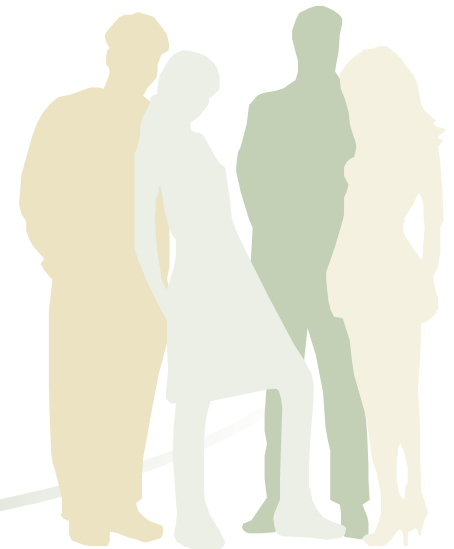


6/20/17
City Council Meeting

**Handouts received after
agenda posted**

Economic Development in Lemoore





Mission: Quality of Life

— Job Creation

- Jobs = Disposable Income = Sales Tax

— Investment

- Location/Expansion = Property Tax

— Expanded Opportunity

- Choice in Employment and Shopping



The Team: Kings EDC and More...

- Board of Directors from Business and Government
- Job Training Office/Kings EDC Staff – 23
 - Administration
 - Business Attraction
 - Business Retention
 - Finance
 - Loan Administration
- California Central Valley EDC
 - 8 County Area
 - Consultant Staff
 - \$100,000 marketing of Central Valley



Job Creation

- Retention
 - Routine Contact With Existing Business Reported to or Coordinated with City Administration
 - Industrial/Services/Some Retail
 - Business Health
 - Industry Trends
 - Employee Recruitment
 - Expansion/Contraction
 - Access to Capital
 - Advocacy
 - Annual Gathering of Industrial Managers



Job Creation

- Attraction

- Website

- Properties Listing
 - Demographics

- Direct Mailing to Real Estate Brokers & Site Selectors 2X Annually

- Lead Response and Management (Point of Contact)

- Direct Inquiries
 - Governor's Office
 - California Central Valley EDC
 - Email Blasts
 - Trade shows
 - Membership in Regional Realtor Groups
 - Broker/Site Selector Missions Throughout U.S.
 - Import/Export Focus
 - Political Advocacy/Education



Job Creation

- Other Services
 - Quarterly Industrial Managers' Meetings
 - Revolving Loan Fund for Lemoore Businesses
 - Comprehensive Economic Development Strategy (CEDS)
 - Business Downsizing/Closure Activities
 - Business Counseling
 - Incentives Management (Gov's, HubZone, RMDZ, FTZ, etc.)
 - Annual State of the Economy Event
 - Friends of NAS Lemoore Coordination
 - Close Association with West Hills College
 - Regional Planning and Economic Development Events



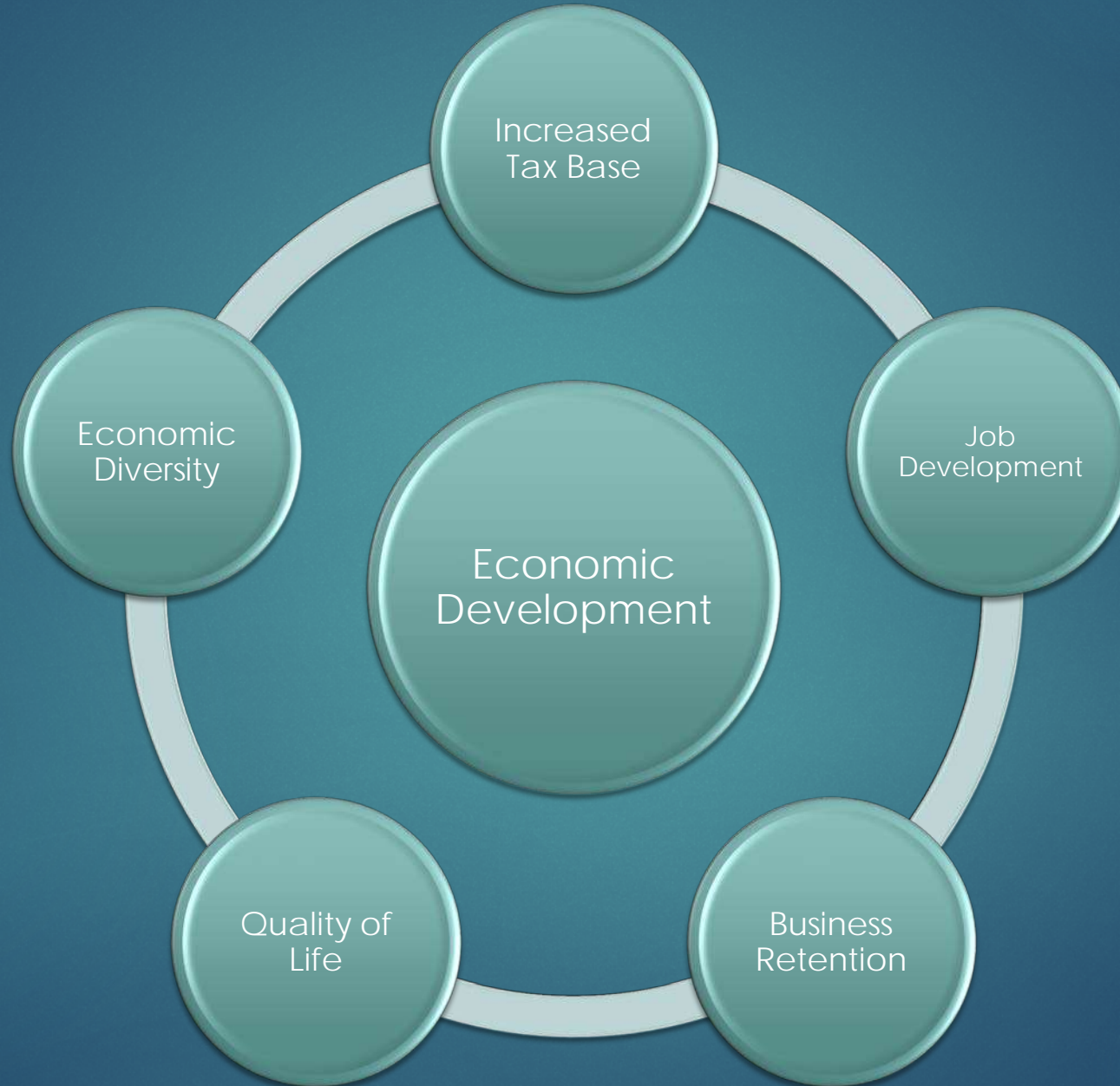
Next Steps

- Define and Implement a Business Retention Strategy
- Complete SWOT Analysis for Industrial/Retail Development
- Define and Implement a Targeted Business Attraction Strategy to Supplement the Regional Targets of:
 - Agriculture (particularly, Value-Added Agriculture)
 - Construction (including Public Infrastructure)
 - Healthcare
 - Transportation and Logistics
 - Advanced Manufacturing
 - Energy (including Green Energy)
 - Water Technology
- Renew membership in Kings EDC

Economic Development Update

JUNE 20, 2017

MICHELLE SPEER, ASSISTANT TO THE CITY MANAGER



Lemoore's Economic Development History

- ▶ City staff have been involved in the economic development strategies of the City as a secondary responsibility since at least 2006
- ▶ Staff time for economic development efforts were paid for with RDA funds when RDA was available
- ▶ The City has also contracted with other entities for support in economic development efforts; Kings EDC and CrisCom

Industrial Development

- ▶ The City contracted with Kings Economic Development Corporation until June 2014
- ▶ At that time, City Council decided to place more focus onto retail and commercial development opportunities
- ▶ The downturn of the economy made it difficult to develop industrial sites
- ▶ The City has been reliant on in-house personnel for industrial development opportunities since 2014

Retail & Commercial Development

- ▶ The City entered into a contract with CrisCom for retail/commercial development in 2014
- ▶ CrisCom's current contract is set to expire on August 31, 2017
- ▶ City staff partner with CrisCom to target retailers and developers to encourage development in Lemoore

Economic Development Future

- ▶ City staff would like to present options to City Council in August for long-term economic development strategies
- ▶ Options may include, but are not limited to, the following:
 - ▶ Issuing an RFQ for economic development consulting services
 - ▶ Extending the contract with CrisCom for economic development consulting
 - ▶ Seek a retail analytics firm to assist in gathering updated statistics and retail leakage data
 - ▶ Formalize economic development roles and responsibilities for City staff
 - ▶ Entering into agreements with other economic development organizations



QUESTIONS

GOVERNMENT CODE

SECTION 66016-66018.5

66016. (a) Prior to levying a new fee or service charge, or prior to approving an increase in an existing fee or service charge, a local agency shall hold at least one open and public meeting, at which oral or written presentations can be made, as part of a regularly scheduled meeting. Notice of the time and place of the meeting, including a general explanation of the matter to be considered, and a statement that the data required by this section is available, shall be mailed at least 14 days prior to the meeting to any interested party who files a written request with the local agency for mailed notice of the meeting on new or increased fees or service charges. Any written request for mailed notices shall be valid for one year from the date on which it is filed unless a renewal request is filed. Renewal requests for mailed notices shall be filed on or before April 1 of each year. The legislative body may establish a reasonable annual charge for sending notices based on the estimated cost of providing the service. At least 10 days prior to the meeting, the local agency shall make available to the public data indicating the amount of cost, or estimated cost, required to provide the service for which the fee or service charge is levied and the revenue sources anticipated to provide the service, including General Fund revenues. Unless there has been voter approval, as prescribed by Section 66013 or 66014, no local agency shall levy a new fee or service charge or increase an existing fee or service charge to an amount which exceeds the estimated amount required to provide the service for which the fee or service charge is levied. If, however, the fees or service charges create revenues in excess of actual cost, those revenues shall be used to reduce the fee or service charge creating the excess.

X (b) Any action by a local agency to levy a new fee or service charge or to approve an increase in an existing fee or service charge shall be taken only by ordinance or resolution. The legislative body of a local agency shall not delegate the authority to adopt a new fee or service charge, or to increase a fee or service charge.

(c) Any costs incurred by a local agency in conducting the meeting or meetings required pursuant to subdivision (a) may be recovered from fees charged for the services which were the subject of the meeting.

(d) This section shall apply only to fees and charges as described in Sections 51287, 56383, 65104, 65456, 65584.1, 65863.7, 65909.5, 66013, 66014, and 66451.2 of this code, Sections 17951, 19132.3, and 19852 of the Health and Safety Code, Section 41901 of the Public Resources Code, and Section 21671.5 of the Public Utilities Code.

(e) Any judicial action or proceeding to attack, review, set aside, void, or annul the ordinance, resolution, or motion levying a fee or service charge subject to this section shall be brought pursuant to Section 66022.

66017. (a) Any action adopting a fee or charge, or increasing a fee or charge adopted, upon a development project, as defined in Section 66000, which applies to the filing, accepting, reviewing, approving, or issuing of an application, permit, or entitlement to use shall be

enacted in accordance with the notice and public hearing procedures specified in Section 54986 or 66016 and shall be effective no sooner than 60 days following the final action on the adoption of the fee or charge or increase in the fee or charge.

(b) Without following the procedure otherwise required for the adoption of a fee or charge, or increasing a fee or charge, the legislative body of a local agency may adopt an urgency measure as an interim authorization for a fee or charge, or increase in a fee or charge, to protect the public health, welfare and safety. The interim authorization shall require four-fifths vote of the legislative body for adoption. The interim authorization shall have no force or effect 30 days after its adoption. The interim authority shall contain findings describing the current and immediate threat to the public health, welfare, and safety. After notice and public hearing pursuant to Section 54986 or 66016, the legislative body may extend the interim authority for an additional 30 days. Not more than two extensions may be granted. Any extension shall also require a four-fifths vote of the legislative body.

66018. (a) Prior to adopting an ordinance, resolution, or other legislative enactment adopting a new fee or approving an increase in an existing fee to which this section applies, a local agency shall hold a public hearing, at which oral or written presentations can be made, as part of a regularly scheduled meeting. Notice of the time and place of the meeting, including a general explanation of the matter to be considered, shall be published in accordance with Section 6062a.

(b) Any costs incurred by a local agency in conducting the hearing required pursuant to subdivision (a) may be recovered as part of the fees which were the subject of the hearing.

(c) This section applies only to the adopting or increasing of fees to which a specific statutory notice requirement, other than Section 54954.2, does not apply.

(d) As used in this section, "fees" do not include rates or charges for water, sewer, or electrical service.

66018.5. "Local agency," as used in this chapter, has the same meaning as provided in Section 66000.



Annexation No. 2017-01 and Rezoning No. 2017-01

June 20, 2017



Prezoning





Prezoning



Next Steps

1. Planning Commission Hearing for Tentative Subdivision Map and Planned Unit Development (PUD) - **July 10**
2. City Staff makes application to LAFCo for annexation on behalf of the City.
3. LAFCo Staff reviews annexation. Any technical adjustments made.
4. LAFCo Public Hearing to approve annexation.
5. LAFCo Staff records annexation.
6. Final map for subdivision accepted by Council.

**Law Offices of
Richard L. Harriman
1078 Via Verona Drive
Chico, California 95973-1031
Telephone: (530) 343-1386
Email: harrimanlaw1@sbcglobal.net**

June 12, 2017

VIA EMAIL TRANSMISSION, ONLY
[cityclerk@lemoore.com]

Mary J. Venegas, Clerk
City Hall
City of Lemoore
119 Fox Street
Lemoore, CA 93245

Re: Public Records Act Request Response

Dear Ms. Venegas:

On May 12, 2017, I made my initial request for an electronic copy of the City's resolution and/or Municipal Code section or other legal authority that permits the delegation of authority to the Planning Commission to make findings of consistency with the City General Plan for annexation proceedings and pre-zoning applications."

After over three weeks, I received your letter of June 5, 2017, in which you provided a link to the City's Municipal Code. I have reviewed the applicable provisions of the Municipal Code, including Chapter 1, section 2-1-4, and Ordinance 8302, and Government Code Section 65103, which provides authority for the City to adopt resolutions delegating specific authority to the City Planning Commission. However, your response does not include any resolution or other written form implementing the delegation of authority to the City Planning Commission.

Similarly, you failed to respond to my written request for contact information for your City attorney, whom I located by contacting your former City attorney. However, Ms. Vanbindensbergen failed to respond to my voicemail messages and emails requesting a meet and confer with me, regarding my initial PRA request. In order to save time, I have provided a courtesy copy of this letter to her, so that there will be no further delay in transmitting this my request to her for her review and response. Please provide a copy of this letter to the Mayor and the Council members and have it entered into the record at the next City Council meeting and provide me with a copy of the Council packet for that meeting for my file.

Therefore, I am renewing my initial request for a copy of the City Resolution or other written authority from the City Council which delegates “authority to the Planning Commission to make findings of consistency with the City General Plan for annexation proceedings and pre-zoning applications” as provided in the Lemoore Municipal Code and Government Code section 65103. Since this is a specific request for the same documentation that was not provided in response to my first request on May 12, I trust the City’s response can be expedited and completed by Friday, June 16, which is 35 days since my initial request.

Thank you in advance for your prompt attention to this matter,

Very truly yours,

/s/ Richard L. Harriman
RICHARD L. HARRIMAN

Encl.: Copy of May 12, 2017 Letter

cc: Jenell Vanbindsbergen, Esq. [jvanbindsbergen@lozanosmith.com]
Mayor and City Council
Clients

RLH/hr

City of Lemoore Proposed Master Fees

Dan Bergmann
IGService
June 20, 2017



“Master Fees”

Approximately 200 total

- Building Permit, Inspection, and Planning Fees
- Public Works Fees
- Parks and Recreation Facility Fees
- Police fees (weapons, false alarm, bike license...)
- Utilities fees (turn off, past due, meter install...)
- Miscellaneous (business license, animal license, background check...)

Criteria for Fees

- Old, remove? New, add?
- Public service?
- Level of activity?
- Actual cost to provide service?
- Compare to other cities?

Approach

- Inform and discuss with stakeholders
- Cost of service calculations
- Evaluate present revenue (Building & Planning)
- Meetings with various departments

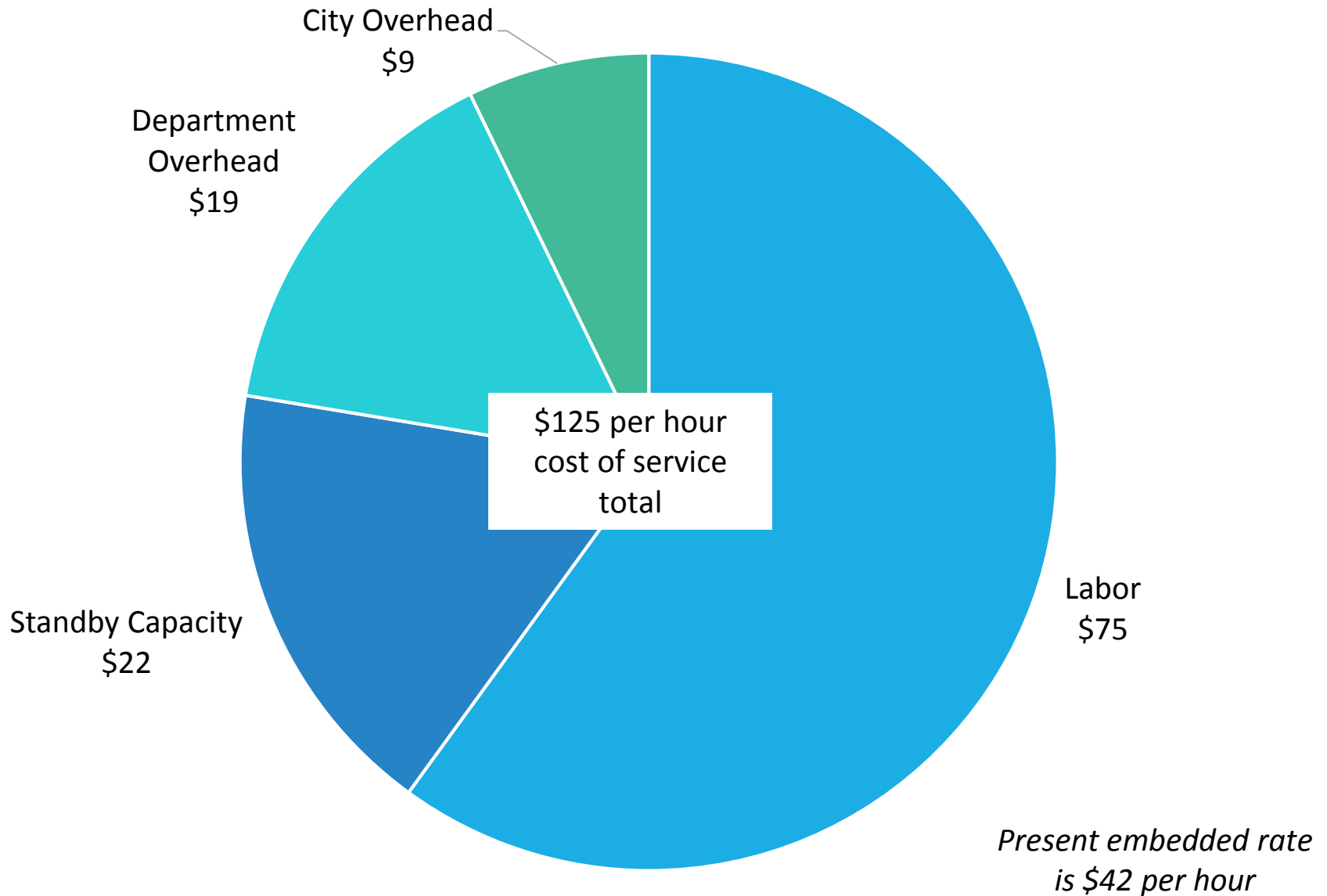
Miscellaneous Changes

- City Hall: Garage sale permit reduced from \$6.50 to \$5.00
- Facilities Fees: Clarifications regarding policies for service clubs and non profits
- Police: New item for Livescan Fingerprinting

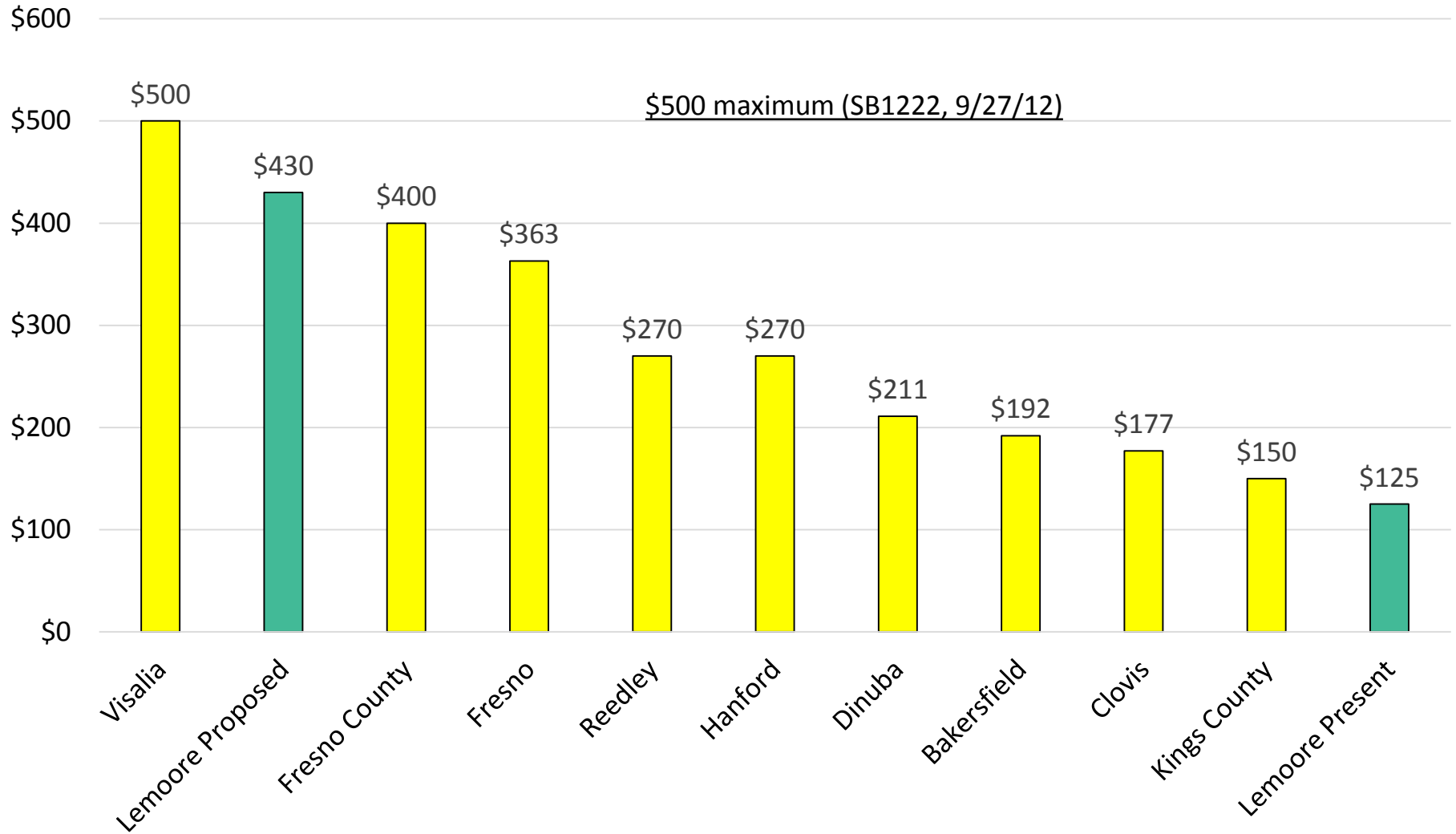
Building Permit, Inspection, and Planning Fees

- Hourly cost x hours for each task
- Factor for standby capacity
- Factor for department overhead
- Factor for city overhead

Cost per Hour for Building Permit Work



Comparison Solar Permit Cost



Planning & Public Works

- Actual billing rates of outside services
- Actual hours of inside oversight and processing
- Factor for department overhead
- Factor for city overhead

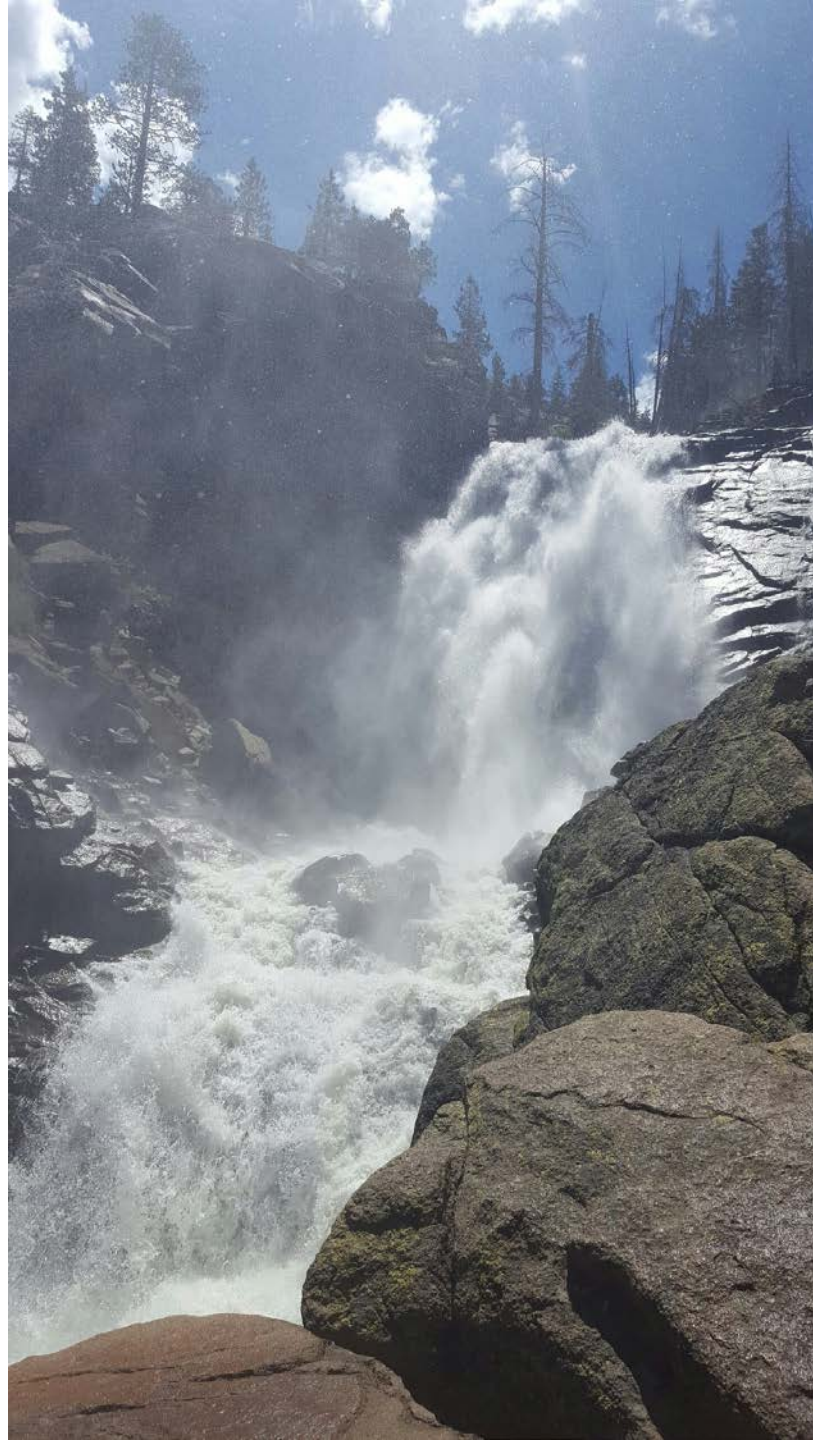
Increased Revenue Contribution

Plan Check, Building Permits, and Inspections

\$130,000 to \$170,000 per year

Planning and Public Works

\$50,000 to \$100,000 per year



End

Requested Clarifications

1. On page 1, the item “Condemnation Fee (Plus **Contractor** Costs)” to be changed to “Condemnation Fee (Plus **Demolition** Costs).”
2. On page 9, the item “Site Plan Review – 3 acre or less” to be changed to “Site Plan Review – Minor.”
3. On page 9, the item “Site Plan Review - > 3 acres” to be changed to “Site Plan Review – Major.”
4. The column headings “Existing” changed to “Previous,” and the column headings “Proposed” changed to “Adopted.”

RESOLUTION NO. 2017-20

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LEMOORE
AMENDING THE MASTER USER FEE SCHEDULE TO ADD
REVISED BUILDING PERMIT FEES PREVIOUSLY PRESENTED IN THE
MUNICIPAL CODE AND REVISE CERTAIN PROJECT-SPECIFIC FEES**

WHEREAS California state law authorizes local governments to charge fees for public services based on the estimated reasonable cost of providing the service for which the fees are charged; and

WHEREAS the City Council has the authority to increase certain fees annually, based on an appropriate measure within the nationally published Consumer Price Index, or by reevaluation and assignment of actual municipal costs to cover the estimated cost of providing the services for which such fees are levied; and

WHEREAS a fee study, which is attached hereto and incorporated herein, has been conducted by IGService to assess costs for the City to provide services associated with review of building plans and inspections revealing the need to revise the structure of the fees and to increase certain fees to cover the cost of service.

WHEREAS the City of Lemoore has held a public hearing at a Regular Meeting concerning the adoption of said fees and has made available to the public, at least 10 days before the hearing, data on the amount of costs or estimated costs required to provide the services for which the fees are levied and the revenue sources anticipated to provide the services; and

WHEREAS the City of Lemoore determines to update and include all building inspection and permit fees within the Master Fee Schedule

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

1. The Council finds that the specific amount of the added and otherwise updated user fees, the description of the benefit and impact area on which the user fee is imposed, the description of the reasonable relationship between the fees and the various types of services, and the time for payment set forth below in this resolution are proper and necessary and the information and data upon which the fees are based is correct and accurate; and,
2. Council hereby adopts and approves the Master User Fee Schedule, following a public hearing on the matter and the same is incorporated herein; and,
3. The fees adopted by this resolution shall be in full force and effect and shall be collected beginning July 1, 2017; and, once adopted, Council acknowledges that any user fees previously determined by Resolution or other fashion will be replaced by the user fees outlined in the Fee Schedule contained herein.

4. Fees in the Master Fee Schedule may be increased annually based on the “Consumer Price Index - All Urban Customers,” for the area of “Los Angeles-Riverside-Orange County, CA.” The increase shall be effective each July 1st, and shall be based on the most recent 12-month average compared to the previous 12-month average.
5. Any judicial action or proceeding to attack, review, set aside or annul this resolution shall be brought within 120 days of its adoption; and,
6. New and revised Master User Fees are presented in the attached document as Attachment 1.
7. The provisions of this resolution are severable, and the validity of any part thereof including any fee shall not affect the validity or effectiveness of the remainder of the resolution.

PASSED AND ADOPTED by the City Council of the City of Lemoore at a Regular Meeting held on 20th day of June 2017 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

APPROVED:

Mary J. Venegas
City Clerk

Ray Madrigal
Mayor

ATTACHMENT 1

Resolution 2017-20 dated June 20, 2017

The following fees are redefined or otherwise revised not to exceed the cost to provide each service. All of the following fees are subject to the annual Consumer Price Index cost adjustment

To: Mayor Ray Madrigal

Mayor Pro Eddie Neal

City Council Members – Holly Andrade Blair, David Brown, Jeff Chedester

From: Lisa O'Daniel Homeowner at Lemoore Country Club Villas # 1

Re: February 17, 2016 Notice from City of Lemoore – Gates Access from backyard

Date: June 20, 2017

Last year at City Council Study Session on May 17, 2016 myself, my husband Brad Bernhardt, and many fellow Homeowners who live within the Golf Course housing neighborhood attended this meeting where we expressed our concerns, gave reasons for and ultimately asked the City Council to please consider Amending the City Covenants, Conditions and Restrictions (CC &R's) allowing those of us who's backyard's face the golf course to continue to keep our "gate" access.

It was so stated by you, our City Council Members this would be considered. However, we Homeowners must show a petition of 51% interest from our fellow neighbors in favor of for this to proceed and with the understanding the City was not going to incur a large expense. Judy Holwell, Development Services Director for the City of Lemoore later in a phone call explained to me what was needed and we were given a deadline date of June 17, 2016 for this to be accomplished.

With the help of some wonderful fellow neighbors (Bruce German, Robert Dohermann and David Chavez) we began trekking through the neighborhood going door to door gathering 203 signatures out of 281 (which was 72%) turning them into Ms. Holwell on the deadline date.

On January 25, 2017 Bruce German and I attended a meeting with Darrell Smith, Acting City Manager and Judy Holwell, Development Services Director to further discuss the next several steps needing to be done.

- 1) To gather and put in spreadsheet form all 281 current Homeowners names, if property is rental a mailing address. I did this, by going to the Kings County Recorder's office gathering all this information, typing up in spreadsheet form sending it to Ms. Holwell on February 6, 2017.
- 2) A Town Hall meeting fellow neighbors could attend for questions to be answered by Ms. Holwell, which was held February 6, 2017 at 5:30pm. Once again we had to spread the word throughout the neighborhood; this meeting was another success with a good turnout.
- 3) Ms. Holwell then began preparing the Official Voting Documents in Petition form for those who live at the home to be signed, and Official Voting Documents to those who use the house as a rental to be mailed. Petition documents were ready for pick up on March 29, 2017 with the ones to be mailed going out that day as well. With a 60 day deadline given along with the understanding we must once again achieve 51% signatures of fellow homeowners in favor.
- 4) If step 3 is accomplished, to then appear before the City of Lemoore City Council with all said documents to then ask for final approval.

Once again my wonderful fellow neighbors Bruce German, Robert Dohermann, Daryl Lewis and Marshall Wallace stepped in and helped with the door to door signature gathering. With their help we were able to gather the signatures needed.

On May 22, 2017 I turned into Kristie Baley in Development Services the Official Voting Documents in Petition form with 200 signatures gathered. Ms. Baley later informed me via email, out of the 48 Official Voting Ballots mailed to out of town homeowners, 25 of those were returned, bringing our grand total of Neighbor signatures in favor to 225 at 80%.

So tonight June 20th, 2017 at 7:30 pm City Council meeting we will once again appear before you one last time regarding the Golf Course "gate" access with all steps asked of us now completed, for your final approval to amend the City CC&R's.

I would like to take this opportunity to express through this unexpected and at times tedious task I have had the fortune to meet so many of my fellow neighbors who live here on the golf course. When I was out gathering signatures my husband told me I could cover more ground if I did not stop and talk so long at each house. I explained to him if I returned home with only a couple of signatures in an evening but was able to meet and speak with some great neighbors that is a successful evening to me.

In closing, I would like to express this whole 16 month process would not have been possible without the participation and help of –

- The fellow neighbors who aided with the signature gathering; Bruce German, Robert Dohermann, David Chavez, Daryl Lewis and Marshall Wallace.
- The neighbors who opened their doors to us, listened and signed in favor of not only once but twice.
- The neighbors who attend with me the City Council meetings showing their support in this matter.
- The help from various City of Lemoore employees, with the greatest help coming from Judy Holwell, Development Services Director. Through all of this Ms. Holwell has gone above and beyond; promptly returned all phone calls and email questions, been patient and supportive through those; thoroughly explaining all steps in the process so I and others could understand and follow. Ms. Holwell has been a wonderful person to work with so a Very Special Thank You goes out to her.
- The City Council for giving us your time and allowing our neighborhood this opportunity.

Respectfully,

**Lisa L O'Daniel
Homeowner
Citizen of Lemoore**



Position Allocation

06/20/2017

Heather J. Corder, Finance Director



- ▶ The Position Allocation is a comprehensive Schedule of Positions that reflects the City of Lemoore's staffing levels



FY 2016-2017 and 2017-2018 Proposed

Position Title	Adopted 2016-2017	Amended 2016-2017	Requested 2017-2018	Recommended 2017-2018	Adopted 2017-2018
CITY COUNCIL - 4211					
MAYOR	1.00	1.00	1.00	1.00	1.00
COUNCIL MEMBER	4.00	4.00	4.00	4.00	4.00
BUDGET UNIT TOTAL	5.00	5.00	5.00	5.00	5.00
CITY MANAGER - 4213					
CITY MANAGER	1.00	1.00	1.00	1.00	1.00
ASST. TO THE CITY MANAGER	1.00	1.00	1.00	1.00	1.00
EXECUTIVE ASSISTANT	1.00	1.00	1.00	1.00	1.00
BUDGET UNIT TOTAL	3.00	3.00	3.00	3.00	3.00
CITY CLERK'S OFFICE - 4214					
CLERK/HR MANAGER	1.00	1.00	1.00	1.00	1.00
OFFICE ASSISTANT II	1.00	1.00	1.00	1.00	1.00
BUDGET UNIT TOTAL	2.00	2.00	2.00	2.00	2.00
FINANCE - 4215					
FINANCE DIRECTOR/CFO	1.00	1.00	1.00	1.00	1.00
ACCOUNTANT	2.00	2.00	2.00	2.00	2.00
JUNIOR ACCOUNTANT	0.00	0.00	1.00	1.00	1.00
ACCOUNTING TECHNICIAN	1.00	1.00	1.00	1.00	1.00
ACCOUNTING CLERK I or II	2.00	2.00	1.00	1.00	1.00
BUDGET UNIT TOTAL	6.00	6.00	6.00	6.00	6.00



FY 2016-2017 and 2017-2018 Proposed

Position Title	Adopted 2016-2017	Amended 2016-2017	Requested 2017-2018	Recommended 2017-2018	Adopted 2017-2018
POLICE - 4221					
PART TIME HOURS					
POLICE RESERVE OFFICER (10)	4,800	4,800	4,800	4,800	4,800
CROSSING GUARD (6)	2,400	2,400	2,400	2,400	2,400
COMMUNITY SERVICE OFFICER	950	950	950	950	950
FULL TIME POSITIONS					
POLICE CHIEF	1.00	1.00	1.00	1.00	1.00
POLICE COMMANDER	2.00	2.00	2.00	2.00	2.00
POLICE SERGEANT	6.00	5.00	5.00	5.00	5.00
POLICE CORPORAL	5.00	5.00	5.00	5.00	5.00
POLICE OFFICER	18.00	20.00	20.00	20.00	20.00
ADMINISTRATIVE ASSISTANT	1.00	1.00	1.00	1.00	1.00
COMMUNITY SERVICE OFFICER	2.00	2.00	2.00	2.00	2.00
EVIDENCE TECH	1.00	1.00	1.00	1.00	1.00
RECORDS SUPERVISOR	1.00	1.00	1.00	1.00	1.00
RECORDS TECHNICIAN I or II	2.00	2.00	2.00	2.00	2.00
BUDGET UNIT TOTAL	39.00	40.00	40.00	40.00	40.00



Increased Transparency

- ▶ The position allocation is presented in an updated format from prior fiscal years. Staff believes that this format is easier to read and understand.
- ▶ Cost allocation has been removed from the updated format and is now handled through the Cost Allocation Plan.



Questions?

Good Evening,

Mayor, council members, staff and citizens of Lemoore, today I want to bring light to the working conditions in the Finance Department. First I like to address the front counter is not ergonomically design for us to be able to do our jobs to our full potential. The counter is not wheelchair or little people friendly and we have a hard time helping those customers. The cashiers work area in the front is on a platform and a couple of years ago when I had a knee injury it was hard going up and down the steps. The way our counter is set up it is difficult to move around and when taking payments our backs and shoulders start hurting from reaching for money all day long. Our keyboards are up to high so our wrist starts hurting after a while. I would also like to point out that the front is not very secure. We get a lot of upset customers that could easily climb through the window if they wanted too. We have been threatened by customers in the past. At the end of the night when we have to close out our cash drawers we do it in the front counter and customers can see our money.

To Mayor Madrigal and Lemoore City Council,

Please allow Mr. Siegel to present my proposal to the City of Lemoore. I apologize that I cannot be there in person, however he and I have discussed my project in great detail and he will be able to answer any questions on my behalf. He is also able to make detail changes, the limits of which we have also discussed.

Option 1:

Accept the proposal to build the road as presented (or amended) and direct the city manager and city attorney to create and execute a legal contract with Mr. Vorhees.

I ask that the City contribute \$425,600 towards the construction of the public road at Venture Place, in the form of a forgivable loan. I ask that you consider any revenue paid to the city in the form of building permits, fees, etc. as a form of payment towards the loan balance.

I will guarantee the return of your investment in the following stages:

Within one year, two of the lots will have building plans submitted and permits paid. Those buildings are estimated to be 3,000 square feet and 5,000 square feet. If those buildings are not ready for construction, I will guarantee the payment of the permit fees on 8,000 square feet, towards the balance of the loan (the City will consider these fees to be prepaid and will apply to future building permit applications). Within seven years of the completion of the Venture Place public road I will have repaid the balance of the loan in the form of paying building permit fees on a total of approximately 40,000 square feet of building space.

Seven years from the road completion date I will have been responsible for over one million dollars to this project and the City's overall expense will have been zero dollars. Within that timeframe several buildings will be standing in Venture Place. I believe this investment creates the greatest marketable opportunity to attract many businesses to the City of Lemoore and specifically to the Industrial Park, where "shovel ready" lots are available for immediate business development.

Option 2:

Accept the \$280,000 and take responsibility to build the road to the lessor standards outlined in the project that was approved by the successor agency, oversight board, and the state department of finance. Direct the city manager and city attorney to create and execute a legal contract with Mr. Vorhees.

Thank You,

Tom Vorhees

**VENTURE PLACE PUBLIC ROAD COST
SUMMARY OF INVESTMENT BY CITY OF LEMOORE AND TOM VORHEES**

Contractor's bid - West Pacific Electric Company	\$ 630,000
12% Contingency	75,600
Estimated construction cost (based on recorded city map)	<u>\$ 705,600</u>

Approved value of land 50% above price at time of purchase (6/1/12) and value Vorhees would contribute towards road if paying for land in spirit of approval by oversight board & California Department of Finance	\$ 280,000
--	------------

Proposed forgiveable loan (city investment). Not a gift of public funds	425,600
Investment by Tom Vorhees and City of Lemoore to fund construction costs	<u>\$ 705,600</u>

Vorhees expected investment in land and site work

Land	280,000	
Utilities (PG&E, AT&T, The Gas Co.)	252,846	
City fees	16,615	
Engineering costs	23,581	
Hard costs for land and site prep	<u>\$ 573,042</u>	<u>\$ 573,042</u>

Vorhees expected payments to City of Lemoore for building permits

Projected city fee costs based on 5/9/17 estimate for 3,000 s.f. building (see attachment)

Total building permit fees from 5/19/17 quote	\$ 38,271.73
Square footage	3,000
Cost per s.f.	<u>\$ 12.76</u>

Estimated average square footage of each building in Venture Place	5,000
Building permit fees to City of Lemoore for each building	<u>\$ 63,786</u>

This proposal estimates construction of 8 buildings at 5,000 s.f. (on average)	8
---	---

Total estimated building permit fees to City of Lemoore for this project	<u>\$ 510,290</u>	<u>\$ 510,290</u>
---	-------------------	-------------------

Tom Vorhees total anticipated investment for road and building permits **\$ 1,083,332**

City of Lemoore expected investment

Estimated building permit fees collected by City of Lemoore for this project	\$ 510,290
Initial city investment	<u>(425,600)</u>
City of Lemoore positive cash flow for this project	<u><u>\$ 84,690</u></u>

VENTURE PLACE PUBLIC ROAD PROPOSAL
DETAIL OF PROPOSED FORGIVABLE LOAN FROM CITY OF LEMOORE TO TOM VORHEES

Proposed forgiveable loan \$ 425,600.00

Proposed timing of payments to City of Lemoore for building permit fees. If buildings are not ready for construction within certain timelines, Tom Vorhees guarantees the payment of building permit fees. City of Lemoore will consider these fees to be prepaid and will apply to building permit applications when they are ready for submittal. Interest rate is zero percent.

Within one year of road completion date, two buildings are planned to be completed in Venture Place

	Permit fees per s.f.	Fees paid to City of Lemoore	
Year one			
One 3,000 s.f. building	\$ 12.76	\$ 38,271.73	
One 5,000 s.f. building	\$ 12.76	\$ 63,786.22	
Total paid to city for building permit fees in year one		<u>\$ 102,057.95</u>	<u>\$ (102,057.95)</u>

Remaining loan balance - one year from road completion date \$ 323,542.05

The remaining loan balance will be repaid to the city in the form of actual or prepaid building permit fees by seven years of road completion date.

SUPPLEMENTAL INFORMATION



PROPOSAL

April 3, 2017

"Uncompromising Quality"

CPUC, Ca. Small Business & EDWOSB Certified, DBE, Members of S.A.M.E.,
U.S. Hispanic Chambers, U.S. Woman Chamber of Commerce, MBDA
CA LIC 918393 A,B,C-10,C-46

TO Hunter Sill, REALTOR®
Broker / Owner
SILL REALTY GROUP
CAL BRE# 01919272
Cell: [619.890.9201](tel:619.890.9201)
www.sillrealtygroup.com

FROM **Lazaro Lee Villa**
West Pacific Electric Company
lvilla@westpacificelectriccompany.com
[\(559\) 924-6422](tel:559.924.6422) Office
[\(559\) 924-4826](tel:559.924.4826) Fax
[\(559\) 805-0128](tel:559.805.0128) Direct Line

Project: Venture Place Improvements
Lemoore, CA

SCOPE OF WORK

INCLUSIONS KEY NOTES, GENERAL NOTES AND DRAWINGS DATED AS STATED BELOW:

- THIS PROPOSAL IS BASED ON PLAN SHEET NUMBERS 1 THROUGH 6, DATED 10/20/2015, PREPARED BY ZUMWALT HANSEN INC. AND APPROVED BY THE CITY OF LEMOORE, DATED 10/28/2015, PM 31213313 TRENCH COMPOSITE DATED 12/2/2016, AND ELECTRICAL, DATED 12/1/2016.
- EXCESS STRIPINGS AND DIRT WILL BE LEFT ON-SITE.
- A MUTUALLY AGREEABLE SCHEDULE WILL BE DRAFTED AND AGREED TO PRIOR TO PERFORMING THE WORK.
- ANY CHANGES TO, OR DELETION OF ITEMS QUOTED MUST BE APPROVED BY WPEC ENGINEERING PRIOR TO ACCEPTANCE OF THIS PROPOSAL, UNLESS OTHERWISE NOTED.
- ALL TERMS & CONDITIONS OF THIS PROPOSAL, MUST BE A PART OF ANY SUBCONTRACT BETWEEN OWNER AND WPEC.
- HIS PROPOSAL IS BASED ON WORKING FIVE EIGHT LLOUR SHIFTS PER WEEK WITH NO WEEKEND OR NIGHT WORK.
- IF ADVERSE GROUND CONDITIONS OR ADVERSE WEATHER AFFECT WORKING CONDITIONS, CONSTRUCTION ACTIVITIES WILL NOT BE COMMENCED OR CONTINUED UNLESS THE PARTIES AGREE UPON ADDITIONAL COMPENSATION AND TIME FOR COMPLETION AND THE CONTRACT IS ADJUSTED ACCORDINGLY.



"Uncompromising Quality"

Project: **Venture Place Improvements**
Lemoore, CA

EXCLUSIONS:

- NO DIGITAL AS-BUILTS (RED LINES ONLY)
- THIS PROPOSAL IS BASED ON PROSECUTING THE WORK WITH 1 MOVE-IN: ADDITIONAL MOBILIZATIONS AT \$2,500 PER EACH MOVE-IN
- EARTHWORK OF FUTURE PADS, DEPRESSED CURBS, SIDEWALKS, RAMPS, STRIPING, AND SIGNS.
- GAS, COMCAST, AT&T, AND GAS FACILITIES UTILITIES AND FEES.
- WIRE AND WIRE PULL.
- PERMITS, ENGINEERING, INSPECTION, STAKING, SURVEYING, AND FEES OF ANY KIND.
- STORM WATER POLLUTION CONTROL PLAN IMPLEMENTATION OR MAINTENANCE OF THE PLAN.
- DEWATERING OR HANDLING OF WET OR UNSUITABLE SOILS.
- ALL TESTING, INCLUDING MATERIALS AND COMPACTION
- WEEKEND WORK
- ANY EQUIPMENT, CONTROL DEVICES, WIRING NOT SHOWN ON DRAWING
- CITY / COUNTY FEES AND OR PERMITS/ THIRD PARTY INSPECTION FEES (BY OTHERS)
- LICENSED LAND SURVEY FEES PRIOR TO START OF WORK
- BONDING AND/OR BOND FEES, PENALTIES OF ANYKIND (BACK CHARGES & OR LIQUIDATED DAMAGES ETC.) DO TO DELAYS OUTSIDE OF WEST PACIFIC ELECTRIC COMPANIES CONTROL OR SCOPE, INCLUDING ECELERATED TASK/CONSTRUCTION SCHEDULES.

COST BREAKDOWN

• EARTHWORK FOR VENTURE PLACE ROAD	1	LS	\$51,000.00
• WET UTILITIES	1	LS	\$255,750.00
• DRY UTILITIES	1	LS	\$197 000.00
• CONCRETE CURB & GUTTER	1	LS	\$18,000.00
• CLASS II AB	1	LS	\$30,000.00
• HOT MIX ASPHALT	1	LS	\$78,000.00
• SURVEY MONUMENTS	1	LS	\$250.00

TOTAL

\$ 630,000.00



"Uncompromising Quality"

Project: Venture Place Improvements
Lemoore, CA

RECOGNITION OF ZERO (0) AMMENDMENTS

Sub-Contractor
West Pacific Electric Company

Lazaro Lee Villa

Authorizing Signature

Owner / General Contractor

Authorizing Signature

Date: April 3, 2017

DATE: _____

West Pacific Electric Company

All work to be completed in a manner according to standard practices. Any alteration or deviation from above specification involving extra cost will be executed only upon written orders and will become an extra charge over and above this proposal. Owner and or General contractor take full responsibility for their employees, other contractors or individuals who may cause damage to material and or equipment installed, stored or staged. This proposal is valid for 30 days. Cost incurred including attorney fees to recover any or all monies owed and due shall be paid by the owner and or the general contractor. Authorizing signature above is binding to all information contained above and is an approval to proceed.

Please contact Customer Service at (559) 924-6422 with any questions or comments.

THANK YOU FOR YOUR BUSINESS!

!!!! GO GREEN !!!!

CITY OF LEMOORE - BUILDING PERMIT

Permit Number: 1705-016	Date Issued:	Building Sq. Ft.: 3000	Acres: 3
Valuation: 200,000.00		Garage Sq. Ft.: 0	
Address: [REDACTED]	APN:	Patio / Porch Sq. Ft.: 0	
Owner:	Tract:	WHSE 3-ACRE SITE 3000 SQ SHOP 5/9/2017 example Sam Lakhani--NO STORMDRAIN	
Mail Addr:	Lot:	P.U.E Verification: Volume: Page:	
City:	Phone:	COMMERCIAL Planner Sig:	
Contractor: OWNER/BUILDER	Lic #:	Type of Construction	Zone Occupancy
Address:		Setback Front	Setback L. Side
City:	Phone:	Setback R. Side	Setback Rear
Designer:			
Address:			
City:	Phone:		

WORKERS' COMPENSATION DECLARATION

I hereby affirm under penalty of perjury one of the following declarations: I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. I have and will maintain workers compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier Policy Number _____

I certify that, in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that, if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

Date: _____ Applicant: _____

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3700 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES. CONSTRUCTION LENDING AGENCY.

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.).

Lender's Name _____

Lender's Address _____

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this county to enter upon the above-mentioned property for inspection purposes.

Date: _____ Applicant: _____

Owner Builder Declaration

I hereby affirm under penalty of perjury that I am exempt from the Contractors' State License Law for the following reason (Sec. 7031.5, Business and Professions Code: Any city or county that requires a permit to construct, alter, improve, demolish, or repair any structure prior to its issuance, also requires the applicant for the permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors' State License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).):

____ 1. I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractors' State License Law does not apply to an owner of property who builds or improves thereon, and who does the work himself or herself or through his or her own employees, provided that the improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale.).

____ 2. I, as owner of the property, am exclusively contracting with licensed (contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractors' State License Law does not apply to an owner of property who builds or improves thereon, and who contracts for the projects with a contractor(s) licensed pursuant to the Contractors' State License Law.). I am exempt under Sec. ____ B. P.C. for this reason

Date: _____ Applicant: _____

Item	Permit Fees	Amount
Building Fees		
Bldg Permit Fee	001.3040	1,395.00
Bldg Plan Check	001.3060	906.75
Plumbing	001.3045	204.00
Electrical	001.3050	100.00
Mechanical	001.3055	100.00
General Plan Update Fee	001.3630	160.00
Technology Fee	001.3635	80.00
City Impact Fees		
Streets/Through-East	065.3605	1,933.15
Law Enforcement	066.3605	417.00
General Facility	068.3605	8,196.00
WW Treatment/Disposal	071.3608	6,156.41
WW Collection	071A.3609	3,153.82
Water Supply/Holding	070.3606	9,118.64
Water Distribution	070A.3607	904.35
Refuse Impact Fee	076.3604	2,975.64
County Fees		
County Wide Criminal Justice	090.3886	752.82
County PFF Fee	090.3886	18.80
County Admin Fee	001.3876	15.35
School Fees		
School Impact	090.3872	1,587.60
City School Impact	001.3872	32.40
State Fees		
Strong Motion (C)	090.2256	56.00
Bldg Std Admin Spc Rev Fund	001.2243	8.00

Total Due: _____

Total Collected: _____

Check Number _____ Balance Due: 38,271.73

THIS PERMIT SHALL EXPIRE BY LIMITATION AND BECOME NULL AND VOID IF WORK IS NOT COMMENCED WITHIN 180 DAYS, OR WORK HAS BEEN DISCONTINUED FOR A PERIOD OF 180 DAYS.

ISSUED BY: IRENE

Permit Number: 1705-016



5555 E. Olive Ave, Rm. 100-AAA
Fresno, CA 93727

August 18, 2016

29 Real Estate Development, LLC
2137 Newcastle Ave.
Cardiff, CA 92007

Attn: Tom Vorhees

FILE NUMBER: 2016BT0015
JOB NUMBER: A00DDRM
TRACT: Lemoore Industrial Park
LOCATION: Venture Place, Cardiff, CA

Please review the enclosed contracts. Please sign both copies where indicated two locations where RED flagged.

Please note "F" 1 of the Payment Section of III Specific Provisions regarding CIAC cost and "F" 3 regarding reimbursement for the conduit material.

Return both original signed copies to me. I will return an original signed copy to you after all signatures have been obtained.

Thank You,

A handwritten signature in cursive script, appearing to read "Debbie".

Debbie Bracich

Engineering Administrator
Construction Management Center
dl2392@att.com
5555 E. Olive Ave, Rm. 100-AAA
Fresno, CA 93727
(559) 454-4867

Tom Vorhees
2137 Newcastle Ave
Cardiff, CA 92007
650-255-2073

RE: Job # A00DDRM

19 August 2016

We have processed your request to PROVIDE TELEPHONE FACILITIES to the commercial subdivision located at VENTURE PLACE also known as LEMOORE INDUSTRIAL PARK 1. Below is a breakdown of the charges:

1. Estimated value of the deeded material for determining CIAC Federal Tax:		
3'x5'x4' splice boxes	4 @ \$2,351.00/ea	\$ 9,404.00
4" conduit	2,672 L.f. @ \$2.25/L.f.	\$ 6,012.00
SUBTOTAL MATERIAL		\$ 15,416.00
2. Estimated value of joint trench and labor costs to install structure:		
Place 3'x5'x4' boxes	4 @ \$1,500.00/ea	\$ 6,000.00
Trench	1,283 L.f. @ \$3.00/L.f.	\$ 3,849.00
Place Conduit	2,672 L.f. @ \$1.50/L.f.	\$ 4,008.00
SUBTOTAL LABOR		\$ 13,857.00
3. TOTAL ESTIMATED VALUE		
		\$ 38,677.00
21% CIAC Federal Tax		\$ 8,122.17
Total Billing:		
4. CIAC on contributed material and labor		\$ 8,122.17

As stated in our letter of agreement, in accordance with the Tax reform Act of 1986, a 21% federal Income Tax for contributions received in aid of construction (CIAC) must be paid by the developer/applicant to the Utility. The 21% tax component applies to the value of deeded material (including installed costs) received by Pacific Bell for providing service to an applicant and/or for the benefit of the applicant. This is in accordance with the California Public Utilities decision number 87-09-026.

This is subject to change with joint trench design from PG&E.

If you have any questions please contact me at 559-739-6423

Sincerely,

Mike Wilson
Manager/Engineer



John A. Zumwalt, P.E.
James F. Hansen, P.L.S.
Alex T. Dwiggin, P.E.
Ron G. Roselius, P.L.S.

AGREEMENT BETWEEN CLIENT & CONSULTANT

Project: 0744611

Agreement entered into at Hanford, California on this date of March 02, 2015, by & between:

Client: 29 Real Estate Development, LLC Consultant: Zumwalt Hansen & Associates, Inc.

Name: Hunter Sill Name: Alex T. Dwiggin

Address: P.O. Box 400 Address: 609 North Irwin Street
Solana Beach, CA 92075 Hanford, CA 93230

Phone: 619-890-9201 Phone: 559-582-1056

FAX: FAX: 559-584-4143

Email: hunter@sillrealtygroup.com Email: adwiggin@zumwalt-hansen.com

Client and Consultant Agree as follows:

- A. Client retains Consultant to perform Professional Services for:
Property located at the corner of Commerce and Venture Place in Lemoore, California.
APN# 24-052-15

hereinafter called "project"

- B. Consultant agrees to perform the following scope of services:

1. Prepare topographic Survey of property including surrounding utility connections
2. Prepare Grading Plan
 - a. Attempt to make site balance (no import or export)
 - b. Review alternatives to find lowest cost alternative
 - c. Retaining walls if required
 - d. Prepare grading specifications based upon a soils report prepared by others
3. Prepare street improvement plans
 - a. Line, grade and specifications for
 - I. Curb and gutter
 - II. Sidewalks and drive approaches
 - III. Pavements including structural section
 - IV. Water including services and fire hydrants
 - V. Sanitary Sewer
 - VI. Storm drains including inlets
 - VII. Street light locations

- b. Construction detail sheets
- c. Prepare Utility Company base drawing (if required)
4. Prepare cost estimate for client use and city bonding purposes
5. Provide printing through approval (printing requested by contractors shall be charged at market rate)
6. Coordinate work between client and City

Specifically not included:

1. Soils report (ZHA will request a proposal from Technicon Engineering)
2. SWPPP (will provide if requested for an additional fee)
3. Construction staking however, this firm very much wants to provide that service and will make a proposal at that time
4. Any significant offsite improvement such as a sewer lift station (not expected but not yet investigated either)
5. Dry Utility coordination

As mentioned in our meeting the depth of the utilities is a concern. Once our topo survey is complete I will evaluate the depth of both the sanitary sewer and storm drain and if I think there is a concern I will not proceed until we have a change to discuss implications and options.

Our fee to produce a set of improvement plans shall be \$17,000.

- C. Client agrees to compensate Consultant for such services as follows:
Client agrees to pay Consultant for the performance of the Work the Sum of SEVENTEEN THOUSAND DOLLARS (\$ 17,000.00). The Payment shall be made to the Consultant as Invoiced on a Monthly Basis. In the event Extra Work is required and authorized by Client; compensation shall be on a Time and Material Basis per attached Exhibit B.
- D. This agreement is subject to the Provisions of Agreement contained in paragraphs 1 through 49, and the provisions of the exhibits attached hereto and made a part hereof. (List Exhibits below). Exhibit B.

CIVIL ENGINEERS
ZUMWALT
HANSEN INC.
LAND SURVEYORS

John A. Zumwalt, P.E.
James F. Hansen, P.L.S.
Alex T. Dwiggin, P.E.
Ron G. Roselius, P.L.S.

HUNTER SILL
29 REAL ESTATE DEVELOPMENT LLC
P.O. BOX 400
SOLANA BEACH, CA 92075

January 10, 2016
Project No: 0744611
Invoice No: 11090

Project 0744611 29 REAL ESTATE DEVELOPMENT LLC
Professional Services from November 02, 2015 to January 10, 2016

Description	Contract Amount	% Work To Date	Amount Billed	Previous Billed	This Inv Billed
Topographic Survey	3,500.00	100.00	3,500.00	3,500.00	0.00
Preliminary Design for Client Consult	1,500.00	100.00	1,500.00	1,500.00	0.00
Prepare Construction Plans	8,500.00	100.00	8,500.00	8,500.00	0.00
Plan Approval	3,500.00	99.00	3,465.00	3,150.00	315.00
Total Fee	17,000.00		16,965.00	16,650.00	315.00
			Total Fee		

Invoice Total

~~\$15.00~~
~~\$315.00~~
Pd
2/1/16

29 Real Estate

ZHA JN 0744611

Date:

1/10/2016

29 Real Estate				Date:		1/10/2016				
ZHA JN 0744611										
ITEM		Contract Amount	% Complete	Prior % Complete	Amount	Previously Invoiced	This Invoice	Contract Balance		
1 Topographic Survey		\$ 3,500	100	100	\$ 3,500.00	\$ 3,500.00	\$ -	\$ -		
2 Preliminary Design for Client Consultation		\$ 1,500	100	100	\$ 1,500.00	\$ 1,500.00	\$ -	\$ -		
3 Prepare Construction Plans		\$ 8,500	100	100	\$ 8,500.00	\$ 8,500.00	\$ -	\$ -		
4 Plan Approval		\$ 3,500	99	90	\$ 3,465.00	\$ 3,150.00	\$ 315.00	\$ 35		
						</				



A Semptra Energy utility

Applicant: 29 Real Estate Development, LLC	Fax: 0
Contact: Tom Vorhees	Tel: 6198909201
From: DAVID SCHWARZ	Fax: 5597392253
Email Address: DWSCHWARZ@SEMPRAUTILITIES.COM	Address: 404 N. TIPTON ST.
	City/ST/Zip: VISALIA CA 93292 0000
	Tel: 5597392247
	Date: 10/29/2016

The project planning and cost estimating for Project# 196785 has been completed and included with this letter. Under the Line Extension Rules, you have agreed to have SoCalGas perform the following gas facility installation:

Install main and stubs

SoCalGas estimated construction costs, (prior to applicable allowance, site prep fees & taxes) are broken down as follows:

Main	7453.79
Stub	1302.23
Service	0
MSA	0

Please execute your Line Extension contract and return by email or fax to the following:

Email: NBProcess-Northern@semprautilities.com
Fax: 1-866-232-4425

- If payment is due, please remit payment with Exhibit A Stub to:

Southern California Gas Company
Sundry Billing ML 711D
P.O. Box 2007
Monterey Park, CA 91754-0957

Construction cannot begin until your signed Line Extension Contract documents and payment have been received and recorded by SoCalGas.

If you have any questions regarding this matter, please reply via email or fax to the above listed.

Thank you,

Southern California Gas Company
New Business Process Team

Project #196785



Reference:

Gas Company Project #: 00000196785

Project Location: Venture Place LOT 2-9 Lemoore

11/07/2016

TOM VORHEES

29 REAL ESTATE DEVELOPMENT, LLC
2137 NEWCASTLE AVE
CARDIFF, CA 92007

Project Scope:

Non-Residential, commercial, project located at and , in the City of Lemoore, County of Kings.

Install Main, Stub to the specified location in Applicant provided joint trench.

The engineering required for the installation of the gas facilities as described above in the Project Scope, based on the information you have provided us, has been completed. The attached "Exhibit A" dated 11/07/2016 details the estimated costs and allowances, and also indicates any advances and contributions, if required at this time.

Please provide us with an address list for the property, if applicable, including any internal apartment or unit numbers or letters as quickly as possible. This will assist us in providing timely installation of the requested gas meters and/or refunds of your refundable advances.

To acknowledge your receipt of the Exhibit A, confirmation of the scope of the Project, and receipt and agreement with the enclosed General Conditions, please have this letter executed by your authorized representative(s) (owner or corporate officer) and return all pages to The Gas Company representative listed below. Your return of the executed copy of this letter plus any required advance will constitute your request to The Gas Company to schedule the installation and your agreement to Exhibit A and the General Conditions. Timely return of this letter will ensure that your construction is not delayed. A copy of the letter has been provided for your records.

Thank you for this opportunity to provide you with natural gas to serve your energy requirements. We are pleased to have you as a Gas Company customer and want to provide you with the best possible service. If you have any questions, please contact me at (559) 739-2231.

Sincerely,

DAVID SCHWARZ
FLD PLNG ASSOC
404 N. TIPTON ST.
VISALIA, CA 93292-0000

SOUTHERN CALIFORNIA GAS COMPANY - GENERAL CONDITIONS FOR LINE EXTENSIONS

These are the general conditions under which Southern California Gas Company ("The Gas Company") will provide line extensions for Applicants.

I. COSTS

A. Estimates and Duration. The enclosed Exhibit A estimate is valid for 90 days and may be revised after that time if the installation of gas facilities for the Project has not begun. Once The Gas Company begins the installation, the estimated cost will remain in effect for 12 months. If at the end of the twelve months the work is not complete, The Gas Company reserves the right to calculate its costs for the work completed, less applicable allowances, and issue a new project and Line

Project #196785

Extension Contract for the remaining installation work. If additional monies are due, Applicant agrees to pay them within 30 days after invoice. Applicant will be responsible for costs of engineering, planning, surveying, right of way acquisition and other associated costs.

B. Allowances. Applicant(s) receiving allowances as an offset to the installation costs are responsible for these costs and may be billed subject to the following: line extension(s) where allowances have been granted to the Applicant based on future gas load(s) must have the gas meter(s) installed and turned on with bona fide load within six (6) months for main/main and service(s) installations and twelve (12) months for service(s) only installations. These time frames commence from the date The Gas Company completed the installation of gas facilities. If Applicant fails to comply, the Applicant will be billed for the difference between estimated allowances and authorized allowances, as described in Tariff Rules 20 and/or 21. The bill amount will include Income Tax Component Contribution and Advances (ITCCA/CIAC) Tax. Applicant requested temporary service(s) are fully collectible. Refunds shall be made and calculated in accordance with Rule 22.

C Attorneys Fees and Offset. If The Gas Company is required to bring an action to collect monies due or to enforce any other right or remedy, Applicant agrees that The Gas Company is entitled to recover its reasonable attorneys' fees and costs. The Gas Company may withhold from any payments due Applicant any amounts Applicant owes The Gas Company.

II. INDEMNITY

A. General. Applicant shall indemnify and hold The Gas Company harmless from and against all liability (excluding only Pre-Existing Environmental Liability) connected with or resulting from injury to or death of persons, including but not limited to employees of The Gas Company or Applicant, injury to property of The Gas Company, Applicant or a third party, or violation of local, state or federal laws or regulations (excluding environmental laws or regulations) (including attorneys' fees) arising out of the performance of this Contract, except only for liability to the extent it is caused by the negligence or willful misconduct of The Gas Company.

B. Environmental. Applicant shall indemnify and hold The Gas Company harmless from and against any and all liability (including attorneys' fees) arising out of or in any way connected with the violation or compliance with of any local, state, or federal environmental law or regulation as a result of pre-existing conditions at the Project site, release or spill of any pre-existing hazardous materials or waste, or out of the management and disposal of any pre-existing contaminated soils or groundwater, hazardous or nonhazardous, removed from the ground as a result of The Gas Company's work performed ("Pre-Existing Environmental Liability"), including, but not limited to, liability for the costs, expenses, and legal liability for environmental investigations, monitoring, containment, abatement, removal, repair, cleanup, restoration, remedial work, penalties, and fines arising from the violation of any local, state, or federal law or regulation, attorneys' fees, disbursements, and other response costs. As between Applicant and The Gas Company, Applicant agrees to accept full responsibility for and bear all costs associated with Pre-Existing Environmental Liability. Applicant agrees that The Gas Company may stop work, terminate it, redesign the gas facilities to a different location, or take other action reasonably necessary to complete its work without incurring any Pre-Existing Environmental Liability.

C. Withhold Rights. In addition to any other rights to withhold, The Gas Company may withhold from payments due Applicant such amounts as, in The Gas Company's reasonable opinion, are necessary to provide security against all loss, damage, expense and liability covered by the foregoing indemnity provisions.

III. WARRANTY

The Gas Company requires that Applicant warrant all materials and workmanship performed by Applicant (directly or through a contractor other than The Gas Company) shall be free of all defects and fit for their intended purpose. A one-year warranty on any materials and a two-year warranty on any installation work provided are required. If Applicant's work or materials fail to conform to the warranty, Applicant shall reimburse The Gas Company for the total cost of repair and/or replacement or The Gas Company may give Applicant the opportunity to fix within a reasonable time such defect(s). Such reimbursements are non-refundable and the amount of such reimbursements may be withheld by The Gas Company and offset against refundable amounts owed Applicant.

IV. TARIFF RULES / COMMISSION

A. This Line Extension Contract ("Contract") consists of and incorporates by reference the line extension contract letter, Exhibits A, General Conditions and all of The Gas Company's applicable tariff schedules and rules as filed from time to time with the California Public Utilities Commission ("Commission"), including but not limited to, the Preliminary Statement and Rules 1, 2, 4, 9, 13, 20, 21 and 22. Copies of these rules may be obtained by visiting the SoCalGas' Internet site at www.socalgas.com or by requesting copies from your Gas Company representative.

B. This contract is at all times subject to such changes or modifications as the Commission may direct from time to time in the exercise of its jurisdiction.

C. No agent of The Gas Company has authority to make any terms or representations not contained in

this Contract and the tariff schedules and Applicant hereby waives them and agrees neither The Gas Company nor Applicant shall be bound by them.

V. JOINT AND SEVERAL LIABILITY

Where two or more parties are Applicants for a Project, The Gas Company shall direct all communications, bills and refunds to the designated Applicant, but all Applicants shall be jointly and severally liable to comply with all terms and conditions herein.

VI. STUB EXTENSIONS

Stub costs are refundable only to the extent the allowances generated by stub extensions exceed the main to meter installation costs, and only for ten years from the date of the stub installation. Refunds will be made without interest, and no refund will be made in excess of the amount advanced.

VII. AUTHORIZED SIGNATURE

If Applicant is a corporation, partnership, joint venture, or a group of individuals, the subscriber hereto represents that he has the authority to bind said corporation, partners, joint venture, or individuals as the case may be.

My signature below represents my agreement and acceptance of the Project confirmation, Exhibit A and Southern California Gas Company's General Conditions For Line Extension. I acknowledge and agree that The Gas Company's cost and allowance estimates for this Project were based on information provided by me or my authorized representative. I further acknowledge and agree that my signature represents my/my company's agreement and understanding that subsequent changes in Project scope may affect the installation price and further, that if allowances have been granted, an additional contribution may be required if the future loads on which the allowances were based do not materialize.

APPLICANT: 29 REAL ESTATE DEVELOPMENT, LLC

By:



Address:

(Future bills, refunds, and correspondence will be mailed to the address given)

(Authorized Signature)

(Print Name)

Title:

Telephone:

Date:

Social Security or Federal Tax ID No.

No. _____

Contract will be returned if entire
section above is not complete

Project #196785

Date Mailed
11/07/2016

Project ID 00000196785

Exhibit A

COST AND ALLOWANCE CALCULATION (ESTIMATES)

(x) Trenching by Applicant (x) Joint Trench

\$ <u>8756.02</u>	-	\$ <u>1396.00</u>	-	\$ <u>0.00</u>	=	\$ <u>7360.02</u>
Project Cost		* Site Preparation		Allowance Applied		
Advance Required (Refundable)						\$ <u>7360.02</u>
Advance Required (Non-Refundable)						\$ <u>0.00</u>
ITCCA (CIAC Tax)		\$ <u>7360.02</u>	X	<u>22 %</u>	=	\$ <u>1619.20</u>
Payment Received						\$ <u>0.00</u>
Total Amount Due						\$ <u>8979.22</u>

* Site preparation reimbursement for applicant provided trench will be treated per
Tariff Rules 20 & 21 and payments, if any, will be based on the agreed upon
price per foot times the actual footage of the trench used.

Form 3905-D, Effective 09/05

Line Extension Contract #: 00000196785-1

Date Mailed
11/07/2016

Detach and return this portion with your payment.

THIS BILL IS NOW DUE AND PAYABLE



Senipra Energy Utility

29 REAL ESTATE DEVELOPMENT, LLC
2137 NEWCASTLE AVE
CARDIFF, CA 92007

NBMS Project ID 00000196785-1

PLEASE PAY THIS AMOUNT	8979.22
------------------------	---------

9200019678501000000089792240000

92 000196785 4

Line Extension Contract

Project #196785



A Sempra Energy utility

11/7/16

**SOUTHERN CALIFORNIA GAS COMPANY
SPECIFICATIONS FOR APPLICANT PROVIDED TRENCH**

Project Number: 196785

Job Location: VENTURE PLACE LOT 2-9 LEMOORE Telephone: 5597392247

Tract# 0

Lots: 0

It is understood by acceptance of this agreement that Southern California Gas Company (SoCalGas) requirements related to trenching and backfilling are to be met in all instances. Any deviation from these requirements that is not approved by an authorized SoCalGas representative shall be considered cause for this agreement to become void and releases SoCalGas from any obligation of participation in an applicant provided trench installation.

The Applicant will notify SoCalGas at least ten days in advance of starting work. SoCalGas may coordinate the installation of main and service piping with other operations.

The Applicant or his authorized agent shall, at no cost to SoCalGas, obtain the necessary trenching permits, pay all inspection fees, and satisfy any and all other requirements pertaining to trenching, backfilling and compaction called for by authorized governing agencies.

It is agreed that trenches shall be of such size as to provide a minimum vertical clearance of twelve inches from power conductors of any size and a minimum separation of six inches from all other substructures. All gas main and service piping shall have a minimum thirty inches cover below finished grade. All trenches must be level and free of debris at the time gas lines are to be installed. All joint trench and gas-only trench will be backfilled with sand to be a minimum of twelve inches of cover over all gas main and service pipe in normal soil and a minimum of eighteen inches in rocky soil. Depth to be determined by a SoCalGas representative. Applicant shall be responsible for repair or relocation costs of any gas facility which has been changed, altered, or modified inside the project limits, without SoCalGas authorization. Refer to the drawing(s) dated 02/02/96 of a cross section of a joint trench (no scale) attached hereto and incorporated by reference.

SoCalGas will reimburse or credit Applicant for acceptable trench at the agreed to rate of \$ 1.00 per foot, which will be identified on EXHIBIT A-1 or EXHIBIT A-2 as Site Preparation.

This agreement is subject to SoCalGas Tariff Rules 20 and/or 21, which are incorporated by reference, and is subject to such changes or modifications as the Commission may direct from time to time in the exercise of its jurisdiction.

Accepted By Applicant:

Accepted By Southern California Gas Company:

Company Name: _____

Signature: _____

Print Name: _____

Print Title: _____

Date: _____



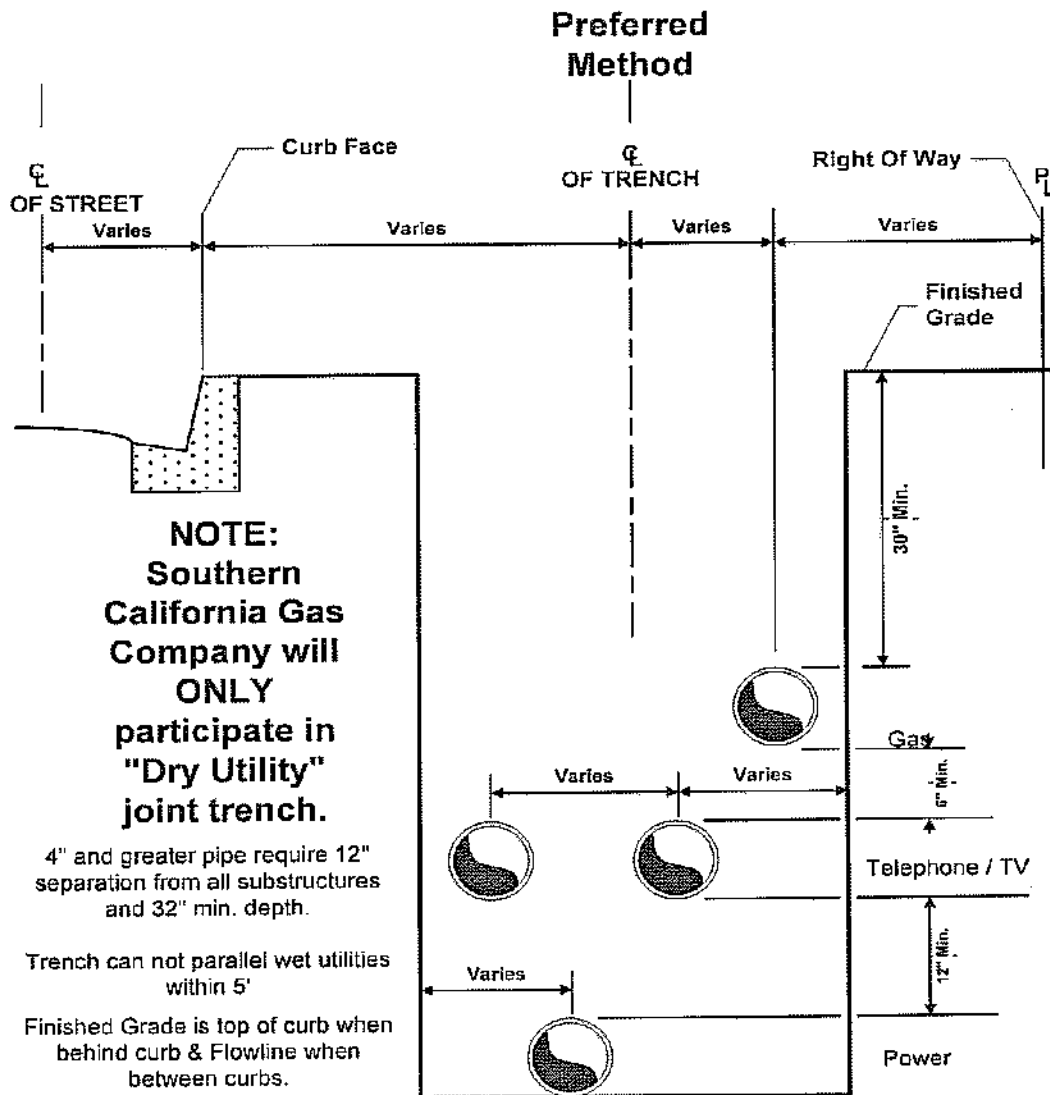
Signature: DAVID SCHWARZ

Print Name: DAVID SCHWARZ

Print Title: SoCalGas Planner

Date: 11/7/2016

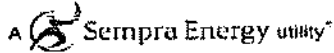
Project #196785



**CROSS SECTION OF
JOINT TRENCH
NO SCALE**



So. Cal. Gas 2002



11/07/16

29 Real Estate Development, LLC
2137 Newcastle Ave Cardiff CA 92007

DAVID SCHWARZ
SoCalGas Planner
404 N. TIPTON ST.
VISALIA CA 93292 0000
(559) 739-2247 (phone)
(559) 739-2253 (fax)

Project Location: VENTURE PLACE LOT 2-9 LEMOORE

Project #: 196785
Tract # 0
Lots: 0

Subject: Letter of Responsibility
Installation of Gas Prior to Curb and Gutter

As discussed, you have requested installation of the gas system prior to curb and gutter. As a condition for approval, 29 Real Estate Development, LLC agrees to:

1. Establish sub-grade on proposed street(s) or road(s) and obtain inspection approval from a Gas Company Supervisor.
2. Provide acceptable line and grade stake a minimum of every 50 feet.
3. Pothole the gas facilities after installation of curb and gutter, and prior to paving, verify depth and location. Number and location of potholes to be determined by the Gas Company Field Supervisor.
4. Pay for all costs incurred by The Gas Company should the depth and/or location of the gas facilities need to be adjusted as a result of incorrect line and grade stake, prior to installing curb and gutter.

Thank you for your cooperation. If you have any questions, please contact me at: (559) 739-2247

DAVID SCHWARZ
SoCalGas Planner

Agreed to:

Company Name: _____

Signature: _____

Print Name: _____

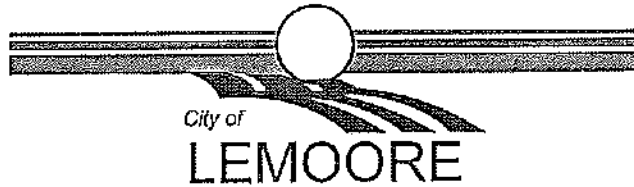
Print Title: _____

Date: _____



Project #196785

Mayor
Lois Wynne
Mayor Pro Tem
Jeff Chedester
Councilmembers
Ray Madrigal
Eddie Neal
William Siegel



Public Works
Department
711 W. Cinnamon Drive
Lemoore □ CA 93245
Phone □ (559) 924-6735
FAX □ (559) 924-6708

November 23, 2015

Tom Vorhees
2137 Newcastle
Cardiff, CA 92007

Dear Mr. Vorhees:

Per the attached Parcel Improvement Agreement for Parcel Map No. 20-24 the following items need to be paid:

1. Engineering and inspection fees as stated in Paragraph 2 of the Agreement in the amount of \$11,220.
2. Dust control deposit in the amount of \$5,000 per Paragraph 10, Section D of Agreement.
3. Provide copy of Certificate of Insurance as stated in Paragraph 7 of Agreement.

Also, your plans have been approved and signed. Would you like me to forward to your engineer?

If you have any questions you can reach me at 559 924-6735.

Sincerely,

Irma Martinez
Office Manager, Public Works

enc.

Mayor
Lois Wynne
Mayor Pro Tem
Jeff Chedester
Council Members
Ray Madrigal
Eddie Neal
William Siegel



**Public Works/
Planning Services
Department**

711 W. Cinnamon Drive
Lemoore CA 93245
Phone (559) 924-6740
FAX (559) 924-6708

December 8, 2015

Tom Vorhees
6985 Corte Langosta
Carlsbad, CA 92009

Sent via email to: tvorhees@me.com

RE: Lot 14 – Venture Place Road Construction

Dear Mr. Vorhees:

Our records indicate the Building Department received improvement plans for Venture Place road construction and sent comments to Alex Dwiggins on September 22, 2015. Please be aware; per your Agreement for Purchase and Sale of Real Property with the Successor Agency to the Lemoore Redevelopment Agency, construction of the road improvements is to be complete 12 months following close of escrow, which is January 13, 2016.

If you are unable to complete the improvements within the agreed timeline, please contact our office at your earliest convenience to file an extension. Your written request for extension, with payment, must be received by the City prior to the deadline identified in your Agreement and listed above. Once your written request is received, the item will be added to the next City Council Agenda for review and determination.

For your convenience, a request for extension form is attached. A processing fee of \$395.00 is required at time of request. Please do not hesitate to contact our office with any questions you may have.

Sincerely,

A handwritten signature in blue ink, appearing to read "Judy Holwell". The signature is stylized with a large, looping "J" and "H".

Judy Holwell
Interim Planning Director



Customer Payment Coupon

29 REAL ESTATE DEVELOPMENT, A CA Limited Liability Co

2137 NEWCASTLE AVE
CARDIFF CA 92007

For Internal Use

Notification #	110369707
Contract #	1217411
E-PM #	31213313
G-PM #	
Prior MLX	196914
Customer #	1246569

Customer Payment Summary

SEC 16 TWN SHIP 19 S, RANGE 20E, LEMOORE, 93245

Please pay the total amount due that corresponds to the option you select on page two of the enclosed extension agreement and enclose payment.

Payment Options		Total Due
10-Year Refundable Advance Option Gas and Electric	\$449,424.88	\$449,424.88
Non-Refundable 50 percent Discount Option for Gas and Electric	\$230,745.22	\$230,745.22
10-Year Refundable Advance Option for Gas and Non-Refundable 50 percent Discount Option for Electric	\$230,745.22	\$230,745.22
Non-Refundable 50 percent Discount Option for Gas and 10-Year Refundable Advance Option for Electric	\$449,424.88	\$449,424.88

Please pay the total amount due that corresponds to the option you select on page two of the enclosed extension agreement.

Important Payment Information

- Please make check payable to: **PG&E** or **Pacific Gas and Electric**
- Complete, sign and return the enclosed agreement(s), the SACAC form and the customer payment coupon with your payment

Remit payment and SACAC form to:

PG&E CFM/PPC Department
PO BOX 997340
Sacramento, CA 95899-7340

IMPORTANT MESSAGE

Please review the enclosed information and total due. This document needs to be returned with the enclosed agreements.

To learn more about PG&E's gas and electric safety initiatives and resources please visit pge.com/safety.

Have Questions?

Please Call **1-800-422-0436**

#Form 79-1169#



110369707E



Gas and Electric Extension Agreement*

December 8, 2016

29 REAL ESTATE DEVELOPMENT, A CA Limited Liability Co

2137 NEWCASTLE AVE
CARDIFF CA 92007

Re: SEC 16 TWN SHIP 19 S, RANGE 20E, LEMOORE, 93245

Dear HUNTER SILL

We are writing to let you know Pacific Gas and Electric Company (PG&E) will extend its facilities to provide the requested gas and electric service to the project address listed above. PG&E's costs have been developed based on the choices and information provided in your application and may change if you make changes. This letter, including PG&E's tariffs, which are incorporated by reference below, will serve as our contract. As required by the California Public Utilities Commission (CPUC), special facilities will be handled in a separate contract. Please complete the following four steps to execute this contract.

1 Review the following work responsibilities and cost information.

Work To Be Done By	GAS MAIN		GAS SERVICE		ELECTRIC DISTRIBUTION			ELECTRIC SERVICE		
	Trench	Pipe	Trench	Pipe	Trench	Substr.	Facilities	Trench	Substr.	Facilities
PG&E						X	X			
Customer					X	X	X			

GAS

ELECTRIC

Total non-refundable project costs		\$0.00	\$43,599.92
Refundable extension costs		\$0.00	\$437,359.32
Allowances (credit)	-	\$0.00	\$0.00
Net refundable amount	=	\$0.00	\$437,359.32
10 YEAR REFUNDABLE OPTION			
Net refundable amount		\$0.00	\$437,359.32
Credit for value of design and/or facilities provided by applicant	-	\$0.00	\$26,534.36
Total non-refundable project costs	+	\$0.00	\$43,599.92
Total (if you select this option)	=	\$0.00	\$454,424.88
NON-REFUNDABLE 50% DISCOUNT OPTION			
Net refundable amount		\$0.00	\$437,359.32
Discount: 50% of Net refundable amount	-	\$0.00	\$218,679.66
Credit for value of design and/or facilities provided by applicant	-	\$0.00	\$26,534.36
Total non-refundable project costs	+	\$0.00	\$43,599.92
Total (if you select this option)	=	\$0.00	\$235,745.22
Potential refund per residential lot/unit		\$0.00	\$0.00
Potential reimbursement per service completion			
Pressurized or energized system		\$0.00	\$0.00
Not pressurized or energized system		\$0.00	\$0.00
Reimbursement for other work performed		\$0.00	\$0.00

All amounts include the Income Tax Component of Contribution (ITCC) PG&E is required to charge customers, where applicable.

For Internal Use

Notification #	110369707
Contract #	1217411
E-PM #	31213313
G-PM #	
Prior MLX	196914
Customer #	1246569

DEFINITIONS AND EXPLANATION OF TERMS

(For more detail see rules 15 and 16):

Total non-refundable project costs include costs for work such as electric trench and excavation, conduits, inspections, streetlights, conversion from overhead to underground and contract processing.

Refundable extension costs include costs for facilities such as electric conductor, transformers and poles; gas pipe, gas share of distribution trench and regulators; and meters.

Allowances are a credit against refundable extension costs. They are based upon the number of residential units expected to be connected within the first six months and the expected annual non-residential net (distribution) revenue from your project.

Allowances granted under either option are subject to **deficiency billing** if the number of residential units connected or the annual non-residential net revenue falls below the forecast used to calculate the allowances.

Net refundable amount is the portion of overall costs eligible for refund to you based upon additional residential meters being set or upon increases in non-residential annual net (distribution) revenue. A cost-of-ownership charge is assessed against the Net refundable amount (except for individual residential applicants) per Rule 15.

Potential refund per residential lot/unit is for those lots/units for which you did not already receive an allowance (i.e., units not expected to be connected in the first six months). Any refunds may be decreased or eliminated by cost-of-ownership charges assessed under the provisions of Rule 15.

Potential reimbursement per service completion is the amount to which a customer may be entitled for performing certain service connection work PG&E would otherwise perform when installing service extensions and are not to be confused with refunds.

Reimbursement for other work performed is the amount to which a customer may be entitled for performing certain work (other than service completions) that normally is PG&E's responsibility.



110369707E



Gas and Electric Extension Agreement*

2 Select one of the following payment options.

- ☐ **10-Year Refundable Option for Gas and Electric**
- ☐ **Non-Refundable 50 Percent Discount Option for Gas and Electric**
- ☒ **10-Year Refundable Option for Gas and Non-Refundable 50 Percent Discount Option for Electric**
- ☒ **Non-Refundable 50 Percent Discount Option for Gas and 10-Year Refundable Option for Electric**

Gas	Electric	Advance	Total Due
\$0.00	\$454,424.88	\$5,000.00	\$449,424.88
\$0.00	\$235,745.22	\$5,000.00	\$230,745.22
N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A

3 Review these important terms and conditions.

This Gas and Electric Extension Agreement is controlled by, and incorporates by reference, PG&E's tariffs, including Gas and Electric rules 2, 15, and 16; the Distribution and Service Extension Agreement-Provisions (Form 62-0982) and the General Terms & Conditions for Gas and Electric Extension & Service Construction by Applicant (Form 79-716), all as approved and authorized by the CPUC. This agreement at all times shall be subject to such modifications as the CPUC may direct from time to time in the exercise of its jurisdiction.

You can view PG&E's tariffs online at pge.com/tariffs or contact the PG&E representative listed below. Additional details underlying the amounts shown in this agreement, as well as the calculation of allowances, refunds or deficiency bills can also be provided by your local PG&E representative.

4 After completing steps 1, 2 and 3 and having checked one, but only one, of the four payment options above, please complete and return the following items to PG&E.

- Sign and return this contract as indicated below.
- Submit the Payment Coupon with Total Due based on your option selected.
- Sign and return the enclosed Statement of Applicant's Contract Anticipated Costs (SACAC) [Form 79-1003] (explanation in box to the right).

Please provide your payment and required forms within 90 days from 08-DEC-16.

PG&E is not bound by the costs set forth above if payment and the signed forms are not received by PG&E within 90 days.

If you have any questions, please contact Juan Mejia at **559-263-5558** or by email at **J6MH@pge.com**

Pacific Gas and Electric Company

This contract has been reviewed and approved by:

BRIAN KIRCHNER

BRIAN KIRCHNER
Service Planning Supervisor

Customer

Agreed and accepted by:

29 REAL ESTATE DEVELOPMENT, A CA Limited Liability Co

Authorized Signatory HUNTER SILL

Title _____

Signature _____

Date _____

ADDITIONAL INFORMATION

What is the SACAC form

Under PG&E's rules 15 and 16 you have a choice: you can perform the work yourself, hire a qualified contractor to perform the work or hire PG&E to do the work. We are required by the CPUC to provide you with PG&E's costs.

This form identifies our cost for the refundable service that is PG&E's responsibility to install. PG&E's costs were developed based on your choices within the application and may change if you change that choice.

How do I fill out the SACAC?

If you want to do this work yourself or have a qualified contractor do this work, please enter your estimated costs in the section of the SACAC form entitled "Applicant Costs" or check the box in the section entitled "Applicant's Election Not To Provide Costs," sign and return to PG&E. PG&E will send you a revised agreement by return mail only if you choose to provide your estimated costs.

If you want PG&E to do this work, please check the section "Applicant's Election Not to Provide Costs," sign and return the SACAC form along with a check for the Total Due based on the option you selected above.

You must return the completed SACAC form to PG&E regardless of who you choose to do the work.

Please follow payment instructions found on your Payment Coupon.



110369707E



STATEMENT OF APPLICANT'S CONTRACT ANTICIPATED COSTS.*

Project Name: DIV OF LOT 14 TRACK MAP 614 IND PAR

Project Location: SEC 16 TWN SHIP 19 S, RANGE 20E, LEMOORE, 93245

Notification Number: 110369707

PM Number(s): (Gas)

(Electric) 31213313

APPLICANT COSTS

The following statement must only include the contracted anticipated installed costs of facilities installed by the Applicant that are refundable and that are PG&E's responsibility under its tariffs.

The costs provided by the Applicant must be taken from the Applicant's contract with its contractor. If the Applicant will be performing the work itself, the Applicant must also complete and sign this form.

The Applicant's statement of costs will be compared with PG&E's estimated installed costs of the same facilities, the lower of which will be used to determine the amount subject to allowances and refunds in accordance with the provisions of PG&E's Gas and Electric Rules 15 and 16.

If the Applicant chooses not to provide its costs, it must complete the last section of this form. Until the Applicant either provides the refundable cost from its contract with its contractor (or its own cost, if applicable), or returns this form indicating that it will not do so, PG&E will not proceed with any work on the Applicant's project.

GAS

Residential Service Facilities:

Applicant: \$ _____

PG&E: \$0.00

Number of gas service: 0 Stubs: 0

ELECTRIC

Residential Service Facilities:

Applicant: \$ _____

PG&E: \$0.00

Number of Electric service: 0

- Applicant's statement of costs include: overhead or underground service conductors, poles, service transformers, connection fittings, service pipe, valves, service connections, and other PG&E-owned service equipment, as detailed in Gas and Electric Rule 16.
- Applicant's statement of costs DOES NOT include: inspection fees, nonresidential service costs, regulators, or PG&E-owned metering equipment.



110369707E

GAS**Gas Distribution Facilities
and Non-Residential Service Services:**

Applicant: \$ _____

PG&E: \$0.00**ELECTRIC****Electric Distribution Facilities
and Non-Residential Service Services:**

Applicant: \$ _____

PG&E: \$225,280.24**GAS DISTRIBUTION TRENCH**

Applicant: \$ _____

PG&E: \$0.00

- Applicant's statement of costs include: cables, switches, transformers, distribution main, valves, regulators, nonresidential service costs, and other distribution facilities required to complete the distribution line extension, as detailed in Gas and Electric Rule 15 as PG&E's responsibility.
- Applicant's statement of costs DOES NOT include: inspection fees, tie-in of system by PG&E, distribution substructures, electric trench, conduits, feeder conduits, or protective structures, as detailed in Gas and Electric Rule 15.

I declare under penalty of perjury that the foregoing is true and correct.☐ **APPLICANT'S ELECTION NOT TO PROVIDE COSTS:** (if this option selected, box must be checked)

I choose not to provide to the utility my refundable costs for this project as taken from my contract with my contractor, or as performed by myself, and acknowledge that PG&E will use its estimate of the refundable costs for this project in the contract between it and me.

Executed on _____

#signDateSACAC#

(Date)

at

CARDIFF, CA

(City)

By:

Print Applicant Name: **HUNTER SILL**

Signed: _____

#sigSACAC#

Title: _____



110369707E



SEE OUR PROGRESS AT PGE.COM

Engineering Division

Page 2 of 2
05/06/2015

29 REAL ESTATE DEVELOPMENT
2137 NEWCASTLE AVE
CARDIFF CA 92007

PG&E
Box 997300
Sacramento, CA
95899-7300

*When Making Inquiries or Address Changes,
Please Contact :*

Joyce Joyner
559-263-5716

Customer Number
1246569

Invoice Number
0007440940 -0

NOTE: This invoice reflects current charges only.
Any past due amounts will be billed separately.

*When Making Inquiries or Address Changes,
Please Contact :*

Joyce Joyner
559-263-5716

Customer Number
1246669

Invoice Number
0007440940 -0

In connection with your application for new gas and/or electric service and as explained in the application, PG&E will require a cash payment in advance for your project. This advance payment is required for the cost of an engineering review, design work, and cost development. The amount of the advance is based upon PG&E's current costs, utilizing the information submitted in your application for new service addressing the scope of your project.

Your project manager will review the scope of work needed to complete a construction quality estimate. If the billed engineering advance is insufficient to cover PG&E's design and project management costs or other work as required, PG&E may require an additional advance before proceeding.

The engineering advance will be applied to the total contract cost upon completion of the design and cost estimate. Any difference between the engineering advance and contract cost will either be refunded (without interest) or billed, as applicable. At any time you may request that we stop your project, however, we may retain all or a portion of the engineering advance and bill any costs incurred above that amount. This fee is dependent upon the amount of work PG&E has performed at the time of cancellation.

If this requested advance payment is not received by PG&E within 90 days from the date of this invoice, PG&E reserves the right to cancel this application for service.

IMPORTANT: By going forward with this project and paying the engineering advance to PG&E you are also agreeing to pay PG&E for all costs PG&E incurs for your project in the event that your project is cancelled, even if the costs PG&E incurs are more than this advance.

Notification : 110369707

Project Description : EP SEC 16 TWN SHIP 19 S, RANGE 20E LEMOO

Line Item Subtotal

5,000.00

AMOUNT NOW DUE \$ 5,000.00



Invoice

Date	Invoice #
6/18/2015	6039
Report #.001	

Bill To

29 REAL ESTATE DEVELOPMENT, LLC
HUNTER SILL
PO BOX 400
SOLANO BEACH, CA 92075

PROJECT

150307
Lemoore Industrial Park No 1
Lemoore, CA

P.O. No.	Terms
	Net 30

Description	Quantity	U/M	Rate	Amount
Mark Borings/Notify USA (Underground Service Alert)	4	Hr	79.00	316.00
Drill Rig Preparation, Fueling, and Mobilization	3	hr	125.00	375.00
Drill Rig Onsite	5	hr	155.00	775.00
Drill Rig Onsite (OT)	3	hr	232.50	697.50
Field Engineer	8	hr	95.00	760.00
Field Engineer (OT)	3	hr	142.50	427.50
Consolidation	2	ea	175.00	350.00
Direct Shear	2	ea	150.00	300.00
R-Value	2	ea	175.00	350.00
Std. Geotechnical Lab Tests (Sieve, Moisture, etc)			595.00	595.00
Project Management/Engineering/Report	1	ls	1,670.00	1,670.00
			Total	\$6,616.00

*for Bill Pay
7/20/15*



GEOTECHNICAL & ENVIRONMENTAL ENGINEERING — CONSTRUCTION TESTING & INSPECTION

March 23, 2015
Revised: April 10, 2015

TES No. GP15-050A

Mr. Hunter Sill
29 Real Estate Development, LLC
P.O. Box
Solano Beach, CA 92075
Phone: (619) 890-9201
E-mail: hunter@sillrealtygroup.com

SUBJECT: Proposal for Geotechnical Engineering Investigation

PROJECT: Proposed Lemoore Industrial Park No 1
SE of Highway 41 and Highway 198
Lemoore, California

Dear Mr. Sill,

In accordance with your request, **TECHNICON Engineering Services, Inc., (TECHNICON)** is pleased to submit this proposal to provide geotechnical engineering services for the above-mentioned project located in Lemoore, California. This proposal outlines an understanding of the proposed project, describes the proposed scope of services, provides an estimate for the cost of services, and details the limitations of our work.

PROJECT DESCRIPTION

Based on review of a Parcel Map prepared by Quad Knopf and email conversation with Mr. Alex Dwiggliins, the project involves two phases. Phase-1 of the project involves constructions of the Cul De Sac and Phase-2 involves the design and construction of a 9-Lot industrial park on approximately 10 acres of undeveloped land located on Commerce Way in Lemoore, California.

The development will consist of one and/or two-story wood, steel, masonry, and concrete framed structures with concrete slab-on-grade floors. Maximum wall and column loads are anticipated to be less than 7 kips per foot and 100 kips, respectively. Appurtenant improvements are anticipated to include asphalt and Portland cement concrete pavements, underground utilities, and landscaping. Cut and fill elevations are anticipated to be less than 2 to 3 feet to provide site access, drainage, and level building pads.

PURPOSE AND SCOPE OF SERVICES

Phase-1 (Venture Place Cul De Sac)

The purpose of the proposed services is to obtain representative subgrade samples for R-value testing for use in preparing pavement structural sections. In order to achieve the aforementioned objective, we propose the following scope of services:

1. We will collect two (2) bulk soil samples within the proposed Cul De Sac to measure the subgrade soil for R-value testing. We will perform two (2) R-value tests for pavement design purposes.
2. We will present the collected data in the letter/report containing a summary of the sampling, test results, and map indicating the sample locations. Our findings will be prepared in accordance with generally accepted geotechnical engineering principles and practices.

Phase-2 (Construction of 9-Lot Industrial Park)

The purpose of the proposed study is to evaluate the subsurface conditions at the project site to provide geotechnical engineering design parameters and recommendations for use in the project design and preparation of construction specifications. In order to achieve the aforementioned objective, we propose the following scope of services:

1. We will drill six (6) test borings in the proposed building areas to depths of 15, 20, and 50 Feet. During our field investigation, we would perform standard penetration tests and obtain both disturbed and undisturbed samples for laboratory analysis.

The groundwater elevation within the vicinity of the project is expected to less than 50 feet below the existing ground surface. As such, a boring to 50 feet to evaluate liquefaction will be performed. We also assume a combination of hollow stem auger and mud rotary drilling techniques are suitable for the site conditions.
2. We will perform laboratory tests to determine pertinent engineering and index properties of the soils removed from the site. These tests may include unit weight, gradation, expansion index, direct shear, consolidation, and corrosivity potential. We will confirm bearing values from our field standard penetration tests.
3. We will consult with the structural, civil, and architectural designers concerning our findings and discuss foundation, and slab-on-grade.
4. We will present the collected data in an engineering report containing our findings, evaluation, conclusions, and recommendations concerning site preparation, design alternatives for foundations, slabs-on-grade etc. Our professional services would be performed, our findings obtained, and our recommendations prepared in accordance with generally accepted geotechnical engineering principles and practices.
5. The fieldwork will be supervised by our personnel. We anticipate scheduling and completing the field investigation as soon as possible, likely within 3 to 5 days after authorization to proceed. The report will be completed within two to three weeks upon the completion of fieldwork

ESTIMATE OF SERVICES

Phase-1 Geotechnical Services: The estimated cost to provide the above-mentioned geotechnical engineering services as outlined is **\$1,530.00**. A breakdown of the estimated fee is provided in the following table.

FEE ESTIMATE

Task	Unit	Unit Cost	Total Unit Cost
Field Engineer	3 Hours	\$95/Hour	\$285.00
R-Value Tests	2 Each	\$175/Each	\$350.00
Project Management/Engineering/Report	Lump Sum	\$895/LS	\$895.00
Total Estimated Cost for Geotechnical Services			\$1,530.00

Phase-2 Geotechnical Engineering Investigation: The estimated cost to provide the above-mentioned geotechnical engineering investigation as outlined is **\$5,891.00**. A breakdown of the fee estimate is provided in the following table.

FEE ESTIMATE

Task	Unit	Unit Cost	Total Unit Cost
Mark Borings/Notify Underground Service Alert	4 Hours	\$79/Hour	\$316.00
Drill Rig Preparation, Fueling, and Mobilization	3 Hours	\$125/Hour	\$375.00
Drill Rig On-site	5 Hours	\$155/Hour	\$775.00
Drill Rig On-Site (OT)	3 Hours	\$232.50/Hour	\$697.50
Field Engineer	8 Hours	\$95/Hour	\$760.00
Field Engineer (OT)	3 Hours	\$142.50/Hour	\$427.50
Consolidation	2 Each	\$175/Each	\$350.00
Direct Shear Test	2 Each	\$150/Each	\$300.00
Std. Geotechnical Lab Tests (Sieve, Moisture, etc)	Lump Sum	\$595/LS	\$595.00
Project Management/Engineering/Report	Lump Sum	\$1,295/LS	\$1,295.00
Total Estimated Cost for Geotechnical Engineering Investigation			\$5,891.00

If performed concurrently the total fee would be reduced to **\$6,616.00**.

If there are any questions or concerns regarding the proposed services and associated fees, please do not hesitate to contact **TECHNICON** at your earliest convenience. **TECHNICON** strives to satisfy our client's needs and meet their expectations. Consequently, we will make every effort to accommodate requested changes in our understanding of the project, assumptions, scope or services, and fees, as appropriate.

LIMITATIONS OF PROPOSAL

This proposal assumes reasonable site access by a truck mounted drilling rig along existing access ways to open terrain. It is further assumed that the approximate boring locations can be determined from existing monuments or site features. No liability is assumed for damage to underground facilities or other site features.

CLOSING


We appreciate the opportunity to present our proposal. If you should have any questions or comments, or require additional information, please contact me at (559) 276-9311.

Sincerely,
TECHNICON Engineering Services, Inc.


Stephen P. Plauson, PE, GE
Geotechnical Engineering Manager

SPP:lc

Accepted by:
29 Real Estate Development, LLC / Authorized Representative

 17-11-15
Signature / Date
Partner
Title

CONSULTING CONTRACT TERMS AND CONDITIONS (REV 11/2013)

Page 1 of 2

I SCOPE

Consultant (**TECHNICON**) agrees to perform the services described in the proposal which incorporates these terms and conditions. Unless modified in writing by the parties hereto, the duties of Consultant shall not be construed to exceed those services specifically set forth in the proposal. The proposal and these terms and conditions, when executed by Client, shall constitute a binding agreement on both parties.

II COMPENSATION

Client agrees to pay for the described services in accordance with the compensation provisions in the proposal. Unless otherwise specified in the proposal, payment to Consultant will be made within 30 days of the date of billing; interest on the unpaid balance will accrue beginning on the 31st day at that rate of 2 percent per month or the maximum interest rate permitted by law, whichever is less. Such interest is due and payable when the overdue payment is made. Client agrees that periodic billings from Consultant to client are correct, conclusive, and binding on client unless Client, within ten (10) calendar days from the receipt of such billing, notifies Consultant in writing of alleged inaccuracies, discrepancies, or errors in the billing. Client agrees that if Client requests services not specified pursuant to the scope of services description within this agreement, Client agrees to pay for all such additional services as extra work in accordance with the project fee schedule.

III RESPONSIBILITY

Consultant is employed to render a professional service only, and any payments made by Client are compensation solely for such services rendered and recommendations made in carrying out the work. Consultant shall follow the practice of the engineering profession to make findings, provide opinions, make factual presentations, and provide professional advice and recommendations. Consultant shall only act as an advisor in all governmental relations. In performing the services under this contract, Consultant shall act as agent of Client. Consultant's review or supervision of work prepared or performed by other individuals or firms employed by Client shall not relieve those individuals or firms of complete responsibility for the adequacy of their work.

It is understood that any resident engineering or inspection provided by Consultant is for the purpose of determining compliance with the technical provisions of the project specifications and does not constitute any form of guarantee or insurance with respect to the performance of a contractor. Consultant does not assume responsibility for methods or appliance used by a contractor, for safety of construction work, or for compliance by contractors with laws and regulations.

IV SCOPE OF CLIENT SERVICES

Client agrees to cooperate with Consultant in every way on the project, including but not limited to:

1. Coordinate with tenants for access to sampling locations.
2. Provide all available information on past history and operations at the site.
3. Provide all available information on the location of all underground tanks, piping, and utilities at the site.

Client agrees not to use or permit any other person to use plans, drawings, or other work products prepared by Consultant, which plans, drawings, or other work products are not final and which are not signed and stamped or sealed by Consultant. Client agrees to be liable and responsible for any such use of not final plans, drawings, and other work products not signed and stamped or sealed by Consultants and waives liability against Consultant for their use. Client further agrees that final plans, drawings, or other work product are for the exclusive use of Client and may be used by Client only for the project described on the face hereof. Such final plans, drawings or other work products may not be changed nor used on a different project without the written authorization or approval Consultant.

V INDEMNIFICATION

Consultant agrees to indemnify, defend, and hold Client harmless from liability arising out of the sole negligent errors or sole negligent omissions of Consultant, its agents, employees, officers, directors, or representatives in the performance of Consultant's duties under this Agreement. Consultant's liability shall be limited to the actual loss sustained, but in no event shall it exceed the limits of Consultant's insurance policies in force at the time of this work. Such negligence shall be measured by standards in effect at that time services are rendered, not by later standards. Client may not assert any claim against Consultant after the shorter of: (1) 3 years from substantial completion of services giving rise to the claim; or (2) the statute of limitation provided by law. Client acknowledges Consultant will perform part of the work at facilities that may contain hazardous materials or conditions, and that Consultant had no prior role in the generation, treatment, storage, or disposition of any hazardous materials or conditions that may be encountered at the site. In consideration of the associated risks that may give rise to claims by third parties or employees of Client, Client agrees to indemnify, defend and hold Consultant harmless (including attorney's fees) from any and all losses, damages, claims, or actions brought by any third party or employee of Client against Consultant or Consultant's employees, agents, officers, or directors, in any way arising out of the presence of hazardous materials at the site, except for claims shown by final judgment to arise out of the sole negligence of Consultant.

**CONSULTING
CONTRACT TERMS AND CONDITIONS (REV 11/2013)**

Page 2 of 2

VI SUBCONTRACTS

Consultants shall be entitled, to the extent determined appropriate by Consultant to subcontract any portion of the work to be performed under this project.

VII ASSIGNMENT

This agreement is binding on the heirs, successors, and assigns of the parties hereto. The Agreement is not to be assigned by either Client or Consultant without the prior written consent of the other.

VIII INTEGRATION

These terms and conditions and the letter agreement to which they are attached represent the entire understanding of Client and Consultant as to those matters contained herein. No prior oral or written understanding shall be of any force or effect with respect to those matters covered herein. The Agreement may not be modified or altered except in writing signed by both parties.

IX JURISDICTION

This agreement shall be administered and interpreted under the laws of the state of California. Jurisdiction of litigation arising from the agreement shall be in that state. If any part of the agreement is found to be in conflict with applicable laws, such part shall be inoperative, null and void insofar as it is in conflict with said laws, but the remainder of the Agreement shall be in full force and effect.

X PROJECT DELAY

Client agrees that Consultant is not responsible for delays caused by activities or factors beyond Consultant's reasonable control, including but not limited to, delays by reason of strikes, lockouts, work slowdowns or stoppages, accidents, acts of God, failure of Client to furnish timely information or approve or disapprove Consultant's work promptly, faulty performance by Client or other contractors or governmental agencies. When such delays beyond Consultant's reasonable control occur, Client agrees consultant is not responsible for damages nor shall Consultant be deemed to be in fault of this agreement.

Client also agrees that Consultant shall not be liable for damages resulting from the actions or inactions of governmental agencies including, but not limited to, permit processing, environmental impact reports, general plans and amendments thereto, zoning matters, annexations or consolidation, use or conditional use permits, project or plan approvals, and building permits.

XI SUSPENSION OF WORK

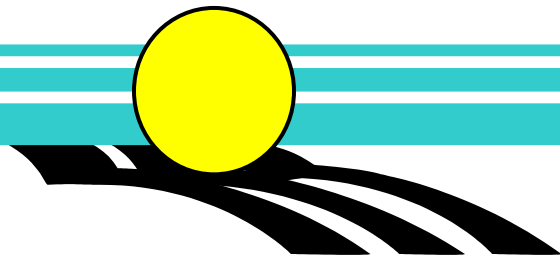
Client may suspend, in writing, all or a portion of the work under the Agreement in the event unforeseen circumstances beyond the control of the Client make normal progress in the performance of the work impossible. Consultant may request that the work be suspended by notifying Client, in writing, of circumstances that are interfering with normal progress of the work. Consultant may suspend work on the project in the event Client does not pay invoices within 30 days of the date of billing. If Client fails to pay Consultant within 30 days after invoices are rendered, Client agrees Consultant shall have the right to consider such default in payment a material breach of this entire agreement, and, upon written notice, the duties, obligations, and responsibilities of Consultant under this agreement are terminated. The time for completion of the work shall be extended by the number of days the work is suspended. In the event that the period of suspension exceeds 90 days, the terms of the agreement are subject to renegotiation and both parties are granted the option to terminate work on the suspended portion of the project, in accordance with Article XL.

XII TERMINATION OF WORK

Client or Consultant may terminate all or a portion of the work covered by the Agreement for its convenience. Either party may terminate work in the event the other party fails to perform in accordance with the provisions of the Agreement by giving 15 days prior written notice from the party initiating termination to the other. Notice of termination shall be by certified mail with return receipt to sender. In such event, Client shall promptly pay consultant for all fees, charges, and services provided by Consultant.

XIII ARBITRATION

All claims, disputes, and other matters in question between the parties to this Agreement arising out of or relating to this Agreement or the breach thereof, which are not disposed by mutual agreement of the parties, shall be decided by arbitration in accordance with the Construction Industry Arbitration Rules of the American Arbitration Association (AAA). No arbitration arising out of or relating to this Agreement shall include, by consolidation, joinder, or in any other manner, any additional person not a party to this Agreement except by written consent containing a specific reference to this Agreement and signed by the parties hereto and such persons to be joined. This agreement to arbitrate and any agreement to arbitrate with an additional person or persons shall be specifically enforceable under prevailing arbitration law. Notice of demand for arbitration shall be filed in writing with the parties to this Agreement and with the AAA within a reasonable time after the claim, dispute or other matter in question has arisen. In no event shall the demand for arbitration be made after the date when the institution of legal or equitable proceedings based on such claim, dispute or other matter in question would be barred by the applicable statute of limitations. The award rendered by the arbitrators shall be final, and judgment may be entered in accordance with applicable law in any court having jurisdiction thereof.



LEMOORE

CALIFORNIA

LEMOORE CITY COUNCIL
COUNCIL CHAMBER
429 C STREET
June 20, 2017

AMENDED AGENDA

Changes are italicized.

This meeting is being conducted by teleconference at the following location: 851 E. Cinnamon Drive, Lemoore, CA 93245. Mayor Pro Tem, Edward Neal will participate from the teleconference location. The teleconference location is open to the public and any member of the public has an opportunity to address the City Council from the teleconference location in the same manner as if that person attended the regular meeting location. The City Council will control the conduct of the meeting and determine the appropriate order and time limitations on public comments from the teleconference location.

Please silence all electronic devices as a courtesy to those in attendance. Thank you.

PUBLIC COMMENT

This time is reserved for members of the audience to address the City Council on items of interest that are not on the Agenda and are within the subject matter jurisdiction of the Council. It is recommended that speakers limit their comments to 3 minutes each and it is requested that no comments be made during this period on items on the Agenda. The Council is prohibited by law from taking any action on matters discussed that are not on the Agenda. Prior to addressing the Council, any handouts for Council will be provided to the City Clerk for distribution to the Council and appropriate staff.

5:30 pm STUDY SESSION

SS-1 Kings Economic Development Corporation (Speer)

SS-2 Economic Development Update (Speer)

CLOSED SESSION

This item has been set aside for the City Council to meet in a closed session to discuss matters pursuant to Government Code Section 54956.9(d)(4). The Mayor will provide an oral report regarding the Closed Session at the beginning of the next regular City Council meeting.

1. Conference with Labor Negotiator
Government Code Section 54957.6
Agency Negotiator: Jenell Van Bindsbergen, City Attorney
Employee Organizations: General Association of Service Employees, Lemoore
Police Officers Association, Lemoore Police Sergeants Unit
2. Conference with Legal Counsel – Existing Litigation
Government Code Section 54956.9 (d)(1)
Martin v. City of Lemoore, Case No. 14-C-0082
3. Conference with Legal Counsel – Anticipated Litigation
Significant Exposure to Litigation Pursuant to Paragraph (2) or (3) of Subdivision (d)
of Section 54956.9
One Case

4. Conference with Legal Counsel – Anticipated Litigation
Government Code Section 54956.9
Initiation of Litigation Pursuant to Paragraph (4) of Subdivision (d) of Section 54956.9
(Deciding Whether to Initiate Litigation)
One Case

In the event that all the items on the closed session agenda have not been deliberated in the time provided, the City Council may continue the closed session at the end of the regularly scheduled Council Meeting.

7:30 pm REGULAR SESSION

- a. CALL TO ORDER
- b. PLEDGE OF ALLEGIANCE
- c. INVOCATION
- d. AGENDA APPROVAL, ADDITIONS, AND/OR DELETIONS

PUBLIC COMMENT

This time is reserved for members of the audience to address the City Council on items of interest that are not on the Agenda and are within the subject matter jurisdiction of the Council. It is recommended that speakers limit their comments to 3 minutes each and it is requested that no comments be made during this period on items on the Agenda. The Council is prohibited by law from taking any action on matters discussed that are not on the Agenda. Prior to addressing the Council, any handouts for Council will be provided to the City Clerk for distribution to the Council and appropriate staff.

CEREMONIAL / PRESENTATION – Section 1

- 1-1 Veteran Appreciation of Service (Mayor Madrigal)
- 1-2 Lemoore Police Department Explorer Recognition (Smith)

DEPARTMENT AND CITY MANAGER REPORTS – Section 2

- 2-1 Department & City Manager Reports

CONSENT CALENDAR – Section 3

Items considered routine in nature are placed on the Consent Calendar. They will all be considered and voted upon in one vote as one item unless a Council member or member of the public requests individual consideration.

- 3-1 Approval – Minutes – Regular Meeting – June 6, 2017
- 3-2 Approval – Denial of Claim for Minor Good
- 3-3 Approval – Second Reading – Ordinance 2017-06 Approving Zoning Text Amendment 2017-01: Amendments to portions of the following articles within the Lemoore Municipal Code related to Zoning and Subdivisions: Article A of Chapter 4 of Title 9 (Land Use Definitions); Article B of Chapter 4 of Title 9 (Allowed Uses and Required Entitlements); Article C of Chapter 4 of Title 9 (Temporary Use Permit Requirements and Exemptions) Per California Environmental Quality Act (CEQA) Guidelines Sec. 15061(b)(3), this project is covered by the general rule that CEQA applies only to projects that have the potential for causing a significant effect on the environment
- 3-4 Approval – Agreement between the City of Lemoore and the Lemoore Chamber of Commerce
- 3-5 Approval – Development Impact Fees – Resolution 2017-15
- 3-6 Approval – Change Order for Wells 7 and 12 Rehabilitation
- 3-7 Approval – Liebert Cassidy Whitmore Agreement for Membership in the Central Valley Employment Relations Consortium for Fiscal Year 2017/18
- 3-8 Approval – Resolution 2017-16 Allowing Lemoore Police Department Access to Summary Criminal History Information for Employment, Licensing, or Certification Purposes

- 3-9 Approval – Reclassification of the Assistant to the City Manager to the Assistant City Manager

PUBLIC HEARINGS – Section 4

- 4-1 Annexation No. 2017-01 and Rezoning No. 2017-01: A Request by Lennar Homes for Annexation of 40 Acres into the City of Lemoore located at the northeast corner of Hanford-Armona Road and Avenue 18 ¾ (Liberty Drive) (APNs 021-570-001 and 021-560-001) – Ordinance 2017-07; The Annexation also includes a non-contiguous developed rural site located at 285 Hotchkiss Drive (APN 023-100-007) – Resolution 2017-17 (Brandt)
- 4-2 Assessment of Annual Levy for Fiscal year 2017-2018 for Landscape and Lighting Maintenance District No. 1 (LLMD) Zones 1 through 13 (Resolution 2017-18) and Public Facilities Maintenance District No. 1 (PFMD) Zones 1 through 6 (Resolution 2017-19) (Rivera)
- 4-3 Master User Fee Schedule – Resolution 2017-20 (Speer)

NEW BUSINESS – Section 5

- 5-1 Report and Recommendation – Resolution 2017-21 Amending the Declaration of Covenants, Conditions and Restrictions – Parcel Map 9204 – City of Lemoore (CCRs) (Holwell)
- 5-2 Report and Recommendation – Replacement of Lemoore Police Department Command Post (Smith)
- 5-3 Report and Recommendation – Position Allocation for City Departments – Resolution 2017-22 (Corder)
- 5-4 Report and Recommendation – Consolidation of City Services (Corder/Glick)
- 5-5 Report and Recommendation – Request from Tom Vorhees for Financial Assistance from the City to Construct Venture Place Road and all other Infrastructure Required for a Private Business Park Development (Olson)

CITY COUNCIL REPORTS AND REQUESTS – Section 6

- 6-1 City Council Reports / Requests

ADJOURNMENT

Tentative Future Agenda Items

July 4th - CANCELLED (Holiday)

July 18th – CANCELLED

August 1st - CANCELLED

August 15th

SS – City Council Action Plan (Speer)

September 5th

NB – City Council Action Plan (Speer)

Agendas for all City Council meetings are posted at least 72 hours prior to the meeting at the City Hall, 119 Fox St., Written communications from the public for the agenda must be received by the City Clerk's Office no less than seven (7) days prior to the meeting date. The City of Lemoore complies with the Americans with Disabilities Act (ADA of 1990). The Council Chamber is accessible to the physically disabled. Should you need special assistance, please call (559) 924-6705, at least 4 business days prior to the meeting.

PUBLIC NOTIFICATION

I, Marisa Lourenco, Deputy City Clerk for the City of Lemoore, declare under penalty of perjury that I posted the above City Council Agenda for the meeting of June 20, 2017 at City Hall, 119 Fox Street, Lemoore, CA on June 16, 2017.

//s//

Marisa Lourenco, Deputy City Clerk



119 Fox Street • Lemoore, California 93245 • (559) 924-6700 • Fax (559) 924-9003

Staff Report

Item No:SS-1

To: Lemoore City Council
From: Michelle Speer, Assistant to the City Manager
Date: June 5, 2017 Meeting Date: June 20, 2017
Subject: Kings Economic Development Corporation

Strategic Initiative:

- | | |
|--|--|
| <input type="checkbox"/> Safe & Vibrant Community | <input type="checkbox"/> Growing & Dynamic Economy |
| <input type="checkbox"/> Fiscally Sound Government | <input type="checkbox"/> Operational Excellence |
| <input type="checkbox"/> Community & Neighborhood Livability | <input checked="" type="checkbox"/> Not Applicable |

Proposed Motion:

Information Only.

Subject/Discussion:

Kings County Economic Development Corporation (Kings EDC) representatives will come before City Council to discuss current industrial business retention efforts and new business location services.

A sampling of services offered by the Kings EDC includes contact with industrial and other larger employers in the area to identify services to help the business expand, maintain or prevent closure or downsizing. To assist with business financing; site selection for expansion and new locations to Lemoore; marketing industrial and commercial properties in Lemoore, including the world wide web and in-person contacts to numerous industrial real estate brokers and site selectors; coordination of incentives to strengthen local business profitability; coordination of business counseling, employee recruitment and other services to business.

The intent is to explore, with the City Council, whether membership investment by the City of Lemoore in the Kings EDC will enhance the City's economic development efforts.

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Financial Consideration(s):

Not Applicable.

Alternatives or Pros/Cons:

Not Applicable.

Commission/Board Recommendation:

Not Applicable.

Staff Recommendation:

Information Only.

Attachments:

- ☐ Resolution:
- ☐ Ordinance:
- ☐ Map
- ☐ Contract
- ☐ Other
- List:

Review:

- ☒ Finance
- ☒ City Attorney
- ☒ City Manager
- ☒ City Clerk

Date:

6/13/17
6/14/17
6/12/17
6/15/17



119 Fox Street • Lemoore, California 93245 • (559) 924-6700 • Fax (559) 924-9003

Staff Report

Item No: SS-2

To: Lemoore City Council
From: Michelle Speer, Assistant to the City Manager
Date: May 30, 2017 Meeting Date: June 20, 2017
Subject: Economic Development Update

Strategic Initiative:

- | | |
|---|---|
| <input type="checkbox"/> Safe & Vibrant Community | <input checked="" type="checkbox"/> Growing & Dynamic Economy |
| <input type="checkbox"/> Fiscally Sound Government | <input checked="" type="checkbox"/> Operational Excellence |
| <input checked="" type="checkbox"/> Community & Neighborhood Livability | <input type="checkbox"/> Not Applicable |

Proposed Motion:

Information Only.

Subject/Discussion:

City Council and City Staff have expressed a desire to see increased activity related to economic development. The City of Lemoore currently contracts with CrisCom Corporation for economic development services, and utilizes city staff members to supplement the efforts.

The City of Lemoore pays approximately \$42,000 a year for CrisCom's service, which includes a focus on retail development opportunities for the City. CrisCom helps to reach out to retailers and attract them to the Lemoore area. CrisCom Corporation also provides contacts with retail developers and works to assist the City in entering into agreements for retail development projects. City staff provides assistance by way of marketing materials, presence at meetings, and statistical data. The contract with CrisCom for economic development consulting services is set to expire August 31, 2017.

City staff currently handles Industrial development opportunities, with assistance from CrisCom upon request. The City does not currently contract for services specific to

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industrial development opportunities and research. However, Kings Economic Development Corporation (Kings EDC) is interested in entering into a contract with the City to assist in the efforts.

Economic development requires effort from many city staff members, City Council, and the community. The City Manager's Office is seeking to formalize the roles of economic development personnel in the organization and to create an internal team tasked with developing strategies for economic development in the future.

The City Manager and Executive Staff have begun researching options for future economic development strategies. The following outlines several options, although it is not an exhaustive list.

Options include:

- Issuing a Request For Qualification for economic development consulting services
- Extending the contract with CrisCom for economic development services
- Seeking a retail analytics firm to assist with statistics and relevant marketing data
- Formalizing economic development roles for city staff
- Entering into agreements with other economic development organizations

The overall strategy for economic development efforts will most likely require a combination of some of the options listed above. It is imperative for the long-term financial stability of the City to engage in robust economic development efforts, to ensure future funding sources necessary to provide consistent and reliable city services.

The City Manager's Office and city staff are working on bringing forward strategies to the City Council for the development of a long-term economic development plan. City staff will continue to provide updates to City Council and provide recommendations for future efforts.

Financial Consideration(s):

Financial impacts will vary based on the options selected by City Council.

Alternatives or Pros/Cons:

Information Only.

Commission/Board Recommendation:

Not Applicable

Staff Recommendation:

Information Only.

Attachments:

- ☐ Resolution:
 - ☐ Ordinance:
 - ☐ Map
 - ☐ Contract
 - ☐ Other
- List:

Review:

- ☒ Finance
- ☒ City Attorney
- ☒ City Manager
- ☒ City Clerk

Date:

6/13/17
6/14/17
6/12/17
6/15/17

**June 6, 2017 Minutes
Study Session
City Council Meeting**

CALL TO ORDER:

At 5:30 p.m., the meeting was called to order.

ROLL CALL: Mayor: MADRIGAL
Mayor Pro Tem: NEAL
Council Members: BLAIR, BROWN, CHEDESTER

City Staff and contract employees present: Acting City Manager Smith; City Attorney Van Bindsbergen; Development Services Director Holwell; City Clerk/ HR Manager Venegas; Public Works Director Olson; Community Services Director Glick; Finance Director Corder; Assistant to the City Manager Speer; Management Analyst Beyersdorf; Quad Knopf Engineer Joyner.

PUBLIC COMMENT

There was no Public Comment.

STUDY SESSION – Section SS

SS-1 Summary of Senate Bill 1 – The Road Repair Bill

Finance Director Corder provided a quick overview of Senate Bill 1.

Tom Reed asked if the new tax revenue stream provided could be diverted to the high speed rail or other projects. Terry King stated the diversion of funds would need to be approved by voters.

SS-2 Kings County Association of Governments

Terry King, Executive Director, provided an overview of the Kings County Association of Governments.

A powerpoint presentation was also provided.

CLOSED SESSION PUBLIC COMMENT

There was no public comment.

At 6:17 p.m., Council adjourned to Closed Session.

CLOSED SESSION

1. Conference with Labor Negotiator
Government Code Section 54957.6
Agency Negotiator: Jenell Van Bindsbergen, City Attorney

- Employee Organizations: General Association of Service Employees, Lemoore
Police Officers Association, Lemoore Police Sergeants Unit
2. Conference with Labor Negotiator
Government Code Section 54957.6
Agency Negotiator: Jenell Van Bindsbergen, City Attorney
Unrepresented Employee: City Manager
 3. Employee Appointment/Employment – Interim City Manager and City Manager
Government Code Section 54957
 4. Conference with Legal Counsel – Anticipated Litigation
Government Code Section 54956.9
Initiation of Litigation Pursuant to Paragraph (4) of Subdivision (d) of Section 54956.9
(Deciding Whether to Initiate Litigation)
One Case

ADJOURNMENT

At 7:32 p.m., Council adjourned.

June 6, 2017 Minutes Lemoore City Council Regular City Council Meeting

CALL TO ORDER:

At 7:43 p.m., the meeting was called to order.

ROLL CALL: Mayor: MADRIGAL
Mayor Pro Tem: NEAL
Council Members: BLAIR, BROWN, CHEDESTER

City Staff and contract employees present: Acting City Manager Smith; City Attorney Van Bindsbergen; Development Services Director Holwell; City Clerk/ HR Manager Venegas; Public Works Director Olson; Community Services Director Glick; Finance Director Corder; Assistant to the City Manager Speer; Quad Knopf Engineer Joyner.

CLOSED SESSION REPORT

There was nothing to report out.

PUBLIC COMMENT

Connie Wlaschin attended the Lemoore Police Department Citizen's Academy and it was a fantastic program. Ms. Wlaschin also inquired who is in charge of graffiti removal.

CEREMONIAL / PRESENTATION – Section 1

1-1 Recognition of Lemoore Police Department Commander Promotion

Chief of Police Smith recognized the promotion of Michael Kendall to Commander. Chief of Police Smith provided a brief history of Commander Kendall's career.

Council adjourned at 7:55 p.m. for cake.

Council re-adjourned at 8:09 p.m.

DEPARTMENT AND CITY MANAGER REPORTS – Section 2

2-1 Department & City Manager Reports

Community Services Director Glick stated the City wide Senior Advisory meeting would be on June 10, 2017.

Public Works Director Olson stated the resurfacing on 18th Avenue is scheduled to begin June 19, 2017. It is scheduled for three days. Also, the sidewalk remediation on Fox Street will begin on June 7, 2017 and it is expected to last up to 60 days before completion of the project.

CONSENT CALENDAR – Section 3

- 3-1 Approval – Minutes – Regular Meeting – May 16, 2017
- 3-2 Approval – Minutes – Special Meeting – May 30, 2017
- 3-3 Approval – Investment Report for the Month Ended April 30, 2017
- 3-4 Approval – Amendment to Lemoore Union Elementary School District Crossing Guard and Youth Development Officer Agreement
- 3-5 Approval – Bid Award – CIP 9209-2017 Supervisory Control and Data Acquisition (SCADA) Upgrade
- 3-6 Approval – Acceptant of Subdivision Agreement and Final Map – Tract No. 908 – Capistrano V – WC Lemoore 910, LLC (Wathen Castanos Peterson Homes, Inc.)
- 3-7 Approval – Appointment of Downtown Merchants Advisory Member
- 3-8 Approval – Bid Award – CIP 9008 – In Roadway Warning Lights on Lemoore Avenue at Skaggs Street and Larish Street
- 3-9 Approval – Bid Award – Senior Center Rehabilitation – 14-CDBG-9884
- ★ 3-10 Approval – Oversight Board Recommendation for Sale of Property to the City of Lemoore – APN 024-080-068 and APN 024-080-070

Motion by Council Member Chedester, seconded by Council Member Neal, to approve the Consent Calendar as presented.

Ayes: Chedester, Neal, Brown, Blair, Madrigal

PUBLIC HEARINGS – Section 4

4-1 Fiscal Year 2017-2018 Budget Adoption and Resolution 2017-12

Public hearing opened at 8:13 p.m. No one spoke.

Public hearing closed at 8:13 p.m.

Motion by Council Member Chedester, seconded by Council Member Neal, to approve the operating budget for Fiscal Year (FY) 2017-2018, and approve Budget Adoption Resolution 2017-12.

Ayes: Chedester, Neal, Brown, Blair, Madrigal

- 4-2 Zoning Text Amendment 2017-01: Amendments to portions of the following articles within the Lemoore Municipal Code related to Zoning and Subdivisions: Article A of Chapter 4 of Title 9 (Land Use Definitions); Article B of Chapter 4 of Title 9 (Allowed Uses and Required Entitlements); Article C of Chapter 4 of Title 9 (Temporary Use Permit Requirements and Exemptions) – Ordinance 2017-06

Public hearing opened at 8:23 p.m.

Connie Wlaschin spoke.

Public hearing closed at 8:24 p.m.

Motion by Council Member Brown, seconded by Council Member Chedester, to approve the introduction (first reading) of Ordinance No. 2017-06, making the changes to the Lemoore Municipal Code, as identified therein.

Ayes: Brown, Chedester, Neal, Madrigal

Noes: Blair

- 4-3 Development Impact Fee Update

Public hearing opened at 8:36 p.m. No one spoke.

Public hearing closed at 8:36 p.m.

Information only. Item will come back to Council on June 20, 2017 for approval.

NEW BUSINESS – Section 5

- 5-1 Report and Recommendation – Acquisition of Redevelopment Agency Property in the amount of \$232,275 – APN 024-80-068 (23 acres) and APN 024-080-070 (12 acres)

Tom Reed spoke.

Motion by Council Member Blair, seconded by Council Member Chedester, to approve the Agreement for Purchase and Sale of Real Property for the purchase of 35 acres of land, identified as APN 024-080-068 and APN 024-080-070, from the Lemoore Redevelopment Agency for wastewater treatment projects for a price of \$232,275.

Ayes: Blair, Chedester, Neal, Brown, Madrigal

- 5-2 Report and Recommendation – Appointment of Voting Delegate to League of California Cities Annual Conference

Motion by Council Member Chedester, seconded by Council Member Brown, to appoint Council Member Blair as the Voting Delegate for the League of California Cities Annual Conference and Mayor Pro Tem Neal as the Alternate.

Ayes: Chedester, Brown, Blair, Neal, Madrigal

- 5-3 Report and Recommendation – Intention to Levy and Collect the Annual Assessments within Landscape and Lighting Maintenance District No. 1 (LLMD) Zones 1 through 13 (Resolution 2017-13) and Public Facilities Maintenance District No. 1 (PFMD) Zones 1 through 6 (Resolution 2017-14)

Motion by Council Member Chedester, seconded by Council Member Neal, to approve the Engineer's Report and adopt Resolution No. 2017-13 Intention to Levy and Collect the Annual Assessments for LLMD District 1 Zones 1, 3, 5, 6, 7, 8, 9, 10, 11, 12 and 13 and Resolution No. 2017-14 Intention to Levy and Collect Annual Assessments for PFMD District No. 1 Zones 1, 2, 3, 4, 5 and 6 setting a public hearing on June 20, 2017.

Ayes: Chedester, Neal, Brown, Blair, Madrigal

5-4 Report and Recommendation – Request from Tom Vorhees for Financial Assistance from the City to Construct Venture Place Road and all other Infrastructure required for a Private Business Park Development

*Spoke: Billy Siegel
Connie Wlaschin
Laz Villa
Tom Reed*

Consensus by Council for staff to go back and look at a separate agreement between the City and Vorhees with assurances of development and explore the possibility of a forgivable loan.

5-5 Report and Recommendation – Interim City Manager Agreement

Motion by Council Member Chedester, seconded by Council Member Neal, to approve the Interim City Manager Agreement with Nathan Olson.

*Ayes: Chedester, Neal, Brown, Madrigal
Noes: Blair*

CITY COUNCIL REPORTS AND REQUESTS – Section 6

6-1 City Council Reports / Requests

Council Member Blair said happy birthday to Lauren Olson and Sheila in Parks and Recreation. Ms. Blair recently toured Leprino and was taken by the wall at Leprino of employee's family members. She would love to see something similar implemented at the City. Ms. Blair attended the Our Hero's Dreams event this past weekend and it was an amazing event. She also attended the Mary Immaculate Queen School dinner and it was a fantastic event.

Council Member Brown received several calls reference speeding vehicles. Look at potential speed humps in the area. Mr. Brown also said thank you to Chief Smith for his service and hard work as Acting City Manager.

Council Member Chedester said thank you to Chief Smith for a great job.

Mayor Pro Tem Neal thanked everyone for attending. Also said thank you to Nathan Olson for a fabulous job. Thank you to Chief Smith. Thank the seniors for attending. Kudos to his wife and thank you to the Council.

Mayor Madrigal thanked Chief Smith for accepting the Acting City Manager role and thanked Nathan Olson for accepting the Interim City Manager role. Thank you for all attending the Don Warkentin Golf tournament. It was a very successful event and all proceeds went to benefit the PAL program.

ADJOURNMENT

At 9:59 p.m., the meeting adjourned.

ATTEST:

APPROVED:

May J. Venegas
City Clerk

Ray Madrigal
Mayor



119 Fox Street • Lemoore, California 93245 • (559) 924-6700 • Fax (559) 924-9003

Staff Report

Item No: 3-2

To: Lemoore City Council
From: Janie Venegas, City Clerk / Human Resources Manager
Date: June 1, 2017 Meeting Date: June 20, 2017
Subject: Denial of Claim for Minor Good
Strategic Initiative:

- | | |
|---|--|
| <input type="checkbox"/> Safe & Vibrant Community | <input type="checkbox"/> Growing & Dynamic Economy |
| <input checked="" type="checkbox"/> Fiscally Sound Government | <input type="checkbox"/> Operational Excellence |
| <input type="checkbox"/> Community & Neighborhood Livability | <input type="checkbox"/> Not Applicable |

Proposed Motion:

Approve the Denial of Claim for Minor Good.

Subject/Discussion:

The City of Lemoore received a claim, along with an Application for Leave to Present a Late Claim, from Kahn, Soares & Conway, LLC on behalf of Minor Good on April 10, 2017. The City issued a Notice of Late Claim but presented the claim to City Council for possible acceptance of the late claim on May 16, 2017. The City accepted the late claim. The attorney claims the City of Lemoore's Summer Day Camp program did not provide adequate supervision to Minor Good during a field trip in August 2016 to a local water park.

The City submitted the claim to the third-party administrator of liability claims, Acclamation insurance Management Services (AIMS). AIMS concluded their investigation and are recommending the City take a position of no liability, and reject the claim, thereby starting the six-month statute of limitations deadline.

Financial Consideration(s):

Unknown at this time.

Alternatives or Pros/Cons:**Alternative**

- Accept the claim and authorize settlement. The amount requested has not yet been provided.

Commission/Board Recommendation:

Not applicable.

Staff Recommendation:

Staff recommends denial of the claim for Minor Good, as recommended by AIMS.

Attachments:

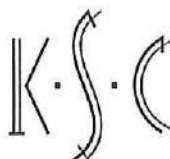
- ☐ Resolution:
 - ☐ Ordinance:
 - ☐ Map
 - ☐ Contract
 - ☒ Other
- List: Claim

Review:

- ☒ Finance
- ☒ City Attorney
- ☒ City Manager
- ☒ City Clerk

Date:

6/13/17
6/14/17
6/12/17
6/15/17



KAHN, SOARES & CONWAY, LLP
ATTORNEYS AT LAW

April 10, 2017

RICHARD C. CONWAY
HANFORD OFFICE
rconway@kschanford.com

RECEIVED

APR 10 REC'D

CITY CLERK'S OFFICE

City of Lemoore
721 W. Cinnamon Drive
Lemoore, California 93245
(559) 924-6767

Re: In the Matter of the Claim of Good, Claimant, filed by Alene Martin, Claimant's mother acting as Guardian, against the City of Lemoore.

APPLICATION FOR LEAVE TO PRESENT LATE CLAIM

City of Lemoore:

Application is hereby made for leave to present a late claim under section 911.4 of the Governmental Code. The claim is founded on a cause of action for negligence, which accrued on August 3, 2016, and for which a claim was not timely presented. For additional circumstances relating to the cause of action, reference is made to the proposed claim attached hereto as Exhibit "A" and made a part hereof.

The reason for the delay in presenting this claim is that the claimant was a minor during all of the period when the claim should have been presented, as shown by the declaration of Alene Martin attached hereto as Exhibit "B" and made a part hereof. Pursuant to Governmental Code section 911.6(b)(2), the board **shall** grant the application for a late claim where the person who sustained the alleged injury, damage or loss was a minor during all of the six months for presentation of the claim.

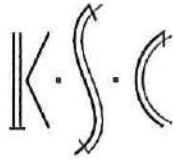
Wherefore, it is respectfully requested that this application be granted and that the attached claim be received and acted on in accordance with sections 912.4-912.8 of the Government code.

KAHN, SOARES & CONWAY, LLP

Richard C. Conway, Attorney at Law
On Behalf of Claimant, Rowan Good

RCC/JED/mm
Enclosures
Cc: Client
F:\WORD\16\16291.00\Good - Application to Public Entity for Leave to Present Late Claim.docx

EXHIBIT “A”



KAHN, SOARES & CONWAY, LLP
ATTORNEYS AT LAW

RICHARD C. CONWAY
HANFORD OFFICE
rconway@kschanford.com

April 10, 2017

City of Lemoore
721 W. Cinnamon Drive
Lemoore, California 93245
(559) 924-6767

Re: In the Matter of the Claim of Good, Claimant, filed by Alene Martin, Claimant's mother acting as Guardian, against City of Lemoore.

City of Lemoore:

Good, Claimant, filed by Alene Martin, Claimant's mother acting as Guardian, hereby makes a claim against the City of Lemoore and makes the following statements in support of the claim:

1. Claimant, is a minor.
2. Claimant's address is California,
3. Notice concerning the claim should be sent to Richard Conway, Attorney at Law; Kahn, Soares & Conway, LLC., 219 N. Douty Street, Hanford, California 93230.
4. The date and place of the occurrence, giving rise to the claim, occurred on August 3, 2016, while Claimant was supervised by the City of Lemoore, Parks and Recreation Department, during a Lemoore Summer Day Camp's field trip to the Island Water Park, located at 6099 W. Barstow, Fresno, California, 93723.
5. The circumstances giving rise to this claim are as follows: During the summer of 2016, Claimant, was enrolled in the City of Lemoore, Parks and Recreation Department, Summer Day Camp. On August, 3, 2016, the Camp took a field trip to Island Water Park, located in Fresno, California. While on the water park's lazy river, Claimant was approached by a 15-year-old male who began harassing Claimant. This young male put his hand over Claimant's mouth pushing, and holding, Claimant under the water. Claimant had to bite the male's hand twice in order to get her head above water. Upon exiting the

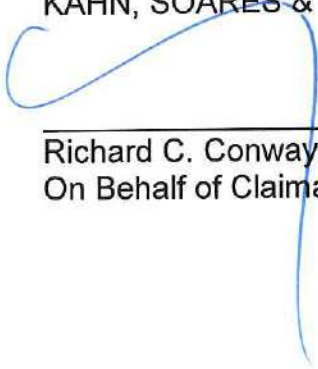
lazy river, the male continued to harass Claimant. The harassment was noticed by a City of Lemoore staff member, Jordan Barba. Shortly thereafter, while walking the short distance to the wave pool, Claimant fell behind the group of girls and was approached again by the young male. The young male then sexually assaulted Claimant.

The City of Lemoore, the City of Lemoore Parks and Recreation Department, Jordan Barba, and any other unknown City of Lemoore employee failed to adequately supervise Claimant. Adequate supervision would have prevented the sexual assault against Claimant. Due to the negligent supervision by the City of Lemoore, the City of Lemoore Recreation Department, Jordan Barba, and any other unknown City of Lemoore employee present at the water park, a sexual assault was committed by the young male against Claimant. As employees of the City of Lemoore, acting within the course and scope of their employment, the City of Lemoore is responsible for their negligence.

6. Claimant's injuries include, but are not limited to, present and future medical costs, emotional distress, pain and suffering, and loss of Guardian's income due to Claimant's injuries.
7. The names of the public employees causing the claimant's injuries include, but are not limited to, the City of Lemoore; City of Lemoore, Parks and Recreation Department; Jordan Barba, Recreation Specialist; any and all unknown City of Lemoore employees present at Island Water Park, August 3, 2016.
8. Claim as of this date is an amount that would place it within the jurisdiction of the superior court as an unlimited civil case. The claim is based on the City of Lemoore, the City of Lemoore Parks and Recreation Department, Jordan Barba, and any other unknown City of Lemoore employees' negligent supervision of Claimant resulting in injury to Claimant in an amount to be proved at a later date.

Dated: 4/6/17

KAHN, SOARES & CONWAY, LLP



Richard C. Conway, Attorney at Law
On Behalf of Claimant, Rowan Good

RCC/JED/mm
Cc: Client
F:\WORD\1616291.00\Good - Claim Against Public Entity 040517.docx

EXHIBIT “B”

Richard C. Conway, #81679
Jennifer E. Dunne, #313639
KAHN, SOARES & CONWAY, LLP
Attorneys at Law
219 North Douty Street
Hanford, California 93230
Telephone: (559) 584-3337

Attorneys for: Claimant, Good

In the Matter of the Claim of Good,
Claimant, filed by Alene Martin, Claimant's
mother acting as Guardian, against the City of
Lemoore, California.

**DECLARATION OF ALENE MARTIN IN
SUPPORT OF APPLICATION FOR
LEAVE TO PRESENT A LATE CLAIM**

I, ALENE MARTIN, declare as follows:

1. I am the mother of the Claimant,
- 2.
3. At all times alleged in the Claim, was a minor and is currently a minor.
4. father, Sean Good, and I were unaware of the six (6) month time limit for filing a governmental claim.
5. Mr. Good and I recently consulted with Mr. Richard Conway. Mr. Conway informed us of the need to file a late claim. Therefore, we are moving forward with the filing of a late claim against the City of Lemoore.
6. I have personal knowledge of the foregoing facts and can testify competently thereto if called as a witness.

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1 I declare under the penalty of perjury that the foregoing is true and correct under the laws
2 of the State of California.

3
4 Executed at Hanford, California on April 7, 2017.

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7 Alene Martin, Declarant
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Staff Report

Item No: 3-3

To: Lemoore City Council

From: Steve Brandt, City Planner

Date: June 9, 2017

Meeting Date: June 20, 2017

Subject: Second Reading – Ordinance No. 2017-06 approving Zoning Text Amendment No. 2017-01: Amendments to portions of the following articles within the Lemoore Municipal Code related to Zoning and Subdivisions: Article A of Chapter 4 of Title 9 (Land Use Definitions); Article B of Chapter 4 of Title 9 (Allowed Uses and Required Entitlements); Article C of Chapter 4 of Title 9 (Temporary Use Permit Requirements and Exemptions.) Per California Environmental Quality Act (CEQA) Guidelines Sec. 15061(b)(3), this project is covered by the general rule that CEQA applies only to projects that have the potential for causing a significant effect on the environment.

Strategic Initiative:

- | | |
|---|--|
| <input checked="" type="checkbox"/> Safe & Vibrant Community | <input type="checkbox"/> Growing & Dynamic Economy |
| <input type="checkbox"/> Fiscally Sound Government | <input checked="" type="checkbox"/> Operational Excellence |
| <input checked="" type="checkbox"/> Community & Neighborhood Livability | <input type="checkbox"/> Not Applicable |

Proposed Motion:

Adopt Ordinance No. 2017-06 approving the second reading of Zoning Text Amendment No. 2017-01 making changes to the Lemoore Municipal Code, as identified therein.

Project Proposal:

City Council held a public hearing on these text amendments during the June 6, 2017 meeting, and approved the first reading of Ordinance No. 2017-06 on a 4-1 vote.

City Staff is requesting consideration for several text amendments by City Council. The specific proposed text changes are shown in Attachment A, with new wording in

underline, and wording to be removed in ~~strikeout~~. The following is a summary of each proposed change.

1. Land Use Description. Currently sales for automobiles, trucks, vans, large farm equipment, recreation vehicles, motorcycles, and boats are all grouped into one land use called auto and vehicle sales. City Staff is proposing that these uses be divided into two separate groups as enumerated below:

- 1) Auto and Light Vehicle Sales
- 2) Heavy Vehicle Sales

These two uses would have their own definition. The purpose for splitting them into two uses is so that they can be regulated differently by zone district. Table 9-4B-2 would be amended to show where these new uses would be allowed. Auto and Light Vehicle Sales would be changed to be a conditional use in the DMX-1 and DMX-2 zones. Staff is hoping that this change may encourage the establishment of auto sales businesses in the city. Currently, there are no new or used auto sales establishments in Lemoore. The break between light and heavy trucks would be that light trucks would be considered 10,000 lbs. or less (Truck Classes 1 and 2), which would include full size pick-ups, minivans, and utility vans.

2. Fueling Station Permit Requirements. Currently, fueling stations are required to obtain an administrative use permit in the RC, PO, ML, and MH zones. This a permit approved by staff. The proposed change would instead require that fueling stations in these zones be required to obtain a conditional use permit from the Planning Commission. This change will allow the Planning Commission to apply conditions that are specific to the particular fueling station that is under review.
3. Temporary Uses Exempt from Permit Requirements. Currently, events held on city property that are not in conjunction with a city use must obtain a temporary use permit for the specified event. City Staff is proposing that events held in city parks or city buildings will no longer require a temporary use permit. The City's Parks and Recreation Department has decided to take charge of facilitating, reviewing, and permitting all events occurring in city parks or city buildings. This will change the nature of the permitting process from being more of a land use issue to being more of a use of city property issue. This change only affects temporary use permits and special events. Uses on city property that require a conditional use permit, such as the one the BMX track obtained a few years ago, would still come before the Planning Commission for a CUP.

This project is covered by the general rule that the California Environmental Quality Act (CEQA) applies only to projects that have the potential for causing a significant effect on the environment. It can be seen with certainty that there is no possibility that this project may have a significant effect on the environment; therefore, the activity is not subject to CEQA. [Reference: State CEQA Guidelines sec. 15061(b)(3), General Rule Exemption]

Financial Consideration(s):

The proposed Ordinance changes will not have a financial effect on the City of Lemoore.

Alternatives or Pros/Cons:

- City Council could choose to modify or remove one or more of the proposed Zoning Ordinance changes. There is no deadline for decision.
- City Council could decide to leave the Ordinance as it is now.

Commission/Board Recommendation:

The Planning Commission held a public hearing to review the proposed changes on May 8, 2017. The Commission voted 6-0 (Badasci absent) to recommend approval of the proposed changes.

Staff Recommendation:

Staff recommends City Council approve the second reading of Zoning Text Amendment 2017-01 by adopting Ordinance No. 2017-06. The Ordinance will take effect 30 days following adoption.

Attachments:

- ☐ Resolution:
- ☒ Ordinance: 2017-06 w/Ex A
- ☐ Map
- ☐ Contract
- ☐ Other
- List:

Review:

- ☒ Finance
- ☒ City Attorney
- ☒ City Manager
- ☒ City Clerk

Date:

- 6/13/17
- 6/14/17
- 6/13/17
- 6/15/17

ORDINANCE NO. 2017-06

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LEMOORE
APPROVING ZONING ORDINANCE TEXT AMENDMENT NO. 2017-01
MAKING AMENDMENTS TO PORTIONS OF THE FOLLOWING ARTICLES
WITHIN THE LEMOORE MUNICIPAL CODE RELATED TO ZONING:
ARTICLE A OF CHAPTER 4 OF TITLE 9 (LAND USE DEFINITIONS);
ARTICLE B OF CHAPTER 4 OF TITLE 9 (ALLOWED USES AND REQUIRED
ENTITLEMENTS); ARTICLE C OF CHAPTER 4 OF TITLE 9 (TEMPORARY USE
PERMIT REQUIREMENTS AND EXEMPTIONS)**

THE CITY COUNCIL OF THE CITY OF LEMOORE HEREBY DOES ORDAIN:

SECTION 1. FINDINGS.

- (a) The City of Lemoore has previously amended ordinances within the Lemoore Municipal Code pertaining to staff-identified issues and compliance with state laws.
- (b) On May 8, 2017, the Planning Commission of the City of Lemoore held a public hearing and reviewed the amendments to the Lemoore Municipal Code, and recommended these amendments to the City Council.
- (c) Amendments and additions to the Lemoore Municipal Code are needed to encourage economic development and provide appropriate land use regulation.
- (d) This ordinance is consistent with the City of Lemoore General Plan, Lemoore Municipal Code and the Zoning Ordinance and would not be detrimental to the public interest, health, safety, convenience, and welfare of the City.
- (e) This ordinance is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3).

SECTION 2. Amendments are to portions of the following chapters within the Lemoore Municipal Code: Article A of Chapter 4 of Title 9 (Land Use Definitions); Article B of Chapter 4 of Title 9 (Allowed Uses and Required Entitlements); Article C of Chapter 4 of Title 9 (Temporary Use Permit Requirements and Exemptions) as specifically identified in Attachment A. Text additions are shown in underline format. Text deletions are shown in strikeout format.

* * * * *

The foregoing Ordinance was introduced at a regular meeting of the City Council of the City of Lemoore held on the 6th day of June 2017 and was passed and adopted at a regular meeting of the City Council held on the 20th day of June 2017 by the following vote:

AYES:

NOES:

ABSTAINING:

ABSENT:

ATTEST:

APPROVED:

Mary J. Venegas, City Clerk

Ray Madrigal, Mayor

Attachment A

ORDINANCE NO. 2017-06**9-4A-5: DESCRIPTION OF LAND USES:**

A. "A" Definitions:

AUTO AND LIGHT VEHICLE SALES: Retail establishments selling automobiles, light trucks, vans, and large farm equipment (e.g., combines, tractors). ~~This use listing includes the sales of recreation vehicles, motorcycles, and boats.~~ May also include repair shops and the sales of parts and accessories, incidental to vehicle dealerships. It does not include the sale of heavy trucks, large farm equipment (e.g., combines, tractors), recreation vehicles, and boats (see "heavy vehicle sales"), the sale of auto parts/accessories separate from a vehicle dealership (see "auto parts sales"), bicycle and moped sales (see "retail, general"), tire recapping establishments (see "vehicle services - major"), businesses dealing exclusively in used parts (see "recycling facility - scrap and dismantling"), or "fueling station", all of which are separately defined.

HEAVY VEHICLE SALES: Retail establishments selling heavy trucks, large farm equipment (e.g., combines, tractors), recreation vehicles, and boats. May also include repair shops and the sales of parts and accessories, incidental to vehicle dealerships. It does not include the sale of vehicle parts/accessories separate from a vehicle dealership (see "auto parts sales"), automobile, light trucks and motorcycle sales (see "auto and light vehicle sales"), bicycle and moped sales (see "retail, general"), tire recapping establishments (see "vehicle services – major"), businesses dealing exclusively in used parts (see "recycling facility – scrap and dismantling"), or "fueling station", all of which are separately defined.

9-4B-2: ALLOWED USES AND REQUIRED ENTITLEMENTS; BASE ZONING DISTRICTS:

TABLE 9-4B-2

ALLOWED USES AND REQUIRED ENTITLEMENTS FOR BASE ZONING DISTRICTS

P	=	Permitted by right	N	=	Not permitted
A	=	Administrative use permit required	C	=	Conditional use permit required

Land Use/ Zoning District	Residential Zoning Districts							Special Purpose Zoning Districts				Mixed Use Zoning Districts				Office, Commercial, And Industrial Zoning Districts				
	A R	R V L	R L	R N	R L M	R M	R H	W	A G	P R	C F	D M X	D M X	D M X	M U	N C	R C	P O	M L	M H

		D	D		D	D	D					- 1	- 2	- 3						
Auto and light vehicle sales	N	N	N	N	N	N	N	N	N	N	N	<u>N</u> <u>C</u>	<u>N</u> <u>C</u>	N	C	N	P	N	P	N
Heavy vehicle sales	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>C</u>	<u>N</u>	<u>P</u>	<u>N</u>	<u>P</u>	<u>N</u>
Fueling Station ²²	N	N	N	N	N	N	N	N	N	N	N	N	C	N	C	C	<u>A</u> <u>C</u>	<u>A</u> <u>C</u>	<u>A</u> <u>C</u>	<u>A</u> <u>C</u>

9-4C-2: PERMIT REQUIREMENTS AND EXEMPTIONS:

Uses of property (including land, buildings, and structures) and activities that are temporary in nature shall comply with the permit requirements described below. The process for application for and review and issuance of a temporary use permit shall be as described in section 9-2B-4, "Temporary Use Permit", of this title.

A. Temporary Uses Exempt From Permit Requirements: The following temporary activities and uses are allowed by right and expressly exempt from the requirement of first obtaining a temporary use permit, provided they conform to the listed development standards. Uses that fall outside of the categories defined shall be required to obtain a temporary use permit.

1. Car washes of a temporary nature (e.g., school fundraisers).
2. Construction yards, storage sheds, and construction offices (on site) in conjunction with an approved construction project where the yard and/or shed are located on the same site as the approved project.
3. Emergency public health and safety facilities established by a public agency.
4. Entertainment and assembly events held within auditoriums, stadiums, or other public assembly facilities, provided the proposed use is consistent with the intended use of the facility.
5. Entertainment and assembly events as part of an allowed permanent use (e.g., race at a raceway).
6. Events held exclusively in city parks or city buildings on city property and that are in conjunction with the city use.
7. Events held exclusively on school grounds and that are in conjunction with the school use.
8. Events held exclusively on church grounds and that are in conjunction with the church use.

9. Garage and yard sales held on private property and when occurring no more than three (3) consecutive days two (2) times per calendar year.
10. Outdoor promotional events and seasonal sales related to an existing business with temporary outdoor display and sales of merchandise and seasonal sales in conjunction with an established commercial business that holds a valid business license and is in compliance with the development standards of this title.
11. Seasonal sales involving fireworks, as these uses are permitted through existing state processes and city business license.
12. Storage containers not in conjunction with an approved construction project when:
 - a. Located on residential property for periods less than seventy two (72) hours, or
 - b. Located on nonresidential property for periods of no more than forty five (45) days.



119 Fox Street • Lemoore, California 93245 • (559) 924-6700 • Fax (559) 924-9003

Staff Report

Item No: 3-4

To: Lemoore City Council

From: Nathan Olson, Interim City Manager

Date: June 7, 2017 Meeting Date: June 20, 2017

Subject: Agreement between the City of Lemoore and the Lemoore Chamber of Commerce

Strategic Initiative:

- | | |
|--|--|
| <input type="checkbox"/> Safe & Vibrant Community | <input type="checkbox"/> Growing & Dynamic Economy |
| <input type="checkbox"/> Fiscally Sound Government | <input type="checkbox"/> Operational Excellence |
| <input type="checkbox"/> Community & Neighborhood Livability | <input type="checkbox"/> Not Applicable |

Proposed Motion:

Approve the agreement between the City of Lemoore and the Lemoore Chamber of Commerce and authorize the Interim City Manager to sign the agreement.

Subject/Discussion:

The current contract with the Lemoore Chamber of Commerce is set to expire on June 30, 2017. City Staff has been working with the Executive Board of the Lemoore Chamber of Commerce regarding a new contract. The proposed contract is to take effect July 1, 2017 and end on June 30, 2019.

The agreement outlines the services to be performed by the Lemoore Chamber of Commerce, which includes:

- Organize, sponsor and implement four (4) community events annually, to include the Lemoore Holiday Parade
- Meet or contact every business within the City of Lemoore
- Maintain an active marketing program and include the City's logo on marketing materials

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- Prepare, maintain and distribute marketing materials
- Provide quarterly updates to the City

In support of the Lemoore Chamber of Commerce's dedication and service to the community, the City of Lemoore will contribute \$30,000 annually for sponsorship of community events and payment for services related to business development and marketing.

The previous two-year contract with the Lemoore Chamber of Commerce contributed \$54,000 and \$55,000 respectively, for services, which included economic development efforts and specific programs facilitated by the Chamber, as well as annual community events, business development and marketing.

For many years, the contracts with the Lemoore Chamber of Commerce were funded through the Redevelopment Agency, and not with the use of the City's general fund. However, with the disbanding of the Redevelopment Agency, the City no longer has Redevelopment Agency funds available to assist in paying for the services provided by the Lemoore Chamber of Commerce. As such, agreements with the Chamber are now funded through the City's general fund.

During the budget development process for fiscal year 2017-2018, each department was required to make significant cuts in order to achieve a balanced budget. The Lemoore Chamber of Commerce contract is funded through the City Manager's Office budget as a professional services contract. In order to achieve a balanced budget, the City Manager's Office is proposing a reduction to the Chamber contract.

In addition to the Lemoore Chamber of Commerce contract, several other contracts are funded by the City Manager's Office, including the contract with CrisCom for economic development services. The Kings Economic Development Corporation has also reached out to the City and has expressed an interest in entering into a contract for economic development services. In light of the economic development goals and budgetary challenges, the proposed Lemoore Chamber of Commerce agreement has been reduced to \$30,000 annually, to accommodate the needs of the City in economic development efforts.

Financial Consideration(s):

The Lemoore Chamber of Commerce agreement is funded through the City Manager's Office (4213), Professional Services Contracts (4310), and is budgeted for \$30,000 in fiscal year 2017-2018.

Alternatives or Pros/Cons:

Pros:

- City sponsorship of community events
- Marketing and business development services provided

Cons:

- None noted

Commission/Board Recommendation:

Not Applicable

Staff Recommendation:

City Staff recommends approval of the two-year agreement with the Lemoore Chamber of Commerce, and authorization for the Interim City Manager to execute the agreement.

Attachments:

- ☐ Resolution:
 - ☐ Ordinance:
 - ☐ Map
 - ☐ Contract
 - ☒ Other
- List: Agreement

Review:

- ☒ Finance
- ☒ City Attorney
- ☒ City Manager
- ☒ City Clerk

Date:

- 6/13/17
- 6/14/17
- 6/13/17
- 6/15/17

**AGREEMENT
BETWEEN THE CITY OF LEMOORE
AND THE LEMOORE CHAMBER OF COMMERCE**

This Agreement is entered into between the City of Lemoore, a California municipal corporation and general law city ("City"), and the Lemoore Chamber of Commerce, a California non-profit corporation ("Chamber") with respect to the following recitals, which are a substantive part of this Agreement:

RECITALS

- A. The Chamber is organized for promoting the social, civic, and economic welfare of the City;
- B. The City desires to promote the advantages of the City for business, industrial, and economic development; and
- C. The Chamber has the special knowledge and experience to assist in promoting the City for business, industrial, and economic development.

NOW THEREFORE, City and Chamber agree as follows:

- 1. Term. The term of this Agreement shall be from July 1, 2017 through June 30, 2019, unless terminated sooner by either party upon thirty (30) days written notice. Any extension of this Agreement beyond fiscal year 2018-2019 shall require a new agreement.
- 2. Compensation. For performance of the services described in Section 3 of this Agreement, City shall pay to the Chamber a fee of thirty thousand dollars (\$30,000) for each fiscal year, provided the programs and services anticipated by this Agreement have been carried out to the satisfaction of the City. The fee shall be prorated and paid within thirty (30) days following the end of a fiscal quarter, if all services have been performed satisfactorily during the quarter, unless this Agreement is terminated sooner, in which case no further payments shall be made. Should this Agreement be terminated prior to June 30, 2019, Chamber funding shall be prorated to the date of termination and any excess funding received by the Chamber shall be returned to the City within fifteen (15) days of termination.
- 3. Services. The Chamber shall provide the following services:
 - A. Events. Organize, sponsor and implement at least four (4) community events, per year, in the City during the term of this Agreement, specifically including, but not limited to, the Holiday Parade. The Chamber shall propose and work with the City to create other mutually agreed upon events that include festivals, celebrations, banquets, parades, concerts or other mutually agreed upon activities.

Facility rental fees associated with the four (4) events and conducted as part of this agreement will be waived. All other provisions of the Special Event Application process must be met.

B. Maintain Viable Organization. Maintain a viable organization with membership reflective of all types of businesses within the City.

C. Knowledge of Resources. Become familiar with and understand the City, Kings County, and State resources and programs for assisting businesses within the City. Chamber representatives shall make every effort to attend any informational meetings that may benefit the business of the City.

D. Business Contacts. Meet with or contact every business in the City at least once per year, if time and funds allow, to promote the Chamber and the City. These meetings shall be by phone, e-mail or in person with the owner or manager. Such contacts will be quantified and report to Council as part of the Quarterly Reports.

E. Marketing. Maintain an active marketing program for existing and new businesses. Such activities may include open house mixers for new businesses and similar activities. The City's logo shall be included on all Chamber marketing materials.

F. Promotional Literature. Prepare, maintain, and distribute literature that promotes the Chamber and the City, including but not limited to the Lemoore Chamber of Commerce website, social media pages, and the printed business guide.

G. Quarterly Reports.

(i) Provide to the City a quarterly report describing in detail its services for the quarter. The report shall be submitted at least fifteen (15) days prior to the end of the fiscal quarter.

(ii) City will designate a contact person to serve as the liaison between the City and the Chamber to inform the Chamber of City activities and to receive the quarterly reports.

H. Audit. The City reserves the right to review, during normal business hours, the books and records of the Chamber's expenditures which are related to the programs required by the provisions of this Agreement. As part of any annual financial audit of the Chamber's books and records, the audit shall include tests for compliance with this Agreement. These tests shall be performed in conformance with generally accepted auditing standards. The auditor shall prepare a separate written report on the compliance with the provisions of this Agreement.

4. Other Provisions.

A. Independent Contractor. It is understood and agreed that in the performance of this Agreement, the Chamber is an independent contractor. The Chamber shall take out and maintain Workers Compensation, State Disability, and other insurance coverage as required by law and shall in all other respects comply with applicable provisions of Federal, State, and local laws, rules, and regulations.

B. Indemnification. The Chamber shall indemnify, hold harmless, and defend the City and its officers, agents, or employees from all claims for money, damages, or other relief arising in any way from the performance of this Agreement by the Chamber, its officers, agents, members, or employees. The Chamber shall take out and maintain for the full term of this Agreement liability insurance providing protection for personal injury, wrongful death, and property damage. Such insurance to be in amounts of one million dollars (\$1,000,000.00) per event, and issued by carriers acceptable to the City. The Chamber shall provide the City with certificates of insurance evidencing such coverage and naming the City as an “additional insured.” All certificates shall expressly state that the policy(ies) may not be terminated, canceled, or modified without thirty (30) days prior written notice actually received by the City at its regular address, 429 C Street, Lemoore, CA 93245.

C. Limitation On Use of Funds. The funds provided to the Chamber by the City pursuant to this Agreement shall not be directly or indirectly used for any political purpose whatsoever. This prohibition includes, but is not limited to, campaigns, events, promotions, literature, lobbying, or other activities for, against or on behalf of any state, local, or federal legislation, issue, candidate(s), or action, whether partisan in nature or not.

D. Entire Agreement. This Agreement constitutes the entire agreement and understanding between the parties. There are no oral understandings, terms, or conditions, and neither party has relied upon any representation, express or implied, not contained herein. All prior understandings, terms, or conditions are deemed merged into this Agreement.

E. Severability. If any provision of this Agreement is held to be void, voidable or unenforceable, the remaining portions of the Agreement shall remain in full force and effect.

F. Amendments. Any modification of this Agreement must be in writing and signed by both parties. No oral modifications shall be effective to vary or alter the terms of this Agreement.

G. Execution in Counterparts. This Agreement may be executed in counterparts such that the signatures may appear on separate signature pages. A copy, or an original, with all signatures appended together shall be deemed a fully executed Agreement. Signatures transmitted by facsimile shall be deemed original signatures.

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

I. Binding Effect. This Agreement is for the benefit of and shall be binding on all parties and their respective successors.

J. Authority. The parties represent and warrant that each has the full right, power, legal capacity and authority to enter into and perform their obligations under this Agreement and that no other approvals or consents of any other persons are necessary to make this Agreement enforceable.

K. Interpretation. The language of all parts of this Agreement shall, in all cases, be construed as a whole, according to its fair meaning, and not strictly for or against either party.

IT IS SO AGREED. IN WITNESS WHEREOF, the parties have executed this Agreement on the dates following their signature.

CITY OF LEMOORE

LEMOORE CHAMBER OF COMMERCE

By: Ray Madrigal
Mayor

By: Amy Ward
Interim Chief Executive Officer

Dated: June ___, 2017

Dated: June ___, 2017



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Staff Report

Item No: 3-5

To: Lemoore City Council
From: Michelle Speer, Assistant to the City Manager
Date: June 7, 2017 Meeting Date: June 20, 2017
Subject: Development Impact Fee – Resolution 2017-15
Strategic Initiative:

- | | |
|---|--|
| <input type="checkbox"/> Safe & Vibrant Community | <input type="checkbox"/> Growing & Dynamic Economy |
| <input checked="" type="checkbox"/> Fiscally Sound Government | <input checked="" type="checkbox"/> Operational Excellence |
| <input type="checkbox"/> Community & Neighborhood Livability | <input type="checkbox"/> Not Applicable |

Proposed Motion:

Adopt Resolution 2017-15 regarding amendments to the development impact fees, as presented in the attached report titled “Impact Fee Study” dated June 6, 2017.

Subject/Discussion:

On July 5, 2016, City Council approved the professional services contract with TischlerBise to update the City’s development impact fees. Development Impact Fees (DIFs) are one-time payments required of new development to finance, defray or reimburse all or a portion of the costs incurred for public facilities and services, which the new development will impact.

The California Government Code enables local governments to establish impact fees as a source of revenue to fund infrastructure necessitated by new growth. This requires that the local government base the fees on a capital improvement plan, provide for accounting and reporting of fee collections and expenditures, and determine there is a reasonable relationship between the fee’s use and the type of development project on which the fee is based.

Pursuant to the Mitigation Fee Act (California Government Code sections 66000, et. seq.), DIFs are segregated from the General Fund.

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Under Government Code section 66001, the City must make findings to:

- (1) identify the purpose of the DIFs,
- (2) the use to which the DIFs are to be put
- (3) determine how there is a reasonable relationship between:
 - (a) The use of the DIFs and the development type on which it is imposed;
 - (b) The need for the facility and the type of development on which the DIFs are imposed; and
 - (c) The amount of the DIFs and the facility cost attributable to the development project.

The attached report discusses in detail the above requirements.

On June 6, 2017 City Council conducted a public hearing regarding the amendments to the existing development impact fees. A resolution to adopt the new development impact fees is before City Council for review and adoption.

Financial Consideration(s):

The contract with TischlerBise to complete the study was \$75,120, and was budgeted in the 5-Year Community Investment Program (CIP). The final report has been completed, and the contract with TischlerBise is complete.

Alternatives or Pros/Cons:

Pros:

- Ensures new growth pays their fair share for infrastructure in the community.
- Provides an opportunity for the fee structure to be reviewed and evaluated.

Cons:

- As a result of the study, DIFs may increase, which may not be viewed favorably in the building community.

Commission/Board Recommendation:

Not applicable.

Staff Recommendation:

City Staff recommends adoption of Resolution 2017-15, amending the City's development impact fees. The new fees will take effect sixty (60) days following adoption by City Council. City Staff further recommends that the City Council approve the attached report titled "Impact Fee Study" dated June 6, 2017 and prepared by TischlerBise.

Attachments:

- ☒ Resolution: 2017-15
- ☐ Ordinance:
- ☐ Map
- ☐ Contract
- ☒ Other
- List: Impact Fee Study

Review:

- ☒ Finance
- ☒ City Attorney
- ☒ City Manager
- ☒ City Clerk

Date:

- 6/13/17
- 6/14/17
- 6/12/17
- 6/15/17

RESOLUTION NO. 2017-15

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
LEMOORE AMENDING EXISTING DEVELOPMENT IMPACT FEES**

WHEREAS, with the adoption of Ordinance 92-10 on August 18, 1992, the City Council established development impact fees in accordance with applicable law including without limitation Government Code section 66000, et seq. (the Mitigation Fee Act), and authorized the imposition of development impact fees in amounts to be set by subsequent City Council resolutions; and

WHEREAS, the development impact fee amounts have previously been set by Resolution No. 2014-02; Resolution No. 2011-33; and Resolution No. 2010-10, Resolution No. 2008-20, Resolution No. 2006-46, and Resolution No. 2000-21, respectively; and

WHEREAS, a report entitled “Impact Fee Study” (the “Nexus Study”) has been prepared that establishes the nexus between the imposition of an updated development impact fee program (“Development Impact Fees,” or “Fees”) and the estimated reasonable cost of providing the services and constructing the public facilities for which the Fees are being charged; and

WHEREAS, the Nexus Study identifies the purpose of the Development Impact Fees and the use to which the Fees will be put, and a copy of the Nexus Study is attached as Attachment “A” to this resolution, and incorporated herein by this reference; and

WHEREAS, the Nexus Study has been made available for public review and a copy is on file in the City Clerk’s office a copy; and

WHEREAS, the City Council held and conducted a public hearing on June 6, 2017, in accordance with applicable public notice, to review and consider the Nexus Study and the potential implementation of updated and increased Fees; and

NOW, THEREFORE, in accordance with the provisions of Government Code section 66000 et seq. the City Council of the City of Lemoore, after review of the record and consideration of all testimony and evidence presented at the public hearing, hereby finds, declares, and resolves as follows:

1. The City Council of the City of Lemoore, using its independent judgment, has reviewed and hereby approves and adopts the Nexus Study as attached Attachment “A” incorporated by this reference. The Nexus Study identifies the purpose of purposes and uses of the Development Impact Fees.

2. A reasonable relationship exists between the need for City public facilities and the type of development project on which the Development Impact Fees are imposed as indicated by the Nexus Study. Development Impact Fees collected from each new development will generate revenue which is necessary to offset development’s impacts to the City’s facilities.

3. A reasonable relationship exists between the use of Development Impact Fees and the type of development project on which the fees are imposed as indicated by the Nexus Study. Development Impact Fees collected will be used for the acquisition, installation, and construction of the public facilities identified in the Nexus Study.

4. A reasonable relationship exists between the amount of the Development Impact Fees and the cost of the public facilities attributable to the development on which the Fees are imposed as indicated by the Nexus Study. The method of allocation of the respective Fees to a particular development project bears a fair relationship, and is roughly proportional to, the development project's burden on, and benefits from, public facilities to be funded by the Development Impact Fees.

5. The adoption of this resolution is statutorily exempt, pursuant to Public Resources Code Section 21080(b)(8) and the California Environmental Quality Act ("CEQA") and the CEQA Guidelines under Section 15273(a).

6. The Development Impact Fees collected shall be placed in an individual interest bearing account, or multiple accounts, established for the purpose of tracking the fee revenue and expenses separately.

7. The Development Impact Fees shall be solely used for (i) the purposes described in the Nexus Study; (ii) reimbursing the City for a development project's fair share of those public facilities identified in the Nexus Study and constructed by the City; or (iii) reimbursing developers who construct public facilities identified in the Nexus Study.

9. Schedule of Maximum Supportable Impact Fees.

Effective on and after August 19, 2017, Development Impact Fees shall be imposed according to the following schedule(s) to the following infrastructure categories unless otherwise amended by resolution of the City Council. The following schedule of Development Impact Fees assumes a single citywide service area.

<i>Non-Utility Fee Component</i>	<i>Per Unit</i>		<i>Per 1,000 Sq Ft</i>		
	<i>Single Family</i>	<i>Multi-Family</i>	<i>Industrial</i>	<i>Retail / Restaurant</i>	<i>Office / Institutional</i>
Community/Rec Facility	\$431	\$327			
Fire	\$820	\$622	\$471	\$526	\$873
General Municipal Facilities	\$664	\$504	\$541	\$605	\$1,004
Law Enforcement	\$804	\$610	\$300	\$2,212	\$866
Parks	\$1,803	\$1,368			
Refuse Vehicles & Containers	\$306	Varies	Varies	Varies	Varies
Storm Drainage	\$730	\$574	\$727	\$773	\$727
Streets and Thoroughfares	\$4,897	\$3,589	\$979	\$6,550	\$2,828
<i>Proposed Non-Utility Total</i>	<i>\$10,455</i>	<i>\$7,594</i>	<i>\$3,018</i>	<i>\$10,666</i>	<i>\$6,298</i>
Current Fee	\$10,415	\$7,625	\$2,590	\$7,682	\$3,946
Difference	\$40	-\$31	\$428	\$2,984	\$2,352

<i>Utility Fee Component (up to 1.5" meter)</i>	<i>Per Connection</i>				
	<i>Single Family</i>	<i>Multi-Family</i>	<i>Industrial</i>	<i>Retail / Restaurant</i>	<i>Office / Institutional</i>
Wastewater	\$2,525	\$1,855	\$2,525	\$2,525	\$2,525
Water	\$871	\$631	\$871	\$871	\$871
<i>Proposed Utility Total</i>	<i>\$3,396</i>	<i>\$2,486</i>	<i>\$3,396</i>	<i>\$3,396</i>	<i>\$3,396</i>
Current Fee	\$3,296	\$2,164	\$11,536	\$11,536	\$11,536
Difference	\$100	\$322	-\$8,140	-\$8,140	-\$8,140

A. Development Impact Fees for residential development shall be calculated per housing unit. Development Impact Fees for non-residential units shall be based on the applicable amount per 1,000 square foot described in this Chapter.

C. Development Impact Fees shall be calculated at the time of issuance of the building permit of a building that is triggering their collection and shall be collected prior to the final inspection of said building permit.

D. Development Impact Fees shall be calculated based on the building's use, with a best fit into one of the applicable land use type fee categories identified in the Nexus Study and in instances where a unique use is presented, the City's Planning Department will determine, in its sole discretion, which land use category is most appropriate.

E. Development Impact Fees collected on Single Family and Multi-Family Residential property shall be based on the applicable amount per unit described in this Chapter.

F. Development Impact Fees collected on the reuse of an existing building shall be calculated based upon the current land use category less any previous Development Impact Fee paid to the City. The land owner shall be required to provide evidence of prior payment of the Development Impact Fee.

10. Deposit of fees in trust fund.

The Development Impact Fees received by the City shall be deposited into separate trust funds in a manner to avoid any co-mingling of the fees with other revenues and funds of the City, except for temporary investments, and expended to the City solely for the purposes for which the fees were collected. Any interest income earned by monies in any such trust fund shall also be deposited into such trust fund and the City of Lemoore shall expend such funds for the purposes of providing capital improvements and equipment to serve new development projects.

11. Protests and appeals.

Any landowner, developer, or other aggrieved party may file a protest of the Development Impact Fees in the manner provided and within the times provided for in Sections 66020 and 66021 of the Government Code. For the purposes of determining the applicable time and limitations periods set forth in Government Code Section 66020, the date of the imposition of fees under this Ordinance shall be the date of the earliest legislative approval by the Land Use Authority of the development project upon which the fees are imposed as a condition of approval of the project. Protests shall be made to the Land Use Authority as provided in Section 6.

12. Administration.

- a) *Administrative Fee.* The City shall be responsible for administration of the Development Impact Fee, including the calculation and collection of the fees, tracking of deposits, and preparation of required reports.
- b) *Annual Adjustment.* An annual adjustment to account for cost escalations shall be applied to all Development Impact Fees in this Chapter in the manner and time specified herein:
 - 1. Prior to the end of each fiscal year, the Community Development Department shall report to the Clerk of the City Council his or her finding on the annual escalation of construction costs for the prior twelve (12) months through May and the Development Impact Fees shall be adjusted accordingly.
 - 2. The basis for this annual adjustment shall be the percentage increase in the blended average of the San Francisco-Oakland-San Jose, CA Consumer Price Index (“CPI”) and the Los Angeles-Riverside-Orange County, CA CPI, as published by the Bureau of Labor Statistics, for the period ending May of the previous fiscal year. The base month for application of this adjustment shall be May 2017 and the application shall be applied to the amounts shown in Section 3 and applicable on July 1st of each fiscal year.
 - 3. The City shall post the annual adjustment in fees as specified in this section.

13. Credits and reimbursements.

(a) Development Impact Fee credits and reimbursements will be available to developers who fund construction of eligible Facilities. The City shall determine which Facilities will be eligible for developers to construct. Facilities must meet City standards for acquisition projects in order to be eligible for Development Impact Fee credits or reimbursements. Developers will be responsible for complying with all applicable laws, codes, and regulations relating to contracting and construction procedures for publicly funded public works projects.

(b) Developers will be eligible for Development Impact Fee credits up to one (100%) percent of the Development Impact Fees. Fee credits/reimbursements will be available for the Facility cost up to the lesser of (1) the cost shown in the Nexus Study and (2) actual construction cost of the eligible Facilities. Development Impact Fee credits/reimbursements will be adjusted annually in the same manner as the Development Impact Fees. Once fee credits have been determined, they will be used at the time the respective fees would be due. The City, in its sole discretion, shall be responsible for determining the fee credit amount.

(c) Once all criteria are met, Development Impact Fee credits may be taken against fees when payable. To obtain fee credits, the Facilities must meet all City standards and criteria. The City maintains the flexibility to allocate fee credits in a manner it chooses.

(d) Reimbursements will be due to developers who finance Facilities in excess of their fair share of the cost of these Facilities. In such a case, developers would first obtain Development Impact Fee credits up to their fair share cost requirement for a Facility and then await reimbursement from Development Impact Fee revenue collections from other fee payers. Reimbursement priority will be determined on a first-in and first-out basis. When funds are available, and no high priority projects need to be financed, reimbursements will be paid to the first (1st) developer waiting for reimbursement. Once that developer is paid in full, the next developer awaiting reimbursement will start to be repaid in full. To obtain reimbursements, developers must enter into a reimbursement agreement with the City. Reimbursements will be paid only after the City's acceptance of the Facilities. Reimbursements are an obligation payable only from the Development Impact Fee program funds and not an obligation of the City's general fund.

15. The amended development impact fees prescribed by this resolution shall take effect sixty (60) days following adoption of this resolution by the City Council. This resolution shall remain in effect until modified, terminated, or rescinded by subsequent resolution of the City Council. This resolution and the Fees approved herein shall supersede and replace the development impact fee amounts set by previous City Council resolutions, including but not limited to Resolution No. 2010-10, Resolution No. 2008-20, Resolution No. 2006-46, and Resolution No. 2000-21, respectively.

NOW, THEREFORE, BE IT RESOLVED, that the City Council hereby approves Amending Existing Development Impact Fees.

PASSED AND ADOPTED by the City Council of the City of Lemoore at a Regular Meeting held on 20th day of June 2017 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

APPROVED:

Mary J. Venegas
City Clerk

Ray Madrigal
Mayor

Attachment A: Impact Fee Study, Prepared for: City of Lemoore

Impact Fee Study

Prepared for:
Lemoore, California

June 6, 2017



4701 Sangamore Road
Suite S240
Bethesda, MD
(301) 320-6900
www.TischlerBise.com

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EXECUTIVE SUMMARY

The City of Lemoore retained TischlerBise to analyze the impacts of development on the city's capital facilities and to calculate impact fees based on that analysis. Through interviews and discussions with city staff, and a work session with the City Council, TischlerBise developed the proposed impact fees discussed in this study.

Impact fees are collected from new construction and used to construct system improvements needed to accommodate new development. An impact fee represents new growth's proportionate share of capital facility needs. Impact fees do have limitations and should not be regarded as the total solution for infrastructure funding. Rather, they are one component of a comprehensive funding strategy to ensure provision of adequate public facilities. Impact fees may only be used for capital improvements or debt service for growth-related infrastructure. In contrast to general taxes, impact fees may not be used for operations, maintenance, replacement of infrastructure, or correcting existing deficiencies.

This report documents the data, methodology, and results of the impact fee study. It is the City of Lemoore's intent to impose impact fees to fund expenditures on capital facilities needed to serve new development. The proposed fees will be adopted at a level no greater than necessary to defray impacts directly related to, and generally applicable to, a broad class of property. The methods used to calculate impact fees in this study are intended to satisfy all legal requirements governing such fees, including provisions of the U. S. Constitution, the California Constitution, and the California Mitigation Fee Act (Government Code Sections 66000 *et seq.*).

Proposed Changes

Lemoore's current impact fees include two service areas: 1) East Side and 2) West Side. TischlerBise recommends a single, citywide service area. Current impact fees include the following thirteen infrastructure categories: 1) Community / Rec Facility, 2) Fire, 3) General Municipal Facilities, 4) Law Enforcement, 5) Park Land Acquisition, 6) Park Improvements, 7) Refuse Vehicle & Containers, 8) Storm Drainage, 9) Streets and Thoroughfares, 10) Wastewater Treatment / Disposal, 11) Wastewater Collection, 12) Water Supply / Holding, and 13) Water Distribution. Through interviews and meetings with city staff and elected officials, TischlerBise recommends reducing the number of infrastructure categories from thirteen to ten. A comparison of the proposed impact fee categories to the current impact fee categories is shown to the right of this paragraph.

<i>Proposed Fee Categories</i>	<i>Current Fee Categories</i>
Community / Rec Facility	Community / Rec Facility
Fire	Fire
General Municipal Facilities	General Municipal Facilities
Law Enforcement	Law Enforcement
Parks	Park Improvements Park Land Acquisition
Refuse Vehicle & Containers	Refuse Vehicle & Containers
Storm Drainage	Storm Drainage
Streets and Thoroughfares	Streets and Thoroughfares
Wastewater	Wastewater Collection Wastewater Treatment / Disposal
Water	Water Distribution Water Supply / Holding

For nonresidential development, current fees are assessed per acre according to six land use types. The proposed fee schedule for nonresidential development is designed to simplify the administration of nonresidential fees. Proposed nonresidential fees are assessed per 1,000 square feet of floor area for the following three land use types: 1) Industrial, 2) Retail / Restaurant, and 3) Office / Institutional. Figure 1 below includes a comparison of the proposed nonresidential land use types to the current nonresidential land use types.

Figure 1: Proposed Changes for Nonresidential Land Use Types

<i>Proposed Land Use Types</i>	<i>Current Land Use Types</i>
Industrial	Industrial
Retail / Restaurant	Neighborhood Commercial Regional Commercial
Office / Institutional	Parks / Open Space Professional Office Public / Institutional

Development and Demand Data

Both existing and planned development must be addressed as part of the nexus analysis required to support the establishment of impact fees. Land use data included in this study are based on information obtained from the City of Lemoore and the California Department of Finance. Demographic data used in this study are based on information obtained from the 2010 U.S. Census, 2014 American Community Survey 5-Year Estimates, Institute of Transportation Engineers, and the California Department of Transportation. These estimates and projections are discussed further in the Appendix.

Study Area and Time Frame

The study area for the impact fee analysis is the existing city. Data on future development used in this study represent the amount of additional development expected in the study area through 2031. The impact fees calculated in this study are based on the amount and type of projected development, and the fees are calculated in terms of current dollars. Development may occur sooner or later than projected, but the rate and timing of development will only affect the fee calculations in rare cases where fee revenue will be used to repay debt issued to fund capital facilities. If this situation arises in the study, it will be discussed in the fee analysis for a particular type of facility.

Proposed Fee Methods and Cost Components

Figure 2 summarizes the methods and cost components used for each infrastructure category in Lemoore's impact fee study. After consideration of input during work sessions and public hearings, the City Council may change the proposed impact fees by eliminating infrastructure types, cost components, and/or specific capital improvements. If changes are made during the adoption process, TischlerBise will update the fee study to be consistent with legislative decisions.

Figure 2: Proposed Fee Methods and Cost Components

<i>Fee Type</i>	<i>Service Area</i>	<i>Cost Recovery</i>	<i>Incremental Expansion</i>	<i>Plan-Based</i>	<i>Cost Allocation</i>
Community / Rec Facility	Citywide	N/A	Facility	N/A	Population
Fire	Citywide	N/A	Stations, Apparatus	N/A	Population, Jobs
General Municipal Facilities	Citywide	N/A	Facilities, Equipment	N/A	Population, Jobs
Law Enforcement	Citywide	N/A	Facilities, Vehicles	N/A	Population, Nonresidential Trips
Parks	Citywide	N/A	Land, Improvements	N/A	Population
Refuse Vehicle & Containers	Citywide	N/A	Vehicles, Containers	N/A	Pickups
Storm Drainage	Citywide	N/A	N/A	System Improvements, Master Plan	Acres of Impervious Development
Streets and Thoroughfares	Citywide	N/A	Arterials, Traffic Signals	Interchange, Master Plan	Vehicle Miles of Travel (VMT)
Wastewater	Citywide	N/A	Treatment Plant Upgrade	Collection, Master Plan	Gallons
Water	Citywide	N/A	N/A	Wells, Transmission, Master Plan	Gallons

Proposed Impact Fees

Figure 3 provides a schedule of the maximum supportable impact fees. **All fees assume a citywide service area** – a departure from the city’s current east side and west side service areas. **Impact fees for residential development are assessed per housing unit, and nonresidential impact fees are assessed per 1,000 square feet of floor area.** Current nonresidential fees are assessed per acre based on the average floor area ratio (FAR) for each land use. The city may adopt fees that are less than the amounts shown; however, a reduction in impact fee revenue will necessitate an increase in other revenues, a decrease in planned capital expenditures, and/or a decrease in the city’s LOS standards.

Figure 3: Schedule of Maximum Supportable Impact Fees

Non-Utility Fee Component	Per Unit		Per 1,000 Sq Ft		
	Single Family	Multi-Family	Industrial	Retail / Restaurant	Office / Institutional
Community / Rec Facility	\$431	\$327			
Fire	\$820	\$622	\$471	\$526	\$873
General Municipal Facilities	\$664	\$504	\$541	\$605	\$1,004
Law Enforcement	\$804	\$610	\$300	\$2,212	\$866
Parks	\$1,803	\$1,368			
Refuse Vehicles & Containers	\$306	Varies	Varies	Varies	Varies
Storm Drainage	\$730	\$574	\$727	\$773	\$727
Streets and Thoroughfares	\$4,897	\$3,589	\$979	\$6,550	\$2,828
Proposed Non-Utility Total	\$10,455	\$7,594	\$3,018	\$10,666	\$6,298
Current Fee	\$10,415	\$7,625	\$2,590	\$7,682	\$3,946
Difference	\$40	-\$31	\$428	\$2,984	\$2,352

Utility Fee Component (up to 1.5" meter)	Per Connection				
	Single Family	Multi-Family	Industrial	Retail / Restaurant	Office / Institutional
Wastewater	\$2,525	\$1,855	\$2,525	\$2,525	\$2,525
Water	\$871	\$631	\$871	\$871	\$871
Proposed Utility Total	\$3,396	\$2,486	\$3,396	\$3,396	\$3,396
Current Fee	\$3,296	\$2,164	\$11,536	\$11,536	\$11,536
Difference	\$100	\$322	-\$8,140	-\$8,140	-\$8,140

All costs in the impact fee calculations are given in current dollars with no assumed inflation rate over time. Necessary cost adjustments can be made as part of the recommended annual evaluation and update of impact fees. One approach is to adjust for inflation in construction costs by means of an index like the one published by Engineering News Record (ENR). This index can be applied against the calculated development impact fees. If cost estimates change significantly, the fees should be recalculated.

GENERAL LEGAL FRAMEWORK

U. S. Constitution

Like all land use regulations, development exactions, including development impact fees, are subject to the Fifth Amendment prohibition on taking of private property for public use without just compensation. Both state and federal courts have recognized the imposition of impact fees on development as a legitimate form of land use regulation, provided the fees meet standards intended to protect against regulatory takings. To comply with the Fifth Amendment, development regulations must be shown to substantially advance a legitimate governmental interest. In the case of development impact fees, that interest is in the protection of public health, safety, and welfare by ensuring that development is not detrimental to the quality of essential public services.

There is little federal case law specifically dealing with development impact fees, although other rulings on other types of exactions (e.g. land dedication requirements) are relevant. In one of the most important exaction cases, the U. S. Supreme Court found that a government agency imposing exactions on development must demonstrate an "essential nexus" between the exaction and the interest being protected (See *Nollan v. California Coastal Commission*, 1987). In a more recent case (*Dolan v. City of Tigard, OR*, 1994), the Court ruled that an exaction also must be "roughly proportional" to the burden created by development. However, the *Dolan* decision appeared to set a higher standard of review for mandatory dedications of land than for monetary exactions such as development impact fees. Constitutional issues related to development impact fees will be discussed in more detail below.

California Constitution

The California Constitution grants broad police power to local governments, including the authority to regulate land use and development. That police power is the source of authority for a wide range of regulations, including the authority to impose development impact fees on development to pay for infrastructure and capital facilities. Some development impact fees have been challenged on grounds that they are special taxes imposed without voter approval in violation of Article XIII A, which was added by Proposition 13 in 1978. That objection is valid only if the fees exceed the cost of providing capital facilities needed to serve new development. If that were the case, then the fees would also run afoul of the U. S. Constitution and the Mitigation Fee Act. Articles XIII C and XIII D, added by Proposition 218 in 1996, require voter approval for some "property-related fees," but exempt "the imposition of fees or charges as a condition of property development."

The Mitigation Fee Act

California's development impact fee statute originated in Assembly Bill 1600 during the 1987 session of the Legislature, and took effect in January of 1989. AB 1600 added several sections to the Government Code, beginning with Section 66000. Since that time the development impact fee statute has been amended from time to time, and in 1997 was officially titled the "Mitigation Fee Act." Unless otherwise noted, code sections referenced in this report are from the Government Code.

The Act does not limit the types of capital improvements for which development impact fees may be charged. It defines public facilities very broadly to include "public improvements, public services and community amenities." Although the issue is not specifically addressed in the Mitigation Fee Act, other provisions of the Government Code (see Section 65913.8) prohibit the use of development impact fees for maintenance or operating costs. Consequently, the fees calculated in this report are based on capital costs only.

The Mitigation Fee Act does not use the term "mitigation fee" except in its official title. Nor does it use the more common term "impact fee." The Act simply uses the word "fee," which is defined as "a monetary exaction, other than a tax or special assessment, ... that is charged by a local agency to the applicant in connection with approval of a development project for the purpose of defraying all or a portion of the cost of public facilities related to the development project" To avoid confusion with other types of fees, this report uses the widely-accepted term "impact fee," which should be understood to mean "fee" as defined in the Mitigation Fee Act.

The Mitigation Fee Act contains requirements for establishing, increasing and imposing development impact fees. They are summarized below. It also contains provisions that govern the collection and expenditure of fees, and require annual reports and periodic re-evaluation of development impact fee programs. Those administrative requirements are discussed in the Implementation Chapter of this report. Certain fees or charges related to development are exempted from the requirements of the Mitigation Fee Act. Among them are fees in lieu of park land dedication as authorized by the Quimby Act (Section 66477), fees collected pursuant to a reimbursement agreement or developer agreement, and fees for processing development applications.

Required Findings

Section 66001 requires that an agency establishing, increasing or imposing development impact fees, must make findings to:

1. Identify the purpose of the fee;
2. Identify the use of the fee; and,
3. Determine that there is a reasonable relationship between:
 - a. The use of the fee and the development type on which it is imposed;
 - b. The need for the facility and the type of development on which the fee is imposed; and
 - c. The amount of the fee and the facility cost attributable to the development project (Applies only upon imposition of fees).

Each of those requirements is discussed in more detail below.

Identifying the Purpose of the Fees

The broad purpose of development impact fees is to protect the public health, safety, and general welfare by providing for adequate public facilities. The specific purpose of the fees calculated in this study is to fund the construction and/or purchase of certain capital improvements identified in this report. Those improvements are needed to mitigate the impacts of additional development in the city,

and thereby prevent deterioration in public services that would result from additional development if development impact fee revenues were not available to fund such improvements. Findings with respect to the purpose of a fee should state the purpose of the fees as financing development-related public facilities in a broad category, such as street improvements or water supply system improvements.

Identifying the Use of the Fees

According to Section 66001, if a fee is used to finance public facilities, those facilities must be identified. A capital improvement plan may be used for that purpose, but is not mandatory if the facilities are identified in the General Plan, a Specific Plan, *or in other public documents*. If a capital improvement plan is used to identify the use of the fees, it must be updated annually by resolution of the governing body at a noticed public hearing. Development impact fees calculated in this study are based on specific capital facilities identified in this report. We recommend that this report be designated as the public document identifying the use of the fees.

Reasonable Relationship Requirement

As discussed above, Section 66001 requires that, for fees subject to its provisions, a "reasonable relationship" must be demonstrated between:

1. The use of the fee and the type of development on which it is imposed;
2. The need for a public facility and the type of development on which a fee is imposed; and,
3. The amount of the fee and the facility cost attributable to the development on which the fee is imposed.

These three reasonable relationship requirements, as defined in the statute, are closely related to "rational nexus" or "reasonable relationship" requirements enunciated by a number of state courts. Although the term "dual rational nexus" is often used to characterize the standard by which courts evaluate the validity of development impact fees under the U. S. Constitution, we prefer a formulation that recognizes three elements: "impact or need" "benefit," and "proportionality." The dual rational nexus test explicitly addresses only the first two, although proportionality is reasonably implied, and was specifically mentioned by the U.S. Supreme Court in the *Dolan* case.

The reasonable relationship language of the statute is considered less strict than the rational nexus standard used by many courts. Of course, the higher standard controls. We will use the nexus terminology in this report for two reasons: because it is more concise and descriptive, and also to signify that the methods used to calculate impact fees in this study are intended to satisfy the more demanding constitutional standard. Individual elements of the nexus standard are discussed further in the following paragraphs.

Demonstrating an Impact

All new development in a community creates additional demands on some, or all, public facilities provided by local government. If the supply of facilities is not increased to satisfy that additional demand, the quality or availability of public services for the entire community will deteriorate. Impact fees may be used to recover the cost of development-related facilities, but only to the extent that the

need for facilities is a consequence of development that is subject to the fees. The *Nollan* decision reinforced the principle that development exactions may be used only to mitigate conditions created by the developments upon which they are imposed. That principle clearly applies to impact fees. In this study, the impact of development on improvement needs is analyzed in terms of quantifiable relationships between various types of development and the demand for specific facilities, based on applicable level-of-service standards. This report contains all information needed to demonstrate this element of the nexus.

Demonstrating a Benefit

A sufficient benefit relationship requires that impact fee revenues be segregated from other funds and expended only on the facilities for which the fees were charged. Fees must be expended in a timely manner and the facilities funded by the fees must serve the development paying the fees. Nothing in the U.S. Constitution or California law requires that facilities paid for with impact fee revenues be available *exclusively* to development paying the fees.

Procedures for earmarking and expenditure of fee revenues are mandated by the Mitigation Fees Act, as are procedures to ensure that the fees are expended expeditiously or refunded. All of those requirements are intended to ensure that developments benefit from the impact fees they are required to pay. Thus, an adequate showing of benefit must address procedural as well as substantive issues.

Demonstrating Proportionality

The requirement that exactions be proportional to the impacts of development was clearly stated by the U.S. Supreme Court in the *Dolan* case (although the relevance of that decision to impact fees has been debated) and is logically necessary to establish a proper nexus. Proportionality is established through the procedures used to identify development-related facility costs, and in the methods used to calculate impact fees for various types of facilities and categories of development. In this study, the demand for facilities is measured in terms of relevant and measurable attributes of development. For example, the number of vehicle trips generated by development measures the need for road improvements.

In calculating development impact fees, costs for development-related facilities are allocated in proportion to the service needs created by different types and quantities of development. The following section describes methods used to allocate facility costs and calculate impact fees in ways that meet the proportionality standard.

Development Impact Fees for Existing Facilities

It is important to note that development impact fees may be used to pay for existing facilities, provided that those facilities are needed to serve additional development and have the capacity to do so. In other words, such fees must satisfy the same nexus requirements as any other development impact fee.

CONCEPTUAL IMPACT FEE CALCULATION

Reduced to its simplest terms, the process of calculating impact fees involves only two steps: determining the cost of development-related capital improvements and allocating those costs equitably to various types of development. In practice, though, the calculation of impact fees can become quite complicated because of the many variables involved in defining the relationship between development and the need for facilities. The following paragraphs discuss three basic methods for calculating impact fees and how those methods can be applied (see Figure 2).

Cost Recovery Method

The rationale for recoupment, often called cost recovery, is that new development is paying for its share of the useful life and remaining capacity of facilities already built, or land already purchased, from which new development will benefit. This methodology is often used for utility systems that must provide adequate capacity before new development can take place.

Incremental Expansion Method

The incremental expansion method documents current level-of-service (LOS) standards for each type of public facility, using both quantitative and qualitative measures. This approach assumes there are no existing infrastructure deficiencies or surplus capacity in infrastructure. New development is only paying its proportionate share for growth-related infrastructure. Revenue will be used to expand or provide additional facilities, as needed, to accommodate new development. An incremental expansion cost method is best suited for infrastructure that will be expanded in regular increments to keep pace with development.

Plan-Based Method

The plan-based method allocates costs for a specified set of improvements to a specified amount of development. Improvements are typically identified in a long-range facility plan and development potential is identified by a land use plan. There are two basic options for determining the cost per demand unit: 1) total cost of a public facility can be divided by total demand units (average cost), or 2) the growth-share of the public facility cost can be divided by the net increase in demand units over the planning timeframe (marginal cost).

Credits

Regardless of the methodology, a consideration of “credits” is integral to the development of a legally defensible impact fee methodology. There are two types of credits with specific characteristics. The first is a revenue credit due to possible double payment situations, which could occur when other revenues may contribute to the capital costs of infrastructure covered by the impact fee. This type of credit is integrated into the impact fee calculation, thus reducing the fee amount. The second is a site-specific credit or developer reimbursement for dedication of land or construction of system improvements. This type of credit is addressed in the administration and implementation of the impact fee program.

COMMUNITY / REC FACILITY

Methodology

The Community / Rec Facility impact fees use an incremental expansion methodology. Cost components are allocated 100 percent to residential development and include improved recreation center square footage. This methodology will enable Lemoore to maintain the current LOS standard as the city grows. Impact fee revenue collected using this methodology may not be used to replace or rehabilitate existing improvements.

Improvements

Current Level of Service

As shown in Figure 1, Lemoore's current inventory of recreation center includes 41,066 improved square feet. The current level of service is based on the 2016 population of 25,964 with improved square feet allocated per 1,000 persons. Therefore, the current level of service for recreation center improvements is 1,581.65 improved square feet per 1,000 persons (41,066 improved square feet / [25,964 population / 1,000]). With a replacement cost of \$3,670,150, the cost per square foot is \$89.37 (\$3,670,150 replacement cost / 41,066 improved square feet).

Figure 4: Recreation Center Improvements

Improvements	Square Feet	Replacement Cost
Soccer Facility	5,700	\$137,000
Storage	3,462	\$251,125
Playground	990	\$188,825
Dance Studio	2,600	\$348,425
Bathrooms	690	\$181,600
Kitchen	690	\$291,600
Day Camp	1,970	\$499,625
Pal Room	2,295	\$338,450
CrossFit Space	4,028	\$717,500
Gun Range	11,000	\$665,000
Boxing Ring	560	\$6,000
Gymnastics Area	1,681	\$5,000
Basketball Courts	5,400	\$40,000
Total	41,066	\$3,670,150

Level-of-Service (LOS) Standards	
Square Feet of Improvements	41,066
2016 Lemoore Population	25,964
Current LOS: Square Feet per 1,000 Persons	1,581.65

Cost Analysis	
Total Value of Rec. Center Improvements	\$3,670,150
Cost per Square Foot	\$89.37

Source: City of Lemoore, California.

Projected Demand

Shown in Figure 5, population is projected to equal 30,223 in 2026 – an increase of 4,259 persons. When applied to the current LOS, new development will demand 6,736 additional square feet of recreation center improvements over the next ten years (1,581.65 square feet per 1,000 persons X 4,259 population increase / 1,000 = 6,736 square feet). With a cost of \$89.37 per square foot, the growth-related expenditure on recreation center improvements is \$601,996 (6,736 square feet X \$89.37 per square foot). The cost per person to construct recreation center improvements is \$141.35 (6,736 square feet X \$89.37 per square foot / 4,259 population increase).

Figure 5: Projected Demand for Recreation Center Improvements

<i>Type of Infrastructure</i>		<i>Level of Service</i>	<i>Demand Unit</i>	<i>Unit Cost</i>
Recreation Center		1,581.65 sq ft	per 1,000 persons	\$89.37

<i>Recreation Center Infrastructure Needed</i>			
	<i>Year</i>	<i>Population</i>	<i>Square Feet</i>
Base	2016	25,964	41,066
1	2017	26,395	41,748
2	2018	26,826	42,429
3	2019	27,257	43,111
4	2020	27,688	43,792
5	2021	28,114	44,466
6	2022	28,540	45,140
7	2023	28,966	45,814
8	2024	29,392	46,487
9	2025	29,819	47,163
10	2026	30,223	47,802
<i>Ten-Yr Increase</i>		4,259	6,736
<i>Projected Expenditure</i>			\$601,996
			<i>per Person</i>
<i>Cost Allocation</i>			\$141.35
<i>Growth-Related Expenditure on Rec. Center Improvements</i>			\$601,996

Impact Fee Study

Also included in the Community / Rec Facility fee is a component to reimburse the city for the cost of the impact fee study. As shown below in Figure 6, the Community / Rec Facility share of the study is \$7,000. This cost is allocated to new development over the next five years based on population. The cost per person is \$3.26 (\$7,000 study expense / 2,150 population increase).

Figure 6: Impact Fee Study Expense

Type of Infrastructure	Cost	Assessed Against	Proportionate Share	Demand Unit	2016	2021	Change	Cost per Demand Unit
Community / Rec Facility	\$7,000	Residential	100%	Population	25,964	28,114	2,150	\$3.26
Fire	\$7,000	Residential	83%	Population	25,964	28,114	2,150	\$2.70
		Nonresidential	17%	Jobs	5,118	5,398	280	\$4.25
General Municipal Facilities	\$7,000	Residential	79%	Population	25,964	28,114	2,150	\$2.57
		Nonresidential	21%	Jobs	5,118	5,398	280	\$5.25
Law Enforcement	\$7,000	Residential	79%	Population	25,964	28,114	2,150	\$2.57
		Nonresidential	21%	Nonres. Trips	11,840	12,857	1,017	\$1.45
Parks	\$7,000	Residential	100%	Population	25,964	28,114	2,150	\$3.26
Storm Drainage	\$7,000	Residential	72%	Acres	890	963	73	Varies
		Nonresidential	28%	Acres	336	354	18	Varies
Streets and Thoroughfares	\$11,000	Residential	100%	VMT	425,592	460,750	35,158	\$0.31
		Nonresidential						
Wastewater	\$11,000	Residential	100%	Gallons	1,700,000	1,819,065	119,065	\$0.09
		Nonresidential						
Water	\$11,000	Residential	100%	Gallons	5,978,408	6,393,004	414,596	\$0.03
		Nonresidential						
TOTAL	\$75,000							

Maximum Supportable Community / Rec Facility Impact Fee

Figure 7 provides a summary of the costs per demand unit used to calculate the Community / Rec Facility impact fees. As previously discussed, Community / Rec Facility impact fees are calculated for residential land uses. As shown below, the total cost per person is \$144.61. The proposed fee for a single-family unit is \$431 (\$144.61 per person X 2.98 persons per housing unit) and represents a decrease of \$428 compared to the current fee.

Figure 7: Community / Rec Facility Impact Fee Schedule

<i>Fee Component</i>	<i>Cost per Person</i>
Recreation Center	\$141.35
Impact Fee Study	\$3.26
TOTAL	\$144.61

Residential (per unit)

<i>Development Type</i>	<i>Persons per Housing Unit¹</i>	<i>Proposed Fees</i>	<i>Current Fee</i>	<i>Increase / Decrease</i>
Single Family	2.98	\$431	\$859	-\$428
Multi-Unit	2.26	\$327	\$686	-\$359

1. See Figure A1.

Projected Fee Revenue

Finally, the impact fees shown in Figure 7 can be applied to projected development (see Appendix) to estimate potential revenue generated by those fees. Community / Rec Facility impact fee revenue from future development is expected to total approximately \$608,000 over the next ten years. Over the same time period, the city will spend approximately \$609,000 on growth-related Community / Rec Facility infrastructure.

Figure 8: Community / Rec Facility Impact Fee Revenue Projection

Community / Rec Facility Infrastructure Cost

	Growth Cost	Total Cost
Recreation Center	\$601,996	\$601,996
Impact Fee Study	\$7,000	\$7,000
	\$608,996	\$608,996

Projected Community / Rec Facility Impact Fee Revenue

		Residential \$403 per housing unit
Year	Hsg Units	
Base 2016	9,328	
Year 1 2017	9,482	
Year 2 2018	9,636	
Year 3 2019	9,790	
Year 4 2020	9,944	
Year 5 2021	10,097	
Year 6 2022	10,250	
Year 7 2023	10,403	
Year 8 2024	10,556	
Year 9 2025	10,709	
Year 10 2026	10,854	
<i>Ten-Yr Increase</i>		1,526
Total Projected Revenues =>		\$608,093

FIRE

Methodology

The Fire impact fees are calculated using an incremental expansion methodology based on demand units. A demand unit represents the impact of a typical development on the demand for services, based on the assumption that the demand for services is reasonably proportional to the presence of people at the site of a land use. The residential component of the demand unit calculation is based on housing unit size (persons per housing unit). For nonresidential development, the demand unit calculation uses jobs per 1,000 square feet of floor area. See the Appendix of this report for the calculation of demand units.

To allocate demand and cost proportionately, Fire impact fees use 2016 fire calls for service – provided by Lemoore’s Fire Department. Shown below in Figure 9, residential development accounts for 83 percent of demand for fire services. Nonresidential development generates the remaining 17 percent of fire calls. Cost components include fire facilities and fire apparatus.

Figure 9: 2016 Fire Calls for Service

Land Use Type	Calls	Proportionate Share
Residential	965	83%
Nonresidential	198	17%
Total	1,163	100%

Source: FY2016 calls for service by land use type, City of Lemoore.

Facilities

Current Level of Service

The Fire impact fee methodology contains a cost component for facilities operated by Lemoore. Since facilities will be constructed over time, an incremental expansion method is utilized. As shown in Figure 10, the city's inventory currently includes 12,614 square feet of fire facilities with a replacement cost of \$500 per square foot (\$6,307,000 replacement cost / 12,614 square feet).

The current level of service is based on 2016 calls for service and demand units – a population of 25,964 for residential development and 5,118 jobs for nonresidential development. Therefore, the current residential level of service is 0.403 square feet per person (12,614 square feet X 83 percent residential share / 25,964 persons) and the nonresidential level of service equals 0.419 square feet per job (12,614 square feet X 17 percent nonresidential share / 5,118 jobs). As the city grows, new development will require approximately 403 square feet of fire facilities for every 1,000 new residents and approximately 419 square feet of fire facilities for every 1,000 new jobs.

Figure 10: Existing Fire Facilities and Cost Factors

Facility	Square Feet	Replacement Cost
Fox Street Fire Station	7,140	\$3,570,000
North Side Fire Station	5,474	\$2,737,000
TOTAL	12,614	\$6,307,000

Cost per Sq Ft	\$500
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Land Use Type	Proportionate Share	2016 Demand Units	Sq Ft per Demand Unit
Residential	83%	25,964 Population	0.403
Nonresidential	17%	5,118 Jobs	0.419

Source: City of Lemoore, California.

Projected Demand

Shown in Figure 11, population is projected to equal 30,223 in 2026 – an increase of 4,259 persons. Similarly, jobs are also projected to total 5,678 jobs in 2026 - an increase of 560 jobs. When applied to the current LOS, new development will demand 1,952 additional square feet of fire facilities $((0.403 \text{ square feet per person} \times 4,259 \text{ population increase}) + (0.419 \text{ square feet per job} \times 560 \text{ job increase}))$. With a replacement cost of \$500 per square foot, the growth-related expenditure on fire facilities is \$976,000 $(1,952 \text{ square feet} \times \$500 \text{ per square foot})$. The cost per person is \$201.58 $(1,717 \text{ square feet} \times \$500 \text{ per square foot} / 4,259 \text{ population increase})$, and the cost per job is \$209.82 $(235 \text{ square feet} \times \$500 \text{ per square foot} / 560 \text{ job increase})$.

Figure 11: Projected Demand for Fire Facilities

Type of Infrastructure	Level of Service			Demand Unit	Unit Cost
Fire Facilities	Residential	0.403	Square Feet	per Person	\$500
	Nonresidential	0.419		per Job	

Need for Fire Facilities						
	Year	Population	Jobs	Square Feet Residential	Square Feet Nonresidential	Total
Base	2016	25,964	5,118	10,470	2,144	12,614
Year 1	2017	26,395	5,174	10,643	2,168	12,811
Year 2	2018	26,826	5,230	10,817	2,191	13,009
Year 3	2019	27,257	5,286	10,991	2,215	13,206
Year 4	2020	27,688	5,342	11,165	2,238	13,403
Year 5	2021	28,114	5,398	11,336	2,262	13,598
Year 6	2022	28,540	5,454	11,508	2,285	13,793
Year 7	2023	28,966	5,510	11,680	2,309	13,989
Year 8	2024	29,392	5,566	11,852	2,332	14,184
Year 9	2025	29,819	5,622	12,024	2,356	14,380
Year 10	2026	30,223	5,678	12,187	2,379	14,566
Ten-Yr Increase		4,259	560	1,717	235	1,952
Projected Expenditure				\$858,500	\$117,500	\$976,000
Cost Allocation				per Person	per Job	
				\$201.58	\$209.82	
Growth-Related Expenditure on Fire Facilities						\$976,000

Apparatus

Current Level of Service

The Fire impact fee methodology contains a cost component for apparatus operated by Lemoore. Since apparatus will be purchased over time, an incremental expansion method is utilized. As shown in Figure 12, the city's inventory currently includes 8 apparatus with a replacement cost of \$274,345 per apparatus.

The current level of service is based on the functional population and the 2016 demand units – population (25,964) for residential development and jobs (5,118) for nonresidential development. Therefore, the current residential level of service is 0.00026 apparatus per person (8 apparatus X 83 percent residential share / [25,964 population / 1,000 persons]), and the nonresidential level of service equals 0.00027 apparatus per job (8 apparatus X 17 percent nonresidential share / [5,118 jobs / 1,000 jobs]). As the city grows, new development will require approximately 0.26 apparatus for every 1,000 new residents and approximately 0.27 apparatus for every 1,000 new jobs.

Figure 12: Existing Fire Apparatus and Cost Factors

<i>Fire Apparatus</i>	<i>Units</i>	<i>Replacement Cost (per Unit)</i>	<i>Total Replacement Cost</i>
Grass Fire Truck	1	\$39,578	\$39,578
Pumper	2	\$276,733	\$553,465
Pumper / Ladder	2	\$498,583	\$997,165
Rescue / Ambulance	1	\$144,293	\$144,293
Ladder	1	\$424,000	\$424,000
Rehabilitation Truck	1	\$36,261	\$36,261
TOTAL	8		\$2,194,761
		Cost Per Unit	\$274,345
<i>Land Use Type</i>	<i>Proportionate Share</i>	<i>2016 Demand Units</i>	<i>Apparatus per Demand Unit</i>
Residential	83%	25,964 Population	0.00026
Nonresidential	17%	5,118 Jobs	0.00027

Source: City of Lemoore, California.

Projected Demand

Shown in Figure 13, population is projected to equal 30,223 in 2026 – an increase of 4,259 persons. Similarly, 2026 projections include 6,476 jobs – an increase of 560 jobs. When applied to the current LOS, new development will demand 1.2 additional fire apparatus over the next ten years ((0.00026 apparatus per person X 4,259 population increase) + (0.00027 apparatus per job X 560 job increase)). With a cost per apparatus of \$274,345, the growth-related expenditure on fire apparatus is \$329,215 (1.2 apparatus X \$274,345 per apparatus). The cost per person is \$70.86 (1.1 apparatus X \$274,345 per apparatus / 4,259 population increase), and the cost per job is \$48.99 (0.1 apparatus X \$274,345 per apparatus / 560 job increase).

Figure 13: Projected Demand for Fire Apparatus

Type of Infrastructure		Level of Service		Demand Unit	Unit Cost
Fire Apparatus	Residential	0.00026	Units	per Person	\$274,345
	Nonresidential	0.00027		per Job	

Need for Fire Apparatus						
	Year	Population	Jobs	Units Residential	Units Nonresidential	Total
Base	2016	25,964	5,118	6.6	1.4	8.0
Year 1	2017	26,395	5,174	6.8	1.4	8.1
Year 2	2018	26,826	5,230	6.9	1.4	8.3
Year 3	2019	27,257	5,286	7.0	1.4	8.4
Year 4	2020	27,688	5,342	7.1	1.4	8.5
Year 5	2021	28,114	5,398	7.2	1.4	8.6
Year 6	2022	28,540	5,454	7.3	1.4	8.7
Year 7	2023	28,966	5,510	7.4	1.5	8.9
Year 8	2024	29,392	5,566	7.5	1.5	9.0
Year 9	2025	29,819	5,622	7.6	1.5	9.1
Year 10	2026	30,223	5,678	7.7	1.5	9.2
Ten-Yr Increase		4,259	560	1.1	0.1	1.2
Projected Expenditure				\$301,780	\$27,435	\$329,215
Cost Allocation				per Person	per Job	
				\$70.86	\$48.99	
Growth-Related Expenditure on Fire Apparatus						\$329,215

Impact Fee Study

Also included in the Fire impact fee is a component to reimburse the city for the cost of the impact fee study. As shown below in Figure 14, the fire share of the study is \$7,000. This cost is allocated to new development over the next five years based on functional population. The residential cost per person is \$2.70 (\$7,000 fire study expense X 83 percent residential share / 2,150 population increase), and the nonresidential cost per job is \$4.25 (\$7,000 fire study expense X 17 percent nonresidential share / 280 job increase).

Figure 14: Impact Fee Study Expense

Type of Infrastructure	Cost	Assessed Against	Proportionate Share	Demand Unit	2016	2021	Change	Cost per Demand Unit
Community / Rec Facility	\$7,000	Residential	100%	Population	25,964	28,114	2,150	\$3.26
Fire	\$7,000	Residential	83%	Population	25,964	28,114	2,150	\$2.70
		Nonresidential	17%	Jobs	5,118	5,398	280	\$4.25
General Municipal Facilities	\$7,000	Residential	79%	Population	25,964	28,114	2,150	\$2.57
		Nonresidential	21%	Jobs	5,118	5,398	280	\$5.25
Law Enforcement	\$7,000	Residential	79%	Population	25,964	28,114	2,150	\$2.57
		Nonresidential	21%	Nonres. Trips	11,840	12,857	1,017	\$1.45
Parks	\$7,000	Residential	100%	Population	25,964	28,114	2,150	\$3.26
Storm Drainage	\$7,000	Residential	72%	Acres	890	963	73	Varies
		Nonresidential	28%	Acres	336	354	18	Varies
Streets and Thoroughfares	\$11,000	Residential	100%	VMT	425,592	460,750	35,158	\$0.31
		Nonresidential						
Wastewater	\$11,000	Residential	100%	Gallons	1,700,000	1,819,065	119,065	\$0.09
		Nonresidential						
Water	\$11,000	Residential	100%	Gallons	5,978,408	6,393,004	414,596	\$0.03
		Nonresidential						

TOTAL \$75,000

Maximum Supportable Fire Impact Fee

Figure 15 provides a summary of costs per demand unit used to calculate the Fire impact fees. As discussed previously, fees are calculated for both residential and nonresidential land uses. As shown below, the total cost per residential demand unit is \$275.14 per person, and the total cost per nonresidential demand unit is \$263.06 per job. The proposed fee for a single-family unit is \$820 (\$275.14 per person X 2.98 persons per housing unit). Similarly, the cost per 1,000 square feet of industrial development is \$471 (\$263.06 per job X 1.79 jobs per 1,000 square feet).

Figure 15: Fire Impact Fee Schedule

<i>Fee Component</i>	<i>Cost per Person</i>	<i>Cost per Job</i>
Fire Facilities	\$201.58	\$209.82
Fire Apparatus	\$70.86	\$48.99
Impact Fee Study	\$2.70	\$4.25
TOTAL	\$275.14	\$263.06

Residential (per unit)

<i>Development Type</i>	<i>Persons per Housing Unit¹</i>	<i>Proposed Fees</i>	<i>Current Fee</i>	<i>Increase / Decrease</i>
Single Family	2.98	\$820	\$800	\$20
Multi-Unit	2.26	\$622	\$638	-\$16

1. See Figure A1.

Nonresidential (per 1,000 square feet)

<i>Development Type</i>	<i>Jobs per 1,000 Sq Ft²</i>	<i>Proposed Fees</i>	<i>Current Fee</i>	<i>Increase / Decrease</i>
Industrial	1.79	\$471	\$249	\$222
Retail / Restaurant	2.00	\$526	\$318	\$208
Office / Institutional	3.32	\$873	\$438	\$435

2. See Figure A6.

Projected Fee Revenue

Finally, the Fire impact fees shown in Figure 15 can be applied to projected development (see Appendix) to estimate potential revenue generated by those fees. Fire impact fee revenue is expected to total approximately \$1.31 million over the next ten years. Over the same time-period, Lemoore will spend approximately \$1.31 million on growth-related fire facilities and apparatus.

Figure 16: Fire Impact Fee Revenue Projection

Fire Infrastructure Cost

	Growth Cost	Total Cost
Fire Facilities	\$976,000	\$976,000
Fire Apparatus	\$329,215	\$329,215
Impact Fee Study	\$7,000	\$7,000
	\$1,312,215	\$1,312,215

Projected Fire Impact Fee Revenue

		Residential \$762 per housing unit	Industrial \$471 per KSF	Retail / Restaurant \$526 per KSF	Office / Institutional \$873 per KSF
<i>Year</i>		<i>Hsg Units</i>	<i>KSF</i>	<i>KSF</i>	<i>KSF</i>
Base	2016	9,328	1,320	441	563
Year 1	2017	9,482	1,328	452	569
Year 2	2018	9,636	1,336	463	575
Year 3	2019	9,790	1,344	474	581
Year 4	2020	9,944	1,352	485	587
Year 5	2021	10,097	1,360	496	593
Year 6	2022	10,250	1,368	507	599
Year 7	2023	10,403	1,376	518	605
Year 8	2024	10,556	1,384	529	611
Year 9	2025	10,709	1,392	540	617
Year 10	2026	10,854	1,400	551	623
<i>Ten-Yr Increase</i>		1,526	80	110	60
<i>Projected Revenue =></i>		\$1,162,701	\$37,366	\$57,406	\$51,978
			Total Projected Revenues =>	\$1,309,451	

GENERAL MUNICIPAL FACILITIES

Methodology

The General Municipal Facilities impact fees are calculated using an incremental expansion methodology. A demand unit represents the impact of a typical development on the demand for services, based on the assumption that the demand for services is reasonably proportional to the presence of people at the site of a land use. The residential component of the demand unit calculation is based on housing unit size (persons per housing unit). For nonresidential development, the demand unit calculation is jobs per 1,000 square feet. See the Appendix of this report for the calculation of demand units.

Facilities

Current Level of Service

The General Municipal Facilities impact fee methodology contains a cost component for facilities operated by Lemoore. Since additional facilities will be constructed over time, an incremental expansion method is utilized. As shown in Figure 17, the city's inventory currently includes 39,706 square feet of municipal facilities with a replacement cost of \$175 per square foot (\$6,948,550 replacement cost / 39,706 square feet).

The current level of service is based on the functional population and 2016 demand units – population (25,964) for residential development and jobs (5,118) for nonresidential development. Therefore, the current residential level of service is 1.208 square feet per person (39,706 square feet X 79 percent residential share / 25,964 population), and the nonresidential level of service equals 1.629 square feet per job (39,706 square feet X 21 percent nonresidential share / 5,118 jobs).

Figure 17: Existing Municipal Facilities and Cost Factors

Site	Square Feet	Replacement Cost
City Hall	10,528	\$1,842,400
Council Chambers	4,710	\$824,250
Civic Auditorium	6,092	\$1,066,100
Cinnamon Municipal Complex Offices	8,880	\$1,554,000
Veterans Memorial Hall	5,624	\$984,200
Planning Department & Upstairs Offices	3,872	\$677,600
TOTAL	39,706	\$6,948,550
Average Cost per Sq. Ft.		\$175

Land Use Type	Proportionate Share	2016 Demand Units	Sq Ft per Demand Unit
Residential	79%	25,964 Population	1.208
Nonresidential	21%	5,118 Jobs	1.629

Source: City of Lemoore, California.

Projected Demand

Shown in Figure 18, population is projected to equal 30,223 in 2026 – an increase of 4,259 persons. Similarly, jobs are also projected to increase to 5,678 jobs in 2026 – an increase of 560 jobs. When applied to the current LOS, new development will demand 6,058 additional square feet of municipal facilities over the next ten years ((1.208 square feet per person X 4,259 population increase) + (1.629 square feet per job X 560 job increase)). With a replacement cost of \$175 per square foot, the growth-related expenditure on municipal facilities is \$1,060,150 (6,058 square feet X \$175 per square foot). The cost per person is \$211.41 (5,145 square feet X \$175 per square foot / 4,259 population increase), and the cost per job is \$285.31 (913 square feet X \$175 per square foot / 560 job increase).

Figure 18: Projected Demand for Facilities

Type of Infrastructure		Level of Service		Demand Unit	Unit Cost
Facilities	Residential	1.208	Square Feet	per Person	\$175
	Nonresidential	1.629		per Job	

Need for Facilities						
	Year	Population	Jobs	Square Feet Residential	Square Feet Nonresidential	Total
Base	2016	25,964	5,118	31,368	8,338	39,706
Year 1	2017	26,395	5,174	31,888	8,429	40,318
Year 2	2018	26,826	5,230	32,409	8,521	40,930
Year 3	2019	27,257	5,286	32,930	8,612	41,542
Year 4	2020	27,688	5,342	33,450	8,703	42,153
Year 5	2021	28,114	5,398	33,965	8,794	42,759
Year 6	2022	28,540	5,454	34,480	8,886	43,365
Year 7	2023	28,966	5,510	34,994	8,977	43,971
Year 8	2024	29,392	5,566	35,509	9,068	44,577
Year 9	2025	29,819	5,622	36,025	9,159	45,184
Year 10	2026	30,223	5,678	36,513	9,251	45,764
Ten-Yr Increase		4,259	560	5,145	913	6,058
Projected Expenditure				\$900,375	\$159,775	\$1,060,150
Cost Allocation				per Person	per Job	
				\$211.41	\$285.31	
Growth-Related Expenditure on Facilities						\$1,060,150

Equipment

Current Level of Service

The General Municipal Facilities impact fee methodology also contains a cost component for equipment operated by Lemoore. Since additional equipment will be purchased over time, an incremental expansion method is utilized. As shown in Figure 19, the city's inventory currently includes 31 units of equipment with a replacement cost of \$9,421 per unit.

The current level of service is based on the functional population and the 2016 demand units – population (25,964) for residential development and jobs (5,118) for nonresidential development. Therefore, the current residential level of service is 0.0009 units per person (31 units X 79 percent residential share / 25,964 population), and the nonresidential level of service equals 0.0013 units per job (31 units X 21 percent nonresidential share / 5,118 jobs).

Figure 19: Existing Equipment and Cost Allocation

		Equipment	
Existing Units		31	
Total Replacement Value		\$292,044	
Replacement Cost per Unit		\$9,421	
Land Use Type	Proportionate Share	2016 Demand Units	Units per Demand Unit
Residential	79%	25,964 Population	0.0009
Nonresidential	21%	5,118 Jobs	0.0013

Source: City of Lemoore, California.

Projected Demand

Shown in Figure 20, population is projected to equal 30,223 in 2026 – an increase of 4,259 persons. Similarly, jobs are also projected to increase to 5,678 jobs in 2026 – an increase of 560 jobs. When applied to the current LOS, new development will demand 4.7 additional units over the next ten years ((0.00094 units per person X 4,259 population increase) + (0.00127 units per job X 560 job increase)). With a replacement cost of \$9,421 per unit, the growth-related expenditure on equipment is \$44,278 (4.7 units X \$9,421 per unit). The cost per person is \$8.85 (4.0 units X \$9,421 per unit / 4,259 population increase), and the cost per job is \$11.78 (0.7 units X \$9,421 per unit / 560 job increase).

Figure 20: Projected Demand for Equipment

Type of Infrastructure		Level of Service		Demand Unit	Unit Cost
Equipment	Residential	0.00094	Units	per Person	\$9,421
	Nonresidential	0.00127		per Job	

Need for Equipment						
	Year	Population	Jobs	Units Residential	Units Nonresidential	Total
Base	2016	25,964	5,118	24.5	6.5	31.0
Year 1	2017	26,395	5,174	24.9	6.6	31.5
Year 2	2018	26,826	5,230	25.3	6.7	32.0
Year 3	2019	27,257	5,286	25.7	6.7	32.4
Year 4	2020	27,688	5,342	26.1	6.8	32.9
Year 5	2021	28,114	5,398	26.5	6.9	33.4
Year 6	2022	28,540	5,454	26.9	6.9	33.9
Year 7	2023	28,966	5,510	27.3	7.0	34.3
Year 8	2024	29,392	5,566	27.7	7.1	34.8
Year 9	2025	29,819	5,622	28.1	7.2	35.3
Year 10	2026	30,223	5,678	28.5	7.2	35.7
Ten-Yr Increase		4,259	560	4.0	0.7	4.7
Projected Expenditure				\$37,683	\$6,595	\$44,278
Cost Allocation				per Person	per Job	
				\$8.85	\$11.78	
Growth-Related Expenditure on Equipment						\$44,278

Development Impact Fee Study

Also included in the General Municipal Facilities impact fee is a component to reimburse the city for the cost of the impact fee study. As shown below in Figure 21, the General Municipal Facilities share of the study is \$7,000. This cost is allocated to new development over the next five years based on functional population. The residential cost per person is \$2.57 (\$7,000 study expense X 79 percent residential share / 2,150 population increase), and the nonresidential cost per job is \$5.25 (\$7,000 study expense X 21 percent nonresidential share / 280 job increase).

Figure 21: Impact Fee Study Expense

Type of Infrastructure	Cost	Assessed Against	Proportionate Share	Demand Unit	2016	2021	Change	Cost per Demand Unit
Community / Rec Facility	\$7,000	Residential	100%	Population	25,964	28,114	2,150	\$3.26
Fire	\$7,000	Residential	83%	Population	25,964	28,114	2,150	\$2.70
		Nonresidential	17%	Jobs	5,118	5,398	280	\$4.25
General Municipal Facilities	\$7,000	Residential	79%	Population	25,964	28,114	2,150	\$2.57
		Nonresidential	21%	Jobs	5,118	5,398	280	\$5.25
Law Enforcement	\$7,000	Residential	79%	Population	25,964	28,114	2,150	\$2.57
		Nonresidential	21%	Nonres. Trips	11,840	12,857	1,017	\$1.45
Parks	\$7,000	Residential	100%	Population	25,964	28,114	2,150	\$3.26
Storm Drainage	\$7,000	Residential	72%	Acres	890	963	73	Varies
		Nonresidential	28%	Acres	336	354	18	Varies
Streets and Thoroughfares	\$11,000	Residential	100%	VMT	425,592	460,750	35,158	\$0.31
		Nonresidential						
Wastewater	\$11,000	Residential	100%	Gallons	1,700,000	1,819,065	119,065	\$0.09
		Nonresidential						
Water	\$11,000	Residential	100%	Gallons	5,978,408	6,393,004	414,596	\$0.03
		Nonresidential						
TOTAL	\$75,000							

Maximum Supportable General Municipal Facilities Impact Fee

Figure 22 provides a summary of costs per demand unit used to calculate the General Municipal Facilities impact fees. As discussed previously, the fees are calculated for both residential and nonresidential land uses. As shown below, the total cost per residential demand unit is \$222.83 per person, and the total cost per nonresidential demand unit is \$302.34 per job. The proposed fee for a single-family unit is \$664 (\$222.83 per person X 2.98 persons per housing unit). Similarly, the cost per 1,000 square feet of retail / restaurant development is \$605 (\$302.34 per job X 2.0 jobs per 1,000 square feet).

Figure 22: General Municipal Facilities Impact Fee Schedule

<i>Fee Component</i>	<i>Cost per Person</i>	<i>Cost per Job</i>
Facilities	\$211.41	\$285.31
Equipment	\$8.85	\$11.78
Impact Fee Study	\$2.57	\$5.25
TOTAL	\$222.83	\$302.34

Residential (per unit)

<i>Development Type</i>	<i>Persons per Housing Unit¹</i>	<i>Proposed Fees</i>	<i>Current Fee</i>	<i>Increase / Decrease</i>
Single Family	2.98	\$664	\$1,096	-\$432
Multi-Unit	2.26	\$504	\$874	-\$370

1. See Figure A1.

Nonresidential (per 1,000 square feet)

<i>Development Type</i>	<i>Jobs per 1,000 Sq Ft²</i>	<i>Proposed Fees</i>	<i>Current Fee</i>	<i>Increase / Decrease</i>
Industrial	1.79	\$541	\$342	\$199
Retail / Restaurant	2.00	\$605	\$435	\$170
Office / Institutional	3.32	\$1,004	\$601	\$403

2. See Figure A6.

Projected Fee Revenue

Finally, the development impact fees shown in Figure 22 can be applied to projected development (see Appendix) to estimate potential revenue generated by those fees. General Municipal Facilities impact fee revenue is expected to total approximately \$1.1 million over the next ten years. Over the same time-period, Lemoore will spend approximately \$1.1 million on growth-related infrastructure.

Figure 23: General Municipal Facilities Impact Fee Revenue Projection

General Municipal Facilities Infrastructure Cost

	Growth Cost	Total Cost
Facilities	\$1,060,150	\$1,060,150
Equipment	\$44,278	\$44,278
Impact Fee Study	\$7,000	\$7,000
	\$1,111,428	\$1,111,428

Projected General Municipal Facilities Impact Fee Revenue

		Residential \$617 per housing unit	Industrial \$541 per KSF	Retail / Restaurant \$605 per KSF	Office / Institutional \$1,004 per KSF
Year		Hsg Units	KSF	KSF	KSF
Base	2016	9,328	1,320	441	563
Year 1	2017	9,482	1,328	452	569
Year 2	2018	9,636	1,336	463	575
Year 3	2019	9,790	1,344	474	581
Year 4	2020	9,944	1,352	485	587
Year 5	2021	10,097	1,360	496	593
Year 6	2022	10,250	1,368	507	599
Year 7	2023	10,403	1,376	518	605
Year 8	2024	10,556	1,384	529	611
Year 9	2025	10,709	1,392	540	617
Year 10	2026	10,854	1,400	551	623
Ten-Yr Increase		1,526	80	110	60
Projected Revenue =>		\$940,839	\$42,919	\$65,937	\$59,703
Total Projected Revenues =>		\$1,109,399			

LAW ENFORCEMENT

Methodology

The Law Enforcement impact fees are calculated using an incremental expansion methodology. Law Enforcement impact fees are based on demand units that represent the impact of a typical development on the demand for services – based on the assumption that the demand for services is reasonably proportional to the presence of people at the site of a land use. The residential component of the demand unit calculation is based on housing unit size (persons per housing unit). For nonresidential development, the demand unit calculation is vehicle trips per 1,000 square feet. See the Appendix of this report for the calculation of demand units.

Facilities

Current Level of Service

The Law Enforcement impact fee methodology contains a cost component for facilities operated by Lemoore's Police Department. Since facilities will be constructed over time, an incremental expansion method is utilized. As shown in Figure 24, the city's inventory currently includes 8,467 square feet of police facilities. The cost per square foot of \$801 is based on the planned Regional Dispatch Center.

The current level of service is based on the functional population and the 2016 demand units – population (25,964) for residential development and vehicle trips (11,840) for nonresidential development. Therefore, the current residential level of service is 0.2576 square feet per person (8,467 square feet X 79 percent residential share / 25,964 population), and the nonresidential level of service equals 0.1502 square feet per nonresidential vehicle trip (8,467 square feet X 21 percent nonresidential share / 11,840 trips). As the city grows, new development will require approximately 258 square feet of police facilities for every 1,000 new residents and approximately 150 square feet of police facilities for every 1,000 additional vehicle trips.

Figure 24: Existing Facilities and Cost Allocation

Facility	Square Feet
Police Station	8,467
Cost per Sq Ft	\$801

Land Use Type	Proportionate Share	2016 Demand Units	Sq Ft per Demand Unit
Residential	79%	25,964 Population	0.2576
Nonresidential	21%	11,840 Nonres. Vehicle Trips	0.1502

Source: City of Lemoore, California.

Projected Demand

Shown in Figure 30, population is projected to equal 30,223 in 2026 – an increase of 4,259 persons. Similarly, nonresidential vehicle trips are projected to equal 13,874 trips by 2026 – an increase of 2,034 trips. When applied to the current LOS, new development will demand 1,403 additional square feet of facilities $((0.2576 \text{ square feet per person} \times 4,259 \text{ population increase}) + (0.1502 \text{ square feet per trip} \times 2,034 \text{ nonresidential vehicle trip increase}))$. This is approximately equal to Lemoore's share – 1,100 square feet – of the 5,500-square-foot Regional Dispatch Center.

With a cost per square of \$801, the growth-related expenditure on law enforcement facilities is \$1,123,803 $(1,403 \text{ square feet} \times \$801 \text{ per square foot})$. The cost per person is \$206.32 $(1,097 \text{ square feet} \times \$801 \text{ per square foot} / 4,259 \text{ population increase})$, and the cost per nonresidential vehicle trip is \$120.50 $(306 \text{ square feet} \times \$801 \text{ per square foot} / 2,034 \text{ nonresidential vehicle trip increase})$.

Figure 30: Projected Demand for Facilities

Type of Infrastructure		Level of Service		Demand Unit	Unit Cost
Facilities	Residential	0.2576	Square Feet	per Person	\$801
	Nonresidential	0.1502		per Nonres. Trip	

Need for Facilities						
	Year	Population	Nonres. Vehicle Trips	Square Feet Residential	Square Feet Nonresidential	Total
Base	2016	25,964	11,840	6,689	1,778	8,467
Year 1	2017	26,395	12,043	6,800	1,809	8,609
Year 2	2018	26,826	12,247	6,911	1,839	8,750
Year 3	2019	27,257	12,450	7,022	1,870	8,892
Year 4	2020	27,688	12,653	7,133	1,900	9,033
Year 5	2021	28,114	12,857	7,243	1,931	9,174
Year 6	2022	28,540	13,060	7,352	1,961	9,314
Year 7	2023	28,966	13,264	7,462	1,992	9,454
Year 8	2024	29,392	13,467	7,572	2,022	9,594
Year 9	2025	29,819	13,671	7,682	2,053	9,735
Year 10	2026	30,223	13,874	7,786	2,084	9,870
Ten-Yr Increase		4,259	2,034	1,097	306	1,403
Projected Expenditure				\$878,697	\$245,106	\$1,123,803
Cost Allocation				per Person	per Nonres. Trip	
				\$206.32	\$120.50	
Growth-Related Expenditure on Facilities						\$1,123,803

Vehicles and Equipment

Current Level of Service

The Law Enforcement impact fee methodology contains a cost component for vehicles and equipment operated by Lemoore's Police Department. Since vehicles and equipment will be purchased over time, an incremental expansion method is utilized. As shown in Figure 25, the city's inventory currently includes 48 units with a replacement cost of \$41,933 per unit.

The current level of service is based on the functional population and the 2016 demand units – population (25,964) for residential development and nonresidential vehicle trips (11,840) for nonresidential development. Therefore, the current residential level of service is 0.00146 units per person (48 units X 79 percent residential share / 25,964 population), and the nonresidential level of service equals 0.00085 units per nonresidential vehicle trip (48 units X 21 percent nonresidential share / 11,840 trips). As the city grows, new development will require approximately 1.5 units for every 1,000 new residents and approximately 0.9 units for every 1,000 additional nonresidential vehicle trips.

Figure 25: Existing Vehicles and Equipment and Cost Allocation

Vehicle / Equipment Type	Units	Replacement Cost (per Unit)	Total Replacement Cost
Detective/Chief Car	3	\$36,340	\$109,020
Solar Radar Trailer	2	\$14,000	\$28,000
Patrol Car	16	\$49,500	\$792,000
Patrol SUV	2	\$49,500	\$99,000
Special Patrol Car	1	\$55,000	\$55,000
Commander SUV	3	\$42,250	\$126,750
Det. Sgt. SUV	1	\$49,500	\$49,500
Animal Control Truck	1	\$25,000	\$25,000
K9 Patrol Car	2	\$52,250	\$104,500
Evidence Van	1	\$25,000	\$25,000
Training/Patrol Motorcycles	4	\$22,800	\$91,200
Youth Dev. Officer (YDO) Equipment	1	\$10,000	\$10,000
VIP Car	3	\$37,833	\$113,500
YDO Car	2	\$49,500	\$99,000
Training Car	1	\$39,500	\$39,500
HNT Truck	1	\$40,000	\$40,000
CSO	1	\$33,800	\$33,800
Command Post	1	\$90,000	\$90,000
DUI Checkpoint Trailer	1	\$30,000	\$30,000
Diesel Generator	1	\$52,000	\$52,000
Total	48		\$2,012,770

Cost Per Unit | \$41,933

Land Use Type	Proportionate Share	2016 Demand Units	Vehicle / Equipment per Demand Unit
Residential	79%	25,964 Population	0.00146
Nonresidential	21%	11,840 Nonres. Vehicle Trips	0.00085

Source: City of Lemoore, California.

Projected Demand

Shown in Figure 26, population is projected to equal 30,223 in 2026 – an increase of 4,259 persons. Nonresidential vehicle trips are projected to equal 13,874 trips by 2026 – an increase of 2,034 trips. When applied to the current LOS, new development will demand 7.9 additional units over the next ten years ((0.00146 units per person X 4,259 population increase) + (0.00085 units per nonresidential vehicle trip X 2,034 nonresidential vehicle trip increase)). With a replacement cost of \$41,933 per unit, the growth-related expenditure on vehicles and equipment is \$331,271 (7.9 units X \$41,933 per unit). The cost per person is \$61.05 (6.2 units X \$41,933 per unit / 4,259 population increase), and the cost per nonresidential vehicle trip is \$35.05 (1.7 units X \$41,933 per unit / 2,034 trip increase).

Figure 26: Projected Demand for Vehicles and Equipment

Type of Infrastructure		Level of Service		Demand Unit	Unit Cost
Vehicles & Equipment	Residential	0.00146	Vehicles	per Person	\$41,933
	Nonresidential	0.00085		per Nonres. Trip	

Need for Vehicles & Equipment						
	Year	Population	Nonres. Vehicle Trips	Units Residential	Units Nonresidential	Total
Base	2016	25,964	11,840	37.9	10.1	48.0
Year 1	2017	26,395	12,043	38.5	10.3	48.8
Year 2	2018	26,826	12,247	39.2	10.4	49.6
Year 3	2019	27,257	12,450	39.8	10.6	50.4
Year 4	2020	27,688	12,653	40.4	10.8	51.2
Year 5	2021	28,114	12,857	41.1	10.9	52.0
Year 6	2022	28,540	13,060	41.7	11.1	52.8
Year 7	2023	28,966	13,264	42.3	11.3	53.6
Year 8	2024	29,392	13,467	42.9	11.5	54.4
Year 9	2025	29,819	13,671	43.5	11.6	55.2
Year 10	2026	30,223	13,874	44.1	11.8	55.9
Ten-Yr Increase		4,259	2,034	6.2	1.7	7.9
Projected Expenditure				\$259,985	\$71,286	\$331,271
Cost Allocation				per Person	per Nonres. Trip	
				\$61.05	\$35.05	
Growth-Related Expenditure on Vehicles & Equipment						\$331,271

Impact Fee Study

Also included in the Law Enforcement impact fee is a component to reimburse the city for the cost of the impact fee study. As shown below in Figure 27, the law enforcement share of the study is \$7,000. This cost is allocated to new development over the next five years based on functional population. The residential cost per person is \$2.57 (\$7,000 study expense X 79 percent residential share / 2,150 population increase), and the nonresidential cost per nonresidential vehicle trip is \$1.45 (\$7,000 study expense X 21 percent nonresidential share / 1,017).

Figure 27: Impact Fee Study Expense

Type of Infrastructure	Cost	Assessed Against	Proportionate Share	Demand Unit	2016	2021	Change	Cost per Demand Unit
Community / Rec Facility	\$7,000	Residential	100%	Population	25,964	28,114	2,150	\$3.26
Fire	\$7,000	Residential	83%	Population	25,964	28,114	2,150	\$2.70
		Nonresidential	17%	Jobs	5,118	5,398	280	\$4.25
General Municipal Facilities	\$7,000	Residential	79%	Population	25,964	28,114	2,150	\$2.57
		Nonresidential	21%	Jobs	5,118	5,398	280	\$5.25
Law Enforcement	\$7,000	Residential	79%	Population	25,964	28,114	2,150	\$2.57
		Nonresidential	21%	Nonres. Trips	11,840	12,857	1,017	\$1.45
Parks	\$7,000	Residential	100%	Population	25,964	28,114	2,150	\$3.26
Storm Drainage	\$7,000	Residential	72%	Acres	890	963	73	Varies
		Nonresidential	28%	Acres	336	354	18	Varies
Streets and Thoroughfares	\$11,000	Residential	100%	VMT	425,592	460,750	35,158	\$0.31
		Nonresidential						
Wastewater	\$11,000	Residential	100%	Gallons	1,700,000	1,819,065	119,065	\$0.09
		Nonresidential						
Water	\$11,000	Residential	100%	Gallons	5,978,408	6,393,004	414,596	\$0.03
		Nonresidential						

TOTAL \$75,000

Maximum Supportable Law Enforcement Impact Fee

Figure 28 provides a summary of costs per demand unit used to calculate the Law Enforcement impact fees. As discussed previously, these fees are calculated for both residential and nonresidential land uses. As shown below, the total cost per residential demand unit is \$269.94, and the total cost per nonresidential demand unit is \$157.00. The proposed fee for a single-family unit is \$804 (\$269.94 per demand unit X 2.98 persons per housing unit). Similarly, the cost per 1,000 square feet of industrial development is \$300 (\$157.00 per demand unit X 3.82 vehicle trip ends per 1,000 square feet X 50 percent trip rate adjustment).

Figure 28: Law Enforcement Impact Fee Schedule

<i>Fee Component</i>	<i>Cost per Person</i>	<i>Cost per Nonres. Trip</i>
Facilities	\$206.32	\$120.50
Vehicles & Equipment	\$61.05	\$35.05
Impact Fee Study	\$2.57	\$1.45
TOTAL	\$269.94	\$157.00

Residential (per unit)

<i>Development Type</i>	<i>Persons per Housing Unit¹</i>	<i>Proposed Fees</i>	<i>Current Fee</i>	<i>Increase / Decrease</i>
Single Family	2.98	\$804	\$277	\$527
Multi-Unit	2.26	\$610	\$331	\$279

1. See Figure A1.

Nonresidential (per 1,000 square feet)

<i>Development Type</i>	<i>Avg Weekday Veh Trip Ends²</i>	<i>Trip Rate Adjustment</i>	<i>Proposed Fees</i>	<i>Current Fee</i>	<i>Increase / Decrease</i>
Industrial	3.82	50%	\$300	\$17	\$283
Retail / Restaurant	42.70	33%	\$2,212	\$397	\$1,815
Office / Institutional	11.03	50%	\$866	\$366	\$500

2. See Figure A6.

Projected Fee Revenue

Finally, the impact fees shown in Figure 28 can be applied to projected development (see Appendix) to estimate potential revenue generated by those fees. Law Enforcement impact fee revenue is expected to total approximately \$1.46 million over the next ten years. Over the same time-period, Lemoore will spend approximately \$1.46 million on growth-related infrastructure.

Figure 29: Law Enforcement Impact Fee Revenue Projection

Law Enforcement Infrastructure Cost

	Growth Cost	Total Cost
Facilities	\$1,123,803	\$1,123,803
Vehicles & Equipment	\$331,271	\$331,271
Impact Fee Study	\$7,000	\$7,000
	\$1,462,074	\$1,462,074

Projected Law Enforcement Impact Fee Revenue

		Residential \$748 per housing unit	Industrial \$300 per KSF	Retail / Restaurant \$2,212 per KSF	Office / Institutional \$866 per KSF
<i>Year</i>		<i>Hsg Units</i>	<i>KSF</i>	<i>KSF</i>	<i>KSF</i>
Base	2016	9,328	1,320	441	563
Year 1	2017	9,482	1,328	452	569
Year 2	2018	9,636	1,336	463	575
Year 3	2019	9,790	1,344	474	581
Year 4	2020	9,944	1,352	485	587
Year 5	2021	10,097	1,360	496	593
Year 6	2022	10,250	1,368	507	599
Year 7	2023	10,403	1,376	518	605
Year 8	2024	10,556	1,384	529	611
Year 9	2025	10,709	1,392	540	617
Year 10	2026	10,854	1,400	551	623
<i>Ten-Yr Increase</i>		1,526	80	110	60
<i>Projected Revenue =></i>		\$1,140,893	\$23,879	\$242,228	\$51,711
			Total Projected Revenues =>	\$1,458,711	

PARKS

Methodology

The Parks impact fees are derived using an incremental expansion methodology. Cost components are allocated 100 percent to residential development and include acquired park land and developed park land (park improvements). This methodology will enable Lemoore to maintain the current LOS standard as the city grows. Impact fee revenue collected using this methodology may not be used to replace or rehabilitate existing improvements.

Park Land Acquisition

Current Level of Service

The Parks impact fee methodology contains a cost component for park land acquisition. As shown in Figure 30, Lemoore's current inventory of park land includes 71.81 acres. The current level of service is based on the 2016 population of 25,964 with acres allocated per 1,000 persons. Therefore, the current level of service for park land is 2.7658 acres per 1,000 persons (71.81 acres / [25,964 population / 1,000]). Based on data provided by the Kings County Assessor, the cost to acquire park land is \$100,000 per acre.

Figure 30: Existing Park Land and Cost Allocation

Park Site	Total Acres
Bevilaqua Park	10.00
City Park	3.75
East Park Site (D and Bush Streets)	3.65
Heritage Park	25.00
Kings Lions Park	17.74
Lions Park	11.00
Rotary Skate Park	0.67
Total	71.81

Level-of-Service (LOS) Standards	
Acres of Acquired Park Land	71.81
2016 Lemoore Population	25,964
LOS: Acres per 1,000 Persons	2.7658

Cost Analysis	
Acres per 1,000 Persons	2.7658
Land Cost Per Acre ¹	\$100,000

1. Cost per acre provided by the Kings County Assessor.

Park Improvements

Current Level of Service

The Parks impact fee methodology also contains a cost component for park improvements. As shown in Figure 31, Lemoore's current inventory of park improvements includes 45.66 developed acres. The current level of service is based on the 2016 population of 25,964 with acres allocated per 1,000 persons. Therefore, the current level of service for park land is 1.7586 acres per 1,000 persons (45.66 acres / [25,964 population / 1,000]). Based on the cost to develop Lion's Park, the cost to improve, or develop, an acre of park land is \$185,000.

Figure 31: Existing Park Improvements and Cost Allocation

Park Site	Total Acres	Developed Acres
Bevilaqua Park	10.00	0.00
City Park	3.75	3.75
East Park Site (D and Bush Streets)	3.65	0.00
Heritage Park	25.00	12.50
Kings Lions Park	17.74	17.74
Lions Park	11.00	11.00
Rotary Skate Park	0.67	0.67
Total	71.81	45.66

Level-of-Service (LOS) Standards	
Acres of Developed Park Land	45.66
2016 Lemoore Population	25,964
LOS: Acres per 1,000 Persons	1.7586

Cost Analysis	
Acres per 1,000 Persons	1.7586
Development Cost Per Acre ¹	\$185,000

1. Cost per acre for developing 4 acres at Lion's Park in 2010, City of Lemoore, California.

Projected Demand

Shown in Figure 32, population is projected to equal 30,223 in 2026 – an increase of 4,259 persons. When applied to the current LOS, new development will demand the acquisition of 11.78 additional acres of land over the next ten years (2.7658 acres per 1,000 persons X 4,259 population increase / 1,000). With an average cost per acre of \$100,000 to acquire park land, the growth-related expenditure on park land is \$1,178,000 (11.78 acres X \$100,000 per acre). The cost per person to acquire park land is \$276.59 (11.78 acres X \$100,000 per acre / 4,259 population increase).

Over the next ten years, new development will demand 7.49 additional acres of park improvements (1.7586 acres per 1,000 persons X 4,259 population increase / 1,000). The average cost to develop an acre of park land has an average cost of \$185,000, and the growth-related expenditure on park improvements is \$1,385,650 (7.49 acres X \$185,000 per acre). The cost per person to develop park land is \$325.35 (7.49 acres X \$185,000 per acre / 4,259 population increase).

Figure 32: Projected Demand for Park Land and Park Improvements

		<i>Type of Infrastructure</i>	<i>Level of Service</i>	<i>Demand Unit</i>	<i>Unit Cost</i>
		Park Land (Acquisition)	2.7658 acres	per 1,000 persons	\$100,000
		Park Improvements	1.7586 acres	per 1,000 persons	\$185,000

<i>Park Infrastructure Needed</i>				
	<i>Year</i>	<i>Population</i>	<i>Park Land</i>	<i>Park Improvements</i>
Base	2016	25,964	71.81	45.66
1	2017	26,395	73.00	46.42
2	2018	26,826	74.20	47.18
3	2019	27,257	75.39	47.93
4	2020	27,688	76.58	48.69
5	2021	28,114	77.76	49.44
6	2022	28,540	78.94	50.19
7	2023	28,966	80.11	50.94
8	2024	29,392	81.29	51.69
9	2025	29,819	82.47	52.44
10	2026	30,223	83.59	53.15
<i>Ten-Yr Increase</i>		4,259	11.78	7.49
<i>Projected Expenditure</i>			\$1,178,000	\$1,385,650
			<i>Park Acquisition</i>	<i>Park Development</i>
<i>per Person</i>			\$276.59	\$325.35
<i>Growth-Related Expenditure on Park Infrastructure</i>			\$2,563,650	

Impact Fee Study

Also included in the Parks impact fee is a component to reimburse the city for the cost of the impact fee study. As shown below in Figure 33, the Parks impact fee share of the study is \$7,000. This cost is allocated to new development over the next five years based on population. The cost per person is \$3.26 (\$7,000 study expense / 2,150 population increase).

Figure 33: Impact Fee Study Expense

Type of Infrastructure	Cost	Assessed Against	Proportionate Share	Demand Unit	2016	2021	Change	Cost per Demand Unit
Community / Rec Facility	\$7,000	Residential	100%	Population	25,964	28,114	2,150	\$3.26
Fire	\$7,000	Residential	83%	Population	25,964	28,114	2,150	\$2.70
		Nonresidential	17%	Jobs	5,118	5,398	280	\$4.25
General Municipal Facilities	\$7,000	Residential	79%	Population	25,964	28,114	2,150	\$2.57
		Nonresidential	21%	Jobs	5,118	5,398	280	\$5.25
Law Enforcement	\$7,000	Residential	79%	Population	25,964	28,114	2,150	\$2.57
		Nonresidential	21%	Nonres. Trips	11,840	12,857	1,017	\$1.45
Parks	\$7,000	Residential	100%	Population	25,964	28,114	2,150	\$3.26
Storm Drainage	\$7,000	Residential	72%	Acres	890	963	73	Varies
		Nonresidential	28%	Acres	336	354	18	Varies
Streets and Thoroughfares	\$11,000	Residential	100%	VMT	425,592	460,750	35,158	\$0.31
		Nonresidential						
Wastewater	\$11,000	Residential	100%	Gallons	1,700,000	1,819,065	119,065	\$0.09
		Nonresidential						
Water	\$11,000	Residential	100%	Gallons	5,978,408	6,393,004	414,596	\$0.03
		Nonresidential						
TOTAL	\$75,000							

Maximum Supportable Parks Impact Fee

Figure 34 provides a summary of the costs per demand unit used to calculate the Parks impact fees. As previously discussed, Parks impact fees are calculated for residential land uses. As shown below, the total cost per residential demand unit is \$605.20. The proposed fee for a single-family unit is \$1,803 (\$605.20 X 2.98 persons per housing unit) and represents a decrease of \$1,585 compared to the current fee.

Figure 34: Parks Impact Fee Schedule

<i>Fee Component</i>	<i>Cost per Person</i>
Park Land (Acquisition)	\$276.59
Park Improvements	\$325.35
Impact Fee Study	\$3.26
TOTAL	\$605.20

Residential (per unit)

<i>Development Type</i>	<i>Persons per Housing Unit¹</i>	<i>Proposed Fees</i>	<i>Current Fee</i>	<i>Increase / Decrease</i>
Single Family	2.98	\$1,803	\$3,388	-\$1,585
Multi-Unit	2.26	\$1,368	\$2,703	-\$1,335

1. See Figure A1.

Projected Fee Revenue

Finally, the development impact fees shown in Figure 34 can be applied to projected development (see Appendix) to estimate potential revenue generated by those fees. Parks impact fee revenue from future development is expected to total approximately \$2.56 million over the next ten years. Over the same time period, the city will spend approximately \$2.57 on growth-related park infrastructure.

Figure 35: Parks Impact Fee Revenue Projection

Parks Infrastructure Cost

	Growth Cost	Total Cost
Acquired Park Land	\$1,178,000	\$1,178,000
Developed Park Land	\$1,385,650	\$1,385,650
Impact Fee Study	\$7,000	\$7,000
	\$2,570,650	\$2,570,650

Projected Parks Impact Fee Revenue

		Residential \$1,680 per housing unit
Year		Hsg Units
Base	2016	9,328
Year 1	2017	9,482
Year 2	2018	9,636
Year 3	2019	9,790
Year 4	2020	9,944
Year 5	2021	10,097
Year 6	2022	10,250
Year 7	2023	10,403
Year 8	2024	10,556
Year 9	2025	10,709
Year 10	2026	10,854
<i>Ten-Yr Increase</i>		1,526
Total Projected Revenues =>		\$2,563,128

REFUSE VEHICLES & CONTAINERS

Methodology

The Refuse Vehicles & Containers impact fee uses an incremental expansion methodology. Cost components include refuse vehicles and refuse containers used for single-family residential, multi-family, and nonresidential pickups. Due to the nature of refuse and recycling services in Lemoore, with multi-family and nonresidential customers receiving services (i.e., pickups) and capital equipment (i.e., dumpsters) based on amount of trash generation, the Refuse Vehicles & Containers impact fee for multi-family and nonresidential development will be calculated on a case-by-case basis.

Single-Family Residential Cost Components

To maintain the current single-family residential level of service, Lemoore plans to use an incremental expansion methodology for refuse vehicles and for trash receptacles (residential cans).

Refuse Vehicles

The total capital cost per residential truck is \$330,000. According to city staff, residential trucks can handle 4,800 residential pickups per week. Based on this capacity, the cost per pickup equals \$68.75 (\$330,000 truck cost / 4,800 weekly pickups). Because Lemoore offers trash pickups and recycling pickups, residential trucks visit each residential customer two times per week. Since residential truck costs are allocated based on the number of pickups, the cost per customer (residential unit) is \$137.50 (\$68.75 residential truck cost per pickup X 2 pickups per week).

Figure 36: Residential Truck Cost Factors

Land Use	Vehicle/Apparatus Type	Unit Cost	Weekly Pickups	Pickup Type	Cost per Pickup
Single Family	Side Loader Automated	\$330,000	4,800	Residential Can	\$68.75

Refuse Containers

In addition to truck costs, the residential Refuse Vehicles & Containers impact fee includes the cost for residential refuse and recycling cans. The cost per can is \$56 (\$50 residential can + \$6 delivery) and customers receive three cans – black can, blue can, and green can. The cost per customer is \$168 (\$56 cost per can X 3 cans).

Figure 37: Residential Container Cost Factors

Land Use	Type	Unit Cost	Delivery Cost	Total Cost
Single Family	Residential Can	\$50	\$6	\$56

Residential Input Variables and Maximum Supportable Impact Fee

Figure 38 shows level-of-service standards for the residential Refuse Vehicles & Containers impact fees for the City of Lemoore. Impact fees for Refuse Vehicles & Containers are based on costs per customer for vehicles and refuse containers as described in the previous sections and summarized below. Each cost component of the Refuse Vehicles & Containers impact fee is shown as a cost per customer.

The maximum supportable impact fee is then calculated by summing each fee component – \$138 vehicle cost per customer plus \$168 refuse container cost per customer for a total impact fee per residential customer of \$306. Note that if more than three residential cans are needed, the fee should be calculated accordingly.

Figure 38: Residential Input Variables and Maximum Supportable Impact Fees

Refuse Vehicle Cost per Residential Customer	\$138
Residential Container Cost per Can	\$56
Cans per Residential Unit	3
Container Cost per Residential Customer	\$168
Total Cost per Residential Customer	\$306

Multi-Family and Nonresidential Cost Components

To maintain the current level of service, Lemoore plans to use an incremental expansion methodology for refuse vehicles and for dumpsters. The multi-family and nonresidential Refuse Vehicles & Containers impact fee differs from the single-family residential Refuse Vehicles & Containers fee in that it will be calculated on a case-by-case basis based on the number of pickups and the size of dumpster required for each multi-family and nonresidential customer. Further detail is provided below.

Refuse Vehicles

The total capital cost per multi-family and nonresidential truck is \$280,000. According to city staff, these trucks can handle 675 multi-family and nonresidential pickups per week. Based on this capacity, the cost per pickup equals \$414.81 (\$280,000 truck cost / 675 weekly pickups).

Land Use	Vehicle/Apparatus Type	Unit Cost	Weekly Pickups	Pickup Type	Cost per Pickup
Multi-Family & Nonresidential	Rear Loader	\$280,000	675	Dumpster	\$414.81

Refuse Containers

In addition to vehicle costs, the multi-family and nonresidential Refuse Vehicles & Containers impact fee includes the cost for a dumpster. The cost schedule by dumpster size is shown Figure 39.

Figure 39: Multi-Family and Nonresidential Dumpster Costs

Land Use	Type	Unit Cost	Delivery Cost	Total Cost
Multi-Family & Nonresidential	1-Yard Dumpster	\$380	\$16	\$396
Multi-Family & Nonresidential	2-Yard Dumpster	\$600	\$16	\$616
Multi-Family & Nonresidential	3-Yard Dumpster	\$780	\$16	\$796

Multi-Family and Nonresidential Input Variables and Maximum Supportable Impact Fee

The multi-family and nonresidential Refuse Vehicles & Containers impact fee should be calculated based on two factors – required number of weekly pickups and dumpster size. Figure 40 shows level-of-service standards for the multi-family and nonresidential Refuse Vehicles & Containers impact fees for the City of Lemoore. The top portion provides a schedule of vehicle capital costs per customer based on number of weekly pickups per customer and the cost per pickup of \$414.81 as detailed above. The bottom portion of the figure reiterates the dumpster capital costs by size of dumpster, ranging from \$396 for a 1-yard dumpster to \$796 for a 3-yard dumpster.

Figure 40: Multi-Family and Nonresidential Impact Fee Input Variables

<i>Capital Cost per Pickup</i>	<i>Weekly Pickups per Customer</i>	<i>Total Vehicle Cost per Customer</i>
\$415	1	\$415
\$415	2	\$830
\$415	3	\$1,244
\$415	4	\$1,659
\$415	5	\$2,074
\$415	6	\$2,489
\$415	7	\$2,904
\$415	8	\$3,319
\$415	9	\$3,733
\$415	10	\$4,148

<i>Dumpster Size</i>	<i>Unit Cost</i>
1-Yard Dumpster	\$396
2-Yard Dumpster	\$616
3-Yard Dumpster	\$796

To calculate the multi-family and nonresidential Refuse Vehicles & Containers impact fee, it must be determined how many weekly pickups and what size dumpster the customer requires. For further detail, an example of the impact fee calculation for a hypothetical business is shown below in Figure 41. In this example, the business requires 2 pickups per week (\$830) and a 2-yard dumpster (\$616).

In this example, the total maximum supportable impact fee for the hypothetical business is then calculated by summing each fee component – \$830 vehicle capital cost plus \$616 container cost for a 2-yard dumpster for a total impact fee for the hypothetical business of \$1,446.

Figure 41: Hypothetical Multi-Family and Nonresidential Impact Fee Calculation

Number of Weekly Pickups	2
Refuse Vehicle Cost per Pickup	\$415
Refuse Vehicle Cost per Customer	\$830
Dumpster Requirement	2-Yard
Container Cost per Dumpster	\$616
Total Cost per Nonresidential Customer	\$1,446

STORM DRAINAGE

Methodology

The Storm Drainage impact fees are derived using the plan-based methodology. Lemoore staff identified storm drainage system improvements necessary to accommodate future development. The growth-related costs of storm drainage system improvements are allocated to the projected developed acreage based on demographic projections (Appendix A), prevailing dwelling units by acre, floor area ratio (FAR) by land use type, and typical impervious surface percentage. FAR is the ratio of a building's total floor area to the size of the piece of land on which it is situated. For instance, a 5,000-square-foot building on a 20,000-square-foot parcel has a FAR of 0.25.

The capital costs of storm drainage improvements are multiplied by proportionate share factors for each type of land use and divided by the amount of land area by type of land use. Residential fees per housing unit are based on a gross density of 9.5 units per acre for single-family units and 14.5 units per acre for multi-family units, based on densities in the City of Lemoore Zoning Ordinance. The capital cost per acre for nonresidential land uses was converted to a fee per 1,000 square feet (KSF) using an average FAR of 0.35, based on the average of minimum and maximum allowable FARs in the City of Lemoore Zoning Ordinance. It is preferable to base the nonresidential fees on floor area rather than use a per acre basis because the fee will increase or decrease according to the intensity of an individual project.

Proportionate Share Factors

The capital costs for the storm drainage system are allocated to the land area served by the improvements. In order to determine the land area served by the storm drainage system, TischlerBise applied average residential density and nonresidential FAR factors to projected development through the year 2026 to determine the amount of developed acreage by land use.

Figure 42: Projected Increase in Acreage by Land Use to 2026

	2016		10-Year Increase	
Residential	Units	Acreage	Units	Acreage
Single Family	6,782	714	1,108	117
Multi-Family	2,546	176	418	29
Nonresidential	Square Feet	Acreage	Square Feet	Acreage
Industrial	2,366,000	155	140,000	9
Retail / Restaurant	882,000	58	220,000	14
Office and Institutional	1,870,000	123	200,000	13
Total		1,225		182
Growth Share				14.8%

Growth-Related Storm Drainage Improvements

Figure 43 below lists storm drainage improvements, identified by Lemoore staff, from the city's Capital Improvement Plan. These improvements are organized into three components: 1) collection projects, 2) detention projects, and 3) other projects.

Collection Projects

Based on developed acreage shown in Figure 42, collection projects included in the impact fee update have a growth share of 14.8 percent. This means future development demands 14.8 percent of planned collection projects and existing development demands the remaining 85.2 percent of planned collection projects. This results in a growth cost of \$170,111 for collection projects (\$1,149,400 X 14.8 percent growth share).

Detention Projects

The Storm Drainage impact fee includes two storm drainage detention projects. Based on analysis by city staff, future development demands 100 percent of storm drainage detention projects shown in Figure 43. These projects have a growth-related cost of \$1,095,000.

Other Projects

Lemoore's Capital Improvement Plan also includes a storm drainage master plan. The planned cost of the storm drainage master plan is \$180,000 with 100 percent of the cost attributable to future development.

Figure 43: Storm Drainage Improvements

Collection Projects

Year	Project	Total Cost	Growth Share	Growth Cost
2021-2022	Bevilaqua Park Improvement	\$640,000	14.8%	\$94,720
2020-2021	Candlewick Storm Drainage	\$509,400	14.8%	\$75,391
Total		\$1,149,400	Growth Cost	\$170,111

Detention Projects

Year	Project	Total Cost	Growth Share	Growth Cost
2016-2018	Daphne Storm Drain Basin	\$840,000	100.0%	\$840,000
2019-2021	Lemoore HS Storm Basin	\$255,000	100.0%	\$255,000
Total		\$1,095,000	Growth Cost	\$1,095,000

Other Projects

Year	Project	Total Cost	Growth Share	Growth Cost
2016-2018	Storm Drain Master Plan	\$180,000	100.0%	\$180,000
Total		\$180,000	Growth Cost	\$180,000

Capital Cost per Acre

Based on the projected increase in acreage by land use shown in Figure 43 above, TischlerBise determined proportionate share factors, by land use, using weighting factors that represent the percentage of impervious surface area created in the drainage area by each type of land use. For example, there are approximately 117 acres of land projected for single-family housing development over the next ten years, based on an average density of 9.5 dwellings units per acre (1,108 units / 9.5 dwelling units per acre). The percentage of impervious surface is estimated at 50 percent, based on California Office of Environmental Health Hazard Assessment Impervious Surface Coefficients Study (2008), resulting in 58 impervious acres (117 developed acres X 50 percent). Based on projected development citywide, this represents approximately 55.5 percent of the net increase in citywide impervious acreage over the next ten years (58 impervious acres from single-family development / 105 total impervious acres). This calculation is shown in Figure 44.

Capital costs from the previous section are shown in the top right corner of Figure 44. These capital costs are allocated by land use based on proportionate share of impervious acreage and divided by the ten-year increase in developed acres. For single-family development, the capital cost per acre is \$6,866 (\$1,445,111 capital cost X 55.5 percent proportionate share / 116.8 developed acres). Capital costs per acre, by land use, are included at the bottom of this figure.

Figure 44: Proportionate Share and Capital Cost per Acre

System Improvements Sized For Citywide Service				
		Growth-Related Capital Costs - Collection		\$170,111
		Growth-Related Capital Costs - Detention		\$1,095,000
		Growth-Related Capital Costs - Other		\$180,000
		Total		\$1,445,111
Type of Development	10-Year Growth in Developed Acres ¹	Percent Impervious ²	10-Year Growth in Impervious Acres	Proportionate Share
Single Family Residential	116.8	50%	58	55.5%
Multi-Family Residential	28.9	60%	17	16.5%
Retail / Restaurant	14.0	85%	12	11.3%
Office / Institutional	13.0	80%	10	9.9%
Industrial	9.0	80%	7	6.8%
Total	181.7		105	100.0%
Capital Cost per Acre³				
Single Family Residential	\$6,866			
Multi-Family Residential	\$8,241			
Industrial	\$10,983			
Retail / Restaurant	\$11,674			
Office / Institutional	\$10,983			

1. Land use area calculated by TischlerBise using average density and floor area ratios.

2. Impervious factors based on California Office of Environmental Health Hazard Assessment Impervious Surface Coefficients study (2008).

3. For each type of development, the level of service (expressed in terms of capital cost per acre) is equal to the capital cost multiplied by the proportionate share factor, divided by the acreage to be developed.

Impact Fee Study

Also included in the Storm Drainage impact fee is a component to reimburse the city for the cost of the impact fee study. As shown below in Figure 47, the Storm Drainage impact fee share of the study is \$7,000. This cost is allocated to new development over the next five years based on impervious acreage. The cost per acre of single-family development is \$66 (\$7,000 study expense X 55.7 percent proportionate share / 58.9 single-family acres). Storm Drainage impact fee study costs per acre, by land use, are included at the bottom of this figure.

Figure 45: Impact Fee Study Expense

System Improvements Sized For Citywide Service				
Impact Fee Study				\$7,000
Type of Development	5-Year Growth in Developed Acres ¹	Percent Impervious ²	5-Year Growth in Impervious Acres	Proportionate Share
Single Family Residential	58.9	50%	29	55.7%
Multi-Family Residential	14.5	60%	9	16.5%
Retail / Restaurant	7.0	85%	6	11.3%
Office / Institutional	6.5	80%	5	9.8%
Industrial	4.5	80%	4	6.8%
	91.4		53	100.0%
Capital Cost per Acre³				
Single Family Residential	\$66			
Multi-Family Residential	\$79			
Industrial	\$106			
Retail / Restaurant	\$113			
Office / Institutional	\$106			

1. Land use area calculated by TischlerBise using average density and floor area ratios.

2. Impervious factors based on California Office of Environmental Health Hazard Assessment Impervious Surface Coefficients study (2008).

3. For each type of development, the level of service (expressed in terms of capital cost per acre) is equal to the capital cost multiplied by the proportionate share factor, divided by the acreage to be developed.

Maximum Supportable Storm Drainage Impact Fee

Figure 46 provides a summary of the costs per demand unit used to calculate the Storm Drainage impact fees. As previously discussed, Storm Drainage impact fees are calculated for residential and nonresidential land uses. As shown below, residential land uses include capital costs per acre and units per acre. Nonresidential land uses include capital costs per acre and the floor area ratio (FAR). The proposed fee for a single-family unit is \$730 (\$6,932 single-family capital cost per acre / 9.5 dwelling units per acre) and represents a decrease of \$209 compared to the current fee. For industrial development, the proposed fee is \$727 (\$11,089 industrial capital cost per acre X 0.35 FAR) and represents a decrease of \$360 compared to the current fee.

Figure 46: Storm Drainage Impact Fee Schedule

Residential (per unit)

<i>Development Type</i>	<i>Capital Cost per Acre</i>	<i>Units per Acre¹</i>	<i>Proposed Fees</i>	<i>Current Fee</i>	<i>Increase / Decrease</i>
Single Family	\$6,932	9.50	\$730	\$939	-\$209
Multi-Family	\$8,320	14.50	\$574	\$533	\$41

Nonresidential (per 1,000 square feet)

<i>Development Type</i>	<i>Capital Cost per Acre</i>	<i>FAR¹</i>	<i>Proposed Fees</i>	<i>Current Fee</i>	<i>Increase / Decrease</i>
Industrial	\$11,089	0.35	\$727	\$1,087	-\$360
Retail / Restaurant	\$11,787	0.35	\$773	\$630	\$143
Office / Institutional	\$11,089	0.35	\$727	\$870	-\$143

1. City of Lemoore Zoning Ordinance.

STREETS AND THOROUGHFARES

Methodology

The Streets and Thoroughfares impact fees are calculated using an incremental expansion methodology for arterials and traffic signals, and a plan-based methodology for the State Route 41 / Bush Street interchange. Both methodologies use vehicle miles of travel as the demand unit. Each component used to derive vehicle miles of travel is described in the Appendix.

Lemoore Travel Demand

The relationship between the amount of development in Lemoore and growth-related system improvements is documented below. Figure 47 summarizes the input variables used to determine the average trip length on arterial improvements. In the table below “HU” means housing units, “KSF” means square feet of nonresidential development, in thousands, “ITE” is an abbreviation of Institute of Transportation Engineers, and “VTE” means vehicle trip ends. Trip generation rates by type of housing unit are documented in Figure A10 and related text.

Projected development over the next fifteen years, and the corresponding need for additional lane miles of arterial improvements and traffic signals, is shown in the middle section of Figure 47: Travel Demand and Trip Length Calibration. Trip generation rates and trip adjustment factors convert projected development into average weekday vehicle trips. A typical vehicle trip, such as a person leaving their home and traveling to work, generally begins on a local street that connects to a collector street, which connects to an arterial road and eventually to a state or interstate highway. This progression of travel up and down the functional classification chain limits the average trip length determination, for the purpose of impact fees, to the following question, “What is the average vehicle trip length on development fee system improvements?”

With demand for 12.92 additional arterial lane-miles in the city and a lane capacity standard of 8,000 vehicles per lane, the demand on the future network is approximately 103,361 vehicle miles of travel (i.e., 8,000 vehicles per lane traveling the entire 12.92 lane miles). To derive the average utilization (i.e., average trip length expressed in miles) of growth-related system improvements, divide vehicle miles of travel by the fifteen-year increase in vehicle trips attracted to development in the service area. As shown in the bottom-right corner of the table below, new development produces an increase of 15,322 average weekday vehicle trips over fifteen years. Dividing 103,361 vehicle miles of travel by the fifteen-year increase of 15,322 inbound average weekday vehicle trips yields an un-weighted average trip length of approximately 6.746 miles. However, the calibration of average trip length includes the same adjustment factors used in the impact fee calculations (i.e., journey-to-work commuting, pass-by adjustment, and average trip length adjustment by type of land use). With these adjustments, TischlerBise determined the weighted-average trip length to be 6.046 miles.

Figure 47: Travel Demand and Trip Length Calibration

<i>Development Type</i>	<i>ITE Code</i>	<i>Weekday VTE</i>	<i>Dev Unit</i>	<i>Trip Adj</i>	<i>Trip Length Wt Factor</i>
Single Family		9.32	HU	63%	122%
Multi-Family		6.83	HU	63%	122%
Industrial	140	3.82	KSF	50%	75%
Retail / Restaurant	820	42.70	KSF	33%	68%
Office and Institutional	710	11.03	KSF	50%	75%

Avg Trip Length (miles)	6.046
Vehicle Capacity Per Lane	8,000

	2016	2017	2018	2019	2020	2021	2026	2031	15-Year Increase
	Base	1	2	3	4	5	10	15	
Single-Family Housing Units	6,782	6,894	7,006	7,118	7,230	7,341	7,890	8,419	1,637
Multi-Family Housing Units	2,546	2,588	2,630	2,672	2,714	2,756	2,964	3,164	618
<i>Single-Family Trips</i>	39,821	40,479	41,136	41,794	42,452	43,103	46,327	49,433	9,612
<i>Multi-Family Trips</i>	10,955	11,136	11,317	11,497	11,678	11,859	12,754	13,614	2,659
Residential Trips	50,776	51,615	52,453	53,291	54,130	54,962	59,081	63,047	12,271
Industrial KSF	1,320	1,328	1,336	1,344	1,352	1,360	1,400	1,440	120
Retail / Restaurant KSF	441	452	463	474	485	496	551	606	165
Office and Institutional KSF	563	569	575	581	587	593	623	653	90
<i>Industrial Trips</i>	2,521	2,536	2,552	2,567	2,582	2,598	2,674	2,750	229
<i>Retail / Restaurant Trips</i>	6,214	6,369	6,524	6,679	6,834	6,989	7,764	8,539	2,325
<i>Office and Institutional Trips</i>	3,105	3,138	3,171	3,204	3,237	3,270	3,436	3,601	496
Nonresidential Trips	11,840	12,044	12,247	12,450	12,654	12,857	13,874	14,891	3,051
Total Vehicle Trips	62,617	63,658	64,700	65,742	66,783	67,819	72,955	77,938	15,322
Vehicle Miles of Travel (VMT)	425,592	432,633	439,673	446,713	453,753	460,750	495,412	528,953	103,361
Arterial Lane Miles	53.20	54.08	54.96	55.84	56.72	57.59	61.93	66.12	12.92
Traffic Signals	7.0	7.1	7.2	7.3	7.4	7.6	8.1	8.7	1.69
Fifteen-Year VMT Increase =>									19.5%

Arterials

Cost Factors

Shown below in Figure 48 are Lemoore's planned arterial projects. Based on these projects, the average cost to construct one arterial lane mile is \$666,700 (\$10,946,725 / 16.42 lane miles). Although Lemoore plans to eventually construct these improvements, their inclusion in this study is strictly for purposes of estimating the average cost to construct a lane mile of arterial improvements.

Figure 48: Arterial Cost Factors

<i>Project</i>	<i>Location</i>	<i>Improvement</i>	<i>Additional Lane Miles</i>	<i>2016 Estimated Project Cost¹</i>	<i>Growth Share²</i>	<i>Growth Cost</i>
Bush St	Marsh to College	Widen to 4 Lanes	0.90	\$1,092,125	100.0%	\$1,092,125
Bush St	College to Semas	Widen to 6 Lanes	2.00	\$931,808	100.0%	\$931,808
College Dr	Pedersen to Bush	Widen/Construct 4 Lanes	0.84	\$488,481	100.0%	\$488,481
Marsh Dr	SR 198 to Pedersen	Construct 4 Lanes	5.20	\$3,234,770	100.0%	\$3,234,770
Marsh Dr	Pedersen to Bush	Construct 4 Lanes	1.68	\$1,159,127	100.0%	\$1,159,127
Pedersen Av	Marsh to Semas	Construct 4 Lanes	3.60	\$2,345,209	100.0%	\$2,345,209
Semas Av	Bush to Pedersen	Construct 4 Lanes	2.20	\$1,695,205	100.0%	\$1,695,205
Total			16.42	\$10,946,725	100.0%	\$10,946,725

Average Cost per Lane Mile	\$666,700
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Current Level of Service

Updated Streets and Thoroughfares impact fees are based on the same level of service provided to existing development. Impact fees will be used to increase capacity through arterial improvements. As shown below in Figure 49, Lemoore's street infrastructure includes 53.2 lane miles of arterials. Based on 2016 vehicle miles of travel of 425,592 and 53.2 lane miles of arterials, the existing level-of-service standard in Lemoore is 1.25 lane miles per 10,000 VMT ($53.2 \text{ lane miles} / [425,592 \text{ VMT} / 10,000]$). Shown above in Figure 48, the average cost per lane mile is approximately \$666,700 ($\$10,946,725 / 16.42 \text{ lane miles}$). Applied to the current level of service, the capital cost of arterial improvements is \$83.34 per VMT ($1.25 \text{ arterial lane miles per } 10,000 \text{ VMT} / 10,000 \text{ VMT} \times \$666,700 \text{ per lane mile}$).

Figure 49: Existing Arterials

Allocation Factors for Arterials

Existing Lane Miles of Arterials	53.2
2016 VMT	425,592

Level-of-Service (LOS) Standards

LOS: Arterial Lane Miles per 10,000 VMT	1.250
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Arterial Improvement Cost Factors

Average Cost per Lane Mile	\$666,700
Capital Cost per VMT	\$83.34

Source: City of Lemoore, California.

As discussed above, maintaining the current level of service requires construction of 12.92 lane miles of arterials over the next ten years, and Figure 48 includes 16.42 lane miles of arterial improvements. Including many projects, and using the average cost of these projects, allows the construction of arterial improvements in areas where growth occurs. Previously, if a large development caused the need for arterial improvements not included in the impact fee study, Lemoore would have been required to update its fee study to include the improvement. This hybrid approach, incremental expansion based on planned projects, gives Lemoore the flexibility to identify a wide range of potential improvements and construct specific improvements in the areas experiencing growth.

Projected Demand

As shown in Figure 47, projected VMT drives the need for arterial improvements. Over the next fifteen years, Lemoore will need 12.92 additional lane miles of arterials to maintain the current level of service. With an average cost per lane mile of approximately \$666,700, the construction of 12.92 lane miles of arterials will cost approximately \$8.6 million ($12.92 \text{ lane miles} \times \$666,700 \text{ per lane mile}$). The cost per VMT for arterial improvements is \$83.34 ($\$8,613,764 \text{ total cost} / 103,361 \text{ additional VMT}$).

Traffic Signals

Cost Factors

Shown below in Figure 50 are Lemoore's planned traffic signals. Based on these projects, the average cost to construct a traffic signal is \$140,100 (\$420,248 / 3 traffic signals). Because city staff identified other funding sources for traffic signals at Bush and Belle Haven and at Bush and 19 ½ Avenue, the growth costs for those projects reflect the total cost of the traffic signals less other funding sources. Although Lemoore plans to eventually construct these improvements, their inclusion in this study is strictly for purposes of estimating the average cost to construct a traffic signal.

Figure 50: Traffic Signal Cost Factors

Project	Location	Improvement	2016 Estimated Project Cost ¹	Growth Share ²	Growth Cost
Traffic Signal	Bush / College	Construct New Signal	\$338,910	100.0%	\$338,910
Traffic Signal	Bush / Belle Haven	Construct New Signal	\$338,910	12.0%	\$40,669
Traffic Signal	Bush / 19 1/2 Av	Construct New Signal	\$338,910	12.0%	\$40,669
Total			\$1,016,730	41.3%	\$420,248

Average Cost per Traffic Signal	\$140,100
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Current Level of Service

The Streets and Thoroughfares impact fee methodology contains a cost component for traffic signals. Similar to arterials, level-of-service standards for traffic signals also use vehicle miles of travel. Lemoore's current inventory includes seven city-owned traffic signals, and when allocated per 10,000 VMT, the level of service is 0.164 traffic signals per 10,000 VMT. City staff identified traffic signal improvements, shown above in Figure 50, to determine an average cost per traffic signal of approximately \$140,100. The average cost per VMT is \$2.30 (0.164 traffic signals per 10,000 VMT / 10,000 VMT X \$140,100 cost per traffic signal).

Figure 51: Existing Traffic Signals

Allocation Factors for Traffic Signals

Existing Traffic Signals	7
2016 VMT	425,592

Level-of-Service (LOS) Standards

LOS: Traffic Signals per 10,000 VMT	0.164
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Traffic Signal Cost Factors

Average Cost per Traffic Signal	\$140,100
Capital Cost per VMT	\$2.30

Source: City of Lemoore, California.

Projected Demand

As shown in Figure 47, projected VMT drives the need for traffic signals. Over the next fifteen years, Lemoore will need 1.69 additional traffic signals to maintain the current level of service. With an average cost per unit of \$140,100, the additional 1.69 traffic signals will cost \$236,769 (1.69 units X \$140,100 per traffic signal). The cost per VMT for traffic signals is \$2.30 (\$236,769 total cost / 103,361 additional VMT).

State Route 41 / Bush Street Interchange

Lemoore plans to construct a new interchange where State Route 41 intersects Bush Street. Based on estimates from the City of Lemoore, this planned interchange will cost \$11.0 million. Because existing development will benefit from this interchange, this component of the Streets and Thoroughfares impact fee uses a plan-based methodology to better allocate costs to existing and future development. Based on the 15-year increase in VMT, from the travel demand model in Figure 47, future development will account for 19.5 percent of VMT in 2031. Using the 15-year VMT increase as the growth share, the growth cost of the planned intersection is \$2,145,000 (\$11,000,000 total cost X 19.5 percent growth share). When the growth cost is allocated to the 15-year VMT increase, the cost per VMT is \$20.75 (\$2,145,000 growth cost / 103,361 VMT increase). Existing development's share of the planned interchange is approximately \$8.86 million and will require additional funding.

Figure 52: State Route 41 / Bush Street Interchange Cost Allocation

Project	Location	Improvement	2016 Estimated Project Cost ¹	Growth Share ²	Growth Cost
Interchange	SR 41 / Bush	New Interchange	\$11,000,000	19.5%	\$2,145,000
			Existing Development's Share		\$8,855,000
			15-Year VMT Increase		103,361
			Cost per VMT		\$20.75

Master Plan

Lemoore's Capital Improvement Plan also includes a Streets and Thoroughfares master plan. The planned cost of the master plan is \$224,000 with 100 percent of the cost attributable to future development over the next five years. The cost per VMT is \$6.37 (\$224,000 master plan / 35,158 VMT increase).

Figure 53: Streets and Thoroughfares Master Plan

Type of Infrastructure	Cost	Assessed Against	Proportionate Share	Demand Unit	2016	2021	Change	Cost per Demand Unit
Storm Drainage	\$180,000	See Storm Drainage Discussion						
Streets and Thoroughfares	\$224,000	Residential Nonresidential	100%	VMT	425,592	460,750	35,158	\$6.37
Wastewater	\$698,700	Residential Nonresidential	100%	Gallons	1,700,000	1,819,065	119,065	\$5.87
Water	\$299,100	Residential Nonresidential	100%	Gallons	5,978,408	6,393,004	414,596	\$0.72

TOTAL \$1,401,800

Impact Fee Study

Also included in the Streets and Thoroughfares impact fee is a component to reimburse the city for the cost of the development impact fee study. As shown below in, the Streets and Thoroughfares share of the study is \$11,000. This cost is allocated to new development over the next five years based on VMT. The cost per VMT is \$0.31 (\$11,000 study expense / 35,158 VMT increase).

Figure 54: Impact Fee Study Expense

Type of Infrastructure	Cost	Assessed Against	Proportionate Share	Demand Unit	2016	2021	Change	Cost per Demand Unit
Community / Rec Facility	\$7,000	Residential	100%	Population	25,964	28,114	2,150	\$3.26
Fire	\$7,000	Residential	83%	Population	25,964	28,114	2,150	\$2.70
		Nonresidential	17%	Jobs	5,118	5,398	280	\$4.25
General Municipal Facilities	\$7,000	Residential	79%	Population	25,964	28,114	2,150	\$2.57
		Nonresidential	21%	Jobs	5,118	5,398	280	\$5.25
Law Enforcement	\$7,000	Residential	79%	Population	25,964	28,114	2,150	\$2.57
		Nonresidential	21%	Nonres. Trips	11,840	12,857	1,017	\$1.45
Parks	\$7,000	Residential	100%	Population	25,964	28,114	2,150	\$3.26
Storm Drainage	\$7,000	Residential	72%	Acres	890	963	73	Varies
		Nonresidential	28%	Acres	336	354	18	Varies
Streets and Thoroughfares	\$11,000	Residential Nonresidential	100%	VMT	425,592	460,750	35,158	\$0.31
Wastewater	\$11,000	Residential Nonresidential	100%	Gallons	1,700,000	1,819,065	119,065	\$0.09
Water	\$11,000	Residential Nonresidential	100%	Gallons	5,978,408	6,393,004	414,596	\$0.03

TOTAL \$75,000

Maximum Supportable Streets and Thoroughfares Impact Fee

Figure 55 provides a summary of costs per demand unit used to calculate the Streets and Thoroughfares impact fees. As discussed previously, Streets and Thoroughfares fees are calculated based on VMT and total \$113.07 per VMT. The proposed fee for a single-family unit is \$4,897 (\$113.07 per VMT X 6.046 miles per trip X 9.32 average weekday vehicle trip ends X 63 percent trip rate adjustment X 122 percent trip length adjustment). Similarly, the cost per 1,000 square feet of industrial development is \$979 (\$113.07 per VMT X 6.046 miles per trips X 3.82 average weekday vehicle trip ends per 1,000 square feet X 50 percent trip rate adjustment X 75 percent trip length adjustment).

Figure 55: Streets and Thoroughfares Impact Fee Schedule

<i>Fee Component</i>	<i>Cost per VMT</i>
Arterials	\$83.34
Traffic Signals	\$2.30
Interchange	\$20.75
Streets Master Plan	\$6.37
Impact Fee Study	\$0.31
TOTAL	\$113.07
Average Trip Length	6.046

Residential (per unit)

<i>Development Type</i>	<i>Avg Weekday Veh Trip Ends¹</i>	<i>Trip Rate Adjustment</i>	<i>Trip Length Weight Factor</i>	<i>Proposed Fees</i>	<i>Current Fee</i>	<i>Increase / Decrease</i>
Single Family	9.32	63%	122%	\$4,897	\$2,730	\$2,167
Multi-Unit	6.83	63%	122%	\$3,589	\$1,860	\$1,729

1. See Figure A10.

Nonresidential (per 1,000 square feet)

<i>Development Type</i>	<i>Avg Weekday Veh Trip Ends²</i>	<i>Trip Rate Adjustment</i>	<i>Trip Length Weight Factor</i>	<i>Proposed Fees</i>	<i>Current Fee</i>	<i>Increase / Decrease</i>
Industrial	3.82	50%	75%	\$979	\$895	\$84
Retail / Restaurant	42.70	33%	68%	\$6,550	\$5,902	\$648
Office / Institutional	11.03	50%	75%	\$2,828	\$1,671	\$1,157

2. See Figure A6.

Projected Fee Revenue

Finally, the development impact fees shown in Figure 55 can be applied to projected development (see Appendix) to estimate potential revenue generated by those fees. Streets and Thoroughfares impact fee revenue is expected to total approximately \$11.23 million over the next ten years. Over the same time-period, Lemoore will spend approximately \$20.09 million on street improvements. Existing's development share, \$8.85 million, will need additional sources of funding.

Figure 56: Streets and Thoroughfares Impact Fee Revenue Projection

Streets and Thoroughfares Infrastructure Cost

	Growth Cost	Total Cost
Arterials	\$8,613,764	\$8,613,764
Traffic Signals	\$236,769	\$236,769
Interchange	\$2,145,000	\$11,000,000
Streets Master Plan	\$224,000	\$224,000
Impact Fee Study	\$11,000	\$11,000
	\$11,230,533	\$20,085,533

Projected Streets and Thoroughfares Impact Fee Revenue

		Residential \$4,362 per housing unit	Industrial \$979 per KSF	Retail / Restaurant \$6,550 per KSF	Office / Institutional \$2,828 per KSF
Year		Hsg Units	KSF	KSF	KSF
Base	2016	9,328	1,320	441	563
Year 1	2017	9,482	1,328	452	569
Year 2	2018	9,636	1,336	463	575
Year 3	2019	9,790	1,344	474	581
Year 4	2020	9,944	1,352	485	587
Year 5	2021	10,097	1,360	496	593
Year 6	2022	10,250	1,368	507	599
Year 7	2023	10,403	1,376	518	605
Year 8	2024	10,556	1,384	529	611
Year 9	2025	10,709	1,392	540	617
Year 10	2026	10,854	1,400	551	623
Year 11	2027	10,999	1,408	562	629
Year 12	2028	11,144	1,416	573	635
Year 13	2029	11,289	1,424	584	641
Year 14	2030	11,433	1,432	595	647
Year 15	2031	11,583	1,440	606	653
15-Yr Increase		2,255	120	165	90
Projected Revenue =>		\$9,835,858	\$112,886	\$1,038,243	\$244,464
Total Projected Revenues =>					\$11,231,451
Total Projected Expenditures =>					\$20,085,533
Revenue Needed from Existing Development =>					\$8,854,082

WASTEWATER

Methodology

Wastewater impact fees are derived using a plan-based approach for collection projects and incremental expansion for treatment projects. Residential impact fees are based on the persons per housing unit, the gallons per person per day, and the capital cost per gallon of system capacity. Impact fees paid by nonresidential development are derived from capacity ratios according to the size of the new customer's water meter (up to 3.0 inches). Capacity ratios were obtained from the 2016 City of Lemoore Water Rate Study. Costs per gallon capacity are based on the cost of collection projects, treatment projects, and a wastewater master plan.

Level of Service Analysis for Wastewater Production

Wastewater production by current customers was determined from the city's utility billing records. The number of utility customers (the city does not differentiate between water and wastewater customers) and use for 2015 is shown in Figure 64. Lemoore has an estimated 6,725 customers with average daily production of 1.70 million gallons per day. This equates to average daily production of 253 gallons per day per connection – including 96 gallons per single-family unit. Per capita gallons per day estimates for residential units are also shown below and total 32 gallons per day for single-family units and 31 gallons per capita for multi-family units.

Figure 57: Average Day Wastewater Production

Unit Type	Gallons/Day ¹	Water Demand Breakdown	Connections	Gallons per Connection	Gallons Per Day Per Capita
Single Family	606,341	36%	6,325	96	32
Multi-Family	168,590	10%	219	770	31
Nonresidential	925,069	54%	181	5,111	
Total	1,700,000		6,725	253	

1. Total gallons/day figure provided by Lemoore Public Works; demand is divided among unit type using water demand percentages.

Projection of Wastewater Production

Annual wastewater production projections are shown in Figure 65. Projected wastewater production is a function of the development projections (see Appendix) and the wastewater production factors shown above in Figure 64. Nonresidential production is projected using an average of jobs per connection calculation. Based on the projected increase in utility customers shown below, wastewater production will be approximately 2.1 million gallons per day (MGD) by 2031.

Figure 58: Projected Wastewater Production

Year	Avg. Gallons per Day	Single-Family Customers	Multi-Family Customers	Nonres. Customers	Total Customers	Annual Increase		Cumulative Increase	
						Customers	Avg. Gallons per Day	Customers	Avg. Gallons per Day
Base 2015		6,325	219	181	6,725				
2016	1,700,000	6,396	228	182	6,805				
1 2017	1,723,832	6,508	231	184	6,923	118	23,832	118	23,832
2 2018	1,747,664	6,620	235	186	7,041	118	23,832	236	47,664
3 2019	1,771,496	6,732	239	188	7,159	118	23,832	353	71,496
4 2020	1,795,328	6,844	243	190	7,277	118	23,832	471	95,328
5 2021	1,819,065	6,955	247	192	7,393	117	23,736	588	119,065
6 2022	1,842,801	7,066	250	194	7,510	117	23,736	705	142,801
7 2023	1,866,537	7,177	254	196	7,627	117	23,736	821	166,537
8 2024	1,890,273	7,288	258	198	7,744	117	23,736	938	190,273
9 2025	1,914,009	7,399	262	200	7,860	117	23,736	1,055	214,009
10 2026	1,937,032	7,504	265	202	7,971	111	23,022	1,166	237,032
11 2027	1,960,054	7,609	269	204	8,082	111	23,022	1,276	260,054
12 2028	1,983,077	7,714	272	206	8,192	111	23,022	1,387	283,077
13 2029	2,006,099	7,819	276	208	8,303	111	23,022	1,497	306,099
14 2030	2,029,052	7,924	280	210	8,413	111	22,953	1,608	329,052
15 2031	2,052,528	8,033	283	212	8,528	115	23,475	1,723	352,528

Source: TischlerBise analysis and calculation using projected development shown in Figure A13 of Appendix and production factors from previous figure.

Collection

Figure 66 indicates Lemoore's planned collection project over the next ten years. This project's total cost is \$339,500, as determined by the Capital Improvement Plan. City staff identified a growth cost of 25 percent. The cost per gallon of capacity of \$0.20 was calculated by dividing the growth cost of future collection projects by the anticipated gallons of capacity (\$84,875 growth cost / 432,000 gallons). Based on the projection of future wastewater production (shown above in Figure 65) from the base year (2016) to 2031, TischlerBise estimates the impact fee would raise approximately \$70,506 of revenues (\$0.20 cost per gallon X 352,528 additional gallons), or 83 percent of growth-related collection project costs (\$70,506 impact fee revenue / \$84,875 growth cost).

Figure 59: Wastewater Improvements – Collection

Year	Project	Growth Share ¹	Total Project Cost ¹	Growth Cost	Capacity ¹ (gallons per day)	Cost per Gallon
2018-2019	Cimarron Park Lift Station	25%	\$339,500	\$84,875	432,000	\$0.20
Total			\$339,500	\$84,875	432,000	\$0.20

1. Public Works Department, City of Lemoore, California.

Treatment

The City of Lemoore is entering into a Joint Powers Authority relative to domestic groundwater sustainability. This action will have direct groundwater capacity ramifications that will impact Lemoore's ability to accommodate additional growth and economic development. The City of Lemoore plans to upgrade its wastewater treatment facility from secondary treatment to tertiary treatment and to extend a reclaimed water line (purple pipe) and associated lift station(s) to the golf course. By upgrading Lemoore's wastewater treatment protocol from secondary to tertiary, the city will have more options to reuse the treated effluent. The city desires to irrigate the city-owned golf course with treated water instead of domestic/potable water. This improvement will allow the golf course to eliminate its dependence on domestic/potable water and free up additional domestic water capacity.

The total cost of the wastewater treatment plant upgrade, \$50.8 million, is allocated to future development. The cost per gallon of capacity of \$20.32 is calculated by dividing the growth-related cost by the anticipated gallons per day of capacity (\$50.8 million growth cost / 2.5 million gallons of capacity). Based on the projection of future wastewater system production (shown above in Figure 65) from the base year (2016) to 2031, TischlerBise estimates the impact fee will raise approximately \$7.2 million of revenues (\$20.32 per gallon of capacity X 352,528 additional gallons), or 14.1 percent of project costs (\$7,163,369 impact fee revenue / \$50,800,000 growth cost).

Figure 60: Wastewater Improvements – Treatment

Year	Project	Growth Share ¹	Total Project Cost ¹	Growth Cost	Capacity ¹ (gallons per day)	Cost per Gallon
2016-2019	Wastewater Treatment Plant	100%	\$50,800,000	\$50,800,000	2,500,000	\$20.32
Total			\$50,800,000	\$50,800,000	2,500,000	\$20.32

1. Public Works Department, City of Lemoore, California.

Wastewater Master Plan

Lemoore's Capital Improvement Plan also includes a wastewater master plan. The planned cost of the wastewater master plan is \$698,700 with 100 percent of the cost attributable to future development over the next five years. The cost per gallon is \$5.87 (\$698,700 wastewater master plan / 119,065 gallon increase).

Figure 61: Wastewater Master Plan

Type of Infrastructure	Cost	Assessed Against	Proportionate Share	Demand Unit	2016	2021	Change	Cost per Demand Unit
Storm Drainage	\$180,000	See Storm Drainage Discussion						
Streets and Thoroughfares	\$224,000	Residential Nonresidential	100%	VMT	425,592	460,750	35,158	\$6.37
Wastewater	\$698,700	Residential Nonresidential	100%	Gallons	1,700,000	1,819,065	119,065	\$5.87
Water	\$299,100	Residential Nonresidential	100%	Gallons	5,978,408	6,393,004	414,596	\$0.72
TOTAL \$1,401,800								

Impact Fee Study

Also included in the Wastewater impact fee is a component to reimburse the city for the cost of the impact fee study. As shown below in Figure 69, the Wastewater impact fee share of the study is \$11,000. This cost is allocated to new development over the next five years based on gallons. The cost per gallon is \$0.09 (\$11,000 study expense / 119,065 gallon increase).

Figure 62: Impact Fee Study Expense

Type of Infrastructure	Cost	Assessed Against	Proportionate Share	Demand Unit	2016	2021	Change	Cost per Demand Unit
Community / Rec Facility	\$7,000	Residential	100%	Population	25,964	28,114	2,150	\$3.26
Fire	\$7,000	Residential	83%	Population	25,964	28,114	2,150	\$2.70
		Nonresidential	17%	Jobs	5,118	5,398	280	\$4.25
General Municipal Facilities	\$7,000	Residential	79%	Population	25,964	28,114	2,150	\$2.57
		Nonresidential	21%	Jobs	5,118	5,398	280	\$5.25
Law Enforcement	\$7,000	Residential	79%	Population	25,964	28,114	2,150	\$2.57
		Nonresidential	21%	Nonres. Trips	11,840	12,857	1,017	\$1.45
Parks	\$7,000	Residential	100%	Population	25,964	28,114	2,150	\$3.26
Storm Drainage	\$7,000	Residential	72%	Acres	890	963	73	Varies
		Nonresidential	28%	Acres	336	354	18	Varies
Streets and Thoroughfares	\$11,000	Residential	100%	VMT	425,592	460,750	35,158	\$0.31
		Nonresidential						
Wastewater	\$11,000	Residential Nonresidential	100%	Gallons	1,700,000	1,819,065	119,065	\$0.09
Water	\$11,000	Residential Nonresidential	100%	Gallons	5,978,408	6,393,004	414,596	\$0.03
TOTAL \$75,000								

Maximum Supportable Wastewater Impact Fee

Input variables for the Wastewater impact fees are shown in the upper section of Figure 70. Residential fees are calculated by multiplying the number of persons per housing unit, by type of housing unit, by the average number of gallons per person per day for that unit type. The average number of gallons per housing unit is then multiplied by the capital cost per gallon. For example, the fee calculation for a single-family unit is 2.98 persons per housing unit x 32 gallons per person per day x the capital cost per gallon of \$26.48 for a wastewater impact fee of \$2,525.

Nonresidential fees are based on size and type of water meter and their restrictive capacity. The capacity ratios by meter size and type are from the 2016 Lemoore Water Rate Study. The wastewater production of an average single-family unit is used as the basis of the calculation. The fee for a two-inch meter is \$8,080 (32 gallons per day per person X 2.98 persons per single-family unit X \$26.48 capital cost per gallon X 3.2 weighting factor for two-inch meter). For meters greater than three inches, fees are calculated by multiplying the capital cost per gallon by expected demand, since capacity ratios are no longer representative of the true cost of demand as a function of single family demand.

Figure 63: Wastewater Impact Fees

<i>Fee Component</i>	<i>Cost per Gallon</i>
Collection	\$0.20
Wastewater Treatment	\$20.32
Master Plan	\$5.87
Impact Fee Study	\$0.09
TOTAL	\$26.48

<i>Gallons per Day per Person</i>	
<i>Single Family</i>	<i>Multi-Family</i>
32	31

Residential (per unit)

<i>Development Type</i>	<i>Persons per Housing Unit¹</i>	<i>Proposed Fees</i>	<i>Current Fee</i>	<i>Increase / Decrease</i>
Single Family	2.98	\$2,525	\$726	\$1,799
Multi-Family	2.26	\$1,855	\$570	\$1,285

1. See Figure A1.

Nonresidential (per meter)

<i>Meter Size (inches)²</i>	<i>Weighting Factor²</i>	<i>Proposed Fees</i>	<i>Current Fee</i>	<i>Increase / Decrease</i>
Up to 1.5	1.0	\$2,525	\$2,541	-\$16
2.0 and 2.5	3.2	\$8,080	\$2,541	\$5,539
3.0	6.0	\$15,151	\$2,541	\$12,610

2. Water Rate Study for City of Lemoore, IGServise, 2016.

WATER

Methodology

Water impact fees are derived using a plan-based approach. Residential impact fees are based on the persons per housing unit, the gallons per person per day, and the capital cost per gallon of system capacity. Impact fees paid by nonresidential development are derived from capacity ratios according to the size of the new customer's water meter (up to 3.0 inches). Capacity ratios were obtained from the 2016 City of Lemoore Water Rate Study. Costs per gallon capacity are based on the cost of wells, transmission line projects, and a water master plan.

Level of Service Analysis for Water Demand

Water use by current customers was determined from the city's utility billing records. The number of utility customers (the city does not differentiate between water and wastewater customers) and use for 2015 is shown in Figure 64. Lemoore has an estimated 6,725 customers with average daily demand of 5.91 million gallons per day. This equates to average daily demand of 880 gallons per day per connection – including 334 gallons per single-family unit. Per capita gallons per day estimates for residential units are also shown below and total 112 gallons per day for single-family units and 107 gallons per capita for multi-family units.

Figure 64: Average Day Water System Demand

<i>Unit Type</i>	<i>Gallons per Day</i>	<i>Connections</i>	<i>Gallons per Connection per Day</i>	<i>Gallons Per Day Per Capita</i>
Single Family	2,110,419	6,325	334	112
Multi-Family	586,792	219	2,679	107
Nonresidential	3,219,776	181	17,789	
Total	5,916,987	6,725	880	

Source: Public Works Department, City of Lemoore, California.

Projection of Water System Demand

Annual water demand projections are shown in Figure 65. Projected water demand is a function of the development projections (see Appendix) and the water demand factors shown above in Figure 64. Nonresidential demand is projected using an average of jobs per connection calculation. Based on the projected increase in utility customers shown below, water demand will be approximately 7.2 million gallons per day (MGD) by 2031.

Figure 65: Projected Water System Demand

Year	Avg. Gallons per Day	Single-Family Customers	Multi-Family Customers	Nonres. Customers	Total Customers	Annual Increase		Cumulative Increase	
						Customers	Avg. Gallons per Day	Customers	Avg. Gallons per Day
Base 2015	5,916,987	6,325	219	181	6,725				
2016	5,978,408	6,396	228	182	6,805	80	61,421		
1 2017	6,061,394	6,508	231	184	6,923	118	82,986	118	82,986
2 2018	6,144,380	6,620	235	186	7,041	118	82,986	236	165,972
3 2019	6,227,366	6,732	239	188	7,159	118	82,986	353	248,958
4 2020	6,310,352	6,844	243	190	7,277	118	82,986	471	331,944
5 2021	6,393,004	6,955	247	192	7,393	117	82,652	588	414,596
6 2022	6,475,656	7,066	250	194	7,510	117	82,652	705	497,248
7 2023	6,558,308	7,177	254	196	7,627	117	82,652	821	579,900
8 2024	6,640,960	7,288	258	198	7,744	117	82,652	938	662,552
9 2025	6,723,612	7,399	262	200	7,860	117	82,652	1,055	745,204
10 2026	6,803,778	7,504	265	202	7,971	111	80,166	1,166	825,370
11 2027	6,883,944	7,609	269	204	8,082	111	80,166	1,276	905,536
12 2028	6,964,109	7,714	272	206	8,192	111	80,166	1,387	985,701
13 2029	7,044,275	7,819	276	208	8,303	111	80,166	1,497	1,065,867
14 2030	7,124,200	7,924	280	210	8,413	111	79,925	1,608	1,145,792
15 2031	7,205,943	8,033	283	212	8,528	115	81,743	1,723	1,227,535

Source: TischlerBise analysis and calculation using projected development shown in Figure A13 of Appendix and demand factors from previous figure.

Wells

Figure 66 indicates Lemoore's planned well projects over the next ten years. These projects total approximately \$7.60 million, as determined by the Capital Improvement Plan. City staff identified growth costs associated with both planned wells – 30 percent for the southeast well and 100 percent for the northeast well. The cost per gallon of capacity of \$0.89 was calculated by dividing the growth cost of future well projects by the anticipated gallons of capacity added to the system (\$5,113,130 growth cost / 5,760,000 gallons). Capacity estimates were provided by the Public Works Department and derived from the city's water system modeling efforts. Based on the projection of future water system demands (shown above in Figure 65) from the base year (2016) to 2031, TischlerBise estimates the impact fee would raise approximately \$1.1 million of revenues (\$0.89 cost per gallon X 1,227,535 additional gallons), or 21.4 percent of growth-related well project costs (\$1,092,506 impact fee revenue / \$5,113,130 growth cost).

Figure 66: Water Improvements – Wells

Year	Project	Growth Share ¹	Total Project Cost ¹	Growth Cost	Capacity ¹ (gallons per day)	Cost per Gallon
2016-2018	New Southeast Well	30%	\$3,523,765	\$1,057,130	3,168,000	\$0.33
2017-2019	New Northeast Well	100%	\$4,056,000	\$4,056,000	2,592,000	\$1.56
			\$7,579,765	\$5,113,130	5,760,000	\$0.89

1. Public Works Department, City of Lemoore, California.

Transmission Lines

Figure 67 indicates Lemoore's plans for transmission projects over the next ten years. A new water line to Lemoore's north field has an estimated cost of \$5,950,000, as determined by the Capital Improvement Plan. This project includes the rehabilitation of the existing water line that will increase the existing water line's capacity by approximately 50 percent. Therefore, 50 percent of the total cost is attributable to future development – the growth share. The total cost is multiplied by the growth share to determine the growth-related cost of approximately \$3.0 million (\$5,950,000 total cost X 50 percent growth share). The cost per gallon of capacity of \$0.97 is calculated by dividing the growth-related cost of future transmission projects by the anticipated gallons per day of capacity (\$2,975,050 growth cost / 3,080,000 gallons of capacity). Based on the projection of future water system demands (shown above in Figure 65) from the base year (2016) to 2031, TischlerBise estimates the impact fee will raise approximately \$1.19 million of revenues (\$0.97 per gallon of capacity X 1,227,535 additional gallons), or 40 percent of total transmission project costs (\$1,190,709 impact fee revenue / \$2,975,050 growth cost).

Figure 67: Water Improvements – Transmission Lines

Year	Project	Growth Share ¹	Total Project Cost ¹	Growth Cost	Capacity ¹ (gallons per day)	Cost per Gallon
2016-2019	New Water Line N. Field	50%	\$5,950,100	\$2,975,050	3,080,000	\$0.97
			\$5,950,100	\$2,975,050	3,080,000	\$0.97

1. Public Works Department, City of Lemoore, California.

Water Master Plan

Lemoore's Capital Improvement Plan also includes a water master plan. The planned cost of the water master plan is \$299,100 with 100 percent of the cost attributable to future development over the next five years. The cost per gallon is \$0.72 (\$299,100 water master plan / 414,596 gallon increase).

Figure 68: Water Master Plan

Type of Infrastructure	Cost	Assessed Against	Proportionate Share	Demand Unit	2016	2021	Change	Cost per Demand Unit
Storm Drainage	\$180,000	See Storm Drainage Discussion						
Streets and Thoroughfares	\$224,000	Residential	100%	VMT	425,592	460,750	35,158	\$6.37
		Nonresidential						
Wastewater	\$698,700	Residential	100%	Gallons	1,700,000	1,819,065	119,065	\$5.87
		Nonresidential						
Water	\$299,100	Residential	100%	Gallons	5,978,408	6,393,004	414,596	\$0.72
		Nonresidential						

TOTAL \$1,401,800

Impact Fee Study

Also included in the Water impact fee is a component to reimburse the city for the cost of the impact fee study. As shown below in Figure 69, the Water impact fee share of the study is \$11,000. This cost is allocated to new development over the next five years based on gallons. The cost per gallon is \$0.03 (\$11,000 study expense / 414,596 gallon increase).

Figure 69: Impact Fee Study Expense

Type of Infrastructure	Cost	Assessed Against	Proportionate Share	Demand Unit	2016	2021	Change	Cost per Demand Unit
Community / Rec Facility	\$7,000	Residential	100%	Population	25,964	28,114	2,150	\$3.26
Fire	\$7,000	Residential	83%	Population	25,964	28,114	2,150	\$2.70
		Nonresidential	17%	Jobs	5,118	5,398	280	\$4.25
General Municipal Facilities	\$7,000	Residential	79%	Population	25,964	28,114	2,150	\$2.57
		Nonresidential	21%	Jobs	5,118	5,398	280	\$5.25
Law Enforcement	\$7,000	Residential	79%	Population	25,964	28,114	2,150	\$2.57
		Nonresidential	21%	Nonres. Trips	11,840	12,857	1,017	\$1.45
Parks	\$7,000	Residential	100%	Population	25,964	28,114	2,150	\$3.26
Storm Drainage	\$7,000	Residential	72%	Acres	890	963	73	Varies
		Nonresidential	28%	Acres	336	354	18	Varies
Streets and Thoroughfares	\$11,000	Residential	100%	VMT	425,592	460,750	35,158	\$0.31
		Nonresidential						
Wastewater	\$11,000	Residential	100%	Gallons	1,700,000	1,819,065	119,065	\$0.09
		Nonresidential						
Water	\$11,000	Residential	100%	Gallons	5,978,408	6,393,004	414,596	\$0.03
		Nonresidential						

TOTAL \$75,000

Maximum Supportable Water Impact Fee

Input variables for the water impact fees are shown in the upper section of Figure 70. Residential fees are calculated by multiplying the number of persons per housing unit, by type of housing unit, by the average number of gallons per person per day for that unit type. The average number of gallons per housing unit is then multiplied by the capital cost per gallon. For example, the fee calculation for a single-family unit is 2.98 persons per housing unit x 112 gallons per person per day = 334 gallons per day per housing unit (rounded). This figure is then multiplied by the capital cost per gallon of \$2.61 for a water impact fee of \$871.

Nonresidential fees are based on size and type of water meter and their restrictive capacity. The capacity ratios by meter size and type are from the 2016 Lemoore Water Rate Study. The water demands of an average single-family unit are used as the basis of the calculation. The fee for a two-inch meter is \$2,788 (112 gallons per day per person X 2.98 persons per single-family unit X \$2.61 capital cost per gallon X 3.2 weighting factor for two-inch meter). For meters greater than three inches, fees are calculated by multiplying the capital cost per gallon by expected demand, since capacity ratios are no longer representative of the true cost of demand as a function of single family demand.

Figure 70: Water Impact Fees

<i>Fee Component</i>	<i>Cost per Gallon</i>
Wells	\$0.89
Transmission	\$0.97
Master Plan	\$0.72
Impact Fee Study	\$0.03
TOTAL	\$2.61

<i>Gallons per Day per Person</i>	
<i>Single Family</i>	<i>Multi-Family</i>
112	107

Residential (per unit)

<i>Development Type</i>	<i>Persons per Housing Unit¹</i>	<i>Proposed Fees</i>	<i>Current Fee</i>	<i>Increase / Decrease</i>
Single Family	2.98	\$871	\$2,570	-\$1,699
Multi-Family	2.26	\$631	\$1,594	-\$963

1. See Figure A1.

Nonresidential (per meter)

<i>Meter Size (inches)²</i>	<i>Weighting Factor²</i>	<i>Proposed Fees</i>	<i>Current Fee</i>	<i>Increase / Decrease</i>
Up to 1.5	1.0	\$871	\$8,995	-\$8,124
2.0 and 2.5	3.2	\$2,788	\$8,995	-\$6,207
3.0	6.0	\$5,227	\$8,995	-\$3,768

2. Water Rate Study for City of Lemoore, IGServise, 2016.

APPENDIX

The population, housing unit, and job projections contained in this document provide the foundation for the impact fee study. To evaluate the demand for growth-related infrastructure from various types of development, TischlerBise prepared documentation on jobs and floor area by type of nonresidential development, average weekday vehicle trip generation rates, and demand indicators by type of housing unit. These metrics (explained further below) are the service units and demand indicators used in the impact fee study.

Impact fees are based on the need for growth-related improvements and they must be proportionate by type of land use. The demographic data and development projections are used to demonstrate proportionality and anticipate the need for future infrastructure. Demographic data reported by the U.S. Census Bureau and data provided by Lemoore staff are used to calculate base year estimates and annual projections for a ten-year horizon. Impact fee studies typically look out five to ten years, with the expectation that fees will be periodically updated (every three to five years). Infrastructure standards are calibrated using 2014 data.

Population and Housing Characteristics

According to the U.S. Census Bureau, a household is a housing unit that is occupied by year-round residents. Impact fees often use per capita standards and persons per housing unit (PPHU) or persons per household (PPH) to derive proportionate share fee amounts. When PPHU is used in the fee calculations, infrastructure standards are derived using year-round population. When PPH is used in the fee calculations, the impact fee methodology assumes a higher percentage of housing units will be occupied, thus requiring seasonal or peak population to be used when deriving infrastructure standards. TischlerBise recommends that impact fees for residential development in Lemoore be imposed according to the number of year-round residents per housing unit. This methodology assumes some portion of the housing stock will be vacant during the course of a year. According to the U.S. Census Bureau American Community Survey, Lemoore's vacancy rate in 2014 was approximately seven percent.

Persons per housing unit (PPHU) calculations require data on population in occupied units and the types of units by structure and bedroom count. The 2010 census did not obtain detailed information using a "long-form" questionnaire. Instead, the U.S. Census Bureau switched to a continuous monthly mailing of surveys, known as the American Community Survey (ACS), which has limitations due to sample-size constraints. For example, data on detached housing units are now combined with attached single units (commonly known as townhouses). For impact fees in Lemoore, detached units and attached units (commonly known as townhouses), which share a common sidewall, but are constructed on an individual parcel of land) are included in the "Single Family" category. The second residential category includes duplexes and all other structures with two or more units on an individual parcel of land. This category is referred to as "Multi-Family." (Note: housing unit estimates from ACS will not equal decennial census counts of units. These data are used only to derive the custom PPHU factors for each type of unit).

As shown in the bottom portion of Figure A1, dwellings with a single unit per structure (detached, attached, and mobile homes) averaged 2.98 persons per unit. Dwellings in structures with multiple units averaged 2.26 year-round residents per unit.

Figure A1: Persons per Housing Unit, 2014

Type of Housing	Persons	Households	Persons per Household	Housing Units	Persons Per Housing Unit	Housing Mix	Vacancy Rate
Single Family	19,512	6,065	3.22	6,557	2.98	74%	8%
Multi-Family	5,264	2,246	2.34	2,334	2.26	26%	4%
Total	24,776	8,311	2.98	8,891	2.79		7%

Source: U.S. Census Bureau, 2010-2014 American Community Survey 5-year Estimates.

Current Housing Units

Shown below, Figure A2 indicates the number of housing units, by type, added annually in Lemoore. Based on estimates from the U.S. Census Bureau, Lemoore's housing stock included 8,632 housing units in April 2010. Using Lemoore's building permit data from April 2010 to July 2016, TischlerBise estimates a July 2016 inventory of 9,328 housing units.

Figure A2: Residential Construction, 2010-2016

	April 1, 2010 Housing Units ¹	Residential Construction ²							Total Units Added	July 1, 2016 Housing Units ³
		2010	2011	2012	2013	2014	2015	2016		
Single Family	6,366	4	18	70	95	96	62	71	416	6,782
Multi-Family	2,266	0	0	80	0	88	16	96	280	2,546
Total	8,632	4	18	150	95	184	78	167	696	9,328

1. U.S. Census Bureau, 2010 Decennial Census.

2. Department of Development Services, City of Lemoore, California.

3. TischlerBise analysis and calculation.

Current Population Estimate

TischlerBise estimates Lemoore's July 2016 population is 25,964. This estimate is based on the number and type of residential permits issued for new construction since the 2010 Census and persons per housing unit by type of housing unit. Detail is provided below in Figure A3.

Figure A3: Population Estimate, July 2016

	July 1, 2016 Housing Units ¹	Persons Per Housing Unit ²	July 1, 2016 Population ³
Single Family	6,782	2.98	20,210
Multi-Family	2,546	2.26	5,754
Total	9,328		25,964

1. See Figure A2.

2. See Figure A1.

3. TischlerBise analysis and calculation.

Residential Development Projections

To determine population growth projections for Lemoore, TischlerBise used comparison projections for Kings County. The State of California Department of Finance projects the presence of 205,206 persons in Kings County by 2035. Figure A4 indicates Lemoore's estimated share of countywide population in 2015 at 17 percent. Using this assumption, Lemoore's population is projected to reach 33,928 by 2035.

Figure A4: Population Share

	2000	2010	2015	2020	2025	2030	2035
Kings County ¹	129,461	152,892	155,122	167,465	180,355	192,562	205,206
Lemoore ²	19,712	24,531	25,647	27,688	29,819	31,837	33,928
Lemoore Share	13%	16%	17%	17%	17%	17%	17%

1. 2000-2010: U.S. Census Bureau; 2015-2035: California Department of Finance, December 2014 Estimates and Projections.

2. 2000-2015: U.S. Census Bureau; 2015 from Figure A3; 2020-2035: calculated as a constant percentage of projected county population.

Using the population projections in Figure A4, TischlerBise calculated future housing unit growth at an average rate of approximately 150 units per year. Despite modest housing unit growth since 2010—an average of 100 units annually—Lemoore permitted an average of 143 units per annum from 2014 through 2016.

Population increases are dependent upon housing mix, or the share of multi-family and single-family units in a market. Maintaining the 2016 housing unit mix, single-family units account for 73 percent of the total housing stock and multi-family units account for the remaining 27 percent. Residential development projections are shown in Figure A5.

Figure A5: Residential Development Projections

	2016	2017	2018	2019	2020	2021	2026	2031	15-Year
	Base Yr	1	2	3	4	5	10	15	Increase
Population	25,964	26,395	26,826	27,257	27,688	28,114	30,223	32,255	6,291
Single-Family Units	6,782	6,894	7,006	7,118	7,230	7,341	7,890	8,419	1,637
Multi-Family Units	2,546	2,588	2,630	2,672	2,714	2,756	2,964	3,164	618
Total Housing Units	9,328	9,482	9,636	9,790	9,944	10,097	10,854	11,583	2,255

Nonresidential Development Estimates and Projections

In addition to data on residential development, the calculation of impact fees requires data on nonresidential development. TischlerBise uses the term “jobs” to refer to employment by place of work.

Nonresidential Floor Area

To convert jobs to floor area of nonresidential development, TischlerBise uses average square feet per employee multipliers, shown in Figure A6. The employee and building area ratios are derived using national data published by the Institute of Transportation Engineers (ITE) and the Urban Land Institute (ULI). In the development impact fee study, vehicle trips per demand unit (i.e., one thousand square feet of floor area, beds, students, or rooms) will be used to differentiate fees by type of nonresidential development. In the table below, gray shading indicates three nonresidential development prototypes used by TischlerBise to calculate vehicle trips and potential impact fee revenue. The prototype for industrial development is manufacturing (ITE 140). The prototype for retail / restaurant development is an average-size shopping center (ITE 820), and office / institutional development uses the average-sized general office building (ITE 710) prototype.

Figure A6: Employee and Building Area Ratios

ITE Code	Land Use / Size	Demand Unit	Wkdy Trip Ends Per Dmd Unit ¹	Wkdy Trip Ends Per Employee ¹	Emp Per Dmd Unit	Sq Ft Per Emp
110	Light Industrial	1,000 Sq Ft	6.97	3.02	2.31	433
130	Industrial Park	1,000 Sq Ft	6.83	3.34	2.04	489
140	Manufacturing	1,000 Sq Ft	3.82	2.13	1.79	558
150	Warehousing	1,000 Sq Ft	3.56	3.89	0.92	1,093
254	Assisted Living	bed	2.66	3.93	0.68	na
320	Motel	room	5.63	12.81	0.44	na
520	Elementary School	1,000 Sq Ft	15.43	15.71	0.98	1,018
530	High School	1,000 Sq Ft	12.89	19.74	0.65	1,531
540	Community College	student	1.23	15.55	0.08	na
550	University/College	student	1.71	8.96	0.19	na
565	Day Care	student	4.38	26.73	0.16	na
610	Hospital	1,000 Sq Ft	13.22	4.50	2.94	340
620	Nursing Home	1,000 Sq Ft	7.60	3.26	2.33	429
710	General Office (avg size)	1,000 Sq Ft	11.03	3.32	3.32	301
760	Research & Dev Center	1,000 Sq Ft	8.11	2.77	2.93	342
770	Business Park	1,000 Sq Ft	12.44	4.04	3.08	325
820	Shopping Center (avg size)	1,000 Sq Ft	42.70	na	2.00	500

1. Trip Generation, Institute of Transportation Engineers, 9th Edition (2012).

Employment and Floor Area Estimates

To determine current employment and nonresidential floor area in Lemoore, TischlerBise obtained 2014 job estimates from OnTheMap, the U.S. Census Bureau's web application. To estimate jobs in 2016, TischlerBise used nonresidential permitting data to determine additional built square footage in 2015 and 2016. According to city records, 2015 permits included 7,000 square feet of retail development and 3,706 square feet of office development, and 2016 permits included 12,600 square feet of industrial development. To convert floor area estimates to employees, TischlerBise divided total square footage by the average square feet per employee factor from Figure A6. This resulted in a 2016 employment estimate of 5,118 jobs and a nonresidential floor area estimate of approximately 2.3 million square feet.

Figure A7: Employment and Floor Area Estimates

Type of Development	2014 All Jobs ¹	2014 Breakdown	Sq Ft per Job ²	2014 Floor Area ³	2015 Jobs ⁴	2015 Floor Area ³	2016 Jobs ⁴	2016 Floor Area ³
Industrial	2,343	46%	558	1,307,394	2,343	1,307,394	2,366	1,319,994
Retail / Restaurant	868	17%	500	434,000	882	441,000	882	441,000
Office / Institutional	1,858	37%	301	559,258	1,870	562,964	1,870	562,964
TOTAL	5,069	100%		2,300,652	5,095	2,311,358	5,118	2,323,958

1. U.S. Census Bureau, OnTheMap web application, 2014 all jobs.

2. *Trip Generation*, Institute of Transportation Engineers (ITE), 9th Edition, 2012.

3. TischlerBise analysis and calculation using building permit records.

4. TischlerBise analysis and calculation using ITE employee and building area ratios and nonresidential floor area.

Nonresidential Development Projections

City staff expects greater growth over the next fifteen years in the retail / restaurant and office / institutional sectors than in the industrial sector. While industrial jobs account for the greatest share of Lemoore's employment, national and local trends show increased demand for retail and service jobs. During the fifteen-year study period, projected industrial development accounts for approximately 30 percent of future nonresidential development. This results in a need for approximately 80,000 square feet of new industrial development over the next fifteen years. Given staff's expectation of a moderate amount of retail / restaurant development in the near future, TischlerBise projects the addition of approximately 165,000 additional square feet over the next fifteen years – approximately 45 percent of future nonresidential development. Finally, future office / institutional development was projected at approximately 25 percent of future nonresidential development. This yields a total increase of approximately 250,000 square feet over the next fifteen years, or 25,000 square feet annually. The additional square footages for each category are well within the buildout estimates included in Lemoore's 2030 General Plan Land Use Element.

Nonresidential floor area is converted to jobs by dividing floor area projections by the corresponding ITE multiplier shown in Figure A7. TischlerBise uses a three-step process to calculate projections for each year past the base year. First, nonresidential floor area is projected annually for each nonresidential prototype. Next, the annual increase in floor area by type of development is determined. Finally, TischlerBise divides the additional floor area, by type of development, by the corresponding ITE multiplier to project new jobs for each type of development. Results are shown in Figure A8.

Figure A8: Nonresidential Development Projections

	2016	2017	2018	2019	2020	2021	2026	2031	15-Year Increase
	<i>Base Yr</i>	<i>1</i>	<i>2</i>	<i>3</i>	<i>4</i>	<i>5</i>	<i>10</i>	<i>15</i>	
<u>Jobs</u>									
Industrial	2,366	2,380	2,394	2,408	2,422	2,436	2,506	2,576	210
Retail / Restaurant	882	904	926	948	970	992	1,102	1,212	330
Office / Institutional	1,870	1,890	1,910	1,930	1,950	1,970	2,070	2,170	300
Total Jobs	5,118	5,174	5,230	5,286	5,342	5,398	5,678	5,958	840
<u>Nonres Sq Ft in thousands (KSF)</u>									
Industrial	1,320	1,328	1,336	1,344	1,352	1,360	1,400	1,440	120
Retail / Restaurant	441	452	463	474	485	496	551	606	165
Office / Institutional	563	569	575	581	587	593	623	653	90
Total KSF	2,324	2,349	2,374	2,399	2,424	2,449	2,574	2,699	375

Average Daily Vehicle Trips

Average Daily Vehicle Trips are used as a measure of demand by land use. Vehicle trips are estimated using average weekday vehicle trip ends from the reference book, *Trip Generation*, 9th Edition, published by the Institute of Transportation Engineers (ITE) in 2012. A vehicle trip end represents a vehicle either entering or exiting a development (as if a traffic counter were placed across a driveway).

Trip Rate Adjustments

Trip generation rates require an adjustment factor to avoid double counting each trip at both the origin and destination points. Therefore, the basic trip adjustment factor is 50 percent. As discussed further below, the impact fee methodology includes additional adjustments to make the fees proportionate to the infrastructure demand for particular types of development.

Adjustment for Journey-To-Work Commuting

Residential development has a larger trip adjustment factor of 63 percent to account for commuters leaving Lemoore for work. According to the 2009 National Household Travel Survey, weekday work trips are typically 30.99 percent of production trips (i.e., all out-bound trips, which are 50 percent of all trip ends). As shown in Figure A9, the Census Bureau's web application, OnTheMap, indicates that 83 percent of resident workers traveled outside Lemoore for work in 2014. In combination, these factors ($0.3099 \times 0.50 \times 0.83 = 0.13$) support the additional 13 percent allocation of trips to residential development.

Figure A9: Adjustment for Journey-to-Work Commuting

Trip Adjustment Factor for Commuters¹	
Employed Lemoore Residents	8,452
Lemoore Residents Working in Lemoore	1,475
Lemoore Residents Commuting Outside Lemoore for Work	6,977
Percent Commuting out of Lemoore	83%
<hr/>	
Additional Production Trips ²	13%
<hr/>	
Residential Trip Adjustment Factor	63%

1. U.S. Census, OnTheMap Application and Longitudinal-Employer Household Dynamics (LEHD) Program.

2. According to the National Household Travel Survey (2009), home-based work trips are typically 31 percent of "production" trips, in other words, out-bound trips (which are 50 percent of all trip ends).

Also, the U.S. Census Bureau's web application, OnTheMap, indicates that 83 percent of Lemoore's workers travel outside the city for work. In combination, these factors ($0.31 \times 0.50 \times 0.83 = 0.13$) account for 13 percent of additional production trips. The total adjustment factor for residential includes attraction trips (50 percent of trip ends) plus the journey-to-work commuting adjustment (13 percent of production trips) for a total of 63 percent.

Adjustment for Pass-By Trips

For retail / restaurant development, the trip adjustment factor is less than 50 percent because this type of development attracts vehicles as they pass by on arterial and collector roads. For example, when someone stops at a convenience store on the way home from work, the convenience store is not the primary destination. For the average shopping center, ITE data indicate 34 percent of the vehicles that enter are passing by on their way to some other primary destination. The remaining 66 percent of attraction trips have the commercial site as their primary destination. Because attraction trips are half of all trips, the trip adjustment factor is 66 percent multiplied by 50 percent, or approximately 33 percent of the trip ends.

Residential Vehicle Trip Rates

As an alternative to simply using the national average trip generation rate for residential development, the Institute of Transportation Engineers (ITE) publishes regression curve formulas that may be used to derive custom trip generation rates, using local demographic data. Key independent variables needed for the analysis (i.e. vehicles available, housing units, households and persons) are available from American Community Survey data for Lemoore. Customized average weekday trip generation rates by type of housing are shown in Figure A10. A vehicle trip end represents a vehicle either entering or exiting a development, as if a traffic counter were placed across a driveway. The custom trip generation rates for Lemoore vary slightly from the national averages. For example, single-family residential development is expected to produce 9.32 average weekday vehicle trip ends per dwelling, which is lower than the national average of 9.52 (see ITE code 210). Similarly, multi-family residential development is expected to produce 6.83 average weekday vehicle trip ends per dwelling, which is higher than the national average of 6.65.

Figure A10: Average Weekday Vehicle Trip Ends by Housing Type

	Households ²				Vehicles per Household by Tenure
	Vehicles Available ¹	Single-Family Units ³	Multi-Family Units	Total	
Owner-occupied	9,984	4,403	34	4,437	2.25
Renter-occupied	5,821	1,662	2,212	3,874	1.50
TOTAL	15,805	6,065	2,246	8,311	1.90

	Persons ⁴	Trip Ends ⁵	Vehicles by Type of Housing	Trip Ends ⁶	Average Trip Ends	Trip Ends per Housing Unit
Single-Family Units	19,512	50,497	12,405	71,703	61,100	9.32
Multi-Family Units	5,264	18,202	3,400	13,690	15,946	6.83
TOTAL	24,776	68,699	15,805	85,394	77,046	8.67

1. Vehicles available by tenure from Table B25046, American Community Survey, 2014.

2. Households by tenure and units in structure from Table B25032, American Community Survey, 2014.

3. Single Family units include detached homes, attached homes and mobile homes.

4. Persons by units in structure from Table B25033, American Community Survey, 2014.

5. Vehicle trip ends based on persons using formulas from *Trip Generation* (ITE 2012). For single-family housing (ITE 210), the fitted curve equation is $EXP(0.91 * LN(persons) + 1.52)$. To approximate the average population of the ITE studies, persons were divided by 35 and the equation result multiplied by 35. For multi-family housing (ITE 220), the fitted curve equation is $(3.47 * persons) - 64.48$.

6. Vehicle trip ends based on vehicles available using formulas from *Trip Generation* (ITE 2012). For single-family housing (ITE 210), the fitted curve equation is $EXP(0.99 * LN(vehicles) + 1.81)$. To approximate the average number of vehicles in the ITE studies, vehicles available were divided by 48 and the equation result multiplied by 48. For multi-family housing (ITE 220), the fitted curve equation is $(3.94 * vehicles) + 293.58$.

Estimated Vehicle Trips

Figure A11 details the calculations used to determine that existing development in Lemoore generates an average of 62,616 inbound vehicle trips on a typical weekday. Residential development is estimated to generate 50,776 inbound trips (81 percent) compared to 11,840 inbound trips (19 percent) generated by nonresidential development. An example of the calculation for single-family units is as follows: 6,782 single-family units x 9.32 vehicle trips ends per day per unit x 63 percent adjustment factor = 39,821 total inbound vehicle trips per day from single-family units in Lemoore. The same calculation is performed for each land use type.

Figure A11: Average Daily Trips from Existing Development

Residential Vehicle Trips on an Average Weekday		2016	
Residential Units		Assumptions	
Single Family		6,782	
Multi-Family		2,546	
Average Weekday Vehicle Trip Ends per Unit¹		Trip Rate	Trip Factor
Single Family		9.32	63%
Multi-Family		6.83	63%
Residential Vehicle Trip Ends of an Average Weekday			
Single Family	39,821		
Multi-Family	10,955		% of total
Total Inbound Residential Trips		50,776	81%
Nonresidential Vehicle Trips on an Average Weekday		2016	
Nonresidential Gross Floor Area (1,000 sq. ft.)		Assumptions	
Industrial		1,320	
Retail / Restaurant		441	
Office / Institutional		563	
Average Weekday Vehicle Trips Ends per 1,000 Sq. Ft.²		Trip Rate	Trip Factor
Industrial		3.82	50%
Retail / Restaurant		42.70	33%
Office / Institutional		11.03	50%
Nonresidential Vehicle Trips on an Average Weekday			
Industrial	2,521		
Retail / Restaurant	6,214		
Office / Institutional	3,105		% of total
Total Inbound Nonresidential Trips		11,840	19%
TOTAL INBOUND TRIPS		62,616	100%

1. Trip rates are customized for the City of Lemoore. See accompanying tables and discussion.

2. Trip rates are from the Institute of Transportation Engineers (ITE), Trip Generation Manual (2012).

Functional Population

For certain infrastructure facilities TischlerBise often uses “functional population” to establish the relative demand for infrastructure from both residential and nonresidential development. As shown in Figure A12, functional population accounts for people living and working in a jurisdiction. Residents who do not work are assigned 20 hours per day to residential development and four hours per day to nonresidential development (annualized averages). Residents who work in Lemoore are assigned 14 hours to residential development and 10 hours to nonresidential development. Residents who work outside Lemoore are assigned 14 hours to residential development. Inflow commuters are assigned 10 hours to nonresidential development. Based on 2014 functional population data, the resulting proportionate share is 79 percent from residential development and 21 percent from nonresidential development.

Figure A12: Functional Population

	Demand Units in 2014	Demand Hours/Day	Person Hours	Proportionate Share
Residential				
Estimated Residents	24,924			
Residents Not Working	16,472	20	329,440	
Workers Living in Lemoore	8,452			
Residents Working in Lemoore	1,475	14	20,650	
Residents Working outside Lemoore	6,977	14	97,678	
Residential Subtotal			447,768	79%
Nonresidential				
Residents Not Working	16,472	4	65,888	
Jobs Located in Lemoore	5,069			
Residents Working in Lemoore	1,475	10	14,750	
Non-Resident Workers (Inflow Commuters)	3,594	10	35,940	
Nonresidential Subtotal			116,578	21%
TOTAL			564,346	100%

Source: U.S. Census Bureau, OnTheMap Web Application and LEHD Origin-Destination Employment Statistics, 2014.

Development Projections

Provided below is a summary of cumulative and annual demographic and development projections to be used for the impact fee study. Base year estimates for 2016 are used in the impact fee calculations. Development projections are used to illustrate a possible future pace of demand for service units and cash flows resulting from revenues and expenditures associated with those demands.

Figure A13: Development Projections Summary

	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2031	15-Year Increase
	Base Yr	1	2	3	4	5	6	7	8	9	10	15	
Population	25,964	26,395	26,826	27,257	27,688	28,114	28,540	28,966	29,392	29,819	30,223	32,255	6,291
Single-Family Units	6,782	6,894	7,006	7,118	7,230	7,341	7,452	7,563	7,674	7,785	7,890	8,419	1,637
Multi-Family Units	2,546	2,588	2,630	2,672	2,714	2,756	2,798	2,840	2,882	2,924	2,964	3,164	618
Total Housing Units	9,328	9,482	9,636	9,790	9,944	10,097	10,250	10,403	10,556	10,709	10,854	11,583	2,255
<u>Jobs</u>													
Industrial	2,366	2,380	2,394	2,408	2,422	2,436	2,450	2,464	2,478	2,492	2,506	2,576	210
Retail / Restaurant	882	904	926	948	970	992	1,014	1,036	1,058	1,080	1,102	1,212	330
Office / Institutional	1,870	1,890	1,910	1,930	1,950	1,970	1,990	2,010	2,030	2,050	2,070	2,170	300
Total Jobs	5,118	5,174	5,230	5,286	5,342	5,398	5,454	5,510	5,566	5,622	5,678	5,958	840
<u>Nonres Sq Ft in thousands (KSF)</u>													
Industrial	1,320	1,328	1,336	1,344	1,352	1,360	1,368	1,376	1,384	1,392	1,400	1,440	120
Retail / Restaurant	441	452	463	474	485	496	507	518	529	540	551	606	165
Office / Institutional	563	569	575	581	587	593	599	605	611	617	623	653	90
Total KSF	2,324	2,349	2,374	2,399	2,424	2,449	2,474	2,499	2,524	2,549	2,574	2,699	375



119 Fox Street • Lemoore, California 93245 • (559) 924-6700 • Fax (559) 924-9003

Staff Report

Item No: 3-6

To: Lemoore City Council

From: Frank Rivera, Acting Public Works Director

Date: June 7, 2017

Meeting Date: June 20, 2017

Subject: Change Order for Wells 7 and 12 Rehabilitation

Strategic Initiative:

- | | |
|--|--|
| <input type="checkbox"/> Safe & Vibrant Community | <input type="checkbox"/> Growing & Dynamic Economy |
| <input type="checkbox"/> Fiscally Sound Government | <input checked="" type="checkbox"/> Operational Excellence |
| <input type="checkbox"/> Community & Neighborhood Livability | <input type="checkbox"/> Not Applicable |

Proposed Motion:

Approve change order #1, for the rehabilitation of Well 7 and Well 12, and authorize the budget amendment.

Subject/Discussion:

The City of Lemoore Wells 7 and 12 rehabilitation project bid was awarded on March 17, 2017. The original staff report had an additional \$10,000 for contingency for miscellaneous repairs. During scheduled repair it was discovered that subsidence has caused significant mechanical impairment that requires new casings, pumps and motor to well 7 and a rebuild of the motor at well 12.

Financial Consideration(s):

An additional expense of \$177,100 is required for replacement parts and labor. A budget amendment in the amount of \$177,100 from the water enterprise fund is necessary in order to incur expenses for the additional work.

Alternatives or Pros/Cons:

Pros:

- Well will be serviceable and constructed to be more resistant from future subsidence potential.

Cons:

- Unbudgeted preventive maintenance

Commission/Board Recommendation:

Not applicable

Staff Recommendation:

Staff recommends that City Council approve the change order for the cost of mechanical repairs.

Attachments:

- ☐ Resolution:
- ☐ Ordinance:
- ☐ Map
- ☐ Contract
- ☒ Other
 - List: Change Order
 - Budget Amendment

Review:

- ☒ Finance
- ☒ City Attorney
- ☒ City Manager
- ☒ City Clerk

Date:

- 6/13/17
- 6/14/17
- 6/12/17
- 6/15/17

Change Order No. **001**

Date of Issuance: June 7, 2017

Effective Date: June 7, 2017

Owner: City of Lemoore

Owner's Contract No.: 170096

Contractor: Zim Industries

Contractor's Project No.:

Engineer: QK

Engineer's Project No.: 170096

Project/Contract Name: Wells 7 and 12 Rehabilitation

The Contract is modified as follows upon execution of this Change Order:

Description:

Modify the Contract as described in each item on the Change Order Continuation Page

CHANGE IN CONTRACT PRICE	CHANGE IN CONTRACT TIMES <i>[note changes in Milestones if applicable]</i>
Original Contract Price: \$ 263,202.00	Original Contract Times: Substantial Completion: July 12, 2017 Ready for Final Payment: July 12, 2017 days or dates
[Increase] [Decrease] from previously approved Change Orders No. __ to No. __: \$ 0.00	[Increase] [Decrease] from previously approved Change Orders No. __ to No. __: Substantial Completion: 0 Ready for Final Payment: 0 Days
Contract Price prior to this Change Order: \$ 0.00	Contract Times prior to this Change Order: Substantial Completion: August 3, 2017 Ready for Final Payment: August 3, 2017 days or dates
[Increase] [Decrease] of this Change Order: \$ 177,100.00	[Increase] [Decrease] of this Change Order: Substantial Completion: 26 Days Ready for Final Payment: 26 days days or dates
Contract Price incorporating this Change Order: \$ 440,302.00	Contract Times with all approved Change Orders: Substantial Completion: August 25, 2017 Ready for Final Payment: August 25, 2017 days or dates
RECOMMENDED:	ACCEPTED:

By: _____ Engineer (if required)	By: _____ Owner (Authorized)	By: _____ Contractor (Authorized)
Title: City Engineer	Title: _____	Title: _____
Date: _____	Date: _____	Date: _____

Approved by Funding Agency
(if applicable)By: _____ Date: _____
Title: _____

Change Order No. **001**

Date of Issuance: June 7, 2017

Effective Date: June 7, 2017

Owner: City of Lemoore

Owner's Contract No.: 170096

Contractor: Zim Industries

Contractor's Project No.:

Engineer: QK

Engineer's Project No.: 170096

Project/Contract Name: Wells 7 and 12 Rehabilitation

Item	Description and Attachments	Amount
1.	Well 7 – Furnish a 14" O.D. diameter x 0.500 wall mild steel liner (800 ft at \$60/ft)	\$48,000.00
2.	Well 7- Installation 14" O.D. diameter x 0.500 wall mild steel liner (Lump Sum)	\$12,500.00
3.	Well 7 – Top End Completion (Lump Sum)	\$3,200.00
4.	Well 7 – Gyro Survey of Well 7 post liner installation	\$2,500.00
5.	Well 7 – Provide Well video after liner installation	\$1,000.00
6.	Delete Johnson NuWell 400 and replace with Johnson NuWell 310	\$10,000.00
7.	Swag and patch repair break at 558 feet to 560 feet with 5-foot mild steel patch (Total of 2)	\$12,600.00
8.	Spear rental to remove 6 foot of 14-inch diameter x 0.500 wall 34 stainless steel pipe well 12	\$2,100.00
9.	Remove 6-foot structural brace in well 12 from 698-foot to 704- (14 hours at \$300 per hour)	\$4,200.00
10.	Repair, Steam, Dip and Bake 200 HP US 1800 445TP FR VHS Motor for Well 12	\$3,100.00
11.	Insulate bearing in 200 HP US 1800 445TP FR VHS Motor for Well 12	\$900.00
12.	Well 7 – Deep Well Vertical Turbine Pump and Motor (Lump Sum)	\$77,000.00

CHANGE ORDER TOTALS \$177,100.00



CITY OF LEMOORE

BUDGET AMENDMENT FORM

Date: 6/8/2017	Request By: Frank Rivera
Requesting Department: Water	

TYPE OF BUDGET AMENDMENT REQUEST:

- ☐ Appropriation Transfer within Budget Unit
☒ All other appropriations (Attach Council approved Staff Report)

FROM:

Fund	Budget Unit	Account	Current Budget	Proposed Increase/Decrease:	Proposed New Budget
050	050	1010	\$ 1,181,338.56	\$ (177,100.00)	\$ 1,004,238.56

TO:

Fund	Budget Unit	Account	Current Budget	Proposed Increase/Decrease:	Proposed New Budget
050	4250	4350	\$ (307,548.98)	\$ 177,100.00	\$ (130,448.98)

JUSTIFICATION FOR CHANGE/FUNDING SOURCE:

During scheduled repair of wells 7 and 12, it was discovered that subsidence has caused significant mechanical impairment that requires new casings, pumps and motor to well 7 and a rebuild of the motor at well 12.

APPROVALS:

Department Head: <i>Frank Rivera</i>	Date: 6/15/2017
City Manager: _____	Date: _____
Completed By: _____	Date: _____



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Staff Report

Item No: 3-7

To: Lemoore City Council
From: Janie Venegas, City Clerk / Human Resources Manager
Date: June 8, 2017 Meeting Date: June 20, 2017
Subject: Liebert Cassidy Whitmore Agreement for Membership in the Central Valley Employment Relations Consortium for Fiscal Year 2017/18

Strategic Initiative:

- | | |
|---|--|
| <input type="checkbox"/> Safe & Vibrant Community | <input type="checkbox"/> Growing & Dynamic Economy |
| <input checked="" type="checkbox"/> Fiscally Sound Government | <input type="checkbox"/> Operational Excellence |
| <input type="checkbox"/> Community & Neighborhood Livability | <input type="checkbox"/> Not Applicable |

Proposed Motion:

Approve the Liebert Cassidy Whitmore Agreement for membership in the Central Valley Employment Relations Consortium for fiscal year 2017-2018 and authorize the Interim City Manager to sign the Agreement and execute the budget amendment.

Subject/Discussion:

For the past several years, the City of Lemoore has entered into an agreement with Liebert Cassidy Whitmore for membership in the Central Valley Employment Relations Consortium. The City is eligible to attend five full days of training, receive the monthly Client Update and telephone consultation.

The City sends employees to group training workshops covering employment relations subjects as, management rights and obligations, negotiation strategies, employment discrimination and affirmative action, employment relations and the perspective of elected officials, performance evaluation, grievance and discipline administration for supervisors and managers.

While the trainings are extremely informative and the City sends employees when possible, the telephone consultation is a very important aspect of the agreement. The City has the

availability to consult with an Attorney by telephone. Consortium calls cover questions that the attorney can answer quickly with little research. Human Resources has utilized the telephone consultation services multiple times over the past fiscal year and the service has been extremely valuable.

Financial Consideration(s):

Employment Relations Consortium Membership with basic Liebert Library Subscription is \$2,770. A budget amendment is required in the amount of \$670 from the General Fund to the Human Resources budget unit (4297-4310). The budget amendment will also move the original amount of \$2,100 from the City Attorney Budget to Human Resources.

Alternatives or Pros/Cons:

Pros:

- Group training workshops to receive updated information.
- Attorney telephone consultations yield immediate results.

Cons:

- None.

Commission/Board Recommendation:

Not Applicable.

Staff Recommendation:

Staff recommends approval of the Liebert Cassidy Whitmore Agreement and budget amendment.

Attachments:

- ☐ Resolution:
- ☐ Ordinance:
- ☐ Map
- ☐ Contract
- ☒ Other
 - List: Agreement
 - Budget Amendment

Review:

- ☒ Finance
- ☒ City Attorney
- ☒ City Manager
- ☒ City Clerk

Date:

- 6/13/17
- 6/14/17
- 6/13/17
- 6/15/17

AGREEMENT FOR SPECIAL SERVICES

This Agreement is entered into between the City of Lemoore, A Municipal Corporation, hereinafter referred to as "Agency," and the law firm of LIEBERT CASSIDY WHITMORE, A Professional Corporation, hereinafter referred to as "Attorney."

WHEREAS Agency has the need to secure expert training and consulting services to assist Agency in its workforce management and employee relations; and

WHEREAS Agency has determined that no less than forty (40) public agencies in the Central Valley area have the same need and have agreed to enter into identical agreements with Attorney; and

WHEREAS Attorney is specially experienced and qualified to perform the special services desired by the Agency and is willing to perform such services;

NOW, THEREFORE, Agency and Attorney agree as follows:

Attorney's Services:

During the year beginning July 1, 2017, Attorney will provide the following services to Agency (and the other aforesaid public agencies):

1. Five (5) days of group training workshops covering such employment relations subjects as management rights and obligations, negotiation strategies, employment discrimination and affirmative action, employment relations from the perspective of elected officials, performance evaluation (administering evaluations), grievance and discipline administration for supervisors and managers, planning for and responding to concerted job actions, current court, administrative and legislative developments in personnel administration and employment relations, etc., with the specific subjects covered and lengths of individual workshop presentations to be determined by Agency and the other said local agencies.

It is expressly understood that the material used during these presentations, including written handouts and projected power points are provided solely for the contracted workshops. This agreement warrants there will be no future use of Liebert Cassidy Whitmore material in other trainings or formats without the expressed written permission of Liebert Cassidy Whitmore. Any such use will constitute a violation of this agreement and copyright provisions.

2. Availability of Attorney for Agency to consult by telephone. Consortium calls cover questions that the attorney can answer quickly with little research. They do not include the review of documents, in depth research, written responses (like an opinion letter) or advice on on-going legal matters. The caller will be informed if the question exceeds the scope of consortium calls. Should the caller request, the attorney can assist on items that fall outside the service, but these matters will be billed at the attorney's hourly rate. (See additional services section.)
3. Providing of a monthly newsletter covering employment relations developments.

Fee:

Attorney will provide these special services to Agency for a fee of Two Thousand Three Hundred Sixty Five Dollars (\$2,365.00) payable in one payment prior to August 1, 2017. The fee, if paid after August 1, 2017 will be \$2,465.00.

Said fee will cover Attorney's time in providing said training and consultative services and the development and printing of written materials provided to attendees at the training programs.

Additional Services:

Attorney shall, as and when requested by Agency, make itself available to Agency to provide representational, litigation, and other employment relations services. The Agency will be billed for the actual time such representation services are rendered, including reasonable travel time, plus any necessary costs and expenses authorized by the Agency.

The range of hourly rates for Attorney time is from Two Hundred to Three Hundred Fifty Dollars (\$200.00 - \$350.00) per hour for attorney staff, One Hundred Ninety-Five Dollars to Two Hundred Thirty Dollars (\$195.00 - \$230.00) per hour for Labor Relations/HR Consultant and from Seventy-Five to One Hundred Sixty Dollars (\$75.00 - \$160.00) per hour for services provided by paraprofessional and litigation support staff. Attorneys, paraprofessional and litigation support staff bill their time in minimum units of one-tenth of an hour. Attorney reviews its hourly rates on an annual basis and if appropriate, adjusts them effective July 1.

Independent Contractor:

It is understood and agreed that Attorney is and shall remain an independent contractor under this Agreement.

Term:

The term of this Agreement is twelve (12) months commencing July 1, 2017. The term may be extended for additional periods of time by the written consent of the parties.

Condition Precedent:

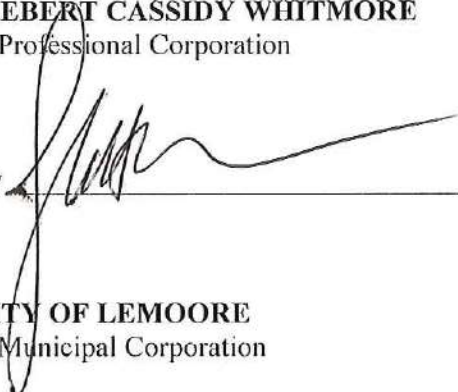
It is understood and agreed that the parties' aforesaid rights and obligations are contingent on no less than forty (40) local agency employers entering into a substantially identical Agreement with Attorney on or about July 1, 2017.

Dated: _____

6/5/17

LIEBERT CASSIDY WHITMORE
A Professional Corporation

By _____



Dated: _____

CITY OF LEMOORE
A Municipal Corporation

By _____



CITY OF LEMOORE

BUDGET AMENDMENT FORM

Date: 6/8/2017	Request By: Janie Venegas
Requesting Department: City Attorney	

TYPE OF BUDGET AMENDMENT REQUEST:

- ☐ Appropriation Transfer within Budget Unit
- ☒ All other appropriations (Attach Council approved Staff Report)

FROM:

Fund	Budget Unit	Account	Current Budget	Proposed Increase/Decrease:	Proposed New Budget
001	001	1010	General Fund	\$ (670.00)	N/A
***For Fiscal Year 2017-2018					

TO:

Fund	Budget Unit	Account	Current Budget	Proposed Increase/Decrease:	Proposed New Budget
001	4212	4310	\$ 144,100.00	\$ (2,100.00)	\$ 142,000.00
001	4297	4310	\$ 19,500.00	\$ 2,770.00	\$ 22,270.00
***For Fiscal Year 2017-2018					

JUSTIFICATION FOR CHANGE/FUNDING SOURCE:

ERC Membership with Basic Liebert Library Subscription - Fiscal Year 2017-2018

APPROVALS:

Department Head:	Date: 6/15/17
City Manager:	Date:
Completed By:	Date:



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Staff Report

Item No: 3-8

To: Lemoore City Council
From: Janie Venegas, City Clerk / Human Resources Manager
Date: June 12, 2017 Meeting Date: June 20, 2017
Subject: Resolution 2017-16 Allowing Lemoore Police Department Access to Summary Criminal History Information for Employment, Licensing, or Certification Purposes

Strategic Initiative:

- | | |
|--|--|
| <input type="checkbox"/> Safe & Vibrant Community | <input type="checkbox"/> Growing & Dynamic Economy |
| <input type="checkbox"/> Fiscally Sound Government | <input checked="" type="checkbox"/> Operational Excellence |
| <input type="checkbox"/> Community & Neighborhood Livability | <input type="checkbox"/> Not Applicable |

Proposed Motion:

Approve Resolution 2017-16 Allowing Lemoore Police Department Access to Summary Criminal History Information for Employment, Licensing, or Certification Purposes.

Subject/Discussion:

The Lemoore Police Department is required to fingerprint City of Lemoore employees and volunteers, taxicab drivers, massage therapists, card dealers, concealed weapons applicants, gun dealers, bail bondsman, fortunetellers and a variety of other applicants. In October 2010, Resolution 2010-34 was approved by City Council to allow the Lemoore Police Department to receive subsequent arrest information from the Federal Government, as well as the State, for the aforementioned applicants.

The City has recently received an application for a fortune teller. It was discovered during the application process that the Police Department does not have authority to fingerprint such an applicant, as it is not listed on Resolution 2010-34. As a result, Resolution 2017-16 is required to add fortune telling in order for the Police Department to fingerprint and receive subsequent arrest information. Resolution 2017-16 replaces the prior resolution.

Financial Consideration(s):

None.

Alternatives or Pros/Cons:

Pros:

- Allows Lemoore Police Department to fingerprint required applicants.

Cons:

- None.

Commission/Board Recommendation:

Not Applicable.

Staff Recommendation:

Staff recommends approval of the resolution allowing Lemoore Police Department access to summary criminal history information for employment, licensing, or certification purposes.

Attachments:

- ☒ Resolution: 2017-16
- ☐ Ordinance:
- ☐ Map
- ☐ Contract
- ☒ Other
List:

Review:

- ☒ Finance
- ☒ City Attorney
- ☒ City Manager
- ☒ City Clerk

Date:

- 6/13/17
- 6/14/17
- 6/13/17
- 6/15/17

RESOLUTION 2017-16

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LEMOORE
AUTHORIZING THE LEMOORE POLICE DEPARTMENT ACCESS TO SUMMARY
CRIMINAL HISTORY INFORMATION FOR EMPLOYMENT, LICENSING, OR
CERTIFICATION PURPOSES**

WHEREAS, Penal Code Section 11105(b)(11) and 13300(b)(11) authorize cities, counties, districts and joint powers authorities to access state and local summary criminal history information for employment, licensing or certification purposes; and

WHEREAS, Penal Code Sections 11105(b)(11) and 13300(b)(11) require that there be a requirement or exclusion from employment, licensing, or certification based on specific criminal conduct on the part of the subject of the record; and

WHEREAS, Penal Code Sections 11105(b)(11) and 13300(b)(11) require the city council, board of supervisors, governing body of a city, county or district or joint powers authority to specifically authorize access to summary criminal history information for employment, licensing, or certification purposes.

NOW THEREFORE, BE IT RESOLVED that the City of Lemoore Police Department is hereby authorized to access state and federal level summary criminal history information for employment (including volunteers and contract employees), licensing of concealed weapons permits, massage parlor/establishment permits, peddler license permits, gun dealer permits, fortune tellers, taxicab driver permits or certification for bail bondsman purposes and may not disseminate the information to a private entity; and

BE IT FURTHER RESOLVED that the City of Lemoore Police Department shall not consider a person who has been convicted of a violent or serious felony or misdemeanor eligible for employment (including volunteers and contract employees), or licensing; except that such conviction may be disregarded if it is determined that mitigating circumstances exist, or that the conviction is not related to the employment, volunteer or license in question.

/

/

/

/

PASSED AND ADOPTED by the City Council of the City of Lemoore at a Regular Meeting held on the 20th day of June 2017 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

APPROVED:

Mary J. Venegas
City Clerk

Ray Madrigal
Mayor



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Staff Report

Item No: 3-9

To: Lemoore City Council
From: Nathan Olson, Interim City Manager
Date: June 7, 2017 Meeting Date: June 20, 2017
Subject: Reclassification of the Assistant to the City Manager to the Assistant City Manager

Strategic Initiative:

- | | |
|--|--|
| <input type="checkbox"/> Safe & Vibrant Community | <input type="checkbox"/> Growing & Dynamic Economy |
| <input type="checkbox"/> Fiscally Sound Government | <input checked="" type="checkbox"/> Operational Excellence |
| <input type="checkbox"/> Community & Neighborhood Livability | <input type="checkbox"/> Not Applicable |

Proposed Motion:

Approve the reclassification of the Assistant to the City Manager position to the Assistant City Manager position, and authorize the Interim City Manager to negotiate a contract.

Subject/Discussion:

In February 2016, City Council approved the creation of the Assistant to the City Manager position. The position was established in order to assist with special projects, address internal and external communications, and assist with economic development efforts.

The City has undergone many changes in the past eighteen months, and a need has arisen for an advanced level of managerial support within the City Manager's Office to support organizational functions and provide stability. The City Council has expressed a need to enhance economic development efforts, create an organizational culture that is consistent with city values, and encourage community involvement.

The Assistant City Manager will address the need for additional structure and organizational support. The Assistant City Manager will be responsible for overseeing daily city operations and assisting the City Manager in the achievement of short and long-

term goals, and will manage departments and divisions with Department Directors and Executive Management Staff reporting directly to the Assistant City Manager. This will allow the City Manager to focus on organizational development and strategic directives.

This will also assist in placing an additional level of oversight and separation between the City Manager and other department heads, including Human Resources, when it comes to personnel disciplinary matters. Pursuant to the City's ordinances and Personnel System Guidelines, the City Manager is often the final decision maker in the discipline process. However, there are several due process steps where managerial decisions need to be made prior to a final decision or appeal of a final decision. In order to ensure a fair and unbiased process, an Assistant City Manager would provide an independent management review and oversight level, so that the City Manager can review the discipline in totality after the process is complete and a final decision is ready to be made.

Additionally, the Assistant City Manager will be directly responsible for economic development, and providing recommendations to the City Council and the City Manager regarding economic development strategies. The Assistant City Manager will spearhead economic development efforts and will seek to improve the economic development practices of the City.

The Assistant City Manager will be responsible for supporting the City Manager in the oversight of city department functions; providing executive level guidance and management to the City Manager and City Staff; assessing internal and external procedures; directing special projects as assigned; providing policy recommendations to the City Council and the City Manager.

Financial Consideration(s):

The proposed salary range for the Assistant City Manager position is \$91,970 - \$118,020. The methodology for assigning the salary range was to obtain salary information from twelve cities in California which have both a City Manager and an Assistant City Manager. The difference between the two salaries was calculated as a percentage. This percentage was then averaged and that average was compared to the current City Manager salary range. This created the salary range for the Assistant City Manager. Additionally, the appointment of an Interim City Manager and Acting Public Works Director has resulted in a salary savings to the general fund for fiscal year 2017-2018.

Alternatives or Pros/Cons:

Pros:

- Reinvigorated focus on economic development
- Enhanced organizational structure
- Enhanced support for department directors and managers.

Cons:

- Requires an amendment to the adopted fiscal year 2017-2018 budget

Commission/Board Recommendation:

Not Applicable

Staff Recommendation:

Staff Recommends City Council approve the reclassification of the Assistant to the City Manager to the Assistant City Manager and authorize the Interim City Manager to negotiate a contract.

Attachments:

- ☐ Resolution:
- ☐ Ordinance:
- ☐ Map
- ☐ Contract
- ☒ Other

List: Assistant City Manager Job Description

Review:

- ☒ Finance
- ☒ City Attorney
- ☒ City Manager
- ☒ City Clerk

Date:

6/13/17
6/14/17
6/13/17
6/15/17

**ASSISTANT
CITY MANAGER**

Class specifications are intended to present a descriptive list of the range of duties performed by employees in the class. Specifications are not intended to reflect all duties performed within the job.

DEFINITION

The Assistant City Manager, under general administrative direction, participates in the formulation, development and implementation of citywide policy; plans, organizes, staffs, develops and controls programs and functions assigned; provides leadership and policy direction to assigned departments and to department heads and managers. Fosters cooperative working relationships with City departments and with intergovernmental and regulatory agencies and various public and private groups; provides highly responsible and complex professional assistance to City management staff. Performs related work as required.

SUPERVISION RECEIVED AND EXERCISED

Receives administrative direction from the City Manager. Exercises general direction and supervision over directors, managers, supervisory, professional, technical, and clerical staff through subordinate levels of supervision.

ESSENTIAL FUNCTION STATEMENTS--*Essential responsibilities and duties may include, but are not limited to, the following:*

Essential Functions:

1. Serves as a member of the City Manager's Executive Team Staff, involved in the formulation and execution of citywide policies and long and short-term strategies.
2. Assists the City Manager in planning, organizing and directing the services and activities of City departments and programs; relieve the City Manager of day-to-day routine associated with governmental operations of the City.
3. Provides leadership and direction to assigned departments or divisions.
4. Provides oversight and direction regarding the City's economic development strategies and projects.
5. Negotiates contracts and agreements; coordinates with legal counsel and City department representatives to determine City needs and requirements for contractual services.
6. Provide oversight and direction regarding the City's emergency management practices.
7. Contributes to the overall quality of the City's services by developing, reviewing, and implementing policies and procedures to meet legal requirements and City needs; monitors and evaluates the efficiency and effectiveness of service delivery methods and procedures; assesses and monitors the distribution of work; support systems, and internal reporting relationships; identifies opportunities from improvement; directs the implementation of change.
8. Selects, trains, motivates, and directs personnel; evaluates and reviews work for acceptability and conformance with department standards, including program and project priorities and performance evaluations; provides or coordinates staff training; works with employees to correct deficiencies; implements discipline and termination procedures; responds to staff questions and concerns.
9. Explains and interprets City programs, policies, and activities; negotiates and resolves sensitive, significant, and controversial issues.

CITY OF LEMOORE
Assistant City Manager

10. Exhibits a service orientation toward internal and external customers and maintains productive working relationships.
11. Supervise staff to include: prioritizing and assigning work; conducting performance evaluations; ensuring staff is trained; ensuring employees follow policies and procedures; maintaining a safe working environment; and, making hiring, termination, and disciplinary recommendations.
12. Ensure compliance with applicable Federal, state, and local laws, regulations, codes, and/or standards.
13. Serve as a liaison with internal departments, officials, external organizations and public representatives.
14. Appears before City Council, public agencies, business and civic groups and other organizations in the presentation and discussion of assigned city functions, departments and related proposals, projects and policies, meetings, etc.
15. Prepare, review, interpret, and analyzes a variety of information, data, and reports.
16. Recommend and implement policies and procedures to improve operational effectiveness and enhancements to services or programs.
17. Participates in the development and administration of the City's budget.
18. Prepare cost estimates and budget recommendations. Monitors and controls expenditures.
19. Coordinate the City Council agenda process including scheduling items and reviewing staff reports for completeness, consistency, and policy implications.
20. Assist in planning and the development of short and long term goals. Coordinate operational and program efforts in alignment with goals and objectives related to assigned area of responsibility.
21. Prepare a variety of complex correspondence, memoranda and administrative staff reports.
22. Serve as City Manager upon the request, or absence, of the City Manager.
23. Perform other duties of a similar nature and level, as assigned.

TRAINING AND EXPERIENCE REQUIRED

Three years of increasingly responsible municipal government administrative experience including administrative responsibilities. A Bachelor's degree from an accredited college or university with major course work in public or business administration or a closely related field. A Master's degree in public or business administration or related field is highly desirable.

QUALIFICATIONS

Knowledge of:

- Modern and best management principles and practices of municipal government administration.
- Theories, principles, practices and methods of supervision, training and performance evaluation.
- Principles and practices of municipal budgeting and finance.
- Principles and practices of contract administration.
- Principles and practices of program development and administration.
- Principles of effective public relations and inter-relationships with community groups and agencies, private businesses and other levels of government.
- Office procedures, methods, and equipment including computers and applicable software applications such as word processing, spreadsheets, and databases.
- Principles and procedures of record keeping.
- Principles of business letter writing and basic report preparation.
- Pertinent federal, state, and local laws, codes and regulations.

Ability to:

- Observe and problem solve organizational challenges, technical policies and procedures associated with city activities. Advise the City Manager of alternative courses of action and recommendations.

CITY OF LEMOORE
Assistant City Manager

- Exercise independent judgement in the performance of a variety of complex and difficult administrative duties.
- Understand the organization and operation of the City and of outside agencies, as necessary to assume assigned responsibility.
- Establish and maintain effective working relationships with those contacted in the course of work.
- Perform complex, professional and confidential level of support and oversight.
- Provide effective leadership to multiple diverse organizational units.
- Supervise, train and evaluate staff.
- Prepare and administer budgets.
- Independently prepare clear and concise administrative reports. Communicate clearly and concisely, both orally and in writing.
- Interpret, explain and enforce department policies and procedures.
- Perform responsible and difficult administrative work involving the use of independent judgment and personal initiative.
- Identify and respond to community and City Council issues, concerns and needs.
- Interpret and apply Federal, State and local policies, laws and regulations.
- Maintain confidential records and reports.
- Respond to requests and inquiries from the general public.
- Work independently in the absence of supervision.
- Attend meetings at irregular hours.
- Operate and use modern office equipment, including a computer.

Experience and Training Guidelines

Any combination of education and experience that would likely provide the required knowledge and abilities is qualifying. A typical way to obtain the knowledge and abilities would be:

Experience:

Three years of increasingly responsible experience in public administration.

Education/Training:

Equivalent to a Bachelor's degree from an accredited college or university with major course work in public administration, or a related field. A Master's degree is highly desirable.

WORKING CONDITIONS

Environmental Conditions:

Typical office environment.

Physical Conditions:

Light Work: Exerting up to 20 pounds occasionally, and/or up to 10 pounds frequently.



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Staff Report

Item No: 4-1

To: Lemoore City Council
From: Steve Brandt, City Planner
Date: June 20, 2017 **Meeting Date:** June 6, 2017
Subject: **Annexation No. 2017-01 and Prezoning No. 2017-01:** a request by Lennar Homes for annexation of 40 acres into the City of Lemoore located at the northeast corner of Hanford-Armona Road and Avenue 18¾ (Liberty Drive) (APNs 021-570-001 and 021-560-001) – Ordinance 2017-07; The annexation also includes a non-contiguous developed rural residential site located at 285 Hotchkiss Drive (APN 023-100-007) – Resolution 2017-17

Strategic Initiative:

- | | |
|---|--|
| <input checked="" type="checkbox"/> Safe & Vibrant Community | <input type="checkbox"/> Growing & Dynamic Economy |
| <input type="checkbox"/> Fiscally Sound Government | <input type="checkbox"/> Operational Excellence |
| <input checked="" type="checkbox"/> Community & Neighborhood Livability | <input type="checkbox"/> Not Applicable |

Proposed Motion:

Initiate Annexation No. 2017-01 and approve Prezoning No. 2017-01 by adoption of Resolution No. 2017-17 and Introduction (first reading) of Ordinance No. 2017-07.

Project Proposal:

Lennar Homes is proposing a 174-lot single-family subdivision with a park and storm drainage basin. The 40-acre site is located at the northeast corner of Hanford-Armona Road and Avenue 18¾ (Liberty Drive). The Planning Commission will be reviewing the proposed subdivision at their July meeting. The site is outside the City Limits, but inside the Sphere of Influence. Annexation is not required for the City to approve the tentative subdivision map, but is required before the final map may be approved. There is a map and a legal description of the proposed annexation territory attached to the draft resolution that would initiate the annexation process.

In addition to the Lennar site at Hanford-Armona Road, the proposal also includes the rural residential lot at 285 Hotchkiss Drive owned by Riley Jones. Mr. Jones' site is being provided with City water service through an outside services agreement previously approved by the Local Agency Formation Commission (LAFCO). A condition of that approval was that Mr. Jones' site be annexed in the near future. With Lennar Homes' consent, the City staff is adding the Hotchkiss site to the annexation proposal to fulfill the previous commitment made by the City to LAFCO.

By initiating this annexation request, City Council is formally stating that it is willing to take on the responsibility of providing public services to the sites. Public services include the services provided by the City, such as water service, road maintenance, provision of parks, and police and fire protection. The attached Plan for Services document describes in detail the services that the City will be stating to LAFCO that it intends to provide to the sites. This document will be part of the application made to LAFCO.

The annexation process involves the following formal steps:

1. The City Planning Commission must find that the annexation is consistent with the City General Plan.
2. The City Council must adopt the project's CEQA document and a resolution that initiates the annexation proceedings. The City Council must also prezone the sites to be annexed, so that LAFCO, and public, are made aware of the zoning that will be on the sites once they are annexed.
3. After applications and information are submitted to LAFCO staff, LAFCO holds a hearing and decides on the annexation.
4. Unless waived by LAFCO, another hearing is held by LAFCO to see if any property owners want to protest the annexation.
5. After the hearings are completed, LAFCO staff records a document that formally brings the sites into the City Limits.

As Lead Agency under the California Environmental Quality Act (CEQA), City staff reviewed the project to determine whether it could have a significant effect on the environment because of its development. In accordance with CEQA Guidelines Section 15382, "[s]ignificant effect on the environment" means a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project, including land, air, water, minerals, flora, fauna, ambient noise, and objects of historic or aesthetic significance. An Initial Study was prepared. The Initial Study found 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 in the form of mitigations have been made, or agreed to, by the project proponent. A Mitigated Negative Declaration was prepared, and is attached for review. Staff recommends that this document be adopted by City Council through the annexation initiation resolution.

It is standard practice, when sites are annexed into the City, for the same sites to also be simultaneously detached from the Kings River Conservation District and the Excelsior-Kings

River Resource Conservation District. Both of these special districts cover large areas of undeveloped land in Kings County (and beyond), but do not provide services to urbanized areas. The proposed resolution adds these detachments to the annexation request. Technically, when an application calls for both annexations and detachments in the same application, LAFCO calls it a reorganization.

Financial Consideration(s):

The proposed changes will not have a financial effect on the City of Lemoore.

Alternatives or Pros/Cons:

There are no alternatives to the rezoning being recommended. Any alternatives to rezoning as recommended would conflict with either the General Plan or State law. The alternative to initiating annexation would be to decide to not initiate proceedings.

Commission/Board Recommendation:

The Planning Commission reviewed the annexation for conformity with the General Plan, and considered the rezoning for the sites at their May 8, 2017, meeting. The Commission voted 6-0 (1 absence) to find that the annexation would be consistent with the General Plan, recommended that the Hanford-Armona site should be rezoned RLD (Low Density Residential), and recommended that the Hotchkiss site be rezoned RVLD (Very Low Density Residential.)

Staff Recommendation:

Staff recommends City Council hold a public hearing on the proposed annexation and rezoning, adopt a resolution initiating annexation proceedings with the Local Agency Formation Commission, and introduce an Ordinance rezoning the Hanford-Armona site RLD and the Hotchkiss site RVLD.

Attachments:

- ☒ Resolution: 2017-17
- ☒ Ordinance: 2017-07
- ☒ Map (Exhibit A of the Resolution)
- ☐ Contract
- ☒ Other

List: Annexation Legal Descriptions (Exhibit B of the Resolution)
Plan for Services document
CEQA document – Initial Study/Mitigated Negative Declaration

Review:

- ☒ Finance
- ☒ City Attorney
- ☒ City Manager
- ☒ City Clerk

Date:

6/13/17
6/14/17
6/12/17
6/15/17

RESOLUTION NO. 2017-17

**A RESOLUTION OF APPLICATION BY THE CITY COUNCIL OF THE
CITY OF LEMOORE REQUESTING THE LOCAL AGENCY
FORMATION COMMISSION OF KINGS COUNTY
TO INITIATE PROCEEDINGS FOR ANNEXATION NO. 2017-01
FOR THE REORGANIZATION OF TERRITORY**

WHEREAS, the City Council of the City of Lemoore desires to initiate proceedings pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, commencing with Section 56000 of the California Government Code, for a reorganization which would concurrently annex territory to the City of Lemoore and detach territory from the Kings River Conservation District, and the Excelsior Kings River Resource Conservation District; and,

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

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

1. Annexation of the Hanford-Armona site will implement the City of Lemoore General Plan by allowing for further housing development.
2. Annexation of the Hotchkiss site will fulfill a past commitment made to Local Agency Formation Commission of Kings County to annex the site.

WHEREAS, the following agency or agencies would be affected by the proposed jurisdictional changes: City of Lemoore - annexation; Kings River Conservation District - detachment, and Excelsior Kings River Resource Conservation District - detachment;

WHEREAS, the territory proposed to be reorganized is Uninhabited (contains less than twelve registered voters), and a map and description of the boundaries of the territory are attached hereto as Exhibits A & B and by this reference incorporated herein; and,

WHEREAS, an Initial Study was prepared in accordance with the California Environmental Quality Act (CEQA), which found that after mitigation measures were applied there were no significant environmental effects resulting from the project, and a Mitigated Negative Declaration was prepared; and

WHEREAS, it is desired to provide that the proposed reorganization be subject to the following terms and conditions: compliance by Lennar Homes with the Mitigation and Monitoring Program implementing the mitigations in the Mitigated Negative Declaration; and,

WHEREAS, this proposal is consistent with the adopted spheres of influence for the agencies subject to this reorganization; and,

WHEREAS, the Lemoore City Council held a duly noticed public hearing at its June 20, 2017, meeting.

NOW, THEREFORE, BE IT RESOLVED, the City Council of the City of Lemoore hereby adopts the Mitigated Negative Declaration prepared for the project in accordance with CEQA;

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

BE IT FURTHER RESOLVED, the City Council of the City of Lemoore hereby directs City staff to complete, sign, and deliver application materials to the Local Agency Formation Commission of Kings County to initiate the annexation process.

PASSED AND ADOPTED by the City Council of the City of Lemoore at a regular meeting held on the 20th day of June 2017 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

APPROVED:

Mary J. Venegas
City Clerk

Ray Madrigal
Mayor

MAP OF TERRITORY ANNEXED TO THE CITY OF LEMOORE

LEGAL DESCRIPTION
BEING THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22,
T. 18 S., R. 21 E., M.D.B. & M., IN THE COUNTY OF KINGS, STATE OF CALIFORNIA.

SURVEYOR'S STATEMENT
THIS MAP WAS PREPARED BY ME OR
UPON RECORD DATA AND LAFCO RESOLUTION No. _____, AND IS BASED
DATED _____



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

CERTIFICATE OF COMPLETION

RECORDED AS DOCUMENT NO. _____
FEE _____
DOCUMENT NO. _____
RECORDED AT THE REQUEST OF THE LOCAL AGENCY FORMATION COMMISSION OF KINGS COUNTY.
AT _____ MINUTES PAST _____ O'CLOCK _____ M., _____ NO. _____ VOL. _____ OF
LICENSED SURVEYORS' PLATS (PAGE _____), KINGS COUNTY, STATE OF CALIFORNIA.

KRISTINE LEE
COUNTY RECORDER
BY: _____
DEPUTY

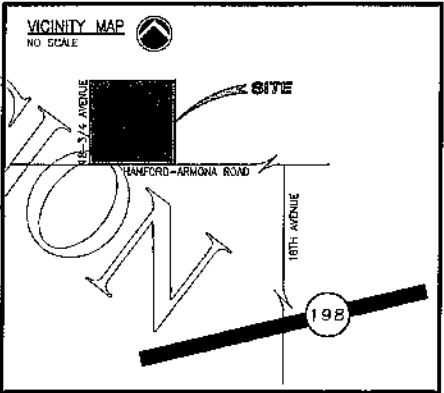
LEGEND

- CITY LIMITS
- BOUNDARY OF PROPERTIES TO BE ANNEXED
- ① COURSE SEGMENT NUMBER



SCALE: 1"=200'

200 100 0 200 400



SHEET ONE OF TWO

LINE TABLE		
LINE #	LENGTH	DIRECTION
1	1324.28'	S89° 51' 18" W
2	662.04'	N00° 07' 10" W
3	662.04'	N00° 06' 01" W
4	1325.94'	N89° 51' 22" E
5	1324.05'	S00° 02' 17" E

N. 1/4 COR. OF
SEC. 34-18/20

CENTER OF
SEC. 34-18/20

SW. COR. OF
SEC. 34-18/20

S. 1/4 COR. OF
SEC. 34-18/20

18TH AVE. (ALIGNMENT)

18-3/4 AVENUE

PARCEL 2
P.M. 5-27, K.C.R.
APN No. 021-540-002

PARCEL 1
P.M. 4-4, K.C.R.
APN No. 021-550-004

PARCEL 2
P.M. 4-4, K.C.R.
APN No. 021-550-005

PARCEL 3
P.M. 5-27, K.C.R.
APN No. 021-540-001

APN No.
021-560-001
20.28 AC.

APN No.
021-570-001
20.00 AC.

TRACT No. 733
L.S.P. 17-85, K.C.R.
APN No. 021-830-000
(REFER TO APN MAP FOR
SPECIFIC LOT NUMBERS)

TRACT No. 821
L.S.P. 22-80, K.C.R.
APN No. 021-780-000
(REFER TO APN MAP FOR
SPECIFIC LOT NUMBERS)

TRACT No. 692
L.S.P. 17-47, K.C.R.
APN No. 021-580-000
(REFER TO APN MAP FOR
SPECIFIC LOT NUMBERS)

TRACT No. 691
L.S.P. 16-27, K.C.R.
APN No. 021-530-000
(REFER TO APN MAP FOR
SPECIFIC LOT NUMBERS)

CIVIL ENGINEERS
**ZUMWALT
HANSEN &
LAND SURVEYORS**

609 N. IRWIN ST.

HANFORD, CA. 93230

PH. (559) 582-1856

FILE NO. 0759412

MAP OF TERRITORY ANNEXED TO THE CITY OF LEMOORE

LEGAL DESCRIPTION

LOT 27 AS SHOWN ON A MAP RECORDED IN VOL. 6 AT PG. 31 OF LICENSED SURVEYORS' PLATS KINGS COUNTY RECORDS, BEING A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31, T. 19 S., R. 70 E., N.D.B. & M., IN THE COUNTY OF KINGS, STATE OF CALIFORNIA.

LEGEND

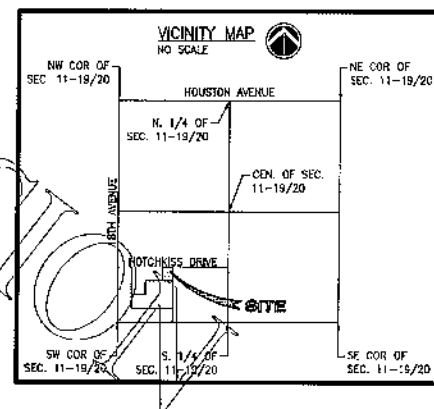
— CITY LIMITS
--- BOUNDARY OF PROPERTIES TO BE ANNEXED
① COARSE SEGMENT NUMBER



SCALE: 1"=100'



LINE TABLE		
LINE #	LENGTH	DIRECTION
1	292.83'	S00° 00' 00"E
2	160.00'	N90° 00' 00"W
3	292.83'	N00° 00' 00"E
4	160.00'	N90° 00' 00"E



CIVIL ENGINEERS
**ZUMWALT
HANSEN &**
LAND SURVEYORS

609 N. IRWIN ST.

HANFORD, CA. 93230

PH: (559) 582-1056

FILE NO. 0759412

SHEET TWO OF TWO

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

All that portion of the Southeast Quarter of the Southwest Quarter of Section 34, Township 18 South, Range 20 East, Mount Diablo Base and Meridian, in the County of Kings, State of California, according to the approved Government Township Plats thereof, described as follows:

Beginning at the Southeast corner of said Southeast Quarter of the Southwest Quarter, said point being in the City of Lemoore;

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

1. South $89^{\circ} 51' 18''$ West, along the South line of said Southeast Quarter of the Southwest Quarter a distance of 1324.28 feet to the Southwest corner of said Southeast Quarter;
2. Thence North $00^{\circ} 07' 10''$ West, along the West line of said Southeast Quarter a distance of 662.04 feet;

Thence departing from the existing City of Lemoore boundary the following courses:

3. Continuing along the West line of said Southeast Quarter, North $00^{\circ} 06' 01''$ West, a distance of 662.04 feet, to the Northwest corner of said Southeast Quarter;
4. Thence North $89^{\circ} 51' 22''$ East, along the North line of said Southeast Quarter, a distance of 1325.94 feet, to the Northeast corner of said Southeast Quarter, also being a point on the existing City of Lemoore boundary;

Thence along the existing City of Lemoore boundary the following course:

5. South $00^{\circ} 02' 17''$ East, along the East line of said Southeast Quarter, a distance of 1324.05 feet, to the **Point of Beginning**.

Containing 40.28 Acres, more or less.



4-3-17

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

All that portion of the Southwest Quarter of the Southwest Quarter of Section 11, Township 19 South, Range 20 East, Mount Diablo Base and Meridian, in the County of Kings, State of California, according to the approved Government Township Plats thereof, described as follows:

Beginning at the Northeast corner of said Southwest Quarter of the Southwest Quarter, said point being in the City of Lemoore;


Thence departing from the existing City of Lemoore boundary the following courses:

1. South 00° 00' 00" East, along the East line of said Southwest Quarter of the Southwest Quarter, also being along the East line of County Tract Number 261 as shown on map recorded in Volume 8 of Licensed Surveyors Plats, at Page 11 of Kings County Records, a distance of 292.83 feet, to the Southeast corner of Lot 27 as shown on said map;
2. Thence North 90° 00' 00" West, along the South line of said Lot 27, a distance of 160.00 feet, to the Southwest corner of said Lot 27;
3. Thence, along the West line of said Lot 27, North 00° 00' 00" East a distance of 292.83 feet, to a point on the North line of said Southwest Quarter of the Southwest Quarter, also being a point on the existing City of Lemoore boundary;

Thence along the existing City of Lemoore boundary the following course:

4. North 90° 00' 00" East, along the North line of said Southwest Quarter of the Southwest Quarter, a distance of 160.00 feet, to the **Point of Beginning**.

Containing 1.08 Acres, more or less.


Ron G. Roselius
3.30.2017

ORDINANCE NO. 2017-07

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LEMOORE
PREZONING TERRITORY LOCATED AT THE NORTHEAST CORNER OF
HANFORD-ARMONA ROAD AND AVENUE 18¾ (LIBERTY DRIVE) AND AT 285
HOTCHKISS DRIVE**

THE CITY COUNCIL OF THE CITY OF LEMOORE HEREBY DOES ORDAIN:

SECTION 1. FINDINGS.

- (a) The property owner of property located at the northeast corner of Hanford-Armona Road and Avenue 18¾ (Liberty Drive) (APNs 021-570-001 and 021-560-001) has requested annexation into the City of Lemoore.
- (b) The Local Agency Formation Commission of Kings County has required, as a condition of a previously approved outside services agreement, that the property located at 285 Hotchkiss Drive (APN 023-100-007) be annexed, and the property owner has consented to annexation.
- (c) Government Code Section 56375(a)(7) requires that applications to the Local Agency Formation Commission for annexation include prezoning of the territory proposed for annexation.
- (d) This ordinance is consistent with the City of Lemoore General Plan, Lemoore Municipal Code and the Zoning Ordinance and would not be detrimental to the public interest, health, safety, convenience, and welfare of the City.
- (e) A Mitigated Negative Declaration has been prepared and adopted in accordance with the California Environmental Quality Act (CEQA).

SECTION 2. The property located at the northeast corner of Hanford-Armona Road and Avenue 18¾ (Liberty Drive) (APNs 021-570-001 and 021-560-001) is hereby prezoned Low Density Residential (RLD.)

SECTION 3. The property located at 285 Hotchkiss Drive (APN 023-100-007) is hereby prezoned Very Low Density Residential (RVLD.)

SECTION 4. The official Zoning Map shall be amended to reflect this change upon completion of annexation proceedings.

* * * * *

The foregoing Ordinance was introduced at a regular meeting of the City Council of the City of Lemoore held on the 20th day of June 2017 and was passed and adopted at a regular meeting of the City Council held on the _____ day of August 2017 by the following vote:

AYES:

NOES:

ABSTAINING:

ABSENT:

ATTEST:

APPROVED:

Mary J. Venegas, City Clerk

Ray Madrigal, Mayor

**PLAN FOR SERVICES
CITY OF LEMOORE ANNEXATION NO. 2017-01**

LAFCO OF KINGS COUNTY CASE NUMBER _____

I. HISTORY

There are currently three annexation policies that are applicable to the project at hand. Prior to the General Plan Update of 2008, the City of Lemoore had a no-annexation policy in place since 1997 after the annexation of approximately 1,400 acres west of State Route (SR) 41. With the adoption of the 2030 General Plan, policy LU-I-4 required contiguous development within the Sphere of Influence unless it can be demonstrated that land which is contiguous to urban development is unavailable or development is economically infeasible to prevent leap frog development and annexations. Additionally, policy LU-I-3 did not allow for annexation or development in the area south of the May 2008 City limits and west of SR-41 until after completion of the Navy's Air Installation Compatible Use Zone (AICUZ) study for the Naval Air Station Lemoore and completion of flood hazard studies by the Federal Emergency Management Agency (FEMA). Lastly, policy LU-I-2 stated that LAFCO approval of a Sphere of Influence (SOI) line that is co-terminus with the General Plan Urban Growth Boundary (UGB) would be sought.

The project site is contiguous with the existing City limit boundary, thereby meeting policy LU-I-4. The AICUZ and FEMA studies have been completed and do not affect the subject sites. The Lemoore Planning Commission found that annexation of the territory into the City was consistent with the General Plan.

II. CHANGES IN LAND USES AND LAND USE CONTROLS THAT WOULD OCCUR UPON COMPLETION OF ANNEXATION PROCEEDINGS:

Hanford-Armona Road site

- A. Present City land use designation: Low Density Residential
- B. Present County zoning: AL-10 (Limited Agricultural-10 District)
- C. City prezoning: LRD (Low Density Residential)
- D. Williamson Act Status: Not under Contract or in Preserve

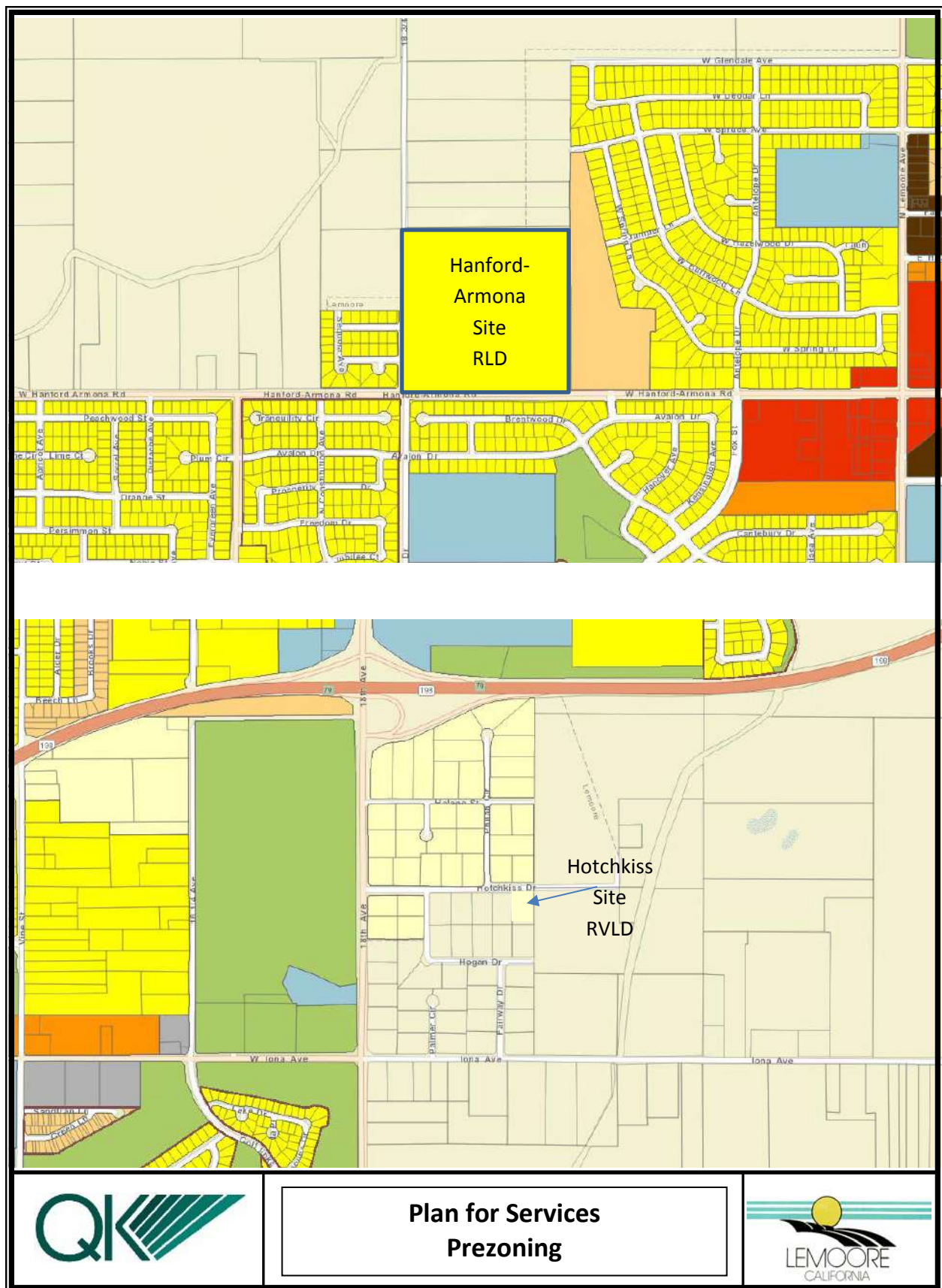
Hotchkiss site

- A. Present City land use designation: Very Low Density Residential
- B. Present County zoning: RR (Rural Residential)
- C. City prezoning: RVLD (Low Density Residential)
- D. Williamson Act Status: Not under Contract or in Preserve

Planning/Zoning

Currently the County of Kings is responsible for planning and zoning of the site. Upon completion of annexation proceedings, land use authority would transfer to the City of Lemoore. Lemoore's Development Services Department is located at 711 W. Cinnamon Drive. The City has an appointed Planning Commission comprised of seven members. Depending on the type of application, the Planning Commission reviews and approves proposals or makes recommendations on them to the City Council. The Planning Commission also develops policies and development standards for the City. The Commission meets on the second Monday of each month in the City Council Chambers. The annexation site is within the City's Urban Growth Boundary defined by the City of Lemoore's 2030 General Plan.

The Hanford-Armona site will be zoned Low Density Residential (RLD.) The Hotchkiss site will be zoned Very Low Density Residential (RVLD.) The Lemoore City Council adopted the 1st reading of this prezoning at its June 20, 2017, meeting after holding a public hearing.



III. SUMMARY OF SERVICES AND SERVICES TO BE EXTENDED

This chart lists the services that will be provided to the site, and describes who will provide the services and when they will be provided.

Services	Jurisdiction Providing Service			All or Portion of Area
	At the Present Time	On Completion of this Annexation	With New Development after Annexation	

Streets

Construction/Maintenance	County	City	City	All
Sweeping	None	None	City	Portion*
Lighting	None	None	City	Portion*
Drainage	None	None	City	Portion*

Utilities

Domestic Water	None	None	City	All
Sanitary Sewer	None	None	City	Portion*
Storm Drainage	None	None	City	Portion*
Dry Utilities	None	None	PG&E	All

Public Health and Safety

Police Protection	County	City	City	All
Fire Protection	County	City	City	All

Other

Refuse Collection	County	City	City	All
Parks	County	City, County	City, County	All
Community Facilities	County	City, County	City, County	All
Community Services	None	City	City	All
Schools	Lemoore Elementary and High School Districts	Lemoore Elementary and High School Districts	Lemoore Elementary and High School Districts	All

* - The Hotchkiss Avenue site will not be provided the services identified as Portion* upon annexation.

A more detailed discussion of each of these services can be found in Section IV. Attachment A is an excerpt from the City of Lemoore FY 2017 to 2021 Community Investment Program (CIP.)

IV. FOR EACH OF THE SERVICES IDENTIFIED IN SECTION II, DESCRIBE HOW THESE SERVICES WILL BE PROVIDED UPON COMPLETION OF THE ANNEXATION:

Streets

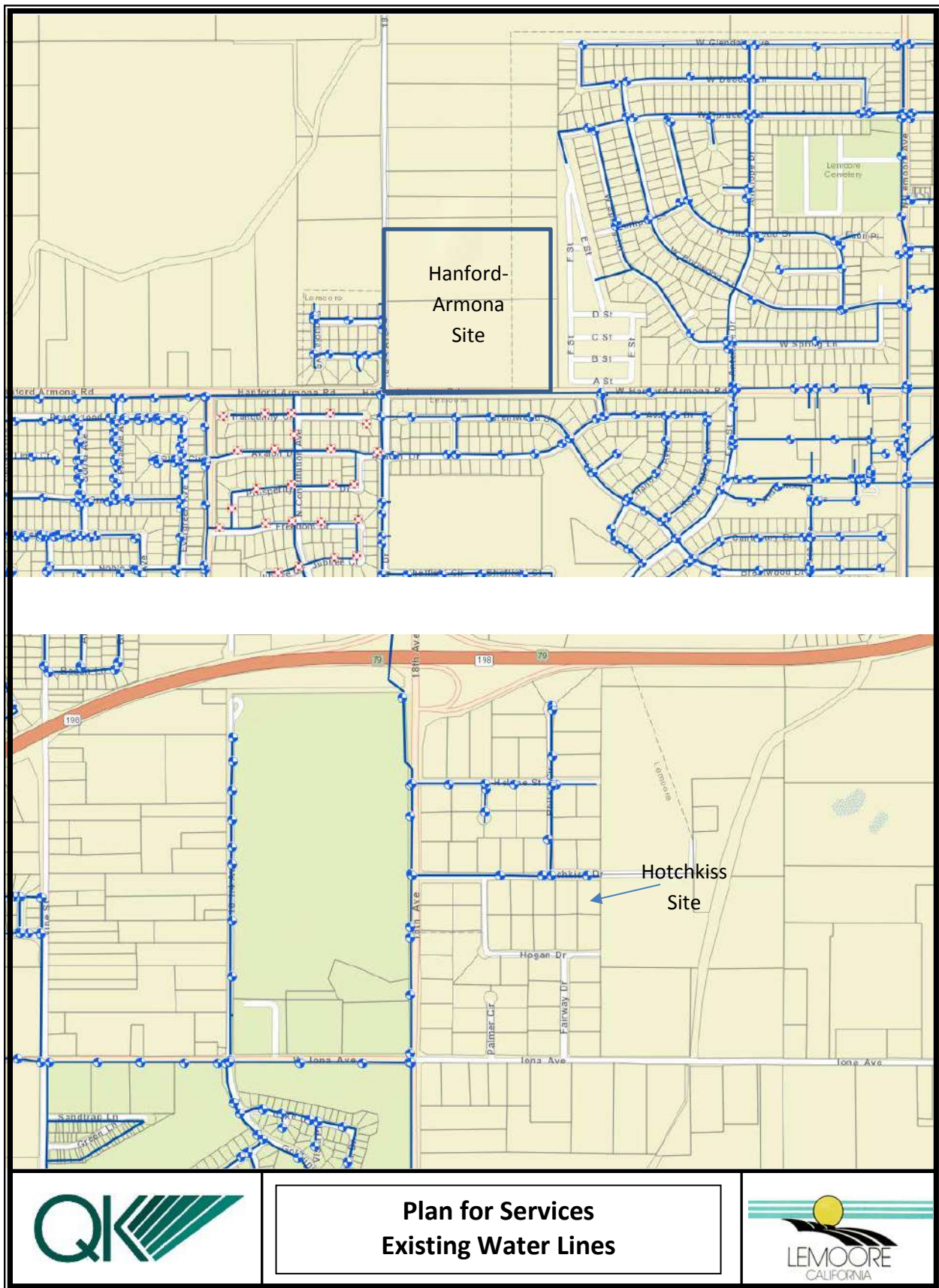
Both Hanford-Armona Avenue and Liberty Drive (Avenue 18^{3/4}) will be widened to full City of Lemoore standards upon development of the Hanford-Armona site adjacent to the site. No road improvements will occur as a result of annexation of the Hotchkiss site upon annexation.

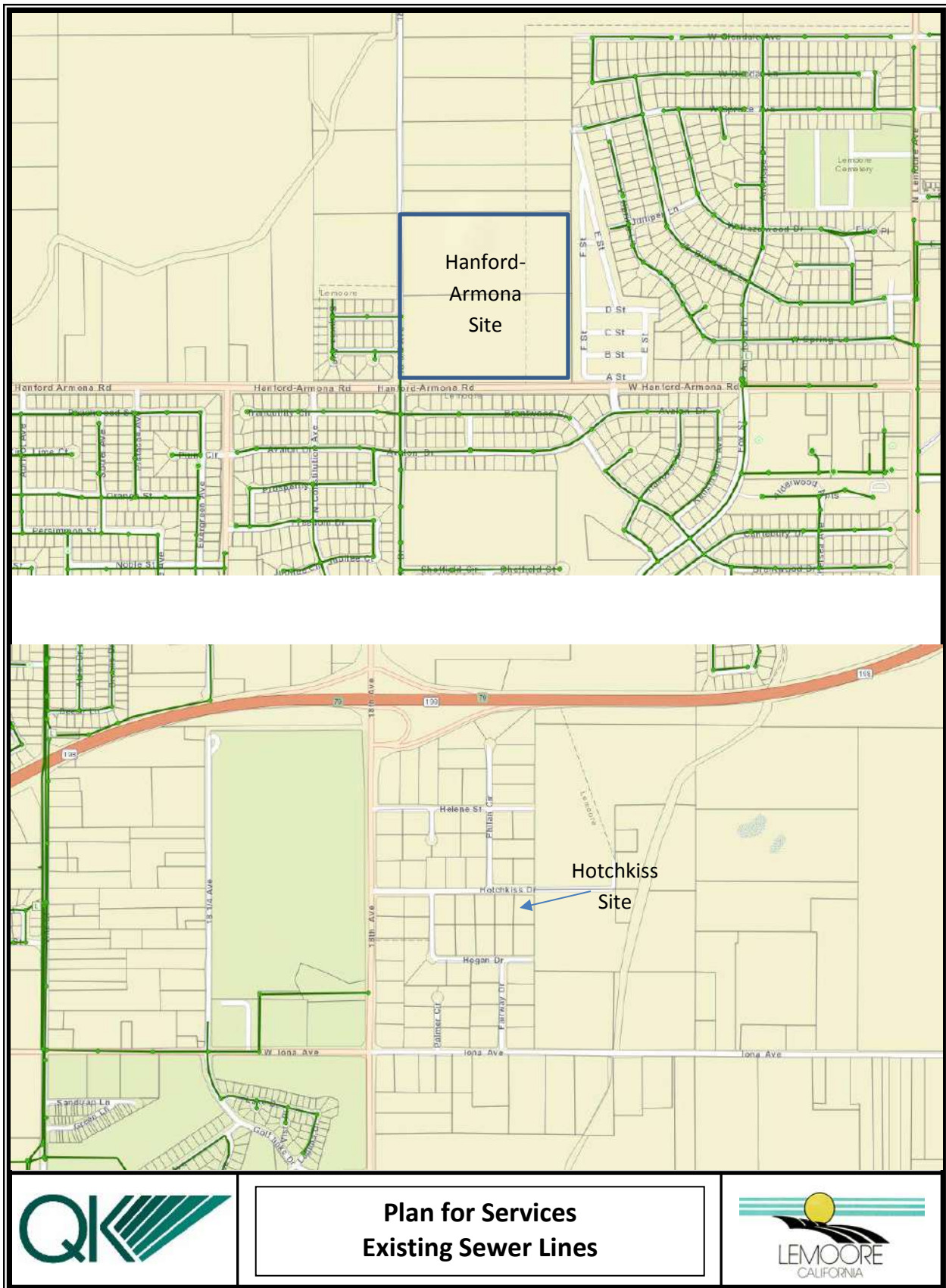
Domestic Water

The City of Lemoore will provide domestic water service upon development of the annexation Hanford-Armona site when the site develops. The City already provides water service to the Hotchkiss site in accordance with a previously approved Outside Services Agreement.

Sanitary Sewer

The City of Lemoore will provide sanitary sewer collection and treatment services upon development of the Hanford-Armona site. The City's sewer treatment facility currently has enough capacity to support the site. The Hotchkiss site will not be provided sewer service, and will continue to use an individual septic tank.





Storm Drainage

The City of Lemoore will provide storm drainage for the two annexation sites. The Hotchkiss site is designed with a County-standard roadway that includes a drainage swale. This will not change. The Hanford-Armona Road site will construct storm drainage facilities with development. The project site will contain a city-operated storm drainage basin.

Dry Utilities

Electricity, natural gas, and communications infrastructure will be provided by private utility companies. The developer of the site will work directly with these providers to bring appropriately sized dry utility infrastructure to the site when a development project is proposed.

Community Facilities

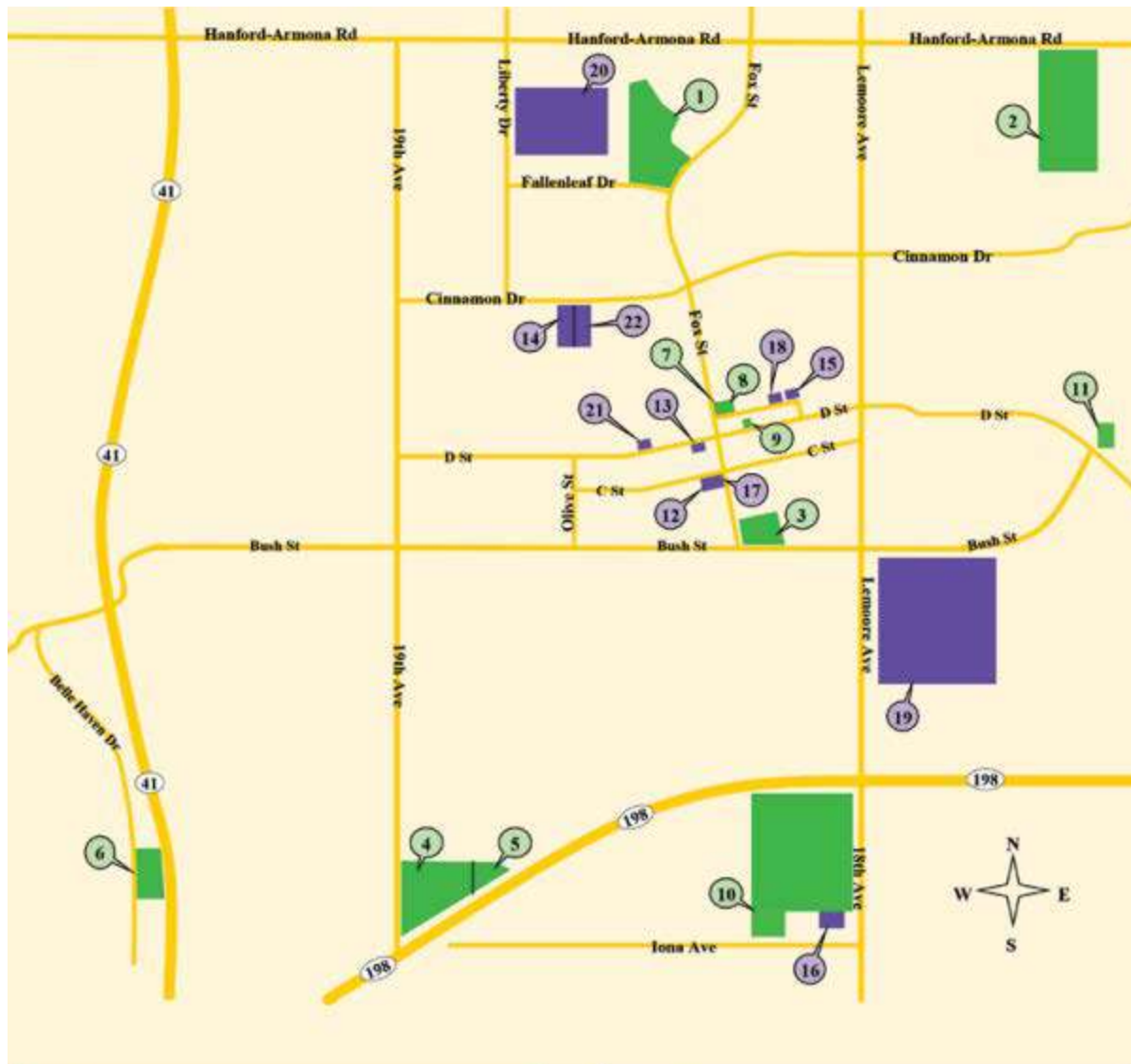
The City operates a civic auditorium that can be rented to the public for events such as weddings, birthday parties, and anniversaries. The Veterans Memorial Building and Depot Arbor are other community facilities operated by the City.

The City operates the Lemoore Recreation Center and the Cinnamon Municipal Complex. The City also operates the Lemoore Golf Course. The course is funded by greens fees and other fees.



Parks

The City currently operates and maintains 10 community, neighborhood and pocket parks throughout the city, as well as the Lemoore Golf Course. The nearest park to the annexation site is Lions Park. The following graphic maps Lemoore's parks and public facilities.



Parks		
#	Park	Address
1	Lions Parks	852 Fox St.
2	Heritage Park	661 Hanford-Armona Rd
3	City Park	350 Bush St.
4	19th Ave Park	690 19th Ave.
5	Waggin' Tails Dog Park	690 19th Ave.
6	Pedersen Playground	660 Bell Haven
7	Rotary Skate Park	300 E St.
8	Rotary Water Feature	300 E St.
9	D St. Plaza	328 West D St.
10	Lemoore Golf Course	350 Iona Ave.
11	Kings Tennis Courts	876 East D Street

Facilities		
#	Facility	Address
12	Civic Auditorium	435 C St.
13	Veterans Memorial Building	411 West D St.
14	Lemoore Recreation Center	721 W. Cinnamon
15	Depot Arbor	300 E St.
16	Senior Citizens Center	789 S. 18th
17	City Hall	119 Fox St.
18	Chamber of Commerce	300 E St.
19	Lemoore High School	101 E. Bu
20	Liberty Middle School	1000 Liberty St.
21	Sarah A. Mooney Museum	542 West D St.
22	Cinnamon Municipal Complex	721 W. Cinnamon

Community Services

The Lemoore Community Services Department provides a wide range of recreation opportunities for residents of every age. The Department sponsors the Lemoore Youth Golf Tournament, Jr. Open Golf Tournament, Easter Egg Hunt, Lemoore / Navy 4th of July Celebration, Evening Under the Stars, and Breakfast with Santa special events throughout the year. The Lemoore Senior Citizen Center is open to all seniors in the community and offers social and recreational activities as well as a senior nutrition lunch program Monday through Thursdays.

The Department provides citizens with a variety of recreational programs for Pee Wees aged 3 to 5 years old, Youth, and Adults. Recreation Programs include:

Pee Wee programs

Soccer
Basketball
Tee Ball
Fitness
KinderMusic
Flag Football
Summer Day Camp

Youth programs

Boxing
Wrestling
Hip Hop Dance
Kids Choir
Cheerleading
Youth Dances

Adult programs

Zumba
Yoga
Circuit Training
Country Western Line Dance
Boxing
Silver Sneakers Exercise

Police Protection

The City will provide Police Protection services to the site upon completion of the annexation proceedings. The Lemoore Police Department personnel consists of a chief, one commander, 27 sergeants and officers, one evidence technician, a chaplain, two reserve officers, two community service officers, and support staff. The community service officers also handle animal control requests and code compliance. Additional personnel will not be required as a result of the annexation.



Fire Protection

Fire Protection Services will be provided to the site by the City upon completion of annexation proceedings. The Lemoore Volunteer Fire Department has operated as an all-volunteer department since 1921. The Department includes one Chief, two Assistant Chiefs, four Crew Captains, nine Engineers, ten EMTs, one paid part-time Secretary and one paid full-time Maintenance worker.



The Department has existing Mutual Aid Agreements with Kings County Fire, Hanford City Fire and the Lemoore Naval Air Station. Public Service programs include fire inspections, tours, and training demonstrations. In June 2016, the Department earned a Class 2 ISO Rating. This is an insurance rating based on a 1-10 scale with one being the highest and 10 being the lowest, which effects homeowner's insurance rates. Emergency services are provided 24 hours a day.



Refuse Collection

The City will provide refuse collection service to the site once the site develops. Green waste and recycling containers are picked up on alternating weeks. Black refuse containers are picked up weekly. Additionally, recycling containers are located at the City Corporation Yard at 711 West Cinnamon Drive. Free disposal of e-waste and u-waste is available during normal business hours at the Lemoore Corporation Yard at 711 Cinnamon Drive.

Schools

The annexation area is within the boundaries of the Lemoore Union High School District and the Lemoore Elementary School District. New development within the site will pay school impact fees to both districts to help offset the construction of future schools.

V. DESCRIBE ANY CONDITIONS WHICH WOULD BE IMPOSED OR REQUIRED WITHIN THE AFFECTED TERRITORY, SUCH AS, BUT NOT LIMITED TO, IMPROVEMENT OR UPGRADING OF STRUCTURES, ROADS, SEWER OR WATER FACILITIES, AND THE ESTIMATED COST THEREOF:

The City of Lemoore will not require any improvements as a condition of annexation. Requirements to upgrade infrastructure (water, sewer, roads, and other structures) will be imposed upon the developer through the review process of the tentative subdivision map that has been concurrently submitted with the annexation request.

VI. DESCRIBE HOW THE SERVICES IDENTIFIED IN SECTION III AND IV ABOVE WILL BE FINANCED:

Construction of new infrastructure will be financed by City impact fee funds in place at the time building permits are pulled and direct developer expense along their property. Maintenance and operation of water and sewer services are funded by user fees. The City has a variety of Federal, State, and Local funding sources to fund maintenance of roadways. Attachment A is an excerpt from the City's FY 2017-2021 Community Investment Program.

City Engineer Certification

I hereby certify the information provided above regarding infrastructure improvements to be true and correct.

Joel R. Joyner, PE, LS
Lemoore City Engineer

(Note: Signature to be provided after Council initiates annexation proceedings.)

Attachment A

CITY OF LEMOORE
FIVE-YEAR COMMUNITY INVESTMENT PROGRAM
FISCAL YEARS 2016-2017 TO 2020-2021

PROJECT SUMMARY BY TYPES AND COST

		FY 16/17	FY 17/18	FY 18/19	FY 19/20	FY 20/21	Total
		<u>Budget</u>	<u>Budget</u>	<u>Budget</u>	<u>Budget</u>	<u>Budget</u>	<u>5-Year CIP</u>
9000	STREETS	2,517,843	1,999,500	10,484,500	1,677,500	117,500	16,796,843
9100	PARKS	436,000	800,000	440,000	705,000	-	2,381,000
9200	WATER	21,958,600	11,445,000	4,812,000	554,300	10,000	38,779,900
9300	WASTEWATER	1,410,200	3,630,000	47,349,500	299,300	10,000	52,699,000
9400	SOLID WASTE	280,000	-	330,000	300,000	-	910,000
9500	STORM WATER	610,000	1,090,000	10,000	265,000	10,000	1,985,000
9600	GOLF COURSE	58,500	28,000	12,000	-	-	98,500
9700	GENERAL FACILITIES	8,472,228	1,072,000	172,000	110,000	110,000	9,936,228
9800	PUBLIC SAFETY	314,000	24,000	-	-	-	338,000
9900	PROFESSIONAL SERVICES	720,000	100,000	200,000	-	-	1,020,000
		36,777,371	20,188,500	63,810,000	3,911,100	257,500	124,944,471

Fund	CIP Funding Source	FY 16/17	FY 17/18	FY 18/19	FY 19/20	FY 20/21	Total
No.	Descriptions	Budget	Funding	Funding	Funding	Funding	5-Year CIP
001	General Fund	5,171,470	365,000	310,000	110,000	110,000	6,066,470
020	Traffic Safety	440,000	-	-	-	-	440,000
027	TE/SPT (RTPA) Exchg	233,080	117,500	117,500	117,500	117,500	703,080
028	Federal Grants	2,007,613	754,000	10,000,000	300,000	-	13,061,613
029	State Grants	-	-	-	-	-	-
030	Other Grants	177,500	875,000	-	-	-	1,052,500
033	Local Transportation	-	-	-	-	-	-
034	Gas Tax	467,830	207,000	7,000	10,000	-	691,830
035	CDBG / HOME	1,419,400	-	-	-	-	1,419,400
045	Golf Course	58,500	28,000	12,000	-	-	98,500
049B	Waste Water Grant	20,000	-	-	-	-	20,000
050	Water Enterprise	818,900	60,000	60,000	60,000	-	998,900
056	Solid Waste	307,500	-	330,000	300,000	-	937,500
060	Wastewater & Storm Water	1,112,200	220,000	-	289,300	-	1,621,500
065	DIF Streets CAP-East	833,050	46,000	412,000	1,550,000	-	2,841,050
065A	DIF Streets CAP-West	-	-	-	-	-	-
066	DIF Law Enforcement CAP	439,400	-	-	-	-	439,400
067	DIF Fire Protect-East	185,000	-	-	-	-	185,000
067A	DIF Fire Protect-West	6,300	-	-	-	-	6,300
068	DIF General Fac CAP	239,000	470,000	-	-	-	709,000
069	DIF Storm Water CAP	510,000	990,000	10,000	265,000	10,000	1,785,000
070	DIF Water Supply CAP	6,000	2,000,000	-	-	-	2,006,000
070A	DIF Water Distr CAP	10,000	10,000	10,000	10,000	10,000	50,000
071A	Wastewater	10,000	-	-	-	-	10,000
072	DIF Streets CAP	50,000	-	-	-	-	50,000
074	DIF Parks & Rec CAP	371,000	540,000	310,000	-	-	1,221,000
074A	DIF Parks Land Acq	-	61,000	-	-	-	61,000
074B	DIF Parks Improvement	5,000	100,000	120,000	-	-	225,000
074C	DIF Community Rec Facility	-	10,000	-	-	-	10,000
075	DIF Facilities/Infrastructure	247,428	450,000	20,000	405,000	-	1,122,428
076	DIF Solid Waste Capital	-	-	-	-	-	-
160	2016 Bond Proceeds	21,631,200	12,885,000	52,091,500	494,300	10,000	87,112,000
	Total Project Revenues / Funding	36,777,371	20,188,500	63,810,000	3,911,100	257,500	124,944,471

INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

CITY OF LEMOORE

Lennar Homes Tract 920 and Riley Jones Property

May 2017

Contact:

Judy Holwell
(559) 924-6740
jholwell@lemoore.com
711 W. Cinnamon Drive
Lemoore, CA 93245

Comments must be received by: June 20, 2017 (20 days after notice)



INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

City of Lemoore

Prepared for:



City of Lemoore
711 W. Cinnamon Drive
Lemoore, CA 93245
Contact Person: Judy Holwell, Development Services Director
Phone: 559) 924-6740

Consultant:



901 East Main Street
Visalia, CA 93292
Contact: Steve Brandt, City Planner
Phone: (559) 733-0440
Fax: (559) 733-7821

June 2017

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MITIGATED NEGATIVE DECLARATION

As Lead Agency under the California Environmental Quality Act (CEQA), the City of Lemoore reviewed the Project described below to determine whether it could have a significant effect on the environment because of its development. In accordance with CEQA Guidelines Section 15382, “[s]ignificant effect on the environment” means a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project, including land, air, water, minerals, flora, fauna, ambient noise, and objects of historic or aesthetic significance.

Project Name

Lennar Homes Tract 920 and Riley Jones Property

Project Location

The subdivision site is located at the northeast corner of Hanford-Armona Road and Avenue 18 $\frac{3}{4}$ (Liberty Drive) (APNs 021-570-001 and 021-560-001). The additional rural residential site is located at 285 Hotchkiss Drive (APN 023-100-007).

Project Description

A request by Lennar Homes for annexation of 40 acres into the City of Lemoore and for approval of a tentative subdivision map of 174 single-family lots and a 2.14-acre park/basin. The annexation also includes a non-contiguous developed rural residential lot.

Mailing Address and Phone Number of Contact Person

Jeff Callaway
Lennar Homes of California, Inc.
8080 North Palm Avenue, Suite 110
Fresno, CA 93711
(559) 437-4202

Findings

As Lead Agency, the City of Lemoore finds that the Project will not have a significant effect on the environment. The Environmental Checklist (CEQA Guidelines Appendix G) or Initial Study (IS) (see *Section 3 - Environmental Checklist*) identified one or more potentially significant effects on the environment, but revisions to the Project have been made before the release of this Mitigated Negative Declaration (MND) or mitigation measures would be implemented that reduce all potentially significant impacts less-than-significant levels. The Lead Agency further finds that there is no substantial evidence that this Project would have a significant effect on the environment.

Mitigation Measures Included in the Project to Avoid Potentially Significant Effects

MM 3.8.1: A qualified biologist shall conduct a pre-construction survey on the Project site and within 500 feet of its perimeter within 14 days and no more than 30 days prior to the start of construction activities.

If any evidence of occupation of the Project site by listed or other special-status species is subsequently observed, a buffer shall be established by a qualified biologist that results in sufficient avoidance to comply with applicable regulations. If sufficient avoidance cannot be established, the United States Fish and Wildlife Service and California Department of Fish and Game shall be contacted for further guidance and consultation on additional measures. The Project proponent shall obtain any required permits from the appropriate wildlife agency. Copies of all permits and evidence of compliance with applicable regulations shall be submitted to the lead agency.

The following buffer distances shall be established prior to construction activities:

- San Joaquin kit fox or American badger potential den: 50 feet;
- San Joaquin kit fox known den: 100 feet;
- San Joaquin kit fox or American badger pupping den: contact the California Department of Fish and Game and United States Fish and Wildlife Service;
- Burrowing owl burrow outside of breeding season: 160 feet;
- Burrowing owl burrow during breeding season: 250 feet;
- Swainson's hawk nest during breeding season: ½ mile;
- Other protected raptor nests during the breeding season: 300 feet;
- Other protected nesting migratory bird nests during the breeding season: 50 feet; and
- Other special-status wildlife species: as recommended by qualified biologist.

MM 3.8.2: A qualified biologist shall be obtained to assist in the removal of the on-site trees. The removal of trees shall be done between February 15th to August 15th to avoid potential impacts with nesting birds.

MM 3.8.3: If initial grading activities are planned during the potential nesting season for migratory birds/raptors that may nest on or near the Project site, the preconstruction survey shall evaluate the sites and accessible lands within an adequate buffer for active nests of migratory birds/raptors. If any nesting birds/raptors are observed, a qualified biologist shall determine buffer distances and/or the timing of Project activities so that the proposed Project does not cause nest abandonment or destruction of eggs or young. This measure shall

be implemented so that the proposed Project remains in compliance with the Migratory Bird Treaty Act and applicable state regulations.

If nesting raptors are identified during the surveys, active raptor nests should be avoided by 500 feet and all other migratory bird nests should be avoided by 250 feet. Avoidance buffers may be reduced if a qualified and approved on-site monitor determines that encroachment into the buffer area is not affecting nest building, the rearing of young, or otherwise affect the breeding behaviors of the resident birds. Avoidance buffers can also be reduced through consultation with the CDFW and USFWS. If Swainson's hawks are found to nest within the survey area, active Swainson's hawk nests shall be avoided by 0.5 mile unless this avoidance buffer is reduced through consultation with the CDFW and/or USFWS.

No construction or earth-moving activity shall occur within a non-disturbance buffer until it is determined by a qualified biologist that the young have fledged (that is, left the nest) and have attained sufficient flight skills to avoid Project construction areas. This typically occurs by early July, but September 1st is considered the end of the nesting period unless otherwise determined by a qualified biologist. Once raptors have completed nesting and young have fledged, disturbance buffers will no longer be needed and can be removed, and monitoring can be terminated.

MM 3.8.4: If any burrowing owl burrows are observed during the preconstruction survey, avoidance measures shall be consistent and in accordance with protocols outlined in the Burrowing Owl Survey Protocol and Mitigation Guidelines (Burrowing Owl Consortium 1993) and the Staff Report on Burrowing Owl Mitigation (CDFW 2012). Active burrows shall be avoided, but if avoidance is not possible then compensation shall be provided for the active or passive displacement of western burrowing owls, and habitat acquisition and the creation of artificial dens for any western burrowing owls shall be provided for any owls relocated from construction areas. These measures are outlined as follows:

1. A pre-construction survey of construction area, including a 150-meter buffer (500 feet), shall be conducted no less than 14 days and no more than 30 days prior to ground disturbing activities. If more than 30 days lapse between the time of the pre-construction survey and the start of ground-disturbing activities, another pre-construction survey shall be completed. The second survey (or other subsequent surveys if necessary) shall be conducted and timed to occur sometime between 30 days and 24 hours prior to ground disturbance.
2. If western burrowing owls are present on the construction site (or within 500 feet of the construction site), exclusion fencing shall be installed between the nest site or active burrow and any earth-moving activity or other disturbance. Exclusion areas shall extend 160 feet around occupied burrows during the non-breeding season (September 1 through January 31) and extend 250 feet around occupied burrows during the breeding season (February 1 through August 31) as described in The California Burrowing Owl Consortium's Survey Protocol and Mitigation Guidelines (California Burrowing Owl Consortium 1993).

3. If western burrowing owls are present in the non-breeding season and must be passively relocated from the Project site, passive relocation shall not commence until October 1st and must be completed by February 1st. Passive relocation must only be conducted by a qualified biologist or ornithologist and with approval by CDFW. After passive relocation, the area where owls occurred and its immediate vicinity shall be monitored by a qualified biologist daily for one week and once per week for an additional two weeks to document that owls are not reoccupying the site.
4. If permanent impacts to nesting, occupied and satellite burrows, or burrowing owl habitat occur, compensation shall be based upon the number of owls or pairs of owls relocated from the construction area. Compensation acreage shall be determined as described in the CDFW's Staff Report on Burrowing Owl Mitigation (CDFW 2012).

MM 3.8.5: The measures listed below shall be implemented during construction:

1. Pre-construction surveys shall be conducted no fewer than 14 days and no more than 30 days prior to the beginning of ground disturbance and/or construction activities. If any San Joaquin kit fox dens are found during preconstruction surveys, exclusion zones shall be placed in accordance with USFWS Recommendations using the following:

San Joaquin kit fox USFWS Exclusion Zone Recommendations

Den Type	Recommendation
Potential Den	50-foot radius
Known Den	100-foot radius
Natal/Pupping Den (Occupied and Unoccupied)	Contact U.S. Fish and Wildlife Service for guidance
Atypical Den	50-foot radius

2. If any den must be removed, it must be appropriately monitored and excavated by a trained wildlife biologist. Destruction of natal dens and other "known" kit fox dens must not occur until authorized by USFWS. Replacement dens will be required if such dens are removed. Potential dens that are removed do not need to be replaced if they are determined to be inactive by using standard monitoring techniques (e.g., applying tracking medium around the den opening and monitoring for San Joaquin kit fox tracks for three consecutive nights).
3. Project-related vehicles shall observe a daytime speed limit of 20-mph throughout the site in all Project areas, except on County roads and State and federal highways; this is particularly important at night when kit foxes and badgers are most active. Night-time construction shall be minimized to the extent possible. However, if construction at night does occur, then the speed limit shall be reduced to 10-mph. Off-road traffic outside of designated Project areas shall be prohibited.

4. To prevent inadvertent entrapment of kit foxes or other animals during the construction phase of a Project, all excavated, steep-walled holes or trenches more than 2-feet deep should be covered at the close of each working day by plywood or similar materials. If the trenches cannot be closed, one or more escape ramps constructed of earthen-fill or wooden planks shall be installed. Before such holes or trenches are filled, they shall be thoroughly inspected for trapped animals. If at any time a trapped or injured kit fox is discovered, the USFWS and the CDFW shall be contacted at the addresses provided below.
5. Kit foxes are attracted to den-like structures such as pipes and may enter stored pipes and become trapped or injured. All construction pipes, culverts, or similar structures with a diameter of 4-inches or greater that are stored at a construction site for one or more overnight periods shall be thoroughly inspected for kit foxes before the pipe is subsequently buried, capped, or otherwise used or moved in any way. If a kit fox is discovered inside a pipe, that section of pipe shall not be moved until the USFWS has been consulted. If necessary, and under the direct supervision of the biologist, the pipe may be moved only once to remove it from the path of construction activity, until the fox has escaped.
6. All food-related trash items such as wrappers, cans, bottles, and food scraps shall be disposed of in securely closed containers and removed at least once a week from a construction or Project sites.
7. No pets, such as dogs or cats, shall be permitted on the Project sites to prevent harassment, mortality of kit foxes, or destruction of dens.
8. Use of rodenticides and herbicides in Project areas shall be restricted. This is necessary to prevent primary or secondary poisoning of kit foxes and the depletion of prey populations on which they depend. All uses of such compounds shall observe label and other restrictions mandated by the U.S. Environmental Protection Agency, California Department of Food and Agriculture, and other State and Federal legislation, as well as additional Project-related restrictions deemed necessary by the USFWS. If rodent control must be conducted, zinc phosphide shall be used because of a proven lower risk to kit fox.
9. A representative shall be appointed by the Project proponent who will be the contact source for any employee or contractor who might inadvertently kill or injure a kit fox or who finds a dead, injured or entrapped kit fox. The representative will be identified during the employee education program and their name and telephone number shall be provided to the USFWS.
10. An employee education program shall be conducted. The program shall consist of a brief presentation by persons knowledgeable in San Joaquin kit fox biology and legislative protection to explain endangered species concerns to contractors, their employees, and military and/or agency personnel involved in the Project. The program shall include: a description of the San Joaquin kit fox and its habitat needs; a report of the occurrence of

kit fox in the Project area; an explanation of the status of the species and its protection under the Endangered Species Act; and a list of measures being taken to reduce impacts to the species during Project construction and implementation. A fact sheet conveying this information shall be prepared for distribution to the previously referenced people and anyone else who may enter the Project sites.

11. Upon completion of the Project, all areas subject to temporary ground disturbances, including storage and staging areas, temporary roads, pipeline corridors, etc. shall be re-contoured if necessary, and revegetated to promote restoration of the area to pre-Project conditions. An area subject to "temporary" disturbance means any area that is disturbed during the Project, but after Project completion will not be subject to further disturbance and has the potential to be revegetated. Appropriate methods and plant species used to revegetate such areas should be determined on a site-specific basis in consultation with the USFWS, CDFW, and revegetation experts.
12. In the case of trapped animals, escape ramps or structures should be installed immediately to allow the animal(s) to escape, or the USFWS shall be contacted for guidance.
13. Any contractor, employee, or military or agency personnel who are responsible for inadvertently killing or injuring a San Joaquin kit fox shall immediately report the incident to their representative. This representative shall contact the CDFW immediately in the case of a dead, injured or entrapped kit fox. The CDFW contact for immediate assistance is State Dispatch at (916)445-0045. They will contact the local warden or CDFW representative, the wildlife biologist, at (530)934-9309. The USFWS shall be contacted at the numbers below.
14. The Sacramento Fish and Wildlife Office of USFWS and CDFW shall be notified in writing within three working days of the accidental death or injury to a San Joaquin kit fox during Project-related activities. Notification must include the date, time, and location of the incident or of the finding of a dead or injured animal and any other pertinent information. The USFWS contact is the Chief of the Division of Endangered Species, at the addresses and telephone numbers below. The CDFW contact can be reached at 1701 Nimbus Road, Suite A, Rancho Cordova, California 95670, (530) 934-9309.
15. All sightings of the San Joaquin kit fox shall be reported to the California Natural Diversity Database (CNDDB). A copy of the reporting form and a topographic map clearly marked with the location of where the kit fox was observed shall also be provided to the Service at the address below.

Any Project-related information required by the USFWS or questions concerning the above conditions or their implementation may be directed in writing to the U.S. Fish and Wildlife Service at: Endangered Species Division, 2800 Cottage Way, Suite W 2605, Sacramento, California 95825-1846, phone (916) 414-6620 or (916) 414-6600.

MM 3.9.1: If prehistoric or historic-era cultural or archaeological materials are encountered during construction activities, all work within 25 feet of the find shall halt until a qualified professional archaeologist, meeting the Secretary of the Interior's Professional Qualification Standards for prehistoric and historic archaeologist, can evaluate the significance of the find and make recommendations. Cultural resource materials may include prehistoric resources such as flaked and ground stone tools and debris, shell, bone, ceramics, and fire-affected rock as well as historic resources such as glass, metal, wood, brick, or structural remnants. If the qualified professional archaeologist determines that the discovery represents a potentially significant cultural resource, additional investigations may be required to mitigate adverse impacts from Project implementation. These additional studies may include avoidance, testing, and evaluation or data recovery excavation.

If a potentially-eligible resource is encountered, then the qualified professional archaeologist, the Lead Agency, and the Project proponent shall arrange for either 1) total avoidance of the resource or 2) test excavations to evaluate eligibility and, if eligible, total data recovery. The determination shall be formally documented in writing and submitted to the Lead Agency as verification that the provisions for managing unanticipated discoveries have been met.

MM 3.9.2: During any ground disturbance activities, if paleontological resources are encountered, all work within 25 feet of the find shall halt until a qualified paleontologist as defined by the Society of Vertebrate Paleontology Standard Procedures for the Assessment and Mitigation of Adverse Impacts to Paleontological Resources (2010), can evaluate the find and make recommendations regarding treatment. Paleontological resource materials may include resources such as fossils, plant impressions, or animal tracks preserved in rock. The qualified paleontologist shall contact the University of California Museum of Paleontology, or other appropriate facility regarding any discoveries of paleontological resources.

If the qualified paleontologist determines that the discovery represents a potentially significant paleontological resource, additional investigations and fossil recovery may be required to mitigate adverse impacts from Project implementation. If avoidance is not feasible, the paleontological resources shall be evaluated for their significance. If the resources are not significant, avoidance is not necessary. If the resources are significant, they shall be avoided to ensure no adverse effects, or such effects must be mitigated. Construction in that area shall not resume until the resource appropriate measures are recommended or the materials are determined to be less than significant. If the resource is significant and fossil recovery is the identified form of treatment, then the fossil shall be deposited in an accredited and permanent scientific institution. Copies of all correspondence and reports shall be submitted to the Lead Agency.

Construction in that area shall not resume until the resource appropriate measures are recommended or the materials are determined to be less than significant. If the resource is significant and fossil recovery is the identified form of treatment, then the fossil shall be deposited in an accredited and permanent scientific institution. Copies of all correspondence and reports shall be submitted to the Lead Agency.

MM 3.9.3: If human remains are discovered during construction or operational activities, further excavation or disturbance shall be prohibited pursuant to Section 7050.5 of the California Health and Safety Code. The protocol, guidelines, and channels of communication outlined by the Native American Heritage Commission, in accordance with Section 7050.5 of the Health and Safety Code, Section 5097.98 of the Public Resources Code (Chapter 1492, Statutes of 1982, Senate Bill 297), and Senate Bill 447 (Chapter 44, Statutes of 1987), shall be followed. Section 7050.5(c) shall guide any potential Native American involvement, in the event of discovery of human remains, at the direction of the county coroner.

MM 3.12.1: Prior to ground-disturbing activities, the City shall prepare and implement a Stormwater Pollution Prevention Plan (SWPPP) that specifies best management practices (BMP), with the intent of keeping all products of erosion from moving offsite. The SWPPP shall include contain a site map that shows the construction site perimeter, existing and proposed man-made facilities, stormwater collection and discharge points, general topography both before and after construction, and drainage patterns across the Project site. Additionally, the SWPPP shall contain a visual monitoring program and a chemical monitoring program for non-visible pollutants to be implemented (if there is a failure of best management practices). The requirements of the SWPPP and BMPs shall be incorporated into design specifications and construction contracts. Recommended best management practices for the construction phase may include the following:

- Stockpiling and disposing of demolition debris, concrete, and soil properly.
- Protecting any existing storm drain inlets and stabilizing disturbed areas.
- Implementing erosion controls.
- Properly managing construction materials.
- Managing waste, aggressively controlling litter, and implementing sediment controls.

SECTION 1 - INTRODUCTION

1.1 - Overview

A request by Lennar Homes for annexation of 40 acres into the City of Lemoore and for approval of a tentative subdivision map of 174 single-family lots and a 2.14-acre park/basin. The annexation also includes a non-contiguous developed rural residential lot.

1.2 - CEQA Requirements

The City of Lemoore is the Lead Agency for this Project pursuant to the CEQA Guidelines (Public Resources Code Section 15000 et seq.). The Environmental Checklist (CEQA Guidelines Appendix G) or Initial Study (IS) (see *Section 3 – Initial Study*) provides analysis that examines the potential environmental effects of the construction and operation of the Project. Section 15063 of the CEQA Guidelines requires the Lead Agency to prepare an IS to determine whether a discretionary project will have a significant effect on the environment. A Mitigated Negative Declaration (MND) is appropriate when an IS has been prepared and a determination can be made that no significant environmental effects will occur because revisions to the Project have been made or mitigation measures will be implemented that reduce all potentially significant impacts to less-than-significant levels. The content of a MND is the same as a Negative Declaration, with the addition of identified mitigation measures and a Mitigation Monitoring and Reporting Program (MMRP) (see *Appendix A – Mitigation Monitoring and Reporting Program*).

Based on the IS, the Lead Agency has determined that the environmental review for the proposed application can be completed with a MND.

1.3 - Impact Terminology

The following terminology is used to describe the level of significance of project environmental impacts.

- A finding of “no impact” is appropriate if the analysis concludes that the project would not affect a topic area in any way.
- An impact is considered “less than significant” if the analysis concludes that it would cause no substantial adverse change to the environment and requires no mitigation.
- An impact is considered “less than significant with mitigation incorporated” if the analysis concludes that it would cause no substantial adverse change to the environment with the inclusion of environmental commitments that have been agreed to by the proponent.
- An impact is considered “potentially significant” if the analysis concludes that it could have a substantial adverse effect on the environment.

1.4 - Document Organization and Contents

The content and format of this IS/MND is designed to meet the requirements of CEQA. The report contains the following sections:

- *Section 1 – Introduction:* This section provides an overview of CEQA requirements, intended uses of the IS/MND, document organization, and a list of regulations that have been incorporated by reference.
- *Section 2– Project Description:* This section describes the Project and provides data on the site's location.
- *Section 3 – Environmental Checklist:* This chapter contains the evaluation of 18 different environmental resource factors contained in Appendix G of the CEQA Guidelines. Each environmental resource factor is analyzed to determine whether the proposed Project would have an impact. One of four findings is made which include: no impact, less-than-significant impact, less than significant with mitigation, or significant and unavoidable. If the evaluation results in a finding of significant and unavoidable for any of the 18 environmental resource factors, then an Environmental Impact Report will be required.
- *Section 4 – References:* This chapter contains a full list of references that were used in the preparation of this IS/MND.
- *Appendix A – Mitigation Monitoring and Reporting Program:* This appendix contains the Mitigation Monitoring and Reporting Program.

SECTION 2 - PROJECT DESCRIPTION

2.1 - Introduction

The Project is the annexation, construction and operation of a tentative subdivision map of 174 single-family lots and a 2.14-acre park/basin (Project). The annexation also includes a non-contiguous developed rural residential lot.

2.2 - Project Location

The subdivision site consists of two-contiguous parcels (APN 021-560-001 and 021-570-001) located at the northeast corner of the Hanford Armona Road and 18 ³/₄ Avenue (Liberty Drive) intersection in north-central Lemoore. Both parcels are located entirely within Kings County with the entire east, south and half of the west parcel lines adjacent to the existing City limits. The site is in Section 34, Township 18 South, Range 20 East, Mount Diablo Base and Meridian (MDB&M) within the Lemoore United States Geological Survey (USGS) 7.5-minute topographic quadrangle.

The non-contiguous developed rural residential lot is located at 285 Hotchkiss Drive in southeast Lemoore (APN 023-100-007). The property is also located entirely within Kings County with the north parcel line adjacent to City limits. The site is in Section 11, Township 19 South, Range 20 East, MDB&M within the Lemoore USGS 7.5-minute topographic quadrangle.

Both sites are located within the General Plan Urban Growth Boundary. Figure 2-3 and Figure 2-4 provide a regional vicinity and location map of the Project site, respectively.

2.3 - Surrounding Land Uses

The area surrounding the proposed subdivision site consists of a small orchard to the north, disked-undeveloped agricultural land to the west, a mobile home park to the east and single-family residential development to the south and southwest. Land uses and development surrounding the subdivision site are depicted on Figure 2-5.

The area surrounding the residential lot solely includes similar rural residential development. Beyond the residences to the east is an open space area with dense tree coverage. Land uses and development surrounding the residential lot are depicted on Figure 2-6.

2.4 - Proposed Project

The proposed Project is the development of 174 single-family lots and a 2.14-acre park/basin on two contiguous parcels totaling 40 acres (Figure 2-1). The lot size will range from approximately 5,200 sq.ft. to approximately 13,000 sq.ft. The City actions required to permit the Project include an annexation with rezoning consistent with the General Plan, minor site plan review, and a vesting tentative subdivision map. Currently, the site, is

undeveloped apart from several trees and a single-family residence. The site's General Plan land use designation is Low Density Single-family Residential and is zoned Low Density Residential (RLD).

The annexation request also includes a non-contiguous developed rural residential lot (Figure 2-2). On August 26, 2015, LAFCo approved an extension of service to allow the City to provide water service to the identified property. LAFCo's approval included a condition that the City submit an application to LAFCo initiating annexation of the site when feasible. The City will be submitting an annexation request to LAFCo that includes both the Lennar Homes Tract 920 project and the residential property. The rural residential lot will create zero impacts identified in the Initial Study Checklist as the use of the property will remain completely unchanged and no new development is being proposed. The site is considered as having no impact. The site's General Plan Land use designation is Very Low Density Residential and is zoned Very Low Density Residential (RVLD).



Figure 2-1
Proposed Lennar Homes Project Site

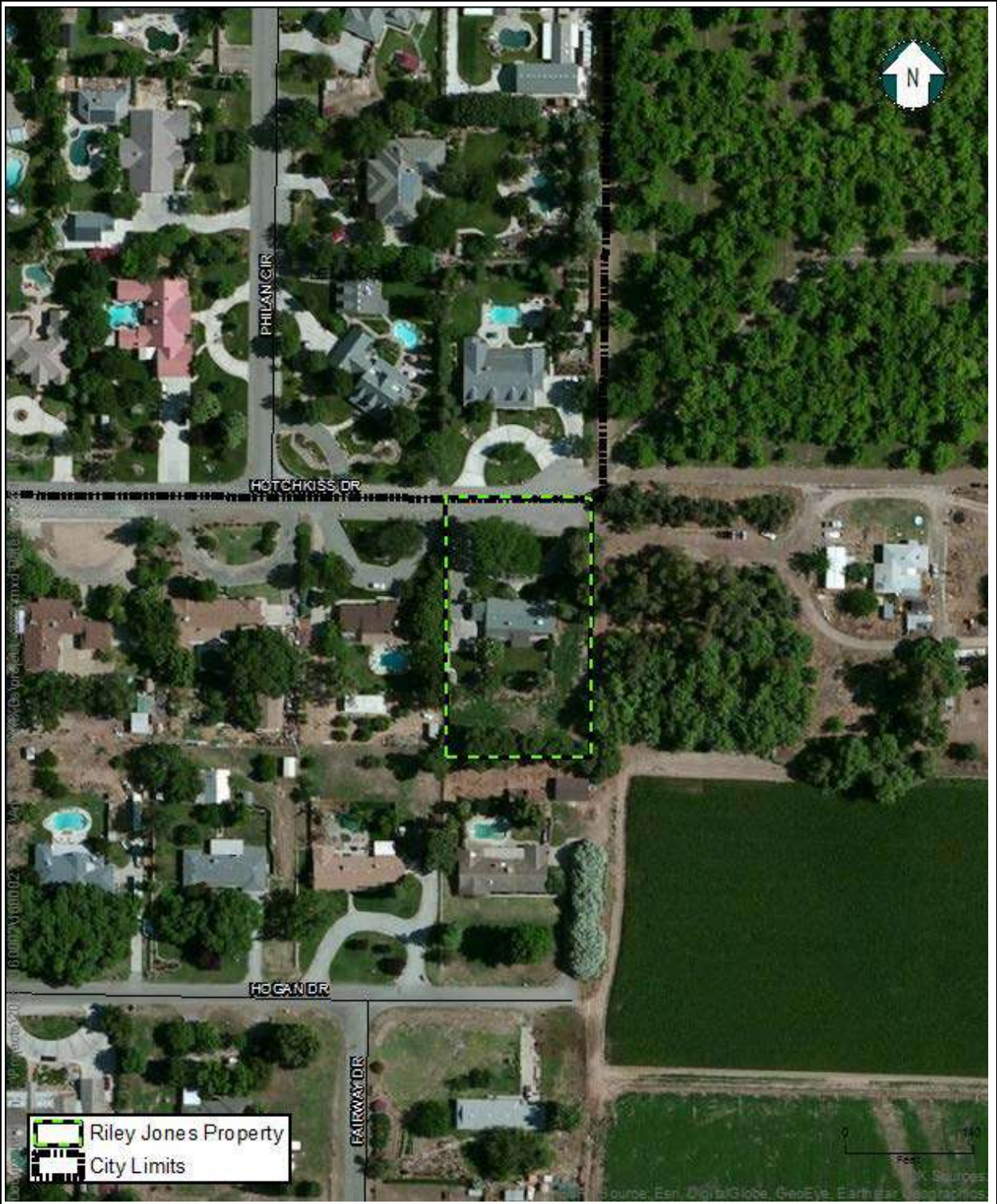
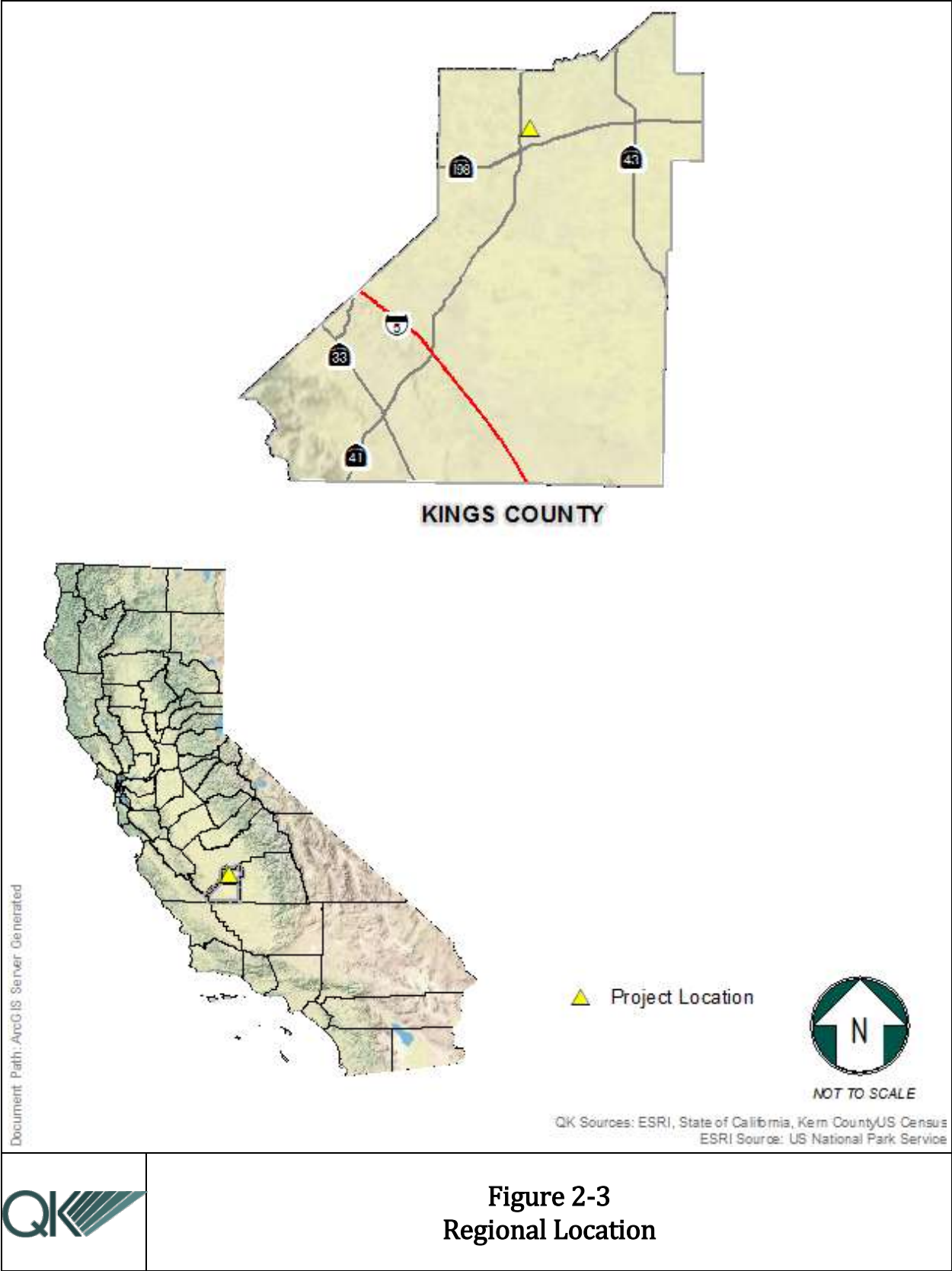


Figure 2-2
Riley Jones Property



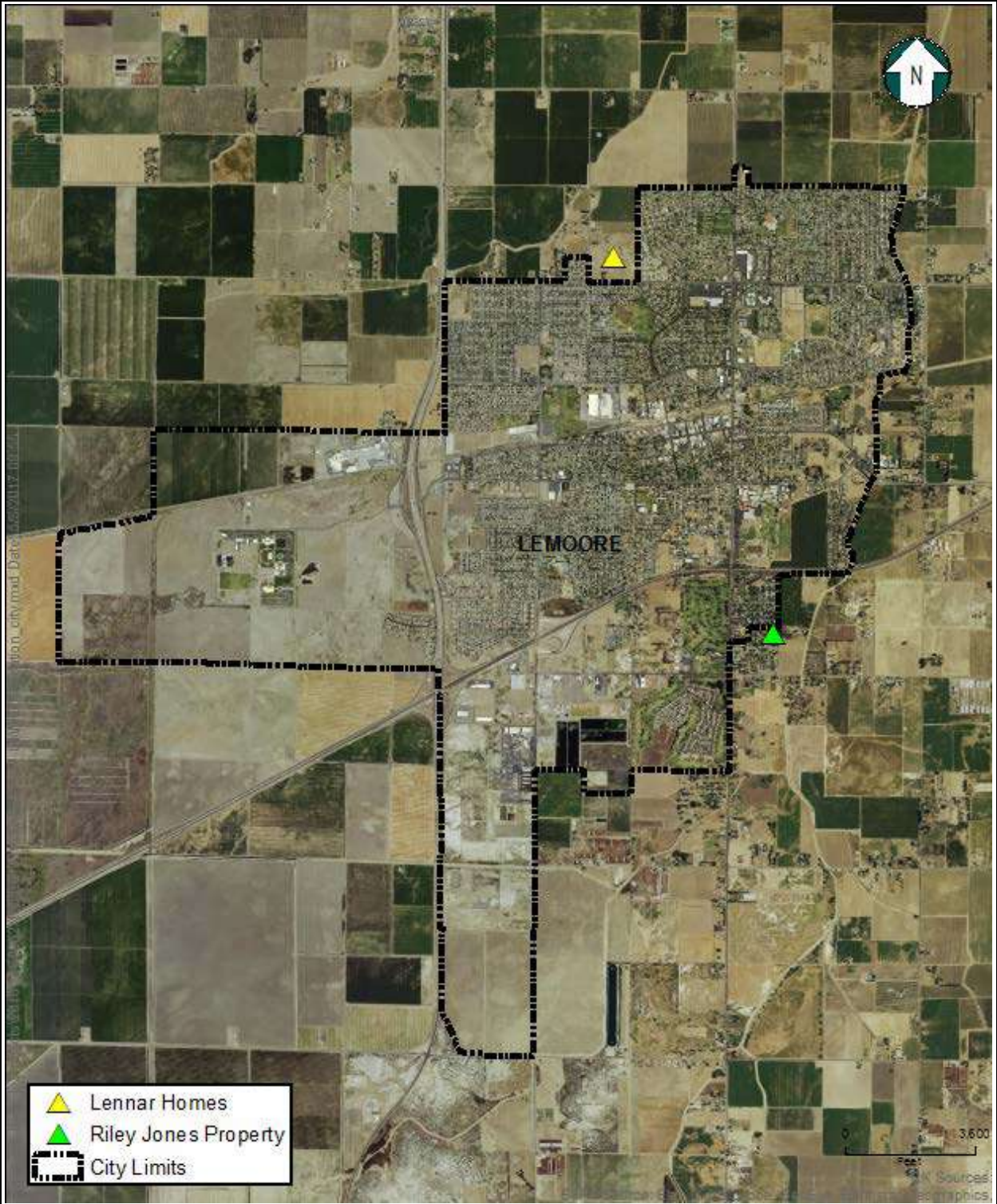


Figure 2-4
Project Location in City



Figure 2-5
Neighborhood Location and Land Uses

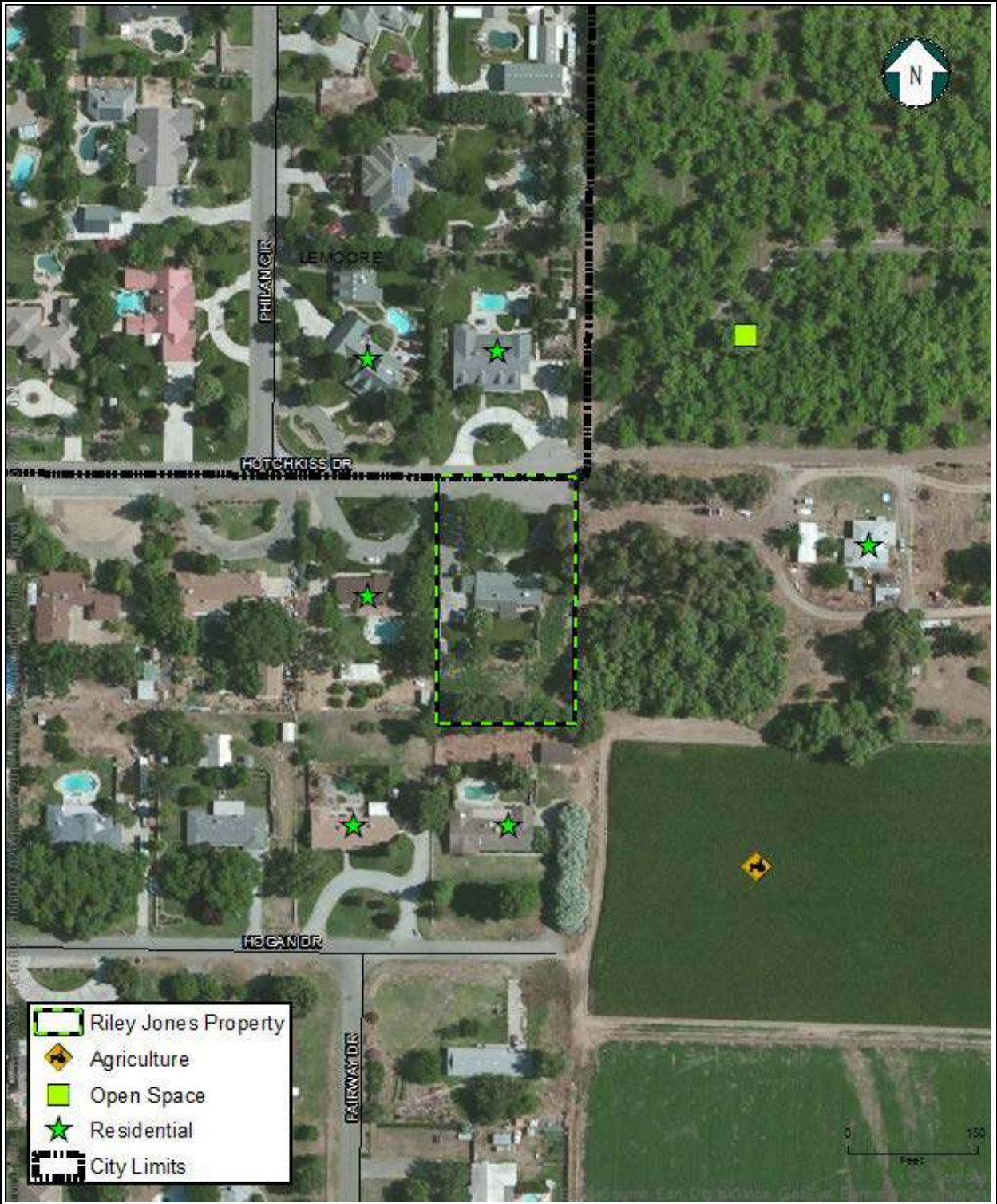


Figure 2-6
Neighborhood Location and Land Uses

SECTION 3 - EVALUATION OF ENVIRONMENTAL IMPACTS

3.1 - Environmental Checklist and Discussion

1. Project Title:

Annexation of Lennar Homes Tract 920 and Riley Jones Property

2. Lead Agency Name and Address:

City of Lemoore
119 Fox Street
Lemoore, CA 93245

3. Contact Person and Phone Number:

Judy Holwell
(559) 924-6740

4. Project Location:

The subdivision site is located at the northeast corner of Hanford-Armona Road and Avenue 18 $\frac{3}{4}$ (Liberty Drive) (APNs 021-570-001 and 021-560-001). The additional rural residential site is located at 285 Hotchkiss Drive (APN 023-100-007).

5. Project Sponsor's Name and Address:

Lennar Homes of California, Inc.
8080 North Palm Avenue, Suite 110
Fresno, CA 93711

6. General Plan Designation:

Lennar Homes – Low Density Single-family Residential

Riley Jones Property – Very Low Density Residential

7. Zoning:

Lennar Homes – RLD

Riley Jones Property – RVLD

8. Description of Project:

See Section 2.4 – Proposed Project.

9. Surrounding Land Uses and Setting:

See *Section 2.3 – Surrounding Land Uses* and Figures 2-5 and 2-6.

10. Other Public Agencies Approval Required:

None.

11. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, has consultation begun?

Yes, the Santa Rosa Rancheria Tachi Tribe has requested consultation with the City of Lemoore. Letters were sent to the tribe on May 9, 2017, informing them of the Project.

NOTE: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code section 21083.3.2.) Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code section 21082.3(c) contains provisions specific to confidentiality.

3.2 - Environmental Factors Potentially Affected:

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.

- | | | |
|---|---|--|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture and Forest Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology /Soils |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology / Water Quality |
| <input type="checkbox"/> Land Use/Planning | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Noise |
| <input type="checkbox"/> Population/Housing | <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Transportation/Traffic | <input type="checkbox"/> Utilities / Service Systems | <input type="checkbox"/> Findings of Significance |

3.3 - Determination

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 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 (a) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (b) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENT IMPACT REPORT 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 required.

/ss

Judy Howell, Development Services Director

May 25, 2017

Date

3.4 - 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 will 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 (mitigation measures from "Earlier Analyses," as described in (5) below, may be cross-referenced).
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 Analysis 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
 - b. the mitigation measure identified, if any, to reduce the impact to less than significance.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than- Significant Impact	No Impact
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3.5 - Aesthetics

Would the project:

a.	Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b.	Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c.	Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d.	Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The proposed annexation for the non-contiguous rural residential lot would have no impact to visual resources as no new development would occur as a result of the annexation. The responses below are in regards to the proposed subdivision development.

Response: a) The Project site is located adjacent to agricultural land and similar residential developments in north-central Lemoore. As seen in Figure 2-5, the southwest, south and east adjacent land is single-family and mobile home residential development. To the north is orchards and to the northwest is a disked undeveloped agricultural land.

The City of Lemoore 2030 General Plan states there are currently no buildings or structures listed in the National Register of Historic Places or as California Historic Landmarks. However, there are 37 sites listed as having local historic significance located within the downtown district (City of Lemoore, 2008). There are no local historic resources within the vicinity of the Project site. The Project is not located in an area that would result in substantial adverse effects on any scenic vistas and no impact would occur.

Mitigation Measures: No mitigation is required.

Conclusion: There would be *no impact*.

Response: b), c) There are no listed State scenic highways within Kings County; therefore, the site would not damage scenic resources within a state scenic highway (Caltrans, 2017).

The Project site does have several trees that would be removed prior to construction, which is addressed in *Section 3.8 - Biological Resources*. As discussed, the proposed subdivision development is consistent with the existing character and uses of the surrounding area. There would be no substantial degrade to the existing visual character or quality of the site and its surroundings.

Mitigation Measures: No mitigation is required.

Conclusion: There would be *no impact*.

Response: d) The proposed development would comply with all lighting standards established in the City's Zoning Ordinance (Title 9, Chapter 5, Article B, Section 4). There would be no impact.

Mitigation Measures: No mitigation is required.

Conclusion: There would be *no impact*.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than- Significant Impact	No Impact
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3.6 - Agriculture and Forestry 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 Forest Protocols adopted by the California Air Resources Board. Would the project:

- | | | | | | |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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 nonagricultural use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. | Conflict with existing zoning for agricultural use or a Williamson Act Contract? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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))? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d. | Result in the loss of forest land or conversion of forest land to non-forest use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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 forest land to non-forest use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

The proposed annexation for the non-contiguous rural residential lot would have no impact to agriculture and forestry resources as no new development would occur as a result of the annexation. The responses below are in regards to the proposed subdivision development.

Response: a), b), c), d), e) There will not be any conversion of farmland, nor conflict with any existing zoning for agricultural use or forest land, or Williamson Act contracts. The proposed Project site is classified as "vacant or disturbed land" and "rural residential land"

by the Department of Conservation's Farmland Mapping and Monitoring Program (FMMP). The site is an undeveloped-vacant urban parcel.

Mitigation Measures: None are required.

Conclusion: There would be *no impact*.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than- Significant Impact	No Impact
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3.7 - Air Quality

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

a.	Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b.	Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c.	Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d.	Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e.	Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The proposed annexation for the non-contiguous rural residential lot would have no impact to air quality as no new development would occur as a result of the annexation. The responses below are in regards to the proposed subdivision development.

The proposed Project is located within the San Joaquin Valley Air Basin (SJVAB). The proposed Project consists of the development and operation of 174 single-family lot subdivision. The construction and operation of the proposed Project would be subject to SJVAPCD's Regulation VIII (Fugitive PM10 Prohibitions).

Thresholds of Significance

The San Joaquin Valley Air Pollution Control District (SJVAPCD) has established thresholds of significance for construction impacts, Project operations, and cumulative impacts. The SJVAPCD's Guide for Assessing and Mitigating Air Quality Impacts (GAMAQI) contains significance criteria for evaluating operational-phase emissions from direct and indirect sources associated with a Project. Indirect sources include motor vehicle traffic associated with the proposed Project and do not include stationary sources covered under permit with

the SJVAPCD. For this evaluation, the proposed Project would be considered to have a significant effect on the environment if it would exceed the following thresholds:

Table 3-1
SJVAPCD Pollutant Thresholds of Significance

Pollutant	SJVAPCD Threshold of Significance
PM2.5	15 tons/year
PM10	15 tons/year
ROG	10 tons/year
NOX	10 tons/year

Source: SJVAPCD, GAMAQI 2015

Response: a) The SJVAB is designated nonattainment of state and Federal health based air quality standards for ozone and PM2.5. The SJVAB is designated nonattainment of state PM10. To meet Federal Clean Air Act (CAA) requirements, the SJVAPCD has multiple air quality attainment plan (AQAP) documents, including

- 2016 Ozone Plan;
- 2007 PM10 Maintenance Plan and Request for Redesignation; and
- 2016 PM2.5 Plan.

The SJVAPCD's AQAPs account for projections of population growth and vehicle miles traveled (VMT) provided by the Council of Governments (COG) in the SJVAB and identify strategies to bring regional emissions into compliance with federal and State air quality standards. It is assumed that the existing and future pollutant emissions computed in the AQAPs were based on land uses from area general plans that were prepared prior to the AQAP's adoption. Because population growth and VMT projections are the basis of the AQAPs' strategies, a project would conflict with the plans if it results in more growth or VMT than the plans' projections. The proposed Project would result in the construction and operation of 174 single-family unit subdivision. This development could potentially result in new vehicle trips per day in the area with only temporary vehicle trips during the construction period. The Project would contribute to the Regional Housing Needs Allocation (RHNA) Plan through the development of new homes to accommodate population growth. Additionally, the proposed Project is consistent with the current General Plan designation for the site of Low Density Single-family Residential. Therefore, if the proposed Project's population growth and VMT are consistent with the General Plan, then the proposed Project is consistent with the growth assumptions used in the applicable AQAPs. In conclusion, the proposed Project is consistent with the General Plan and would not require a general plan amendment. Therefore, the proposed Project is consistent with the applicable AQAPs.

Mitigation Measures: None are required.

Conclusion: Impacts would be *less than significant*.

Response: b) There are two pollutants of concern for this impact: CO and localized PM10. The proposed Project would not result in localized CO hotspots or PM 10 impacts as discussed below. Therefore, the proposed Project would not violate an air quality standard or contribute to a violation of an air quality standard in the Project area.

Localized PM10

Localized PM10 would be generated by Project construction activities, which would include earth-disturbing activities. The proposed Project would comply with the SJVAPCD's Regulation VIII dust control requirements during construction. Compliance with this regulation would reduce the potential for significant localized PM10 impacts to less than significant levels.

CO Hotspot

Localized high levels of CO are associated with traffic congestion and idling or slow-moving vehicles. The SJVAPCD provides screening criteria to determine when to quantify local CO concentrations based on impacts to the level of service (LOS) of roadways in the Project vicinity.

This proposed Project would result in the division of 40.26 gross acres to create 174 residential lots. Construction of the proposed Project would result in minor-temporary increases in traffic for the surrounding road network during the construction period and an estimated 1,665 daily trips (174 lots x 9.57 average trips per household) during the operation, which is the worst-case scenario. The minor increase in trips would not substantially lower the LOS. Therefore, the Project would not generate, or substantially contribute to, additional traffic that would exceed State or federal CO standards.

Mitigation Measures: None are required.

Conclusion: There would be *no impact*.

Response: c) The nonattainment pollutants for the SJVAPCD are ozone, PM10 and PM2.5. Therefore, the pollutants of concern for this impact are ozone precursors, regional PM10, and PM2.5. As discussed above, the thresholds of significance used for determination of emission significance are shown in Table 3-1.

Construction

The proposed Project consists of the division of 40.26 gross acres to create 174 residential lots. The emissions were calculated using default values in CalEEMod, Version 2016.3.1. Table 3-2 shows generated emissions from these activities.

**Table 3-2
Unmitigated Construction Emissions**

Pollutant	Emissions (tons/year)	Significance Threshold (tons/year)	Significant
PM2.5	0.45	15	NO
PM10	0.78	15	NO
ROG	2.97	10	NO
NOX	3.85	10	NO

Source: Appendix B

As seen in Table 3-2, emissions from the Project are well below the SJVAPCD's thresholds.

Operation

The emissions were calculated using default values in CalEEMod, Version 2016.3.1. Table 3-3 shows generated unmitigated emissions from the Project operation.

**Table 3-3
Unmitigated Operation Emissions**

Pollutant	Emissions (tons/year)	Significance Threshold (tons/year)	Significant
PM2.5	0.56	15	NO
PM10	1.89	15	NO
ROG	2.38	10	NO
NOX	10.43	10	YES

Source: Appendix B

As seen in Table 3-3, all emissions from the Project are well below the SJVAPCD's thresholds except for NOX emissions. However, standard land use and site enhancement mitigation measures were inputted into the Project air quality model and reduced all operation emissions below the established thresholds. The mitigation measures include features of the site plan design and location of the Project in respect to the City including the increase in density, the improved walkability design, improved destination and transit accessibility through the development of the Project.

**Table 3-4
Mitigated Operation Emissions**

Pollutant	Emissions (tons/year)	Significance Threshold (tons/year)	Significant
PM2.5	0.25	15	NO
PM10	0.79	15	NO
ROG	2.08	10	NO
NOX	7.54	10	NO

Source: Appendix B

As seen in Table 3-4, all emissions from the Project are well below the SJVAPCD's thresholds with the added mitigation measures that the Project design currently meets.

Mitigation Measures: None are required.

Conclusion: Impacts would be *less than significant*.

Response: d) The proposed Project is consistent with the surrounding land uses and would not create or expose sensitive receptors to substantial pollutant concentrations or emissions (Figure 2-5).

Mitigation Measures: None are required.

Conclusion: There would be *no impact*.

Response: e) According to the 2015 SJVAPCD's Guide for Assessing and Mitigating Air Quality Impacts (GAMAQI), analysis of potential odor impacts should be conducted for the following two situations:

- Generators – projects that would potentially generate odorous emissions proposed to locate near existing sensitive receptors or other land uses where people may congregate; and
- Receivers – residential or other sensitive receptor projects or other projects built for the intent of attracting people locating near existing odor sources.

The proposed Project does not meet any of these two criteria.

Mitigation Measures: None are required.

Conclusion: There would be *no impact*.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than- Significant Impact	No Impact
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3.8 - Biological Resources

Would the project:

a.	Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c.	Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e.	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The proposed annexation for the non-contiguous rural residential lot would have no impact to biological resources as no new development would occur as a result of the annexation. The responses below are in regards to the proposed subdivision development.

Methodology: Database searches were conducted to determine which sensitive biological resources historically occurred on and within 10 miles of the Project site. The California Natural Diversity Database (CNDDDB) (CNDDDB 2017), California Native Plants Society (CNPS) database (CNPS 2017), U.S. Fish and Wildlife Service (USFWS) Threatened and Endangered Species List (USFWS 2017a), and USFWS Critical Habitat database (USFWS 2017b) were reviewed to identify State and federal special-status species were searched. The CNDDDB provides element-specific spatial information on individual documented occurrences of special-status species and sensitive natural vegetation communities. The CNPS database provides similar information specific to plant species, but at a much lower spatial resolution. The USFWS query generates a list of federally-protected species known to potentially occur within individual USGS quadrangles. Wildlife species designated as “Fully Protected” by California Fish and Game Code Sections 5050 (Fully Protected reptiles and amphibians), 3511 (Fully Protected birds), 5515 (Full Protected Fish), and 4700 (Fully Protected mammals) are added to the list.

Additional databases that were accessed included the USFWS National Wetlands Inventory (NWI) Map (NWI 2017), the USGS topographical maps, National Hydrography Dataset (NHD) (NHD 2017), Federal Emergency Management Agency (FEMA) 100-year floodplain database (FEMA 2017), and the Recovery Plan for Upland Species of the San Joaquin Valley and Essential Connectivity Habitat Areas for wildlife corridors (Spencer 2010).

Response: a), b) The CNDDDB searches listed historical occurrences of five special-status bird species, three special-status plant species, nine special-status wildlife species and one sensitive natural community within a 10-mile buffer around the Project site (Figure 3-1 through Figure 3-4). However, none of these records were on or within the immediate vicinity of the Project site.

No USFWS-designated Critical Habitat units occur on the Project site. Critical Habitat for the Buena Vista Lake ornate Shrew (*Sorex ornatus relictus*) is approximately five miles southwest of the site (Figure 3-5). Riparian habitats are defined as vegetative communities that are influenced by a river or stream, specifically the land area that encompasses the water channel and its current or potential floodplain. No riparian habitat occurs on or near the Project site. No sensitive natural communities or critical habitats occur on or near the Project site.

The proposed Project site is frequently disked and surrounded by residential urban uses to the southwest, south, and east. There are several trees on the south portion of the site that would need to be removed prior to construction of the subdivision. The potential for special-status species to occur on the site is low; however, a pre-construction survey would need to be completed to ensure there is no evidence of occupation by special-status species on the Project site. General mitigation measures are included to prevent any potential impacts during construction. Therefore, there would be a less-than-significant impact with mitigation incorporated.

Mitigation Measures:

MM 3.8.1: A qualified biologist shall conduct a pre-construction survey on the Project site and within 500 feet of its perimeter within 14 days and no more than 30 days prior to the start of construction activities.

If any evidence of occupation of the Project site by listed or other special-status species is subsequently observed, a buffer shall be established by a qualified biologist that results in sufficient avoidance to comply with applicable regulations. If sufficient avoidance cannot be established, the United States Fish and Wildlife Service and California Department of Fish and Game shall be contacted for further guidance and consultation on additional measures. The Project proponent shall obtain any required permits from the appropriate wildlife agency. Copies of all permits and evidence of compliance with applicable regulations shall be submitted to the lead agency.

The following buffer distances shall be established prior to construction activities:

- San Joaquin kit fox or American badger potential den: 50 feet;
- San Joaquin kit fox known den: 100 feet;
- San Joaquin kit fox or American badger pupping den: contact the California Department of Fish and Game and United States Fish and Wildlife Service;
- Burrowing owl burrow outside of breeding season: 160 feet;
- Burrowing owl burrow during breeding season: 250 feet;
- Swainson's hawk nest during breeding season: ½ mile;
- Other protected raptor nests during the breeding season: 300 feet;
- Other protected nesting migratory bird nests during the breeding season: 50 feet; and
- Other special-status wildlife species: as recommended by qualified biologist.

MM 3.8.2: A qualified biologist shall be obtained to assist in the removal of the on-site trees. The removal of trees shall be done between February 15th to August 15th to avoid potential impacts with nesting birds.

MM 3.8.3: If initial grading activities are planned during the potential nesting season for migratory birds/raptors that may nest on or near the Project site, the preconstruction survey shall evaluate the sites and accessible lands within an adequate buffer for active nests of migratory birds/raptors. If any nesting birds/raptors are observed, a qualified biologist shall determine buffer distances and/or the timing of Project activities so that the proposed Project does not cause nest abandonment or destruction of eggs or young. This measure shall

be implemented so that the proposed Project remains in compliance with the Migratory Bird Treaty Act and applicable state regulations.

If nesting raptors are identified during the surveys, active raptor nests should be avoided by 500 feet and all other migratory bird nests should be avoided by 250 feet. Avoidance buffers may be reduced if a qualified and approved on-site monitor determines that encroachment into the buffer area is not affecting nest building, the rearing of young, or otherwise affect the breeding behaviors of the resident birds. Avoidance buffers can also be reduced through consultation with the CDFW and USFWS. If Swainson's hawks are found to nest within the survey area, active Swainson's hawk nests shall be avoided by 0.5 mile unless this avoidance buffer is reduced through consultation with the CDFW and/or USFWS.

No construction or earth-moving activity shall occur within a non-disturbance buffer until it is determined by a qualified biologist that the young have fledged (that is, left the nest) and have attained sufficient flight skills to avoid Project construction areas. This typically occurs by early July, but September 1st is considered the end of the nesting period unless otherwise determined by a qualified biologist. Once raptors have completed nesting and young have fledged, disturbance buffers will no longer be needed and can be removed, and monitoring can be terminated.

MM 3.8.4: If any burrowing owl burrows are observed during the preconstruction survey, avoidance measures shall be consistent and in accordance with protocols outlined in the Burrowing Owl Survey Protocol and Mitigation Guidelines (Burrowing Owl Consortium 1993) and the Staff Report on Burrowing Owl Mitigation (CDFW 2012). Active burrows shall be avoided, but if avoidance is not possible then compensation shall be provided for the active or passive displacement of western burrowing owls, and habitat acquisition and the creation of artificial dens for any western burrowing owls shall be provided for any owls relocated from construction areas. These measures are outlined as follows:

5. A pre-construction survey of construction area, including a 150-meter buffer (500 feet), shall be conducted no less than 14 days and no more than 30 days prior to ground disturbing activities. If more than 30 days lapse between the time of the pre-construction survey and the start of ground-disturbing activities, another pre-construction survey shall be completed. The second survey (or other subsequent surveys if necessary) shall be conducted and timed to occur sometime between 30 days and 24 hours prior to ground disturbance.
6. If western burrowing owls are present on the construction site (or within 500 feet of the construction site), exclusion fencing shall be installed between the nest site or active burrow and any earth-moving activity or other disturbance. Exclusion areas shall extend 160 feet around occupied burrows during the non-breeding season (September 1 through January 31) and extend 250 feet around occupied burrows during the breeding season (February 1 through August 31) as described in The California Burrowing Owl Consortium's Survey Protocol and Mitigation Guidelines (California Burrowing Owl Consortium 1993).

7. If western burrowing owls are present in the non-breeding season and must be passively relocated from the Project site, passive relocation shall not commence until October 1st and must be completed by February 1st. Passive relocation must only be conducted by a qualified biologist or ornithologist and with approval by CDFW. After passive relocation, the area where owls occurred and its immediate vicinity shall be monitored by a qualified biologist daily for one week and once per week for an additional two weeks to document that owls are not reoccupying the site.
8. If permanent impacts to nesting, occupied and satellite burrows, or burrowing owl habitat occur, compensation shall be based upon the number of owls or pairs of owls relocated from the construction area. Compensation acreage shall be determined as described in the CDFW's Staff Report on Burrowing Owl Mitigation (CDFW 2012).

MM 3.8.5: The measures listed below shall be implemented during construction:

16. Pre-construction surveys shall be conducted no fewer than 14 days and no more than 30 days prior to the beginning of ground disturbance and/or construction activities. If any San Joaquin kit fox dens are found during preconstruction surveys, exclusion zones shall be placed in accordance with USFWS Recommendations using the following:

San Joaquin kit fox USFWS Exclusion Zone Recommendations

Den Type	Recommendation
Potential Den	50-foot radius
Known Den	100-foot radius
Natal/Pupping Den (Occupied and Unoccupied)	Contact U.S. Fish and Wildlife Service for guidance
Atypical Den	50-foot radius

17. If any den must be removed, it must be appropriately monitored and excavated by a trained wildlife biologist. Destruction of natal dens and other "known" kit fox dens must not occur until authorized by USFWS. Replacement dens will be required if such dens are removed. Potential dens that are removed do not need to be replaced if they are determined to be inactive by using standard monitoring techniques (e.g., applying tracking medium around the den opening and monitoring for San Joaquin kit fox tracks for three consecutive nights).
18. Project-related vehicles shall observe a daytime speed limit of 20-mph throughout the site in all Project areas, except on County roads and State and federal highways; this is particularly important at night when kit foxes and badgers are most active. Night-time construction shall be minimized to the extent possible. However, if construction at night does occur, then the speed limit shall be reduced to 10-mph. Off-road traffic outside of designated Project areas shall be prohibited.

19. To prevent inadvertent entrapment of kit foxes or other animals during the construction phase of a Project, all excavated, steep-walled holes or trenches more than 2-feet deep should be covered at the close of each working day by plywood or similar materials. If the trenches cannot be closed, one or more escape ramps constructed of earthen-fill or wooden planks shall be installed. Before such holes or trenches are filled, they shall be thoroughly inspected for trapped animals. If at any time a trapped or injured kit fox is discovered, the USFWS and the CDFW shall be contacted at the addresses provided below.
20. Kit foxes are attracted to den-like structures such as pipes and may enter stored pipes and become trapped or injured. All construction pipes, culverts, or similar structures with a diameter of 4-inches or greater that are stored at a construction site for one or more overnight periods shall be thoroughly inspected for kit foxes before the pipe is subsequently buried, capped, or otherwise used or moved in any way. If a kit fox is discovered inside a pipe, that section of pipe shall not be moved until the USFWS has been consulted. If necessary, and under the direct supervision of the biologist, the pipe may be moved only once to remove it from the path of construction activity, until the fox has escaped.
21. All food-related trash items such as wrappers, cans, bottles, and food scraps shall be disposed of in securely closed containers and removed at least once a week from a construction or Project sites.
22. No pets, such as dogs or cats, shall be permitted on the Project sites to prevent harassment, mortality of kit foxes, or destruction of dens.
23. Use of rodenticides and herbicides in Project areas shall be restricted. This is necessary to prevent primary or secondary poisoning of kit foxes and the depletion of prey populations on which they depend. All uses of such compounds shall observe label and other restrictions mandated by the U.S. Environmental Protection Agency, California Department of Food and Agriculture, and other State and Federal legislation, as well as additional Project-related restrictions deemed necessary by the USFWS. If rodent control must be conducted, zinc phosphide shall be used because of a proven lower risk to kit fox.
24. A representative shall be appointed by the Project proponent who will be the contact source for any employee or contractor who might inadvertently kill or injure a kit fox or who finds a dead, injured or entrapped kit fox. The representative will be identified during the employee education program and their name and telephone number shall be provided to the USFWS.
25. An employee education program shall be conducted. The program shall consist of a brief presentation by persons knowledgeable in San Joaquin kit fox biology and legislative protection to explain endangered species concerns to contractors, their employees, and military and/or agency personnel involved in the Project. The program shall include: a description of the San Joaquin kit fox and its habitat needs; a report of the occurrence of

kit fox in the Project area; an explanation of the status of the species and its protection under the Endangered Species Act; and a list of measures being taken to reduce impacts to the species during Project construction and implementation. A fact sheet conveying this information shall be prepared for distribution to the previously referenced people and anyone else who may enter the Project sites.

26. Upon completion of the Project, all areas subject to temporary ground disturbances, including storage and staging areas, temporary roads, pipeline corridors, etc. shall be re-contoured if necessary, and revegetated to promote restoration of the area to pre-Project conditions. An area subject to "temporary" disturbance means any area that is disturbed during the Project, but after Project completion will not be subject to further disturbance and has the potential to be revegetated. Appropriate methods and plant species used to revegetate such areas should be determined on a site-specific basis in consultation with the USFWS, CDFW, and revegetation experts.
27. In the case of trapped animals, escape ramps or structures should be installed immediately to allow the animal(s) to escape, or the USFWS shall be contacted for guidance.
28. Any contractor, employee, or military or agency personnel who are responsible for inadvertently killing or injuring a San Joaquin kit fox shall immediately report the incident to their representative. This representative shall contact the CDFW immediately in the case of a dead, injured or entrapped kit fox. The CDFW contact for immediate assistance is State Dispatch at (916)445-0045. They will contact the local warden or CDFW representative, the wildlife biologist, at (530)934-9309. The USFWS shall be contacted at the numbers below.
29. The Sacramento Fish and Wildlife Office of USFWS and CDFW shall be notified in writing within three working days of the accidental death or injury to a San Joaquin kit fox during Project-related activities. Notification must include the date, time, and location of the incident or of the finding of a dead or injured animal and any other pertinent information. The USFWS contact is the Chief of the Division of Endangered Species, at the addresses and telephone numbers below. The CDFW contact can be reached at 1701 Nimbus Road, Suite A, Rancho Cordova, California 95670, (530) 934-9309.
30. All sightings of the San Joaquin kit fox shall be reported to the California Natural Diversity Database (CNDDB). A copy of the reporting form and a topographic map clearly marked with the location of where the kit fox was observed shall also be provided to the Service at the address below.

Any Project-related information required by the USFWS or questions concerning the above conditions or their implementation may be directed in writing to the U.S. Fish and Wildlife Service at: Endangered Species Division, 2800 Cottage Way, Suite W 2605, Sacramento, California 95825-1846, phone (916) 414-6620 or (916) 414-6600.

Conclusion: Impacts would be *less than significant with mitigation incorporated*.

Response: c) No National Wetlands Inventory (NWI) features or blue-line drainages (as found on USGS topographic maps and in the National Hydrography Dataset) occurred on the Project site (Figure 3-6). There are two NWI records for freshwater pond (PUBKx) that occur south of the site that match the location of existing ponding basins.

Mitigation Measures: None are required.

Conclusion: There would be *no impact*.

Response: d) The proposed Project site does not occur within a known migration route, significant wildlife corridor, or linkage area as identified in the Recovery Plan for Upland Species in the San Joaquin Valley (USFWS 1998). The sites are located within areas of residential development and agricultural land. Wildlife movement corridors are routes that provide shelter and sufficient food supplies to support regular movements of wildlife species. A movement corridor is a continuous geographic extent of habitat that either spatially or functionally links ecosystems across fragmented, or otherwise inhospitable, landscapes. Faunal movement may include seasonal or migration movement, life cycle links, species dispersal, re-colonization of an area, and movement in response to external pressures. Movement corridors typically include riparian habitats, ridgelines, and ravines, as well as other contiguous expanses of natural habitats. Movement corridors may be functional on regional, sub-regional, or local scales.

No significant wildlife movement corridors, core areas, or Essential Habitat Connectivity areas occur on or near the Project site. The Project would not substantially affect migrating birds or other wildlife. The Project will not restrict, eliminate, or significantly alter wildlife movement corridors, core areas, or Essential Habitat Connectivity areas either during construction or after the Project has been constructed. Project construction will not substantially interfere with wildlife movements or reduce breeding opportunities.

Mitigation Measures: None are required.

Conclusion: There would be *no impact*.

Response: e), f) The City of Lemoore does not have any local policies or ordinances protecting biological resources nor an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. Therefore, there would be no impact.

Mitigation Measures: None are required.

Conclusion: There would be *no impact*.

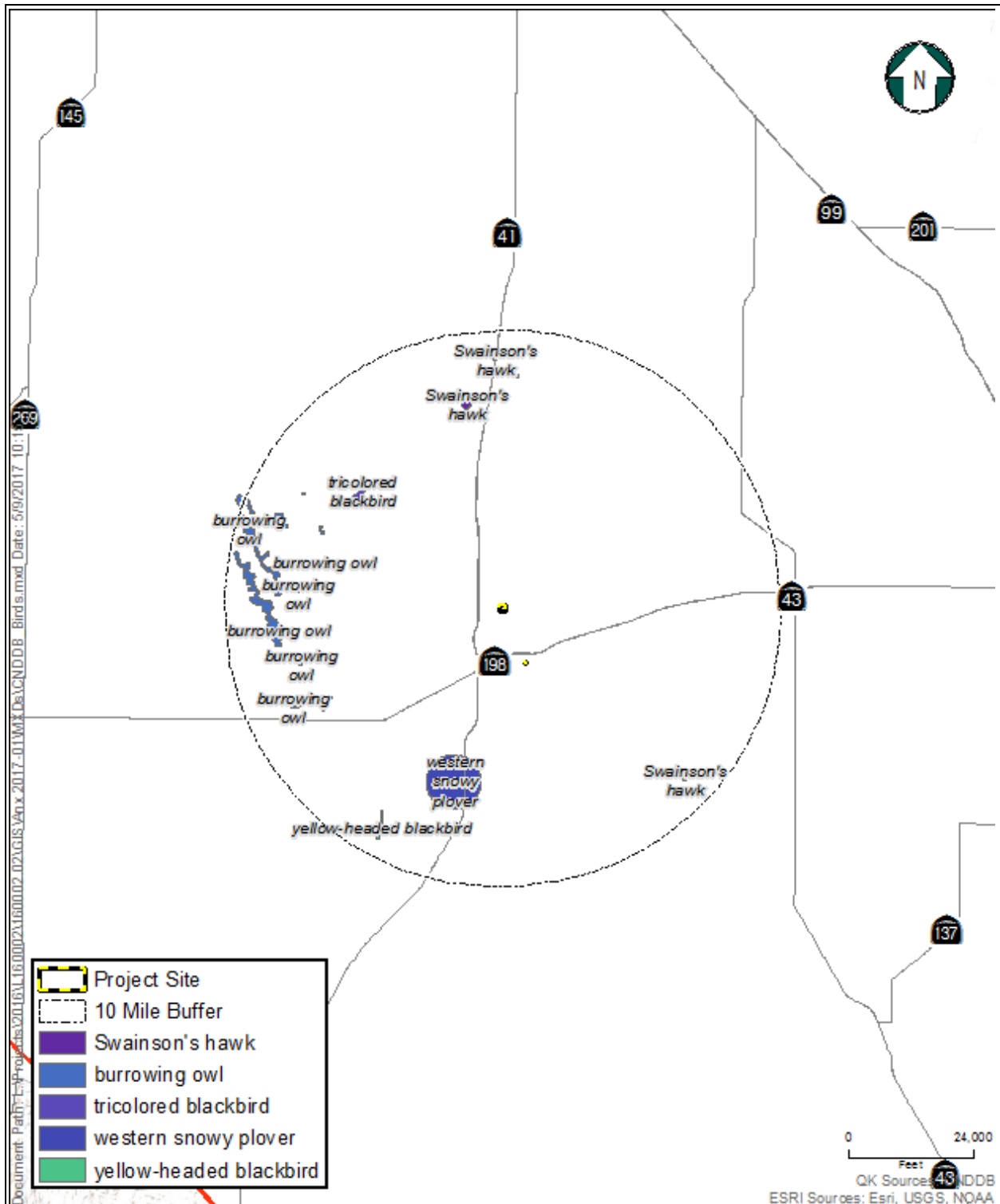


Figure 3-1
CNDDDB Special-Status Birds

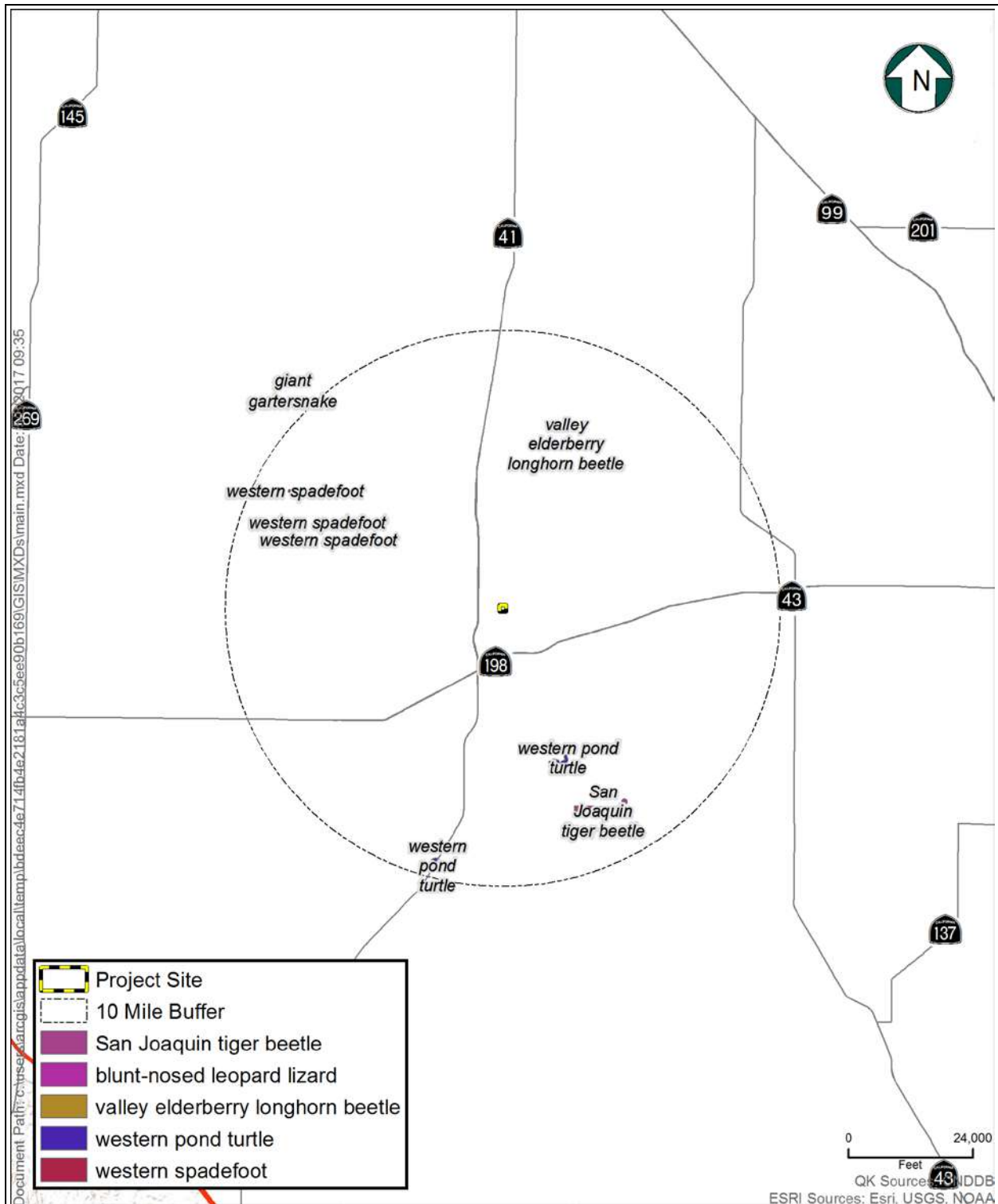


Figure 3-2
CNDDB Special-Status Invertebrates, Fish, Amphibians and Reptiles

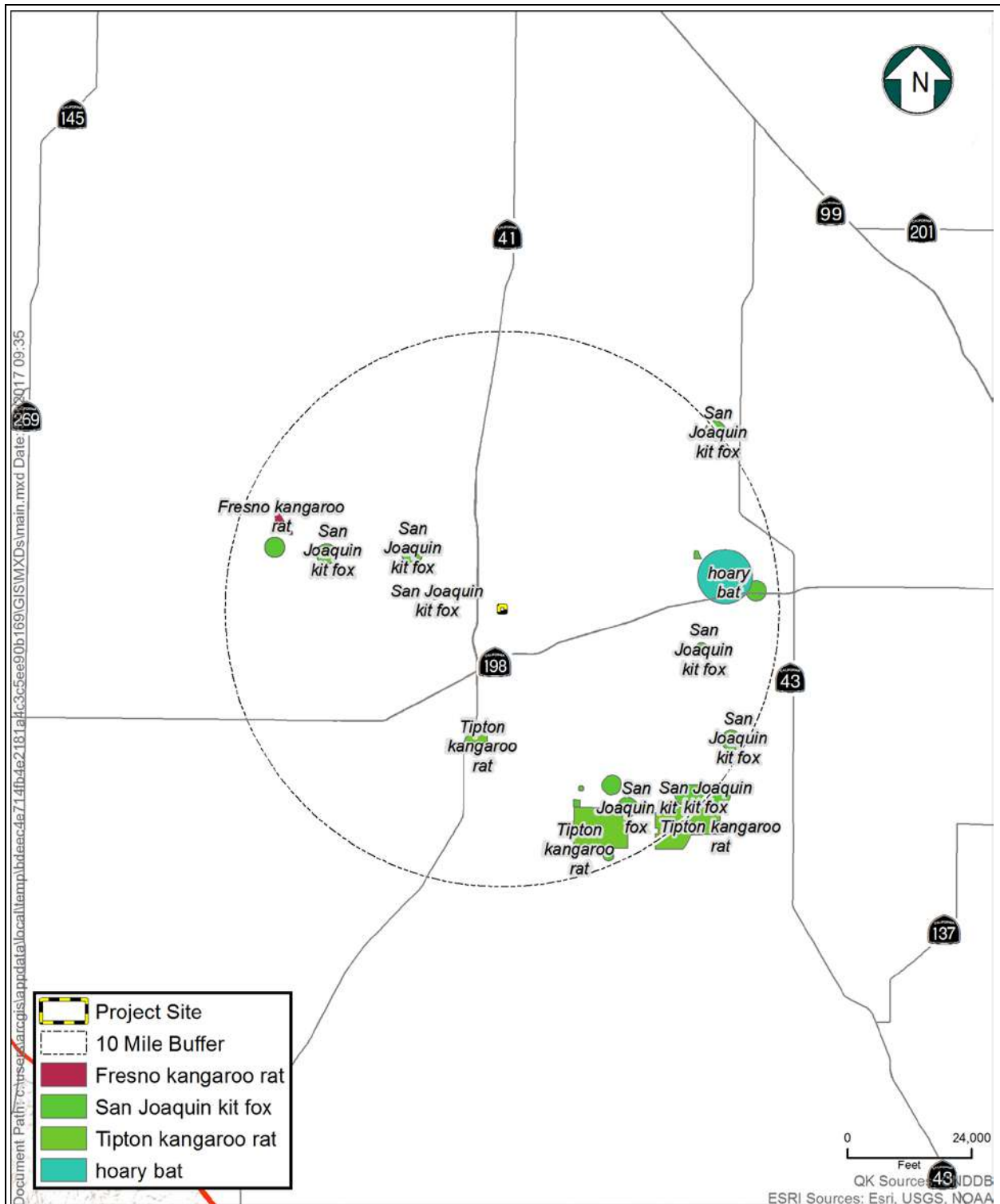


Figure 3-3
CNDDDB Special-Status Mammals

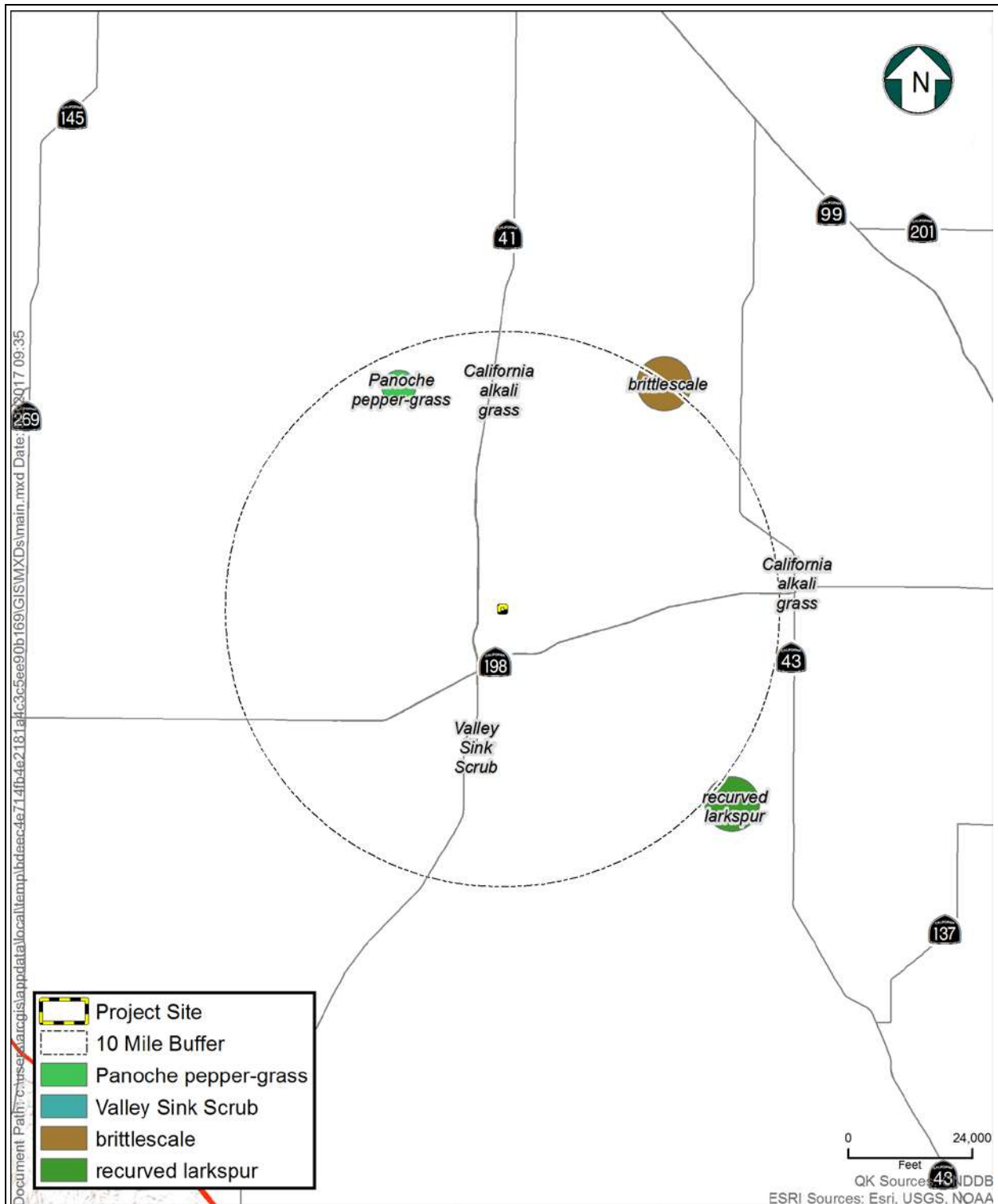


Figure 3-4
CNDDDB Sensitive Natural Communities and Special-Status Plant Species

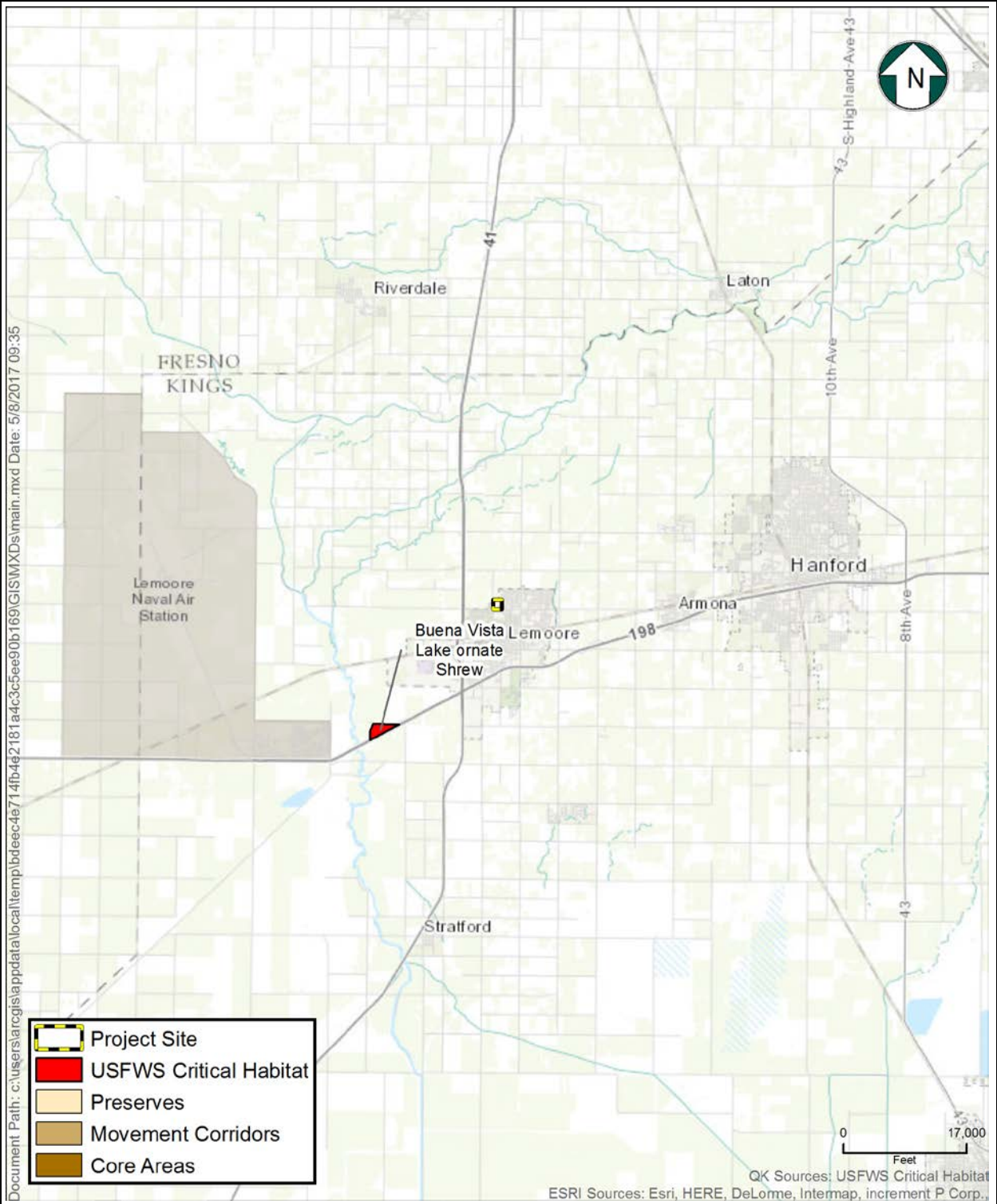


Figure 3-5
USFWS Critical Habitat

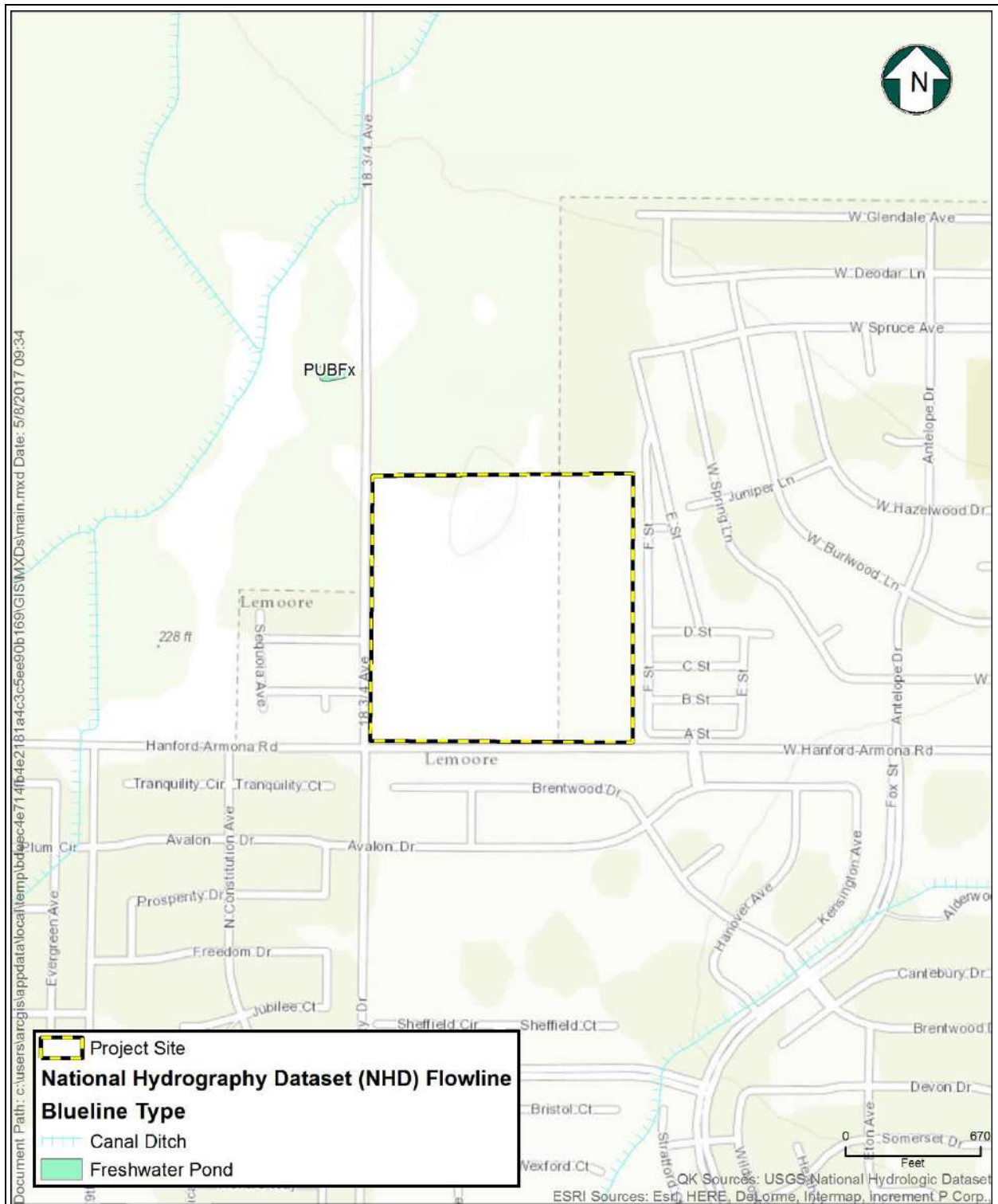


Figure 3-6
National Wetland Inventory and Hydrologic Information

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than- Significant Impact	No Impact
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3.9 - Cultural Resources

Would the project:

a. Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines Section 15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines Section 15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

The proposed annexation for the non-contiguous rural residential lot would have no impact to cultural resources as no new development would occur as a result of the annexation. The responses below are in regards to the proposed subdivision development.

Response: a), b) As discussed in *Section 3.5 – Aesthetics*, there are no identified historical resources within the vicinity of the Project site. There is a low potential for ground-disturbing activities to expose and affect previously unknown significant cultural resources, including historical or prehistorical resources at the Project site. However, there is still a possibility that historical materials may be exposed during construction. Grading and trenching, as well as other ground-disturbing actions, have the potential to damage or destroy these previously unidentified and potentially significant cultural resources within the Project area, including historical resources. Disturbance of any deposits that have the potential to provide significant cultural data would be considered a significant impact under CEQA.

Although considered unlikely since there is no indication of any archaeological resources on or in the vicinity of the Project site, subsurface construction activities associated with the proposed Project could potentially damage or destroy previously undiscovered archaeological resources.

Mitigation Measures:

MM 3.9.1: If prehistoric or historic-era cultural or archaeological materials are encountered during construction activities, all work within 25 feet of the find shall halt

until a qualified professional archaeologist, meeting the Secretary of the Interior's Professional Qualification Standards for prehistoric and historic archaeologist, can evaluate the significance of the find and make recommendations. Cultural resource materials may include prehistoric resources such as flaked and ground stone tools and debris, shell, bone, ceramics, and fire-affected rock as well as historic resources such as glass, metal, wood, brick, or structural remnants. If the qualified professional archaeologist determines that the discovery represents a potentially significant cultural resource, additional investigations may be required to mitigate adverse impacts from Project implementation. These additional studies may include avoidance, testing, and evaluation or data recovery excavation.

If a potentially-eligible resource is encountered, then the qualified professional archaeologist, the Lead Agency, and the Project proponent shall arrange for either 1) total avoidance of the resource or 2) test excavations to evaluate eligibility and, if eligible, total data recovery. The determination shall be formally documented in writing and submitted to the Lead Agency as verification that the provisions for managing unanticipated discoveries have been met.

Conclusion: Impacts would be *less than significant with mitigation incorporated*.

Response: c) There are no unique geological features or known fossil-bearing sediments in the vicinity of the Project site. However, there remains the possibility for previously unknown, buried paleontological resources or unique geological sites to be uncovered during subsurface construction activities.

Mitigation Measures:

MM 3.9.2: During any ground disturbance activities, if paleontological resources are encountered, all work within 25 feet of the find shall halt until a qualified paleontologist as defined by the Society of Vertebrate Paleontology Standard Procedures for the Assessment and Mitigation of Adverse Impacts to Paleontological Resources (2010), can evaluate the find and make recommendations regarding treatment. Paleontological resource materials may include resources such as fossils, plant impressions, or animal tracks preserved in rock. The qualified paleontologist shall contact the University of California Museum of Paleontology, or other appropriate facility regarding any discoveries of paleontological resources.

If the qualified paleontologist determines that the discovery represents a potentially significant paleontological resource, additional investigations and fossil recovery may be required to mitigate adverse impacts from Project implementation. If avoidance is not feasible, the paleontological resources shall be evaluated for their significance. If the resources are not significant, avoidance is not necessary. If the resources are significant, they shall be avoided to ensure no adverse effects, or such effects must be mitigated. Construction in that area shall not resume until the resource appropriate measures are recommended or the materials are determined to be less than significant. If the resource is significant and fossil recovery is the identified form of treatment, then the fossil shall

be deposited in an accredited and permanent scientific institution. Copies of all correspondence and reports shall be submitted to the Lead Agency.

Construction in that area shall not resume until the resource appropriate measures are recommended or the materials are determined to be less than significant. If the resource is significant and fossil recovery is the identified form of treatment, then the fossil shall be deposited in an accredited and permanent scientific institution. Copies of all correspondence and reports shall be submitted to the Lead Agency.

Conclusion: Impacts would be *less than significant with mitigation incorporated*.

Response: d) Human remains including known cemeteries are not known to exist within the Project area. However, construction would involve earth-disturbing activities, and it is still possible that human remains may be discovered, possibly in association with archaeological sites.

Mitigation Measures:

MM 3.9.3: If human remains are discovered during construction or operational activities, further excavation or disturbance shall be prohibited pursuant to Section 7050.5 of the California Health and Safety Code. The protocol, guidelines, and channels of communication outlined by the Native American Heritage Commission, in accordance with Section 7050.5 of the Health and Safety Code, Section 5097.98 of the Public Resources Code (Chapter 1492, Statutes of 1982, Senate Bill 297), and Senate Bill 447 (Chapter 44, Statutes of 1987), shall be followed. Section 7050.5(c) shall guide any potential Native American involvement, in the event of discovery of human remains, at the direction of the county coroner.

Conclusion: Impacts would be *less than significant with mitigation incorporated*.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than- Significant Impact	No Impact
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3.10 - Geology and Soils

Would the project:

- | | | | | | |
|------|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a. | Expose people or structures to 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. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| ii. | Strong seismic ground shaking? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| iii. | Seismic-related ground failure, including liquefaction? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| iv. | Landslides? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. | Result in substantial soil erosion or the loss of topsoil? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 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 offsite landslide, lateral spreading, subsidence, liquefaction, or collapse? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d. | Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e. | Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems in areas where sewers are not available for the disposal of wastewater? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

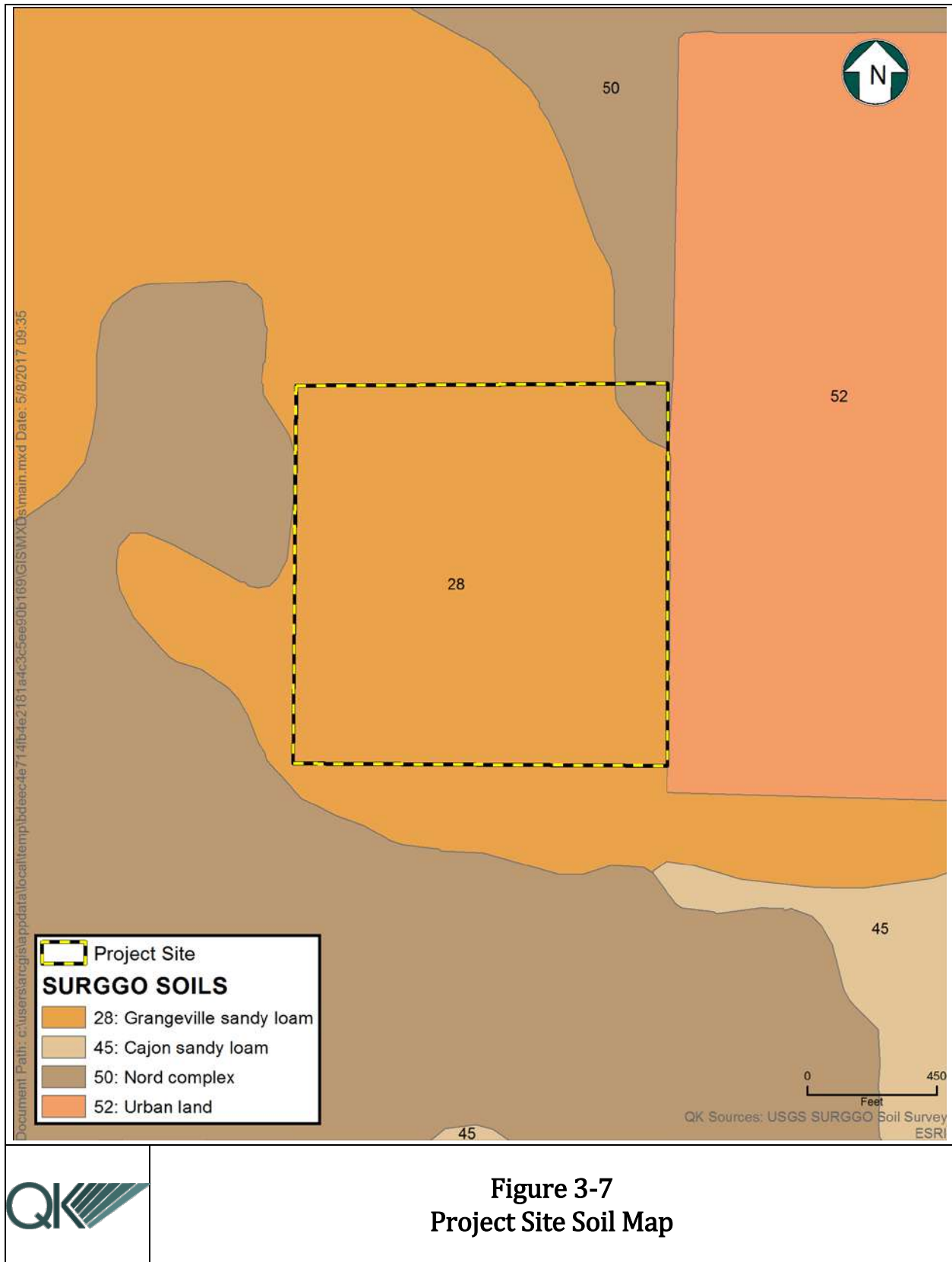
The proposed annexation for the non-contiguous rural residential lot would have no impact to or would be impacted by geology or soils as no new development would occur as a result of the annexation. The responses below are in regards to the proposed subdivision development.

Response: a), b), c), d), e) There are no known active seismic faults in Kings County or within its immediate vicinity. The principle earthquake hazard affecting the area is ground shaking as opposed to surface rupture or ground failure (City of Lemoore , 2008). Per the Department of Conservation Landslide Map, the City of Lemoore does not contain any areas that are prone to landslides (Department of Conservation, 2017). As shown in Figure 3-7, the site contains Grangeville sandy loam soil. This soil type is very deep, somewhat poorly drained, moderately permeable soil that is mainly used for urban development. The risk of erosion is increased if the soil is left exposed during site development (United States Department of Agriculture, 1986). Impacts from soil erosion would be minimal as it most likely occurs on sloped areas and the project site is relatively flat and the site soils contain zero to one percent slopes. Per Table 15 of the Kings County Soil Survey, the site soil has a low shrink-swell potential; therefore, the site does not contain expansive soils (United States Department of Agriculture, 1986). The proposed single-family dwellings will be required to comply with City building code requirements and Lemoore's General Plan policies, and their cited regulations that mitigate seismic hazards and soils-related structural concerns for permitted development.

The Project site is not located on an unstable geologic unit or soil nor on expansive soil. The proposed Project does not include the development of septic tanks or alternative wastewater disposal systems as the Project would hook up to the City's existing sewer system.

Mitigation Measures: None are required.

Conclusion: Impacts would be *no impact and less than significant*.



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than- Significant Impact	No Impact
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3.11 - Greenhouse Gas Emissions

Would the project:

- | | | | | | |
|----|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a. | Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. | Conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

The proposed annexation for the non-contiguous rural residential lot would have no impact to greenhouse gas emissions as no new development would occur as a result of the annexation. The responses below are in regards to the proposed subdivision development.

Response: a), b) Greenhouse gas (GHG) significance thresholds are based on the 2014 Kings County Regional Climate Action Plan (CAP). According to the CAP, the AB 32 Scoping Plan encourages local governments to establish a GHG reduction target that “parallels the State’s commitment to reduce GHG emissions by approximately 15 percent from current levels by 2020.” Therefore, this CAP establishes a reduction target to achieve emissions levels 15 percent below 2005 baseline levels by 2020 consistent with the AB 32 Scoping Plan. Proposed development projects that are consistent with the emission reduction and adaptation measures included in the CAP and the programs that are developed as a result of the CAP, would be considered to have a less than significant cumulative impact on climate change. Therefore, the 15 percent reduction will be used as the significance threshold for GHG emissions for this analysis.

The Project Emissions were calculated using CalEEMod, the SJVAPCD’s approved modeling system for quantifying emissions. The results are shown in the Table 3-5 below*

**Table 3-5
Project GHG Emissions**

	CO2e (tons/year)
Business as Usual (2005)	4,809
Project (2019)	2,630
% reduction	58%
15% reduction met?	YES

*See Appendix B for calculations

Mitigation Measures: None are required.

Conclusion: Impacts would be *less than significant*.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than- Significant Impact	No Impact
3.12 - Hazards and Hazardous Materials				
Would the project:				
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Emit hazardous emissions or involve handling hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Be located on a site that 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h. Expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than- Significant Impact	No Impact
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adjacent to urbanized areas or where residences are intermixed with wildlands?

The proposed annexation for the non-contiguous rural residential lot would have no impact to or be impacted by hazards and hazardous materials as no new development would occur as a result of the annexation. The responses below are in regards to the proposed subdivision development.

Response: a), b), c) There will not be any hazardous material transported to and from the project site, nor utilized thereon after construction. Project construction activities may involve the use of hazardous materials. These materials might include fuels, oils, mechanical fluids, and other chemicals used during construction. The use of such materials would be considered minimal and would not require these materials to be stored in large quantities. There will not be any hazardous material stored in unapproved quantities at the site. Adherence to regulations and standard protocols during storage, transport, and use of hazardous materials would minimize or avoid potential upset and accident conditions involving the release of such materials into the environment.

Liberty Middle School is located approximately 0.2-mile south of the proposed Project site. The proposed Project would not emit hazardous emissions or involve handling hazardous or acutely hazardous materials, substances, or waste within ¼-mile of an existing school.

Mitigation Measures: None are required.

Conclusion: Impacts would be *less than significant*.

d) Per the Cortese List, there are no hazardous waste and substances sites in the vicinity of the Project site (Cal EPA, 2017). Additionally, the State Water Resources Control Board GeoTracker compiles a list of Leaking Underground Storage Tank (LUST) Sites. There are no LUST Cleanup Sites within the vicinity of the Project site (California Water Resources Board, 2017). The proposed Project site is not located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and would therefore not create a significant hazard to the public or the environment.

Mitigation Measures: None are required.

Conclusion: There would be *no impact*.

e), f) There are two private airstrips and no public airports within the Lemoore area including Reeves Field at the Naval Air Station and Stone Airstrip. There is no adopted airport

land use plan for the City of Lemoore. Both are located outside of the City's limits and would not impact the proposed Project.

Mitigation Measures: None are required.

Conclusion: There would be *no impact*.

g) The City of Lemoore published an Emergency Operations Plan in 2005, which provides guidance to City staff in the event of extraordinary emergency situation associated with natural disaster and technological incidents (City of Lemoore , 2008). The proposed Project would not interfere with the City's adopted emergency response plan; therefore, there would be no impact.

Mitigation Measures: None are required.

Conclusion: There would be *no impact*.

h) The proposed Project site is in an unzoned area of the Kings County Fire Hazard Severity Zone Map Local Responsibility Area (LRA). However, Cal Fire has determined that portions of the City of Lemoore are categorized as a Moderate Fire Hazard Severity Zone in LRA. The Project site is not within a wildland area nor is there within the vicinity of the Project site. The Project would not expose people or structures to a significant risk of loss, injury, or death involving wildland fires. Therefore, there would be no impact.

Mitigation Measures: None are required.

Conclusion: There would be *no impact*.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than- Significant Impact	No Impact
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3.13 - Hydrology and Water Quality

Would the project:

a.	Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b.	Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level that would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c.	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on site or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d.	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on site or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e.	Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f.	Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g.	Place housing within a 100-year flood hazard area as mapped on a federal flood hazard boundary or flood insurance rate map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

h.	Place within a 100-year flood hazard area structures that would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i.	Expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j.	Contribute to inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The proposed annexation for the non-contiguous rural residential lot would have no impact to or be impacted by hydrology and water quality as no new development would occur as a result of the annexation. The responses below are in regards to the proposed subdivision development.

Response: a), f) Project construction would cause ground disturbance that could result in soil erosion or siltation and subsequent water quality degradation offsite, which is a potentially significant impact. Construction-related activities would also involve the use of materials such as vehicle fuels, lubricating fluids, solvents, and other materials that could result in polluted runoff, which is also a potentially significant impact. However, the potential consequences of any spill or release of these types of materials are generally small due to the localized, short-term nature of such releases because of construction. The volume of any spills would likely be relatively small because the volume in any single vehicle or container would generally be anticipated to be less than 50 gallons.

As required by the State Water Resources Control Board's (SWRCB) National Pollutant Discharge Elimination System (NPDES) General Permit (No. 2012-0006-DWQ) for stormwater discharges associated with construction and land disturbance activities, the City must develop and implement a SWPPP that specifies BMPs to prevent construction pollutants from contacting stormwater, with the intent of keeping all products of erosion from moving offsite. The City is required to comply with the Construction General Permit because Project-related construction activities result in soil disturbances of at least 1 acre of total land area. Mitigation Measure MM HYD-1 below requires the preparation and implementation of a SWPPP to comply with the Construction General Permit requirements.

With implementation of Mitigation Measures MM HYD-1, the Project would not violate any water quality standards or waste discharge requirements (WDRs) during the construction period, and impacts would be less than significant.

Project operation would not violate any water quality standards or WDRs because it: 1) does not result in point-source pollution (e.g., outfall pipe) discharges into surface waters that require WDRs and 2) would be developed in compliance with the General Permit for the Discharge of Stormwater from Small MS4s (No. 2013-0001-DWQ) in which the City is one of

the permittees. Operators of MS4s¹, like the City, serve urbanized areas with populations fewer than 100,000. To comply with the MS4 General Permit, the Project would have to comply with City design standards to maximize the reduction of pollutant loading in runoff to the maximum extent practicable. The City Building Department would review grading and site plans to ensure compliance before approving such plans. The site plan review process ensures that operations of the Project would not violate water quality standards outlined in the MS4 General Permit, and operational impacts would be less than significant.

Mitigation Measures:

MM 3.12.1: Prior to ground-disturbing activities, the City shall prepare and implement a Stormwater Pollution Prevention Plan (SWPPP) that specifies best management practices (BMP), with the intent of keeping all products of erosion from moving offsite. The SWPPP shall include contain a site map that shows the construction site perimeter, existing and proposed man-made facilities, stormwater collection and discharge points, general topography both before and after construction, and drainage patterns across the Project site. Additionally, the SWPPP shall contain a visual monitoring program and a chemical monitoring program for non-visible pollutants to be implemented (if there is a failure of best management practices). The requirements of the SWPPP and BMPs shall be incorporated into design specifications and construction contracts. Recommended best management practices for the construction phase may include the following:

- Stockpiling and disposing of demolition debris, concrete, and soil properly.
- Protecting any existing storm drain inlets and stabilizing disturbed areas.
- Implementing erosion controls.
- Properly managing construction materials.
- Managing waste, aggressively controlling litter, and implementing sediment controls.

Conclusion:

Impacts would be *less than significant with mitigation incorporated*.

Response: b) The City of Lemoore currently utilizes local groundwater as its sole source of supply from underground aquifers via ten active groundwater wells. The groundwater basin underlying the City is the Tulare Lake Basin and the City of Lemoore is immediately adjacent to the south boundary of the Kings subbasin. Water for construction and operation would come from the City of Lemoore's existing water system. Per the City's Urban Water

¹ MS4s are defined as a conveyance or system of conveyances (including roads with drainage systems, municipal streets, catch basins, curbs, gutters, ditches, man-made channels or storm drains): 1) designed or used for collecting and/or conveying storm water; 2) which is not a combined sewer; and 3) which is not part or a Publicly Owned Treatment Works.

Management Plan, the City's existing system has a total supply capacity of 21,674,000 gallons per day with an average day demand of 8,769,000 gallons (City of Lemoore, 2013). The proposed Project would have temporary construction water usage and operation is estimated to demand approximately 53,070 gallons per day requiring 0.24% of the total supply capacity. Since the proposed Project would have minimal impacts on the City's water supply, impacts would be less than significant.

Mitigation Measures: None are required.

Conclusion: Impacts would be *less than significant*.

Response: c), d), e) The Project site is relatively flat and Project grading would be minimal and consist of mostly grubbing the site to remove vegetation. The topography of the site would not appreciably change because of grading activities. The site does not contain any blue-line water features, including streams or rivers. Construction-related erosion and sedimentation impacts as a result of soil disturbance would be less than significant after implementation of a SWPPP (MM 3.12.1). The Project would include development of impervious surfaces; however, the proposed development includes a 2.14-acre drainage basin, which would mitigate surface runoff. Therefore, the Project would not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or offsite. Impacts would be less than significant.

Mitigation Measures: None are required.

Conclusion: There would be *no impact*.

Response: g), h) As shown in Figure 3-8, the Project is not located within a FEMA 100-year floodplain. The Project would not place housing within a 100-year flood hazard area as mapped on a federal flood hazard boundary or flood insurance rate map or other flood hazard delineation map. The Project would not place, within a 100-year flood hazard areas, structures that would impede or redirect flood flows. There would be no impact.

Mitigation Measures: None are required.

Conclusion: There would be *no impact*.

Response: i) The City of Lemoore is located within the Pine Flat Dam inundation area. Pine Flat Dam is located east of the valley floor in the Sierra Nevada Mountains. If Pine Flat Dam failed while at full capacity, its floodwaters would arrive in Kings County within approximately five hours (Kings County, 2010). Dam failure has been adequately planned for through the Kings County Multi-Hazard Mitigation Plan, which identifies a dam failure hazard to be of medium significance and unlikely to occur in the City of Lemoore (Kings County, 2007). With the implementation of the Kings County Multi-Hazard Mitigation Plan, impacts related to dam failure would be less than significant.

Mitigation Measures: None are required.

Conclusion: Impacts would be *less than significant*.

Response: j) The Project site is not located near the ocean, body of water or a steep topographic feature (i.e., mountain, hill, bluff, etc.). Therefore, there is no potential for the site to be inundated by seiche, tsunami or mudflow. There would be no impact.

Mitigation Measures: None are required.

Conclusion: There would be *no impact*.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than- Significant Impact	No Impact
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3.14 - Land Use and Planning

Would the project:

a.	Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b.	Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, the general plan, specific plan, local coastal Program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c.	Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The proposed annexation for the non-contiguous rural residential lot would have no impact to local land use and planning as no new development would occur as a result of the annexation. The responses below are in regards to the proposed subdivision development.

Response: a) The Project would not physically divide an established community (see Figure 2-1). The proposed residential development would connect to the surrounding uses and City road network.

Mitigation Measures: None are required.

Conclusion: There would be *no impact*.

b) If approved, the new general plan and zoning designations would be consistent with the Project as proposed and therefore no impacts will be created.

Mitigation Measures: None are required.

Conclusion: There would be *no impact*.

c) The Project site is not within the boundaries of an adopted habitat or natural community conservation plan. Therefore, there would be no impact.

Mitigation Measures: None are required.

Conclusion: There would be *no impact*.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than- Significant Impact	No Impact
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3.15 - Mineral Resources

Would the project:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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 land use plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

The proposed annexation for the non-contiguous rural residential lot would have no impact to mineral resources as no new development would occur as a result of the annexation. The responses below are in regards to the proposed subdivision development.

Response: a), b) The City of Lemoore and the surrounding area are designated as Mineral Resources Zone 1 (MRZ-1) by the State Mining and Geology Board (SMGB). MRZ-1 areas are described as those for which adequate information indicates that no significant mineral deposits are present or where it is judged that little likelihood exists for their presence. Additionally, per the California Division of Oil, Gas, and Geothermal Resources (DOGGR), there are no active, inactive, or capped oil wells located within the Project site, and it is not within a DOGGR-recognized oilfield. Therefore, there would be no impact.

Mitigation Measures: None are required.

Conclusion: There would be *no impact*.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than- Significant Impact	No Impact
3.16 - Noise				
Would the project result in:				
a. Exposure of persons to, or generate, noise levels in excess of standards established in a local general plan or noise ordinance or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Exposure of persons to or generate excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. For a project located within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The proposed annexation for the non-contiguous rural residential lot would have no impact to or be impacted by substantial noise levels as no new development would occur as a result of the annexation. The responses below are in regards to the proposed subdivision development.

Response: a) Project construction would generate temporary increases in noise levels. Title 5, Chapter 6 of the City's Municipal Code establishes regulations and enforcement procedures for noise generated in the city. The regulations do not apply to the operation on days other than Sunday of construction equipment or of a construction vehicle, or the performance on days other than Sunday of construction work, between the hours of 7:00

A.M. and 8:00 P.M., provided that all required permits for the operation of such construction equipment or construction vehicle or the performance of such construction work have been obtained from the appropriate city department (Lemoore Municipal Code 5-6-1-C.4). The City of Lemoore 2030 General Plan (City of Lemoore , 2008) has objectives to minimize residential development noise levels. The proposed Project would comply with all regulations, standards and policies within the City's General Plan and Municipal Code. Therefore, the Project would not result in the exposure of persons to, or generate, noise levels more than standards established in a local general plan or noise ordinance or applicable standards of other agencies. Impacts would be less than significant.

Mitigation Measures: None are required.

Conclusion: Impacts would be *less than significant*.

Response: b), c), d) The Project involves the construction and operation of 174-residential units. As shown in Figure 2-5, the Project would be consistent with the surrounding land uses and would not cause out of the ordinary noise levels than what is currently established in the area. Construction of the Project would generate temporary ground borne vibrations. However, like construction noise, such vibrations would be attenuated over distance to the point where they would not be felt by the nearest receptors. Additionally, construction would be done during the daylight hours and would be temporary so the surrounding land uses would not be affected by construction of the new development. The Project would not expose persons to or generate excessive groundborne vibration or noise levels and would not result in substantial permanent, temporary or periodic increase in ambient noise levels above the existing environment.

Mitigation Measures: None are required.

Conclusion: Impacts would be *less than significant*.

Response: e), f) There are no airports within two miles of the Project site, nor is it in the vicinity of a private airstrip. Therefore, there would be no impact.

Mitigation Measures: None are required.

Conclusion: Impacts would be *less than significant*.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less- than Significant Impact	No Impact
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3.17 - Population and Housing

Would the project:

a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The proposed annexation for the non-contiguous rural residential lot would have no impact to or be impacted by population and housing growth as no new development would occur as a result of the annexation. The responses below are in regards to the proposed subdivision development.

Response: a) The proposed Project would accommodate, but not induce, population growth. Table 2-34 of the Kings County and Cities of Avenal, Corcoran, Hanford and Lemoore 2016-2024 Housing Element (2016-2024 Housing Element) shows the City of Lemoore's housing needs allocations for the 2014-2024 period. The Regional Housing Needs Allocation (RHNA) Plan determines the number and affordability of housing units that jurisdictions need to plan for through land use policies, regulations, infrastructure plans, and other housing assistance programs (Kings County, 2016). Construction and development of the proposed 174 single-family units would assist in meeting the RHNA Plan, which allocates for 2,773 units of different income category. Therefore, there would be no impact.

Mitigation Measures: None are required.

Conclusion: There would be *no impact*.

Response: b), c) The Project site is currently undeveloped. Therefore, the Project would not displace substantial numbers of existing housing or people. There would be no impact.

Mitigation Measures: None are required.

Conclusion: There would be *no impact*.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than- Significant Impact	No Impact
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3.18 - Public Services

Would the project:

- a. 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, or to other performance objectives for any of the public services:

i. Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii. Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii. Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv. Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
v. Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The proposed annexation for the non-contiguous rural residential lot would have no impact to public services as no new development would occur as a result of the annexation. The responses below are in regards to the proposed subdivision development.

Response: a) In general, impacts to public services from implementation of a Project are due to its ability to induce population growth and, in turn, result in a greater need for fire and police protection, etc. to serve the increased population. The proposed Project includes the construction and operation of 174 single-family residential units, which would accommodate the City's future population growth and require amenities provided by public services. Additionally, the Project would not physically affect any existing government facilities as the proposed site is currently undeveloped. As part of the City's project approval processes, the applicant will be required to construct the infrastructure needed to serve the Project site and pay the appropriate impact fees to cover the subdivision's impacts to public services.

- i. Fire suppression support is provided by the City of Lemoore Volunteer Fire Department (LVFD). The LVFD has three stations and the closest station to the Project

site is located near the intersection of Cinnamon Drive and North Lemoore Avenue approximately a mile southeast of the Project site. The proposed Project would result in the construction and operation of 174 single-family units in north-central Lemoore. Construction activities would be in accordance with local and State fire codes. Fire services are adequately planned for within the City's General Plan through policies to ensure the City maintains Fire Department performance and response standards by allocating the appropriate resources. As stated, the Lennar Homes Project applicant is responsible for constructing any infrastructure needed to serve the subdivision and pay the appropriate impact fees, which would reduce impacts to less than significant.

Mitigation Measures: None are required.

Conclusion: Impacts would be *less than significant*.

- ii. Law enforcement and public protection are provided by the City of Lemoore Police Department. The City's police station is located at 657 Fox Street on the northwest corner of Fox Street and Cinnamon Drive. The station is approximately a mile southeast of the Project site. As discussed, the proposed Project would not induce but accommodate population growth, and therefore would not increase demands for public safety protection. As stated, the Lennar Homes Project applicant is responsible for constructing any infrastructure needed to serve the subdivision and pay the appropriate impact fees. Impacts on police protection services related to population growth would therefore be considered less than significant.

Mitigation Measures: None are required.

Conclusion: Impacts would be *less than significant*.

- iii. The schools that would be accommodating the proposed subdivision are Meadow Lane Elementary School, Liberty Middle School, and Lemoore Union High School. Per the Parks, Schools, and Community Facilities Element of the 2030 General Plan, both the elementary and middle schools are running under capacity. Additionally, the City has identified several sites for a future high school to accommodate population growth as the current high school is running 17% over capacity. The proposed Project site is considered as a viable new high school location; however, a new high school is proposed along Pedersen Avenue in southwest Lemoore and is considered high priority. Since the proposed Project would be accommodating population growth, the impact to schools would be considered less than significant.

Mitigation Measures: None are required.

Conclusion: Impacts would be *less than significant*.

- iv. The proposed Project includes the development of 174 single-family residences along with a 2.14-acre park/basin area. The City is currently maintaining a 5-acre to 1,000 residents park ratio, which exceeds current City Park Standards and Quimby Act

requirements (City of Lemoore , 2008). The Project would have no impact to the City park system as the development would be contributing to the existing park ratio.

Mitigation Measures: None are required.

Conclusion: There would be *no impact*.

- v. The proposed Project does not include any other impacts to public facilities.

Mitigation Measures: None are required.

Conclusion: There would be *no impact*.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than- Significant Impact	No Impact
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3.19 - Recreation

Would the project:

- | | | | | | |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. | 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. | Include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

The proposed annexation for the non-contiguous rural residential lot would have no impact to or be impacted by recreation facilities as no new development would occur as a result of the annexation. The responses below are in regards to the proposed subdivision development.

Response: a), b) As stated in *Section 3.17.a.iv*, the proposed Project includes the construction of a 2.14-acre open space park/basin area within the subdivision. The population growth accommodated by the Project (174 homes x 3.05 persons per home) is approximately 530 people. The City's General Plan indicates that the City is continuing to maintain its parkland dedication standard of 5 acres of park land per 1,000 residents. The 2.14-acre park land dedication described, complies with that standard. There would be no impact.

Mitigation Measures: None are required.

Conclusion: There would be *no impact*.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than- Significant Impact	No Impact
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3.20 - Transportation and Traffic

Would the project:

- | | | | | | |
|----|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a. | Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. | Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. | Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d. | Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e. | Result in inadequate emergency access? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f. | Conflict with adopted policies, plans, or Programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

The proposed annexation for the non-contiguous rural residential lot would have no impact to transportation and traffic as no new development would occur as a result of the annexation. The responses below are in regards to the proposed subdivision development.

Response: a) The City's transportation policies and requirements are incorporated in its General Plan. The only such policy which is affected by this Project is that requiring that no Level of Service violations be engendered by a Project. Per the City's Circulation Element of the City of Lemoore 2030 General Plan Update (City of Lemoore, 2008), the "City of Lemoore does not currently have any adopted level of service (LOS) standard. However, recent traffic studies have used level of service D as the standard for evaluating project impacts at intersections." A LOS of D is characterized by congestion with average vehicle speeds decreasing below the user's desired level for two and four lane roads. The Level of Service for Hanford Armona Road is C and for Liberty Drive is A; the daily traffic of the Project site is, 1,665 cars per day (9.67 trips per day per residence; see *Section 3.3 - Air Quality*; 9.67 x 174 residences). As discussed in the Population and Housing Section, the Project will be accommodating future population growth, that being said, the calculated trips per day is considered the worst-case scenario. It is assumed that the LOS of the surrounding streets would remain the same. Additionally, trips to bring materials for construction to the site would be temporary. Therefore, the Project would not conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system. Impacts would be less than significant.

Mitigation Measures: None are required.

Conclusion: Impacts would be *less than significant*.

Response: b) Neither the City of Lemoore or Kings County has an adopted congestion management program. Therefore, there would be no impact.

Mitigation Measures: None are required.

Conclusion: There would be *no impact*.

Response: c) As discussed, there are no public airports or private airstrips within the vicinity of the Project site and the Project does not include the construction of any structures that would interfere with air traffic patterns. Therefore, there would be no impact.

Mitigation Measures: None are required.

Conclusion: There would be *no impact*.

Response: d), e) The Project would not involve design features that would increase hazards or involve the development of incompatible uses. It would also not result in inadequate emergency access. Therefore, there would be no impact.

Mitigation Measures: None are required.

Conclusion: There would be *no impact*.

Response: f) The Project would not affect existing pedestrian and bicycle facilities within the surrounding area. There is no conflict with the Kings County's 2005 Regional Bicycle Plan; therefore, there would be no impact.

Mitigation Measures: None are required.

Conclusion: There would be *no impact*.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than- Significant Impact	No Impact
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3.21 - Tribal Cultural Resources

Would the project:

- a. 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:

i. 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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii. 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.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The proposed annexation for the non-contiguous rural residential lot would have no impact to tribal cultural resources as no new development would occur as a result of the annexation. The responses below are in regards to the proposed subdivision development.

Response: a) The Project is not located within an area with known tribal cultural resources. As discussed in the *Section 3.9 - Cultural Resources*, there are no historical resources located on or within the vicinity of the Project site. Additionally, consultation has been requested

from the local tribes; however, no responses have been received. Therefore, the proposed Project would have no impact to tribal cultural resources.

Mitigation Measures: None are required.

Conclusion: There would be *no impact*.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than- Significant Impact	No Impact
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3.22 - Utilities and Service Systems

Would the project:

a.	Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b.	Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c.	Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d.	Have sufficient water supplies available to serve the project from existing entitlements and resources, or would new or expanded entitlements be needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e.	Result in a determination by the wastewater treatment provider that 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f.	Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g.	Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The proposed annexation for the non-contiguous rural residential lot would have no impact to utilities and service systems as no new development would occur as a result of the annexation. The responses below are in regards to the proposed subdivision development.

Response: a), b), c), d), e), f), g) Like public services, the Project applicant is required to either extend the needed utility infrastructure or pay impact fees to accommodate the subdivision's

impact to local utility and infrastructure systems. The City's wastewater facilities, water system, storm drainage system, and solid waste disposal programs have capacity for, or are planned to maintain capacity for, community growth in accord with the adopted General Plan.

Mitigation Measures: None are required.

Conclusion: Impacts would be *less than significant*.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
3.23 - Mandatory Findings of Significance				
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, 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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are significant when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Does the project have environmental effects that would cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Response: a) As evaluated in this IS/MND, the proposed Project would not substantially 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 an endangered, rare, or threatened species; or eliminate important examples of the major periods of California history or prehistory. Mitigation measures have been included to lessen the significance of potential impacts. Similar mitigation measures would be expected of other projects in the surrounding area, most of which share a similar cultural paleontological and biological resources. Consequently, the incremental effects of the proposed project, after mitigation, would not contribute to an adverse cumulative impact on these resources. Therefore, the Project would have a less-than-significant impact with mitigation incorporated.

Mitigation Measures:

Implement Mitigation Measures MM 3.8.1 through MM 3.8.5, MM CUL 3.9.1 through MM 3.9.3 and MM 3.12.1.

Conclusion:

Impacts would be *less than significant with mitigation incorporated*.

Response: b) As described in the impact analyses in Sections 3.5 through 3.22 of this IS/MND, any potentially significant impacts of the proposed Project would be reduced to a less-than significant level following incorporation of the mitigation measures listed in *Appendix A – Mitigation Monitoring and Reporting Program*. All planned projects in the vicinity of the proposed Project would be subject to review in separate environmental documents and required to conform to the City of Lemoore General Plan, zoning, mitigate for project-specific impacts, and provide appropriate engineering to ensure the development meets are applicable federal, State and local regulations and codes. As currently designed, and with compliance of the recommended mitigation measures, the proposed Project would not contribute to a cumulative impact. Thus, the cumulative impacts of past, present, and reasonably foreseeable future projects would be less than cumulatively considerable.

Mitigation Measures:

Implement Mitigation Measures MM 3.8.1 through MM 3.8.5, MM CUL 3.9.1 through MM 3.9.3 and MM 3.12.1.

Conclusion:

Impacts would be *less than significant with mitigation incorporated*.

Response: c) All of the Project's impacts, both direct and indirect, that are attributable to the Project were identified and mitigated to a less than significant level. As shown in *Appendix A - Mitigation Monitoring and Reporting Program*, the Project proponent has agreed to implement mitigation substantially reducing or eliminating impacts of the Project. All planned projects in the vicinity of the proposed Project would be subject to review in separate environmental documents and required to conform to the City of Lemoore General Plan, zoning, mitigate for project-specific impacts, and provide appropriate engineering to ensure the development meets are applicable federal, State and local regulations and codes. Thus, the cumulative impacts of past, present, and reasonably foreseeable future projects would be less than cumulatively considerable. Therefore, the proposed Project would not either directly or indirectly cause substantial adverse effects on human beings because all potentially adverse direct impacts of the proposed Project are identified as having no impact, less than significant impact, or less than significant impact with mitigation incorporated.

Mitigation Measures:

Implement Mitigation Measures MM 3.8.1 through MM 3.8.5, MM CUL 3.9.1 through MM 3.9.3 and MM 3.12.1.

Conclusion:

Impacts would be *less than significant with mitigation incorporated.*

SECTION 4 - REFERENCES

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MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Timeframe	Responsible Monitoring Agency	Date	Initial
<p>MM 3.8.1: A qualified biologist shall conduct a pre-construction survey on the Project site and within 500 feet of its perimeter within 14 days and no more than 30 days prior to the start of construction activities.</p> <p>If any evidence of occupation of the Project site by listed or other special-status species is subsequently observed, a buffer shall be established by a qualified biologist that results in sufficient avoidance to comply with applicable regulations. If sufficient avoidance cannot be established, the United States Fish and Wildlife Service and California Department of Fish and Game shall be contacted for further guidance and consultation on additional measures. The Project proponent shall obtain any required permits from the appropriate wildlife agency. Copies of all permits and evidence of compliance with applicable regulations shall be submitted to the lead agency.</p> <p>The following buffer distances shall be established prior to construction activities:</p> <ul style="list-style-type: none"> • San Joaquin kit fox or American badger potential den: 50 feet; • San Joaquin kit fox known den: 100 feet; • San Joaquin kit fox or American badger pupping den: contact the California Department of Fish and Game and United States Fish and Wildlife Service; • Burrowing owl burrow outside of breeding season: 160 feet; • Burrowing owl burrow during breeding season: 250 feet; • Swainson's hawk nest during breeding season: ½ mile; • Other protected raptor nests during the breeding season: 300 feet; 	Prior to construction	Lead Agency		

<ul style="list-style-type: none"> • Other protected nesting migratory bird nests during the breeding season: 50 feet; and • Other special-status wildlife species: as recommended by qualified biologist. 				
MM 3.8.2: A qualified biologist shall be obtained to assist in the removal of the on-site trees. The removal of trees shall be done between February 15 th to August 15 th to avoid potential impacts with nesting birds.	Prior to construction	Lead Agency		
<p>MM 3.8.3: If initial grading activities are planned during the potential nesting season for migratory birds/raptors that may nest on or near the Project site, the preconstruction survey shall evaluate the sites and accessible lands within an adequate buffer for active nests of migratory birds/raptors. If any nesting birds/raptors are observed, a qualified biologist shall determine buffer distances and/or the timing of Project activities so that the proposed Project does not cause nest abandonment or destruction of eggs or young. This measure shall be implemented so that the proposed Project remains in compliance with the Migratory Bird Treaty Act and applicable state regulations.</p> <p>If nesting raptors are identified during the surveys, active raptor nests should be avoided by 500 feet and all other migratory bird nests should be avoided by 250 feet. Avoidance buffers may be reduced if a qualified and approved on-site monitor determines that encroachment into the buffer area is not affecting nest building, the rearing of young, or otherwise affect the breeding behaviors of the resident birds. Avoidance buffers can also be reduced through consultation with the CDFW and USFWS. If Swainson's hawks are found to nest within the survey area, active Swainson's hawk nests shall be avoided by 0.5 mile unless this avoidance buffer is reduced through consultation with the CDFW and/or USFWS.</p> <p>No construction or earth-moving activity shall occur within a non-disturbance buffer until it is determined by a qualified biologist that the young have fledged (that is, left the nest) and have attained sufficient flight skills to avoid Project construction areas. This typically occurs by early July, but September 1st is considered the end of the nesting period unless otherwise determined by a qualified biologist. Once raptors have completed nesting and young have</p>	Prior to construction	Lead Agency		

fledged, disturbance buffers will no longer be needed and can be removed, and monitoring can be terminated.

MM 3.8.4: If any burrowing owl burrows are observed during the preconstruction survey, avoidance measures shall be consistent and in accordance with protocols outlined in the Burrowing Owl Survey Protocol and Mitigation Guidelines (Burrowing Owl Consortium 1993) and the Staff Report on Burrowing Owl Mitigation (CDFW 2012). Active burrows shall be avoided, but if avoidance is not possible then compensation shall be provided for the active or passive displacement of western burrowing owls, and habitat acquisition and the creation of artificial dens for any western burrowing owls shall be provided for any owls relocated from construction areas. These measures are outlined as follows:

1. A pre-construction survey of construction area, including a 150-meter buffer (500 feet), shall be conducted no less than 14 days and no more than 30 days prior to ground disturbing activities. If more than 30 days lapse between the time of the pre-construction survey and the start of ground-disturbing activities, another pre-construction survey shall be completed. The second survey (or other subsequent surveys if necessary) shall be conducted and timed to occur sometime between 30 days and 24 hours prior to ground disturbance.
2. If western burrowing owls are present on the construction site (or within 500 feet of the construction site), exclusion fencing shall be installed between the nest site or active burrow and any earth-moving activity or other disturbance. Exclusion areas shall extend 160 feet around occupied burrows during the non-breeding season (September 1 through January 31) and extend 250 feet around occupied burrows during the breeding season (February 1 through August 31) as described in The California Burrowing Owl Consortium's Survey Protocol and Mitigation Guidelines (California Burrowing Owl Consortium 1993).
3. If western burrowing owls are present in the non-breeding season and must be passively relocated from the Project site, passive relocation shall not commence until October 1st and must be completed by February 1st. Passive relocation must only be conducted by a qualified biologist or ornithologist and with approval by CDFW. After passive relocation, the area where owls occurred and its immediate vicinity shall be monitored

Prior to construction

Lead Agency

by a qualified biologist daily for one week and once per week for an additional two weeks to document that owls are not reoccupying the site.

If permanent impacts to nesting, occupied and satellite burrows, or burrowing owl habitat occur, compensation shall be based upon the number of owls or pairs of owls relocated from the construction area. Compensation acreage shall be determined as described in the CDFW's Staff Report on Burrowing Owl Mitigation (CDFW 2012).

MM 3.8.5: The measures listed below shall be implemented during construction:

1. Pre-construction surveys shall be conducted no fewer than 14 days and no more than 30 days prior to the beginning of ground disturbance and/or construction activities. If any San Joaquin kit fox dens are found during preconstruction surveys, exclusion zones shall be placed in accordance with USFWS Recommendations using the following:

San Joaquin kit fox USFWS Exclusion Zone Recommendations

Den Type	Recommendation
Potential Den	50-foot radius
Known Den	100-foot radius
Natal/Pupping Den (Occupied and Unoccupied)	Contact U.S. Fish and Wildlife Service for guidance
Atypical Den	50-foot radius

2. If any den must be removed, it must be appropriately monitored and excavated by a trained wildlife biologist. Destruction of natal dens and other "known" kit fox dens must not occur until authorized by USFWS. Replacement dens will be required if such dens are removed. Potential dens that are removed do not need to be replaced if they are determined to be inactive by using standard monitoring techniques (e.g., applying tracking medium around the den opening and monitoring for San Joaquin kit fox tracks for three consecutive nights).
3. Project-related vehicles shall observe a daytime speed limit of 20-mph throughout the site in all Project areas, except on County roads and State and federal highways; this is particularly important at night when kit foxes

During construction

Lead Agency

<p>and badgers are most active. Night-time construction shall be minimized to the extent possible. However, if construction at night does occur, then the speed limit shall be reduced to 10-mph. Off-road traffic outside of designated Project areas shall be prohibited.</p>				
<p>4. To prevent inadvertent entrapment of kit foxes or other animals during the construction phase of a Project, all excavated, steep-walled holes or trenches more than 2-feet deep should be covered at the close of each working day by plywood or similar materials. If the trenches cannot be closed, one or more escape ramps constructed of earthen-fill or wooden planks shall be installed. Before such holes or trenches are filled, they shall be thoroughly inspected for trapped animals. If at any time a trapped or injured kit fox is discovered, the USFWS and the CDFW shall be contacted at the addresses provided below.</p>				
<p>5. Kit foxes are attracted to den-like structures such as pipes and may enter stored pipes and become trapped or injured. All construction pipes, culverts, or similar structures with a diameter of 4-inches or greater that are stored at a construction site for one or more overnight periods shall be thoroughly inspected for kit foxes before the pipe is subsequently buried, capped, or otherwise used or moved in any way. If a kit fox is discovered inside a pipe, that section of pipe shall not be moved until the USFWS has been consulted. If necessary, and under the direct supervision of the biologist, the pipe may be moved only once to remove it from the path of construction activity, until the fox has escaped.</p>				
<p>6. All food-related trash items such as wrappers, cans, bottles, and food scraps shall be disposed of in securely closed containers and removed at least once a week from a construction or Project sites.</p>				
<p>7. No pets, such as dogs or cats, shall be permitted on the Project sites to prevent harassment, mortality of kit foxes, or destruction of dens.</p>				
<p>8. Use of rodenticides and herbicides in Project areas shall be restricted. This is necessary to prevent primary or secondary poisoning of kit foxes and the depletion of prey populations on which they depend. All uses of such compounds shall observe label and other restrictions mandated by the U.S. Environmental Protection Agency, California Department of Food and Agriculture, and other State and Federal legislation, as well as additional</p>				

<p>Project-related restrictions deemed necessary by the USFWS. If rodent control must be conducted, zinc phosphide shall be used because of a proven lower risk to kit fox.</p> <p>9. A representative shall be appointed by the Project proponent who will be the contact source for any employee or contractor who might inadvertently kill or injure a kit fox or who finds a dead, injured or entrapped kit fox. The representative will be identified during the employee education program and their name and telephone number shall be provided to the USFWS.</p> <p>10. An employee education program shall be conducted. The program shall consist of a brief presentation by persons knowledgeable in San Joaquin kit fox biology and legislative protection to explain endangered species concerns to contractors, their employees, and military and/or agency personnel involved in the Project. The program shall include: a description of the San Joaquin kit fox and its habitat needs; a report of the occurrence of kit fox in the Project area; an explanation of the status of the species and its protection under the Endangered Species Act; and a list of measures being taken to reduce impacts to the species during Project construction and implementation. A fact sheet conveying this information shall be prepared for distribution to the previously referenced people and anyone else who may enter the Project sites.</p> <p>11. Upon completion of the Project, all areas subject to temporary ground disturbances, including storage and staging areas, temporary roads, pipeline corridors, etc. shall be re-contoured if necessary, and revegetated to promote restoration of the area to pre-Project conditions. An area subject to "temporary" disturbance means any area that is disturbed during the Project, but after Project completion will not be subject to further disturbance and has the potential to be revegetated. Appropriate methods and plant species used to revegetate such areas should be determined on a site-specific basis in consultation with the USFWS, CDFW, and revegetation experts.</p> <p>12. In the case of trapped animals, escape ramps or structures should be installed immediately to allow the animal(s) to escape, or the USFWS shall be contacted for guidance.</p>				
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<p>13. Any contractor, employee, or military or agency personnel who are responsible for inadvertently killing or injuring a San Joaquin kit fox shall immediately report the incident to their representative. This representative shall contact the CDFW immediately in the case of a dead, injured or entrapped kit fox. The CDFW contact for immediate assistance is State Dispatch at (916)445-0045. They will contact the local warden or CDFW representative, the wildlife biologist, at (530)934-9309. The USFWS shall be contacted at the numbers below.</p> <p>14. The Sacramento Fish and Wildlife Office of USFWS and CDFW shall be notified in writing within three working days of the accidental death or injury to a San Joaquin kit fox during Project-related activities. Notification must include the date, time, and location of the incident or of the finding of a dead or injured animal and any other pertinent information. The USFWS contact is the Chief of the Division of Endangered Species, at the addresses and telephone numbers below. The CDFW contact can be reached at 1701 Nimbus Road, Suite A, Rancho Cordova, California 95670, (530) 934-9309.</p> <p>15. All sightings of the San Joaquin kit fox shall be reported to the California Natural Diversity Database (CNDDDB). A copy of the reporting form and a topographic map clearly marked with the location of where the kit fox was observed shall also be provided to the Service at the address below.</p> <p>Any Project-related information required by the USFWS or questions concerning the above conditions or their implementation may be directed in writing to the U.S. Fish and Wildlife Service at: Endangered Species Division, 2800 Cottage Way, Suite W 2605, Sacramento, California 95825-1846, phone (916) 414-6620 or (916) 414-6600.</p>				
<p>MM 3.9.1: If prehistoric or historic-era cultural or archaeological materials are encountered during construction activities, all work within 25 feet of the find shall halt until a qualified professional archaeologist, meeting the Secretary of the Interior's Professional Qualification Standards for prehistoric and historic archaeologist, can evaluate the significance of the find and make recommendations. Cultural resource materials may include prehistoric resources such as flaked and ground stone tools and debris, shell, bone, ceramics, and fire-affected rock as well as historic resources such as glass, metal, wood, brick, or structural remnants. If the qualified professional</p>	<p>During construction</p>	<p>Lead Agency</p>		

archaeologist determines that the discovery represents a potentially significant cultural resource, additional investigations may be required to mitigate adverse impacts from Project implementation. These additional studies may include avoidance, testing, and evaluation or data recovery excavation.

If a potentially-eligible resource is encountered, then the qualified professional archaeologist, the Lead Agency, and the Project proponent shall arrange for either 1) total avoidance of the resource or 2) test excavations to evaluate eligibility and, if eligible, total data recovery. The determination shall be formally documented in writing and submitted to the Lead Agency as verification that the provisions for managing unanticipated discoveries have been met.

MM 3.9.2: During any ground disturbance activities, if paleontological resources are encountered, all work within 25 feet of the find shall halt until a qualified paleontologist as defined by the Society of Vertebrate Paleontology Standard Procedures for the Assessment and Mitigation of Adverse Impacts to Paleontological Resources (2010), can evaluate the find and make recommendations regarding treatment. Paleontological resource materials may include resources such as fossils, plant impressions, or animal tracks preserved in rock. The qualified paleontologist shall contact the University of California Museum of Paleontology, or other appropriate facility regarding any discoveries of paleontological resources.

If the qualified paleontologist determines that the discovery represents a potentially significant paleontological resource, additional investigations and fossil recovery may be required to mitigate adverse impacts from Project implementation. If avoidance is not feasible, the paleontological resources shall be evaluated for their significance. If the resources are not significant, avoidance is not necessary. If the resources are significant, they shall be avoided to ensure no adverse effects, or such effects must be mitigated. Construction in that area shall not resume until the resource appropriate measures are recommended or the materials are determined to be less than significant. If the resource is significant and fossil recovery is the identified form of treatment, then the fossil shall be deposited in an accredited and permanent scientific institution. Copies of all correspondence and reports shall be submitted to the Lead Agency.

During ground-disturbing activities

Lead Agency

Construction in that area shall not resume until the resource appropriate measures are recommended or the materials are determined to be less than significant. If the resource is significant and fossil recovery is the identified form of treatment, then the fossil shall be deposited in an accredited and permanent scientific institution. Copies of all correspondence and reports shall be submitted to the Lead Agency.				
MM 3.9.3: If human remains are discovered during construction or operational activities, further excavation or disturbance shall be prohibited pursuant to Section 7050.5 of the California Health and Safety Code. The protocol, guidelines, and channels of communication outlined by the Native American Heritage Commission, in accordance with Section 7050.5 of the Health and Safety Code, Section 5097.98 of the Public Resources Code (Chapter 1492, Statutes of 1982, Senate Bill 297), and Senate Bill 447 (Chapter 44, Statutes of 1987), shall be followed. Section 7050.5(c) shall guide any potential Native American involvement, in the event of discovery of human remains, at the direction of the county coroner.	During construction and operation	Lead Agency		
<p>MM 3.12.1: Prior to ground-disturbing activities, the City shall prepare and implement a Stormwater Pollution Prevention Plan (SWPPP) that specifies best management practices (BMP), with the intent of keeping all products of erosion from moving offsite. The SWPPP shall include contain a site map that shows the construction site perimeter, existing and proposed man-made facilities, stormwater collection and discharge points, general topography both before and after construction, and drainage patterns across the Project site. Additionally, the SWPPP shall contain a visual monitoring program and a chemical monitoring program for non-visible pollutants to be implemented (if there is a failure of best management practices). The requirements of the SWPPP and BMPs shall be incorporated into design specifications and construction contracts. Recommended best management practices for the construction phase may include the following:</p> <ul style="list-style-type: none"> • Stockpiling and disposing of demolition debris, concrete, and soil properly. • Protecting any existing storm drain inlets and stabilizing disturbed areas. 	Prior to ground-disturbing activities	Lead Agency		

<ul style="list-style-type: none"> • Implementing erosion controls. • Properly managing construction materials. • Managing waste, aggressively controlling litter, and implementing sediment controls. 				
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119 Fox Street • Lemoore, California 93245 • (559) 924-6700 • Fax (559) 924-9003

Staff Report

Item No: 4-2

To: Lemoore City Council

From: Frank Rivera, Acting Public Works Director

Date: June 7, 2017 Meeting Date: June 20, 2017

Subject: Assessment of Annual Levy for Fiscal Year 2017-2018 for Landscape and Lighting Maintenance District Number 1 (LLMD) Zones 1 through 13 (Resolution 2017-18) and Public Facilities Maintenance District Number 1 (PFMD) Zones 1 through 6 (Resolution 2017-19)

Strategic Initiative:

- | | |
|---|--|
| <input type="checkbox"/> Safe & Vibrant Community | <input type="checkbox"/> Growing & Dynamic Economy |
| <input type="checkbox"/> Fiscally Sound Government | <input type="checkbox"/> Operational Excellence |
| <input checked="" type="checkbox"/> Community & Neighborhood Livability | <input type="checkbox"/> Not Applicable |

Proposed Motion:

Adopt Resolution 2017-18 and Resolution 2017-19, confirming the diagram and assessment of the annual levy for Fiscal Year 2017-2018 for Landscape and Lighting Maintenance District Number 1, Zones 1 through 13 and Public Facilities Maintenance District Number 1, Zones 1 through 6.

Subject/Discussion:

The Engineer's Report prepared by Willdan Financial Services documenting the need for, and costs of, the proposed assessments, was presented to City Council on June 6, 2017. The Engineer's Report is the basis for the adoption of Resolutions of Intent to Levy and Collect Annual Assessments for fiscal year 2017-2018 within Zones 1, 3, 5, 6, 7, 8A, 8B, 9, 10, 11, 12, and 13 of the City of Lemoore Landscape and Lighting Maintenance District Number 1 (LLMD) and Zones 1, 2, 3, 4, 5, and 6 of the City of Lemoore and Public Facilities Maintenance District Number 1 (PFMD).

The levies for fiscal year 2017-2018 differ in each zone due to varying amounts of facilities and improvements to be maintained, and different ratios between the amount of facilities and improvements and the number of housing units responsible for the maintenance. Listed below by zone are the current levies and the proposed levies.

<u>LLMD District No.1</u>	<u>2016/17</u>	<u>2017/18</u>
Zone 1 Westfield Park/Windsor Court/Cambridge Park	\$135.00	\$135.00
Zone 3 Silva Estates	\$55.42	\$47.22
Zone 5 Wildflower Meadows	\$62.32	\$62.32
Zone 6 Capistrano	\$15.78	\$15.78
Zone 7 Silverado Estates	\$78.22	\$78.22
Zone 8A Country Club Villas	\$107.92	\$59.20
Zone 8B Country Club Villas/The Greens	\$107.92	\$119.80
Zone 9 Manzanita at Lemoore/La Dante Rose	\$46.62	\$46.62
Zone 10 Avalon	\$125.76	\$125.76
Zone 11 Self Help	\$53.32	\$53.32
Zone 12 Summerwind/College Park	\$145.00	\$74.90
Zone 13 Covington Place	\$150.00	\$150.00

<u>PFMD District No.1</u>	<u>2016/17</u>	<u>2017/18</u>
Zone 1 The Landing	\$552.10	\$629.50
Zone 2 Liberty	\$676.56	\$729.82
Zone 3 Silva Estates Phase 10	\$709.96	\$738.68
Zone 4 Parkview Estates	\$529.90	\$564.90
Zone 5 East Village Park/Anniston Place	\$818.58	\$677.00
Zone 6 Heritage Acres	\$531.88	\$567.80

Financial Consideration(s):

Estimated ending fund balance for fiscal year 2016-2017:

<u>LLMD District No.1</u>			
Zone 1	(\$216,107)	Zone 8B	\$25,081
Zone 3	\$22,344	Zone 9	\$10,358
Zone 5	(\$24,288)	Zone 10	(\$55,957)
Zone 6	(\$11,913)	Zone 11	(\$29,231)
Zone 7	(\$47,054)	Zone 12	\$315,748
Zone 8A	\$50,163	Zone 13	(\$26,131)

<u>PFMD District No.1</u>			
Zone 1	\$450,046	Zone 4	\$58,617
Zone 2	\$1,441,289	Zone 5	\$312,408
Zone 3	\$456,596	Zone 6	\$145,906

Alternatives or Pros/Cons:**Pros:**

- Ensures the ability for the City to levy assessments to fund improvements throughout the City in the respective zones.

Cons:

- Not all of the assessments for fiscal year 2017-2018 will cover the costs for maintenance for each zone.

Commission/Board Recommendation:

Not applicable.

Staff Recommendation:

Staff recommends approval of the Engineer's Report for fiscal year 2017-2018 and adoption of the resolutions.

Attachments:

- ☒ Resolutions: 2017-18 & 2017-19
- ☐ Ordinance:
- ☐ Map
- ☐ Contract
- ☐ Other
- List:

Review:

- ☒ Finance
- ☒ City Attorney
- ☒ City Manager
- ☒ City Clerk

Date:

- 6/13/17
- 6/15/17
- 6/13/17
- 6/15/17

RESOLUTION 2017-18

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LEMOORE
CONFIRMING THE DIAGRAM AND ASSESSMENT OF ANNUAL LEVY
FOR FISCAL YEAR 2017-2018 FOR LANDSCAPING AND LIGHTING
MAINTENANCE DISTRICT NO. 1
ZONES 01, 03, 05, 06, 07, 08A, 08B, 09, 10, 11, 12 AND 13**

WHEREAS, pursuant to the provisions of the Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code (“Landscaping & Lighting Act”) and according to the procedures in the Proposition 218 Omnibus Implementation Act (Government Code Sections 53750-53753.5, inclusive) (the “Implementation Act”), and Article XIID of the California Constitution (“Proposition 218”), the City Council of the City of Lemoore declared its intention to form, conducted all proceedings to form and did form Landscaping and Lighting Maintenance District No. 1 of the City of Lemoore (the “District”), and has thereafter levied and collected annual special benefit assessments for maintenance, operation, repair and periodic replacement of certain landscaping, parks, appurtenant facilities and improvements within the District including incidental expenses and fund balances authorized by the Landscaping & Lighting Act that provide particular and distinct special benefits to the various lots and parcels assessed over and above general benefits conferred on such lots and parcels and the public at large; and

WHEREAS, at the direction of the City Council, Willdan Financial Services has prepared and filed with the City Clerk a report entitled “Landscape and Lighting Maintenance District No. 1 Engineer’s Annual Report, dated May 2017” (the “Engineer’s Report”), to which reference is hereby made, which Engineer’s Report contains a description of the general nature, location and extent of the existing facilities and improvements within Zones 01 – 13 of the District, an estimate of the costs of the maintenance, operation, repair and periodic replacement of the facilities and improvements including incidental expenses and fund balances authorized by the Landscaping & Lighting Act (the Services), a diagram showing the boundaries of the District and Zones 01 – 13 therein, the lines and dimensions of each lot or parcel of land with Zones 01 – 13 and the descriptions of and proposed assessments on the assessable lots and parcels of land within Zones 01 – 13; and

WHEREAS, at a regular meeting on June 6, 2017, the City Council declared its intention to levy and collect the annual assessments for the costs of providing the Services within Zones 01 – 13 for the 2017-2108 fiscal year; and

WHEREAS, the amount of the assessments proposed in the Engineer’s Report for Zones 01 – 13 of the District for the 2017-2018 fiscal year do not exceed the maximum assessment rates

authorized in each Zone; Zones 01, 05, 06, 07, 09, 10, 11 and 13 are unchanged from the previous fiscal year, Zone 08B is being increased fiscal year and Zone 03, 08A and 12 are being reduced; and

WHEREAS, the proceeds of the assessments will be used exclusively to finance the expenses for providing the Services for the 2017-2018 fiscal year, that provide particular and distinct special benefits to the various lots and parcels in each Zone above the general benefits conferred on such lots and parcels and the public at large; and

WHEREAS, no substantial changes are proposed to be made in the existing facilities and improvements, and no new facilities or improvements are proposed in Zones 01 – 13 in fiscal year 2017-2018; and

WHEREAS, the amount of the assessment on each lot or parcel in Zones 01 – 13 is proportional to and no greater than the special benefits conferred on such lot or parcel from the Services; and

WHEREAS, after notice of the hearing was published pursuant to Streets & Highways Code Section 22626(a) and Government Code Section 6061, the City Council conducted a public hearing and heard and considered all objections and protests to the proposed assessments; and

WHEREAS, the City Council has determined that there is not a majority protest to the proposed annual assessments by property owners in Zones 01 – 13;

THEREFORE, the City Council of the City of Lemoore resolves, finds and determines as follows:

1. The recitals in this resolution, above, are true and correct.
2. The territory within Zones 01 – 13 of the District, whose boundaries are set forth in the Engineer's Report, will be the territory particularly, distinctly and specially benefited, over and above the general benefits conferred on such territory and the public at large, from the Services described in the Engineer's Report.
3. The hearing on the annual levy of assessments in Zones 01 – 13 of the District was noticed and held in accordance with law.
4. The Engineer's Report, including the diagram of Zones 01 – 13 and the assessment of the estimated costs of Services contained in the Engineer's Report for the 2017-2018 fiscal

year, and each and every part of the Engineer's Report, is adopted, confirmed and approved as submitted or amended herein by direction of the City Council.

5. The assessment diagrams showing Zones 01 – 13 and the lots and parcels of land therein, all as contained in the Engineer's Report, are approved and confirmed as the diagrams of the lots and parcels within Zones 01 – 13 to be assessed to pay the costs of the Services described in the Engineer's Report for the 2017-2018 fiscal year.
6. The assessment of the total amount of the costs and the individual assessments thereof on the lots and parcels within Zones 01 – 13 in proportion to the special benefits to be conferred on each such lot or parcel from the Services, and of the expenses incidental thereto, as set forth in the Engineer's Report as approved, are approved and confirmed as the annual assessments for Zones 01 – 13 for the 2017-2018 fiscal year to pay such costs.
7. The levy of the annual assessments within Zones 01 – 13 of the District for fiscal year 2017-2018, as described in the Engineer's Report as approved, are hereby ordered.
8. The City Clerk is authorized and directed to file the diagram of Zones 01 – 13 of the District and assessments therein, or a certified copy thereof, as approved and confirmed by the Council and containing all information and statements required by Streets & Highways Code Section 3114, with the Kings County Auditor immediately after adoption of this resolution.
9. This resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED by the City Council of the City of Lemoore at a regular meeting held on the 20th day of June 2017 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

APPROVED:

Mary J. Venegas
City Clerk

Ray Madrigal
Mayor

RESOLUTION 2017-19

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LEMOORE
CONFIRMING THE DIAGRAM AND ASSESSMENT OF ANNUAL LEVY
FOR FISCAL YEAR 2017-2018 FOR PUBLIC FACILITIES
MAINTENANCE DISTRICT NO. 1 ZONES 01, 02, 03, 04, 05 AND 06**

WHEREAS, pursuant to Chapter 10 of Title 7 of the Lemoore Municipal Code, as enacted by Ordinance No. 2006-01 (the “Ordinance”), and according to the procedures in the Proposition 218 Omnibus Implementation Act (Government Code Sections 53750-53753.5, inclusive) (the “Implementation Act”), Article XIID of the California Constitution (“Proposition 218”) and, to the extent not inconsistent with the Ordinance, the procedures in the State Landscaping and Lighting Act of 1972 (Chapter 2 of Part of Division 15 of the California Streets & Highways Code) (the “Landscaping & Lighting Act”), the City Council of the City of Lemoore declared its intention to form, conducted all proceedings to form and did form Public Facilities Maintenance District No. 1 of the City of Lemoore (the “District”), and has thereafter levied and collected annual special benefit assessments for maintenance, operation, repair and periodic replacement of certain landscaping, street lights, local street paving, parks, appurtenant facilities and improvements within the District including incidental expenses and fund balances authorized by the Ordinance and Landscaping & Lighting Act that provide particular and distinct special benefits to the various lots and parcels assessed over and above general benefits conferred on such lots and parcels and the public at large; and

WHEREAS, at the direction of the City Council, Willdan Financial Services has prepared and filed with the City Clerk a report entitled “Public Facilities Maintenance District No. 1, Engineer’s Annual Report dated May 2017” (the “Engineer’s Report”), to which reference is hereby made, which Engineer’s Report contains a description of the general nature, location and extent of the existing facilities and improvements within Zones 01 – 06 of the District, an estimate of the costs of the maintenance, operation, repair and periodic replacement of the facilities and improvements including incidental expenses and fund balances authorized by the Ordinance and Landscaping & Lighting Act (the Services), a diagram showing the boundaries of the District and Zones 01 – 06 therein, the lines and dimensions of each lot or parcel of land with Zones 01 – 06 and the descriptions of and proposed assessments on the assessable lots and parcels of land within Zones 01 – 06; and

WHEREAS, at a regular meeting on June 6, 2017, the City Council declared its intention to levy and collect the annual assessments for the costs of providing the Services within Zones 01 – 06 for the 2017-2108 fiscal year; and

WHEREAS, the amount of the assessments proposed in the Engineer's Report for Zones 01 – 06 of the District for the 2017-2018 fiscal year are less than the maximum assessments authorized in each Zone; Zone 01, 02, 03, 04 and 06 are being increased from the previous fiscal year and Zone 05 is being reduced from the previous fiscal year; and

WHEREAS, the proceeds of the assessments will be used exclusively to finance the expenses for providing the Services for the 2017-2018 fiscal year, that provide particular and distinct special benefits to the various lots and parcels in each Zone above the general benefits conferred on such lots and parcels and the public at large; and

WHEREAS, no substantial changes are proposed to be made in the existing facilities and improvements, and no new facilities or improvements are proposed in Zones 01 – 06 in fiscal year 2017-2018; and

WHEREAS, the amount of the assessment on each lot or parcel in Zones 01 – 06 is proportional to and no greater than the special benefits conferred on such lot or parcel from the Services; and

WHEREAS, after notice of the hearing was published pursuant to Streets & Highways Code Section 22626(a) and Government Code Section 6061, the City Council conducted a public hearing and heard and considered all objections and protests to the proposed assessments; and

WHEREAS, the City Council has determined that there is not a majority protest to the proposed annual assessments by property owners in Zones 01 – 06;

THEREFORE, the City Council of the City of Lemoore resolves, finds and determines as follows:

1. The recitals in this resolution, above, are true and correct.
2. The territory within Zones 01 – 06 of the District, whose boundaries are set forth in the Engineer's Report, will be the territory particularly, distinctly and specially benefited, over and above the general benefits conferred on such territory and the public at large, from the Services described in the Engineer's Report.
3. The hearing on the annual levy of assessments in Zones 01 – 06 of the District was noticed and held in accordance with law.
4. The Engineer's Report, including the diagram of Zones 01 – 06 and the assessment of the estimated costs of Services contained in the Engineer's Report for the 2017-2018 fiscal

year, and each and every part of the Engineer's Report, is adopted, confirmed and approved as submitted or amended herein by direction of the City Council.

5. The assessment diagrams showing Zones 01 – 06 and the lots and parcels of land therein, all as contained in the Engineer's Report, are approved and confirmed as the diagrams of the lots and parcels within Zones 01 – 06 to be assessed to pay the costs of the Services described in the Engineer's Report for the 2017-2018 fiscal year.
6. The assessment of the total amount of the costs and the individual assessments thereof on the lots and parcels within Zones 01 – 06 in proportion to the special benefits to be conferred on each such lot or parcel from the Services, and of the expenses incidental thereto, as set forth in the Engineer's Report as approved, are approved and confirmed as the annual assessments for Zones 01 – 06 for the 2017-2018 fiscal year to pay such costs.
7. The levy of the annual assessments within Zones 01 – 06 of the District for fiscal year 2017-2018, as described in the Engineer's Report as approved, are hereby ordered.
8. The City Clerk is authorized and directed to file the diagram of Zones 01 – 06 of the District and assessments therein, or a certified copy thereof, as approved and confirmed by the Council and containing all information and statements required by Streets & Highways Code Section 3114, with the Kings County Auditor immediately after adoption of this resolution.
9. This resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED by the City Council of the City of Lemoore at a regular meetings held on the 20th day of June by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

APPROVED:

Mary J. Venegas
City Clerk

Ray Madrigal
Mayor



City of Lemoore

Landscape and Lighting Maintenance District No. 1

Engineer's Annual Report **Fiscal Year 2017/2018**

Intent Meeting: June 6, 2017

Public Hearing: June 20, 2017

**CITY OF LEMOORE
119 FOX STREET
LEMOORE, CA 93245**

MAY 2017

PREPARED BY

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ENGINEER'S REPORT AFFIDAVIT

City of Lemoore Landscape and Lighting Maintenance District No. 1 For Fiscal Year 2017/2018

City of Lemoore, Kings County, State of California

This Report and the enclosed descriptions, budgets and diagram outline the proposed improvements and assessments for the Landscape and Lighting Maintenance District No. 1 in the City of Lemoore for Fiscal Year 2017/2018, which includes each lot, parcel, and subdivision of land within said District, as the same existed at the time of the passage of the Resolution of Intention. Reference is hereby made to the Kings County Assessor's maps for a detailed description of the lines and dimensions of parcels within the District. The undersigned respectfully submits the enclosed Report as directed by the City Council.

Dated this _____ day of _____, 2017.

Willdan Financial Services
Assessment Engineer
On Behalf of the City of Lemoore

By: _____

Jim McGuire
Principal Consultant, Project Manager

By: _____

Richard Kopecky
R. C. E. # 16742

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Introduction

The City of Lemoore ("City"), under the provisions of the Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code ("1972 Act") and in compliance with the substantive and procedural requirements of the California State Constitution, Article XIIIID ("California Constitution") established the assessment district designated as the:

Landscape and Lighting Maintenance District No. 1

Pursuant to the provisions of the 1972 Act and in compliance with the substantive and procedural requirements of the California Constitution, the City has annually levied special benefit assessments within Landscape and Lighting Maintenance District No. 1 ("District") to fund in whole or in part the maintenance and operation of local landscaping improvements that provide special benefits to properties within the District.

In accordance with the 1972 Act, the District utilizes benefit zones ("Zones") to address variations in the nature, location, and extent of the improvements that provide special benefits to parcels in the District. Within the boundaries of the District, parcels are assigned to a Zone, each of which is associated with specific improvements that provide special benefit to properties within that Zone.

As of Fiscal Year 2016/2017 the District was comprised of the following Zones and developments:

Zone 01 -- Westfield Park/Windsor Court/Cambridge Park

Zone 03 -- Silva Estates 1-9

Zone 05 -- Wildflower Meadows

Zone 06 -- Capistrano

Zone 07 -- Silverado Estates

Zone 08 -- County Club Villas

Zone 9 -- Manzanita at Lemoore 1-3 and La Dante Rose Subdivision

Zone 10 -- Avalon Phases 1-3

Zone 11 -- Self Help

Zone 12 -- Summerwind and College Park

Zone 13 — Covington Place

District Changes

Previous District changes

In Fiscal Year 2016/2017, the City conduct a comprehensive review, analysis and evaluation of the District improvements, benefit zones, and budgets as part of an overall effort to clarify and

ensure that the annual District assessments reflect the special benefits properties receive from the improvements provided and that those assessments are consistent with the provisions of the Landscape and Lighting Act of 1972 and the substantive provisions of the California Constitution Article XIII D. In addition to creating a more comprehensive and detailed Engineer's Report ("Report"), the following District changes were implemented in Fiscal Year 2016/2017.

- Zone 01 (Westfield Park/Windsor Court/Cambridge Park) was established by consolidating the developments and properties previously identified as Zone 1 (Westfield Park) and Zone 2 (Windsor Court 5 and Cambridge Park 3) into a single Zone. It was determined that these developments and properties were contiguous developments that collectively benefit from similar and/or shared improvements and should proportionately be assessed for the overall improvements within and adjacent to those developments and were therefore consolidated into a single Zone.
- Zone 08 (County Club Villas) was established by consolidating the developments and properties previously identified as Zone 8 (County Club Villas Phase 1) and Zone 8A (County Club Villas Phase 2) into a single Zone. It was determined that these developments and properties collectively benefit from the same shared improvements on Golf Link Drive between Iona Avenue and 18th Avenue and should proportionately be assessed for the overall improvements within and adjacent to those developments and were therefore consolidated into a single Zone.
- Zone 12 (Summerwind and College Park) was established by consolidating the developments properties previously identified as Zone 12 (Summerwind and College Park Phases 1-6) and Zone 12A (College Park Phase 7) into a single Zone. While most of the developments in this area are located north of Cinnamon Drive and only a portion is located south of Cinnamon Drive, it was determined that collectively the properties in both areas benefit from similar perimeter landscape improvements and should proportionately be assessed for the overall improvements within and adjacent to those developments.

The above modifications to the District did not increase the amount paid annually by any property owner and did not change the nature or extent of the improvements or maintenance to be provided by the District. The location and extent of the improvements and boundaries of these Zones are shown in the District Diagrams contained in Part IV of this Report.

Fiscal Year 2017/2018 District Changes

On May 2, 2017, in accordance with the provisions of the 1972 Act and the California Constitution the City Council approved the annexation of territory to the District, the establishment of two Sub-Zones, the expansion of improvements to be provided, and new assessments for Zone 08 (County Club Villas and the Greens), previously identified as Zone 08 (County Club Villas). As part of this approval, Zone 08A and Zone 08B were established to address variations in the nature, location, and extent of the improvements that provide special benefits to the parcels in the Zone; the improvements and parcels within Tract No. 752 were annexed to Zone 08B; the improvements provided in Zone 08 (specifically in Zone 08B which incorporates the parcels within Tract No. 752 and Tract No. 758) were expanded to include street lights and the neighborhood park; and new assessments for both Zone 08A and Zone 08B were established commencing in Fiscal Year 2017/2018 including and Assessment Range Formula for the maximum assessments in subsequent fiscal years.

Report Content and Annual Proceedings

This Engineer's Annual Report (the "Report") has been prepared pursuant to Chapter 1, Article 4 and Chapter 3 of the 1972 Act, and presented to the City Council for their consideration and approval of the proposed improvements and services to be provided within the District and the levy and collection of annual assessments related thereto for Fiscal Year 2017/2018. This Report outlines the District zone structure, improvements, and proposed assessments to be levied in connection with the special benefits the properties will receive from the maintenance and servicing of the District improvements for Fiscal Year 2017/2018. The annual assessments to be levied on properties within the District provide a source of funding for the continued operation and maintenance of the landscaping improvements and the types of improvements and services to be provided by the District for the properties within each specified Zone for which properties in those respective Zones receive special benefits.

Each fiscal year, the City establishes the District's assessments based on an estimate of the costs to maintain, operate and service the improvements and based upon available revenues including fund balances, general benefit contributions and additional City contributions and assessment limits. The costs of the improvements and the proposed annual assessments budgeted and assessed against properties within the District may include, but are not limited to the estimated expenditures for regular annual maintenance and repairs; incidental expenditures related to the operation and administration of the District; deficits or surpluses from prior years; revenues from other sources; and the collection of funds for operational reserves and/or periodic repairs, replacements and rehabilitation projects as authorized by the 1972 Act. The net annual cost to provide the improvements for each Zone and/or Sub-Zone (collectively referred to hereafter as "Zones") are allocated to the benefiting properties within those Zones using a weighted method of apportionment (refer to Assessment Methodology in Section II, Method of Apportionment) that calculates the proportional special benefit and assessment for each parcel as compared to other properties that benefit from the District improvements and services. Thus, each parcel is assessed proportionately for only those improvements, services and expenses for which the parcel will receive special benefit.

While the budgets in this Report reflect the estimated costs to fully and adequately provide for the maintenance and operation of the improvements, in some cases, these estimated costs and associated services may not be fully funded by the City's contribution for general benefit costs and the current special benefit assessment revenues. Therefore, in addition to the City's general benefit cost contribution, at the discretion of the City Council, in some Zones the City may provide additional funding to support the improvements and/or implement service reductions. Ultimately, to fully fund the improvements that are considered special benefits in these Zones, it may be necessary in the future to seek increased assessments through a property owner protest ballot proceeding conducted under the provisions of the California Constitution Article XIII D. Although such increases and proceedings are not being conducted this fiscal year and the proposed District assessments for Fiscal Year 2017/2018 are not being increased over the currently authorized maximum assessments, the possibility of such assessment increases may be considered in the future.

The word "parcel," for the purposes of this Report, refers to an individual property assigned its own Assessor's Parcel Number ("APN") by the Kings County Assessor's Office. The Kings County Auditor/Controller uses Assessor's Parcel Numbers and specific Fund Numbers to identify properties to be assessed on the tax roll for the District assessments.

At a noticed annual Public Hearing, the City Council will accept all public comments and written protests regarding the District and the annual levy of assessments. Based on those public comments and written protests, the City Council may order amendments to the Report or confirm the Report as submitted. Following final approval of the Report and confirmation of the assessments, the Council will by Resolution, order the improvements to be made and confirm the levy and collection of assessments pursuant to the 1972 Act. The assessments as approved will be submitted to the Kings County Auditor/Controller to be included on the property tax roll for each parcel.

This Report consists of five (5) parts:

Part I

Plans and Specifications: This section provides a general description of the District and the improvements for which parcels are assessed. The proposed assessments as outlined in this Report are based on the improvements and appurtenant facilities that provide a special benefit to the properties within the District and consist of local landscape improvements and operational expenses authorized pursuant to the 1972 Act. The plans and specifications contained in this Report generally describe the nature and extent of the improvements. In conjunction with these general descriptions of the improvements a visual depiction of the landscape improvement areas is provided in the District Diagrams contained in Part IV of this Report. More detailed information regarding the specific plans and specifications associated with each Zone are on file in the Public Works Department and by reference are made part of this Report.

Part II

Method of Apportionment: This section includes a discussion of the general and special benefits associated with the improvements to be provided within the District (Benefit Analysis), which includes a discussion of the proportional costs of the special benefits and a separation of costs considered to be of general benefit (and therefore not assessed). This section of the Report also outlines the method of calculating each property's proportional special benefit and related annual assessment. The method of apportionment described in this Report utilizes terminology that is slightly different than what has been presented in previous engineer's report, utilizing what is commonly referred to as a "Equivalent Benefit Unit" method of apportionment. Although the method of apportionment is described differently than in the past, the weighted proportionality to each parcel is consistent with the previously adopted method of apportionment for the District and does not change the proportional special benefit or assessments previously approved and adopted for the District.

Part III

District Budgets: An estimate of the annual costs to operate, maintain, and service the landscaping improvements and appurtenant facilities. The budget for each Zone includes an estimate of the maintenance costs and incidental expenses including, but not limited to: labor, materials, utilities, equipment, and administration expenses as well as the collection of other appropriate funding authorized by the 1972 Act and deemed appropriate to fully support the improvements, even though not all costs identified in these budgets are necessarily supported by

the current assessment revenues. Those improvements and/or costs determined to be of general benefit shall be funded by a City contribution. In addition to the general benefit costs, the City may provide additional funding to support the maintenance and operation of the improvements considered to be of special benefit, but City staff shall make the determination of which improvements, and the extent of the services and activities that shall be provided based on available revenues.

Part IV

District Diagrams: This section of the Report contains a series of diagrams showing the boundaries of the Zones within the District for Fiscal Year 2017/2018 which incorporate the parcels determined to receive special benefits from the District improvements. These diagrams also provide a visual depiction of the location of the landscaped areas being maintained. Parcel identification, the lines and dimensions of each lot, parcel and subdivision of land within the District and Zones are shown on the Kings County Assessor's Parcel Maps, and shall include any subsequent lot line adjustments or parcel changes therein. Reference is hereby made to the Kings County Assessor's Parcel Maps for a detailed description of the lines and dimensions of each lot and parcel of land within the District.

Part V

Assessment Roll: The assessment amounts to be levied and collected in Fiscal Year 2017/2018 for each parcel is based on the parcel's calculated proportional special benefit as outlined in the Method of Apportionment (Part II of this Report) and the annual assessment rates established by the estimated budgets (Part III of this Report).

If any section, subsection, sentence, clause, phrase, portion, or zone of this Report is, for any reason, held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions of the Report and each section, subsection, subdivision, sentence, clause, phrase, portion, zone, or sub-zone thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, phrases, portions, zones, or subzones might subsequently be declared invalid or unconstitutional.

Part I — Plans and Specifications

The purpose of this District and specifically Zone 08 and Annexation No. 2017-1 is to provide in part through annual assessments, funding for the ongoing operation, maintenance, and servicing of local landscaping, neighborhood parks, public street lighting, and related appurtenant facilities and services in specified areas of the City. The territory within the District consists of those lots or parcels of land within the City of Lemoore for which the City, through the District maintains these local improvements and related amenities installed in connection with the development of those properties and for the benefit of those lots or parcels.

As authorized by the 1972 Act, the improvements provided by the District and associated with each Zone incorporate various local and related amenities installed in connection with the development of those properties and are maintained and serviced for the benefit of real property within those Zones. The maintenance of the improvements may also include various appurtenances including, but not limited to block walls, retaining walls or other fencing, trail and path surfaces, stamped concrete, pavers, mulch or other hardscapes, irrigation and related electrical equipment and drainage systems, benches, play structures, picnic or other recreational facilities, monuments, signage, ornamental lighting, street lighting, and related equipment. The work to be performed within each respective Zone may include but is not limited to (as applicable), the personnel, materials, equipment, electricity, water, contract services, repair and rehabilitation of the improvements and incidental expenses required to operate the District and provide the improvements and services.

Improvements provided within the District may include but are not limited to:

- Landscaping and related facilities and amenities located within designated street medians, parkway and streetscape side-panels, and entryways within the public right of ways or easements adjacent to public right of ways; and within public places including greenbelt areas, open spaces, and neighborhood parks within each respective Zone. These improvements may include, but are not limited to:
 - various landscape materials such as trees, turf, shrubs, vines, ground cover, annual or perineal plantings;
 - irrigation and drainage systems;
 - structural amenities such as monuments, block walls, retaining walls, or other fencing;
 - hardscapes including mulch, trail and path surfaces, stamped concrete and pavers;
 - recreational amenities within the parks or greenbelts that may include benches, play structures, picnic or other recreational facilities, signage, and related appurtenances.

The maintenance of these improvements may include, but is not limited to the regularly scheduled mowing, trimming, pruning, fertilization, pest control, weed and graffiti abatement; installation, replacement and rehabilitation of the landscaping, repair or replacement of irrigation or drainage systems; repair or replacement of hardscape improvements and recreational amenities. The City Public Works Department shall authorize and schedule such maintenance and servicing as need and based on available Zone funding.

- Street lighting improvements located in the public right of ways within and on the perimeter of the developments and associated with each Zone, Sub-Zone, and the parcels therein. Street light improvements include energy costs and maintenance of the lighting facilities including,

but not limited to the removal, repair, replacement or relocation of light standards, poles, bulbs, fixtures, and related equipment and materials.

Zones of Benefit

In accordance with the 1972 Act, the District utilizes Zones to address variations in the nature, location, and extent of the improvements that provide special benefits to parcels in the District. Each Zone is associated with specific improvements and/or types of improvements that provide special benefit to properties within that Zone.

For Fiscal Year 2017/2018 the District is comprised of the following Zones and developments:

Zone 01 — Westfield Park, Windsor Court, and Cambridge Park:

Zone 01 is comprised of the development areas referred to as Westfield Park and Windsor Court/Cambridge Park, which includes the eighty (80) multi-family residential unit parcel within the Alderwood Apartments; the fifteen (15) non-residential parcels (17.47 acres) of the Lemoore Plaza Shopping Center; and the five hundred fifty (550) single-family residential parcels within Tract No. 616 (Windsor Court Unit No. 1), Tract No. 640 (Windsor Court Unit No. 2), Tract No. 630 (Cambridge Park), Tract No. 630 (Cambridge Park Unit No. 2), Tract No. 685 (Windsor Court Unit No. 3), Tract No. 686 (Windsor Court Unit No. 4), Tract No. 691 (Cambridge Park Unit No. 3, Phase 1), Tract No. 707 (Windsor Court Unit No. 5, Phase 1), Tract No. 707 (Windsor Court Unit No. 5, Phase 2), and Tract No. 692 (Cambridge Park Unit No. 3, Phase 2).

Note: Tract No. 707 (Windsor Court Unit No. 5, Phase 2) and Tract No. 692 (Cambridge Park Unit No. 3, Phase 2) were previously identified as Zone 2, but were consolidated with the other parcels in Zone 01 into a single Zone in Fiscal Year 2016/2017.

Zone 03 — Silva Estates:

Zone 03 is comprised of the two hundred seventy (270) single-family residential parcels within Tract No. 639 (Silva Estates Unit No. 1), Tract No. 639 (Silva Estates Unit No. 2), Tract No. 666 (Silva Estates Unit No. 3), Tract No. 714 (Silva Estates Unit No. 4), Tract No. 731 (Silva Estates Unit No. 5), Tract No. 748 (Silva Estates Unit No. 6), Tract No. 773 (Silva Estates Unit No. 7), and Tract No. 793 (Silva Estates Unit No. 9); and the nineteen (19) parcels within Tract No. 781 (Silva Estates Unit No. 8) currently comprised of ten (10) developed multi-family residential parcels (4-units each) and nine (9) undeveloped multi-family residential parcels (each to be developed as 4-unit multi-family residential properties).

Zone 05 — Wildflower Meadows:

Zone 05 is comprised of twenty-nine (29) single-family residential parcels within Tract No. 668 (Wildflower Meadows).

Zone 06 — Capistrano:

Zone 06 is comprised of one hundred twenty-six (126) single-family residential parcels within Tract No. 700 (Capistrano Phases 1, 2, 3, and 4).

Zone 07 — Silverado Estates:

Zone 07 is comprised of fifty-three (53) single-family residential parcels within Tract No. 687 (Silverado Estates).

Zone 08 — County Club Villas:

Zone 08 is comprised of the development areas referred to as Club Villas and the Greens which includes the one hundred thirty-two (132) single-family residential lots within Tract No. 704 (Country Club Villas Phase 1) and within Tract No. 783 (Country Club Villas 2 Phase 1) which together are designated as Zone 08A; and one hundred forty (140) single-family residential lots within Tract No. 758 (Phases 1 and 2) and Tract No. 752 (the Greens) which together are designated as Zone 08B; and; and

Note: Tract No. 752 (the Greens) was annexed to Zone 08 in May 2017 and together with Tract No. 758 are identified as Zone 08B. Together these parcels are assessed for the special benefits of the landscaping improvements proportionately shared with parcels in Zone 08A as well as street lights and a neighborhood park specifically associated with the parcels in these two developments.

Zone 9 — Manzanita at Lemoore and La Dante Rose Subdivision:

Zone 09 is comprised of one hundred thirty-four (134) single-family residential parcels within Tract No. 369 (Manzanita at Lemoore Phase 1A, Unit No. 2, and Unit No. 3), and Tract No. 763 (La Dante Rose Subdivision).

Zone 10 — Avalon:

Zone 10 is comprised of one hundred fifty-one (151) single-family residential parcels within Tract No. 717 (Avalon Phases 1, 2A, 2B, and 3).

Zone 11 — Self Help:

Zone 11 is comprised of thirty-six (36) single-family residential parcels within Tract No. 656 (Self Help).

Zone 12 — Summerwind and College Park:

Zone 12 is comprised of the development area referred to as Summerwind and College Park, which collectively includes five hundred fifty-two (552) single-family residential parcels within Tract No. 751 (Summerwind Unit 1), Tract No. 739 (College Park Phases 1 and 2), Tract No. 782 (College Park Phase 3), and Tract No. 789 (College Park Phases 4, 5, 6, and 7).

Note: Tract No. 789 (College Park Phase 7) was previously identified as Zone 12A, but was consolidated with the other parcels in Zone 12 into a single Zone in Fiscal Year 2016/2017.

Zone 13 — Covington Place:

Zone 13 is comprised of thirty-three (33) single-family residential parcels within Tract No. 733 (Covington Place).

Description of Improvements

As authorized by the 1972 Act, the improvements provided by the District and associated with each Zone may incorporate various landscaping, street lighting and or local parks that are maintained and serviced for the benefit of real property within the District improvements (Sub-Zone 08B within Zone 08 being the only parcels and developments being assessed for street light improvements). These improvements were either installed in direct connection with the development of properties within each Zone or were installed for the benefit of those properties resulting from property development or potential development of those properties and are considered necessary elements for the development of such properties to their full and best use. In connection with these improvements, the maintenance and servicing of the improvements within each Zone may also include various related appurtenances including, but not limited to block walls, retaining walls or other fencing; trail and path surfaces; stamped concrete, pavers, mulch or other hardscapes; irrigation and related electrical equipment and drainage systems; playground equipment, tables, trash receptacles, benches or other recreational facilities; monuments; signage; ornamental lighting; and related equipment. The work to be performed within each respective Zone may include but is not limited to (as applicable), the personnel, materials, equipment, electricity, water, contract services, repair and rehabilitation of the improvements and incidental expenses required to operate the District and provide the improvements and services.

For Fiscal Year 2017/2018 the District includes eleven (11) designated Zones, with Zone 08 having two Sub-Zone (Zone 08A and Zone 08B). The boundaries of each Zone and Sub-Zone is based on the improvements to be maintained and the relationship and proximity of the developments and properties that derive special benefits from those specific improvements. The following is a brief description and summary of the improvements associated within each Zone and for which parcels receive special benefits. A visual depiction of the location of the landscape improvement areas and Zone boundaries are provided on the District Diagrams provided in Part IV of this Report.

Zone 01

The properties within Zone 01, proportionately share and receive special benefit from the maintenance, servicing, and operation of approximately 378,692 square feet of landscaping and/or related improvement areas that includes the following:

- 948 square feet of median landscaping (turf with trees) on Bennington Avenue;
- 1,107 square feet of parkway landscaping (turf with trees) on Bennington Avenue;
- 97,075 square feet of open space/greenbelt area between Fallenleaf Drive and Cinnamon Avenue, including approximately 11,245 square feet of trail; and 85,830 square feet of landscaping which is mostly turf, but also includes some plant areas and trees;
- 1,053 square feet of median landscaping (turf with trees) on Brentwood Drive;
- 6,912 square feet of parkway and streetscape side-panel landscaping consisting of shrubs, plants, and/or ground cover with trees on Brentwood Drive;
- 2,557 square feet of parkway and streetscape side-panel landscaping on Coventry Drive, including approximately 1,220 square feet of shrubs, plants, and/or ground cover with trees; and 1,337 square feet of turf with trees;
- 1,433 square feet of median landscaping (turf) on Coventry Drive;

- 760 square feet of streetscape landscaping (shrubs, plants, and/or ground cover with trees) on Devon Drive;
- 15,549 square feet of parkway and streetscape side-panel landscaping on Eton Drive, including approximately 2,717 square feet of shrubs, plants, and/or ground cover with trees; and 12,832 square feet of turf with trees;
- 11,906 square feet of medians on Fallenleaf Drive, including approximately 9,766 square feet of turf with trees; and 2,140 square feet of stamped concrete, pavers, or other hardscape surface located;
- 69,492 square feet of parkway and streetscape side-panel landscaping on Fallenleaf Drive, including approximately 11,275 square feet of turf with trees; and 58,217 square feet of shrubs, plants, and/or ground cover with trees;
- 54,314 square feet of parkway and streetscape side-panel landscaping on Fox Street, including approximately 23,863 square feet of turf with trees; and 30,451 square feet of shrubs, plants, and/or ground cover with trees;
- 21,656 square feet of medians on Fox Street, including approximately 16,865 square feet of turf with trees; and 4,791 square feet of stamped concrete, pavers, or other hardscape surface located;
- 2,604 square feet of parkway landscaping (turf) on Hanover Avenue;
- 731 square feet of median landscaping (turf with trees) on Hill Street;
- 22,302 square feet of parkway and streetscape side-panel landscaping on Liberty Drive, including approximately 8,311 square feet of turf with trees; and 13,991 square feet of shrubs, plants, and/or ground cover with trees located;
- 13,106 square feet of parkway and streetscape side-panel landscaping on N Lemoore Avenue, including approximately 9,188 square feet of turf with trees; and 3,918 square feet of minimally landscaped area with trees;
- 30,215 square feet of parkway and streetscape side-panel landscaping on W Cinnamon Drive, including approximately 15,024 square feet of turf with trees; and 15,191 square feet of shrubs, plants, and/or ground cover with trees; and
- 24,972 square feet of parkway and streetscape side-panel landscaping on W Hanford Armona Road, including approximately 10,995 square feet of turf with trees; and 13,977 square feet of shrubs, plants, and/or ground cover with trees.

Zone 03

The properties within Zone 03, proportionately share and receive special benefit from the maintenance, servicing, and operation of approximately 52,919 square feet of landscaping and/or related improvement areas that includes the following:

- 29,946 square feet of parkway landscaping (limited plants or bare ground) on S 19Th Avenue; and
- 22,973 square feet of parkway and streetscape side-panel landscaping on Silverado Drive, including approximately 15,698 square feet of a mix of shrubs, plants, and turf with trees; and 7,275 square feet of turf with trees.

Zone 05

The properties within Zone 05, proportionately share and receive special benefit from the maintenance, servicing, and operation of approximately 8,651 square feet of landscaping and/or related improvement areas that includes the following:

- 8,651 square feet of parkway and streetscape side-panel landscaping on W Cinnamon Drive, including approximately 2,190 square feet of turf; and 6,461 square feet of a mix of shrubs, plants, and turf with trees.

Zone 06

The properties within Zone 06, proportionately share and receive special benefit from the maintenance, servicing, and operation of approximately 5,071 square feet of landscaping and/or related improvement areas that includes the following:

- 5,071 square feet of parkway and streetscape side-panel landscaping on Bush Place/Barcelona Drive, consisting of: 3,125 square feet of shrubs, plants, and/or ground cover with trees; and 1,946 square feet of turf with trees.

Zone 07

The properties within Zone 07, proportionately share and receive special benefit from the maintenance, servicing, and operation of approximately 22,172 square feet of landscaping and/or related improvement areas that includes the following:

- 2,783 square feet of streetscape landscaping (trees) on Cambria Lane;
- 10,555 square feet of parkway and streetscape side-panel landscaping on S 19th Avenue, including approximately 2,117 square feet of turf with trees; and 8,438 square feet of limited plants or bare ground with trees; and
- 8,834 square feet of parkway and streetscape side-panel landscaping on Silverado Drive, including approximately 3,716 square feet of turf; and 5,118 square feet of shrubs, plants, and/or ground cover with trees.

Zone 08

The properties within Zone 08 (Zone 08A and Zone 08B), collectively and proportionately share and receive special benefit from the maintenance, servicing, and operation of approximately 29,074 square feet of landscaping and/or related improvement areas that includes, but is not limited to the following:

- 12,379 square feet of medians on Golf Links Drive, including approximately 8,795 square feet of turf with trees; 2,482 square feet of shrubs, plants, and/or ground cover; and 1,102 square feet of stamped concrete, pavers, or other hardscape surface;
- 11,754 square feet of parkway and streetscape side-panel landscaping on Golf Links Drive, consisting of shrubs, plants, and/or ground cover with trees;
- 2,345 square feet of entryway feature landscaping on Golf Links Drive at Iona Avenue, including approximately 1,910 square feet of turf; and 435 square feet of shrubs, plants, and/or ground cover;

- 2,146 square feet of entryway feature landscaping on Golf Links Drive at S 18th Avenue, including approximately 1,483 square feet of turf; and 663 square feet of shrubs, plants, and/or ground cover.
- 450 square feet of parkway and streetscape side-panel landscaping on Vine Street, consisting of shrubs, plants, and/or ground cover with trees;

In addition to the above proportionately shared special benefit improvements, the parcels within Tract No. 758 and Tract No. 752 (Zone 08B) receive special benefit from the maintenance, servicing, and operation of the following improvements:

- Twenty-nine (29) street lights including:
 - 1 street light on the perimeter of the developments located on the east side of Vine Street at Caddie Loop; and
 - 28 street lights within Tract No. 758 and Tract No. 752 located on, but not limited to: Golf Avenue, Par Avenue, Highland Place, Hillcrest Street, and Caddie Loop.
- 9,715 square feet of park site improvements that includes, but is not limited to approximately:
 - 700 square feet of parkway and streetscape side-panel landscaping on Golf Avenue and Caddie Loop adjacent to the park, consisting of shrubs, plants, and/or ground cover with trees;
 - 1,965 square feet of shrubs, trees, plants, and/or ground cover area within the park site;
 - 5,125 square feet of turf area within the park site; and
 - 1,925 square feet of hardscape surface area that may include, but is not limited to concrete paths, play structures, tables, benches, and trash receptacles.

Zone 09

The properties within Zone 09, proportionately share and receive special benefit from the maintenance, servicing, and operation of approximately 21,031 square feet of landscaping and/or related improvement areas that includes the following:

- 318 square feet of median landscaping (limited plants or bare ground) on Cinnamon Drive;
- 20,713 square feet of parkway and streetscape side-panel landscaping on E Hanford Armona Road, including approximately 15,095 square feet of a mix of shrubs, plants, and turf with trees; and 5,618 square feet of turf with trees.

Zone 10

The properties within Zone 10, proportionately share and receive special benefit from the maintenance, servicing, and operation of approximately 70,972 square feet of landscaping and/or related improvement areas that includes the following:

- 2,654 square feet of streetscape landscaping (turf with trees) on Castle Way;
- 32,319 square feet of parkway and streetscape side-panel landscaping on Cinnamon Drive, including approximately 27,788 square feet of shrubs, plants, and/or ground cover with trees; and 4,531 square feet of turf with trees;

- 6,868 square feet of parkway and streetscape side-panel landscaping on Hearth Way, consisting of turf with trees;
- 1,152 square feet of parkway landscaping (turf) on Homestead Way;
- 2,911 square feet of parkway landscaping (shrubs, plants, and/or ground cover with trees) on Welcome Way;
- 25,068 square feet of parkway and streetscape side-panel landscaping on State Hwy 41, including approximately 18,223 square feet of shrubs, plants, and/or ground cover with trees; and 6,845 square feet of turf with trees.

Zone 11

The properties within Zone 11, proportionately share and receive special benefit from the maintenance, servicing, and operation of approximately 10,611 square feet of landscaping and/or related improvement areas that includes the following:

- 6,015 square feet of parkway and streetscape side-panel landscaping on Cabrillo Street, including approximately 4,654 square feet of turf with trees; and 1,361 square feet minimal landscaped area with trees;
- 4,596 square feet of parkway and streetscape side-panel landscaping on Vine Street, including approximately 1,725 square feet of turf; and 2,871 square feet of minimal landscaped area with trees.

Zone 12

The properties within Zone 12, proportionately share and receive special benefit from the maintenance, servicing, and operation of approximately 99,477 square feet of landscaping and/or related improvement areas that includes the following:

- 3,365 square feet of streetscape landscaping (shrubs, plants, and/or ground cover) on Apricot Avenue;
- 52,598 square feet of parkway and streetscape side-panel landscaping on Cinnamon Drive, including approximately 10,820 square feet of turf with trees; and 41,778 square feet of shrubs, plants, and/or ground cover with trees;
- 19,101 square feet of parkway and streetscape side-panel landscaping on Hanford Armona Road, including approximately 11,369 square feet of shrubs, plants, and/or ground cover; and 7,732 square feet of turf with trees;
- 20,128 square feet of parkway and streetscape side-panel landscaping on N 19th Avenue, including approximately 12,428 square feet of shrubs, plants, and/or ground cover; and 7,700 square feet of turf with trees;
- 1,670 square feet of parkway and streetscape side-panel landscaping on N 19th Avenue, consisting of trees and limited plants or bare ground;
- 514 square feet of parkway and streetscape side-panel landscaping on Noble Street, consisting of shrubs, plants, and/or ground cover;
- 1,783 square feet of parkway landscaping (limited plants or bare ground) on Sunset Avenue;

- 318 square feet of streetscape landscaping (shrubs, plants, and/or ground cover) on Windy Lane.

Zone 13

The properties within Zone 13, proportionately share and receive special benefit from the maintenance, servicing, and operation of approximately 12,603 square feet of landscaping and/or related improvement areas that includes the following:

- 8,667 square feet of parkway and streetscape side-panel landscaping on Hanford Armona Road, including approximately 2,249 square feet of turf with trees; and 6,418 square feet of shrubs, plants, and/or ground cover with trees;
- 3,936 square feet of parkway and streetscape side-panel landscaping on Liberty Drive, including approximately 1,817 square feet of turf with trees; and 2,119 square feet of shrubs, plants, and/or ground cover with trees.

Part II — Method of Apportionment

Legislative Requirements for Assessments

The costs of the proposed improvements for Fiscal Year 2017/2018 have been identified and allocated to properties within the District based on special benefit, consistent with the requirements of the 1972 Act and the assessment provisions of Proposition 218 (being contained in Article XIII D of the California Constitution). The improvements provided by this District and for which properties are assessed are local public parks, landscaping, and lighting improvements including related amenities, that were either installed in direct connection with the development of properties within each Zone or were installed for the benefit of those properties as a result of property development or potential development of those properties and were considered necessary elements for the development of such properties to their full and best use. The formulas used for calculating assessments and the designation of Zones herein reflect the composition of parcels within the District and the improvements and activities to be provided, and have been designed to fairly apportion the cost of providing those improvements based on a determination of the proportional special benefits to each parcel.

Provisions of the 1972 Act

The 1972 Act permits the establishment of assessment districts by agencies for the purpose of providing certain public improvements, including the acquisition, construction, installation and servicing of landscape improvements and related facilities. The 1972 Act requires that the cost of these improvements be levied according to benefit rather than assessed value:

Section 22573 defines the net amount to be assessed as follows:

“The net amount to be assessed upon lands within an assessment district may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots or parcels in proportion to the estimated benefits to be received by each such lot or parcel from the improvements.”

Section 22574 provides for zones as follows:

“The diagram and assessment may classify various areas within an assessment district into different zones where, by reason of variations in the nature, location, and extent of the improvements, the various areas will receive differing degrees of benefit from the improvements. A zone shall consist of all territory which will receive substantially the same degree of benefit from the improvements.”

Provisions of the California Constitution

In addition to the provisions of the 1972 Act, the Article XIII D of the California Constitution outlines specific requirements regarding assessments including the following:

Article XIII D Section 2d defines District as follows:

“District means an area determined by an agency to contain all parcels which will receive a special benefit from a proposed public improvement or property-related service”;

Article XIII D Section 2i defines Special Benefit as follows:

“Special benefit” means a particular and distinct benefit over and above general benefits conferred on real property located in the district or to the public at large. General enhancement of property value does not constitute “special benefit.”

Article XIII D Section 4a defines proportional special benefit assessments as follows:

“An agency which proposes to levy an assessment shall identify all parcels which will have a special benefit conferred upon them and upon which an assessment will be imposed. The proportionate special benefit derived by each identified parcel shall be determined in relationship to the entirety of the capital cost of a public improvement, the maintenance and operation expenses of a public improvement, or the cost of the property related service being provided. No assessment shall be imposed on any parcel which exceeds the reasonable cost of the proportional special benefit conferred on that parcel.”

Benefit Analysis

Special Benefits

Landscaping Special Benefit

The ongoing maintenance of landscaped areas within the District as addressed in this Report, provide aesthetic benefits to the properties and a more pleasant environment to walk, drive, live, and/or work. The primary function of these landscape improvements and related amenities is to serve as an aesthetically pleasing enhancement and green space for the benefit of the immediately surrounding properties and developments for which the improvements were constructed and installed and/or were facilitated by the development or potential development of properties within each respective Zone. These landscape improvements are an integral part of the physical environment associated with the parcels in each Zone and while some of the improvements may in part be visible to properties outside the Zone, collectively if these Zone improvements are not properly maintained, it is the parcels within the Zone and/or Sub-Zone (as may be applicable), that would be aesthetically burdened. Additionally, the street landscaping in these Zones serves as both a physical buffer as well as a sound reduction buffer between the roadways and the properties in the District and serve as a pleasant aesthetic amenity that enhances the approach to the parcels. In some District Zones, such as Zone 08, the landscaped areas may include green space areas (neighborhood parks, greenbelts, open space and/or trails) that may provide a physical buffer between properties, overall open space within a development, and/or recreational areas and that serve as an extension of the physical attributes of the parcels assessed, such as their front or rear yards. Thus, the maintenance of these landscaped improvements and the related amenities provide particular and distinct benefits to the properties and developments associated with those improvements within each Zone.

Street Lighting Special Benefit

The street lighting (localized street lighting), is primarily useful for illuminating the sidewalks and parking lanes on the streets used specifically to access the properties and/or is adjacent to those properties that comprise a particular Zone or Sub-Zone. This lighting is distinct from lights that may be installed that serve in large part to enhance traffic safety, such as traffic signals and intersection safety lights or the more sporadic lighting found on major thoroughfares outside the more concentrated development areas. These localized streetlights tend to be more closely spaced and of a lower intensity than streetlights installed primarily for traffic safety. These low-level, lower-intensity streetlights within a designated Zone or Sub-Zone provide three main special benefits: (i) property security benefit, (ii) pedestrian safety benefit, and (iii) parkway/roadway egress benefit. Because traffic to and from these parcels is largely limited to the residents and residents' guests, it is reasonable to assume that essentially all pedestrians and parking vehicles in the lit areas will, after dark, be directly associated with the properties in that area and that the vehicular traffic within the internal streets of that Zone or Sub-Zone is primarily for accessing the properties within that area. Therefore, street lighting on such streets is entirely a special benefit to those properties. While lighting located on the perimeter of a development also serves primarily for accessing the properties within that Zone or Sub-Zone, it is recognized that such lighting may benefit pass-through traffic as well and inherently there is some general benefits associated with those streetlights.

In addition, the streetlights for which properties within the District may be assessed, are consistent with the City's typical intensity and spacing standards for areas zoned for residential development and each parcel to be assessed is served directly by the system of streetlights providing appropriate lighting within these respective development areas. Furthermore, the cost of maintaining and operating each light is substantially the same, regardless of the location of the light within the District. Consequently, we conclude that each parcel to be assessed for street lighting receives substantially similar benefit from the streetlight improvements and the only notable distinctions in proportional special benefit to each parcel is related to the specific quantity of lights associated with each Zone or Sub-Zone and the overall location of those lights (internal development lights or perimeter lights).

General Benefit

Landscaping General Benefit

In reviewing the location and extent of the specific landscaped areas and improvements to be funded by District assessments and the proximity and relationship to properties to be assessed (both District wide and Zone 08 specifically), it is evident these improvements were primarily installed in connection with the development of properties therein or are improvements that would otherwise be shared by and required for development of properties in each respective Zone. It is also evident that the maintenance these improvements and the level of maintenance provided has a direct and particular impact (special benefit) only on those properties in proximity to those improvements and such maintenance beyond that which is required to ensure the safety and protection of the general public and property in general, has no quantifiable benefit to the public at large or properties outside each respective Zone.

In the absence of a special funding Zone, the City would typically provide only limited (as needed) tree management, weed abatement, rodent control, and erosion control services for the landscape areas currently maintained within the District. This baseline level of service would typically provide for periodic servicing of the improvement areas on an as-needed basis, but typically not more than twice annually. This baseline level of service provides for public safety and essential property protection to avoid negative impacts on adjacent roadways and vehicles

traveling on those roadways and potential property damage resulting from erosion or fire hazards, but results in a far less visually pleasing environment than is created with the enhanced levels of services associated with the regular landscape maintenance provided in the various Zones. Typically for most agencies, the cost to provide this baseline level of service for flat/moderately-sloped street landscaped areas is less than \$545 per acre (approximately \$0.0125 per square foot) including medians, parkway and streetscape side panels; less than \$435 per acre (approximately \$0.0100 per square foot) for non-street public areas such as parks, greenbelts, and trail areas; and less than \$215 per acre (approximately \$0.0050 per square foot) for natural open space areas or other limited access areas. This baseline servicing, unlike the enhanced aesthetic services funded through the District assessments, would provide benefits to the general public and to the properties both within and outside of the specific benefit zones. These costs of providing this baseline service along with a five percent (5%) cost factor for City overhead and administration is treated as the cost of general benefits from landscape maintenance services. Therefore, for flat/moderately-sloped street landscaped areas a rate of \$0.01325 per square foot ($\$0.0125 + 5\%$) is applied to calculate the general benefit costs for the assessed improvements; for non-street public areas a rate of \$0.01050 per square foot ($\$0.0100 + 5\%$) is applied to calculate the general benefit costs for the assessed improvements; and for non-street public areas a rate of \$0.00525 per square foot ($\$0.0050 + 5\%$) is applied to calculate the general benefit costs for the assessed improvements.

Other Landscaping General Benefits

In addition to the general benefit identified above, it is recognized that there are indirect or incidental general benefits to properties within the District as well as the general public that are associated with regular landscape maintenance services, including:

- Minimization of dust and debris; and
- Decreased potential water runoff from both properties and the landscaped areas.

Although these types of benefits might best be characterized as indirect consequences of the special benefit of the landscape maintenance provided to parcels served by the District, for the purposes of this Report we assume these types of benefits to be general benefits, albeit general benefits that are extremely difficult to quantify. We estimate that the costs associated with these indirect benefits do not exceed one percent of the annual maintenance expenditures for Local Landscaping Zone improvements. Therefore, the costs associated with these indirect or incidental general benefits has been calculated based on 1.0% of the estimated "Total Annual Maintenance Expenditures" budgeted for each Zone. Together with the baseline general benefit costs previously identified, these indirect/incidental general benefit costs are excluded from the potential assessment funding and together are shown in the budgets (Part III of this Report) as the "Landscaping General Benefit — City Funded".

Street Lighting General Benefit

For Fiscal Year 2017/2018, Sub-Zone 08B is the only Zone that is currently assessed for street light improvements. While only one of the twenty-nine public street lights proposed to be included as part of the improvements for Zone 08B is identified as a perimeter street light (approximately 3.5% of the street lights), collectively throughout the City's various assessment districts, approximately 30% of the street lights identified as special benefit street lights are located on the perimeter of the various Zones, the remainder being internal residential streetlights.

These residential perimeter street lights, in contrast to the internal residential lights funded by the special benefit assessments, arguably provide some illumination that extends beyond the

boundaries of the developments and parcels being assessed, and these lights may also enhance the safety of members of the public unassociated with an assessed parcel by illuminating traffic lanes and/or parking on those streets, or that otherwise provides services to the general public. Although, in general, these streetlights exist solely because of the development of assessed parcels, and the primary purpose of these lights is to provide illumination to access the assessed parcels, these particular lights may provide some level of general benefit in addition to the special benefits provided to the assessed parcels. We estimate that these general benefits constitute not more than 25% of the total benefit associated with these perimeter lights. Although the number of perimeter street lights for Zone 08B represents far less than the 30% associated with other assessment districts in the City, for consistency purposes and to ensure that the general benefit costs associated with the Zone's street lights is not under estimated, the 30% allocation has been used which results in no more than 8% of the total benefit from all residential lights operated and maintained for Zone 08 being considered as general benefit (25% of 30% equals 7.5%). Therefore, it is reasonable to conclude that the total general benefit from the operation and maintenance activities associated with the street lights does not exceed 8% of the direct annual operating expenses for all combined residential streetlights. These general benefit costs are excluded from the potential assessment funding and are shown in the budgets (Part III of this Report) as the "Lighting General Benefit — City Funded".

Based on the general benefits outlined above and the improvement in each Zone, the following table summarizes the estimated general benefit costs calculated for each Zone:

Fiscal Year 2017/2018 Estimated General Benefit Costs

Zone	Lighting General Benefit	Landscaping General Benefit	Total General Benefit Cost	(1)
Zone 01	\$ -	\$ (5,265)	\$ (5,265)	
Zone 03	\$ -	\$ (529)	\$ (529)	
Zone 05	\$ -	\$ (127)	\$ (127)	
Zone 06	\$ -	\$ (76)	\$ (76)	
Zone 07	\$ -	\$ (152)	\$ (152)	
Zone 08 Sub-Zone A	\$ -	\$ (217)	\$ (217)	
Zone 08 Sub-Zone B	\$ (413)	\$ (363)	\$ (776)	
Zone 09	\$ -	\$ (304)	\$ (304)	
Zone 10	\$ -	\$ (998)	\$ (998)	
Zone 11	\$ -	\$ (94)	\$ (94)	
Zone 12	\$ -	\$ (1,413)	\$ (1,413)	
Zone 13	\$ -	\$ (2,380)	\$ (2,380)	
Total General Benefit	\$ (413)	\$ (11,918)	\$ (12,331)	

(1) As with most landscape maintenance costs, the General Benefit Costs shown above may be impacted by inflation and in subsequent fiscal years the General Benefit Cost contributions may be adjusted.

Assessment Methodology

To assess benefits equitably it is necessary to calculate each property's relative share of the special benefits conferred by the funded improvements and service. The Equivalent Benefit Unit (EBU) method of assessment apportionment is utilized for this District and establishes a basic unit (base value) of benefit and then calculates the benefit derived by each assessed parcel as a multiple (or a fraction) of that basic unit. The EBU method of apportioning special benefits is typically seen as the most appropriate and equitable assessment methodology for districts formed under the 1972 Act, as the benefit to each parcel from the improvements are apportioned as a function of comparable property characteristics which may include, but is not limited to land use and property size. The method of apportionment originally developed for this District was based on an assessment formula appropriate for the various land uses, identifiable property characteristics and improvements within the District and utilizes the number of comparative dwelling units or dwelling spaces for other residential land uses and comparative lot sizes (acreage) for non-residential and undeveloped properties.

For the purposes of this Engineer's Report, an EBU is the quantum of benefit derived from the various Zone improvements by a single family residential parcel. The single family residential parcel has been selected as the basic unit for calculation of assessments since it represents over 98% of the parcels to be assessed in the District. Thus, the "benchmark" property (the single family residential parcel) derives one EBU of benefit and is assigned 1.00 Equivalent Benefit Unit.

Land Use Classifications

Every parcel within the District is assigned a land use classification based on available parcel information obtained from the County Assessor's Office. It has been determined that a parcel use and size are the appropriate factors necessary to identify and calculate the proportional special benefits conveyed to each property within the District for the cost of improvements associated with that property. For this District, each parcel is assigned one of the following land use classifications:

Residential Single-Family — This land use classification may include, but is not limited to all subdivided residential tract lots with a single residential unit on the parcel (individual Assessor's Parcel Number) including attached and detached single-family residential units, condominiums or townhomes. As previously noted, the single family residential parcel has been selected as the basic unit for calculation of assessments and each is assigned 1.00 Equivalent Benefit Unit.

Residential Multi-Family — This land use classification identifies properties that are used for residential purposes, but contain more than a single residential unit on the parcel (parcels with more than one dwelling). These parcels have been assigned a weighted proportional special benefit factor of 1.00 EBU per Unit. Therefore, the EBUs assigned to a multi-residential property is calculated based on the number of dwelling units identified for that parcel.

Residential Vacant Lot — This land use classification is defined as a fully subdivided residential parcel/lot within an approved Tract or subdivision for which the residential unit or units have not been constructed on the parcel (subdivided vacant lot). This land use classification is limited to fully subdivided residential parcels for which the number of residential units to be constructed on the parcel is four (4) units or less. This land use is assessed at 1.00 EBU per parcel.

Planned Residential Subdivision — This land use classification is defined as any property not fully subdivided, but a specific number of proposed lots and/or residential units to be developed

on the parcel has been identified as part of an approved Tract Map or Tentative Tract Map. This land use type is assessed at 1.0 EBU per planned (proposed) lot and/or residential unit.

Non-Residential Developed — This land use classification includes developed properties that are identified or zoned for commercial, industrial or other non-residential use which include, but is not limited to commercial uses (such as offices, restaurants, retail stores, parking lots, hotels, and service stations); industrial uses (such as manufacturing, warehousing, and storage facilities); and institutional facilities including hospitals, churches or facilities utilized by other non-profit organizations, whether those facilities are publicly owned (non-taxable) or privately owned. These parcels are assigned a weighted proportional special benefit factor of 3.50 EBU per acre, which is the comparable to the average number of single-family residential parcel developed on an acre of land within the City. Therefore, the EBU assigned to each non-residential property is 3.50 EBU per acre (e.g. A 2.50-acre parcel identified as non-residential is assigned 8.75 EBU).

Vacant/Undeveloped — This land use classification is defined as undeveloped property (vacant land) that can be developed (development potential), but a tract map or development plan has not been approved. Although it is recognized that the improvements provided within the various Zones of the District were primarily constructed and installed as the result of property development, it is also recognized that in most cases, these improvements were constructed in part to support the overall development of properties within the District and/or Zone to their full and best use, including undeveloped properties. This land use is assessed at 1.00 EBU per acre. Parcels less than 1 acre are assigned a minimum of 1.00 EBU.

Exempt — Exempt from District assessments are the areas of public streets, private streets and other roadways, dedicated public easements and open spaces, rights-of-ways including public greenbelts and parkways or that portion of public property that is not developed and used for business purposes similar to private commercial, industrial and institutional activities. (These types of properties are not usually assigned an Assessor's Parcel Number by the County). Also exempt from assessment are utility rights-of-ways, common areas (such as in condominium complexes), landlocked parcels, small parcels vacated by the County, bifurcated lots, and any other property that cannot be developed or developed independent of an adjacent parcel. It has been determined that these types of properties receive no direct benefit from the improvements and receive no special benefit or general benefits from the operation and maintenance of the District improvements.

Special Case — In many assessment districts (particularly districts that have a wide range of land uses and property development) there may be one or more parcels that the standard land use classifications and proportionality identified above do not accurately identify the use and special benefit received from the improvements. Properties that are typically classified as Special Case Parcels usually involve some type of development or land restrictions whether those restrictions are temporary or permanent and affect the properties proportional special benefit. Examples of such restrictions may include situations where only a small percentage of the parcel's total acreage can actually be developed. In such a case, the net usable acreage of the parcel rather than the gross acreage of the parcel may be applied to calculate the parcel's proportional special benefit. Each such parcel shall be addressed on a case-by-case basis by the assessment engineer and the EBU assigned to such parcels shall be based on the specific issues related to that parcel and its proportional special benefit compared to other properties that receive special benefits from the improvements.

A summary of the applied Equivalent Benefit Units (EBUs) for the various land use classifications within the District is shown in the following table:

Land Use Classification	Equivalent Benefit Unit Formula
Residential Single-Family	1.00 EBU per Parcel/Lot
Residential Multi-Family	1.00 EBU per Unit
Residential Vacant Lot	1.00 EBU per Parcel/Lot
Planned Residential Subdivision	1.00 EBU per Lot/Unit
Non-Residential Developed	3.50 EBU per Acre
Vacant/Undeveloped	1.00 EBU per Acre (Minimum 1.00 EBU)
Exempt	0.00 EBU per Parcel

Equivalent Benefit Unit Summary

The following is a summary of the land use classifications and Equivalent Benefit Units applicable to each of the District Zones:

Zone 01

Assessment Land Use	Total Parcels	Assessed Parcels	Applied Acres/Units	Equivalent Benefit Units (EBU)
Residential Single-Family	550	550	550.00	550.00
Residential Multi-Family	1	1	80.00	80.00
Non-Residential Developed	15	15	17.47	61.15
Exempt	24	-	6.29	-
Totals	590	566	653.76	691.15

Zone 03

Assessment Land Use	Total Parcels	Assessed Parcels	Applied Acres/Units	Equivalent Benefit Units (EBU)
Residential Single-Family	270	270	270.00	270.00
Residential Multi-Family	10	10	40.00	40.00
Residential Vacant Lot	9	9	9.00	9.00
Exempt	6	-	0.35	-
Totals	295	289	319.35	319.00

Zone 05

Assessment Land Use	Total Parcels	Assessed Parcels	Applied Acres/Units	Equivalent Benefit Units (EBU)
Residential Single-Family	29	29	29.00	29.00
Exempt	3	-	0.15	-
Totals	32	29	29.15	29.00

Zone 06

Assessment Land Use	Total Parcels	Assessed Parcels	Applied Acres/Units	Equivalent Benefit Units (EBU)
Residential Single-Family	126	126	126.00	126.00
Exempt	1	-	0.07	-
Totals	127	126	126.07	126.00

Zone 07

Assessment Land Use	Total Parcels	Assessed Parcels	Applied Acres/Units	Equivalent Benefit Units (EBU)
Residential Single-Family	53	53	53.00	53.00
Exempt	3	-	0.36	-
Totals	56	53	53.36	53.00

Zone 08, Sub-Zone 08A

Assessment Land Use	Total Parcels	Assessed Parcels	Applied Acres/Units	Equivalent Benefit Units (EBU)
Residential Single-Family	131	131	131.00	131.00
Residential Vacant Lot	1	1	1.00	1.00
Exempt	9	-	5.83	-
Totals	141	132	137.83	132.00

Zone 08, Sub-Zone 08B

Assessment Land Use	Total Parcels	Assessed Parcels	Applied Acres/Units	Equivalent Benefit Units (EBU)
Residential Single-Family	137	137	137.00	137.00
Residential Vacant Lot	3	3	3.00	3.00
Exempt	1	-	0.21	-
Totals	141	140	140.21	140.00

Zone 09

Assessment Land Use	Total Parcels	Assessed Parcels	Applied Acres/Units	Equivalent Benefit Units (EBU)
Residential Single-Family	134	134	134.00	134.00
Exempt	5	-	0.41	-
Totals	139	134	134.41	134.00

Zone 10

Assessment Land Use	Total Parcels	Assessed Parcels	Applied Acres/Units	Equivalent Benefit Units (EBU)
Residential Single-Family	151	151	151.00	151.00
Exempt	8	-	1.53	-
Totals	159	151	152.53	151.00

Zone 11

Assessment Land Use	Total Parcels	Assessed Parcels	Applied Acres/Units	Equivalent Benefit Units (EBU)
Residential Single-Family	36	36	36.00	36.00
Exempt	2	-	1.44	-
Totals	38	36	37.44	36.00

Zone 12

Assessment Land Use	Total Parcels	Assessed Parcels	Applied Acres/Units	Equivalent Benefit Units (EBU)
Residential Single-Family	552	552	552.00	552.00
Exempt	18	-	2.05	-
Totals	570	552	554.05	552.00

Zone 13

Assessment Land Use	Total Parcels	Assessed Parcels	Applied Acres/Units	Equivalent Benefit Units (EBU)
Residential Single-Family	33	33	33.00	33.00
Exempt	3	-	0.27	-
Totals	36	33	33.27	33.00

Calculation of Assessments

An assessment amount per EBU in each Zone is calculated by:

Taking the "Total Annual Expenses" (Total budgeted costs) and subtracting the "General Benefit Expenses (City Funded)", to establish the "Total Eligible Special Benefit Expenses";

$$\text{Total Annual Expenses} - \text{General Benefit Expenses} = \text{Total Eligible Special Benefit Expenses}$$

To the resulting "Eligible Special Benefit Expenses", various "Funding Adjustments/Contributions" may be applied that may include, but are not limited to:

- "Unfunded Reserve Fund Collection", represents an adjustment (reduction) in the amount to be collected for "Operational Reserve Funding" that was budgeted as part of the Total Annual Expenses.
- "Unfunded Rehab-Renovation Funding", represents an adjustment (reduction) in the amount to be collected for "Total Rehab-Renovation Funding" that was budgeted as part of the Total Annual Expenses. (This does not include the amount budgeted for Planned Capital Expenditures).
- "Reserve Fund Transfer/Deduction", represents an amount of available existing funds from the "Operational Reserve Fund Balances" being applied to pay a portion of the Special Benefit Expenses for the fiscal year.
- "Additional City Contribution and/or Service Reductions", represents a further adjustment that addresses the funding gap between the amount budgeted to provide the improvements and services ("Special Benefit Expenses"); and the amount that will be collected through the assessments. This funding gap may be addressed by an additional City contribution, reductions in service and service expenses, or a combination of the two. If the City provides an additional City Contribution to support the operation and maintenance for a given fiscal year, that contribution may be carried forward as a deficit applied to the Beginning Fund Balance in the next fiscal year.

These adjustments to the Special Benefit Expenses result in the net special benefit amount to be assessed "Balance to Levy";

$$\text{Eligible Special Benefit Expenses} \pm \text{Funding Adjustments/Contributions} = \text{Balance to Levy}$$

The amount identified as the "Balance to Levy" is divided by the total number of EBUs of parcels that benefit to establish the "Assessment Rate" or "Assessment per EBU" for the fiscal year. This Rate is then applied back to each parcel's individual EBU to calculate the parcel's proportionate special benefit and assessment for the improvements.

$$\text{Balance to Levy} / \text{Total EBU} = \text{Assessment per EBU (Assessment Rate)}$$

$$\text{Assessment per EBU} \times \text{Parcel EBU} = \text{Parcel Assessment Amount}$$

Annual Inflationary Adjustment (Assessment Range Formula)

The maximum assessment rates identified in this Report for Zones 01, 03, 05, 06, 07, 09, 10, 11, 12, and 13 are fixed maximum assessment rates that do not include any inflationary adjustment. However, for Zone 08 (Zone 08A and Zone 08B) as part of a reorganization of the Zone and annexation of properties, the property owners were balloted for new assessments which included an inflationary adjustment. Based on the results of the protest ballot proceeding for those new assessments, on May 2, 2017 the City Council approved and adopted the new Fiscal Year 2017//2018 maximum assessment rates for Zone 08A and Zone 08B and the inflationary adjustment described below.

Pursuant to Article XIID of the California Constitution (Proposition 218), any "new or increased assessments" require certain noticing and balloting requirements. However, Government Code Section 54954.6(a) provides that a "new or increased assessment" does not include "an assessment which does not exceed an assessment formula or range of assessments...previously adopted by the agency or approved by the voters in the area where the assessment is imposed." This definition of a new or increased assessment is reaffirmed in the Proposition 218 Omnibus Implementation Act, Government Code Section 53753.5.

For Zone 08A and Zone 08B this inflationary adjustment (assessment range formula) provides for the Fiscal Year 2017/2018 maximum assessments (initial maximum assessment rates) established for Zone 08A and Zone 08B to be increased by a fixed 3.0% annual inflationary adjustment (Assessment Range Formula) which is consistent with the above-referenced Government Code sections.

The adoption of the maximum assessment rates and the Assessment Range Formula does not mean that the annual assessments will necessarily increase each fiscal year nor does it absolutely restrict the assessments to the annually adjusted maximum assessment rates. Although the maximum assessment rates that may be levied shall be increased by 3.0% each fiscal year, the actual amount to be assessed will be based on the Balance to Levy for that fiscal year. If the calculated assessment is less than the adjusted maximum assessment, then the calculated assessment may be approved by the City Council for collection. If the calculated assessment (based on the proposed budget) is greater than the adjusted maximum assessment for that fiscal year, then the assessment would be considered an increased assessment and would require property owner approval through another protest ballot proceeding before imposing such an increase. Otherwise, it would be necessary to reduce the budget or provide a contribution from the City to reduce the Balance to Levy (amount to be assessed) to an amount that can be supported by an assessment rate less than or equal to the adjusted maximum assessment rate authorized for that fiscal year.

The Assessment Range Formula (3.0% annual adjustment) shall be applied to the maximum assessment rates established for Zone 08A and Zone 08B in Fiscal Year 2017/2018 commencing in fiscal year 2018/2019, and shall be applied in each subsequent fiscal year unless the City Council formally suspends its application.

Part III —District Budgets

The following budgets outline the estimated costs to maintain and service the various landscaping improvements described in this Report for Fiscal Year 2017/2018.

The budgeted expenses outlined in the following pages for each Zone or Sub-Zone reflect the estimated annual expenses required to support and maintain the improvements provided in those Zones at an appropriate full service level. These full service expenses, minus the City's general benefit costs (the City's financial obligation to support the improvements) result in the amount of funding the property owners should reasonably be assessed to fully fund their proportional special benefit from those improvements ("Special Benefit Expenses"). However, in some Zones, the current maximum assessments (assessment revenue) that can be collected annually is less than the Special Benefit Expenses. In such cases, various "Funding Adjustments/Contributions" are applied to reduce the amount to be assessed for the fiscal year ("Balance to Levy") to a dollar amount that can be supported at the current maximum assessment rate.

These Funding Adjustments/Contributions may include an amount identified as "Additional City Contribution and/or Service Reductions" which represents the amount of funding that needs to be eliminated from the budgeted expenses through service reductions and/or additional funding that the City would need to contribute to supplement the Zone's Special Benefit Expenses (excluding funding for operational reserves and rehabilitation) to sustain full service maintenance. Whether the City chooses to contribute additional funds or implement service reductions is entirely at the discretion of the City Council.

Zones 01, 03, & 05 Budgets

BUDGET ITEMS	LLMD Zone 01 Westfield Park, Windsor Court, & Cambridge Park	LLMD Zone 03 Silva Estates	LLMD Zone 05 Wildflower Meadows
ANNUAL OPERATION & MAINTENANCE EXPENSES			
Annual Lighting Operation & Maintenance Expenses	\$ -	\$ -	\$ -
Landscape Maintenance	\$ 52,750	\$ 4,321	\$ 1,206
Tree Maintenance	2,454	191	66
Landscape Irrigation (Water, Electricity, Maintenance & Repair)	63,597	4,934	1,771
Appurtenant Improvements or Services	\$ -	\$ -	\$ -
Annual Landscaping Operation & Maintenance Expenses	\$ 118,801	\$ 9,446	\$ 3,044
TOTAL ANNUAL OPERATION & MAINTENANCE EXPENSES	\$ 118,801	\$ 9,446	\$ 3,044
REHABILITATION/RENOVATION FUNDING & CAPITAL EXPENDITURES			
Lighting Rehabilitation/Renovation Funding	\$ -	\$ -	\$ -
Landscape Improvement Rehabilitation/Renovation Funding	8,655	637	205
Total Rehabilitation/Renovation Funding	\$ 8,655	\$ 637	\$ 205
Total Planned Capital Expenditures (For Fiscal Year)	\$ -	\$ -	\$ -
TOTAL REHABILITATION/RENOVATION FUNDING & CAPITAL EXPENDITURES	\$ 8,655	\$ 637	\$ 205
INCIDENTAL EXPENSES			
Operational Reserves (Collection)	\$ 6,110	\$ 478	\$ 156
District Administration Expenses	10,283	4,746	431
County Administration Fee	547	279	28
Annual Administration Expenses	10,830	5,026	460
TOTAL INCIDENTAL EXPENSES	\$ 16,940	\$ 5,503	\$ 616
TOTAL ANNUAL EXPENSES	\$ 144,396	\$ 15,586	\$ 3,864
GENERAL BENEFIT EXPENSES			
Lighting General Benefit — City Funded	\$ -	\$ -	\$ -
Landscaping General Benefit — City Funded	(5,265)	(529)	(127)
TOTAL GENERAL BENEFIT EXPENSES	\$ (5,265)	\$ (529)	\$ (127)
TOTAL SPECIAL BENEFIT EXPENSES	\$ 139,131	\$ 15,058	\$ 3,737
FUNDING ADJUSTMENTS			
Unfunded Reserve Fund Collection	\$ (6,110)	\$ -	\$ (156)
Unfunded CIP/Rehabilitation Funding	(8,655)	-	(205)
Reserve Fund Transfer/Deduction	-	-	-
Additional City Funding and/or Service Reductions*	\$ (31,062)	\$ -	\$ (1,569)
Advance Payment or Other Credit	-	-	-
TOTAL FUNDING ADJUSTMENTS / CONTRIBUTIONS	\$ (45,827)	\$ -	\$ (1,930)
BALANCE TO LEVY	\$ 93,305	\$ 15,058	\$ 1,807
DISTRICT STATISTICS			
Total Parcels	590	295	32
Assessed Parcels	566	289	29
Equivalent Benefit Units (EBU)	691.15	319.00	29.00
Calculated Full Special Benefit Cost Recovery Rate per EBU	\$201.32	\$47.22	\$128.88
Assessment Per EBU	\$135.00	\$47.22	\$62.32
Maximum Assessment Rate Per EBU	\$135.0000	\$55.4200	\$62.3200
FUND BALANCE			
Estimated Beginning Fund Balance	\$ (216,107)	\$ 22,344	\$ (24,288)
Operational Reserve & Rehabilitation Funding Collected	-	1,114	-
Estimated Ending Fund Balance	\$ (216,107)	\$ 23,458	\$ (24,288)

Zones 06, 07, & 08A Budgets

BUDGET ITEMS	LLMD Zone 06	LLMD Zone 07	LLMD Zone 08 Sub-Zone A
	Capistrano	Silverado Estates	Tracts 704 & 783
ANNUAL OPERATION & MAINTENANCE EXPENSES			
Annual Lighting Operation & Maintenance Expenses	\$ -	\$ -	\$ -
Landscape Maintenance	\$ 768	\$ 1,728	\$ 2,570
Tree Maintenance	45	83	116
Landscape Irrigation (Water, Electricity, Maintenance & Repair)	941	1,904	2,552
Appurtenant Improvements or Services	\$ -	\$ -	\$ -
Annual Landscaping Operation & Maintenance Expenses	\$ 1,754	\$ 3,715	\$ 5,238
TOTAL ANNUAL OPERATION & MAINTENANCE EXPENSES	\$ 1,754	\$ 3,715	\$ 5,238
REHABILITATION/RENOVATION FUNDING & CAPITAL EXPENDITURES			
Lighting Rehabilitation/Renovation Funding	\$ -	\$ -	\$ -
Landscape Improvement Rehabilitation/Renovation Funding	137	296	428
Total Rehabilitation/Renovation Funding	\$ 137	\$ 296	\$ 428
Total Planned Capital Expenditures (For Fiscal Year)	\$ -	\$ -	\$ -
TOTAL REHABILITATION/RENOVATION FUNDING & CAPITAL EXPENDITURES	\$ 137	\$ 296	\$ 428
INCIDENTAL EXPENSES			
Operational Reserves (Collection)	\$ 91	\$ 193	\$ 272
District Administration Expenses	1,875	789	1,964
County Administration Fee	122	51	128
Annual Administration Expenses	1,997	840	2,092
TOTAL INCIDENTAL EXPENSES	\$ 2,087	\$ 1,033	\$ 2,364
TOTAL ANNUAL EXPENSES	\$ 3,978	\$ 5,044	\$ 8,030
GENERAL BENEFIT EXPENSES			
Lighting General Benefit — City Funded	\$ -	\$ -	\$ -
Landscaping General Benefit — City Funded	(76)	(152)	(217)
TOTAL GENERAL BENEFIT EXPENSES	\$ (76)	\$ (152)	\$ (217)
TOTAL SPECIAL BENEFIT EXPENSES	\$ 3,903	\$ 4,892	\$ 7,813
FUNDING ADJUSTMENTS			
Unfunded Reserve Fund Collection	\$ (91)	\$ (193)	\$ -
Unfunded CIP/Rehabilitation Funding	(137)	(296)	-
Reserve Fund Transfer/Deduction	-	-	-
Additional City Funding and/or Service Reductions*	\$ (1,687)	\$ (257)	\$ -
Advance Payment or Other Credit	-	-	-
TOTAL FUNDING ADJUSTMENTS / CONTRIBUTIONS	\$ (1,914)	\$ (746)	\$ -
BALANCE TO LEVY	\$ 1,988	\$ 4,146	\$ 7,813
DISTRICT STATISTICS			
Total Parcels	127	56	141
Assessed Parcels	126	53	132
Equivalent Benefit Units (EBU)	126.00	53.00	132.00
Calculated Full Special Benefit Cost Recovery Rate per EBU	\$30.98	\$92.30	\$59.20
Assessment Per EBU	\$15.78	\$78.22	\$59.20
Maximum Assessment Rate Per EBU	\$15.7800	\$78.2200	\$63.0000
FUND BALANCE			
Estimated Beginning Fund Balance	\$ (11,913)	\$ (47,054)	\$ 50,163
Operational Reserve & Rehabilitation Funding Collected	-	-	700
Estimated Ending Fund Balance	\$ (11,913)	\$ (47,054)	\$ 50,863

Zones 08B, 09 & 10 Budgets

BUDGET ITEMS	LLMD Zone 08 Sub-Zone B Tracts 758 & 752	LLMD Zone 09 Manzanita at Lemoore & La Dante Rose	LLMD Zone 10 Avalon
ANNUAL OPERATION & MAINTENANCE EXPENSES			
Annual Lighting Operation & Maintenance Expenses	\$ 5,163	\$ -	\$ -
Landscape Maintenance	\$ 3,996	\$ 2,946	\$ 8,832
Tree Maintenance	160	154	503
Landscape Irrigation (Water, Electricity, Maintenance & Repair)	4,299	4,156	12,504
Appurtenant Improvements or Services	\$ 175	\$ -	\$ -
Annual Landscaping Operation & Maintenance Expenses	\$ 8,631	\$ 7,256	\$ 21,839
TOTAL ANNUAL OPERATION & MAINTENANCE EXPENSES	\$ 13,794	\$ 7,256	\$ 21,839
REHABILITATION/RENOVATION FUNDING & CAPITAL EXPENDITURES			
Lighting Rehabilitation/Renovation Funding	\$ 258	\$ -	\$ -
Landscape Improvement Rehabilitation/Renovation Funding	583	494	1,511
Total Rehabilitation/Renovation Funding	\$ 842	\$ 494	\$ 1,511
Total Planned Capital Expenditures (For Fiscal Year)	\$ -	\$ -	\$ -
TOTAL REHABILITATION/RENOVATION FUNDING & CAPITAL EXPENDITURES	\$ 842	\$ 494	\$ 1,511
INCIDENTAL EXPENSES			
Operational Reserves (Collection)	\$ 693	\$ 372	\$ 1,118
District Administration Expenses	2,083	1,994	2,247
County Administration Fee	135	130	146
Annual Administration Expenses	2,218	2,123	2,393
TOTAL INCIDENTAL EXPENSES	\$ 2,911	\$ 2,496	\$ 3,510
TOTAL ANNUAL EXPENSES	\$ 17,547	\$ 10,246	\$ 26,860
GENERAL BENEFIT EXPENSES			
Lighting General Benefit — City Funded	\$ (413)	\$ -	\$ -
Landscaping General Benefit — City Funded	(363)	(304)	(998)
TOTAL GENERAL BENEFIT EXPENSES	\$ (776)	\$ (304)	\$ (998)
TOTAL SPECIAL BENEFIT EXPENSES	\$ 16,771	\$ 9,942	\$ 25,862
FUNDING ADJUSTMENTS			
Unfunded Reserve Fund Collection	\$ -	\$ (372)	\$ (1,118)
Unfunded CIP/Rehabilitation Funding	-	(494)	(1,511)
Reserve Fund Transfer/Deduction	-	(2,828)	-
Additional City Funding and/or Service Reductions*	\$ -	\$ -	\$ (4,244)
Advance Payment or Other Credit	-	-	-
TOTAL FUNDING ADJUSTMENTS / CONTRIBUTIONS	\$ -	\$ (3,694)	\$ (6,873)
BALANCE TO LEVY	\$ 16,771	\$ 6,247	\$ 18,990
DISTRICT STATISTICS			
Total Parcels	141	139	159
Assessed Parcels	140	134	151
Equivalent Benefit Units (EBU)	140.00	134.00	151.00
Calculated Full Special Benefit Cost Recovery Rate per EBU	\$119.80	\$74.20	\$171.28
Assessment Per EBU	\$119.80	\$46.62	\$125.76
Maximum Assessment Rate Per EBU	\$124.0000	\$46.6200	\$125.7600
FUND BALANCE			
Estimated Beginning Fund Balance	\$ 25,081	\$ 10,358	\$ (55,957)
Operational Reserve & Rehabilitation Funding Collected	1,535	(2,828)	-
Estimated Ending Fund Balance	\$ 26,616	\$ 7,530	\$ (55,957)

Zones 11, 12, & 13 Budgets and Total LLMD Budget, FY 2017/2018

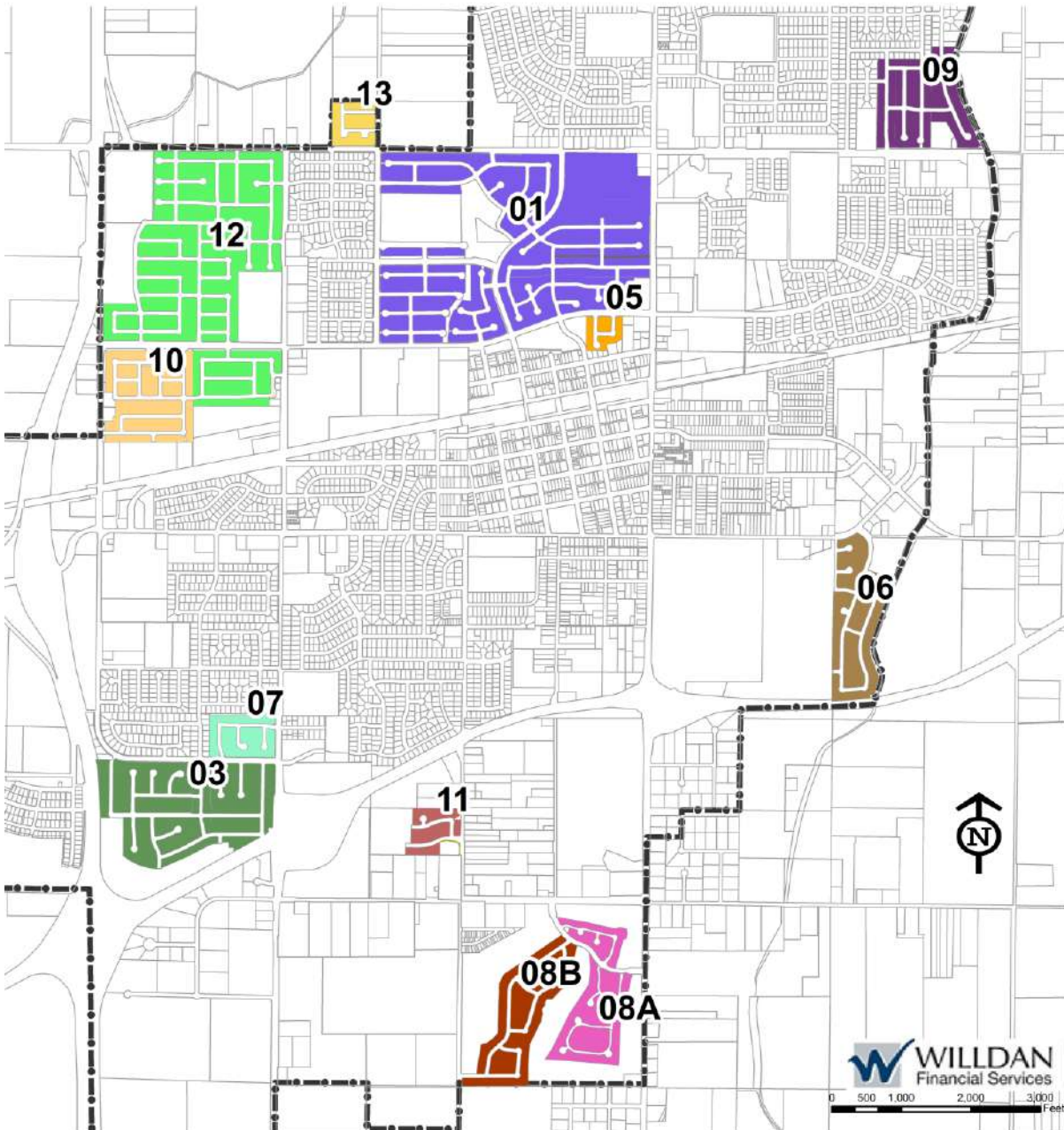
BUDGET ITEMS	LLMD Zone 11 Self Help	LLMD Zone 12 Summerwind & College Park	LLMD Zone 13 Covington Place	TOTAL BUDGET FISCAL YEAR 2017/2018
ANNUAL OPERATION & MAINTENANCE EXPENSES				
Annual Lighting Operation & Maintenance Expenses	\$ -	\$ -	\$ -	\$ 5,163
Landscape Maintenance	\$ 971	\$ 12,961	\$ 28,805	\$ 121,853
Tree Maintenance	53	706	1,297	5,828
Landscape Irrigation (Water, Electricity, Maintenance & Repair)	1,474	16,567	21,919	136,618
Appurtenant Improvements or Services	\$ -	\$ -	\$ -	\$ 175
Annual Landscaping Operation & Maintenance Expenses	\$ 2,497	\$ 30,233	\$ 52,021	\$ 264,475
TOTAL ANNUAL OPERATION & MAINTENANCE EXPENSES	\$ 2,497	\$ 30,233	\$ 52,021	\$ 269,638
REHABILITATION/RENOVATION FUNDING & CAPITAL EXPENDITURES				
Lighting Rehabilitation/Renovation Funding	\$ -	\$ -	\$ -	\$ 258
Landscape Improvement Rehabilitation/Renovation Funding	161	2,225	4,939	20,271
Total Rehabilitation/Renovation Funding	\$ 161	\$ 2,225	\$ 4,939	\$ 20,529
Total Planned Capital Expenditures (For Fiscal Year)	\$ -	\$ -	\$ -	\$ -
TOTAL REHABILITATION/RENOVATION FUNDING & CAPITAL EXPENDITURES	\$ 161	\$ 2,225	\$ 4,939	\$ 20,529
INCIDENTAL EXPENSES				
Operational Reserves (Collection)	\$ 128	\$ 1,552	\$ 2,729	\$ 13,892
District Administration Expenses	536	8,213	491	35,651
County Administration Fee	35	534	32	2,167
Annual Administration Expenses	570	8,747	523	37,818
TOTAL INCIDENTAL EXPENSES	\$ 699	\$ 10,299	\$ 3,252	\$ 51,710
TOTAL ANNUAL EXPENSES	\$ 3,357	\$ 42,757	\$ 60,211	\$ 341,877
GENERAL BENEFIT EXPENSES				
Lighting General Benefit — City Funded	\$ -	\$ -	\$ -	\$ (413)
Landscaping General Benefit — City Funded	(94)	(1,413)	(2,380)	(11,918)
TOTAL GENERAL BENEFIT EXPENSES	\$ (94)	\$ (1,413)	\$ (2,380)	\$ (12,331)
TOTAL SPECIAL BENEFIT EXPENSES	\$ 3,263	\$ 41,344	\$ 57,831	\$ 329,546
FUNDING ADJUSTMENTS				
Unfunded Reserve Fund Collection	\$ (128)	\$ -	\$ (2,729)	\$ (10,896)
Unfunded CIP/Rehabilitation Funding	(161)	-	(4,939)	(16,398)
Reserve Fund Transfer/Deduction	-	(3,777)	-	(6,606)
Additional City Funding and/or Service Reductions*	\$ (1,054)	\$ -	\$ (45,213)	\$ (85,086)
Advance Payment or Other Credit	-	-	-	-
TOTAL FUNDING ADJUSTMENTS / CONTRIBUTIONS	\$ (1,343)	\$ (3,777)	\$ (52,881)	\$ (118,986)
BALANCE TO LEVY	\$ 1,920	\$ 37,566	\$ 4,950	\$ 210,560
DISTRICT STATISTICS				
Total Parcels	38	570	36	2,324
Assessed Parcels	36	552	33	2,241
Equivalent Benefit Units (EBU)	36.00	552.00	33.00	2,396.15
Calculated Full Special Benefit Cost Recovery Rate per EBU	\$90.64	\$74.90	\$1,752.46	
Assessment Per EBU	\$53.32	\$74.90	\$150.00	
Maximum Assessment Rate Per EBU	\$53.3200	\$145.0000	\$150.0000	
FUND BALANCE				
Estimated Beginning Fund Balance	\$ (29,231)	\$ 315,748	\$ (26,131)	\$ 15,974
Operational Reserve & Rehabilitation Funding Collected	-	-	-	521
Estimated Ending Fund Balance	\$ (29,231)	\$ 315,748	\$ (26,131)	\$ 16,495

Part IV — District Diagrams

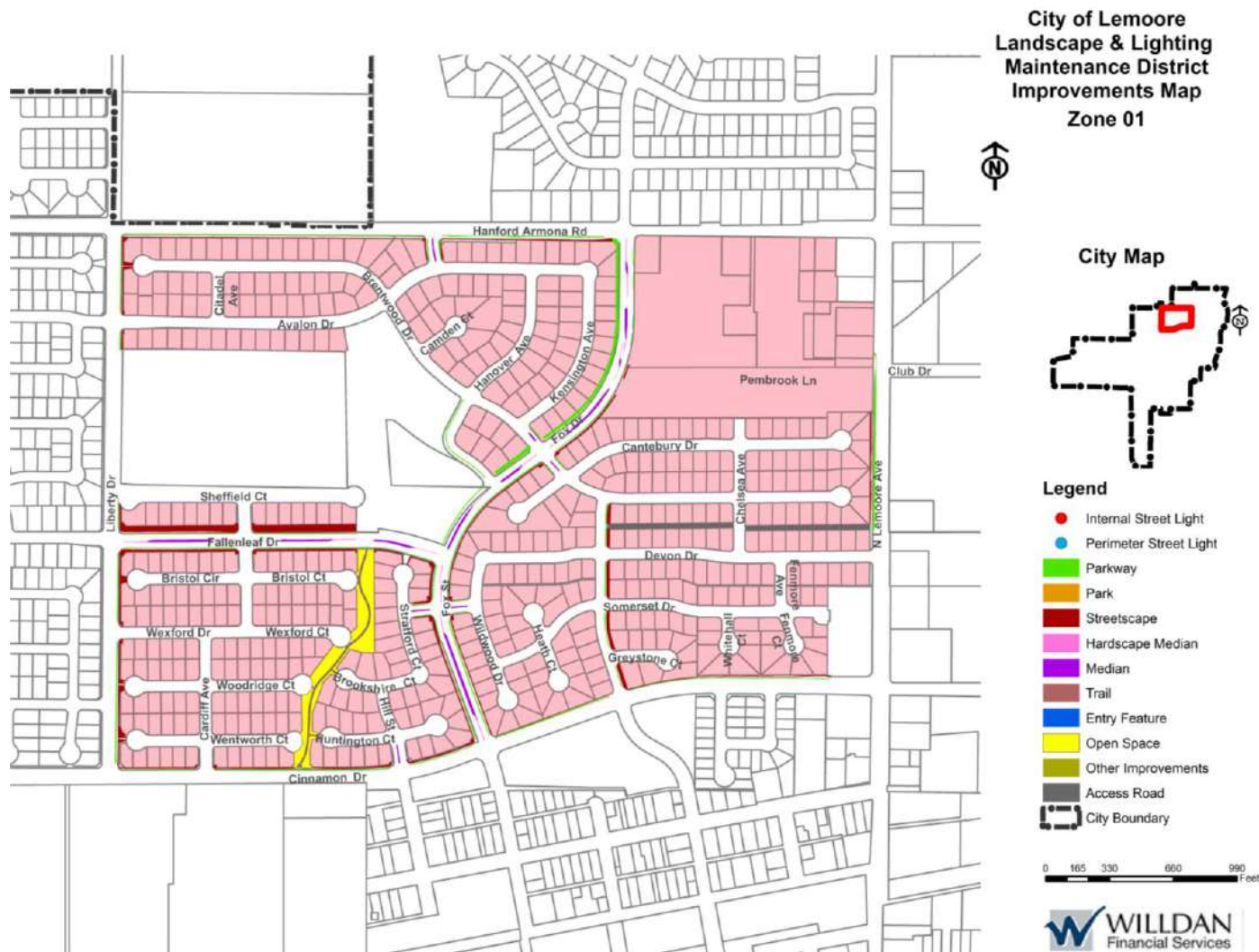
The following section contains a series of diagrams showing the boundaries of the Zones within the Lemoore Landscape and Lighting Maintenance District No. 1 District for Fiscal Year 2017/2018 which incorporate the parcels determined to receive special benefits from the District improvements. In addition to depicting the boundaries of the Zones, the diagrams also show the location of the landscaping and lighting improvements within the Zones. The parcels within each Zone consist of all lots, parcels and subdivisions of land within the boundaries as depicted by these diagrams and shall consist and be dictated by the lines and dimensions as those lots, parcels and subdivisions of land shown on the Kings County Assessor's parcel maps for the current year and by reference the Kings County Assessor's parcel maps are incorporated herein and made part of this Report. These diagrams along with the Assessment Roll incorporated in this Report constitute the District Assessment Diagram for Fiscal Year 2017/2018.

District Zone Overview

**City of Lemoore
Landscape & Lighting
Maintenance District No. 1
Zones 01-13**



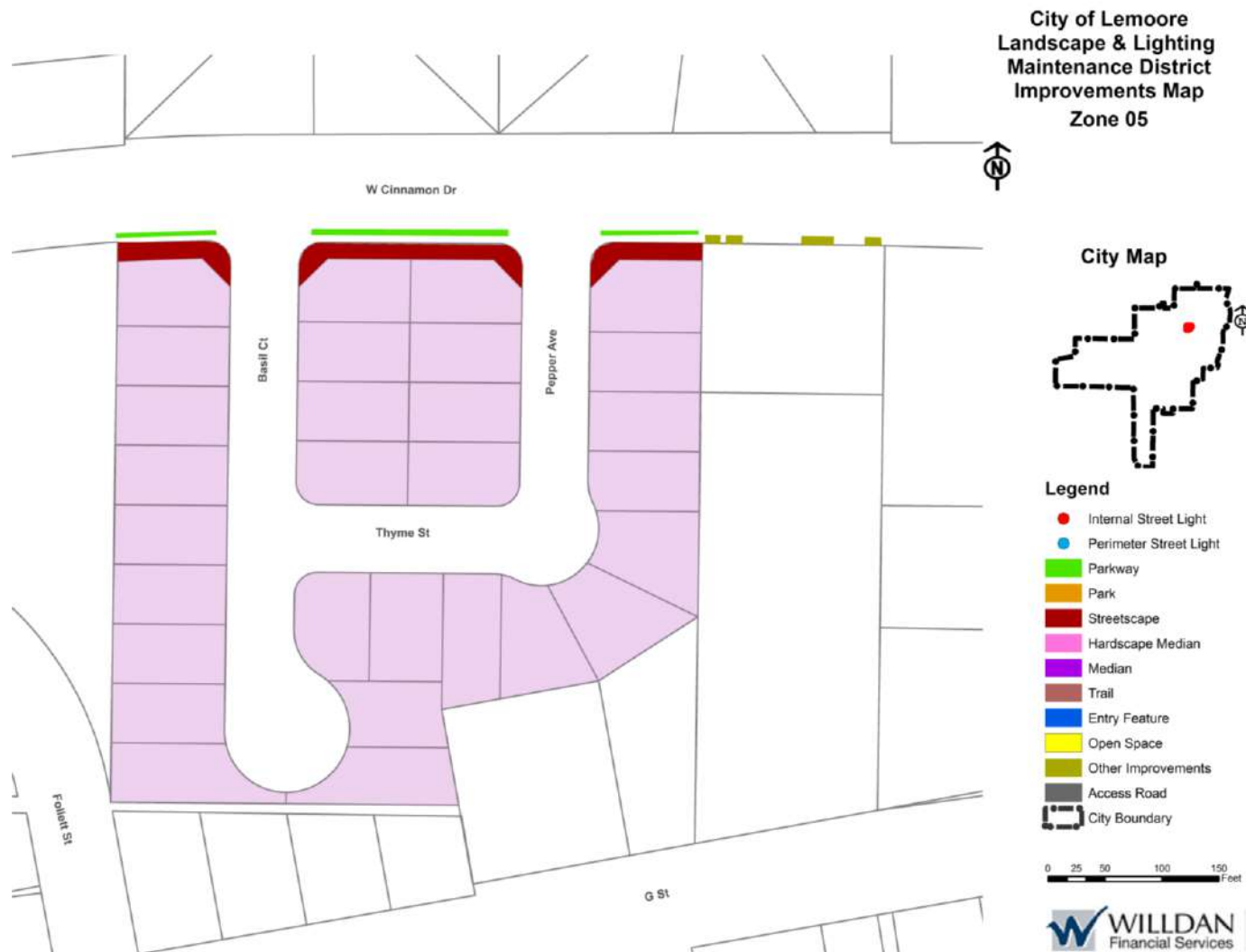
Zone 01 Diagram



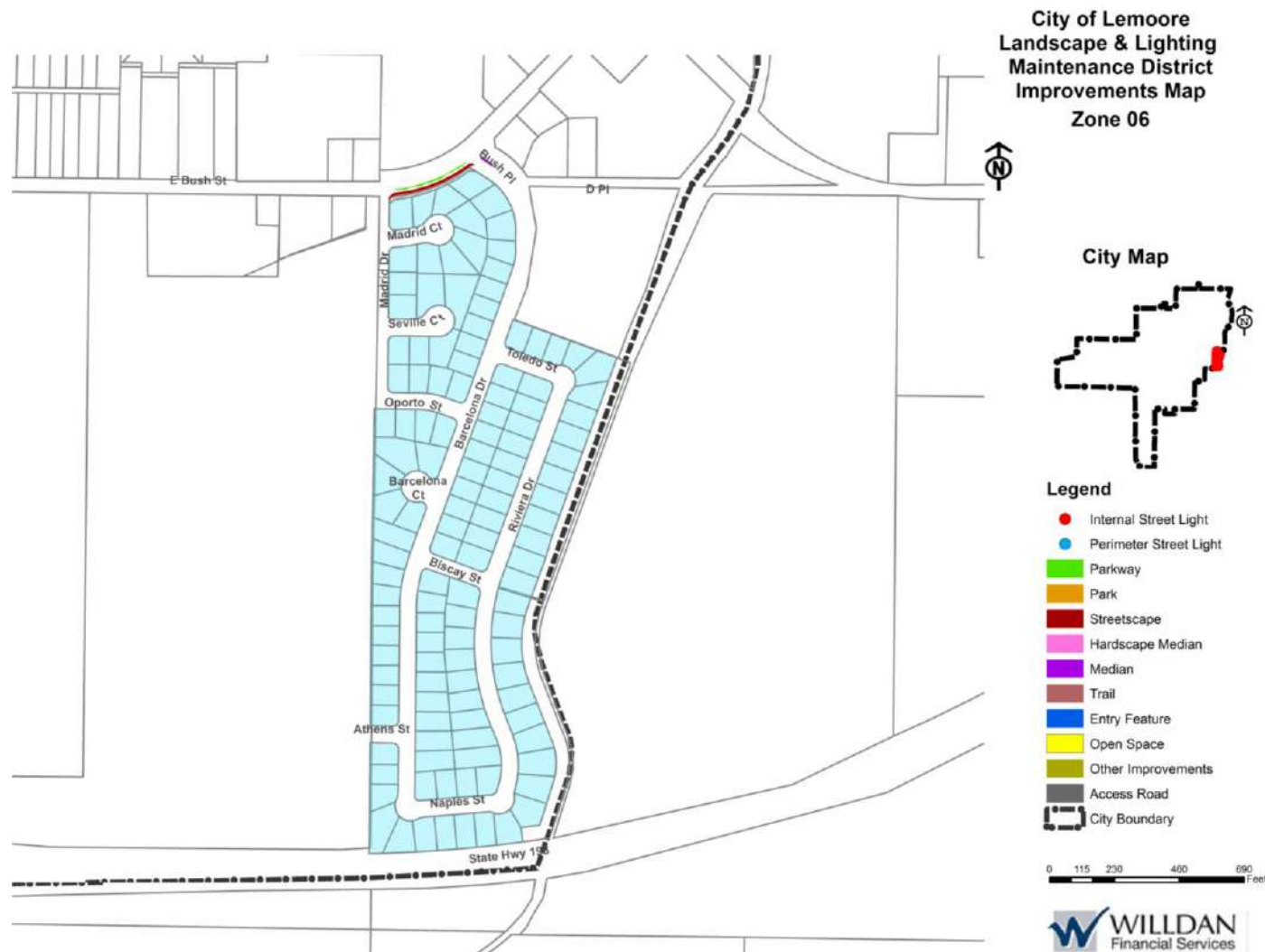
Zone 03 Diagram



Zone 05 Diagram



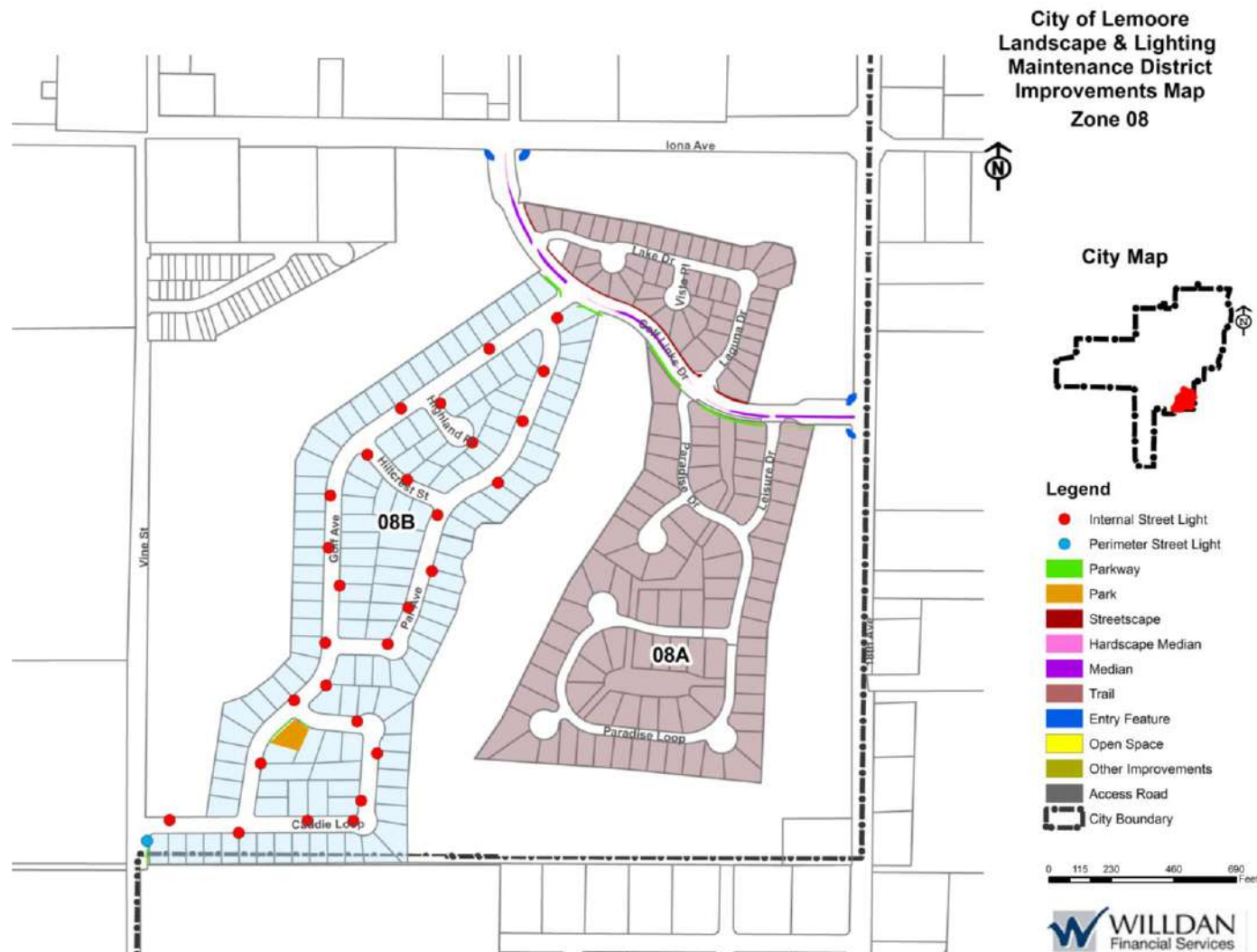
Zone 06 Diagram



Zone 07 Diagram



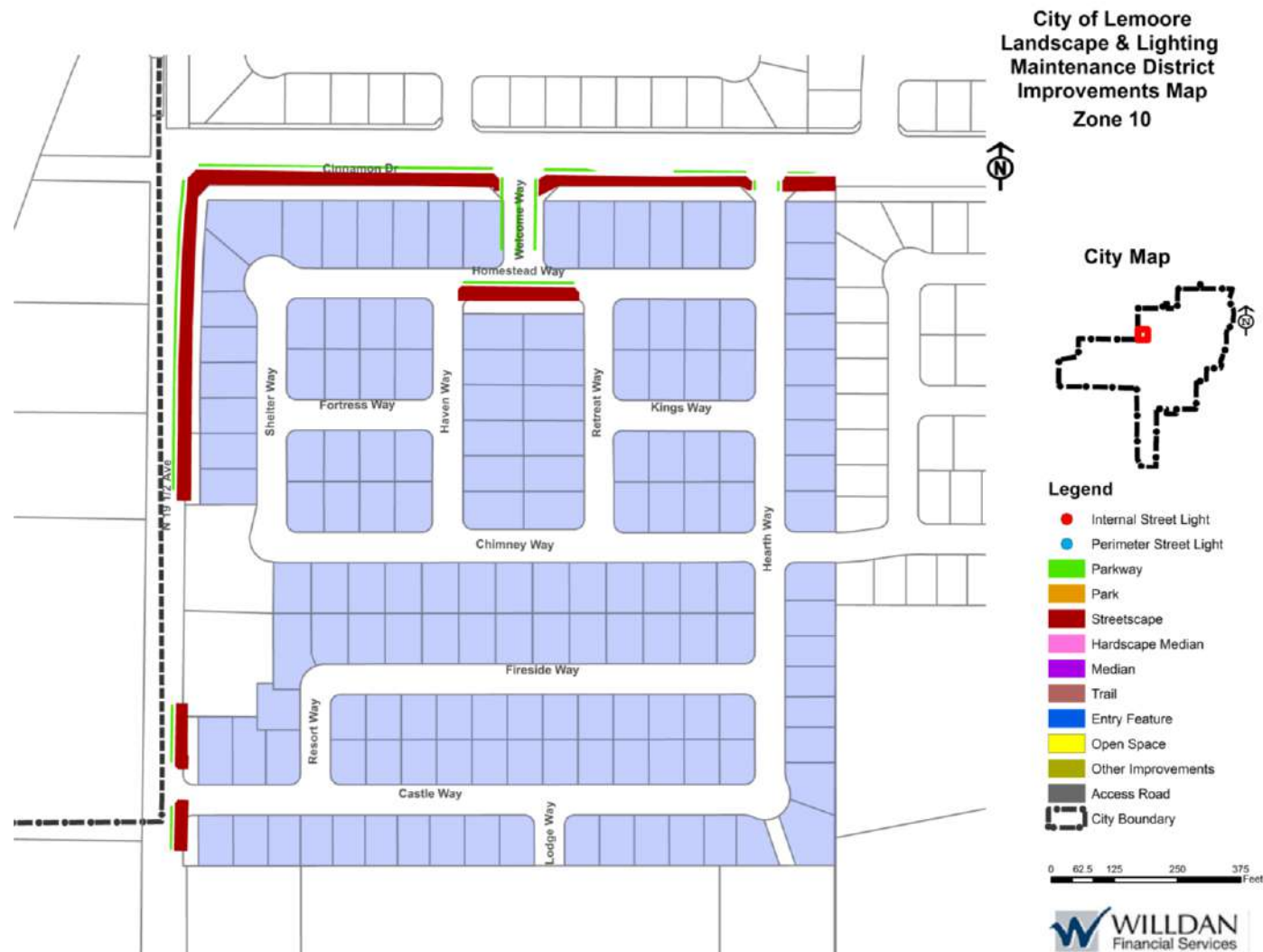
Zone 08 Diagram



Zone 09 Diagram



Zone 10 Diagram



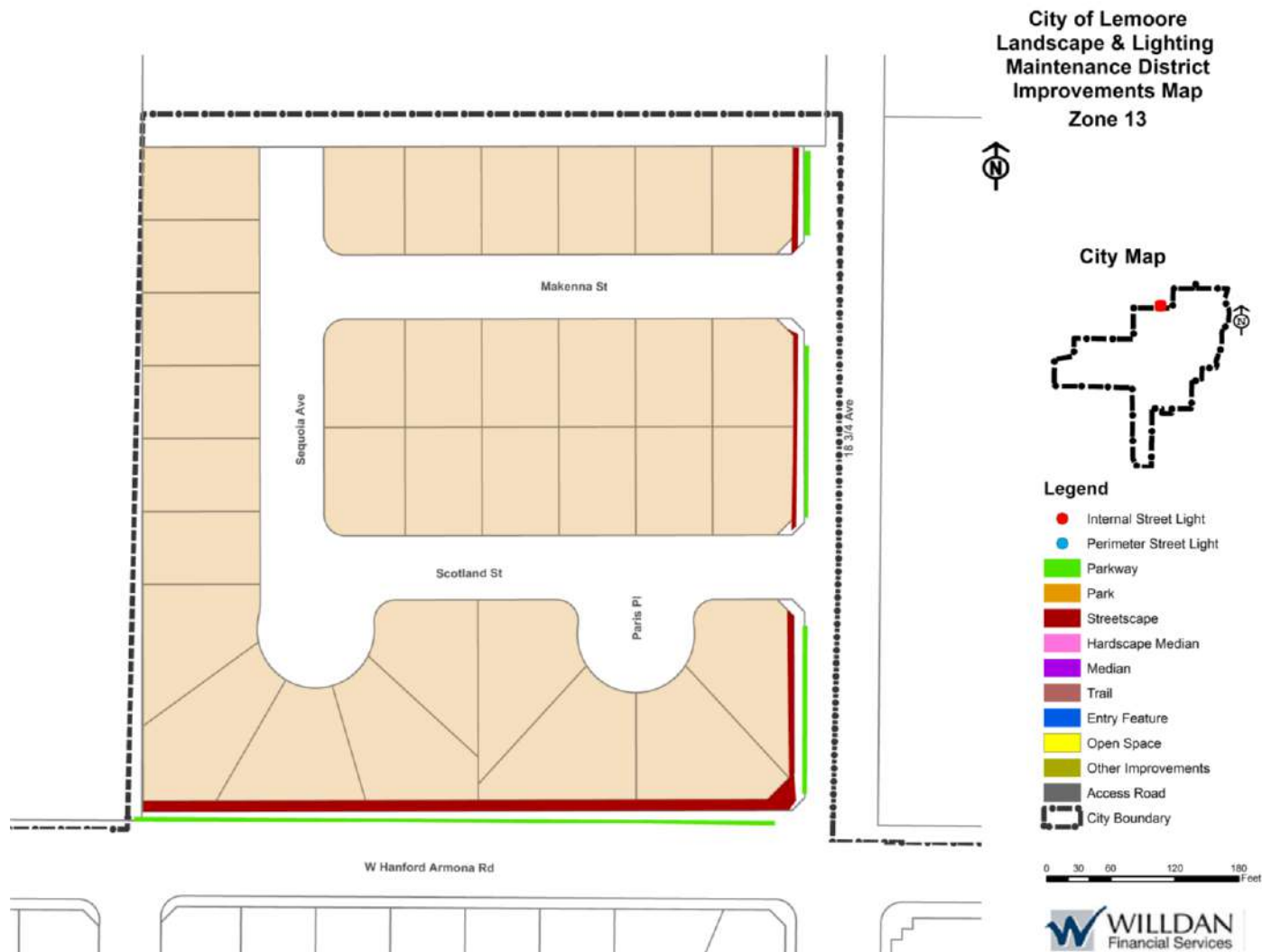
Zone 11 Diagram



Zone 12 Diagram



Zone 13 Diagram



Part V — Assessment Rolls

The following Assessment Rolls incorporate all parcels identified as being within the District and the assessment amount for each parcel for Fiscal Year 2017/2018. Each parcel listed on the Assessment Roll for each Zone is currently shown and illustrated on the County Assessor's Roll and the County Assessor's Parcel Number Maps (APN maps). These records are, by reference, made part of this Report and shall govern for all details concerning the description of the lots or parcels. All assessments presented on the assessment rolls are subject to change as a result of parcel changes made by the County including parcel splits, parcel merges or development changes that occur prior to the County Assessor's Office securing the final roll and generating tax bills for Fiscal Year 2017/2018.



City of Lemoore

Public Facilities Maintenance District No. 1

Engineer's Annual Report Fiscal Year 2017/2018

Intent Meeting: June 6, 2017

Public Hearing: June 20, 2017

**CITY OF LEMOORE
119 FOX STREET
LEMOORE, CA 93245**

MAY 2017

PREPARED BY

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ENGINEER'S REPORT AFFIDAVIT

City of Lemoore Public Facilities Maintenance District No. 1 For Fiscal Year 2017/2018

City of Lemoore, Kings County, State of California

This Report and the enclosed descriptions, budgets and diagram outline the proposed improvements and assessments for the Public Facilities Maintenance District No. 1 in the City of Lemoore for Fiscal Year 2017/2018, which includes each lot, parcel, and subdivision of land within said District, as the same existed at the time of the passage of the Resolution of Intention. Reference is hereby made to the Kings County Assessor's maps for a detailed description of the lines and dimensions of parcels within the District. The undersigned respectfully submits the enclosed Report as directed by the City Council.

Dated this _____ day of _____, 2017.

Willdan Financial Services
Assessment Engineer
On Behalf of the City of Lemoore

By: _____

Jim McGuire
Principal Consultant, Project Manager

By: _____

Richard Kopecky
R. C. E. # 16742

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Introduction

The City of Lemoore ("City"), pursuant to Chapter 10 of Title 7 of the Lemoore Municipal Code, ("Municipal Code") as enacted by Ordinance No. 2006-01 (the "Ordinance"), and to the extent not inconsistent with the Ordinance, the provisions and procedures of the Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code ("1972 Act") and in compliance with the substantive and procedural requirements of the California State Constitution, Article XIID ("California Constitution") established the assessment district designated as the:

Public Facilities Maintenance District No. 1

Pursuant to the provisions of the Municipal Code, the Ordinance, and 1972 Act (hereafter referred to collectively as "City Maintenance District Codes"), and in compliance with the substantive and procedural requirements of the California Constitution, the City has annually levied special benefit assessments within the Public Facilities Maintenance District No. 1 ("District") in order to fund in whole or in part the maintenance, operation, repair and periodic replacement of certain public improvements including landscaping, street lights, street paving, parks and appurtenant facilities that provide special benefits to properties within the District.

The City Council of the City of Lemoore adopted its General Plan with various elements to provide guidelines for orderly development of property within the City. The City Council further adopted ordinances and regulations governing the development of land providing for the installation and construction of certain lighting, landscaping, street paving, parks and appurtenant facilities to enhance the quality of life and to benefit the value of property.

The requirement for the installation of lighting, landscaping, streets and appurtenant facilities is a condition of development provided for in the City's Subdivision Ordinance and is a requirement for issuance of a permit for construction of commercial, residential, and planned unit development. These improvements generally include street lights and related equipment and fixtures; street paving that may include curbs, gutters and sidewalks; various landscape materials such as trees, turf, shrubs, vines, and ground cover; irrigation and drainage systems; structural amenities such as monuments, block walls, retaining walls, or other fencing; hardscapes including mulch, trail and path surfaces, stamped concrete and pavers; recreational amenities such as benches, picnic facilities, play structures; signage, and related appurtenances.

The installation of street lights, landscaping and appurtenant facilities is the responsibility of the subdivider or other development/applicant, triggered by the approval of a tentative subdivision map or other development application. After installation, it is City policy that the servicing, operation, maintenance, repair and replacement of the street lighting, landscaping, local street paving, parks and appurtenant facilities in turn become the financial responsibility of the properties that specially benefit from the facilities. Prior to the establishment of the District, the City recognized that the required ongoing maintenance, periodic repair and replacement of the facilities installed in connection with new developments could not feasibly be funded by the City and that such maintenance, operation, repair and replacement should be funded through special benefit assessments on properties within the boundaries of the District.

In accordance with the City Maintenance District Code, the District has been established utilizing benefit zones ("Zones") to address variations in the nature, location, and extent of the improvements that provide special benefits to parcels in the District. Within the boundaries of the

District, parcels are assigned to a Zone, each of which is associated with specific improvements that provide special benefit to properties within that Zone.

As of Fiscal Year 2016/2017 the District was comprised of the following Zones and developments:

Zone 01 — The Landing, Phases 1, 2, and 3

Zone 02 — Liberty, Phases 1 and 2

Zone 03 — Silva Estates, Phase 10

Zone 04 — Parkview Estates

Zone 05 — East Village Park

Zone 06 — Heritage Acres

District Changes

Previous District changes

In Fiscal Year 2016/2017, the City conduct a comprehensive review, analysis and evaluation of the District improvements, benefit zones, and budgets as part of an overall effort to clarify and ensure that the annual District assessments reflect the special benefits properties receive from the improvements provided and that those assessments are consistent with the provisions of the Landscape and Lighting Act of 1972 and the substantive provisions of the California Constitution Article XIII D. In addition to creating a more comprehensive and detailed Engineer's Report ("Report"), the following District changes were implemented in Fiscal Year 2016/2017.

- The properties previously identified as Zone 6 (Heritage Acres) and Zone 6A (Heritage Acres Phase 2) located east of Cinnamon Drive, south of Boxwood Lane and north of Daphne Lane were identified contiguous developments that collectively benefit from similar and/or shared improvements. Therefore, it was determined that the properties within these two developments should be proportionately be assessed for the overall improvements within and adjacent to those developments and the two existing benefit zones were consolidated into a single Zone designated as "Zone 06 (Heritage Acres)".

This modification to the District did not increase the amount paid annually by any property owner and did not change the nature or extent of the improvements of maintenance to be provided by the District. The location and extent of the improvements and boundaries of the Zone is shown in the District Diagram contained in Part IV of this Report.

Fiscal Year 2017/2018 District Changes

On December 6, 2016, in accordance with the provisions of the 1972 Act and the California Constitution the City Council approved the annexation of territory (Tract No. 910) to Zone 05 of the District and approved the balloted maximum assessment rate and inflationary formula for the parcels (same maximum assessment previously adopted for Zone 05). This annexation incorporated the landscaping, street lighting and street improvements installed as part of Tract No. 910 into Zone 05. Both the existing parcels within Zone 05 and the annexation territory receive special benefits from similar and/or shared improvements and shall be assessed proportionately for those improvements. Commencing in Fiscal Year 2017/2018 this Zone will be referred to as "Zone 05 (East Village Park/Aniston Place)".

Report Content and Annual Proceedings

This Engineer's Annual Report (the "Report") has been prepared pursuant to the City Maintenance District Code and Chapter 1, Article 4 and Chapter 3 of the 1972 Act, and presented to the City Council for their consideration and approval of the proposed improvements and services to be provided within the District and the levy and collection of annual assessments related thereto for Fiscal Year 2017/2018. This Report outlines the District zone structure, improvements, and proposed assessments to be levied in connection with the special benefits the properties will receive from the maintenance and servicing of the District improvements for Fiscal Year 2017/2018. The annual assessments to be levied on properties within the District provide a source of funding for the continued operation, maintenance and servicing of the landscaping, parks, streetlights, street paving, and appurtenant facilities (improvements) to be provided by the District for the properties within each specified Zone for which properties in those respective Zones receive special benefits.

Each fiscal year, the City establishes the District's assessments based on an estimate of the costs to maintain, operate and service the improvements and based upon available revenues including fund balances, general benefit contributions and additional City contributions and assessment limits. The costs of the improvements and the proposed annual assessments budgeted and assessed against properties within the District may include, but are not limited to the estimated expenditures for regular annual maintenance and repairs; incidental expenditures related to the operation and administration of the District; deficits or surpluses from prior years; revenues from other sources; and the collection of funds for operational reserves and/or periodic repairs, replacements and rehabilitation projects as authorized by the City Maintenance District Code. The net annual cost to provide the improvements for each Zone are allocated to the benefiting properties within that Zone using a weighted method of apportionment (refer to Assessment Methodology in Section II, Method of Apportionment) that calculates the proportional special benefit and assessment for each parcel as compared to other properties that benefit from the District improvements and services. Thus, each parcel is assessed proportionately for only those improvements, services and expenses for which the parcel will receive special benefit.

The word "parcel," for the purposes of this Report, refers to an individual property assigned its own Assessor's Parcel Number ("APN") by the Kings County Assessor's Office. The Kings County Auditor/Controller uses Assessor's Parcel Numbers and specific Fund Numbers to identify properties to be assessed on the tax roll for the District assessments.

At a noticed annual Public Hearing, the City Council will accept all public comments and written protests regarding the District and the annual levy of assessments. Based on those public comments and written protests, the City Council may order amendments to the Report or confirm the Report as submitted. Following final approval of the Report and confirmation of the assessments, the Council will by Resolution, order the improvements to be made and confirm the levy and collection of assessments pursuant to the City Maintenance District Code. The assessments as approved will be submitted to the Kings County Auditor/Controller to be included on the property tax roll for each parcel.

This Report consists of five (5) parts:

Part I

Plans and Specifications: This section provides a general description of the District and the improvements for which parcels are assessed. The proposed assessments as outlined in this Report are based on the improvements and appurtenant facilities that provide a special benefit to the properties within the District and generally include local landscaping, neighborhood parks, street lights, street paving, and related amenities including operational expenses and fund balances authorized by the City Maintenance District Code. The plans and specifications contained in this Report generally describe the nature and extent of the improvements. In conjunction with these general descriptions of the improvements a visual depiction of the improvements is provided in the District Diagrams contained in Part IV of this Report. More detailed information regarding the specific plans and specifications associated with each Zone are on file in the Public Works Department and by reference are made part of this Report.

Part II

Method of Apportionment: This section includes a discussion of the general and special benefits associated with the improvements to be provided within the District (Benefit Analysis), which includes a discussion of the proportional costs of the special benefits and a separation of costs considered to be of general benefit (and therefore not assessed). This section of the Report also outlines the method of calculating each property's proportional special benefit and related annual assessment. The method of apportionment described in this Report utilizes terminology that is slightly different than what has been presented in previous engineer's report, utilizing what is commonly referred to as a "Equivalent Benefit Unit" method of apportionment. Although the method of apportionment is described differently than in the past, the weighted proportionality to each parcel is consistent with the previously adopted method of apportionment for the District and does not change the proportional special benefit or assessments previously approved and adopted for the District.

Part III

District Budgets: An estimate of the annual costs to operate, maintain, and service the improvements and appurtenant facilities. The budget for each Zone includes an estimate of the maintenance costs and incidental expenses including, but not limited to: labor, materials, utilities, equipment, and administration expenses as well as the collection of other appropriate funding authorized by the City Maintenance District Code and deemed appropriate to fully support the improvements. Those improvements and/or costs determined to be of general benefit shall be funded by a City contribution. In addition to the general benefit costs, the City may provide additional funding to support the maintenance and operation of the improvements considered to be of special benefit, but City staff shall make the determination of which improvements, and the extent of the services and activities that shall be provided based on available revenues.

Part IV

District Diagrams: This section of the Report contains a series of diagrams showing the boundaries of the Zones within the District for Fiscal Year 2017/2018 which incorporate the parcels determined to receive special benefits from the District improvements. These diagrams also provide a visual depiction of the location of the improvements being maintained. Parcel identification, the lines and dimensions of each lot, parcel and subdivision of land within the District and Zones are shown on the Kings County Assessor's Parcel Maps, and shall include any subsequent lot line adjustments or parcel changes therein. Reference is hereby made to the Kings County Assessor's Parcel Maps for a detailed description of the lines and dimensions of each lot and parcel of land within the District.

Part V

Assessment Roll: The assessment amounts to be levied and collected in Fiscal Year 2017/2018 for each parcel is based on the parcel's calculated proportional special benefit as outlined in the Method of Apportionment (Part II of this Report) and the annual assessment rates established by the estimated budgets (Part III of this Report).

If any section, subsection, sentence, clause, phrase, portion, or zone of this Report is, for any reason, held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions of the Report and each section, subsection, subdivision, sentence, clause, phrase, portion, zone, or subzone thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, phrases, portions, zones, or subzones might subsequently be declared invalid or unconstitutional.

Part I — Plans and Specifications

The purpose of this District is to provide in part through annual assessments, funding for the ongoing operation, maintenance, and servicing of local landscaping, neighborhood park and street lighting improvements, street paving, and related appurtenant facilities and services in specified areas of the City. The territory within the District consists of those lots or parcels of land within the City of Lemoore for which the City, through the District maintains local landscaping, neighborhood parks, street lights, street paving, and related amenities installed in connection with the development of those properties and for the benefit of those lots or parcels. Improvements currently provided within the District may include but are not limited to:

- Landscaping and related facilities and amenities located within designated street medians, parkway and streetscape side-panels, and entryways within the public right of ways or easements adjacent to public right of ways; and within public places including greenbelt areas, open spaces, and neighborhood parks within each Zone. These improvements may include, but are not limited to:
 - various landscape materials such as trees, turf, shrubs, vines, ground cover, annual or perineal plantings;
 - irrigation and drainage systems;
 - structural amenities such as monuments, block walls, retaining walls, or other fencing;
 - hardscapes including mulch, trail and path surfaces, stamped concrete and pavers;
 - recreational amenities within the parks or greenbelts that may include benches, play structures, picnic or other recreational facilities, signage, and related appurtenances.

The maintenance of these improvements may include, but is not limited to the regularly scheduled mowing, trimming, pruning, fertilization, pest control, weed and graffiti abatement; installation, replacement and rehabilitation of the landscaping, repair or replacement of irrigation or drainage systems; repair or replacement of hardscape improvements and recreational amenities. The City Public Works Department shall authorize and schedule such maintenance and servicing as need and based on available Zone funding.

- Street lighting improvements located in the public right of ways within and on the perimeter of the developments and associated with each Zone and the parcels therein. Streetlight improvements include energy costs and maintenance of the lighting facilities including, but not limited to the removal, repair, replacement or relocation of light standards, poles, bulbs, fixtures, and related equipment and materials.
- Street paving on the local streets within each respective Zone that may include but is not limited to the repair and servicing of street surfaces, curbs, gutters, driveway approaches, walkways, delineation, signage or other facilities within the public street right of ways. The street paving program may include, but is not limited to: the repair of potholes, cracks or other failures in the asphalt surface; repair or partial segment replacement of curbs, gutters, and driveway approaches as needed to ensure pedestrian and vehicle safety or the integrity of the street; repair or installation of street signs; slurry sealing, overlays and re-striping of the street surfaces. The specific activities and timing of various street and road maintenance services shall be determined by the City's Public Works Department as necessary to extend the life of the streets or to improve traffic circulation and safety as available funding permits.

Most of the services and activities described above are not performed on an annual basis, but rather on a periodic basis such as slurry sealing or overlaying the asphalt streets. The funds necessary for these activities are to be collected in installments as part of the annual assessments. The monies collected each year for these services will be accumulated in a special fund for each Zone (Reserve Fund or Capital Improvement Fund). The monies accumulated for these activities shall be spent when sufficient funds have been accumulated to perform the services deemed necessary by the City. This process of accumulating funds (installments) shall continue until such time the District or Zone is dissolved; or the City determines that such funding procedures require modification. Changes in the process of accumulating funds that would result in an increase to the annual assessment rate must be presented to the property owners for approval prior to imposing such an increase.

Not included as part of the street paving program are the costs associated with major replacements or reconstruction. Although the District assessments will provide funding for regular maintenance of the improvements and scheduled slurry and resurfacing projects on a periodic basis that will extend the useful life of the street improvements, the assessments are not intended to fund a full replacement or reconstruction of the street surfaces or adjacent improvements such as curbs, gutters or driveway approaches. The costs of extensive replacement or reconstruction activities such as replacement of curbs, gutters and driveway approaches is significantly more than the amount that is typically collected annually. When such repairs or activities are deemed necessary, the City may consider various financing options including new or increased assessments for property owner approval.

Zones of Benefit

In accordance with the City Maintenance District Code, the District utilizes Zones to address variations in the nature, location, and extent of the improvements that provide special benefits to parcels in the District. Each Zone is associated with specific improvements and/or types of improvements that provide special benefit to properties within that Zone.

For Fiscal Year 2017/2018 the District is comprised of the following Zones and developments:

Zone 01 — The Landing:

Comprised of one hundred twelve (112) single-family residential parcels within Tract No. 817 (The Landing, Phases 1 and 2).

Zone 02 — Liberty:

Comprised of two hundred forty-two (242) single-family residential parcels within Tract No. 821 (Liberty, Phases 1 and 2).

Zone 03 — Silva Estates, Phase 10:

Comprised of seventy-four (74) single-family residential parcels within Tract No. 838 (Silva Estates, Phase 10).

Zone 04 — Parkview Estates:

Comprised of thirty-nine (39) single-family residential parcels within Tract No. 797 (Parkview Estates).

Zone 05 — East Village Park:

Comprised of eighty-one (81) single-family residential parcels within Tract No. 791 (East Village Park).

Zone 06 — Heritage Acres:

Comprised of ninety-seven (97) single-family residential parcels within Tract No. 872 (Heritage Acres, Phases 1 and 2).

Description of Improvements

As authorized by the City Maintenance District Code, the improvements provided by the District and associated with each Zone incorporate various local landscaping, neighborhood parks, street lights, street paving, and related amenities installed in connection with the development of those properties and are maintained and serviced for the benefit of real property within the Zone. The maintenance of the improvements may also include various appurtenances including, but not limited to block walls, retaining walls or other fencing, trail and path surfaces, stamped concrete, pavers, mulch or other hardscapes, irrigation and related electrical equipment and drainage systems, benches, play structures, picnic or other recreational facilities, monuments, signage, ornamental lighting, curbs, gutters, street lighting fixtures, and related equipment. The work to be performed within each respective Zone may include but is not limited to (as applicable), the personnel, materials, equipment, electricity, water, contract services, repair and rehabilitation of the improvements and incidental expenses required to operate the District and provide the improvements and services.

For Fiscal Year 2017/2018 the District includes six (6) designated Zones. The boundaries of each Zone is based on the improvements to be maintained and the relationship and proximity of the developments and properties that derive special benefits from those specific improvements. The following is a brief description and summary of the improvement associated within each Zone and for which parcels receive special benefits. A visual depiction of the location of the improvement areas and Zone boundaries are provided on the District Diagrams provided in Part IV of this Report.

Zone 01

The properties within Zone 01, proportionately share and receive special benefit from the maintenance, servicing, and operation of:

- Approximately 31,989 square feet of landscaping and/or related improvement areas that includes the following:
 - 669 square feet of median landscaping (shrubs with trees) on Acacia Drive;
 - 833 square feet of median landscaping (shrubs with trees) on Atlantic Avenue;
 - 871 square feet of parkway landscaping (trees) on Atlantic Avenue;
 - 14,485 square feet of parkway and streetscape side-panel landscaping located on S 19Th Avenue, including approximately 4,073 square feet of turf with trees; and 10,412 square feet of shrubs with trees;

- 15,131 square feet of park improvement area located on Augusta Drive. This park site generally includes 2,103 square feet of concrete or other hardscape surfaces; 2,870 square feet of shrubs and ground cover; and 10,158 square feet of turf with trees.
- Thirty-four (34) streetlights including:
 - 29 streetlights within the Zone located on, but not limited to: Acacia Drive, Atlantic Avenue, Augusta Drive, National Drive, Seminole Way, and Spyglass Drive;
 - 5 streetlights on the perimeter of the Zone located on S 19th Avenue.
- 355,598 Acacia Drive, Atlantic Avenue, Meadow Brook Way, National Drive, Seminole Way, and Spyglass Drive.

Zone 02

The properties within Zone 02, proportionately share and receive special benefit from the maintenance, servicing, and operation of:

- Approximately 113,816 square feet of landscaping and/or related improvement areas that includes the following:
 - 4,934 square feet of parkway and streetscape side-panel landscaping located on Cinnamon Drive, including approximately 3,571 square feet of turf with trees; and 1,363 square feet of shrubs with trees;
 - 1,392 square feet of streetscape landscaping (shrubs with trees) on Cinnamon Drive at American Avenue;
 - 429 square feet of streetscape landscaping (turf) on Cinnamon Drive at Arlington Place;
 - 409 square feet of streetscape landscaping (turf) on Cinnamon Drive at Patriot Place;
 - 24,708 square feet of parkway and streetscape side-panel landscaping located on Liberty Drive, including approximately 11,810 square feet of turf with trees; and 12,898 square feet of shrubs with trees;
 - 1,644 square feet of streetscape landscaping (turf with trees) on Liberty Drive at Tranquility Court;
 - 7,789 square feet of parkway and streetscape side-panel landscaping located on N 19Th Avenue, including approximately 4,734 square feet of turf with trees; and 3,055 square feet of shrubs with trees;
 - 1,194 square feet of streetscape landscaping (turf with trees) on N 19Th Avenue at Tranquility Circle;
 - 12,810 square feet of parkway and streetscape side-panel landscaping located on W Hanford Armona Road, including approximately 5,512 square feet of turf with trees; and 7,298 square feet of shrubs with trees;
 - 58,507 square feet of park improvement area located on Constitution Avenue between Jubilee Circle and Fallenleaf Drive. This park site generally includes 6,612 square feet of concrete or other hardscape surfaces; 197 square feet of shrubs; and 51,698 square feet of turf with trees.

- Ninety-three (93) streetlights including:
 - 58 streetlights within the Zone located on, but not limited to: American Avenue, Arlington Place, Avalon Drive, Clawson Way, Columbus Way, Constitution Avenue, Fallenleaf Drive, Freedom Drive, Jubilee Court, Liberty Way, Nation Way, Patriot Place, Privilege Way, Prosperity Drive, Revere Way, Tranquility Circle, and Tranquility Court;
 - 35 streetlights on the perimeter of the Zone located on: Cinnamon Drive, Liberty Drive, N 19th Avenue, and W Hanford Armona Road.
- 729,025 American Avenue, Arlington Place, Avalon Drive, Clawson Way, Columbus Way, Constitution Avenue, Fallenleaf Drive, Freedom Drive, Jubilee Circle, Liberation Way, Nation Way, Patriot Place, Privilege Way, Prosperity Drive, Revere Way, Tranquility Circle, and Tranquility Court.

Zone 03

The properties within Zone 03, proportionately share and receive special benefit from the maintenance, servicing, and operation of:

- Approximately 22,256 square feet of parkway and streetscape side-panel landscaping located on Silverado Drive, which includes approximately 9,703 square feet of turf with trees; and 12,553 square feet of shrubs with trees.
- Twenty-six (26) streetlights including:
 - 12 streetlights within the Zone located on, but not limited to: Big Sur Drive, Cayucos Street, and Morro Lane;
 - 14 streetlights on the perimeter of the Zone located on Acacia Drive and Silverado Drive.
- Approximately 202,063 square feet of pavement surface area within the Zone located on Acacia Drive, Big Sur Drive, Cayucos Street, Morro Lane, and Santa Cruz Street.

Zone 04

The properties within Zone 04, proportionately share and receive special benefit from the maintenance, servicing, and operation of:

- Approximately 16,581 square feet of landscaping and/or related improvement areas that includes the following:
 - 11,924 square feet of median landscaping (turf with trees) located along the development between E Hanford Armona Road and Frontage Road;
 - 4,657 square feet of parkway and streetscape side-panel landscaping consisting of shrubs with trees located on Frontage Road.
- Nine (9) streetlights including:
 - 6 streetlights within the Zone located on, but not limited to: Jade Way, Pebble Drive, and Ruby Drive;
 - 3 streetlights on the perimeter of the Zone located on Opal Drive.

- Approximately 83,581 square feet of pavement surface area within the Zone located on Jade Way, Pebble Drive, and Ruby Drive.

Zone 05

The properties within Zone 05, proportionately share and receive special benefit from the maintenance, servicing, and operation of:

- Approximately 61,882 square feet of landscaping and/or related improvement areas that includes the following:
 - 957 square feet of streetscape landscaping (shrubs with trees) on Cantera Avenue;
 - 15,716 square feet of parkway and streetscape side-panel landscaping located on D Street, including approximately 7,005 square feet of shrubs, plants, and/or ground cover with trees; and 8,711 square feet of shrubs;
 - 1,034 square feet of streetscape landscaping (shrubs) on Smith Avenue north of Siena Way;
 - 1,723 square feet of parkway and streetscape side-panel landscaping located on Smith Avenue between D Street and Siena Way, including approximately 1,300 square feet of turf with trees; and 423 square feet of shrubs, plants, and/or ground cover with trees;
 - 42,452 square feet of park improvement area located on Montego Way. This park site includes approximately 7,210 square feet of concrete or other hardscape surfaces; 850 square feet of shrubs and planters; and 34,392 square feet of turf with trees.
- Thirty (30) streetlights including:
 - 8 streetlights on the perimeter of Zone 05 located on D Street and Smith Avenue.
 - 15 streetlights within Tract No. 791 located on, but not limited to: Cantera Avenue, Firenze Street, Montego Way, Siena Way, and Visconti Street;
 - 7 streetlights within Tract No. 910 located on, but not limited to: Cantera Avenue, Portola Street, and Montego Way;
- Approximately 271,905 square feet of pavement surface area including 178,225 square feet within Tract No. 791 and 93,680 square feet within Tract No. 910 which collectively include Cantera Avenue, Firenze Street, Montego Way, Siena Way, Visconti Street, and Portola Street.

Zone 06

The properties within Zone 065, proportionately share and receive special benefit from the maintenance, servicing, and operation of:

- Twenty-seven (27) streetlights within the Zone located on, but not limited to: Heirloom Way; Himalaya Lane; Legacy Drive; Tradition Drive; and Geneva Drive.
- Approximately 370,092 square feet of pavement surface area within the Zone located on Geneva Drive, Heirloom Way, Himalaya Drive, Himalaya Lane, Legacy Drive, Legend Drive, and Tradition Drive.

Part II — Method of Apportionment

Legislative Requirements for Assessments

The costs of the proposed improvements for Fiscal Year 2017/2018 have been identified and allocated to properties within the District based on special benefit, consistent with the provisions of the City Maintenance District Code and the assessment provisions of Proposition 218 (being contained in Article XIII D of the California Constitution). The improvements provided by this District and for which properties are assessed are local landscaping, neighborhood parks, street lights, street paving, and related amenities that were either installed in direct connection with the development of properties within each Zone or were installed for the benefit of those properties as a result of property development or potential development of those properties and were considered necessary elements for the development of such properties to their full and best use. The formulas used for calculating assessments and the designation of zones herein reflect the composition of parcels within the District and the improvements and activities to be provided, and have been designed to fairly apportion the cost of providing those improvements based on a determination of the proportional special benefits to each parcel.

Provisions of the California Constitution

In addition to the provisions of the City Maintenance District Code, Article XIII D of the California Constitution outlines specific requirements regarding assessments including the following:

Article XIII D Section 2d defines District as follows:

“District means an area determined by an agency to contain all parcels which will receive a special benefit from a proposed public improvement or property-related service”;

Article XIII D Section 2i defines Special Benefit as follows:

“Special benefit” means a particular and distinct benefit over and above general benefits conferred on real property located in the district or to the public at large. General enhancement of property value does not constitute “special benefit.”

Article XIII D Section 4a defines proportional special benefit assessments as follows:

“An agency which proposes to levy an assessment shall identify all parcels which will have a special benefit conferred upon them and upon which an assessment will be imposed. The proportionate special benefit derived by each identified parcel shall be determined in relationship to the entirety of the capital cost of a public improvement, the maintenance and operation expenses of a public improvement, or the cost of the property related service being provided. No assessment shall be imposed on any parcel which exceeds the reasonable cost of the proportional special benefit conferred on that parcel.”

Benefit Analysis

Special Benefits

Landscaping Special Benefit

The ongoing maintenance of landscaped areas within the District provide aesthetic benefits to the properties within each respective Zone and a more pleasant environment to walk, drive, live, and work. The primary function of these landscape improvements and related amenities is to serve as an aesthetically pleasing enhancement and green space for the benefit of the immediately surrounding properties and developments for which the improvements were constructed and installed and/or were facilitated by the development or potential development of properties within the Zones. These improvements are an integral part of the physical environment associated with the parcels in each Zone and while some of these improvements may in part be visible to properties outside the Zone, collectively if these Zone improvements are not properly maintained, it is the parcels within the Zone that would be aesthetically burdened. Additionally, the street landscaping in these Zones serves as both a physical buffer as well as a sound reduction buffer between the roadways and the properties in the District and serve as a pleasant aesthetic amenity that enhances the approach to the parcels. Likewise, in some of the zones, the landscaped areas may include green space areas (neighborhood parks, greenbelts, open space and/or trails) that provide a physical buffer and open space between properties and these areas serve as an extension of the physical attributes of the parcels assessed, such as their front or rear yards. These green space areas may also provide a greater opportunity for recreation. Thus, the maintenance of these landscaped improvements and the related amenities provide particular and distinct benefits to the properties and developments within each Zone.

Street Lighting Special Benefit

The street lighting in the District (localized street lighting) is primarily useful for illuminating the sidewalks and parking lanes on the streets used specifically to access the properties and/or is adjacent to those properties that comprise the District. This lighting is distinct from lights that may be installed that serve in large part to enhance traffic safety, such as traffic signals and intersection safety lights or the more sporadic lighting found on major thoroughfares outside the more concentrated development areas. These localized streetlights tend to be more closely spaced and of a lower intensity than streetlights installed primarily for traffic safety. These low-level, lower-intensity streetlights within the District provide three main special benefits: (i) property security benefit, (ii) pedestrian safety benefit, and (iii) parkway/roadway egress benefit. Because traffic to and from these parcels is largely limited to the residents and residents' guests, it is reasonable to assume that essentially all pedestrians and parking vehicles in the lit areas will, after dark, be directly associated with the properties in the District and that the vehicular traffic within the internal streets of a Zone is primarily for accessing the properties within that Zone. Therefore, street lighting on such streets is entirely a special benefit to those properties. While lighting located on the perimeter of a development also serves primarily for accessing the properties within that Zone it is recognized that such lighting may benefit pass-through traffic as well and inherently there is some general benefits associated with those streetlights.

In addition, the streetlights within the District are consistent with the City's typical intensity and spacing standards for areas zoned for residential development areas and each parcel to be assessed is served directly by the system of streetlights providing appropriate lighting within these respective development areas. Furthermore, the cost of maintaining and operating each light is substantially the same, regardless of the location of the light within the District. Consequently, we conclude that each parcel within the District receives substantially similar benefit from the

streetlight improvements and the only notable distinctions in proportional special benefit to each parcel is related to the specific quantity of lights associated with each development (Zone) and the overall location of those lights (internal development lights or perimeter lights).

Street Paving Special Benefit

Like street lighting in the District, the streets and parking lanes on the streets that are to be maintained through the District are exclusively within the boundaries of each Zone and those streets were specifically constructed to access those properties. Furthermore, the maintenance of these streets or the lack thereof, only has an impact on the properties within the District. Because traffic on these streets is almost exclusively limited to the residents and residents' guests associated with the District parcels, it is reasonable to conclude that essentially all utilization of these streets is primarily for accessing the properties within each respective Zone. Therefore, the maintenance and preservation of these streets is entirely a special benefit to those properties.

General Benefit

Landscaping General Benefit

In reviewing the location and extent of the specific landscaped areas and improvements to be funded by District assessments and the proximity and relationship to properties to be assessed, it is evident these improvements were primarily installed in connection with the development of properties in each respective Zone or are improvements that would otherwise be shared by and required for development of properties in those Zones. It is also evident that the maintenance these improvements and the level of maintenance provided has a direct and particular impact (special benefit) only on those properties in proximity to those improvements and such maintenance beyond that which is required to ensure the safety and protection of the general public and property in general, has no quantifiable benefit to the public at large or properties outside each respective Zone.

In the absence of a special funding Zone, the City would typically provide only limited (as needed) tree management, weed abatement, rodent control, and erosion control services for the landscape areas currently maintained within the District. This baseline level of service would typically provide for periodic servicing of the improvement areas on an as-needed basis, but typically not more than twice annually. This baseline level of service provides for public safety and essential property protection to avoid negative impacts on adjacent roadways and vehicles traveling on those roadways and potential property damage resulting from erosion or fire hazards, but results in a far less visually pleasing environment than is created with the enhanced levels of services associated with the regular landscape maintenance provided in the various Zones. Typically for most agencies, the cost to provide this baseline level of service for flat/moderately-sloped street landscaped areas is less than \$545 per acre (approximately \$0.0125 per square foot) including medians, parkway and streetscape side panels; less than \$435 per acre (approximately \$0.0100 per square foot) for non-street public areas such as parks, greenbelts, and trail areas; and less than \$215 per acre (approximately \$0.0050 per square foot) for natural open space areas or other limited access areas. This baseline servicing, unlike the enhanced aesthetic services funded through the District assessments, would provide benefits to the general public and to the properties both within and outside of the specific benefit zones. These costs of providing this baseline service along with a five percent (5%) cost factor for City overhead and administration is treated as the cost of general benefits from landscape maintenance services. Therefore, for flat/moderately-sloped street landscaped areas a rate of \$0.01325 per square foot (\$0.0125 +5%) is applied to calculate the general benefit costs for the assessed improvements; for non-street public areas a rate of \$0.01050 per square foot (\$0.0100 +5%) is applied to

calculate the general benefit costs for the assessed improvements; and for non-street public areas a rate of \$0.00525 per square foot (\$0.0050 +5%) is applied to calculate the general benefit costs for the assessed improvements.

Other Landscaping General Benefits

In addition to the general benefit identified above, it is recognized that there are indirect or incidental general benefits to properties within the District as well as the general public that are associated with regular landscape maintenance services, including:

- Minimization of dust and debris; and
- Decreased potential water runoff from both properties and the landscaped areas.

Although these types of benefits might best be characterized as indirect consequences of the special benefit of the landscape maintenance provided to parcels served by the District, for the purposes of this Report we assume these types of benefits to be general benefits, albeit general benefits that are extremely difficult to quantify. We estimate that the costs associated with these indirect benefits do not exceed one percent of the annual maintenance expenditures for Local Landscaping Zone improvements. Therefore, the costs associated with these indirect or incidental general benefits has been calculated based on 1.0% of the estimated "Total Annual Maintenance Expenditures" budgeted for each Zone. Together with the baseline general benefit costs previously identified, these indirect/incidental general benefit costs are excluded from the potential assessment funding and together are shown in the budgets for each Zone (Part III of this Report) as the "General Benefit Expenses (City Funded)".

Street Lighting General Benefit

Collectively, there are currently a total of 212 streetlights operated and maintained through the District of which approximately 30% of those lights are located on the perimeter of the Zones, the remainder being internal residential streetlights.

These residential perimeter lights, in contrast to the internal residential lights funded by the District, arguably provide some illumination that extends beyond the boundaries of the developments and parcels being assessed, and these lights may also enhance the safety of members of the public unassociated with an assessed parcel by illuminating traffic lanes and/or parking on those streets, or that otherwise provides services to the general public. Although, in general, these streetlights exist solely because of the development of assessed parcels, and the primary purpose of these lights is to provide illumination to access the assessed parcels, these particular lights may provide some level of general benefit in addition to the special benefits provided to the assessed parcels. We estimate that these general benefits constitute not more than 25% of the total benefit associated with these perimeter lights, which is no more than 8% of the total benefit from all residential lights operated and maintained by the District (25% of 30% equals 7.5%). Therefore, it is reasonable to conclude that the total general benefit from the operation and maintenance activities associated with the District street lights does not exceed 8% of the direct annual operating expenses for all combined residential streetlights. The following table provides a summary of the proportional general benefit costs (amount not to be assessed as special benefit) for each of the Zones for streetlights.

Based on the general benefits outlined above and the improvement in each Zone, the following table summarizes the estimated general benefit costs calculated for each Zone:

Fiscal Year 2017/2018 Estimated General Benefit Costs

Zone	Lighting General Benefit	Landscaping General Benefit	Street Paving General Benefit	Total General Benefit Cost ⁽¹⁾
Zone 01	\$ (484)	\$ (500)	\$ -	\$ (984)
Zone 02	\$ (1,325)	\$ (1,868)	\$ -	\$ (3,193)
Zone 03	\$ (370)	\$ (352)	\$ -	\$ (722)
Zone 04	\$ (128)	\$ (288)	\$ -	\$ (416)
Zone 05	\$ (427)	\$ (917)	\$ -	\$ (1,344)
Zone 06	\$ (385)	\$ -	\$ -	\$ (385)
Total General Benefit	\$ (3,119)	\$ (3,924)	\$ -	\$ (7,043)

Assessment Methodology

To assess benefits equitably it is necessary to calculate each property's relative share of the special benefits conferred by the funded improvements and service. The Equivalent Benefit Unit (EBU) method of assessment apportionment is utilized for this District and establishes a basic unit (base value) of benefit and then calculates the benefit derived by each assessed parcel as a multiple (or a fraction) of that basic unit. The EBU method of apportioning special benefits is typically seen as the most appropriate and equitable assessment methodology for assessment districts, as the benefit to each parcel from the improvements are apportioned as a function of comparable property characteristics which may include, but is not limited to land use and property size. The method of apportionment originally developed for this District was based on an assessment formula appropriate for the various land uses, identifiable property characteristics and improvements within the District and utilizes the number of comparative dwelling units or dwelling spaces for other residential land uses and comparative lot sizes (acreage) for non-residential and undeveloped properties.

For the purposes of this Engineer's Report, an EBU is the quantum of benefit derived from the various Zone improvements by a single family residential parcel. The single family residential parcel has been selected as the basic unit for calculation of assessments since it currently represents 100% of the parcels to be assessed in the District, although other land uses may be annexed to the District in the future. Thus, the "benchmark" or "base value" property (the single family residential parcel) derives one EBU of benefit and is assigned 1.00 Equivalent Benefit Unit.

Land Use Classifications

Every parcel within the District is assigned a land use classification based on available parcel information obtained from the County Assessor's Office. It has been determined that a parcel use and size are the appropriate factors necessary to identify and calculate the proportional special benefits conveyed to each property within the District for the cost of improvements associated with that property.

As of Fiscal Year 2017/2018 the parcels within the District are each identified as Residential Single Family parcels or Exempt parcels. However, it is anticipated that as properties and developments are annexed into the District in subsequent fiscal years other land use

classifications will be incorporated into the District. Therefore, in addition to the land uses currently applicable to parcels in the District, the following identifies other common land uses and assignment of proportional Equivalent Benefit Units anticipated for such land uses as compared to that of a Residential Single Family parcel. These land uses may be expanded to include additional land use classifications as developments are annexed to the District in the future and/or modified to ensure that the Equivalent Benefit Units assigned to each land use and parcel accurately reflects the proportional special benefits received.

Residential Single-Family -- This land use classification may include, but is not limited to all subdivided residential tract lots with a single residential unit on the parcel (individual Assessor's Parcel Number) including attached and detached single-family residential units, condominiums or townhomes. As previously noted, the single family residential parcel has been selected as the basic unit (base value) for calculation of assessments and each is assigned 1.00 Equivalent Benefit Unit.

Residential Vacant Lot -- This land use classification is defined as a fully subdivided residential parcel/lot within an approved Tract or subdivision for which the residential unit or units have not been constructed on the parcel (subdivided vacant lot). This land use classification is limited to fully subdivided residential parcels for which the number of residential units to be constructed on the parcel is four (4) units or less. This land use is assessed at 1.00 EBU per parcel.

Planned Residential Subdivision -- This land use classification is defined as any property not fully subdivided, but a specific number of proposed lots and/or residential units to be developed on the parcel has been identified as part of an approved Tract Map or Tentative Tract Map. This land use type is assessed at 1.0 EBU per planned (proposed) lot and/or residential unit.

Multi-Family Residential -- This land use classification is defined as properties that are primarily used for residential purposes, but contain more than a single residential unit on the parcel (parcels with more than one dwelling) including apartments, duplexes, or other multi-unit structures. Due in part to the development and population densities associated with these types of dwelling units (reduced unit size compared to the typical density and size of single-family properties), studies have consistently shown that the average apartment unit impacts infrastructure approximately 80% as much as a single-family residence. (Sources: Institute of Transportation Engineers Informational Report Trip Generation, Fifth Edition, 1991; Metcalf and Eddy, Wastewater Engineering Treatment, Disposal, Reuse, Third Edition, 1991). Therefore, it is reasonable to conclude that the proportional special benefit these properties receive from the public improvements funded by the District assessments has a similar proportionality and these parcels shall be assigned a weighted proportional special benefit of 0.80 EBU per unit.

Developed Non-Residential -- This land use is defined as a parcel and/or development (group of parcels) that has been developed primarily with a non-residential use including, but not limited to (both publicly owned and privately owned) commercial retail or service, office or professional service, hotel or motel, manufacturing, warehousing, parking lot, and/or institutional facilities including hospitals or other medical facilities, schools or education centers, churches or other non-profit organizations. Based on the single-family residential developments within Zones 01 through 06 of this District, it has been determined that on average there are approximately five dwelling units (residential lots) per acre within these residential developments. The calculated residential development density is approximately 5.24 lots per acre. Therefore, since the single family residential parcel (the base value for calculation of assessments) is assigned 1.0 Equivalent Benefit Unit, it is reasonable and appropriate to assign a developed non-residential

property a weighted special benefit that reflects a similar and proportional development density. Therefore, the EBU assigned to each developed non-residential property is established by multiplying the parcel's applied acreage by 5.0 EBU per acre (e.g. a developed non-residential parcel of 4.25-acres would be assigned 21.25 EBU, $4.25 \text{ acres} \times 5.0 \text{ EBU/acre} = 21.25 \text{ EBU}$).

Exempt -- Within his District, there are lots or parcels of land that do not receive a special benefit from the improvements provided (exempt from assessment), which may include, but is not limited to public streets and other roadways (typically not assigned an APN by the County); dedicated public easements, public rights-of-way, or utility rights-of-way; common areas, bifurcated lots; sliver parcels or any other parcel that has little or no assessed value and cannot be developed independently; parcels that are part of the improvements being maintained by the District or parcels that the City has determined cannot be developed. These types of parcels are considered to receive no direct benefit from the improvements and receive no special benefit or general benefits from the operation and maintenance of the District improvements and are assigned 0.00 EBU.

Special Case -- In many assessment districts (particularly districts that have a wide range of land uses and property development) there may be one or more parcels that the standard land use classifications and proportionality identified above do not accurately identify the use and special benefit received from the improvements. Properties that are typically classified as Special Case Parcels usually involve some type of development or land restrictions whether those restrictions are temporary or permanent and affect the properties proportional special benefit. Examples of such restrictions may include situations where only a small percentage of the parcel's total acreage can actually be developed. In such a case, the net usable acreage of the parcel rather than the gross acreage of the parcel may be applied to calculate the parcel's proportional special benefit. Each such parcel shall be addressed on a case-by-case basis by the assessment engineer and the EBU assigned to such parcels shall be based on the specific issues related to that parcel and its proportional special benefit compared to other properties that receive special benefits from the improvements.

A summary of the Equivalent Benefit Units (EBUs) that may be applied to land use classifications within the District is shown in the following table:

Land Use Classification	Equivalent Benefit Unit Formula
Residential Single-Family	1.00 EBU per Parcel/Lot
Residential Vacant Lot	1.00 EBU per Parcel/Lot
Planned Residential Subdivision	1.00 EBU per Planned Lot/Unit
Residential Multi-Family	1.00 EBU per Unit
Non-Residential Developed	5.00 EBU per Acre
Exempt	0.00 EBU per Parcel
Special Case	Varied EBU per Adjusted Acre or Planned Units

Equivalent Benefit Unit Summary

The following is a summary of the land use classifications and Equivalent Benefit Units applicable to each of the District Zones:

Zone 01

Assessment Land Use	Total Parcels	Assessed Parcels	Applied Acres/Units	Equivalent Benefit Units (EBU)
Residential Single-Family	112	112	112.00	112.00
Exempt	3	-	0.47	-
Totals	115	112	112.47	112.00

Zone 02

Assessment Land Use	Total Parcels	Assessed Parcels	Applied Acres/Units	Equivalent Benefit Units (EBU)
Residential Single-Family	242	242	242.00	242.00
Exempt	11	-	2.90	-
Totals	253	242	244.90	242.00

Zone 03

Assessment Land Use	Total Parcels	Assessed Parcels	Applied Acres/Units	Equivalent Benefit Units (EBU)
Residential Single-Family	74	74	74.00	74.00
Exempt	3	-	0.43	-
Totals	77	74	74.43	74.00

Zone 04

Assessment Land Use	Total Parcels	Assessed Parcels	Applied Acres/Units	Equivalent Benefit Units (EBU)
Residential Single-Family	39	39	39.00	39.00
Totals	39	39	39.00	39.00

Zone 05

Assessment Land Use	Total Parcels	Assessed Parcels	Applied Acres/Units	Equivalent Benefit Units (EBU)
Residential Single-Family	120	120	120.00	120.00
Exempt	4	-	1.22	-
Totals	124	120	121.22	120.00

Zone 06

Assessment Land Use	Total Parcels	Assessed Parcels	Applied Acres/Units	Equivalent Benefit Units (EBU)
Residential Single-Family	97	97	97.00	97.00
Totals	97	97	97.00	97.00

Calculation of Assessments

An assessment amount per EBU in each Zone is calculated by:

Taking the "Total Annual Expenses" (Total budgeted costs) and subtracting the "General Benefit Expenses (City Funded)", to establish the "Total Eligible Special Benefit Expenses";

$$\text{Total Annual Expenses} - \text{General Benefit Expenses} = \text{Total Eligible Special Benefit Expenses}$$

To the resulting "Eligible Special Benefit Expenses", various "Funding Adjustments/Contributions" may be applied that may include, but are not limited to:

- "Unfunded Reserve Fund Collection", represents an adjustment (reduction) in the amount to be collected for "Operational Reserve Funding" that was budgeted as part of the Total Annual Expenses.
- "Unfunded Rehab-Renovation Funding", represents an adjustment (reduction) in the amount to be collected for "Total Rehab-Renovation Funding" that was budgeted as part of the Total Annual Expenses. (This does not include the amount budgeted for Planned Capital Expenditures).
- "Reserve Fund Transfer/Deduction", represents an amount of available existing funds from the "Operational Reserve Fund Balances" being applied to pay a portion of the Special Benefit Expenses for the fiscal year.
 - "Additional City Contribution and/or Service Reductions", represents a further adjustment that addresses the funding gap between the amount budgeted to provide the improvements and services ("Special Benefit Expenses"); and the amount that will be collected through the assessments. This funding gap may be addressed by an additional City contribution, reductions in service and service expenses, or a combination of the two. If the City provides an additional City Contribution to support the operation and maintenance for a given fiscal year, that contribution may be carried forward as a deficit applied to the Beginning Fund Balance in the next fiscal year.

These adjustments to the Special Benefit Expenses result in the net special benefit amount to be assessed "Balance to Levy";

$$\text{Eligible Special Benefit Expenses} \pm \text{Funding Adjustments/Contributions} = \text{Balance to Levy}$$

The amount identified as the "Balance to Levy" is divided by the total number of EBUs of parcels that benefit to establish the "Assessment Rate" or "Assessment per EBU" for the fiscal year. This Rate is then applied back to each parcel's individual EBU to calculate the parcel's proportionate special benefit and assessment for the improvements.

$$\text{Balance to Levy} / \text{Total EBU} = \text{Assessment per EBU (Assessment Rate)}$$

$$\text{Assessment per EBU} \times \text{Parcel EBU} = \text{Parcel Assessment Amount}$$

Annual Inflationary Adjustment (Assessment Range Formula)

To assure continued adequacy of the financing of the improvement costs, when the District Zones were established, the assessments presented to the property owners included an annual inflationary adjustment (assessment range formula). This inflationary adjustment formula established that the Maximum Annual Assessment (maximum assessment rates) shall be comparably and automatically increased each fiscal year to cover the maintenance and replacement cost increases that naturally occur over time. The annual increase in the Maximum Annual Assessments shall be in accordance with the annual percentage increase (March to March) in the Employment Cost Index for Total Compensation for State and Local Government Workers (all Workers), published quarterly by the U.S. Bureau of Labor and Statistics (the "Index"). Increases in the Index will track comparably to increases in the costs of annual maintenance and periodic replacement of the described facilities and improvements, since the majority of the maintenance and replacement work is and will be done by City employees.

Each year, the percentage difference between the Index for March of the current year and the Index for the previous March shall be identified. This percentage difference shall then establish the range of increased assessments allowed based on the Index. If the percentage change from March to March is not available at the time the Engineer's Report is prepared a similar time period may be utilized. For Fiscal Year 2017/2018 the annual percentage change in the Index (March 2015 to March 2016) was 2.37 percent.

The Maximum Assessment Rates shall be calculated independent of the District's annual budget and proposed assessments. Any proposed annual assessment (rate per EBU) less than or equal to the calculated (adjusted) Maximum Assessment Rates is not considered an increased assessment, even if the proposed assessment is significantly greater than the assessment applied in the prior fiscal year.

The District is not required to adjust the assessments levied each year, nor does it restrict the assessments to the adjustment amount. If the budget and assessments for a given Zone does not require an increase or the increase is less than the allowed adjusted maximum assessment rate, then the budget and assessments shall be applied. If the budget and assessments for a given Zone require an increase greater than the allowed maximum assessment rate, then the proposed assessment is considered an increased assessment. In such cases, mailed notices and balloting to the property owners would be required pursuant to the provisions of the Article XIID prior to the imposition of that assessment.

Part III —District Budgets

The following budgets outline the estimated costs to maintain and service the various improvements described in this Report for Fiscal Year 2017/2018.

The budgeted expenses outlined in the following pages for each Zone reflect the estimated annual expenses needed to support and maintain the improvements provided in those Zone at an appropriate full service level. These full service expenses, minus the City's general benefit costs (the City's financial obligation to support the improvements) result in the amount of funding the property owners should reasonably be assessed to fully fund their proportional special benefit from those improvements ("Special Benefit Expenses"). However, if the maximum allowed assessment revenue (assessments being applied at the maximum assessment rate) that can be collected annually is less than the Special Benefit Expenses, various "Funding Adjustments/Contributions" may be applied to reduce the amount to be assessed for the fiscal year ("Balance to Levy") to a dollar amount that can be supported at the allowed maximum assessment rate.

These Funding Adjustments/Contributions may include an amount identified as "Additional City Contribution and/or Service Reductions" which represents the amount of funding that needs to be eliminated from the budgeted expenses through service reductions and/or additional funding that the City would need to contribute to supplement the Zone's Special Benefit Expenses (excluding funding for operational reserves and rehabilitation) to sustain full service maintenance. Whether the City chooses to contribute additional funds or implement service reductions is entirely at the discretion of the City Council.

Zones 01, 02, 03, & 04 Budgets

BUDGET ITEMS	PFMD Zone 01 The Landing Tract 817	PFMD Zone 02 Liberty Tract 821	PFMD Zone 03 Silva Estates Phase 10 Tract 838	PFMD Zone 04 Parkview Estates Tract 797
ANNUAL OPERATION & MAINTENANCE EXPENSES				
Annual Lighting Operation & Maintenance Expenses	\$ 6,053	\$ 16,557	\$ 4,629	\$ 1,602
Landscape Maintenance	\$ 5,065	\$ 19,865	\$ 3,544	\$ 3,806
Tree Maintenance	237	1,162	263	148
Landscape Irrigation (Water, Electricity, Maintenance & Repair)	6,441	25,524	4,127	3,437
Appurtenant Improvements or Services	\$ 2,606	\$ 6,617	\$ 1,215	\$ 250
Annual Landscaping Operation & Maintenance Expenses	\$ 14,350	\$ 53,169	\$ 9,149	\$ 7,641
Annual Street Operation & Maintenance Expenses	\$ 423	\$ 883	\$ 248	\$ 100
TOTAL ANNUAL OPERATION & MAINTENANCE EXPENSES	\$ 20,826	\$ 70,608	\$ 14,025	\$ 9,343
REHABILITATION/RENOVATION FUNDING & CAPITAL EXPENDITURES				
Lighting Rehabilitation/Renovation Funding	\$ 303	\$ 828	\$ 231	\$ 80
Landscaping Rehabilitation/Renovation Funding	\$ 332	\$ 1,302	\$ 297	\$ 370
Tree Rehabilitation/Renovation Funding	212	1,111	263	148
Irrigation Rehabilitation/Renovation Funding	195	744	132	101
Landscape Improvement Rehabilitation/Renovation Funding	739	3,158	691	619
Street Rehabilitation/Renovation Funding	42,312	88,270	35,225	9,980
Total Rehabilitation/Renovation Funding	\$ 43,354	\$ 92,256	\$ 36,147	\$ 10,679
Total Planned Capital Expenditures (For Fiscal Year)	\$ -	\$ -	\$ -	\$ -
TOTAL REHABILITATION/RENOVATION FUNDING & CAPITAL EXPENDITURES	\$ 43,354	\$ 92,256	\$ 36,147	\$ 10,679
INCIDENTAL EXPENSES				
Operational Reserves (Collection)	\$ 3,160	\$ 7,984	\$ 2,472	\$ 980
District Administration Expenses	4,041	8,732	2,670	1,407
County Administration Fee	106	228	70	37
Annual Administration Expenses	4,147	8,960	2,740	1,444
TOTAL INCIDENTAL EXPENSES	\$ 7,307	\$ 16,944	\$ 5,212	\$ 2,424
TOTAL ANNUAL EXPENSES	\$ 71,487	\$ 179,808	\$ 55,384	\$ 22,447
GENERAL BENEFIT EXPENSES				
Lighting General Benefit — City Funded	\$ (484)	\$ (1,325)	\$ (370)	\$ (128)
Landscaping General Benefit — City Funded	(500)	(1,868)	(352)	(288)
Street Paving General Benefit — City Funded	-	-	-	-
TOTAL GENERAL BENEFIT EXPENSES	\$ (984)	\$ (3,193)	\$ (722)	\$ (416)
TOTAL SPECIAL BENEFIT EXPENSES	\$ 70,503	\$ 176,615	\$ 54,662	\$ 22,031
FUNDING ADJUSTMENTS				
Unfunded Reserve Fund Collection	\$ -	\$ -	\$ -	\$ -
Unfunded CIP/Rehabilitation Funding	-	-	-	-
Reserve Fund Transfer/Deduction	-	-	-	-
Additional City Funding and/or Service Reductions*	-	-	-	-
TOTAL FUNDING ADJUSTMENTS / CONTRIBUTIONS	\$ -	\$ -	\$ -	\$ -
BALANCE TO LEVY	\$ 70,503	\$ 176,615	\$ 54,662	\$ 22,031
DISTRICT STATISTICS				
Total Parcels	115	253	77	39
Assessed Parcels	112	242	74	39
Equivalent Benefit Units (EBU)	112.00	242.00	74.00	39.00
Assessment Per EBU	\$629.50	\$729.82	\$738.68	\$564.90
Maximum Assessment Rate Per EBU	\$804.68	\$1,140.33	\$1,070.54	\$571.23
FUND BALANCE				
Estimated Beginning Fund Balance	\$ 456,046	\$ 1,441,289	\$ 456,596	\$ 58,617
Operational Reserve & Rehabilitation Funding Collected	46,514	100,240	38,619	11,660
Estimated Ending Fund Balance	\$ 502,559	\$ 1,541,529	\$ 495,216	\$ 70,277

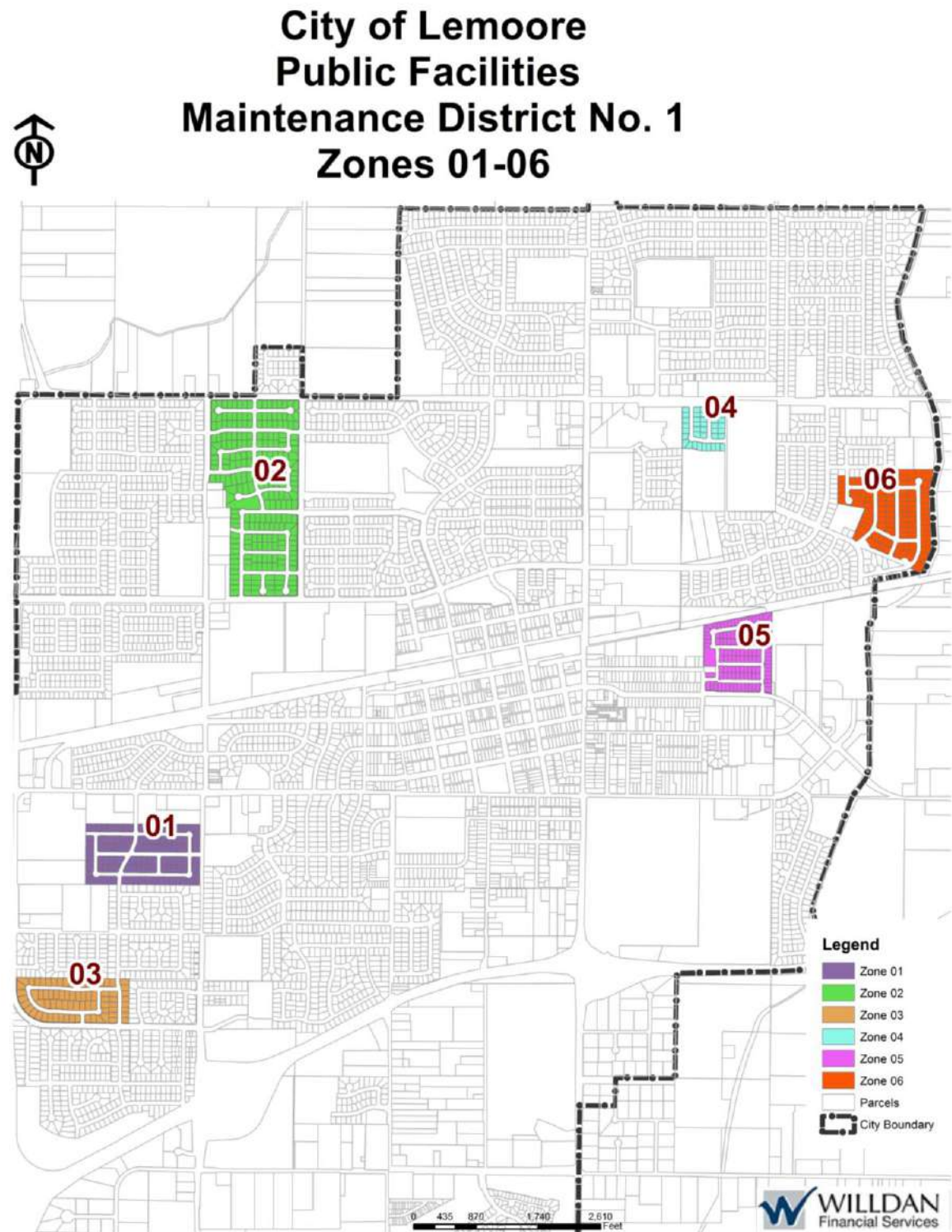
Zones 05 & 06 Budgets and Total PFMD Budget, FY 2017/2018

BUDGET ITEMS	PFMD Zone 05 East Village Park/Aniston Place Tracts 791 & 910	PFMD Zone 06 Heriatge Acres Tracts 872, 872-2, & 872-3	TOTAL BUDGET FISCAL YEAR 2017/2018
ANNUAL OPERATION & MAINTENANCE EXPENSES			
Annual Lighting Operation & Maintenance Expenses	\$ 5,341	\$ 4,807	\$ 38,989
Landscape Maintenance	\$ 9,621	\$ -	\$ 41,901
Tree Maintenance	263	-	2,073
Landscape Irrigation (Water, Electricity, Maintenance & Repair)	12,096	-	51,626
Appurtenant Improvements or Services	\$ 6,352	\$ 684	\$ 17,724
Annual Landscaping Operation & Maintenance Expenses	\$ 28,331	\$ 684	\$ 113,324
Annual Street Operation & Maintenance Expenses	\$ 320	\$ 433	\$ 2,406
TOTAL ANNUAL OPERATION & MAINTENANCE EXPENSES	\$ 33,992	\$ 5,923	\$ 154,719
REHABILITATION/RENOVATION FUNDING & CAPITAL EXPENDITURES			
Lighting Rehabilitation/Renovation Funding	\$ 267	\$ 240	\$ 1,949
Landscaping Rehabilitation/Renovation Funding	\$ 584	\$ -	\$ 2,885
Tree Rehabilitation/Renovation Funding	203	-	1,938
Irrigation Rehabilitation/Renovation Funding	355	-	1,527
Landscape Improvement Rehabilitation/Renovation Funding	1,143	-	6,349
Street Rehabilitation/Renovation Funding	39,080	43,253	258,120
Total Rehabilitation/Renovation Funding	\$ 40,490	\$ 43,493	\$ 266,419
Total Planned Capital Expenditures (For Fiscal Year)	\$ -	\$ -	\$ -
TOTAL REHABILITATION/RENOVATION FUNDING & CAPITAL EXPENDITURES	\$ 40,490	\$ 43,493	\$ 266,419
INCIDENTAL EXPENSES			
Operational Reserves (Collection)	\$ 3,657	\$ 2,452	\$ 20,705
District Administration Expenses	4,330	3,500	24,680
County Administration Fee	113	91	645
Annual Administration Expenses	4,443	3,591	25,325
TOTAL INCIDENTAL EXPENSES	\$ 8,100	\$ 6,043	\$ 46,030
TOTAL ANNUAL EXPENSES	\$ 82,582	\$ 55,460	\$ 467,168
GENERAL BENEFIT EXPENSES			
Lighting General Benefit — City Funded	\$ (427)	\$ (385)	\$ (3,119)
Landscaping General Benefit — City Funded	(917)	-	(3,924)
Street Paving General Benefit — City Funded	-	-	-
TOTAL GENERAL BENEFIT EXPENSES	\$ (1,344)	\$ (385)	\$ (7,043)
TOTAL SPECIAL BENEFIT EXPENSES	\$ 81,238	\$ 55,075	\$ 460,124
FUNDING ADJUSTMENTS			
Unfunded Reserve Fund Collection	\$ -	\$ -	\$ -
Unfunded CIP/Rehabilitation Funding	-	-	-
Reserve Fund Transfer/Deduction	-	-	-
Additional City Funding and/or Service Reductions*	-	-	-
TOTAL FUNDING ADJUSTMENTS / CONTRIBUTIONS	\$ -	\$ -	\$ -
BALANCE TO LEVY	\$ 81,238	\$ 55,075	\$ 460,124
DISTRICT STATISTICS			
Total Parcels	124	97	705
Assessed Parcels	120	97	684
Equivalent Benefit Units (EBU)	120.00	97.00	684.00
Assessment Per EBU	\$677.00	\$567.80	
Maximum Assessment Rate Per EBU	\$1,363.60	\$706.45	
FUND BALANCE			
Estimated Beginning Fund Balance	\$ 312,408	\$ 145,906	\$ 2,870,862
Operational Reserve & Rehabilitation Funding Collected	44,147	45,945	287,124
Estimated Ending Fund Balance	\$ 356,555	\$ 191,851	\$ 3,157,986

Part IV — District Diagrams

The following section contains a series of diagrams showing the boundaries of the Zones within the Lemoore Public Facilities Maintenance District No. 1 District for Fiscal Year 2017/2018 which incorporate the parcels determined to receive special benefits from the District improvements. In addition to depicting the boundaries of the Zones, the diagrams also show the location of the improvements within the Zones. The parcels within each Zone consist of all lots, parcels and subdivisions of land within the boundaries as depicted by these diagrams and shall consist and be dictated by the lines and dimensions as those lots, parcels and subdivisions of land shown on the Kings County Assessor's parcel maps for the current year and by reference the Kings County Assessor's parcel maps are incorporated herein and made part of this Report. These diagrams along with the Assessment Roll incorporated in this Report constitute the District Assessment Diagram for Fiscal Year 2017/2018.

District Zone Overview



Zone 01 Diagram



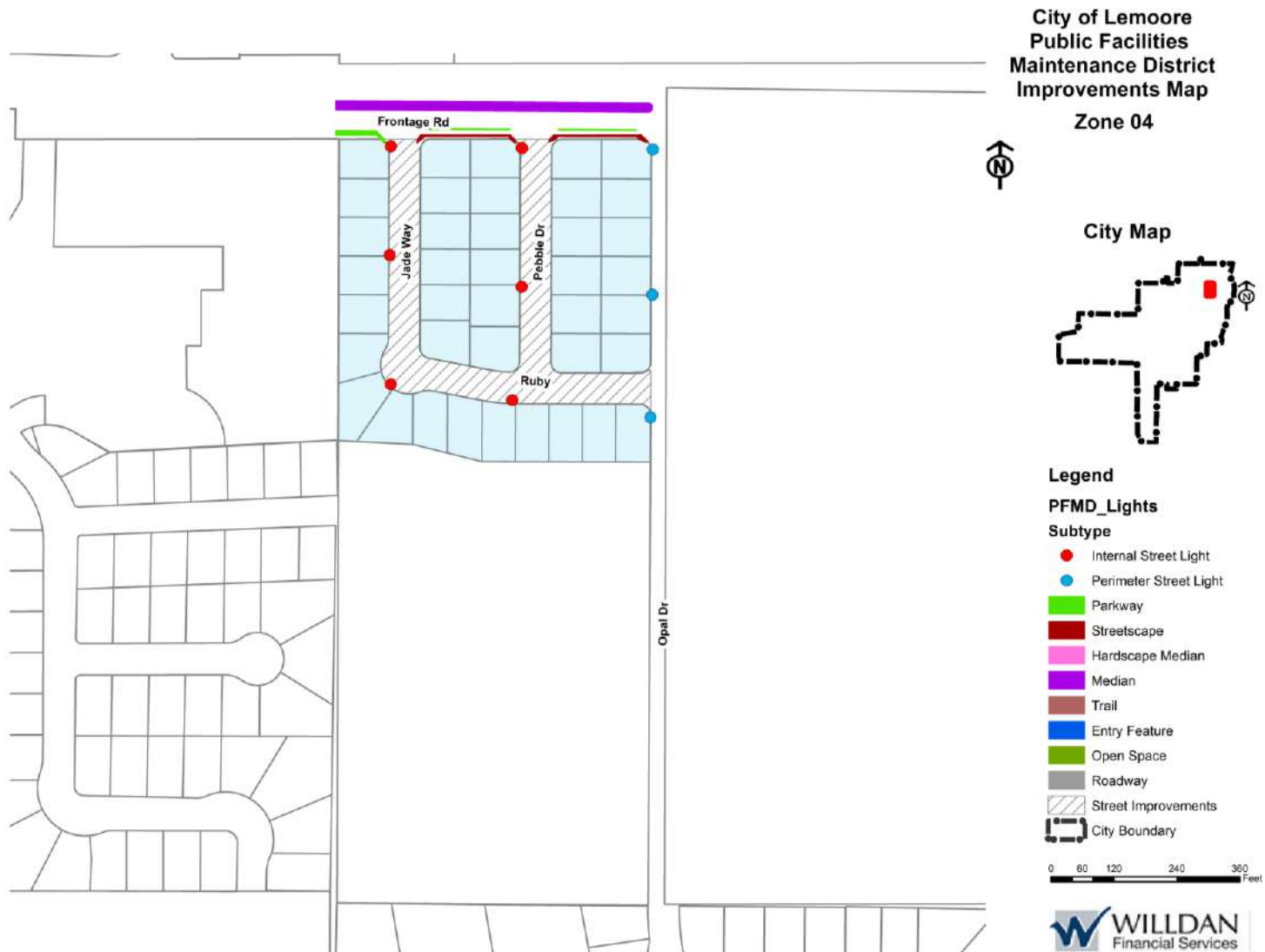
Zone 02 Diagram



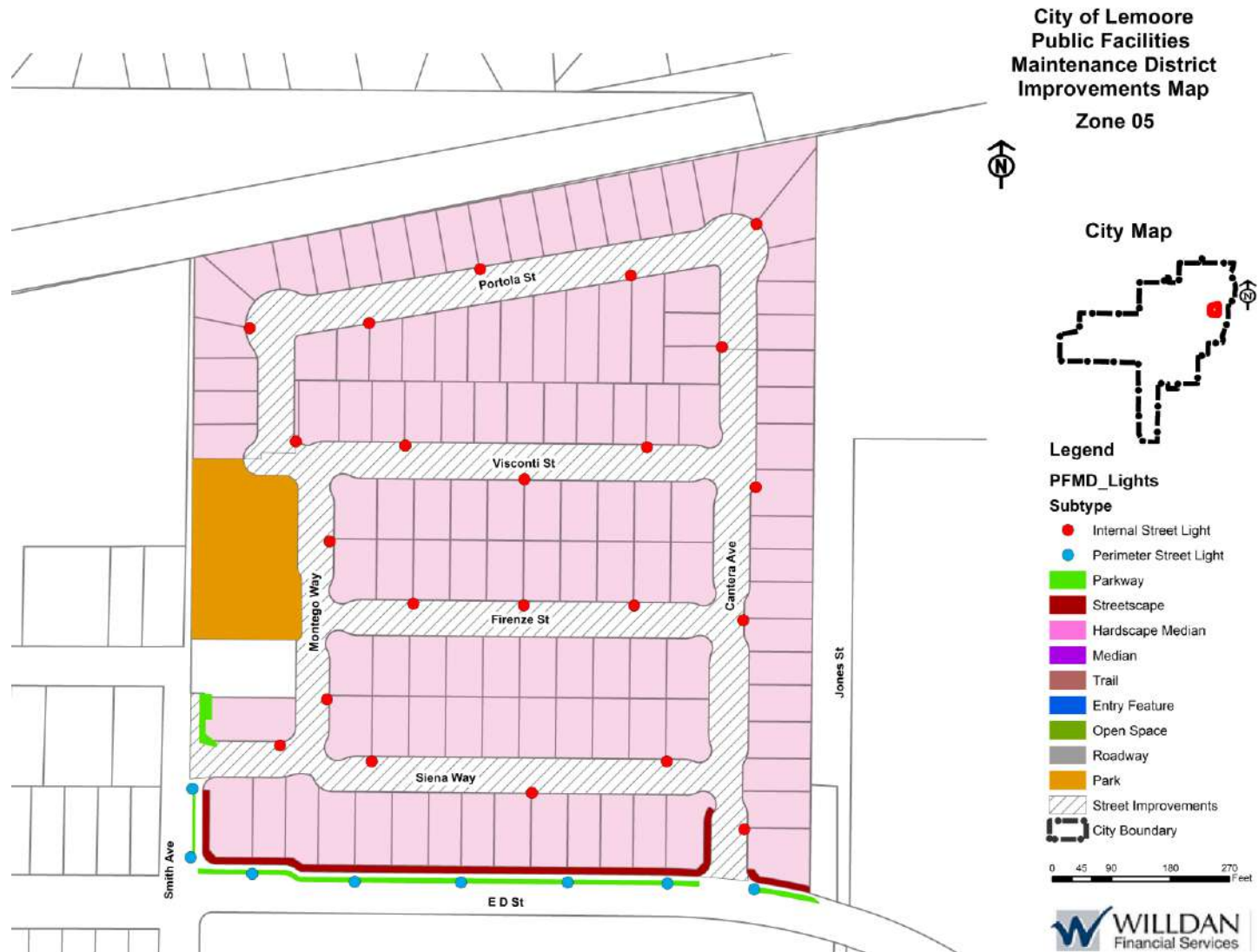
Zone 03 Diagram



Zone 04 Diagram



Zone 05 Diagram



Zone 06 Diagram



Part V — Assessment Rolls

The following Assessment Rolls incorporate all parcels identified as being within the District and the assessment amount for each parcel for Fiscal Year 2017/2018. Each parcel listed on the Assessment Roll for each Zone is currently shown and illustrated on the County Assessor's Roll and the County Assessor's Parcel Number Maps (APN maps). These records are, by reference, made part of this Report and shall govern for all details concerning the description of the lots or parcels. All assessments presented on the assessment rolls are subject to change as a result of parcel changes made by the County including parcel splits, parcel merges or development changes that occur prior to the County Assessor's Office securing the final roll and generating tax bills for Fiscal Year 2017/2018.

Zone 01 Assessment Roll

Assessor Parcel Number	Zone	Land Use	EBU	Fiscal Year 2017/2018 Assessment
023-600-001	01	Residential Single-Family	1.00	\$629.50
023-600-002	01	Residential Single-Family	1.00	\$629.50
023-600-003	01	Residential Single-Family	1.00	\$629.50
023-600-004	01	Residential Single-Family	1.00	\$629.50
023-600-005	01	Residential Single-Family	1.00	\$629.50
023-600-006	01	Residential Single-Family	1.00	\$629.50
023-600-007	01	Residential Single-Family	1.00	\$629.50
023-600-008	01	Residential Single-Family	1.00	\$629.50
023-600-009	01	Residential Single-Family	1.00	\$629.50
023-600-012	01	Residential Single-Family	1.00	\$629.50
023-600-013	01	Residential Single-Family	1.00	\$629.50
023-600-014	01	Residential Single-Family	1.00	\$629.50
023-600-015	01	Residential Single-Family	1.00	\$629.50
023-600-016	01	Residential Single-Family	1.00	\$629.50
023-600-017	01	Residential Single-Family	1.00	\$629.50
023-600-018	01	Residential Single-Family	1.00	\$629.50
023-600-019	01	Residential Single-Family	1.00	\$629.50
023-600-020	01	Residential Single-Family	1.00	\$629.50
023-600-021	01	Residential Single-Family	1.00	\$629.50
023-600-022	01	Residential Single-Family	1.00	\$629.50
023-600-023	01	Residential Single-Family	1.00	\$629.50
023-600-024	01	Residential Single-Family	1.00	\$629.50
023-600-025	01	Residential Single-Family	1.00	\$629.50
023-600-026	01	Residential Single-Family	1.00	\$629.50
023-600-027	01	Residential Single-Family	1.00	\$629.50
023-600-028	01	Residential Single-Family	1.00	\$629.50
023-600-029	01	Residential Single-Family	1.00	\$629.50
023-600-030	01	Residential Single-Family	1.00	\$629.50
023-600-031	01	Residential Single-Family	1.00	\$629.50
023-600-032	01	Residential Single-Family	1.00	\$629.50
023-600-033	01	Residential Single-Family	1.00	\$629.50
023-600-034	01	Residential Single-Family	1.00	\$629.50
023-600-035	01	Residential Single-Family	1.00	\$629.50
023-600-036	01	Residential Single-Family	1.00	\$629.50
023-600-037	01	Residential Single-Family	1.00	\$629.50
023-600-038	01	Residential Single-Family	1.00	\$629.50
023-600-039	01	Residential Single-Family	1.00	\$629.50
023-600-040	01	Residential Single-Family	1.00	\$629.50
023-600-041	01	Residential Single-Family	1.00	\$629.50

Assessor Parcel Number	Zone	Land Use	EBU	Fiscal Year 2017/2018 Assessment
023-600-043	01	Residential Single-Family	1.00	\$629.50
023-600-044	01	Residential Single-Family	1.00	\$629.50
023-600-045	01	Residential Single-Family	1.00	\$629.50
023-600-046	01	Residential Single-Family	1.00	\$629.50
023-600-047	01	Residential Single-Family	1.00	\$629.50
023-600-048	01	Residential Single-Family	1.00	\$629.50
023-600-049	01	Residential Single-Family	1.00	\$629.50
023-600-050	01	Residential Single-Family	1.00	\$629.50
023-600-051	01	Residential Single-Family	1.00	\$629.50
023-600-052	01	Residential Single-Family	1.00	\$629.50
023-600-053	01	Residential Single-Family	1.00	\$629.50
023-600-054	01	Residential Single-Family	1.00	\$629.50
023-600-055	01	Residential Single-Family	1.00	\$629.50
023-600-056	01	Residential Single-Family	1.00	\$629.50
023-600-057	01	Residential Single-Family	1.00	\$629.50
023-600-058	01	Residential Single-Family	1.00	\$629.50
023-600-059	01	Residential Single-Family	1.00	\$629.50
023-600-060	01	Residential Single-Family	1.00	\$629.50
023-600-061	01	Residential Single-Family	1.00	\$629.50
023-600-062	01	Residential Single-Family	1.00	\$629.50
023-600-063	01	Residential Single-Family	1.00	\$629.50
023-600-064	01	Residential Single-Family	1.00	\$629.50
023-600-065	01	Residential Single-Family	1.00	\$629.50
023-600-066	01	Residential Single-Family	1.00	\$629.50
023-600-067	01	Residential Single-Family	1.00	\$629.50
023-600-068	01	Residential Single-Family	1.00	\$629.50
023-600-069	01	Residential Single-Family	1.00	\$629.50
023-600-070	01	Residential Single-Family	1.00	\$629.50
023-600-071	01	Residential Single-Family	1.00	\$629.50
023-600-072	01	Residential Single-Family	1.00	\$629.50
023-600-073	01	Residential Single-Family	1.00	\$629.50
023-600-074	01	Residential Single-Family	1.00	\$629.50
023-620-001	01	Residential Single-Family	1.00	\$629.50
023-620-002	01	Residential Single-Family	1.00	\$629.50
023-620-003	01	Residential Single-Family	1.00	\$629.50
023-620-004	01	Residential Single-Family	1.00	\$629.50
023-620-005	01	Residential Single-Family	1.00	\$629.50
023-620-006	01	Residential Single-Family	1.00	\$629.50
023-620-007	01	Residential Single-Family	1.00	\$629.50
023-620-008	01	Residential Single-Family	1.00	\$629.50
023-620-009	01	Residential Single-Family	1.00	\$629.50

Assessor Parcel Number	Zone	Land Use	EBU	Fiscal Year 2017/2018 Assessment
023-620-010	01	Residential Single-Family	1.00	\$629.50
023-620-011	01	Residential Single-Family	1.00	\$629.50
023-620-012	01	Residential Single-Family	1.00	\$629.50
023-620-013	01	Residential Single-Family	1.00	\$629.50
023-620-014	01	Residential Single-Family	1.00	\$629.50
023-620-015	01	Residential Single-Family	1.00	\$629.50
023-620-016	01	Residential Single-Family	1.00	\$629.50
023-620-017	01	Residential Single-Family	1.00	\$629.50
023-620-018	01	Exempt	-	\$0.00
023-620-019	01	Residential Single-Family	1.00	\$629.50
023-620-020	01	Residential Single-Family	1.00	\$629.50
023-620-021	01	Residential Single-Family	1.00	\$629.50
023-620-022	01	Residential Single-Family	1.00	\$629.50
023-620-023	01	Residential Single-Family	1.00	\$629.50
023-620-024	01	Residential Single-Family	1.00	\$629.50
023-620-025	01	Residential Single-Family	1.00	\$629.50
023-620-026	01	Residential Single-Family	1.00	\$629.50
023-620-027	01	Residential Single-Family	1.00	\$629.50
023-620-028	01	Residential Single-Family	1.00	\$629.50
023-620-029	01	Residential Single-Family	1.00	\$629.50
023-620-030	01	Residential Single-Family	1.00	\$629.50
023-620-031	01	Residential Single-Family	1.00	\$629.50
023-620-032	01	Residential Single-Family	1.00	\$629.50
023-620-033	01	Residential Single-Family	1.00	\$629.50
023-620-034	01	Residential Single-Family	1.00	\$629.50
023-620-035	01	Residential Single-Family	1.00	\$629.50
023-620-036	01	Residential Single-Family	1.00	\$629.50
023-620-037	01	Residential Single-Family	1.00	\$629.50
023-620-038	01	Residential Single-Family	1.00	\$629.50
023-620-039	01	Residential Single-Family	1.00	\$629.50
023-620-040	01	Residential Single-Family	1.00	\$629.50
023-620-041	01	Residential Single-Family	1.00	\$629.50
023-620-042	01	Residential Single-Family	1.00	\$629.50
Total			112.00	\$70,504.00

Zone 02 Assessment Roll

Assessor Parcel Number	Zone	Land Use	EBU	Fiscal Year 2017/2018 Assessment
021-780-001	02	Residential Single-Family	1.00	\$729.82
021-780-002	02	Residential Single-Family	1.00	\$729.82
021-780-003	02	Residential Single-Family	1.00	\$729.82
021-780-004	02	Residential Single-Family	1.00	\$729.82
021-780-005	02	Residential Single-Family	1.00	\$729.82
021-780-006	02	Residential Single-Family	1.00	\$729.82
021-780-007	02	Residential Single-Family	1.00	\$729.82
021-780-008	02	Residential Single-Family	1.00	\$729.82
021-780-009	02	Residential Single-Family	1.00	\$729.82
021-780-010	02	Residential Single-Family	1.00	\$729.82
021-780-011	02	Residential Single-Family	1.00	\$729.82
021-780-012	02	Residential Single-Family	1.00	\$729.82
021-780-013	02	Residential Single-Family	1.00	\$729.82
021-780-014	02	Residential Single-Family	1.00	\$729.82
021-780-015	02	Residential Single-Family	1.00	\$729.82
021-780-016	02	Residential Single-Family	1.00	\$729.82
021-780-017	02	Exempt	-	\$0.00
021-780-018	02	Residential Single-Family	1.00	\$729.82
021-780-019	02	Residential Single-Family	1.00	\$729.82
021-780-020	02	Residential Single-Family	1.00	\$729.82
021-780-021	02	Residential Single-Family	1.00	\$729.82
021-780-022	02	Residential Single-Family	1.00	\$729.82
021-780-023	02	Residential Single-Family	1.00	\$729.82
021-780-024	02	Residential Single-Family	1.00	\$729.82
021-780-025	02	Residential Single-Family	1.00	\$729.82
021-780-026	02	Residential Single-Family	1.00	\$729.82
021-780-027	02	Residential Single-Family	1.00	\$729.82
021-780-028	02	Residential Single-Family	1.00	\$729.82
021-780-029	02	Residential Single-Family	1.00	\$729.82
021-780-030	02	Residential Single-Family	1.00	\$729.82
021-780-031	02	Residential Single-Family	1.00	\$729.82
021-780-032	02	Residential Single-Family	1.00	\$729.82
021-780-033	02	Residential Single-Family	1.00	\$729.82
021-780-034	02	Exempt	-	\$0.00
021-780-035	02	Residential Single-Family	1.00	\$729.82
021-780-036	02	Residential Single-Family	1.00	\$729.82

Assessor Parcel Number	Zone	Land Use	EBU	Fiscal Year 2017/2018 Assessment
021-780-037	02	Residential Single-Family	1.00	\$729.82
021-780-038	02	Residential Single-Family	1.00	\$729.82
021-780-039	02	Residential Single-Family	1.00	\$729.82
021-780-040	02	Residential Single-Family	1.00	\$729.82
021-780-041	02	Residential Single-Family	1.00	\$729.82
021-780-042	02	Residential Single-Family	1.00	\$729.82
021-780-043	02	Residential Single-Family	1.00	\$729.82
021-780-044	02	Residential Single-Family	1.00	\$729.82
021-780-045	02	Residential Single-Family	1.00	\$729.82
021-780-046	02	Residential Single-Family	1.00	\$729.82
021-780-047	02	Residential Single-Family	1.00	\$729.82
021-780-048	02	Residential Single-Family	1.00	\$729.82
021-780-049	02	Residential Single-Family	1.00	\$729.82
021-780-050	02	Residential Single-Family	1.00	\$729.82
021-780-051	02	Residential Single-Family	1.00	\$729.82
021-780-052	02	Residential Single-Family	1.00	\$729.82
021-780-053	02	Exempt	-	\$0.00
021-780-054	02	Residential Single-Family	1.00	\$729.82
021-780-055	02	Residential Single-Family	1.00	\$729.82
021-780-056	02	Residential Single-Family	1.00	\$729.82
021-780-057	02	Residential Single-Family	1.00	\$729.82
021-780-058	02	Residential Single-Family	1.00	\$729.82
021-780-059	02	Residential Single-Family	1.00	\$729.82
021-780-060	02	Residential Single-Family	1.00	\$729.82
021-780-061	02	Residential Single-Family	1.00	\$729.82
021-780-062	02	Residential Single-Family	1.00	\$729.82
021-780-063	02	Residential Single-Family	1.00	\$729.82
021-780-064	02	Residential Single-Family	1.00	\$729.82
021-780-065	02	Residential Single-Family	1.00	\$729.82
021-780-066	02	Residential Single-Family	1.00	\$729.82
021-780-067	02	Exempt	-	\$0.00
021-780-068	02	Residential Single-Family	1.00	\$729.82
021-780-069	02	Residential Single-Family	1.00	\$729.82
021-780-070	02	Residential Single-Family	1.00	\$729.82
021-780-071	02	Residential Single-Family	1.00	\$729.82
021-780-072	02	Residential Single-Family	1.00	\$729.82
021-780-073	02	Residential Single-Family	1.00	\$729.82

Assessor Parcel Number	Zone	Land Use	EBU	Fiscal Year 2017/2018 Assessment
021-780-074	02	Residential Single-Family	1.00	\$729.82
021-780-075	02	Residential Single-Family	1.00	\$729.82
021-780-076	02	Residential Single-Family	1.00	\$729.82
021-780-077	02	Residential Single-Family	1.00	\$729.82
021-780-078	02	Residential Single-Family	1.00	\$729.82
021-780-079	02	Residential Single-Family	1.00	\$729.82
021-780-080	02	Residential Single-Family	1.00	\$729.82
021-790-001	02	Residential Single-Family	1.00	\$729.82
021-790-002	02	Residential Single-Family	1.00	\$729.82
021-790-003	02	Residential Single-Family	1.00	\$729.82
021-790-004	02	Residential Single-Family	1.00	\$729.82
021-790-005	02	Residential Single-Family	1.00	\$729.82
021-790-006	02	Residential Single-Family	1.00	\$729.82
021-790-007	02	Residential Single-Family	1.00	\$729.82
021-790-008	02	Residential Single-Family	1.00	\$729.82
021-790-009	02	Residential Single-Family	1.00	\$729.82
021-790-010	02	Residential Single-Family	1.00	\$729.82
021-790-011	02	Residential Single-Family	1.00	\$729.82
021-790-012	02	Residential Single-Family	1.00	\$729.82
021-790-013	02	Residential Single-Family	1.00	\$729.82
021-790-014	02	Residential Single-Family	1.00	\$729.82
021-790-015	02	Residential Single-Family	1.00	\$729.82
021-790-016	02	Residential Single-Family	1.00	\$729.82
021-790-017	02	Residential Single-Family	1.00	\$729.82
021-790-018	02	Residential Single-Family	1.00	\$729.82
021-790-019	02	Residential Single-Family	1.00	\$729.82
021-790-020	02	Exempt	-	\$0.00
021-790-021	02	Residential Single-Family	1.00	\$729.82
021-790-022	02	Residential Single-Family	1.00	\$729.82
021-790-023	02	Residential Single-Family	1.00	\$729.82
021-790-024	02	Residential Single-Family	1.00	\$729.82
021-790-025	02	Residential Single-Family	1.00	\$729.82
021-790-026	02	Residential Single-Family	1.00	\$729.82
021-790-027	02	Residential Single-Family	1.00	\$729.82
021-790-028	02	Residential Single-Family	1.00	\$729.82
021-790-029	02	Residential Single-Family	1.00	\$729.82
021-790-030	02	Residential Single-Family	1.00	\$729.82

Assessor Parcel Number	Zone	Land Use	EBU	Fiscal Year 2017/2018 Assessment
021-790-031	02	Residential Single-Family	1.00	\$729.82
021-790-032	02	Residential Single-Family	1.00	\$729.82
021-790-033	02	Exempt	-	\$0.00
021-790-034	02	Exempt	-	\$0.00
021-790-035	02	Residential Single-Family	1.00	\$729.82
021-790-036	02	Residential Single-Family	1.00	\$729.82
021-790-037	02	Residential Single-Family	1.00	\$729.82
021-790-038	02	Residential Single-Family	1.00	\$729.82
021-790-039	02	Residential Single-Family	1.00	\$729.82
021-790-040	02	Residential Single-Family	1.00	\$729.82
021-790-041	02	Residential Single-Family	1.00	\$729.82
021-790-042	02	Residential Single-Family	1.00	\$729.82
021-790-043	02	Residential Single-Family	1.00	\$729.82
021-790-044	02	Residential Single-Family	1.00	\$729.82
021-790-045	02	Residential Single-Family	1.00	\$729.82
021-790-046	02	Residential Single-Family	1.00	\$729.82
021-790-047	02	Residential Single-Family	1.00	\$729.82
021-790-048	02	Residential Single-Family	1.00	\$729.82
021-790-049	02	Residential Single-Family	1.00	\$729.82
021-790-050	02	Residential Single-Family	1.00	\$729.82
021-790-051	02	Residential Single-Family	1.00	\$729.82
021-790-052	02	Residential Single-Family	1.00	\$729.82
021-790-053	02	Residential Single-Family	1.00	\$729.82
021-790-054	02	Residential Single-Family	1.00	\$729.82
021-790-055	02	Residential Single-Family	1.00	\$729.82
021-790-056	02	Residential Single-Family	1.00	\$729.82
021-790-057	02	Residential Single-Family	1.00	\$729.82
021-790-058	02	Residential Single-Family	1.00	\$729.82
021-790-059	02	Residential Single-Family	1.00	\$729.82
021-790-060	02	Residential Single-Family	1.00	\$729.82
021-790-061	02	Residential Single-Family	1.00	\$729.82
021-790-062	02	Residential Single-Family	1.00	\$729.82
021-790-063	02	Exempt	-	\$0.00
021-790-064	02	Residential Single-Family	1.00	\$729.82
021-790-065	02	Residential Single-Family	1.00	\$729.82
021-790-066	02	Residential Single-Family	1.00	\$729.82
021-790-067	02	Residential Single-Family	1.00	\$729.82

Assessor Parcel Number	Zone	Land Use	EBU	Fiscal Year 2017/2018 Assessment
021-790-068	02	Residential Single-Family	1.00	\$729.82
021-790-069	02	Residential Single-Family	1.00	\$729.82
021-790-070	02	Residential Single-Family	1.00	\$729.82
021-790-071	02	Residential Single-Family	1.00	\$729.82
021-790-072	02	Residential Single-Family	1.00	\$729.82
021-790-073	02	Residential Single-Family	1.00	\$729.82
021-790-074	02	Residential Single-Family	1.00	\$729.82
021-790-075	02	Residential Single-Family	1.00	\$729.82
021-800-001	02	Residential Single-Family	1.00	\$729.82
021-800-002	02	Residential Single-Family	1.00	\$729.82
021-800-003	02	Residential Single-Family	1.00	\$729.82
021-800-004	02	Residential Single-Family	1.00	\$729.82
021-800-005	02	Residential Single-Family	1.00	\$729.82
021-800-006	02	Residential Single-Family	1.00	\$729.82
021-800-007	02	Residential Single-Family	1.00	\$729.82
021-800-008	02	Residential Single-Family	1.00	\$729.82
021-800-009	02	Residential Single-Family	1.00	\$729.82
021-800-010	02	Residential Single-Family	1.00	\$729.82
021-800-011	02	Residential Single-Family	1.00	\$729.82
021-800-012	02	Residential Single-Family	1.00	\$729.82
021-800-013	02	Residential Single-Family	1.00	\$729.82
021-800-014	02	Residential Single-Family	1.00	\$729.82
021-800-015	02	Residential Single-Family	1.00	\$729.82
021-800-016	02	Residential Single-Family	1.00	\$729.82
021-800-017	02	Residential Single-Family	1.00	\$729.82
021-800-018	02	Residential Single-Family	1.00	\$729.82
021-800-019	02	Residential Single-Family	1.00	\$729.82
021-800-020	02	Residential Single-Family	1.00	\$729.82
021-800-021	02	Residential Single-Family	1.00	\$729.82
021-800-022	02	Residential Single-Family	1.00	\$729.82
021-800-023	02	Residential Single-Family	1.00	\$729.82
021-800-024	02	Residential Single-Family	1.00	\$729.82
021-800-025	02	Residential Single-Family	1.00	\$729.82
021-800-026	02	Residential Single-Family	1.00	\$729.82
021-800-027	02	Residential Single-Family	1.00	\$729.82
021-800-028	02	Residential Single-Family	1.00	\$729.82
021-800-029	02	Residential Single-Family	1.00	\$729.82

Assessor Parcel Number	Zone	Land Use	EBU	Fiscal Year 2017/2018 Assessment
021-800-030	02	Residential Single-Family	1.00	\$729.82
021-800-031	02	Residential Single-Family	1.00	\$729.82
021-800-032	02	Residential Single-Family	1.00	\$729.82
021-800-033	02	Residential Single-Family	1.00	\$729.82
021-800-034	02	Residential Single-Family	1.00	\$729.82
021-800-035	02	Residential Single-Family	1.00	\$729.82
021-800-036	02	Residential Single-Family	1.00	\$729.82
021-800-037	02	Residential Single-Family	1.00	\$729.82
021-800-038	02	Residential Single-Family	1.00	\$729.82
021-800-039	02	Residential Single-Family	1.00	\$729.82
021-800-040	02	Residential Single-Family	1.00	\$729.82
021-800-041	02	Residential Single-Family	1.00	\$729.82
021-800-042	02	Residential Single-Family	1.00	\$729.82
021-800-043	02	Residential Single-Family	1.00	\$729.82
021-800-044	02	Residential Single-Family	1.00	\$729.82
021-800-045	02	Residential Single-Family	1.00	\$729.82
021-800-046	02	Residential Single-Family	1.00	\$729.82
021-800-047	02	Residential Single-Family	1.00	\$729.82
021-800-048	02	Residential Single-Family	1.00	\$729.82
021-800-049	02	Residential Single-Family	1.00	\$729.82
021-800-050	02	Residential Single-Family	1.00	\$729.82
021-800-051	02	Residential Single-Family	1.00	\$729.82
021-800-052	02	Residential Single-Family	1.00	\$729.82
021-800-053	02	Residential Single-Family	1.00	\$729.82
021-800-054	02	Residential Single-Family	1.00	\$729.82
021-800-055	02	Residential Single-Family	1.00	\$729.82
021-800-056	02	Residential Single-Family	1.00	\$729.82
021-800-057	02	Residential Single-Family	1.00	\$729.82
021-800-058	02	Residential Single-Family	1.00	\$729.82
021-800-059	02	Residential Single-Family	1.00	\$729.82
021-800-060	02	Residential Single-Family	1.00	\$729.82
021-800-061	02	Residential Single-Family	1.00	\$729.82
021-800-062	02	Residential Single-Family	1.00	\$729.82
021-800-063	02	Residential Single-Family	1.00	\$729.82
021-800-064	02	Residential Single-Family	1.00	\$729.82
021-800-065	02	Residential Single-Family	1.00	\$729.82
021-800-066	02	Residential Single-Family	1.00	\$729.82

Assessor Parcel Number	Zone	Land Use	EBU	Fiscal Year 2017/2018 Assessment
021-800-067	02	Residential Single-Family	1.00	\$729.82
021-800-068	02	Residential Single-Family	1.00	\$729.82
021-800-069	02	Residential Single-Family	1.00	\$729.82
021-800-070	02	Residential Single-Family	1.00	\$729.82
021-800-071	02	Exempt	-	\$0.00
021-810-001	02	Residential Single-Family	1.00	\$729.82
021-810-002	02	Residential Single-Family	1.00	\$729.82
021-810-003	02	Residential Single-Family	1.00	\$729.82
021-810-004	02	Residential Single-Family	1.00	\$729.82
021-810-005	02	Residential Single-Family	1.00	\$729.82
021-810-006	02	Exempt	-	\$0.00
021-810-007	02	Residential Single-Family	1.00	\$729.82
021-810-008	02	Residential Single-Family	1.00	\$729.82
021-810-009	02	Residential Single-Family	1.00	\$729.82
021-810-010	02	Residential Single-Family	1.00	\$729.82
021-810-011	02	Residential Single-Family	1.00	\$729.82
021-810-012	02	Residential Single-Family	1.00	\$729.82
021-810-013	02	Residential Single-Family	1.00	\$729.82
021-810-014	02	Residential Single-Family	1.00	\$729.82
021-810-015	02	Exempt	-	\$0.00
021-810-016	02	Residential Single-Family	1.00	\$729.82
021-810-017	02	Residential Single-Family	1.00	\$729.82
021-810-018	02	Residential Single-Family	1.00	\$729.82
021-810-019	02	Residential Single-Family	1.00	\$729.82
021-810-020	02	Residential Single-Family	1.00	\$729.82
021-810-021	02	Residential Single-Family	1.00	\$729.82
021-810-022	02	Residential Single-Family	1.00	\$729.82
021-810-023	02	Residential Single-Family	1.00	\$729.82
021-810-024	02	Residential Single-Family	1.00	\$729.82
021-810-025	02	Residential Single-Family	1.00	\$729.82
021-810-026	02	Residential Single-Family	1.00	\$729.82
021-810-027	02	Residential Single-Family	1.00	\$729.82
Total			242.00	\$176,616.44

Zone 03 Assessment Roll

Assessor Parcel Number	Zone	Land Use	EBU	Fiscal Year 2017/2018 Assessment
023-360-008	03	Residential Single-Family	1.00	\$738.68
023-360-009	03	Residential Single-Family	1.00	\$738.68
023-360-010	03	Residential Single-Family	1.00	\$738.68
023-360-011	03	Residential Single-Family	1.00	\$738.68
023-360-012	03	Residential Single-Family	1.00	\$738.68
023-360-013	03	Residential Single-Family	1.00	\$738.68
023-360-014	03	Residential Single-Family	1.00	\$738.68
023-360-015	03	Residential Single-Family	1.00	\$738.68
023-360-016	03	Residential Single-Family	1.00	\$738.68
023-360-017	03	Residential Single-Family	1.00	\$738.68
023-360-018	03	Residential Single-Family	1.00	\$738.68
023-360-019	03	Residential Single-Family	1.00	\$738.68
023-360-020	03	Residential Single-Family	1.00	\$738.68
023-360-021	03	Residential Single-Family	1.00	\$738.68
023-360-022	03	Residential Single-Family	1.00	\$738.68
023-360-023	03	Residential Single-Family	1.00	\$738.68
023-360-024	03	Residential Single-Family	1.00	\$738.68
023-360-025	03	Residential Single-Family	1.00	\$738.68
023-360-026	03	Residential Single-Family	1.00	\$738.68
023-360-027	03	Residential Single-Family	1.00	\$738.68
023-360-028	03	Residential Single-Family	1.00	\$738.68
023-360-029	03	Residential Single-Family	1.00	\$738.68
023-360-030	03	Residential Single-Family	1.00	\$738.68
023-360-031	03	Residential Single-Family	1.00	\$738.68
023-360-032	03	Residential Single-Family	1.00	\$738.68
023-360-033	03	Residential Single-Family	1.00	\$738.68
023-360-034	03	Residential Single-Family	1.00	\$738.68
023-360-035	03	Residential Single-Family	1.00	\$738.68
023-360-036	03	Residential Single-Family	1.00	\$738.68
023-360-037	03	Residential Single-Family	1.00	\$738.68
023-360-043	03	Residential Single-Family	1.00	\$738.68
023-360-044	03	Residential Single-Family	1.00	\$738.68
023-360-045	03	Residential Single-Family	1.00	\$738.68
023-360-046	03	Residential Single-Family	1.00	\$738.68
023-360-047	03	Residential Single-Family	1.00	\$738.68
023-360-048	03	Residential Single-Family	1.00	\$738.68
023-360-049	03	Residential Single-Family	1.00	\$738.68
023-360-050	03	Residential Single-Family	1.00	\$738.68
023-360-051	03	Residential Single-Family	1.00	\$738.68

Assessor Parcel Number	Zone	Land Use	EBU	Fiscal Year 2017/2018 Assessment
023-360-052	03	Residential Single-Family	1.00	\$738.68
023-360-053	03	Residential Single-Family	1.00	\$738.68
023-360-054	03	Residential Single-Family	1.00	\$738.68
023-360-055	03	Residential Single-Family	1.00	\$738.68
023-360-056	03	Residential Single-Family	1.00	\$738.68
023-360-057	03	Residential Single-Family	1.00	\$738.68
023-360-058	03	Residential Single-Family	1.00	\$738.68
023-360-059	03	Residential Single-Family	1.00	\$738.68
023-360-060	03	Residential Single-Family	1.00	\$738.68
023-360-061	03	Residential Single-Family	1.00	\$738.68
023-360-062	03	Residential Single-Family	1.00	\$738.68
023-360-063	03	Residential Single-Family	1.00	\$738.68
023-360-064	03	Residential Single-Family	1.00	\$738.68
023-360-065	03	Residential Single-Family	1.00	\$738.68
023-360-066	03	Residential Single-Family	1.00	\$738.68
023-360-067	03	Residential Single-Family	1.00	\$738.68
023-360-068	03	Residential Single-Family	1.00	\$738.68
023-360-069	03	Residential Single-Family	1.00	\$738.68
023-360-070	03	Residential Single-Family	1.00	\$738.68
023-360-071	03	Residential Single-Family	1.00	\$738.68
023-360-072	03	Residential Single-Family	1.00	\$738.68
023-360-073	03	Residential Single-Family	1.00	\$738.68
023-360-074	03	Residential Single-Family	1.00	\$738.68
023-360-075	03	Residential Single-Family	1.00	\$738.68
023-360-076	03	Residential Single-Family	1.00	\$738.68
023-360-077	03	Residential Single-Family	1.00	\$738.68
023-360-078	03	Residential Single-Family	1.00	\$738.68
023-360-079	03	Residential Single-Family	1.00	\$738.68
023-360-080	03	Residential Single-Family	1.00	\$738.68
023-360-081	03	Residential Single-Family	1.00	\$738.68
023-360-082	03	Residential Single-Family	1.00	\$738.68
023-360-083	03	Residential Single-Family	1.00	\$738.68
023-360-084	03	Residential Single-Family	1.00	\$738.68
023-360-085	03	Residential Single-Family	1.00	\$738.68
023-360-086	03	Residential Single-Family	1.00	\$738.68
023-360-087	03	Exempt	-	\$0.00
023-360-088	03	Exempt	-	\$0.00
023-360-089	03	Exempt	-	\$0.00
Total			74.00	\$54,662.32

Zone 04 Assessment Roll

Assessor Parcel Number	Zone	Land Use	EBU	Fiscal Year 2017/2018 Assessment
021-260-004	04	Residential Single-Family	1.00	\$564.90
021-260-005	04	Residential Single-Family	1.00	\$564.90
021-260-006	04	Residential Single-Family	1.00	\$564.90
021-260-007	04	Residential Single-Family	1.00	\$564.90
021-260-008	04	Residential Single-Family	1.00	\$564.90
021-260-009	04	Residential Single-Family	1.00	\$564.90
021-260-010	04	Residential Single-Family	1.00	\$564.90
021-260-011	04	Residential Single-Family	1.00	\$564.90
021-260-012	04	Residential Single-Family	1.00	\$564.90
021-260-013	04	Residential Single-Family	1.00	\$564.90
021-260-014	04	Residential Single-Family	1.00	\$564.90
021-260-015	04	Residential Single-Family	1.00	\$564.90
021-260-016	04	Residential Single-Family	1.00	\$564.90
021-260-017	04	Residential Single-Family	1.00	\$564.90
021-260-018	04	Residential Single-Family	1.00	\$564.90
021-260-019	04	Residential Single-Family	1.00	\$564.90
021-260-020	04	Residential Single-Family	1.00	\$564.90
021-260-021	04	Residential Single-Family	1.00	\$564.90
021-260-022	04	Residential Single-Family	1.00	\$564.90
021-260-023	04	Residential Single-Family	1.00	\$564.90
021-260-024	04	Residential Single-Family	1.00	\$564.90
021-260-025	04	Residential Single-Family	1.00	\$564.90
021-260-026	04	Residential Single-Family	1.00	\$564.90
021-260-027	04	Residential Single-Family	1.00	\$564.90
021-260-028	04	Residential Single-Family	1.00	\$564.90
021-260-029	04	Residential Single-Family	1.00	\$564.90
021-260-030	04	Residential Single-Family	1.00	\$564.90
021-260-031	04	Residential Single-Family	1.00	\$564.90
021-260-032	04	Residential Single-Family	1.00	\$564.90
021-260-033	04	Residential Single-Family	1.00	\$564.90
021-260-034	04	Residential Single-Family	1.00	\$564.90
021-260-035	04	Residential Single-Family	1.00	\$564.90
021-260-036	04	Residential Single-Family	1.00	\$564.90
021-260-037	04	Residential Single-Family	1.00	\$564.90

Assessor Parcel Number	Zone	Land Use	EBU	Fiscal Year 2017/2018 Assessment
021-260-038	04	Residential Single-Family	1.00	\$564.90
021-260-039	04	Residential Single-Family	1.00	\$564.90
021-260-040	04	Residential Single-Family	1.00	\$564.90
021-260-041	04	Residential Single-Family	1.00	\$564.90
021-260-042	04	Residential Single-Family	1.00	\$564.90
Total			39.00	\$22,031.10

Zone 05 Assessment Roll

Assessor Parcel Number	Zone	Land Use	EBU	Fiscal Year 2017/2018 Assessment
023-610-001	05	Residential Single-Family	1.00	\$677.00
023-610-002	05	Residential Single-Family	1.00	\$677.00
023-610-003	05	Residential Single-Family	1.00	\$677.00
023-610-004	05	Residential Single-Family	1.00	\$677.00
023-610-005	05	Residential Single-Family	1.00	\$677.00
023-610-006	05	Residential Single-Family	1.00	\$677.00
023-610-007	05	Residential Single-Family	1.00	\$677.00
023-610-008	05	Residential Single-Family	1.00	\$677.00
023-610-009	05	Residential Single-Family	1.00	\$677.00
023-610-010	05	Residential Single-Family	1.00	\$677.00
023-610-011	05	Residential Single-Family	1.00	\$677.00
023-610-012	05	Residential Single-Family	1.00	\$677.00
023-610-013	05	Residential Single-Family	1.00	\$677.00
023-610-014	05	Residential Single-Family	1.00	\$677.00
023-610-015	05	Residential Single-Family	1.00	\$677.00
023-610-016	05	Residential Single-Family	1.00	\$677.00
023-610-017	05	Residential Single-Family	1.00	\$677.00
023-610-018	05	Residential Single-Family	1.00	\$677.00
023-610-019	05	Residential Single-Family	1.00	\$677.00
023-610-020	05	Residential Single-Family	1.00	\$677.00
023-610-021	05	Residential Single-Family	1.00	\$677.00
023-610-022	05	Residential Single-Family	1.00	\$677.00
023-610-023	05	Residential Single-Family	1.00	\$677.00
023-610-024	05	Residential Single-Family	1.00	\$677.00
023-610-025	05	Residential Single-Family	1.00	\$677.00
023-610-026	05	Residential Single-Family	1.00	\$677.00
023-610-027	05	Exempt	-	\$0.00
023-610-028	05	Exempt	-	\$0.00
023-610-033	05	Residential Single-Family	1.00	\$677.00
023-610-034	05	Residential Single-Family	1.00	\$677.00
023-610-035	05	Residential Single-Family	1.00	\$677.00
023-610-036	05	Residential Single-Family	1.00	\$677.00
023-610-037	05	Residential Single-Family	1.00	\$677.00
023-610-038	05	Residential Single-Family	1.00	\$677.00
023-610-039	05	Residential Single-Family	1.00	\$677.00
023-610-040	05	Residential Single-Family	1.00	\$677.00

Assessor Parcel Number	Zone	Land Use	EBU	Fiscal Year 2017/2018 Assessment
023-610-041	05	Residential Single-Family	1.00	\$677.00
023-610-042	05	Residential Single-Family	1.00	\$677.00
023-610-044	05	Residential Single-Family	1.00	\$677.00
023-610-045	05	Residential Single-Family	1.00	\$677.00
023-610-046	05	Residential Single-Family	1.00	\$677.00
023-610-047	05	Residential Single-Family	1.00	\$677.00
023-610-048	05	Residential Single-Family	1.00	\$677.00
023-610-049	05	Residential Single-Family	1.00	\$677.00
023-610-050	05	Residential Single-Family	1.00	\$677.00
023-610-051	05	Residential Single-Family	1.00	\$677.00
023-610-052	05	Residential Single-Family	1.00	\$677.00
023-610-053	05	Residential Single-Family	1.00	\$677.00
023-610-054	05	Residential Single-Family	1.00	\$677.00
023-610-055	05	Residential Single-Family	1.00	\$677.00
023-610-056	05	Residential Single-Family	1.00	\$677.00
023-610-057	05	Residential Single-Family	1.00	\$677.00
023-610-058	05	Residential Single-Family	1.00	\$677.00
023-610-059	05	Residential Single-Family	1.00	\$677.00
023-610-060	05	Residential Single-Family	1.00	\$677.00
023-610-061	05	Residential Single-Family	1.00	\$677.00
023-610-062	05	Residential Single-Family	1.00	\$677.00
023-610-063	05	Residential Single-Family	1.00	\$677.00
023-610-065	05	Residential Single-Family	1.00	\$677.00
023-610-066	05	Residential Single-Family	1.00	\$677.00
023-610-067	05	Residential Single-Family	1.00	\$677.00
023-610-068	05	Residential Single-Family	1.00	\$677.00
023-610-069	05	Residential Single-Family	1.00	\$677.00
023-610-070	05	Residential Single-Family	1.00	\$677.00
023-610-071	05	Residential Single-Family	1.00	\$677.00
023-610-072	05	Residential Single-Family	1.00	\$677.00
023-610-073	05	Residential Single-Family	1.00	\$677.00
023-610-074	05	Residential Single-Family	1.00	\$677.00
023-610-075	05	Residential Single-Family	1.00	\$677.00
023-610-076	05	Residential Single-Family	1.00	\$677.00
023-610-077	05	Residential Single-Family	1.00	\$677.00
023-610-078	05	Residential Single-Family	1.00	\$677.00
023-610-079	05	Residential Single-Family	1.00	\$677.00

Assessor Parcel Number	Zone	Land Use	EBU	Fiscal Year 2017/2018 Assessment
023-610-080	05	Residential Single-Family	1.00	\$677.00
023-610-081	05	Residential Single-Family	1.00	\$677.00
023-610-082	05	Residential Single-Family	1.00	\$677.00
023-610-083	05	Residential Single-Family	1.00	\$677.00
023-610-084	05	Residential Single-Family	1.00	\$677.00
023-610-090	05	Residential Single-Family	1.00	\$677.00
023-610-091	05	Residential Single-Family	1.00	\$677.00
023-610-092	05	Residential Single-Family	1.00	\$677.00
023-610-093	05	Residential Single-Family	1.00	\$677.00
023-610-095	05	Exempt	-	\$0.00
023-610-097	05	Residential Single-Family	1.00	\$677.00
023-630-001	05	Residential Single-Family	1.00	\$677.00
023-630-002	05	Residential Single-Family	1.00	\$677.00
023-630-003	05	Residential Single-Family	1.00	\$677.00
023-630-004	05	Residential Single-Family	1.00	\$677.00
023-630-005	05	Residential Single-Family	1.00	\$677.00
023-630-006	05	Residential Single-Family	1.00	\$677.00
023-630-007	05	Residential Single-Family	1.00	\$677.00
023-630-008	05	Residential Single-Family	1.00	\$677.00
023-630-009	05	Residential Single-Family	1.00	\$677.00
023-630-010	05	Residential Single-Family	1.00	\$677.00
023-630-011	05	Residential Single-Family	1.00	\$677.00
023-630-012	05	Residential Single-Family	1.00	\$677.00
023-630-013	05	Residential Single-Family	1.00	\$677.00
023-630-014	05	Residential Single-Family	1.00	\$677.00
023-630-015	05	Residential Single-Family	1.00	\$677.00
023-630-016	05	Residential Single-Family	1.00	\$677.00
023-630-017	05	Residential Single-Family	1.00	\$677.00
023-630-018	05	Residential Single-Family	1.00	\$677.00
023-630-019	05	Residential Single-Family	1.00	\$677.00
023-630-020	05	Residential Single-Family	1.00	\$677.00
023-630-021	05	Residential Single-Family	1.00	\$677.00
023-630-022	05	Residential Single-Family	1.00	\$677.00
023-630-023	05	Residential Single-Family	1.00	\$677.00
023-630-024	05	Residential Single-Family	1.00	\$677.00
023-630-025	05	Residential Single-Family	1.00	\$677.00
023-630-026	05	Residential Single-Family	1.00	\$677.00

Assessor Parcel Number	Zone	Land Use	EBU	Fiscal Year 2017/2018 Assessment
023-630-027	05	Residential Single-Family	1.00	\$677.00
023-630-028	05	Residential Single-Family	1.00	\$677.00
023-630-029	05	Residential Single-Family	1.00	\$677.00
023-630-030	05	Residential Single-Family	1.00	\$677.00
023-630-031	05	Residential Single-Family	1.00	\$677.00
023-630-032	05	Residential Single-Family	1.00	\$677.00
023-630-033	05	Residential Single-Family	1.00	\$677.00
023-630-034	05	Residential Single-Family	1.00	\$677.00
023-630-035	05	Residential Single-Family	1.00	\$677.00
023-630-036	05	Residential Single-Family	1.00	\$677.00
023-630-037	05	Residential Single-Family	1.00	\$677.00
023-630-038	05	Residential Single-Family	1.00	\$677.00
023-630-039	05	Residential Single-Family	1.00	\$677.00
023-630-040	05	Exempt	-	\$0.00
Total			120.00	\$81,240.00

Zone 06 Assessment Roll

Assessor Parcel Number	Zone	Land Use	EBU	Fiscal Year 2017/2018 Assessment
021-820-001	06	Residential Single-Family	1.00	\$567.80
021-820-002	06	Residential Single-Family	1.00	\$567.80
021-820-003	06	Residential Single-Family	1.00	\$567.80
021-820-004	06	Residential Single-Family	1.00	\$567.80
021-820-005	06	Residential Single-Family	1.00	\$567.80
021-820-006	06	Residential Single-Family	1.00	\$567.80
021-820-007	06	Residential Single-Family	1.00	\$567.80
021-820-008	06	Residential Single-Family	1.00	\$567.80
021-820-009	06	Residential Single-Family	1.00	\$567.80
021-820-010	06	Residential Single-Family	1.00	\$567.80
021-820-011	06	Residential Single-Family	1.00	\$567.80
021-820-012	06	Residential Single-Family	1.00	\$567.80
021-820-013	06	Residential Single-Family	1.00	\$567.80
021-820-014	06	Residential Single-Family	1.00	\$567.80
021-820-015	06	Residential Single-Family	1.00	\$567.80
021-820-016	06	Residential Single-Family	1.00	\$567.80
021-820-017	06	Residential Single-Family	1.00	\$567.80
021-820-018	06	Residential Single-Family	1.00	\$567.80
021-820-019	06	Residential Single-Family	1.00	\$567.80
021-820-020	06	Residential Single-Family	1.00	\$567.80
021-820-021	06	Residential Single-Family	1.00	\$567.80
021-820-022	06	Residential Single-Family	1.00	\$567.80
021-820-023	06	Residential Single-Family	1.00	\$567.80
021-820-024	06	Residential Single-Family	1.00	\$567.80
021-820-025	06	Residential Single-Family	1.00	\$567.80
021-820-026	06	Residential Single-Family	1.00	\$567.80
021-820-027	06	Residential Single-Family	1.00	\$567.80
021-820-028	06	Residential Single-Family	1.00	\$567.80
021-820-029	06	Residential Single-Family	1.00	\$567.80
021-820-030	06	Residential Single-Family	1.00	\$567.80
021-820-031	06	Residential Single-Family	1.00	\$567.80
021-820-032	06	Residential Single-Family	1.00	\$567.80
021-820-033	06	Residential Single-Family	1.00	\$567.80
021-830-002	06	Residential Single-Family	1.00	\$567.80
021-830-003	06	Residential Single-Family	1.00	\$567.80
021-830-004	06	Residential Single-Family	1.00	\$567.80

Assessor Parcel Number	Zone	Land Use	EBU	Fiscal Year 2017/2018 Assessment
021-830-005	06	Residential Single-Family	1.00	\$567.80
021-830-006	06	Residential Single-Family	1.00	\$567.80
021-830-007	06	Residential Single-Family	1.00	\$567.80
021-830-008	06	Residential Single-Family	1.00	\$567.80
021-830-009	06	Residential Single-Family	1.00	\$567.80
021-830-010	06	Residential Single-Family	1.00	\$567.80
021-830-011	06	Residential Single-Family	1.00	\$567.80
021-830-012	06	Residential Single-Family	1.00	\$567.80
021-830-013	06	Residential Single-Family	1.00	\$567.80
021-830-014	06	Residential Single-Family	1.00	\$567.80
021-830-015	06	Residential Single-Family	1.00	\$567.80
021-830-016	06	Residential Single-Family	1.00	\$567.80
021-830-017	06	Residential Single-Family	1.00	\$567.80
021-830-018	06	Residential Single-Family	1.00	\$567.80
021-830-019	06	Residential Single-Family	1.00	\$567.80
021-830-020	06	Residential Single-Family	1.00	\$567.80
021-830-021	06	Residential Single-Family	1.00	\$567.80
021-830-022	06	Residential Single-Family	1.00	\$567.80
021-830-023	06	Residential Single-Family	1.00	\$567.80
021-830-024	06	Residential Single-Family	1.00	\$567.80
021-830-025	06	Residential Single-Family	1.00	\$567.80
021-830-026	06	Residential Single-Family	1.00	\$567.80
021-830-027	06	Residential Single-Family	1.00	\$567.80
021-830-028	06	Residential Single-Family	1.00	\$567.80
021-830-029	06	Residential Single-Family	1.00	\$567.80
021-830-030	06	Residential Single-Family	1.00	\$567.80
021-830-031	06	Residential Single-Family	1.00	\$567.80
021-830-032	06	Residential Single-Family	1.00	\$567.80
021-830-033	06	Residential Single-Family	1.00	\$567.80
021-830-034	06	Residential Single-Family	1.00	\$567.80
021-830-036	06	Residential Single-Family	1.00	\$567.80
021-830-037	06	Residential Single-Family	1.00	\$567.80
021-830-038	06	Residential Single-Family	1.00	\$567.80
021-830-039	06	Residential Single-Family	1.00	\$567.80
021-830-040	06	Residential Single-Family	1.00	\$567.80
021-830-041	06	Residential Single-Family	1.00	\$567.80
021-830-042	06	Residential Single-Family	1.00	\$567.80

Assessor Parcel Number	Zone	Land Use	EBU	Fiscal Year 2017/2018 Assessment
021-830-043	06	Residential Single-Family	1.00	\$567.80
021-830-044	06	Residential Single-Family	1.00	\$567.80
021-830-045	06	Residential Single-Family	1.00	\$567.80
021-830-046	06	Residential Single-Family	1.00	\$567.80
021-830-047	06	Residential Single-Family	1.00	\$567.80
021-830-048	06	Residential Single-Family	1.00	\$567.80
021-830-049	06	Residential Single-Family	1.00	\$567.80
021-830-050	06	Residential Single-Family	1.00	\$567.80
021-830-051	06	Residential Single-Family	1.00	\$567.80
021-830-052	06	Residential Single-Family	1.00	\$567.80
021-830-053	06	Residential Single-Family	1.00	\$567.80
021-830-054	06	Residential Single-Family	1.00	\$567.80
021-830-055	06	Residential Single-Family	1.00	\$567.80
021-830-056	06	Residential Single-Family	1.00	\$567.80
021-830-057	06	Residential Single-Family	1.00	\$567.80
021-830-058	06	Residential Single-Family	1.00	\$567.80
021-830-059	06	Residential Single-Family	1.00	\$567.80
021-830-060	06	Residential Single-Family	1.00	\$567.80
021-830-061	06	Residential Single-Family	1.00	\$567.80
021-830-062	06	Residential Single-Family	1.00	\$567.80
021-830-063	06	Residential Single-Family	1.00	\$567.80
021-830-064	06	Residential Single-Family	1.00	\$567.80
021-830-065	06	Residential Single-Family	1.00	\$567.80
021-830-066	06	Residential Single-Family	1.00	\$567.80
Total			97.00	\$55,076.60



119 Fox Street • Lemoore, California 93245 • (559) 924-6700 • Fax (559) 924-9003

Staff Report

Item No: 4-3

To: Lemoore City Council
From: Michelle Speer, Assistant to the City Manager
Date: June 7, 2017 Meeting Date: June 20, 2017
Subject: Master User Fee Schedule – Resolution 2017-20

Strategic Initiative:

- | | |
|---|--|
| <input type="checkbox"/> Safe & Vibrant Community | <input type="checkbox"/> Growing & Dynamic Economy |
| <input type="checkbox"/> Fiscally Sound Government | <input checked="" type="checkbox"/> Operational Excellence |
| <input checked="" type="checkbox"/> Community & Neighborhood Livability | <input type="checkbox"/> Not Applicable |

Proposed Motion:

Hold a public hearing on proposed amendments to departmental fees and charges in the Citywide Master User Fee Schedule, as presented in the attached fee schedule, to take effect July 1, 2017. A public hearing notice was published in the Hanford Sentinel on Friday, June 9, 2017.

Subject/Discussion:

Periodic review of various City services and fees is important for revenue management, and also to assure continued equitable pricing for services and offerings by the City. Additionally, reviews provide an opportunity to analyze core programs, facilities, and services, and to add categories for new or revised offerings. Critical to this undertaking is the support and buy-in of elected officials, advisory boards, staff, and, most importantly, the citizens. Lemoore's Master User Fees have not been reviewed for many years. For this review, Dan Bergmann of IGService conducted a comprehensive analysis. The result is many substantial changes to the Master User Fee Schedule. Though many fees have been increased from this review, many are unchanged, and some are lowered or removed.

The analysis considered the following factors in the process of conducting this master fee study:

- Items to remove because they are obsolete, and items to add
- Extent to which an item is a public service and may not be fully compensated
- Extent to which City desires participation and therefore may discount fee
- Level of activity of an item in comparison to contribution of overall fees collected
- Analysis of the actual cost to the City to provide a service
- Reasonableness comparisons to neighboring cities

Extensive coordination occurred with City departments in the process of this master user fee study, considering that the people providing the services have the most experience with the fees. Revenue and activity reports were also obtained from the City's accounting software. Additionally, department operating expense data was considered with regard to building permits and planning services.

It is important that the City Council and public have the opportunity to participate in the fee review process, especially where fees are increasing substantially. The most significant increases from the study are in the building permit and planning department areas. As a result, meetings have been held with a representative of the Building Industry Association (BIA), notices have been placed on building permit counter, and emails have been sent to local builders, especially representatives of the solar industry as the cost for a solar power permit is increasing substantially.

The attached Master User Fee Schedule divides fees by the departments responsible for the services. Existing and proposed fees are shown. Services and fees removed are also shown, but struck out. New fees are clearly identified with an adjacent "n." Fees that are changed, either increased or decreased, are marked with a "c." The Schedule is intended to include all fees currently charged by the City, although in some cases a fee may not be included if it is established by the State of California, or otherwise stipulated in the Lemoore Municipal Code. This version of the Master Fee Schedule shows building permit fees, whereas previously they were in the Lemoore Municipal code. Although the City reviews the Master Fee Schedule on a periodic basis, from time to time it may be necessary to bring individual amendments forward where a fee has been omitted or needs to be revised sooner to be equitable to both user and the City. This practice will be minimized as much as possible.

Proposed Fee Revisions:

The following sections provide a summary outcome of the Master Fee Study.

Building Permits

Building permit and planning department fees were updated in this study more than any other department. Some sections of existing fee structure reference the 1994 uniform building code and thus are over 20 years old. Existing fees reference circuses coming to town and also incinerators, which are obsolete or illegal in today's environment. Many of the fees were also found to be low by industry standards, and low based on the cost to provide the service.

IGService developed an Excel-based cost of service model for building permitting, planning, and inspection costs. The model considers overall department costs, including

total anticipated personnel costs, and department overhead including office space. The model also considers an element of city overhead, including city council, the executive management, and the city attorney. The result is a weighted average cost of labor of approximately \$120 per hour for services provided.

The cost for various permitting activities was determined based on the number of hours needed for the tasks associated with each permit, multiplied by the hourly cost to provide the service. For some permitting activities, revised permitting fees were reduced from the calculated cost of service result to yield a fee that would be bearable by builders and the general public, and also consistent with neighboring cities. For example, the permit fee for re-roofing was held to \$120, even though an inspector may make two visits to the location for inspections. The largest single increase in revenue will be from increased permitting fees for solar electric systems. The result of the permit fee increasing from \$125 to \$430 will be an anticipated increase of \$90,000 per year based on 2016 activity; however, installations will likely decrease going forward as the solar market becomes saturated. The overall increase in revenue from increased building permits is anticipated to be \$130,000 to \$170,000 per year.

In conjunction with updating fees charged, the building permit structure was also updated to base a permit fee for new construction and remodel work on the square footage of the project rather than the dollar valuation of the project. This revision removes the uncertainty associated with the estimating the value of a project, considering that square footage is more of an absolute. A provision remains to base permit costs on valuation for projects that do not have associated square footage.

Planning and Development Services

Fees for planning and development services were also increased substantially based on the cost to provide services. Similar to the cost analysis for building permits, hourly rates were considered, department overhead, and city overhead. However, a difference in the planning department is that technical work is done by QK, the City's contracted City Planner. Consequently, the appropriate hourly rate from QK was used in the cost model, in addition to assigned city hourly rates. The anticipated increase in revenue from planning and development is \$50,000 to \$100,000 based on 2016 activity.

Facility Rentals

There are no increases to facility rental fees. In fact, the discount to non-profit organizations is increased slightly, to thirty (30) percent, from the existing fee schedule. The proposed version of fees for facility rentals includes language regarding rental policies to nonprofit and service clubs.

Finance Department and City Hall

The category includes fees for animal licenses, late payments, utility service turn-offs, and business licenses. In meetings with customer services, and comparison to other cities, Lemoore's fees are consistent with others, and in some cases more extensive regarding utility turn-offs and after hours' service. However, Lemoore's fee are also found to be reasonable for the service provided. Consequently, fees in this category are generally unchanged.

Public Works

This category includes fees to install water meters, for subdivision planning review, parcel maps, and encroachment permits. As with the planning department, technical support is provided by QK. The costs for water meter installations vary only slightly from the existing fees. Other costs are increased substantially, except the fee structure for Public Improvement Plan Checks and Inspection has been rescaled to reflect current, higher development costs. This fee has also been capped at \$20,000 for the largest anticipated projects based on cost of service not anticipated to exceed \$20,000.

Police

There are minor changes to fees associated with the police department, mostly removing fees that are no longer used. In meetings and review with representatives from the police department, the existing fees were found to be reasonable for the services provided.

Financial Consideration(s):

The majority of the revised fees will generate additional revenue to the City to offset the increased costs of providing those services. The anticipated level of new revenue for each service/operation has been incorporated into the fiscal year 2017-2018 annual operating budget, and is expected to equate to approximately \$200,000 in increased revenue over the prior fiscal year.

Alternatives or Pros/Cons:

Pros:

- Increases cost recovery for specific services/operations
- May decrease cost recovery for community beneficial programs

Cons:

May increase costs to citizens for specific services

Commission/Board Recommendation:

Not Applicable

Staff Recommendation:

City staff recommends that City Council hold the public hearing and adopt Resolution 2017-20, establishing a revised Master User Fee Schedule.

Attachments:

☒ Resolution: 2017-20

☐ Ordinance:

☐ Map

☐ Contract

☒ Other

List: Master User Fee Schedule

Review:

☒ Finance

☒ City Attorney

☒ City Manager

☒ City Clerk

Date:

6/13/17

6/14/17

6/13/17

6/15/17

RESOLUTION NO. 2017-20

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LEMOORE
AMENDING THE MASTER USER FEE SCHEDULE TO ADD
REVISED BUILDING PERMIT FEES PREVIOUSLY PRESENTED IN THE
MUNICIPAL CODE AND REVISE CERTAIN PROJECT-SPECIFIC FEES**

WHEREAS California state law authorizes local governments to charge fees for public services based on the estimated reasonable cost of providing the service for which the fees are charged; and

WHEREAS the City Council has the authority to increase certain fees annually, based on an appropriate measure within the nationally published Consumer Price Index, or by reevaluation and assignment of actual municipal costs to cover the estimated cost of providing the services for which such fees are levied; and

WHEREAS a fee study, which is attached hereto and incorporated herein, has been conducted by IGService to assess costs for the City to provide services associated with review of building plans and inspections revealing the need to revise the structure of the fees and to increase certain fees to cover the cost of service.

WHEREAS the City of Lemoore has held a public hearing at a Regular Meeting concerning the adoption of said fees and has made available to the public, at least 10 days before the hearing, data on the amount of costs or estimated costs required to provide the services for which the fees are levied and the revenue sources anticipated to provide the services; and

WHEREAS the City of Lemoore determines to update and include all building inspection and permit fees within the Master Fee Schedule

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

1. The Council finds that the specific amount of the added and otherwise updated user fees, the description of the benefit and impact area on which the user fee is imposed, the description of the reasonable relationship between the fees and the various types of services, and the time for payment set forth below in this resolution are proper and necessary and the information and data upon which the fees are based is correct and accurate; and,
2. Council hereby adopts and approves the Master User Fee Schedule, following a public hearing on the matter and the same is incorporated herein; and,
3. The fees adopted by this resolution shall be in full force and effect and shall be collected beginning July 1, 2017; and, once adopted, Council acknowledges that any user fees previously determined by Resolution or other fashion will be replaced by the user fees outlined in the Fee Schedule contained herein.

4. Fees in the Master Fee Schedule may be increased annually based on the “Consumer Price Index - All Urban Customers,” for the area of “Los Angeles-Riverside-Orange County, CA.” The increase shall be effective each July 1st, and shall be based on the most recent 12-month average compared to the previous 12-month average.
5. Any judicial action or proceeding to attack, review, set aside or annul this resolution shall be brought within 120 days of its adoption; and,
6. Specific defined User Fees are presented in each of the three attachments, as follows:

Attachment 1: Fees removed and revised from Resolution 2015-21, and also fees removed and revised from the City Municipal Code.

Attachment 2: Fees unchanged from Resolution 2015-21, dated August 18, 2015. These fees are unchanged and presented exactly as they were shown in Resolution 2015-21.

Attachment 3: Fees removed from Resolution 2015-21, dated August 18, 2015. This attachment shows the fees as they were originally presented; however the text has been struck through.

7. The provisions of this resolution are severable, and the validity of any part thereof including any fee shall not affect the validity or effectiveness of the remainder of the resolution.

PASSED AND ADOPTED by the City Council of the City of Lemoore at a Regular Meeting held on 20th day of June 2017 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

APPROVED:

Mary J. Venegas
City Clerk

Ray Madrigal
Mayor

ATTACHMENT 1

Resolution 2017-20 dated June 20, 2017

The following fees are redefined or otherwise revised not to exceed the cost to provide each service. All of the following fees are subject to the annual Consumer Price Index cost adjustment

Fees on the associated pdf to be incorporated here:

Project-specific fees
General Building Permit fees
Plumbing fees
Mechanical fees
Electrical fees

ATTACHMENT 2**Resolution 2017-20 dated June 20, 2017**

The following services and fees are unchanged from Resolution 2015–21, dated August 18, 2015.

SERVICE	FEE
Planning Department: Project & Administration Fees	
Administrative Approval	\$160
Administrative Use Permit	\$160
Annexation Processing ⁶	\$3,915 + \$25/acre
Appeal	\$50
Architectural / Design Review Committee ¹	\$265
Conditional Use Permit – All Others	\$1,740
Conditional Use Permit – Density Bonus	\$1,385 + Consultation
Daycare, Large or Center – Administrative Use Permit	\$160
Environmental – Categorical Exemption	\$155
Environmental – Negative Declaration	\$420
Environmental – EIR Processing & Review	\$3,675
Extension – Approval Expiration	\$395
General Plan Amendment ⁶	\$1,880
General Plan Amendment - & Zone Change ⁶	\$2,765
Home Occupation – Major	\$275
Home Occupation – Minor	\$160
Lot Line Adjustment	\$815
Minor Deviation	\$160
Mobile Food Vending – Administrative Use Permit	\$160
Parcel Map – Tentative	\$1,435
Parcel Map – Tentative – Revision	\$635
Parcel Map – Final ⁶	\$2,780 + \$10/lot
Parcel Map – Final (4+ submittals)	\$725
Parking-in-lieu Fee	\$5,090/parking space
PUD – Planned Unit Development	\$3,115
PUD – Plot Plan Review	\$74
PUD – Non-Plotted Plan Review	\$120
Sign Review	\$160
Sign Review – Highway Oriented	\$275

Sign Review – Subdivision Street Signs	\$205
Site Plan Review – Major (1 acre or less)	\$1,235
Site Plan Review – Major (>1 acre)	\$1,235 + \$255/acre
Site Plan Review – Minor	\$865
Site Plan Review – Multi-Family (1 acre or less)	\$1,565
Site Plan Review – Multi-Family (>1 acre)	\$1565 + \$255/acre
Special Zoning Exemption	\$3,570
Subdivision Map – Tentative	\$1,830 + \$25/lot
Subdivision Map – Tentative (Revision 1-20 lots)	\$1,055
Subdivision Map – Tentative (Revision >20 + lots)	\$1,320
Subdivision Map – Final ⁶	\$3,915 + \$30/lot
Subdivision Map Final (4+ submittals)	\$990
Temporary Use Permit	\$160
Variance Review – Major	\$1,790
Variance Review – Minor (less than 15% change)	\$1,210
Zone Change ⁶	\$1,880
Zoning Text Amendment	\$1,245
Public Works: Activity Fees	
Water Meter Installation (3/4 inch)	\$395
Water Meter Installation (1 inch)	\$470
Water Meter Installation (2 inch disc)	\$815
Water Meter Installation (2 inch compound)	\$1,905
Encroachment Permit (Street Cut Review)	\$64
Hydrant Meter Rental	\$100
Public Improvement Plan Check & Inspection (\$0 - \$7,000)	8% of Total Valuation
Public Improvement Plan Check & Inspection (\$7,001 - \$35,000)	\$70 + 7% of Total Valuation
Public Improvement Plan Check & Inspection (\$35,001 - \$145,000)	\$420 + 6% of Total Valuation
Public Improvement Plan Check & Inspection (\$145,001 - \$355,000)	\$1,870 + 5% of Total Valuation
Public Improvement Plan Check & Inspection (\$355,001 +)	\$5,420 + 4% of Total Valuation
Public Improvement Plan Check – 4 th + Submittal	\$370
Refuse - Dumpster Rental Setup	\$76
Refuse - Special Pickup	Actual Cost
Police Department: Activity Fees	

Accident Investigation Report	\$11
Alcoholic Beverage Control Review	\$850
Animal Breeder's Permit	\$105
Animal Pickup - Deceased	\$125
Animal Pickup / Euthanasia / Impound	\$225
Animal Quarantine	\$310
Animal / Cat Trap Rental	\$2/day
Background Check - Local Personal	\$9
Bicycle Registration (original)	\$4
Bicycle Registration (renewal)	\$1
Booking Fee (charged to arrestee)	actual cost
Chronic Nuisance Property – 1 st Issuance	\$100
Chronic Nuisance Property – 2 nd Issuance	\$200
Chronic Nuisance Property – 3 rd Issuance	\$300
Chronic Nuisance Property – 4 th Issuance	\$500
Citation Sign-off	\$12.50
Civil Subpoena	\$190/officer
Concealed Weapons Permit (original)	\$100 + Current DOJ fee
Concealed Weapons Permit (renewal)	\$25 + Current DOJ fee
DUI Accident Investigation (accident only)	\$340
DUI Accident Investigation (w/ injury)	\$390
DUI Accident Investigation (w/ fatality)	\$765
DUI Arrest Procedure	\$165
False 911 Call	\$67
Fingerprinting (first card)	\$20 + Current DOJ fee
Fingerprinting (each additional)	\$20 + Current DOJ fee
Illegal Sign Removal (per incident)	\$25
Massage Therapy Practitioner Permit	\$57
Massage Therapy Business Permit	\$23
Nuisance Response	\$115
Photographs (roll of 12)	\$25
Photographs (each – large)	actual cost
Police False Alarm (in one year) - 1 st , 2 nd & 3 rd response	\$0
Police False Alarm (in one year) - 4 th & 5 th response	\$155
Police False Alarm (in one year) - 6 th & 7 th response	\$305
Police False Alarm (in one year) - 8 th , 9 th & 10 th response	\$460
Police False Alarm (in one year) - 11 th + response	\$610

Police Report Copying	\$9.50
Shopping Cart Enforcement	\$180
Taxicab Vehicle Permit (Initial)	\$82
Taxicab Vehicle Permit (Renewal)	\$65
Taxicab Driver Permit (Initial)	\$76
Taxicab Driver Permit (Renewal)	\$50
Taxicab Owner/Operator Vehicle & Driver Permit (Initial)	\$98
Taxicab Owner/Operator Vehicle & Driver Permit (Renewal)	\$76
Vehicle Impound	\$125
Vehicle Repossession Fee	\$15
Vehicle VIN Verification	\$46
City Hall / Finance Department: Activity Fees	
Animal License – 1 Year	\$15
Animal License – 1 Year (senior rate*)	\$10
Animal License – 2 Year	\$30
Animal License – 2 Year (senior rate*)	\$20
Animal License – 3 Year	\$45
Animal License – 3 Year (senior rate*)	\$30
Background Check – Business Regulation (Card Room)	\$180
Background Check – Business Regulation (All Others)	\$64
Business License Tax Processing Fee (original)	\$51
Business License Tax Processing Fee (renewal)	\$26
Business License Tax Processing Fee (renewal) - 1 month late fee (+ 50% of balance)	\$13
Business License Tax Processing Fee (renewal) - 2 month late fee (+ 50% of balance; 100% cumulative)	\$26
Electronic Copies - Audio CDs	\$1.60 per CD
Garage Sale Permit	\$6.50
New Utility Account	\$25
New Utility Account (after-hours)	\$120
Non-Sufficient Funds Check (first)	\$32
Non-Sufficient Funds Check (each subsequent)	\$44
Photocopies	\$0.10 each
Release of Lien	\$38
Water Past due Penalty (on delinquent balance)	10%
Water Turn-off (48 Hour Shut Office Notice)	\$19
Water Turn-off (Monday through Friday – office hours)	\$38
Water Turn-off (all other hours)	\$115

Water-Only Service Reduction	\$37
Fire Department: Activity Fees	
Cleanup of Spilled Load	hourly rate
Fire Inspection (initial w/ violations)	\$0
Fire Inspection (re-inspection w/ violations)	\$0
Fire Inspection (2 nd re-inspection +)	\$100
Fire False Alarm (1 st , 2 nd & 3 rd response)	\$0
Fire False Alarm (4 th + each additional in a one-year period)	\$100
Fire Reports	\$10
Photocopies	\$0.10 each
Weed Abatement	\$180 + contractor costs
Maintenance: Activity Fees	
Community Event Street Banners – Displayed Downtown	\$27
Rental Fees	
<i>Civic Auditorium</i>	
City Sponsored Events	no fee
Non-Profit, Meeting Room Only ²	\$20 / hour
Resident, Meeting Room Only ²	\$20 / hour
Nonresident, Meeting Room Only ²	\$25 / hour
Non-Profit, Entire Facility ^{3,4}	\$350 / 4 hours
Resident, Entire Facility ^{3,4}	\$450 / 4 hours
Nonresident, Entire Facility ^{3,4}	\$500 / 4 hours
Any Additional Hours – Including Decorating / Cleanup	\$40 / hour
<i>Lemoore Veterans Memorial Hall</i>	
Lemoore Veterans Hall ^{2,3,4}	\$200 / 4 hours
Vets Hall Old Teen Center Side ^{2,3,4}	\$200 / 4 hours
Rent Both Sides / Vets Hall & Teen Center ^{3,4}	\$300 / 4 hours
Any Additional Hours – Including Decorating / Cleanup	\$30 / hour
CMC Lemoore Recreation Center	
Indoor Soccer Field ²	\$50 / hour
Basketball Courts per court / Basketball Only ²	\$20 / hour
Day Camp / Multi-purpose Room ^{2,3,4}	\$150 / 3 hours
Dance Room / Meeting Room ^{2,3,4}	\$300 / 4 hours
Lemoore Recreation Center – Entire Facility ^{3,4}	\$800 / 6 hours
Lemoore Recreation Center – Entire Facility – Non-Profit	\$600 / 6 hours
Lemoore Recreation Center – Entire Facility (exclusive use) ^{3,4}	\$1,100 / 6 hours

Lemoore Rec Center – Entire Facility – Non-Profit (exclusive use)	\$825 / 6 hours
Any Additional Hours – Including Decorating / Cleanup	\$60 / hour
Lemoore Recreation Center Commercial Kitchen ^{2,3,4}	\$50 / hour (3 hour minimum)
City Park Pavilion	
Small BBQ Area	\$25 / 4 hrs or \$40 / all day
Large BBQ Area	\$25 / 4 hrs or \$40 / all day
Gazebo	\$25 / 4 hrs or \$40 / all day
Large BBQ Area with Gazebo	\$40 / 4 hrs or \$60 / all day
Heritage Park Pavilion	
1 Section	\$25 / 4 hrs or \$40 / all day
2 Sections	\$40 / 4 hrs or \$60 / all day
3+ Sections	\$75 / 4 hrs or \$115 / all day
Lions Park Pavilion	
1 Section	\$35 / 4 hrs or \$55 / all day
2 Sections	\$70 / 4 hrs or \$105 / all day
Alcohol Use Permit - City Park or Facility	\$25

*Senior Rate applies to persons 65 years or older / All animals to be spayed/neutered unless a breeders permit is presented.

¹ – Applies to structural changes only.

² – Per hour charge is for ONE meeting room. (i.e. Lobby *or* Kitchen *or* Conference Room *or* Council Chambers *or* Court *or* Designated Space.)

³ – Applicable per hour fee applied for each additional hour.

⁴ – \$100 cancellation fee is applicable

⁵ – ~~Fee modified annually by the CA construction cost index~~

⁶ – Incurred cost for GIS data additions/changes

ATTACHMENT 3**Resolution 2017-20 dated June 20, 2017**

The following services and fees are removed from Resolution 2015–21, dated August 18, 2015. These project-specific fees, along with modifications have been combined with all other building permit fees in Attachment 1.

Building Inspection: Project-Specific Fees		Footnote
Carport or Patio With Foundation	\$125	1
Carport or Patio Without Foundation	\$170	1
Aluminum or Manufactured With Foundation	\$125	1
Aluminum or Manufactured Without Foundation	\$170	1
Condemnation Fee	\$775 + contractor costs	1
Deferral Impact Fee— Established	\$36	1
Fire Sprinkler Plan Check (0 — 10 heads)	\$385	1
Fire Sprinkler Plan Check (11 — 30 heads)	\$585	1
Fire Sprinkler Plan Check (31 — 100 heads)	\$735	1
Fire Sprinkler Plan Check (100 + heads)	\$890 + \$2/head	1
General Plan Update Fee	\$0.80 per \$1,000 new Construction	1
HVAC— New — Without Ductwork	\$64	1
Release of Lien	\$38	1
Roof Overlay— Simple	\$64	1
Re-Roof With Sheathing	\$105	1
Pre-Roof Inspection (if required)	\$42	1
Solar Installation— Residential (13kw or less)	\$125	1
Spa— Built In	\$235	1
Spa— Pre-Fab or Hot Tub (above ground)	\$125	1
Swimming Pool	\$235	1
Technology Fee	\$0.40 per \$1,000 new const.	1

Footnotes

1. Replaced or updated in Resolution 2017-20, dated June 20, 2017.

City of Lemoore Master User Fee Schedule

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City of Lemoore Building Permit Fees			
Project-Specific Permits	Existing	Proposed	*
Carport or Patio, Manufactured without Foundation	\$125.00	\$180.00	c
Carport or Patio, Manufactured with Foundation	\$170.00	\$250.00	c
Carport or Patio, without Foundation	\$125.00	\$240.00	c
Carport or Patio, with Foundation	\$170.00	\$330.00	c
Condemnation Fee (Plus Contractor Costs)	\$775.00	\$1,160.00	c
Deferral of Impact Fees	\$36.00	\$300.00	c
Release of Lien	\$38.00	\$75.00	c
HVAC Replacement Without Ductwork	\$64.00	\$200.00	c
HVAC Replacement Without Ductwork, each additional unit on the same building	n/a	\$50.00	n
HVAC Replacement With Ductwork	n/a	\$290.00	n
Water Heater Replacement	\$27.00	\$140.00	c
Electric Service Panel (400 amps or less)	n/a	\$125.00	n
Electric Service Panel (greater than 400 amps)	n/a	\$250.00	n
Re-Roof, Overlay	\$64.00	\$120.00	c
Re-Roof, with Sheathing	\$105.00	\$240.00	c
Pre-Roof Inspection (if required)	\$42.00	\$140.00	c
Solar Installation – Residential (13kw or less)	\$125.00	\$430.00	c
Spa or Hot Tub– Pre-Fab (above ground)	\$125.00	\$260.00	c
Swimming Pool or Built-In Spa	\$235.00	\$460.00	c
Commercial Fire Sprinkler Plan Check (0 – 10 heads)	\$385.00	Actual Cost	c
Commercial Fire Sprinkler Plan Check (11 – 30 heads)	\$585.00	Actual Cost	c
Commercial Fire Sprinkler Plan Check (31 – 100 heads)	\$735.00	Actual Cost	c
Commercial Fire Sprinkler Plan Check (100 heads)	\$890.00	Actual Cost	c
Commercial Fire Sprinkler Plan Check more than 100, each	\$7.00	Actual Cost	c

Note: Project-Specific permits require a \$75 prepayment with application.

* n = new, c = change

City of Lemoore Building Permit Fees			
General Building Permits	Existing		Proposed
	Base Cost	Plus \$ per \$1,000	
Building Permit and Inspections			
Up to \$500	\$22.00	n/a	See cost per square foot below. c
\$501 to \$2,000	\$22.00	\$27.50	c
\$2,001 to \$25,000	\$63.00	\$12.50	c
\$25,001 to \$50,000	\$352.00	\$9.00	c
\$50,001 to \$100,000	\$580.00	\$6.25	Valuation-based fee schedule c
\$100,001 to \$500,000	\$895.00	\$5.00	can be used for projects without c
\$500,001 to \$1,000,000	\$2,855.00	\$4.25	square footage measurement. c
Above \$1,000,000	\$4,955.00	\$2.75	c
Building Permit and Inspections			
New Residential up to 2,000 sq ft			\$0.60 per sq ft n
New Residential above 2,000 sq ft			\$1,200 + \$0.30 per sq ft above 2,000 n
Residential Remodels/Adds. (Min. Fee \$125)			\$1.00 per sq ft n
New Multi-Family	See above		\$0.30 per sq ft n
New Commercial (tenant Improvement)			\$0.40 per sq ft n
New Commercial (no tenant improvement)			\$0.25 per sq ft n
Existing Commercial (tenant Improvement only)			\$0.25 per sq ft n
New Industrial			\$0.35 per sq ft n
New Warehouse			\$0.20 per sq ft n
Plan Check	65% of Building Permit Fee		65% of Building Permit Fee
Single Project			
Tract Homes of Same Design	33% of Building Permit Fee		33% of Building Permit Fee
Non-Compliance with Permit Requirements			
Work done without required permitting	n/a		Permit Fees doubled n
Miscellaneous Fees Per Hour			
Inspections outside normal business hours (minimum 2 hrs)	\$42.00		\$188.00 c
Reinspection fees	\$42.00		\$125.00 c
Permitting services for which no fee indicated	\$42.00		\$125.00 c
Additional plan review	\$42.00		\$125.00 c
For use of outside consultants for plan checking and inspections, or both, to include admin and overhead	Actual Cost		Actual Cost c
General Plan Update Fee	\$0.80 per \$1,000 new construction		\$0.06 per sq ft of new construction, or \$0.80 per \$1,000 if not sq. footage based c
Technology Fee	\$0.40 per \$1,000 new construction		\$0.03 per sq ft of new construction, or \$0.40 per \$1,000 if not sq. footage based c

* n = new, c = change

City of Lemoore Building Permit Fees			
Plumbing Permits	Existing	Proposed	*
Issuance			
Issuance of each plumbing permit not associated with with general building permit or a project-specific permit	\$20.00	\$60.00	c
Unit Fee Schedule			
For each plumbing fixture, backflow device, trap or set of fixtures on one trap	\$7.00	\$7.00	
For each installation, alteration, or repair of water piping, and/or water treatment equipment	\$7.00	\$7.00	
For each building sewer or trailer park sewer	\$15.00	\$30.00	c
For rainwater systems - per drain inside buildings	\$7.00	\$12.50	c
For replacement of a private sewage disposal system	\$40.00	\$125.00	c
For each water heater and/or vent in new construction	\$7.00	\$12.50	c
For each gas piping outlet	\$5.00	\$12.50	c
For each industrial waste pretreatment interceptor, including its trap and vent,	\$7.00	\$12.50	c
For installation, alteration or repair of water piping and/or water treatment equipment	\$7.00	\$12.50	c
For repair or alteration of drainage or vent piping	\$7.00	\$12.50	c

* n = new, c = change

City of Lemoore Building Permit Fees

Electrical Permits (cont.)	Existing	Proposed	*
Non-Residential Appliances For nonresidential appliances and self-contained factory-wired, nonresidential appliances not exceeding one horsepower (HP), kilowatt (kw) or kilovolt-ampere (kVA), in rating 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, each. For other types of air conditioners and other motor-driven appliances having larger electrical ratings, see Power Apparatus.	\$3.00	\$6.00	c
Temporary Power Service For a temporary service pole or pedestal including all pole or pedestal-mounted receptacle outlets and appurtenances	\$15.00	\$65.00	c
For each additional temporary service applied for at the same time at the same location.	n/a	\$30.00	n
Power Apparatus For motors, generators, transformers, electric vehicle charging stations, rectifiers, synchronous converters, capacitors, industrial heating, air conditioners and heat pumps, cooking or baking equipment and other apparatus, as follows:			
For the first piece of electrical equipment		\$65.00	n
For each additional piece of electrical equipment		\$30.00	n
Signs, Outline Lighting And Marquees For signs, outline lighting systems or marquees supplied from one branch circuit, wall mounted	\$15.00	\$65.00	c
For signs, outline lighting systems or marquees supplied from one branch circuit, concrete footing	n/a	\$190.00	n
For additional signs, outline lighting systems or marquees applied for and inspected and the same time.	\$3.00	\$30.00	c
Miscellaneous Apparatus, Conduits And Conductors For electrical apparatus, conduits and conductors for which a permit is required but for which no fee is herein set forth	\$11.00	\$65.00	c

* n = new, c = change

City of Lemoore Building Permit Fees			
Mechanical Permits	Existing	Proposed	*
Issuance			
Issuance of each mechanical permit not associated with a general building permit or with a project-specific permit	\$22.00	\$60.00	c
For Each New Single-Family Dwelling, in lieu of Issuance above, and in lieu of the Unit Fee Schedule			
Up to 1,000 square feet in size—	\$20.00		c
1,001 to 1,500 square feet in size—	\$25.00		c
Up to and including 2,000 square feet	\$30.00	\$30.00	
Above 2,000 square feet	\$35.00	\$35.00	
Over 4,000 square feet—	\$40.00		c
Unit Fee Schedule			
Furnaces (Except where Project-Specific Fees Apply)			
For the installation or relocation of each forced-air or gravity-type furnace or burner, including ducts and vents attached to such appliance	\$13.25	\$30.00	c
For the installation or relocation of each forced air or gravity type furnace or burner, including ducts and vents attached to such appliance over 100,000 Btu/h (29.3 kW)	\$16.25		c
For the installation or relocation of each floor furnace, including vent	\$13.25		e
For the installation or relocation of each suspended heater, recessed wall heater or floor-mounted unit heater	\$6.50	\$30.00	c
Appliance Vents and Ventilation Fans			
For the installation, relocation or replacement of each appliance vent installed and not included in an appliance permit	\$6.50	\$12.50	c
Repairs Or Additions—			
For the repair of, alteration of, or addition to each heating appliance, refrigeration unit, cooling unit, absorption unit, or each heating, cooling, absorption or evaporative cooling system, including installation of controls regulated by the mechanical code	\$12.25		c

City of Lemoore Building Permit Fees

Mechanical Permits (cont.)	Existing	Proposed	*
Boilers, Compressors and Absorption Systems			
For the installation or relocation of each boiler or compressor to and including three horsepower (10.6 kW), or for each absorption system to and including 100,000 Btu/h (29.3 kW)	\$13.15		c
For the installation or relocation of each boiler or compressor over three horsepower (10.6 kW) to and including 15 horsepower (52.7 kW), or for each absorption system over 100,000 Btu/h (29.3 kW) to and including 500,000 Btu/h (146.6 kW)	\$24.25		c
For the installation or relocation of each boiler or compressor up to and including 30 horsepower (105.5 kW), or for each absorption system up to and including 1,000,000 Btu/h (293.1 kW)	\$33.25	\$65.00	c
For the installation or relocation of each boiler or compressor over 30 horsepower (105.5 kW), or for each absorption system over 1,000,000 Btu/h (293.1 kW)	\$49.50	\$190.00	c
For the installation or relocation of each boiler or compressor over 50 horsepower (176 kW), or for each absorption system over 1,750,000 Btu/h (512.9 kW)	\$82.75		c
Air Handlers			
For each air-handling unit to and including 10,000 cubic feet per minute (4,720 L/s), including ducts attached thereto	\$9.50	\$30.00	c
Note: This fee does not apply to an air-handling unit which is a portion of a factory-assembled appliance, cooling unit, evaporative cooler or absorption unit for which a permit is required elsewhere in the mechanical code.			
For each air-handling unit exceeding 10,000 cfm (4720 L/s)	\$16.15	\$30.00	c
Evaporative Coolers			
For each evaporative cooler other than portable type	\$9.50	\$30.00	c
Ventilation And Exhaust			
For each ventilation fan connected to a single duct	\$6.50	\$12.50	
For each ventilation system which is not a portion of heating or air-conditioning system authorized by a permit	\$9.50	\$12.50	c
For the installation of each hood which is served by mechanical exhaust, including the ducts for such hood	\$9.50	\$12.50	c

City of Lemoore Building Permit Fees			
Mechanical Permits (cont.)	Existing	Proposed	*
Miscellaneous For each appliance or piece of equipment regulated by the mechanical code but not classed in other appliance categories, or for which no other fee is listed in the code	\$9.50	\$12.50	c
When appendix B, chapter 13, is applicable (see section 103), permit fees for fuel gas piping shall be as follows:—			
For each gas piping system of one to four outlets	\$5.50		c
For each gas piping system, additional outlets over five, each	\$1.00		c
When appendix B, chapter 14, is applicable (see section 103), permit fees for process piping shall be as follows:—			
For each hazardous process piping system (HPP) of one to four outlets	\$5.00		c
For each piping system of five or more outlets, per outlet	\$1.00		c
For each nonhazardous process piping system (NPP) of one to four outlets	\$2.00		c
For each piping system of five or more outlets, per outlet	\$0.50		c

* n = new, c = change

City of Lemoore Planning Department Fees			
	Existing	Proposed	*
Administrative Approval / Verification Letters	\$160	\$30	c
Administrative Use Permit	\$160	\$160	
Administrative Use Permit - Daycare	\$160	Removed or replaced	c
Administrative Use Permit - Mobile Food Vending	\$160	Removed or replaced	c
Annexation Processing	\$3,915 + \$25/acre	\$7,500 + \$25/acre	c
Appeal - Administrative Permits	\$50	\$100	c
Appeal - Quasi Judicial Permits & Entitlements	n/a	\$875	n
Architectural / Design Review Committee	\$265	Removed or replaced	c
Conditional Use Permit - New Construction	\$1,740	\$3,400	c
Conditional Use Permit - Other	n/a	\$1,000	n
Environmental - Categorical Exemption	\$155	\$350	c
Environmental - EIR Processing and Review	\$3,675	Cost plus 10%	c
Environmental - Initial Study / Negative Declaration	\$420	\$2,900	c
Environmental - Technical Study - Contracted by City	n/a	Cost plus 10%	n
Extension - Approval Expiration	\$395	\$500	c
General Plan Amendment	\$1,880	\$4,100	c
General Plan Amendment & Zone Change	\$2,765	Removed or replaced	c
Home Occupation - Major	\$275	\$400	c
Home Occupation - Minor	\$160	\$160	
Lot Line Adjustment	\$815	\$1,700	c
Minor Deviation	\$160	\$160	
Parcel Map - Tentative (Revision)	\$635	\$725	c
Parcel Map - Tentative four lots or less	\$1,435	\$2,500	c
Parcel Map - Tentative commercial more than four lots	none	\$3,900	n
Parking-in-lieu Fee	\$5,090 per space	\$5,090 per space	
Plot Plan Review	\$74	\$120	c
PUD - Non Plotted Plan Review per Lot	\$120	Removed or replaced	c
PUD - Planned Unit Development	\$3,115	\$3,400	c
Sign Permit	\$160	\$160	
Sign Permit - Highway Oriented & Commercial Centers	\$275	\$800	c
Site Plan Review - 3 acre or less	\$865	\$1,500	c
Site Plan Review - > 3 acres	\$1,235 + 255/acre	\$3,400	c
Site Plan Review - Multi Family (> 1 acre)	\$1,565 + 255/acre	Removed or replaced	c
Site Plan Review - Multi Family (1 acre or less)	\$1,565	Removed or replaced	c
Site Plan Review, add after three submittals	n/a	\$1,000	n
Subdivision Map - Tentative	\$1,830 + \$25/lot	\$3,900	c
Subdivision Map - Tentative (Revision > 20 lots)	\$1,320	Removed or replaced	c
Subdivision Map - Tentative (Revision 1 - 20 lots)	\$1,055	Removed or replaced	c
Temporary Use Permit	\$160	\$160	
Variance - Within Single Family Lot	\$1,210	\$900	c
Variance - Other	\$1,790	\$3,000	c
Zone Change	\$1,880	\$3,900	c
Zoning Exemption - Special	\$3,570	Removed or replaced	c
Zoning Text Amendment	\$1,245	\$3,100	c

* c = change, n = new

City of Lemoore Public Works Fees			
	Existing	Proposed	*
Encroachment Permit (Public Right of Way)	\$64	\$120	c
Sign Permit - Subdivision Street Signs	\$205	\$300	c
Parcel Map - Final	\$2,780 + \$10/lot	\$3,000	c
Parcel Map Amendment / Certificate of Correction	\$635	\$725	c
Parcel Map - Final, add after 3 submittals	\$725	\$1,000	c
Subdivision Map - Final	\$3,915 + \$30/lot	\$5,000 + \$30/lot	c
Subdivision Map - Final, add after 3 submittals	\$990	\$1,000	c
Public Improvement Plan Check & Inspection			
\$0 — \$7,000	8% of Valuation	Replaced	c
\$7,001 — \$35,000	\$70 + 7% of Valuation	Replaced	c
\$35,001 — \$145,000	\$420 + 6% of Valuation	Replaced	c
\$145,001 — \$355,000	\$1,870 + 5% of Valuation	Replaced	c
\$355,001 and above	\$5,420 + 4% of Valuation	Replaced	c
Minimum Fee		\$500	c
\$0 to 100,000		6% of valuation	c
Over \$100,000	\$2,000 + 4% of valuation		c
Add, after 3 submittals	\$725	\$1,000	c

City of Lemoore Water Meter Installation and Hydrant Rental Fees			
	Existing	Proposed	*
Water Meter Installation (1 inch)	\$470	\$400	c
Water Meter Installation (2 inch Floating Ball)	\$815	\$1,000	c
Water Meter Installation (2 inch Turbo)	n/a	\$1,400	n
Water Meter Installation (2 inch Compound)	\$1,905	\$1,800	c
Hydrant Rental	\$100	\$100	

* c = change, n = new

City of Lemoore City Hall and Miscellaneous Activity Fees			
	Existing	Proposed	*
City Hall / Finance Department			
Animal License - 1 Year	\$15	\$15	
Animal License - 1 Year (senior rate)	\$10	\$10	
Animal License - 2 Year	\$30	\$30	
Animal License - 2 Year (senior rate)	\$20	\$20	
Animal License - 3 Year	\$45	\$45	
Animal License - 3 Year (senior rate)	\$30	\$30	
Background Check - Business Regulation (Card Room)	\$180	\$180	
Background Check - Business Regulation (All Others)	\$64	\$64	
Business Lic. Tax Processing Fee (original)	\$51	\$51	
Business Lic. Tax Processing Fee (renewal)	\$26	\$26	
Business Lic. Tax Processing Fee (renewal) - 1 mo late fee	Additional \$13 + 50% of balance		
Business Lic. Tax Processing Fee (renewal) - 2 mo late fee	Additional \$26 + 50% of balance		
Electronic Copies - Audio CDs	\$1.60 per CD	Removed	c
Garage Sale Permit	\$6.50	\$5	c
New Utility Account	\$25	\$25	
New Utility Account (after-hours)	\$120	\$120	
Non-Sufficient Funds Check (first)	\$32	\$32	
Non-Sufficient Funds Check (each subsequent)	\$44	\$44	
Photocopies	\$0.10 each	\$0.10 each	
Release of Lien	\$38	\$75	c
Water Past due Penalty (on delinquent balance)	10%	10%	
Water Turn-off (48 Hour Shut-Off Notice)	\$19	\$19	
Water Turn-off (Monday through Friday during office hours)	\$38	\$38	
Water Turn-off (all other hours)	\$115	\$120	c
Water-Only Service Reduction	\$37	\$37	
Fire Department			
Cleanup of Spilled Load	hourly rate	hourly rate	
Fire Inspection (initial w/ violations)	\$0	\$0	
Fire Inspection (re-inspection w/ violations)	\$0	\$0	
Fire Inspection (2nd re-inspection +)	\$100	\$100	
Fire False Alarm (1st, 2nd & 3rd response)	\$0	\$0	
Fire False Alarm (4th + each additional in a one-year period)	\$100	\$100	
Fire Reports	\$10	\$10	
Weed Abatement	\$180 + contractor costs		
Refuse			
Dumpster Rental Setup	\$76	\$76	
Special Pickup	Actual Cost		

* c = change, n = new

Police Department Activity Fees			
	Present Fee	Proposed Fee	*
Accident Investigation Report	\$11	\$11	
Alcoholic Beverage Control Review	\$850	Removed	c
Animal Breeder's Permit	\$105	\$105	
Animal Pickup - Deceased	\$125	\$125	
Animal Pickup / Euthanasia / Impound	\$225	\$225	
Animal Quarantine	\$310	\$310	
Animal / Cat Trap Rental	\$2/day	\$2/day	
Background Check - Local Personal	\$9	\$9	
Bicycle Registration (original)	\$4	Removed	c
Bicycle Registration (renewal)	\$1	Removed	c
Booking Fee (charged to arrestee)	actual cost	actual cost	
Chronic Nuisance Property – 1 st Issuance	\$100	\$100	
Chronic Nuisance Property – 2 nd Issuance	\$200	\$200	
Chronic Nuisance Property – 3 rd Issuance	\$300	\$300	
Chronic Nuisance Property – 4 th Issuance	\$500	\$500	
Citation Sign-off	\$12.50	\$12.50	
Civil Subpoena (per employee)	\$190 /day	\$190 /day	
Concealed Weapons Permit (original)	\$100 + DOJ fees	\$100 + DOJ fees	
Concealed Weapons Permit (renewal)	\$25 + DOJ fees	\$25 + DOJ fees	
DUI Accident Investigation (accident only)	\$340	\$340	
DUI Accident Investigation (w/ injury)	\$390	\$390	
DUI Accident Investigation (w/ fatality)	\$765	\$765	
DUI Arrest Procedure	\$165	\$165	
False 911 Call	\$67	\$67	
Fingerprinting (first two cards)	\$20	\$20	
Fingerprinting (each additional card)	\$10	\$10	c
Livescan Fingerprinting	n/a	\$20 + DOJ fees	n
Illegal Sign Removal (per incident)	\$25	\$25	
Massage Therapy Practitioner Permit	\$57	\$57 + DOJ fees	
Massage Therapy Business Permit	\$23	\$23 + DOJ fees	
Nuisance Response	\$115	\$115	
Photographs (Compact Disk)	\$25	\$25	
Photographs (each —large)	actual cost	Removed	c
Police False Alarm (in one year) - 1 st , 2 nd & 3 rd response	\$0	\$0	
Police False Alarm (in one year) - 4 th & 5 th response	\$155	\$155	
Police False Alarm (in one year) - 6 th & 7 th response	\$305	\$305	
Police False Alarm (in one year) - 8 th , 9 th & 10 th response	\$460	\$460	

Police Department Activity Fees			
	Present Fee	Proposed Fee	*
Police False Alarm (in one year) - 11 th + response	\$610	\$610	
Police Report Copying	\$9.50	\$9.50	
Shopping Cart Enforcement	\$180	\$180	
Taxicab Vehicle Permit (Initial)	\$82	\$82	
Taxicab Vehicle Permit (Renewal)	\$65	\$65	
Taxicab Driver Permit (Initial)	\$76	\$76 + DOJ fees	
Taxicab Driver Permit (Renewal)	\$50	\$50 + DOJ fees	
Taxicab Owner/Operator Vehicle & Driver Permit (Initial)	\$98	\$98	
Taxicab Owner/Operator Vehicle & Driver Permit (Renewal)	\$76	\$76	
Vehicle Impound	\$125	\$125	
Vehicle Repossession Fee	\$15	\$15	
Vehicle VIN Verification	\$46	\$46	

City of Lemoore Facility Rental Fees				
	Resident	Non-Resident	Non-Profit	*
Civic Auditorium				
City-Sponsored Events		no fee		
Meeting Room Only	\$20 / hour	\$25 / hour	\$14 / hour	c
Non-Profit, Entire Facility	\$450 / 4 hours	\$500 / 4 hours	\$315 / 4 hours	c
Any Additional Hours – Including Decorating / Cleanup		\$40 / hour		
Lemoore Veterans Memorial Hall				
Lemoore Veterans Hall		\$200 / 4 hours		
Vets Hall Old Teen Center Side		\$200 / 4 hours		
Rent Both Sides / Vets Hall & Teen Center		\$300 / 4 hours		
Any Additional Hours – Including Decorating / Cleanup		\$30 / hour		
CMC Lemoore Recreation Center				
Indoor Soccer Field		\$50 / hour		
Basketball Courts per court / Basketball Only		\$20 / hour		
Day Camp / Multi-purpose Room		\$150 / 3 hours		
Dance Room / Meeting Room		\$300 / 4 hours		
Lemoore Recreation Center – Entire Facility	\$800 / 6 hours	\$800 / 6 hours	\$560 / 6 hours	c
Lemoore Recreation Center – Entire Facility Exclusive Use	\$1,100 / 6 hours	\$1,100 / 6 hours	\$770 / 6 hours	c
Any Additional Hours – Including Decorating / Cleanup		\$60 / hour		
Lemoore Recreation Center Commercial Kitchen		\$50 / hour (3 hour minimum)		
City Park Pavilion				
Small BBQ Area		\$25 / 4 hrs or \$40 / all day		
Large BBQ Area		\$25 / 4 hrs or \$40 / all day		
Gazebo		\$25 / 4 hrs or \$40 / all day		
Large BBQ Area with Gazebo		\$40 / 4 hrs or \$60 / all day		
Heritage Park Pavilion				
1 Section		\$25 / 4 hrs or \$40 / all day		
2 Sections		\$40 / 4 hrs or \$60 / all day		
3+ Sections		\$75 / 4 hrs or \$115 / all day		
Lions Park Pavilion				
1 Section		\$35 / 4 hrs or \$55 / all day		
2 Sections		\$70 / 4 hrs or \$105 / all day		

City of Lemoore Facility Rental Fees				
	Resident	Non-Resident	Non-Profit	*
Miscellaneous				
Community Event Street Banners - Displayed Downtown	\$27	\$50		c
Alcohol Use Permit - City Park or Facility		\$25		

SPECIAL TERMS AND CONDITIONS

Application Fee to Request Reservation

A non-refundable application fee of \$25 must be paid and an application completed for rental of city facilities.

Deposits and Cancellation

The full amount of the deposit must be paid to reserve a facility. If a reservation is cancelled, this amount will not be refunded. The amount of deposit, up to \$250, depends on the facility being rented. All deposits are refundable as long as there is not a cancellation and the facility is returned as found (no food, spills, debris).

Additional Costs

Upon review of an application, the City may determine that additional costs associated with hosting a special event, in particular, weighted personnel costs (except direct personnel costs only for Service Clubs) for Police, Fire or Public Works personnel, deposits, rental of portable restrooms, refuse services, signage and other permits, may be necessary. Stated per hour charge is for one meeting room, kitchen, conference room, court or designated space.

City of Lemoore Service Clubs

City of Lemoore Service Clubs will not be charged a facility rental fee for three (3) special events per calendar year, nor will they be charged a rental fee for their regular meetings.

City of Lemoore Non Profit Organizations

City of Lemoore non-profit organizations will receive a thirty percent (30%) discount on rental fees for facilities as specified above. Proof of non-profit status must be shown to receive the discount.



119 Fox Street • Lemoore, California 93245 • (559) 924-6700 • Fax (559) 924-9003

Staff Report

Item No: 5-1

To: Lemoore City Council

From: Judy Holwell, Development Services Director

Date: June 7, 2017 Meeting Date: June 20, 2017

Subject: Resolution No. 2017-21 Amending the Declaration of Covenants, Conditions and Restrictions – Parcel Map 9204 – City of Lemoore (CCRs)

Strategic Initiative:

- | | |
|---|--|
| <input type="checkbox"/> Safe & Vibrant Community | <input type="checkbox"/> Growing & Dynamic Economy |
| <input type="checkbox"/> Fiscally Sound Government | <input type="checkbox"/> Operational Excellence |
| <input checked="" type="checkbox"/> Community & Neighborhood Livability | <input type="checkbox"/> Not Applicable |

Proposed Motion:

Adopt Resolution No. 2017-21 approving the Petition in Support of Amendment to Declaration of Covenants, Conditions and Restrictions Parcel Map No. 9204 Parcels 1, 2, 3, and Remainder Parcel City of Lemoore, and authorize the Interim City Manager to execute and record said document on behalf of the City.

Subject/Discussion:

Last year, a resident brought to the attention of City Council, that several of the residential units with rear yards abutting the golf course have gates that have been cut into the wrought iron fence, which provide access to the golf course. In 1992, the Declaration of Covenants, Conditions and Restrictions – Parcel Map 9204 – City of Lemoore (CCRs) was recorded. The document specifically restricts access by all lots adjacent to the golf course as follows:

“2. ACCESS RESTRICTION. No lot or property located on or within parcels 1, 2, or 3 shall have direct access to the remainder parcel, which remainder parcel shall be operated and maintained as a public golf course. All lots abutting, adjoining or otherwise contiguous to the remainder parcel

shall be improved with fencing which is constructed and designed so as to prevent access to or from the remainder parcel. All access to the remainder parcel will be from publicly owned streets.”

The term of the CCRs run with the land for a period of 40 years and automatically extends every 10 years thereafter. However, the covenants may be amended when an instrument in writing, signed by a majority of the property owners, including the owner of the remainder parcel (the City), has been signed and recorded. Additionally, each golf course subdivision has its own set of covenants, conditions and restrictions, which include the restrictions set forth in Parcel Map 9204.

City Council directed staff to look into the matter and report back. On May 17, 2016, staff reported that of the 281 parcels, 32 gates were found. City Council was provided options to move forward. Ultimately, City Council indicated that if the residents provide proof that at least 51 percent of the golf course homeowners were in favor of having the gates, staff would bring the item back to City Council for a vote.

A petition signed by 204 residents was submitted to the City. Staff then moved forward with creating a recordable document and official petition in support of the amendment to the CCRs. A total of 228 homeowners voted in favor of allowing gates. On recommendation by the City Attorney, the revised language of the Condition No. 2 is set forth below with the changes shown by strikethrough:

“2. ACCESS RESTRICTION. No lot or property located on or within parcels 1, 2, or 3 shall have direct access to the remainder parcel, which parcel shall be operated and maintained as a public golf course. All lots abutting, adjoining or otherwise contiguous to the remainder parcel shall be improved with fencing ~~which is constructed and designed so as to prevent access to or from the remainder parcel~~. All access to the remainder parcel will be from publicly owned streets.”

Financial Consideration(s):

Not applicable.

Alternatives or Pros/Cons:

Pros:

- In addition to access from publicly owned streets, residents abutting the golf course can, at their own risk, access the golf course to clear trash, weeds, and debris that collect outside their wrought iron fence.

Cons:

- Residents have direct access to golf course from their own backyard.

Commission/Board Recommendation:

Not applicable.

Staff Recommendation:

Staff recommends that City Council vote in favor of the attached Petition in Support of Amendment to Declaration of Covenants, Conditions and Restrictions Parcel Map No.

9204 Parcels 1,2 3, and Remainder Parcel City of Lemoore, and direct the Interim City Manager to execute and record said document on behalf of the City.

Attachments:

☒ Resolution: 2017-21

☐ Ordinance:

☐ Map

☐ Contract

☒ Other

List: Petition in Support of CCRs

Review:

☒ Finance

☐ City Attorney

☒ City Manager

☐ City Clerk

Date:

6/13/2017

6/12/2017

RESOLUTION NO. 2017-21

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LEMOORE
AMENDING CONDITION NO. 2 OF DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS
PARCEL MAP 9204
CITY OF LEMOORE**

WHEREAS, on November 18, 1992, City Council adopted Declaration of Covenants, Conditions and Restrictions – Parcel Map 9204 – City of Lemoore identifying seven limitations and restrictions on the property described as a 65.37 acre portion of Assessor Parcel No. 024-052-058 located southwest of the intersection of Iona Avenue and Eighteenth Avenue in the City of Lemoore and comprised of Parcel Nos. 1, 2, and 3 and the Remainder Parcel of Parcel Map No. 9204; and

WHEREAS, the TERM of the Declaration of Covenants, Conditions and Restrictions provides for amendments from time to time when an instrument in writing, signed by the majority of the owners of said properties, including the owner of the Remainder Parcel, has been signed and recorded, setting forth the change in said covenants; and

WHEREAS, the property owners signed a Petition in Support of Amendment to Declaration of Covenants, Conditions and Restrictions – Parcel Map 9204 – City of Lemoore in favor of modifying Condition No. 2 as follows:

“2. ACCESS RESTRICTION. No lot or property located on or within parcels 1, 2, or 3 shall have direct access to the remainder parcel, which parcel shall be operated and maintained as a public golf course. All lots abutting, adjoining or otherwise contiguous to the remainder parcel shall be improved with fencing ~~which is constructed and designed so as to prevent access to or from the remainder parcel~~. All access to the remainder parcel will be from publicly owned streets.”

WHEREAS, it is the intention of the City Council to approve the Petition in Support of Amendment to Declaration of Covenants, Conditions and Restrictions – Parcel Map 9204 – City of Lemoore.

NOW, THEREFORE, BE IT RESOLVED, that the City Council hereby approves the Petition in Support of Amendment to Declaration of Covenants, Conditions and Restrictions – Parcel Map 9204 – City of Lemoore.

/

/

PASSED AND ADOPTED by the City Council of the City of Lemoore at a Regular Meeting held on 20th day of June 2017 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

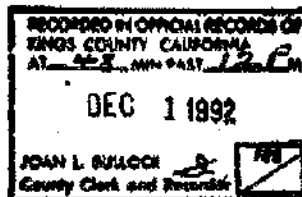
APPROVED:

Mary J. Venegas
City Clerk

Ray Madrigal
Mayor

9222898

RECORDING REQUESTED BY:
City of Lemoore
WHEN RECORDED RETURN TO:
City of Lemoore
119 Fox Street
Lemoore, CA 93245



DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
PARCEL MAP 9204
CITY OF LEMOORE

WHEREAS the City of Lemoore, being the record owner of the following described property:

a 65.37 acre portion of assessor's parcel no. 24-052-58, located southwest of the intersection of Iona Avenue and Eighteenth Avenue in the City of Lemoore and comprised of parcels 1, 2, and 3 and a remainder parcel of parcel map no. 9204.

WHEREAS the owner desires to hold and maintain the said property, to the extent it is subdivided and thereafter developed for residential uses, as a desirable residential neighborhood and for the benefit of the said owner and its successors and assigns, declares that all deeds, conveyances, encumbrances and written instruments of whatsoever kind and character, all and singular, hereinafter made or executed affecting the title to or right to occupy said lands and premises shall be subject to the following limitations and restrictions:

1. **TERM.** These covenants shall run with the land and shall be binding upon the owner and all parties and persons claiming under it for a period of forty years from the date hereof, after which the said covenants shall be automatically extended for successive periods of ten years; however, these covenants may be amended from time to time when an instrument in writing, signed by a majority of the owners of said properties, including the owner of the remainder parcel, has been signed and recorded, setting forth the change in said covenants.

2. **ACCESS RESTRICTION.** No lot or property located on or within parcels 1, 2, or 3 shall have direct access to the remainder parcel, which remainder parcel shall be operated and maintained as a public golf course. All lots abutting, adjoining or otherwise contiguous to the remainder parcel shall be improved with fencing which is constructed and designed so as to prevent access to or

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from the remainder parcel. All access to the remainder parcel will be from publicly owned streets.

3. CLEAR STRIP. All lots or properties lying within parcels 1, 2, or 3 shall be developed and improved so as to maintain a minimum clear strip of twenty feet in width adjacent to or abutting the length of the remainder parcel. No permanent structures, improvements or buildings of any kind shall be constructed, placed or located within the said clear strip and no vehicles of any type, including but not limited to recreational vehicles, boats, motorcycles or automobiles, shall be stored or parked within the said clear strip. Any temporary structure located within the clear strip shall not exceed one hundred square feet in size.

4. RESTRICTION ON FENCING DESIGN AND MATERIALS. All fencing and fencing materials erected on or near the property line separating the remainder parcel from parcels 1, 2, or 3 shall be approved by the City of Lemoore Community Development Director and shall be designed in a way to compliment and enhance the open space nature of the golf course. Solid fences, wood fences and chain link fences will not be permitted. Fence designs may incorporate pilasters or posts and a solid base of no more than eighteen inches above adjacent grade. Preferred fencing materials include wrought iron (for open portions of the fence) and stone, decorative masonry or stucco (for solid portions of the fence).

5. AIRSPACE EASEMENT. The owner hereby reserves an easement, as hereinafter described, in the entire airspace over, above, and upon parcels 1, 2, and 3 of said parcel map, including any structures to be built thereon. The easement hereby reserved is appurtenant to and intended to benefit the designated remainder parcel. The said easement shall and may be used and is intended for the following purposes: the flight of golf balls through the air over said parcels, the entry of golf balls upon and/or across said parcels, and on or over any improvements constructed or to be constructed thereon, all as an incident to the normal and customary use of the remainder parcel as a municipal golf course. Any golf balls entering upon and occupying said parcels shall become the property of the owners of the respective parcels. Nothing herein is intended nor shall be construed to permit entry upon said parcels by any person using the remainder parcel, including but not limited to for purposes of retrieval of golf balls. This easement shall not be construed nor intended as a limitation on the construction of improvements on said parcels.

6. NUISANCES. No noxious, loud or offensive activity shall be carried on upon any lot or parcel nor shall anything be done thereon which may become or is an annoyance or nuisance to the neighborhood.

7. ENFORCEMENT. The owner of any parcel or lot within parcels 1, 2, or 3, or the owner of the remainder parcel, may

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enforce a violation or threatened violation of these declarations and restrictions by a proceeding at law or equity and may recover damages or obtain such court orders as may be necessary to carry out the purposes and intent of these declarations and restrictions.

8. SEVERABILITY. Invalidation of any one of these covenants by judgment or court order shall in no way affect the other provisions, which shall remain in full force and effect.

DATED: 11-18-92

OWNER:
CITY OF LEMOORE,
a municipal corporation

By *Allen Goodman*
Allen Goodman
City Manager

PUBLIC AGENCY ACKNOWLEDGMENT

STATE OF CALIFORNIA }
COUNTY OF KINGS } ss.
CITY OF LEMOORE }

On this 18th day of November, 1992 before me, Helen M. Murray, City Clerk, personally appeared Allen L. Goodman, known to me (or proved to me on the basis of satisfactory evidence) to be the person who executed this instrument as the City Manager of the City of Lemoore and acknowledged to me that the City of Lemoore executed it.

Helen M. Murray
Helen M. Murray City Clerk



3

END OF DOCUMENT

RECORDING REQUESTED BY
City of Lemoore
WHEN RECORDED RETURN TO:
Judy Holwell
City of Lemoore
119 Fox Street
Lemoore, CA 93245

**PETITION IN SUPPORT OF AMENDMENT TO DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS**
Parcel Map No. 9204 – Parcels 1, 2, 3, and Remainder Parcel
City of Lemoore

By affixing my signature on the attached signature pages titled **PETITION IN SUPPORT OF AMENDMENT TO SECTION NO. 2 TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS Parcel Map No. 9204 – Parcels 1, 2, 3, and Remainder Parcel City of Lemoore**, I hereby pledge I have read the Conditions, Covenants, and Restrictions for Parcel Map No. 9204 and pledge my vote in favor of amending Section No. 2 of the Conditions, Covenants, and Restrictions for Parcel Map No. 9204 to read as follows:

I understand, for the purpose of casting my ballot, that the amendment would state:

2. ACCESS RESTRICTION. “No lot or property located on or within parcels 1, 2, or 3 shall have direct access to the remainder parcel, which remainder parcel shall be operated and maintained as a public golf course. All lots abutting, adjoining or otherwise contiguous to the remainder parcel shall be improved with fencing. All access to the remainder parcel will be from publicly owned streets.”

I understand that the original version will be revised as follows:

2. ACCESS RESTRICTION. “No lot or property located on or within parcels 1, 2, or 3 shall have direct access to the remainder parcel, which remainder parcel shall be operated and maintained as a public golf course. All lots abutting, adjoining or otherwise contiguous to the remainder parcel shall be improved with fencing ~~which is constructed and designed so as to prevent access to or from the remainder parcel~~. All access to the remainder parcel will be from publicly owned streets.”

DATED: _____, 2017 CITY OF LEMOORE, a municipal corporation

By _____
Nathan Olson, Interim City Manager
Owner or Authorized Representative of Remainder Parcel
APN 024-052-093; 024-052-094; 024-052-097



119 Fox Street • Lemoore, California 93245 • (559) 924-6700 • Fax (559) 924-9003

Staff Report

Item No: 5-2

To: Lemoore City Council

From: Darrell Smith, Chief of Police

Date: June 1, 2017

Meeting Date: June 20, 2017

Subject: Replacement of Lemoore Police Department Command Post

Strategic Initiative:

- | | |
|--|--|
| <input checked="" type="checkbox"/> Safe & Vibrant Community | <input type="checkbox"/> Growing & Dynamic Economy |
| <input type="checkbox"/> Fiscally Sound Government | <input checked="" type="checkbox"/> Operational Excellence |
| <input type="checkbox"/> Community & Neighborhood Livability | <input type="checkbox"/> Not Applicable |

Proposed Motion:

Approve the purchase of a 2018 Sandstorm, model T211G-SLC toy hauler from Magic Touch RV, to be converted into a Mobile Command Post for the Lemoore Police Department, and authorize a budget amendment to the vehicle asset replacement account in the amount of \$38,807.00.

Subject/Discussion:

Mobile Command Posts are deployed to enhance, or reestablish, communication and coordination during emergency incidents and special security events. Major public safety emergencies depend on effective management and communications. A mobile command post would provide a base of operations, and an enclosed area free of distraction, for incident management decisions. The command post would greatly enhance our ability to effectively deploy personnel and resources directly to the scene of an incident. Once dispatched to a disaster or emergency, this vehicle provides instant, on-site communications, command, and control of assets. The command post would operate as a stand-alone facility, providing emergency responders an on site base of operations.

Our current mobile command post is a 1990 Holiday Rambler, which is currently inoperable. The current command post needs a new radiator, tires, fuel pump, and weather stripping. It also has not been driven in over two years, making it unknown as to

what additional items may need to be repaired or replaced in order to make it operational again. An estimated auction value for the current command post would be no more than \$1000.00. The cost to repair the current command post to make it operation would far exceed its value.

A 2018, Sandstorm, toy hauler, purchased from Magic Touch RV will cost approximately \$29,097.74. Properly equipped, and fully outfitted, the command post would cost \$38,807.00. This purchase can be made from the Vehicle Asset Replacement account.

Financial Consideration(s):

A budget adjustment to the general fund for FY 16/17 (4221-4840AR) for \$38,807.00, will be necessary. The City will receive reimbursement from Homeland Security Grant funds in an amount not to exceed \$38,807, which will cover the purchase of the unit, graphics, radio equipment, and installation costs. Any reimbursement(s) would be deposited back into the Vehicle Asset Replacement account.

Alternatives or Pros/Cons:

Pros:

- Enhanced communication/coordination during a prolonged emergency event
- Immediate on-site control over personnel and assets
- Provides personnel with a safe location, in close proximity to the emergency site, where they can take time to break and utilize the amenities the command post would provide
- Replacement of outdated unit with a new unit will have no impact on the general fund

Cons:

- None.

Commission/Board Recommendation:

N/A

Staff Recommendation:

Staff recommends that the City Council, by motion, approve the purchase of a 2018 Sandstorm toy hauler to be converted into a mobile command post, and amend the FY 17 budget (4221-4840AR) in the amount of \$38,807.00.

Attachments:

- ☐ Resolution:
- ☐ Ordinance:
- ☐ Map
- ☐ Contract
- ☒ Other
 - List: Quotes
 - Budget Amendment

Review:

- ☒ Finance
- ☒ City Attorney
- ☒ City Manager
- ☒ City Clerk

Date:

- 6/13/17
- 6/14/17
- 6/13/17
- 6/15/17



TOY HAULERS

8940 E. Main Street
Mesa, AZ 85205
480.357.3863

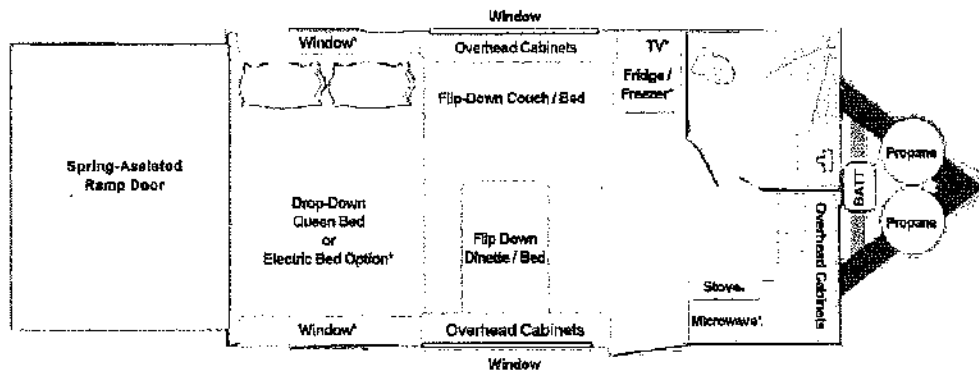
20' Firestorm "CDS" Toy Hauler

Additional Options/Upgrades Included with this Trailer:

3 Burner Cook Top / Oven	Size / Weight:	Year:	Stock #: 1175075
Double Door 6d Refrigerator/Freezer	Dry Weight: 4559 lbs	MSRP:	\$0.00
Stabilizer Jacks (4)	Payload: 5841 lbs	Regular Price:	\$ 28,619.00
Microwave	GVWR: 10400 lbs	Online Discount:	-\$ 2,000.00
AM/FM/CD Player	Overall Length: 24'	Online Price:	\$ 26,619.00
Onan 3600w Built-In Propane Generator	Cargo Dimensions		
Smooth Fiberglass Siding Upgrade	(Toy_hauler_cargo_dimensions.php)	LICENSE	287.00
13.5k BTU Air Conditioner		SALES TAX	1950.68
Awning	Holding Tanks:		
OS Floorplan - CDS 20ft Toy Hauler	Freshwater: 100 gal	TOTAL	\$ 30,856.68
Mocha Package	Gray Water: 50 gal		
	Black Water: 50 gal		

CDS Toy Hauler

- Corner Bathroom with Deluxe Shower

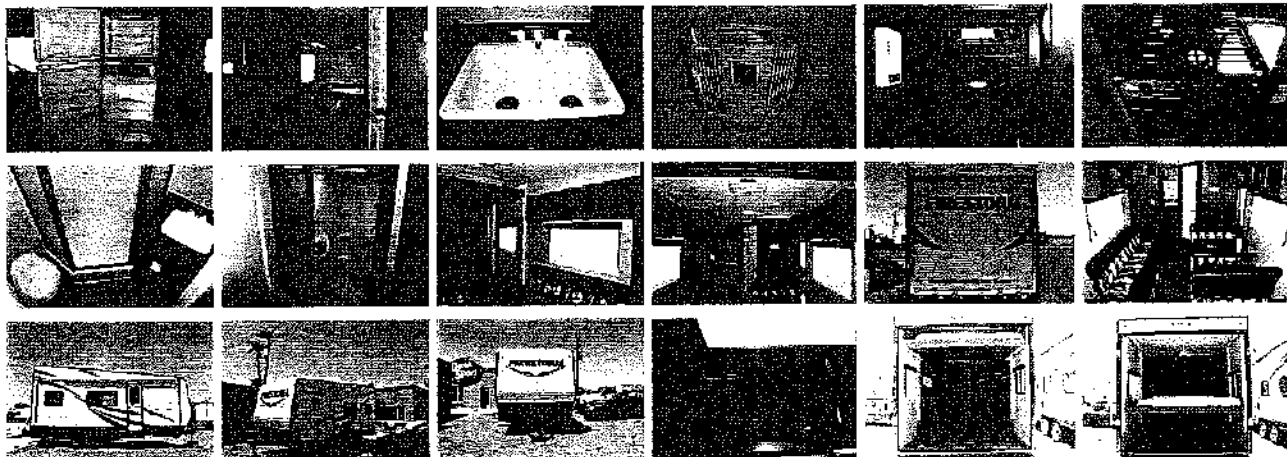


*Optional Item, May change upon availability or request.

(Toy_Hauler_images/floorplans/floorplan_CDS1000.png)

Our most popular design. The CDS has plenty of room for amenities like a refrigerator or microwave, the corner kitchen and extra overhead cabinets allow for more storage space.

Gallery Photos (24)



Magic Touch RV's

Recreational Vehicle Dealer
Sales-Parts-Service-Propane

3567 N OAKS STREET TULARE, CA 93274 (559) 688-2801 FAX (559) 688-6971

05/12/17

Purchase Date _____

Sold To: CITY OF LEMOORE POLICE DEPT

Address 657 FOX STREET

City Lemoore ST CA Zip 93245 Phone (559)-924-9574

Stock # _____ Vin# _____

Yr 2018 Make SANDSTORM Model T-211G-SLC Sale Price \$26,800.00

Added Accessories:	\$0.00
_____	\$0.00
_____	\$0.00
_____	\$0.00
_____	\$0.00
_____	\$0.00
Total Accessories	\$0.00

Service Contract:	_____
Term 0 Price \$0.00	_____

Doc Fee	\$55.00
Accessories Total	\$0.00
Smog Certificate	\$0.00
Tire Fee	\$8.75
License	\$287.00
Sales Tax	\$1,946.99
Service Contract	\$0.00
Labor	\$0.00
Total Price	\$29,097.74
Trade-in Allowance	\$0.00
Less Down Payment	\$0.00
Balance Due	\$29,097.74

Buyer _____

Co-Buyer _____

Salesman *Duane Nichols*
DUANE NICHOLS

www.magictouchrv.com

THERE IS NO COOLING OFF PERIOD
California law does not provide for a "cooling off" or other cancellation period for vehicle sales. Therefore, you cannot later cancel this contract simply because you change your mind, decide the vehicle costs too much, or wish you had acquired a different vehicle. After you sign, you may only cancel this contract with the agreement of the seller or for legal cause, such as fraud.



"SLC EDITION"

2018 RETAIL Order Form

DATE: 5/12/2017

RETAIL NAME:

DEALER #:

DEALER:

FR SALES #:

CITY:

STATE:

UNIT#:

CARB PHASE TWO COMPLIANT

INTERIOR COLORS

 SIENNA SMOKE
 BROWN GREY

SLC TRAVEL TRAILERS	PRICE	
CSCT181SLC	\$30,588	0
CSCT211SLC	\$30,827	0
CSCT242SLC	\$33,009	0
CSCT251SLC	\$35,634	0

**NOTE: 242SLC IS STANDARD WITH SINGLE ELECTRIC BED

**NOTE: 251SLC IS STANDARD W/ELEC BED & FLIP SOFA

SLC G-SERIES TT'S	PRICE	
CSCT181G - SLC	\$34,677	0
X CSCT211G - SLC	\$35,083	35082.75
CSCT242G - SLC	\$37,417	0
CSCT251G - SLC	\$40,383	0

**NOTE: 242GSLC IS STANDARD WITH SINGLE ELECTRIC BED

**NOTE: 251G-SLC IS STANDARD W/ELEC BED & FLIP SOFA

 G-SERIES SLC MODELS INCLUDE: ALUMA-WALL FIBERGLASS,
 KENWOOD AUDIO, NIGHT SHADES & POWER AWNING

2018 STANDARD FEATURES ON SANDSTORM SLC EDITION

NEW HEATED & ENCLOSED UNDERBELLY	FULL LENGTH DRAWER GLIDES
86 GALLONS FRESH WATER	FULLY INSULATED 2" FLOOR W/ 5/8" T&G
12V ELECTRONICS CHARGING STATIONS (2)	GENERATOR PREP
13.5K BTU DUCTED AIR CONDITIONER	KITCHEN & BATH CROWN MOLDING
15" RADIAL TIRES (4)	LARGE 6" DD REFER
17" OVEN	LED CLEARANCE & BRAKE LIGHTS
20# LP BOTTLES W/ COVER	NEW LED INTERIOR ACCENT LIGHTING
3 BURNER COOK TOP W/COVER	LIGHTED STORAGE COMPARTMENT
5200# AXLES	MANUAL AWNING
BLUETOOTH AM/FM/DVD W/ SPKRS & MP3	MICROWAVE
BATHROOM DUCTED HEAT & A/C	NEW ONE PIECE SEAMLESS PVC ROOF
BATHROOM SKYLIGHT (PER F/P)	OUTSIDE SHOWER
NEW BEAVER TAIL FLOOR (251)	PILLOW TOP MATTRESS
BLACK FRAME TINTED SAFETY GLASS WINDOWS	RAMP DOOR LIGHTS (2)
NEW BOUTIQUE SMOKE CABINETRY	REAR RADIUS CARGO DOOR W/ 3,000LB RATING
DEEP SINGLE BOWL CHEF'S SINK W/LIDS	RESIDENTIAL 80" QUEEN BED (242 & 251)
NEW CHEF'S HIGH RISE SPRING FAUCET	SCARE LIGHTS (2) & PORCH LIGHT
DRIVE ON WHEEL WELL (DOORSIDE)	SILVERWARE DRAWER W/INSERT
DUCTED HEAT THROUGHOUT	STAB JACKS (4)
EXTERIOR SPEAKER PKG	SUPER LUBE AXLES & SELF ADJUSTING BRAKES
FAMILY MESSAGE CENTER	OMNI DIRECTIONAL TV ANTENNA
FOLD DOWN SOFAS W/ TABLE	TRASH CAN STORAGE
FRONT GRAVEL GUARD	WALK ON ROOF
FUEL STATION (40 GALLON)	WIDE BODY CONSTRUCTION
6 GAL QUICK RECOVERY G/E DSI WATER HEATER	

OPTION	COST	DESCRIPTION
710-1	\$348	2 CHAIRS & BAY WINDOW IPO SOFA
1182-2	\$3,321	4.0 ONAN GENERATOR
004	\$232	A/C 15,000 BTU UPGRADE
2060	\$254	ADD A WALL
070-3	\$196	ADDITIONAL 60 GAL FW (M/O 24 & 25'S)
613-1	\$290	MATCHING ALUMINUM SPARE TIRE
523	\$94	BLACK TANK FLUSH
1188	\$341	GREY FIBERGLASS EXTERIOR
MVSA	\$36	CANADIAN MVSA (ALL)
902	\$508	CSA CANADIAN STANDARD Z-240 (BC)
855	\$160	CARPET KIT
1324	\$94	ENTRY SWING AWAY HANDLE
535	\$326	GLASS SHOWER DOOR (STD 242)
1926-2	\$631	KENWOOD AUDIO SOUND SYSTEM (STD G-SERIES)
1922	\$1,008	1,500 WATT "GO POWER" INVERTER
10252	\$863	39" LED TV IN LIVING AREA (PER F/P)
2395-1	\$573	EXTRA LARGE 28" TV (LIVING AREA)
2526	\$573	EXTRA LARGE 28" LED TV (BEDROOM PER F/P)
513	\$218	8 CUFT DOUBLE DOOR REFER
2029	\$239	NIGHT SHADES (STD G-SERIES)
1402	\$434	POWER AWNING w/ADJUSTABLE LEGS (STD G-SERIES)
111	\$326	POWER TONGUE JACK
35	\$210	RETRACTABLE ROOF LADDER
4007	\$1,341	SINGLE ELECTRIC BED (OPT 181 & 211)
315-1	\$73	BBQ HOOKUP
1843	\$160	TOYLOK DOOR SIDE
058	\$65	WATER HEATER BYPASS
1524	\$87	30# LP BOTTLES (IPO 20#)
926	\$363	PRODUCT CHANGE FEE
6882	\$1,298	RAMP DOOR PLAYPEN
1950	\$486	ELECTRIC PASS THROUGH DINETTE (251 ONLY)
616-2	\$290	ARCTIC PACKAGE - RADIANT FOIL INSULATION FLOOR & ROOF
19-OR	\$41	OREGON STATE SEAL
19-WA	\$36	WASHINGTON STATE SEAL
1269	X \$1,269	200 W Solar Power & Regulator w/Power Boost
652.5	X \$653	Power Stabilizer Jacks (4)
688.8	X \$689	Euro Style "Power Saver" LED Light Package
290	X \$290	LED Awning Light Strip
507.5	X \$508	Aluminum Wheels (4)
326.3	X \$326	22" Chef's Oven w/Recessed Glass Top
290	X \$290	Stainless Steel Appearance Appliances
290	X \$290	Ramp Door Patio Cable Kit
681.5	X \$682	LG Solid Surface Kitchen Countertop

 BASE \$35,083
 OPTIONS \$ 8,700

DEALER TOTAL: \$43,783

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 Distribution is Prohibited

Effective Date 1-26-17 MHM

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DATE	5/30
------	------

PO NUMBER	57
ERV SALES #	
SIGNATURE	

STANDARD FEATURES - INTERIOR (CONT'D)
Electric Bed w/Single Lounge and Ladder
Furnace - 30K BTU Ducted
Glass Enclosed Shower
LED Lights w/Dimmer
Lighted Solid Surface Galley Top- Drop Range w/Glass Cover
Microwave w/Built-in Range Hood - Range/Oven
Pillowtop Mattress w/Bedsread and Shams
Pleated Shades
Refrigerator - Large Double Door
Skylight Over Shower
Stainless Steel Galley Sink w/ Pull-out Faucet & Water Filter
Stereo - AM/FM/CD/DVD/BT w/App Controls and Ext. Speakers
TV - Living Room (32" Class) (50" Class on 3016GS, 32GSG)
USB Chargers - 12V (One in Galley & One in Bedroom)
Water Heater - 6 Gal DSI (Quick Recovery)

STANDARD FEATURES - EXTERIOR

6,000 LB Axles w/ Zerk Fittings and Self-Adjusting Brakes
(7,000 LB Axles on 28SAG and 32SAG)
Aluminum Wheels - Deluxe 15" Black
(16" G-Rated Tires on 28SAG, 32SAG)
Black Aluminum Fender Skirts
Curbside Under Glow LED Lighting
Decked Walk-on Roof
Electric Awning w/ LED Light
Exterior Shower
Fuel Station - 40 Gallon
Generator - 4.0K Onan w/Transfer Switch
Gray Fiberglass Caps - Front (w/LED)
Gray Fiberglass Sidewalls - Aluminum Framed (Laminated)
HD Digital Antenna w/ Park Cable Hookup
Hi Rez LED Lights - Running, Light Bar, Flood (DS-2, Rear-2)
Lights - Hitch and Step
LP - Dual 30 Lbs (w/ Custom LP Cover on TT's)
Powder Coated Chassis w/Dbl Rad. Entry Step (Triple on FW)
Power Tongue Jack
Ramp Door - 7' Rhino Lined (3,000 lbs. Rating)
Ramp Door Cable Kit
Spare Tire w/Carrier
Stabilizer Jacks - 4 (High Clearance) (2-Rear on FW)
Swing-away Entry Door Assist Handle
Tank Capacities - 150 Fresh, 50 Gray, 50 Black w/ Tank Flush
Ultra Strong Bonded Floor

MSRP

BASE PRICE	
OPTIONS	
FREIGHT	
RVIA TAG	\$
DISCOUNT	
TOTAL	\$

Date Revised - 05/01/2017

		TOTAL	
Order# 5/30/2017	PRICES AND SPECIFICATIONS SUBJECT TO CHANGE WITHOUT NOTICE		Date Revised - 05/01/17
MSRP #49,492		Sale #37,999	



CITY OF LEMOORE BUDGET AMENDMENT FORM

Date: 6/20/2017	Request By: Chief Darrell Smith
Requesting Department: Police	

TYPE OF BUDGET AMENDMENT REQUEST:

- ☐ Appropriation Transfer within Budget Unit
☒ All other appropriations (Attach Council approved Staff Report)

FROM:					
Fund	Budget Unit	Account	Current Budget	Proposed Increase/Decrease:	Proposed New Budget
001	001	3779	\$0	\$ 38,807.00	\$ 38,807.00
This is an unbudgeted increase in revenues					

TO:					
Fund	Budget Unit	Account	Current Budget	Proposed Increase/Decrease:	Proposed New Budget
001	4221	4840 AR	\$218,000	\$ 38,807.00	\$ 256,807.00

JUSTIFICATION FOR CHANGE/FUNDING SOURCE:	
Amendment proposed for purchase of Mobile Command Post with reimbursement from Homeland Security funds.	

APPROVALS:	
Department Head:	Date: 06/20/17
City Manager:	Date:
Completed By: Darrell Smith	Date: 06/20/17



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Staff Report

Item No: 5-3

To: Lemoore City Council

From: Heather J. Corder, Finance Director

Date: June 7, 2017 Meeting Date: June 20, 2017

Subject: Position Allocation for City Departments – Resolution 2017-22

Strategic Initiative:

- | | |
|---|--|
| <input type="checkbox"/> Safe & Vibrant Community | <input type="checkbox"/> Growing & Dynamic Economy |
| <input checked="" type="checkbox"/> Fiscally Sound Government | <input checked="" type="checkbox"/> Operational Excellence |
| <input type="checkbox"/> Community & Neighborhood Livability | <input type="checkbox"/> Not Applicable |

Proposed Motion:

Adopt Resolution 2017-22 to adopt the position allocation for City Departments for fiscal years 2016-2017 and 2017-2018.

Subject/Discussion:

The position allocation is a comprehensive Schedule of Positions that reflects the City of Lemoore's most current staffing levels for fiscal year 2016-2017 and fiscal year 2017-2018, as authorized by the City Council.

Copies of Exhibit A and B were sent to the unions for a seven-day review beginning on June 7, 2017, and no comments were received.

The position allocation is presented in an updated format from prior fiscal years. Staff believes that this format is easier to read and increases transparency.

Financial Consideration(s):

All positions listed on the position allocation are included in the approved 2017-2018 budget.

Alternatives or Pros/Cons:

None noted

Commission/Board Recommendation:

None noted

Staff Recommendation:

Staff recommends that City Council adopt Resolution 2017-22 to adopt the position allocation for City Departments for fiscal years 2016-2017 and 2017-2018.

Attachments:

- ☒ Resolution: 2017-22
- ☐ Ordinance:
- ☐ Map
- ☐ Contract
- ☒ Other
 - List: Exhibit A
 - Exhibit B
 - Position Allocation

Review:

- ☒ Finance
- ☒ City Attorney
- ☒ City Manager
- ☐ City Clerk

Date:

6/13/2017
6/14/2017
6/13/2017

RESOLUTION NO. 2017-22

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LEMOORE
ADOPTING A SCHEDULE OF POSITION ALLOCATIONS FOR CITY DEPARTMENTS**

BE IT RESOLVED by the City Council of the City of Lemoore, a political subdivision of the State of California pursuant in conjunction with the City Budget ratifies that:

1. Exhibit "A," attached and incorporated herein by this reference, is hereby adopted as the Schedule of Position Allocations for the various City Departments for the 2016-17 fiscal year; and
2. Exhibit "B," attached and incorporated herein by this reference, is hereby adopted as the Schedule of Position Allocations for the various City Departments for the 2017-18 fiscal year; and
3. This resolution shall be effective immediately.

PASSED AND ADOPTED by the City Council of the City of Lemoore at a Regular Meeting held on the 20th day of June 2017 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

APPROVED:

Mary J. Venegas
City Clerk

Ray Madrigal
Mayor

EXHIBIT A

Position Title	Adopted 2016-2017	Amended 2016-2017
CITY COUNCIL - 4211		
MAYOR	1.00	1.00
COUNCIL MEMBER	4.00	4.00
BUDGET UNIT TOTAL	5.00	5.00
CITY MANAGER - 4213		
CITY MANAGER	1.00	1.00
ASST. TO THE CITY MANAGER	1.00	1.00
EXECUTIVE ASSISTANT	1.00	1.00
BUDGET UNIT TOTAL	3.00	3.00
CITY CLERK'S OFFICE - 4214		
CLERK/HR MANAGER	1.00	1.00
OFFICE ASSISTANT II	1.00	1.00
BUDGET UNIT TOTAL	2.00	2.00
FINANCE - 4215		
FINANCE DIRECTOR/CFO	1.00	1.00
ACCOUNTANT	2.00	2.00
JUNIOR ACCOUNTANT	0.00	0.00
ACCOUNTING TECHNICIAN	1.00	1.00
ACCOUNTING CLERK I or II	2.00	2.00
BUDGET UNIT TOTAL	6.00	6.00
COMMUNITY DEVELOPMENT - 4216		
COMMUNITY DEVELOPMENT DIRECTOR	1.00	1.00
OFFICE ASSISTANT I or II	1.00	1.00
BUDGET UNIT TOTAL	2.00	2.00
GENERAL MAINTENANCE - 4220		
PUBLIC WORK SUPERINTENDENT	0.00	0.50
BUILDING MAINT/CONST COORDINATOR	1.00	1.00
MAINTENANCE WORKER I or II	2.00	2.00
BUDGET UNIT TOTAL	3.00	3.50
POLICE - 4221		
PART TIME HOURS		
POLICE RESERVE OFFICER (10)	4,800	4,800
CROSSING GUARD (6)	2,400	2,400
COMMUNITY SERVICE OFFICER	950	950
FULL TIME POSITIONS		
POLICE CHIEF	1.00	1.00
POLICE COMMANDER	2.00	2.00
POLICE SERGEANT	6.00	5.00
POLICE CORPORAL	5.00	5.00

POLICE OFFICER	18.00	20.00
ADMINISTRATIVE ASSISTANT	1.00	1.00
COMMUNITY SERVICE OFFICER	2.00	2.00
EVIDENCE TECH	1.00	1.00
RECORDS SUPERVISOR	1.00	1.00
RECORDS TECHNICIAN I or II	2.00	2.00
BUDGET UNIT TOTAL	39.00	40.00

FIRE - 4222

MAINTENANCE WORKER I OR II	0.00	1.00
BUDGET UNIT TOTAL	0.00	1.00

BUILDING INSPECTION - 4224

SUPERINTENDENT	1.00	1.00
BUILDING INSPECTOR	2.00	2.00
OFFICE ASSISTANT II	1.00	1.00
BUDGET UNIT TOTAL	4.00	4.00

PUBLIC WORKS ADMINISTRATION - 4230

PUBLIC WORKS DIRECTOR	1.00	1.00
PUBLIC WORK SUPERINTENDENT	1.00	0.00
CIP MANAGER	1.00	1.00
MANAGEMENT ANALYST	1.00	1.00
OFFICE ASSISTANT I or II	3.00	3.00
BUDGET UNIT TOTAL	7.00	6.00

STREETS - 4231

BUILDING MAINT COORDINATOR	0.00	0.00
MAINTENANCE WORKER I or II	3.00	3.00
BUDGET UNIT TOTAL	3.00	3.00

PARKS AND RECREATION (MAINT) - 4241

PUBLIC WORK SUPERINTENDENT	0.00	0.50
LABORER	3.00	3.00
MAINTENANCE WORKER I or II	0.00	0.00
BUDGET UNIT TOTAL	3.00	3.50

PARKS AND RECREATION - 4242

TOTAL PART TIME HOURS	3,120	3,120
FULL TIME POSITIONS		
PARKS AND REC DIRECTOR	1.00	1.00
RECREATION COORDINATOR	2.00	2.00
RECREATION SPECIALIST	1.00	1.00
MAINTENANCE WORKER I	0.00	0.00
BUDGET UNIT TOTAL	4.00	4.00

WATER (OPERATIONS) - 4250

SENIOR UTILITY OPERATOR	1.00	1.00
UTILITIES MANAGER	0.00	0.50
UTILITY OPERATOR	6.00	6.00
PUBLIC WORKS MANAGER	0.50	0.00
MAINTENANCE WORKER	2.00	2.00
LABORER	3.00	3.00
BUDGET UNIT TOTAL	12.50	12.50

FINANCE (UTILITY BILLING) - 4251

ACCOUNTING CLERK I or II	2.00	2.00
CASHIER	1.00	1.00
BUDGET UNIT TOTAL	3.00	3.00

REFUSE - 4256

PUBLIC WORKS SUPERINTENDANT	1.00	1.00
REFUSE COORDINATOR	1.00	1.00
MAINTENANCE WORKER II	3.00	3.00
MAINTENANCE WORKER I	6.00	6.00
BUDGET UNIT TOTAL	11.00	11.00

WASTEWATER - 4260

PUBLIC WORKS MANAGER	0.50	0.00
PUBLIC WORKS SUPERINTENDANT	1.00	0.00
UTILITIES MANAGER	0.00	0.50
COLLECTION SYSTEM COORDINATOR	1.00	1.00
SENIOR UTILITY OPERATOR	1.00	1.00
UTILITY OPERATOR	1.00	2.00
MAINTENANCE WORKER	7.00	7.00
BUDGET UNIT TOTAL	11.50	11.50

FLEET - 4265

TOTAL PART TIME HOURS	-	1,400
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FULL TIME POSITIONS

SENIOR EQUIPMENT MECHANIC	2.00	2.00
LABORER (PART TIME)	1.00	1.00
BUDGET UNIT TOTAL	3.00	3.00

Total:	117.00	119.00
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EXHIBIT B

Position Title	Requested 2017-2018	Recommended 2017-2018	Adopted 2017- 2018
CITY COUNCIL - 4211			
MAYOR	1.00	1.00	1.00
COUNCIL MEMBER	4.00	4.00	4.00
BUDGET UNIT TOTAL	5.00	5.00	5.00
CITY MANAGER - 4213			
CITY MANAGER	1.00	1.00	1.00
ASST. TO THE CITY MANAGER	1.00	1.00	1.00
EXECUTIVE ASSISTANT	1.00	1.00	1.00
BUDGET UNIT TOTAL	3.00	3.00	3.00
CITY CLERK'S OFFICE - 4214			
CLERK/HR MANAGER	1.00	1.00	1.00
OFFICE ASSISTANT II	1.00	1.00	1.00
BUDGET UNIT TOTAL	2.00	2.00	2.00
FINANCE - 4215			
FINANCE DIRECTOR/CFO	1.00	1.00	1.00
ACCOUNTANT	2.00	2.00	2.00
JUNIOR ACCOUNTANT	1.00	1.00	1.00
ACCOUNTING TECHNICIAN	1.00	1.00	1.00
ACCOUNTING CLERK I or II	1.00	1.00	1.00
BUDGET UNIT TOTAL	6.00	6.00	6.00
COMMUNITY DEVELOPMENT - 4216			
COMMUNITY DEVELOPMENT DIRECTOR	1.00	1.00	1.00
OFFICE ASSISTANT I or II	1.00	1.00	1.00
BUDGET UNIT TOTAL	2.00	2.00	2.00
GENERAL MAINTENANCE - 4220			
PUBLIC WORK SUPERINTENDENT	0.50	0.50	0.50
BUILDING MAINT/CONST COORDINATOR	1.00	1.00	1.00
MAINTENANCE WORKER I or II	2.00	2.00	2.00
BUDGET UNIT TOTAL	3.50	3.50	3.50
POLICE - 4221			
PART TIME HOURS			
POLICE RESERVE OFFICER (10)	4,800	4,800	4,800
CROSSING GUARD (6)	2,400	2,400	2,400
COMMUNITY SERVICE OFFICER	950	950	950
FULL TIME POSITIONS			
POLICE CHIEF	1.00	1.00	1.00
POLICE COMMANDER	2.00	2.00	2.00
POLICE SERGEANT	5.00	5.00	5.00
POLICE CORPORAL	5.00	5.00	5.00

POLICE OFFICER	20.00	20.00	20.00
ADMINISTRATIVE ASSISTANT	1.00	1.00	1.00
COMMUNITY SERVICE OFFICER	2.00	2.00	2.00
EVIDENCE TECH	1.00	1.00	1.00
RECORDS SUPERVISOR	1.00	1.00	1.00
RECORDS TECHNICIAN I or II	2.00	2.00	2.00
BUDGET UNIT TOTAL	40.00	40.00	40.00

FIRE - 4222

MAINTENANCE WORKER I OR II	1.00	1.00	1.00
BUDGET UNIT TOTAL	1.00	1.00	1.00

BUILDING INSPECTION - 4224

SUPERINTENDENT	1.00	1.00	1.00
BUILDING INSPECTOR	2.00	2.00	2.00
OFFICE ASSISTANT II	1.00	1.00	1.00
BUDGET UNIT TOTAL	4.00	4.00	4.00

PUBLIC WORKS ADMINISTRATION -4230

PUBLIC WORKS DIRECTOR	1.00	1.00	1.00
PUBLIC WORK SUPERINTENDENT	0.00	0.00	0.00
CIP MANAGER	0.00	0.00	0.00
MANAGEMENT ANALYST	1.00	1.00	1.00
OFFICE ASSISTANT I or II	2.00	2.00	2.00
BUDGET UNIT TOTAL	4.00	4.00	4.00

STREETS - 4231

BUILDING MAINT COORDINATOR	1.00	1.00	1.00
MAINTENANCE WORKER I or II	4.00	4.00	4.00
BUDGET UNIT TOTAL	5.00	5.00	5.00

PARKS AND RECREATION (MAINT) - 4241

PUBLIC WORK SUPERINTENDENT	0.50	0.50	0.50
LABORER	0.00	0.00	0.00
MAINTENANCE WORKER I or II	4.00	4.00	4.00
BUDGET UNIT TOTAL	4.50	4.50	4.50

PARKS AND RECREATION - 4242

TOTAL PART TIME HOURS	5,450	5,450	5,450
FULL TIME POSITIONS			
PARKS AND REC DIRECTOR	1.00	1.00	1.00
RECREATION COORDINATOR	2.00	2.00	2.00
RECREATION SPECIALIST	1.00	1.00	1.00
MAINTENANCE WORKER I	1.00	1.00	1.00
BUDGET UNIT TOTAL	5.00	5.00	5.00

WATER (OPERATIONS) - 4250

SENIOR UTILITY OPERATOR	1.00	1.00	1.00
UTILITIES MANAGER	0.50	0.50	0.50
UTILITY OPERATOR	6.00	6.00	6.00
PUBLIC WORKS MANAGER	0.00	0.00	0.00
MAINTENANCE WORKER	2.00	2.00	2.00
LABORER	3.00	3.00	3.00
BUDGET UNIT TOTAL	12.50	12.50	12.50

FINANCE (UTILITY BILLING) - 4251

ACCOUNTING CLERK I or II	3.00	3.00	3.00
CASHIER	0.00	0.00	0.00
BUDGET UNIT TOTAL	3.00	3.00	3.00

REFUSE - 4256

PUBLIC WORKS SUPERINTENDANT	1.00	1.00	1.00
REFUSE COORDINATOR	1.00	1.00	1.00
MIANTENANCE WORKER II	3.00	3.00	3.00
MIANTENANCE WORKER I	6.00	6.00	6.00
BUDGET UNIT TOTAL	11.00	11.00	11.00

WASTEWATER - 4260

PUBLIC WORKS MANAGER	0.00	0.00	0.00
PUBLIC WORKS SUPERINTENDANT	0.00	0.00	0.00
UTILITIES MANAGER	0.50	0.50	0.50
COLLECTION SYSTEM COORDINATOR	1.00	1.00	1.00
SENIOR UTILITY OPERATOR	1.00	1.00	1.00
UTILITY OPERATOR	2.00	2.00	2.00
MIANTENANCE WORKER	7.00	7.00	7.00
BUDGET UNIT TOTAL	11.50	11.50	11.50

FLEET - 4265

TOTAL PART TIME HOURS

-

FULL TIME POSITIONS

SENIOR EQUIPMENT MECHANIC	2.00	2.00	2.00
LABORER (PART TIME)	0.00	0.00	0.00
BUDGET UNIT TOTAL	2.00	2.00	2.00

Total:	120.00	120.00	120.00
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Staff Report

Item No: 5-4

To: Lemoore City Council

From: Jason Glick, Community Services Director

Date: June 7, 2017 Meeting Date: June 20, 2017

Subject: Consolidation of services at the Cinnamon Municipal Complex (CMC)

Strategic Initiative:

- | | |
|--|--|
| <input type="checkbox"/> Safe & Vibrant Community | <input type="checkbox"/> Growing & Dynamic Economy |
| <input type="checkbox"/> Fiscally Sound Government | <input checked="" type="checkbox"/> Operational Excellence |
| <input type="checkbox"/> Community & Neighborhood Livability | <input type="checkbox"/> Not Applicable |

Proposed Motion:

Authorize the Interim City Manager, or his designee, to move forward with plans for consolidation of city services and the CMC remodel associated with those relocations.

Subject/Discussion:

Current city services are provided at three locations, City Hall, the Cinnamon Municipal Complex (CMC), and the Police Department. To increase service and operational excellence, for the citizens of Lemoore, staff is proposing to consolidate services from the City Hall and CMC locations at the Cinnamon Municipal Complex. The consolidation would create a single location for all finance, recreation, public works, planning, and city manager functions under one roof. To achieve this, the City Manager's office and Finance Department personnel would need to move into the CMC and modifications to the CMC building would need to be made.

The proposed modifications to the CMC would provide the Finance Department with a larger lobby for citizens to conduct their business with increased privacy and comfort. It would also allow nearly all department directors and staff to work from the same building, helping to increase productivity and efficiency. Additionally, the move would allow for

efficiency of finance processes, and would assist in providing better services to our community, while promoting a team environment.

Staff has had multiple internal meetings and had the project evaluated to see if the project could be completed with the use of city employees. In keeping with City Ordinance 2016-05 and Public Contract Code Section 22034, which requires the City Council to enact bidding for projects with expenditures between \$45,000.01 and \$175,000, the project was over the threshold and will need to go to bid. Prior to employing engineers and moving forward with the project, staff is seeking City Council approval to move forward with the project.

Staff is currently reviewing options for City Hall. The options that have been discussed include leasing the space, creating a veterans/fire department museum, and a teen center. City staff is researching each of the options and will come before City Council at a later date with a proposal for the City Hall location.

Financial Consideration(s):

Project number 59700 – Administrative office relocation is programed in the CIP for Fiscal Year 2017/2018 in the amount of \$920,000. There is an additional \$100,000 programed for Fiscal Year 2016/2017, of which \$20,730 has been expended.

This projected is budgeted through two separate development impact fee funds; \$570,000 through development impact fees for general facilities and \$450,000 through development impact fees of facilities infrastructure.

Alternatives or Pros/Cons:

Pros:

- Consolidated services for citizens.
- Improved efficiencies in internal procedures.
- Opportunities to utilize City Hall for other ventures.

Cons:

- Temporary disruption of services during the time of the move.

Commission/Board Recommendation:

Not Applicable.

Staff Recommendation:

City Staff is recommending City Council authorize the Interim City Manager, or designee, to move forward with the project for consolidation of city services to the Cinnamon Municipal Complex.

Attachments:

- ☐ Resolution:
- ☐ Ordinance:
- ☐ Map
- ☐ Contract
- ☐ Other
- List:

Review:

- ☒ Finance
- ☒ City Attorney
- ☒ City Manager
- ☒ City Clerk

Date:

- 6/13/17
- 6/14/17
- 6/12/17
- 6/15/17



119 Fox Street • Lemoore, California 93245 • (559) 924-6700 • Fax (559) 924-9003

Staff Report

Item No: 5-5

To: Lemoore City Council

From: Nathan Olson, Interim City Manager

Date: June 15, 2017 Meeting Date: June 20, 2017

Subject: Request from Tom Vorhees for Financial Assistance from the City to Construct Venture Place Road and all other Infrastructure Required for a Private Business Park Development

Strategic Initiative:

- | | |
|--|--|
| <input type="checkbox"/> Safe & Vibrant Community | <input type="checkbox"/> Growing & Dynamic Economy |
| <input type="checkbox"/> Fiscally Sound Government | <input type="checkbox"/> Operational Excellence |
| <input type="checkbox"/> Community & Neighborhood Livability | <input type="checkbox"/> Not Applicable |

Proposed Motion:

Review alternatives associated with the private development of Venture Place, as defined by an agreement with Tom Vorhees, and make a motion in support of one of the alternatives described herein.

Subject/Discussion:

On January 14, 2014, the City of Lemoore, as Successor Agency to the former Lemoore Redevelopment Agency, sold a portion of Lot 14 in the Lemoore Industrial Park to Tom Vorhees. Lot 14 was parceled off into nine smaller buildable lots (parcels). Each parcel consisted of approximately one acre, with the exception of one parcel, which was approximately 1.78 acres, and another parcel that was identified as a future road to access the lots.

According to the terms of the Agreement for Purchase and Sale of Real Property (Agreement), Mr. Vorhees was to construct a road, Venture Place, through the center of Lot 14, as identified in the Parcel Map 20-24, within one year of escrow closing. In

"In God We Trust"

exchange for developing Venture Place and funding the roadway infrastructure, Mr. Vorhees would retain ownership of the property and would be allowed to develop the area.

In 2014, development in Lemoore was stagnant following the recession; land prices and construction costs had plummeted. The City received a preliminary estimate of \$187,000 from QK for development of the road, which included the cost of road construction (including a ten percent contingency), site preparation and grading, sanitary sewer line, domestic water line, storm drainage, conduit for dry utilities, and roadway/street improvements (road, curb and gutter). The city engineer's estimate was provided to Mr. Vorhees at the time of the Agreement. The trade of land for construction of the road with the listed infrastructure, equated to approximately \$23,375 per acre for the eight buildable lots. Since the time of the Agreement, the cost of construction and land prices have increased significantly.

The City sold the property to Mr. Vorhees in exchange for the road construction, which did not include sidewalk, gas, electric, landscaping, or engineering costs. In July and September of 2016, Mr. Vorhees received three estimates for the work to be performed. The estimates were forwarded to the City, and prices ranged from \$565,000 to \$795,000. However, some of the work listed on the estimates were for work outside of the scope of the Agreement to build the road. The estimates are attached for your review.

Additionally, Mr. Vorhees indicated that the width of the road was originally to be 40 feet wide, but that the City is now requiring the road to be 60 feet wide. The Tentative Parcel Map that was approved in 2007 listed a private road, 31 feet wide (includes 6 inch curb on each side). In negotiating the sale of the property to Mr. Vorhees for a business park, it was determined that a public road was desired. The Final Parcel Map was designed with a 60-foot road according to City Standards and was recorded on September 19, 2014. However, the Parcel Improvement Agreement with Mr. Vorhees, executed on November 18, 2014, listed a 40-foot road. This was a typo, since the Final Parcel Map attached to the Parcel Improvement Agreement showed a 60-foot wide road. Below is the link to that agenda item:

http://www.lemoore.com/agendas/2014/nov18/data/11_18_14_2_4.pdf

Mr. Vorhees has indicated that he has received additional estimates, and the project is now nearing \$1,000,000. As the estimates came in much higher than the City's estimate, Mr. Vorhees has indicated that the cost to develop his business park is cost prohibitive and he is requesting that the City assist financially. Council is asked to consider the alternatives listed below. Copies of documents pertaining to this item are attached for your convenience.

Financial Consideration(s):

Mr. Vorhees is requesting assistance up to \$500,000. This expense is not included in the Fiscal year 2017-2018 budget. A budget amendment would be necessary to incur this expense.

Alternatives or Pros/Cons:

1. Pay one-half of the road, engineering, and all other improvements. Estimated cost to City \$500,000.
2. Pay one-half of the road, water and sewer line construction, conduit for dry utilities, and engineering. Cost to City would be less than No. 1 above, but actual costs are unknown at this time.
3. Allow Mr. Vorhees to build a private 31-foot private road, which he would need to agree to maintain. (This would require modifications to the Final Parcel Map and additional engineering.)
4. Take no action. Mr. Vorhees would have until January 13, 2018, the remainder of his second extension, to construct the road as shown on the Final Parcel Map.
5. Other options that may come up during the meeting.

Commission/Board Recommendation:

None.

Staff Recommendation:

Staff recommends City Council review all alternatives listed above and determine whether to expend City funds to assist in the construction of the road, and other infrastructure, and if so, to what extent. Alternatively, Council may choose to take no action and allow Mr. Vorhees to proceed with the cost of development on his own, knowing that if the road is not constructed by January 13, 2018, the property may revert back to the Successor Agency.

Attachments:

- ☐ Resolution:
- ☐ Ordinance:
- ☐ Map
- ☐ Contract
- ☐ Other

Review:

- ☐ Finance
- ☐ City Attorney
- ☒ City Manager 6/15/17
- ☒ City Clerk 6/15/17

Date:

List: Agreement for Purchase and Sale of Real Property
Parcel Improvement Agreement
Final Parcel Map
Ind'l Park Map
Letter of Intent to Purchase
Letter of Credit
City Estimate
Three Contractor Estimates

AGREEMENT FOR PURCHASE AND SALE OF REAL PROPERTY

This AGREEMENT FOR PURCHASE AND SALE OF REAL PROPERTY ("**Agreement**") is made and entered into this 24th day of September 2014, by and between, The Successor Agency to the Lemoore Redevelopment Agency (hereinafter "**Seller**"), and Tom Vorhees (hereinafter "**Buyer**").

RECITALS

WHEREAS, Seller is the successor agency to the Lemoore Redevelopment Agency, and as such, is the owner of certain real property identified as APN 024-051-013 ("**Lot 4**") comprised of approximately 3.49+/- acres of vacant open land in the Lemoore Industrial Park, and APN 024-051-015 ("**Lot 14**") comprised of approximately 10.78+/- acres of vacant open land in the Lemoore Industrial Park.

WHEREAS, Buyer desires to purchase Lot 4 and a portion of Lot 14 totaling approximately 9.0+/- acres comprised of Lots 2 through 9 of Parcel Map No. 20-24 (excluding Lot 1 being approximately 1.78+/- acres and including approximately 1.36+/- acres for the installation of improvements) (the "**Properties**") more particularly described on Exhibit "A" attached hereto and incorporated herein.

WHEREAS, Seller desires to sell the Properties to Buyer on the terms and conditions set forth herein.

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

1. AGREEMENT AND PROPERTY.

1.1 Real Property. Seller agrees to sell, and convey to Buyer, and Buyer agrees to purchase from Seller, fee simple title to all of Seller's right, title and interest in and to the Properties and all improvements thereon, if any, together with all rights, privileges and easements appurtenant to the Real Properties, whether or not recorded (collectively "**Real Properties**").

2. PURCHASE PRICE. The purchase price ("**Purchase Price**") for the Properties shall be Eighty-seven Thousand, Five Hundred Dollars (\$87,500.00) cash and construction of the improvements identified in the Parcel Improvement Agreement attached, which will complete the intent of Tentative Parcel Map 2007-01 approved by Lemoore Planning Commission Resolution 2007-12 on May 14, 2007. Improvements are to be complete within twelve (12) months following close of escrow. The Purchase Price shall be paid as follows:

- Five Thousand Dollars (\$5,000.00) refundable deposit ("**Deposit for Lot 4**") by Buyer upon signing this Agreement. The Deposit for Lot 4 shall be nonrefundable if this Agreement terminates for any reason, unless canceled or terminated within the 30-day due diligence period, except as further outlined in paragraph 3.3 below.
- Five Thousand Dollars (\$5,000.00) refundable deposit ("**Deposit for Lot 14**") by Buyer upon signing this Agreement. The Deposit for Lot 14 shall be refunded upon completion of the road construction and improvements listed in the Parcel Improvement Agreement. If the improvements are not complete within twelve (12) months of close of escrow, the property will revert back to the Agency, as further outlined in paragraph 3.4 below, and the Deposit for Lot 14 shall be nonrefundable.
- Execution of Parcel Improvement Agreement for Parcel Map No. 20-24 prior to execution of Agreement for Purchase and Sale of Real Property.
- Letter of Credit in the amount of \$280,000 from Vorhees to the City of Lemoore shall be due prior to Close of Escrow.
- The balance of the Purchase Price, being Eighty-two Thousand, Five Hundred Dollars (\$82,500.00), shall be all due and payable prior to the Close of Escrow.

3. **CONTINGENCIES.** This transaction and the closing thereof are expressly contingent upon the following:

3.1 **Preliminary Title Report.** As soon as possible after the Opening of Escrow, Escrow Agent shall prepare or cause to be prepared a Preliminary Title Report for the Real Properties showing all liens, encumbrances and other matters affecting title to the Real Properties and shall provide a copy thereof, together with legible copies of the documents shown as title exceptions therein, to Buyer. Buyer shall have thirty (30) days from its receipt of the Preliminary Title Report to approve the Preliminary Title Report. If Seller fails to eliminate any title matter disapproved by Buyer within the ten (10) days of written notice thereof to Seller, Buyer may terminate this Agreement and the transaction identified herein. Subsequent to the approval of the Preliminary Title Report by Buyer, Seller shall not allow or cause any additional exception to title to occur. This obligation shall survive the Close of Escrow.

3.2. **Feasibility.** Buyer shall have until 5:00 p.m., Pacific Standard Time, on that date which is thirty (30) days from the date of execution of this Agreement by Buyer in which to investigate the Properties, and to perform all engineering, and other similar studies that Buyer deems necessary, in its sole discretion, which shall be considered the due diligence period. Seller shall use its best efforts to provide to Buyer, within two (2) business days of Buyer's request complete copies of any and all documents and information related

to or affecting the Properties, or any portion thereof which Buyer may request. If Buyer requests any materials or information from Seller, and Seller does not possess the same but Seller is aware of from whom Buyer can obtain the same, Seller will completely disclose the same to Buyer.

At any time during said thirty (30) day due diligence period, Buyer may terminate this Agreement and this transaction for any reason by giving written notice to Seller, and shall receive the return in full of the Deposit. If Buyer does not terminate this Agreement, regardless of any issues discovered with the Properties as a result of Buyer investigation, the Parties agree that the Properties are being sold in an "as is" condition.

Any engineering or other similar inspection of the Properties requested by Buyer shall be performed by a party selected by Buyer, and the expense therefore shall be paid by Buyer.

3.3 State Mandated Approval for Transfer of Property and Close of Escrow. As required by law pursuant to AB x 1 26, as amended by AB 1484, close of escrow is contingent upon ratification or approval of the Successor Agency to the Lemoore Redevelopment Agency, the Lemoore Oversight Board, and the Department of Finance of the State of California. If the state mandated approvals cannot be obtained, Seller, or its successors or assigns, shall have no obligation or liability whatsoever to Buyer or its successors or assigns except as follows: If such approvals cannot be obtained and escrow cannot be closed due to the inability to secure said approvals, Buyer shall be refunded its deposits of \$5,000 and Seller agrees to pay any escrow cancellation charges.

3.4 Reversion. In the event Buyer fails to construct the improvements listed in the Parcel Improvement Agreement within twelve (12) months after the Close of Escrow (as described below), then upon Seller's written request to Buyer to transfer the portion of Lot 14 as described in Exhibit A ("**Transfer Request**"), the Buyer shall transfer Lot 14 back to Seller. The transfer of Lot 14 to Seller shall be at no cost to either party, other than any applicable transfer taxes and incidental title, escrow, and recording fees, for which the Buyer shall be solely responsible. In the event that a Transfer Request is made, Buyer agrees to take whatever steps necessary to ensure Lot 14 is transferred back in the same or better condition and with clear title.

4. REPRESENTATIONS AND WARRANTIES.

4.1 Seller makes no representations or warranties related to the Properties which are being sold "as is".

4.2 Buyer represents and warrants that Buyer will comply with all laws in the development of the Properties, including, without limitation, the Lemoore Municipal Code

5. ESCROW

5.1 Opening of Escrow. Following approval by the Department of Finance, an escrow shall open to consummate the sale of the Property according to the

terms and conditions of this Agreement at the office of Chicago Title, in Hanford, California ("**Escrow Agent**"). Written escrow instructions in accordance with the terms and conditions of this Agreement shall be prepared by the Escrow Agent, and the instructions shall be signed by the parties and delivered to the Escrow Agent and Escrow shall be opened within ten (10) days of either the Seller's acceptance hereof or receipt of approval from the California Department of Finance of the sale set forth herein, whichever is later. Buyer and Seller shall also deposit with the Escrow Agent all instruments, documents, monies and other items identified in the escrow instructions or reasonably required by the Escrow Agent to close the sale on the closing date specified below.

5.2 Closing Date. The Parties shall use their best efforts to have Escrow close (the "**Closing**") on or before 30 days following the approval of the California Department of Finance. All monies and documents required to be delivered shall be deposited in Escrow no later than close of business on the day prior to the Closing Dated.

5.3 Termination of Escrow. If Escrow Agent is unable to comply with the instructions contained in this Agreement on or before the dates set forth in Paragraph 5.1 above, it shall do so as soon thereafter as possible, unless Escrow Agent shall have received a demand to terminate the Escrow from a party hereto that is not in default in the performance of any of its obligations hereunder. Under no circumstances shall the provisions of this paragraph create an express or implied duty on the part of Seller or Buyer to extend the time of the Escrow, but Seller and Buyer shall have the option to extend the Escrow beyond the initial thirty (30) day extension period if they so agree.

5.4 General. Possession and risk of loss in connection with the Properties shall not be transferred by Seller to Buyer until Close of Escrow. If the Properties are damaged in any way whatsoever during the Escrow, Buyer shall have the right, at any time within twenty (20) days thereafter, to terminate this transaction and the Escrow and the same shall be treated as if terminated. Escrow Agent shall close Escrow when it is in a position to issue to Buyer a binding commitment from the title insurer to issue a title insurance policy as required for the Properties and to otherwise perform under the Escrow Instructions to be prepared.

5.5 Brokers. The Parties represent and warrant that neither party engaged or worked with a real estate agent or broker related to this transaction.

5.6 Fees. Escrow and Title fees are to be split 50/50 by Seller and Buyer.

6. DEFAULT.

6.1 Correct and Cure. In the event either party in any way breaches the terms and provisions of this Agreement or the Escrow Instructions to be prepared in connection herewith, the non-breaching party shall give the breaching party ten (10) days written notice in which to cure the failure to perform, defect, breach or other problem, and if the same is not cured on or before the expiration of such ten (10) day period, then an event of default shall have occurred and the non-defaulting party shall be entitled to terminate this

transaction and the escrow and seek any and all remedies available to it pursuant to law and this Agreement.

6.2 Right to Damages. If Buyer fails to complete the purchase under this agreement as herein provided by reason of any default of Buyer to close Escrow, Seller shall be released from its obligation to sell the properties to Buyer and may proceed against Buyer upon any claim or remedy which Seller may have in law or equity.

7. GENERAL

7.1 Time of Essence. Time shall be considered of the essence in this Agreement.

7.2 Severability. In the event that any clause, provision, or portion of this Agreement or any part thereof shall be declared invalid, void, or unenforceable by any court having jurisdiction, such invalidity shall not affect the validity or enforceability of the remaining portions of this Agreement unless the result would be manifestly inequitable or materially impair the benefits intended to inure to either party under this Agreement, in which case this Agreement, as a whole, shall be deemed invalid, void and unenforceable.

7.3 Notices. Any notices or demands upon either party shall be in writing and shall be effective when delivered personally or when sent by United States registered or certified mail, postage prepaid, and addressed to the parties at the addresses shown in this Agreement or such other addresses indicated by one party to the other in writing from time to time.

Buyer:

Tom Vorhees
6985 Corte Langosta
Carlsbad, CA 92009

Seller:

The Successor Agency to the
Lemoore Redevelopment Agency
119 Fox Street
Lemoore, CA 93245

7.4 Inconsistencies. In the event any term or condition of this Agreement or the Escrow Instructions to be prepared in connection herewith are in any way inconsistent with any pre-printed form Escrow Instructions or any other documents which have been or will be prepared in connection with this transaction, then, in such event, the terms and conditions of this Agreement (or any subsequent amendments thereto) shall control.

7.5 Attorneys' Fees. In the event a court action is instituted by either of the parties hereto for the enforcement of any of its rights or remedies hereunder, the party in whose favor judgment shall be rendered therein shall be entitled to recover from the other party all costs incurred by said prevailing party in said action, including reasonable attorneys' fees fixed by the Court.

7.6 Counterparts. This Agreement may be executed in any number of counterparts, all of which when taken together shall constitute one single agreement between the parties.

7.7 Complete Agreement. It is understood and agreed that this Agreement contains the entire agreement between the parties relating to all issues involving the subject matter of this Agreement. No binding understandings, statements, promises or inducements contrary to this Agreement exist. This Agreement supersedes and cancels all previous agreements, negotiations, communications, commitments and understandings with respect to the subject matter hereof, whether made orally or in writing. Each of the parties to this Agreement expressly warrants and represents to the other that no promise or agreement which is not herein expressed has been made to the other, and that neither party is relying upon any statement or representation of the other that is not expressly set forth in this Agreement. Each party hereto is relying exclusively on the terms of this Agreement, its own judgment, and the advice of its own legal counsel and/or other advisors in entering into this Agreement.

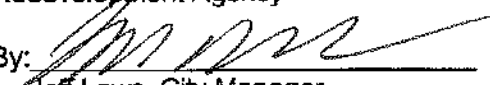
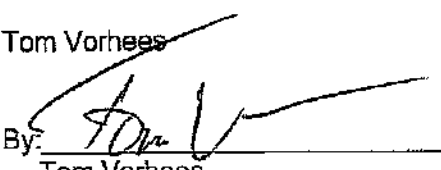
7.8 Headings. The captions and titles in this Agreement are for convenience only and shall not affect the interpretation or meaning of this Agreement.

7.9 Governing Law. This Agreement and the construction and enforceability thereof shall be interpreted in accordance with the laws of the State of California. Venue shall be in Kings County.

7.10 Power and Authority. Each party represents and warrants to the other that (i) it has all requisite power and authority to execute and deliver this Agreement and perform its obligations hereunder, (ii) all corporate, board, body politic, or other approvals necessary for its execution, delivery, and performance of this Agreement have been or will be obtained except as otherwise addressed in this Agreement, and (iii) this Agreement constitutes its legal, valid, and binding obligation.

7.11 Amendment and Waiver. The parties hereto may by mutual agreement amend this Agreement in any respect, provided that any such amendment shall be in writing, signed by both parties. The waiver of any condition under this Agreement shall not constitute a future waiver of the same or like condition.

IN WITNESS WHEREOF, the parties have executed this Agreement to be effective as of the date set forth above.

SELLER: The Successor Agency to the Lemoore Redevelopment Agency By:  Jeff Laws, City Manager	BUYER: Tom Vorhees By:  Tom Vorhees
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CITY OF LEMOORE

PARCEL IMPROVEMENT AGREEMENT

PARCEL MAP NO. 20-24

THIS AGREEMENT, made the 18th day of November, 2014 by and between the City Council of the City of Lemoore, hereinafter referred to as "CITY" and Buyer Tom Vorhees, hereinafter referred to as the "SUBDIVIDER".

WITNESETH

WHEREAS, the SUBDIVIDER desires to purchase certain real property known and designated as lots 2 through 9 of Parcel Map No. 20-24 in the City, and

WHEREAS, the CITY has accepted the dedications delineated and shown on said Parcel Map for the use and purpose specified thereon, and otherwise approved said Parcel Map and caused the same to be recorded as required by law, and

WHEREAS, the CITY, as a condition of sale, requires and deems as necessary for the public use that any and all streets delineated and shown thereon shall be improved by the construction thereon and the installation therein of the improvements in said proposed subdivision as hereinafter specified, and

WHEREAS, the parties hereto have agreed that the improvement of said land included and shown by said Parcel Map shall be completed in accordance with the applicable ordinances and resolutions of the CITY and the laws of the State of California and the SUBDIVIDER has agreed to post the necessary Letter of Credit, hereinafter referred to "Improvement Security", to guarantee said improvements in accordance with the laws of the State of California and the ordinances of the CITY.

NOW, THEREFORE, in consideration of the sale of lots 2 through 9 of Parcel Map No. 20-24, it is mutually understood and agreed by and between the SUBDIVIDER and the CITY and they do hereby mutually agree as follows:

1. Onsite and Offsite Improvements. SUBDIVIDER agrees that it will construct and install in accordance with the improvement plans prepared for the Parcel Map No. 20-24 by and approved by the City Engineer, which improvement plans are hereby incorporated by reference, at its sole cost and expense and in full conformity with the design and construction standards as prescribed by CITY, including all of the required work and Parcel Map improvements.

- A. All landmarks, monuments and lot corners required to locate the divisions shown on the Parcel Map. Pursuant to Section 66497 of the State Subdivision Map Act prior to the CITY's final acceptance of the subdivision and release of securities, the SUBDIVIDER shall submit evidence to the City of payment and receipt thereof by the SUBDIVIDER's engineer or surveyor for the final settling of all monuments required in the Parcel Map.
- B. Street improvements for a 40' local street per City Standards including curbs, gutters and paving.
- C. Storm drainage facilities, including valley gutters.

- D. Extension of the CITY water system including water mains, valves, services, fire hydrants and miscellaneous appurtenances.
- E. Sanitary sewer system including sewer mains, manholes, lot branches and appurtenances.
- F. Street lighting facilities, including electroliers, stands, and all required underground electrical service.

SUBDIVIDER further agrees to pay at the time of filing of the Improvement Security hereinafter required by Paragraph 12 of this Agreement an amount to cover the CITY's costs of engineering and construction monitoring as may be set by the CITY's Municipal Code.

The estimated costs of all said improvements to be completed, including a ten percent (10%) contingency, is \$280,000, as shown on Exhibit "A", attached hereto.

2. Inspection of Work. The CITY shall monitor all construction work to be done and performed by the SUBDIVIDER and, SUBDIVIDER agrees that all work, improvements and materials to be done and/or supplied and performed shall be done, supplied and performed in strict accordance with the approved improvement plans of said work on file in the Office of the City Engineer of the CITY, and in accordance with the Standard Specifications of the CITY, which said improvement plans, and specifications, and standards are hereby referred to and incorporated by reference in this Agreement. All of said work and improvements and/or materials shall be done, performed, and installed to the satisfaction of the City Engineer of the CITY. SUBDIVIDER agrees to pay all fees for such engineering and construction monitoring as required by the current City Municipal Code and fee resolutions and, agrees to pay an additional three percent (3%) for any re-inspection required by reason of defective work, improvements and/or materials.

3. Final Acceptance. Upon completion of all said work and improvements and acceptance thereof by CITY, or upon the acceptance by CITY of the required Improvement Security referred to in Paragraph 12 hereof, the CITY agrees to issue a Notice of Completion of Parcel Map No. 20-24. The CITY and the SUBDIVIDER agree that no occupancy permits shall be issued, and no uses shall commence on the lots, until such time as the CITY accepts the improvements specified herein. A complete set of construction "as built" reproducible plans shall be submitted to the City Engineer for approval and to be filed with the CITY upon completion of the work and construction improvements.

4. Completion of Said Work of Improvements. SUBDIVIDER agrees to complete the work and construction improvements as herein set forth within a period of twelve (12) months from the Close of Escrow on the purchase of said lots 2 through 9. When a delay occurs due to unforeseen causes beyond the control and without the fault or negligence of the SUBDIVIDER, the time of completion may be extended for a period justified by the effect of such delay on the completion of the work. The SUBDIVIDER shall file a written request for a time extension with the Director of Public Works prior to the above noted date who shall ascertain the facts and determine the extent of justifiable delays, if any. The Director of Public Works shall give the SUBDIVIDER notice of his determination in writing, which shall be final and conclusive. In the event an extension is granted to the time within which all work is to be completed on this subdivision, the SUBDIVIDER hereby agrees that he will comply with all applicable improvement plans and Standard Specifications in effect at the time of said extension.

5. Maintenance of Improvements Following Acceptance. Upon satisfactory completion of all improvements required in accordance with this agreement and acceptance thereof

by the CITY, the CITY agrees to accept for maintenance the improvements to be constructed in accordance with this Agreement; provided, however, within fifteen (15) days after written notice from the CITY, the SUBDIVIDER agrees to remedy any defects in the improvements arising from faulty or defective construction of said improvements occurring within twelve (12) months after acceptance thereof.

6. Safety. SUBDIVIDER shall perform all work in accordance with the applicable sections of Title 3 of the California Administrative Code (CAL OSHA), and the Manual of Traffic Controls, Warning Signs, Lights, and Devices for Use in Performance of Work Upon Highways, published by California Department of Transportation, and available at the City Engineer's Office.

Provisions shall be made by SUBDIVIDER for protection of the traveling public on all public roads affected by the improvements. Barricades and related facilities shall be placed in such number and in such locations as required for public safety, and at night they shall be equipped with flashing yellow lights. CITY reserves the right to require, and SUBDIVIDER shall promptly install or place additional barricades or other facilities to assure public safety if CITY shall deem the same to be necessary or desirable for public safety. SUBDIVIDER is responsible for all liability which may arise out of work herein permitted whether or not on public property, and shall indemnify, defend and hold CITY harmless from any and all claims, damages, or causes of action arising there from or related thereto.

7. Insurance and Indemnity. The SUBDIVIDER shall take and assume all responsibility for the construction of the improvements and the safety of operation in connection therewith. The SUBDIVIDER shall bear all losses and damages directly or indirectly resulting to the CITY, its officers, agents, and employees or to others on account of the construction of the improvements, unforeseen difficulties, accidents, or any other causes whatsoever.

The SUBDIVIDER shall assume the defense of and indemnify and save harmless the CITY, its officers, agents, and employees from all claims, loss, damage, injury and liability of every kind, nature, and description, directly or indirectly arising from the construction of the improvements.

SUBDIVIDER further agrees that before commencing any work pursuant to this agreement, SUBDIVIDER will obtain, and at all times prior to final acceptance of all improvements hereunder, and will keep in full force and effect, insurance coverage in such limits and amounts, and covering such risks as shall be acceptable to the CITY. In the event that no other requirement is made known to SUBDIVIDER, the minimum coverage and limits shall be as follows:

<u>COVERAGE</u>	<u>LIMITS</u>
Workers Compensation	Statutory
Comprehensive General Liability, including or separately insuring liability assumed by contract	
Bodily Injury	\$ 500,000 per person \$1,000,000 per occurrence
Property Damage	\$ 250,000 per occurrence

SUBDIVIDER shall, prior to commencement of construction work, furnish to CITY a certificate of insurance, which shall provide that the above insurance shall not be cancelled without 30 days prior written notice to CITY, and which shall also show the CITY, its officers and employees, as additional named insured (except as to worker's compensation coverage).

8. Compliance with Codes. SUBDIVIDER shall comply with any and all ordinances and resolutions or other codes of the CITY applicable to the proposed subdivision and the work to be done by SUBDIVIDER under the terms of this Agreement.

9. Notice of Commencement of Work. The SUBDIVIDER shall give the City Engineer written notice of not less than two working days in advance of the actual date on which work is to be started. Failure on the part of the contractor to notify the City Engineer may cause delay for which the SUBDIVIDER shall be solely responsible.

Whenever the SUBDIVIDER varies the period which work is carried on each day, he shall give due notice to the City Engineer so that proper construction monitoring may be provided. Any work done in the absence of the City Engineer or his duly authorized observer may be subject to rejection.

The observation of work shall not relieve the SUBDIVIDER of any of his obligations to fulfill this Agreement as prescribed, and the SUBDIVIDER agrees that defective work shall be made good, and unsuitable materials may be rejected, notwithstanding the fact that such defective work and unsuitable materials have been previously overlooked by the City Engineer or authorized observer and accepted.

Any damage to sewer systems, concrete work or street paving or other works of improvements, as required by this agreement, that occurs after installation and prior to the acceptance thereof by the CITY shall be made good by the SUBDIVIDER, to the satisfaction of the City Engineer, before release of the Improvement Security guaranteeing said work.

10. Dust Control. The SUBDIVIDER shall be responsible for the complete control of dust during the construction of the subdivision improvements and will take the following measures to reduce dust generation during the development and construction of the subdivision:

- A. Submit for approval by the Director of Public Works a program for the control of dust, which shall include but not be limited to, a watering schedule (frequency and time of day), use of dust control emulsions, and/or other measures necessary for the control of dust.
- B. Provide equipment and manpower for watering of all exposed or disturbed soil surfaces including on weekends and holidays.
- C. Sweep construction area and adjacent streets of all mud and dust daily and/or at the end of the work day.
- D. The developer shall deposit with the CITY \$5,000.00, which may be used by the CITY for dust control measures on this development should the developer fail to adequately control dust. In case the CITY incurs cost for dust control in excess of the above amount, the developer shall reimburse the City for the total cost of dust control incurred by the CITY. Upon acceptance by the CITY of the Parcel Map improvements, the above amount, less any amount expended by the CITY for dust control, shall be returned to the SUBDIVIDER.

11. Repair by CITY of any Work Damaged or Destroyed by CITY. In the event that the CITY should damage, destroy or tear up any of the paving or other Parcel Map improvements to be installed by the SUBDIVIDER under the terms of this agreement in order to install sewer or water service connections or any other services to said parcels that could have been installed prior to the installation of said paving or other Parcel Map improvements, the CITY agrees to repair and replace

such destroyed paving or other Parcel Map improvements at its own cost and expense.

12. Improvement Security. Upon execution of this agreement, the SUBDIVIDER shall obtain and file with the CITY good and sufficient Improvement Security in favor of the CITY and in the form approved by CITY securing the faithful performance by SUBDIVIDER of the work of improvement required by the provisions of this agreement in the sum of \$280,000.

Said Improvement Security shall be an Improvement Security as defined and described in the Government Code of the State of California Section 86499, et. seq. and it is agreed that the City Council of the CITY has determined that the amount of said Improvement Security has been fixed at One Hundred Percent (100%) of the total estimated cost of said improvements as hereinabove set forth in Paragraph 1, conditioned upon the SUBDIVIDER's faithful performance of this agreement, and an additional amount of fifty percent (50%) of the total estimated cost of said improvements as hereinabove set forth in Paragraph 1, securing payment to the contractor, his subcontractors and to persons furnishing labor, materials, or equipment to them for the improvements.

- A. Release of Improvement Security given for faithful performance of this agreement:

The SUBDIVIDER may request the CITY to monitor the work as it progresses. If the work performed is observed and found to be constructed in conformity with the requirements of the CITY, a partial release of the Improvement Security for faithful performance of this agreement shall be made in the sum in the same ratio of the total deposit as the work inspected bears to the total work to be done. No release of Improvement Security for faithful performance of this agreement in excess of eighty-five percent (85%) of the total amount of \$280,000 shall be made until all the work has been completed and accepted.

The determination of the CITY as to the amount of work done and the amount of Improvement Security to be released shall be final and conclusive.

When the work of improvements is accepted, not less than ten (10%) percent of the total improvement costs to guarantee the faithful performance of the provisions of this agreement relating to defective or faulty construction will be retained for a period of one year following completion and acceptance thereof is required. The total improvement costs for this project is \$280,000.

- B. Release of Improvement Security securing the payment of contractors, subcontractors and to persons furnishing labor, materials, or equipment:

The SUBDIVIDER may certify to the CITY that any phase of the work required by terms of this agreement as set forth in Paragraph 1 of this agreement has been completed. Upon certification by City Engineer that such phase of said work has been completed and inspected by CITY, the portion of said Improvement Security furnished by SUBDIVIDER for the purpose of securing the payment of the contractor, his subcontractors and persons furnishing labor, materials, or equipment for said phase or phases of said work shall be released six (6) months after the completion and acceptance of said work in an amount determined by the City Engineer, less an amount equal to all claims upon which an action has been filed and notice given in writing to the City Council of the CITY, and if no actions are filed such portion of said Improvement Security for said phase of said work shall be released in full.

Such release shall not apply to any required guarantee and warranty period nor to the amount of security deemed necessary by the CITY in such guarantee and warranty period nor to costs and reasonable expenses and fees, including reasonable attorney's fees.

13. Title Held Under Holding Agreement. Where title to the subdivided property is held by the record owner thereof under a holding agreement, this agreement and the bond given pursuant thereto may be executed by the real party or parties in interest.

14. Extension of time Not to Release Improvement Securities. Any extension of time hereunder shall not operate to release the surety on any Improvement Security given pursuant to this agreement and the said surety shall waive the provisions of Section 2819 of the Civil Code of the State of California.

15. Time. Time is of the essence of this agreement, and the same shall bind and inure to the benefit of the parties hereto, their successors and assigns.

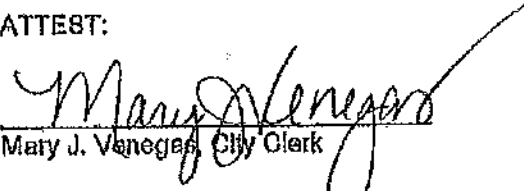
16. Attorney's Fees. In the event legal action is taken by the CITY to enforce the terms of this agreement, or remedy the breach thereof, or in any action against the surety, the court shall award to the CITY a sum representing its reasonable attorney's fees.

IN WITNESS WHEREOF the parties have executed this agreement or caused the same to be executed by the officer thereunto duly authorized, on the day and year first written above.

CITY OF LEMOORE

By 
JEFF LAWS, City Manager

ATTEST:


Mary J. Vanegas, City Clerk

SUBDIVIDER:

By 
TOM VORHEES

EXHIBIT "A"

PRELIMINARY ESTIMATE FOR ONSITE AND OFFSITE IMPROVEMENTS
ASSOCIATED WITH THE ROAD CONSTRUCTION
KNOWN AS VENTURE PLACE AND FURTHER IDENTIFIED ON
PARCEL MAP NO. 20-24

Prepared for Tom Vorhees

<u>Improvements</u>	<u>Estimate</u>
Site Preparation and Grading	\$37,000
Sanitary Sewer	\$25,000
Domestic Water	\$33,000
Storm Drainage	\$30,000
Dry Utilities	\$3,000
Roadway/Street Improvements	<u>\$42,000</u>
TOTAL IMPROVEMENTS	\$170,000
Contingency at 10%	\$17,000
TOTAL COST ESTIMATE	<u>\$187,000</u>
Security required at 150% (Gov't Code 66499 et. seq.)	<u>\$280,000</u>

Note: This opinion of probable costs listed above was prepared for the purpose of determining the bonding amounts in this agreement. It was prepared prior to actual design of the Improvements, and therefore is less accurate than an opinion prepared after design. Also, since the City of Lemoore, has no control over the cost of labor, materials, or equipment, or over the contractor's methods of determining prices, or over competitive bidding or market conditions, our estimates are made on the basis of our experience and represent our best judgment. However, the City of Lemoore does not guarantee that the estimated construction costs listed above will not vary from the actual cost of construction.

OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF, OR HAVE SOME RIGHT, TITLE OR INTEREST IN AND TO THE REAL PROPERTY SHOWN ON THIS SUBDIVISION MAP, AND THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY FOR THE MAKING AND FILING OF THIS MAP AS SHOWN WITHIN THE BORDER LINES HEREON, AND HEREBY DEDICATE TO THE PUBLIC USE THE STREET AND PUBLIC UTILITY EASEMENT AS SHOWN ON THIS MAP.

CITY OF LEMOORE

BY: William Siegel 9/2/14
DATE
BY: WILLIAM SIEGEL, MAYOR, CITY OF LEMOORE

ATTEST: Mary J. Venegas 9-2-14
DATE
ATTEST: MARY J. VENEZAS, CITY CLERK, CITY OF LEMOORE

PARCEL MAP NO.

BEING A DIVISION OF LOT 14 OF TRACT MAP 614, LEMOORE INDUSTRIAL PARK NO. 1, RECORDED IN VOLUME 14 OF LICENSED SURVEYOR'S PLATS, AT PAGE 42 OF KINGS COUNTY RECORDS LOCATED IN SECTION 16, TOWNSHIP 19 SOUTH, RANGE 20 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE CITY OF LEMOORE, COUNTY OF KINGS, STATE OF CALIFORNIA.

711 WEST CANNON DRIVE
LEMOORE, CA 93245
TEL: (559) 924-8740



Quad Knopf

901 E. MAIN STREET
P.O. BOX 3699
VISALIA, CA 93278
TEL: (559) 733-0440
FAX: (559) 733-7821
WEBSITE: www.quadknopf.com



SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF THE CITY OF LEMOORE ON JUNE 24, 2014. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THEY WILL BE SET IN THOSE POSITIONS BEFORE ONE YEAR OF THE DATE OF THIS MAP IS RECORDED, OR ANY TIME EXTENSION APPROVED BY THE CITY ENGINEER. THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

JOEL RICHARD JOYNER 7/31/14
DATE
P.L.S. 8318

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE MAP AND THAT I AM SATISFIED THAT IT IS TECHNICALLY CORRECT, THAT THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, IF REQUIRED, AND ANY APPROVED ALTERATIONS THEREOF, AND THAT ALL OF THE PROVISIONS OF SECTION 66425 THROUGH 66450 OF THE GOVERNMENT CODE AND OF ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP, IF ANY, HAVE BEEN COMPLIED WITH AND THAT I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT.

HARRY TOW 7/31/14
DATE
HARRY TOW, CITY ENGINEER R.C.E. 8891

CITY CLERK'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE MAP AND THAT I AM SATISFIED THIS IS TO CERTIFY THAT AT A REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF LEMOORE HELD ON THE 19TH DAY OF AUGUST, 2014, AN ORDER WAS DULY AND REGULARLY MADE AND ENTERED APPROVING THIS MAP AND SUBDIVISION AND ACCEPTING, SUBJECT TO IMPROVEMENTS, ON BEHALF OF THE PUBLIC, THE STREET AND PUBLIC UTILITY EASEMENT AND ABANDON THE 20 FOOT SANITARY SEWER EASEMENT AS SHOWN ON THIS MAP.

MARY J. VENEZAS 8-28-14
DATE
MARY J. VENEZAS, CITY CLERK

TAX COLLECTORS STATEMENT

THIS IS TO CERTIFY THAT THE PROVISIONS OF ARTICLE 8 OF CHAPTER 4 OF DIVISION 2 OF THE GOVERNMENT CODE HAVE BEEN COMPLIED WITH REGARDING DEPOSITS.

LYNETTE BOWERS, TAX COLLECTOR/TREASURER 9/16/14
DATE

PLANNING COMMISSION'S STATEMENT

APPROVED BY THE LEMOORE PLANNING COMMISSION IN ACCORDANCE WITH REQUIREMENTS OF LAW IN A DULY AUTHORIZED MEETING HELD 8-25-14 20:27

DAVID WLASCHIN, PLANNING DIRECTOR 8-25-14
DATE

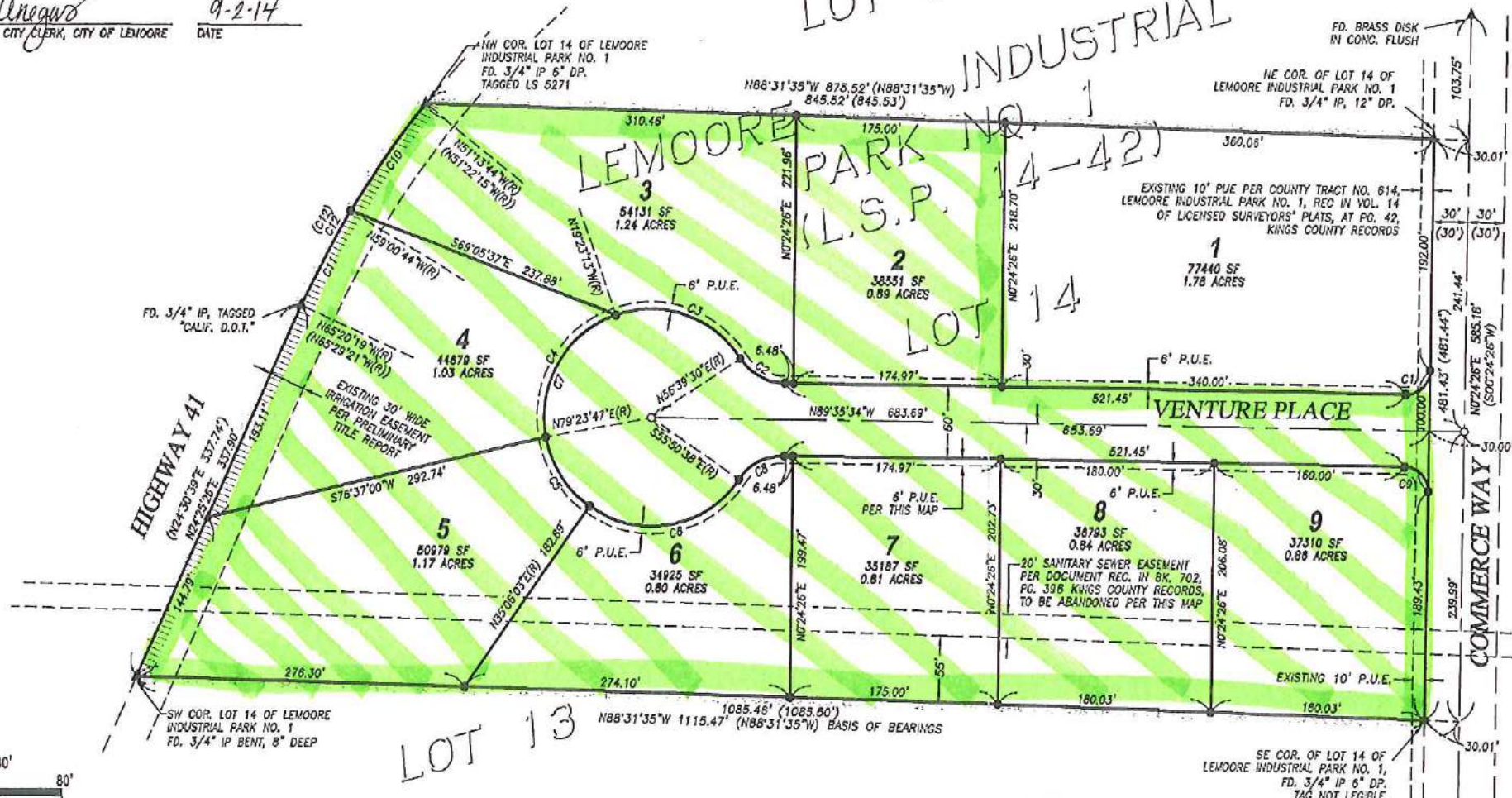
RECORDER'S STATEMENT

DOCUMENT NO. 1413380 FEE PAID: \$800

FILED THIS 19TH DAY OF September, 2014, AT 11:07 A.M.
IN BOOK 20 OF PARCEL MAPS AT PAGE 24, KINGS COUNTY RECORDS,
AT THE REQUEST OF QUAD KNOPF, INC.

FOR: KEH-BARD; COUNTY RECORDER

BY: Michael R. Hawkins
DEPUTY RECORDER



CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	90°00'00"	20.00'	31.42'	20.00'
C2	56°15'04"	45.00'	44.18'	24.05'
C3	76°02'43"	90.00'	119.45'	70.37'
C4	81°13'00"	90.00'	127.57'	77.16'
C5	44°17'43"	90.00'	69.58'	36.63'
C6	80°55'41"	90.00'	142.86'	91.50'
C7	292°30'07"	90.00'	459.48'	60.13'
C8	55°15'04"	45.00'	44.18'	24.05'
C9	90°00'00"	20.00'	31.42'	20.00'
C10	7°47'01"	802.00'	108.95'	54.56'
C11	6°19'35"	802.00'	88.55'	44.32'
C12	14°06'36"	802.00'	197.50'	99.25'
(C12)	(14°07'06")	(802.00')	(197.82')	(99.31')

LEGEND

- ▲ FOUND AND ACCEPTED AS DESCRIBED
- SET 2" BRASS CAP FLUSH IN CONCRETE
STAMPED PLS 8318, PER CITY OF LEMOORE STANDARD M-4
- SET 3/4" X 30" IRON PIPE, 6" DEEP, TAGGED PLS 8318, PER CITY OF LEMOORE STANDARD M-4
- () RECORD DATA PER COUNTY TRACT MAP 614, LEMOORE INDUSTRIAL PARK NO. 1, REC. IN VOL. 14 OF LICENSED SURVEYORS' PLATS, AT PG. 42, KINGS COUNTY RECORDS, OR CALCULATED THEREFROM
- (R) RADIAL BEARING
- LINE INDICATES PARCEL MAP BOUNDARY
- ||||| ACCESS RIGHTS RELINQUISHED TO STATE OF CALIFORNIA PER BK. 790, PAGE 647, KINGS COUNTY RECORDS
- P.U.E. PUBLIC UTILITY EASEMENT PER THIS MAP

BASIS OF BEARINGS

THE SOUTH LINE OF LOT 14, PER TRACT MAP 614, LEMOORE INDUSTRIAL PARK NO. 1, REC. IN VOL. 14 OF LICENSED SURVEYORS' PLATS, AT PG. 42, KINGS COUNTY RECORDS; TAKEN AS N88°31'35"W



VICINITY MAP

NOT TO SCALE

Tom Vorhees

Phone (760) 510-6795

Cell (650) 255-2073

tom@lcmtechnology.com

July 15, 2014

Mayor Siegel and City Council Members
City of Lemoore
Lemoore Successor Agency
119 Fox Street
Lemoore, CA 93245

RE: Letter of Intent to purchase the remainder of Lot 14 – APN 024-051-015
approximately 8.89± acres of vacant land in the Lemoore Industrial Park and
Lot 4 – APN 024-051-013 approximately 3.49+/- acres

Dear Mayor Siegel and City Council Members:

I am very interested in obtaining the remaining acreage of Lot 14 in your Lemoore Industrial Park. I understand that Bennett & Bennett Irrigation is in the process of acquiring approximately 1.89+/- acres of this parcel (approximately 10.78+/- acres in total) and that there is a Tentative Parcel Map to divide it into 9 smaller parcels with a road (Venture Place) to be constructed through the middle. Additionally, I would like to purchase Lot 4, which is approximately 3.49+/- acres.

This letter serves as an offer to acquire the remaining acreage of Lot 14 (approximately 8.89+/- acres) and in exchange, I will construct the proposed Venture Place road, estimated at \$315,000. Within 18 months following the close of escrow, I will develop at least one of the remaining eight parcels into a pre-owned automobile dealership. I believe this is a great location for such development since it is adjacent to both Highway 198 and Highway 41. This project will be good for the community since there is the possibility of generating a large amount of sales tax revenue to the City's General Fund. Additionally, I am offering to pay \$87,500 for Lot 4 (approximately \$25,000 per acre).

In an effort to show good faith, upon signing a purchase agreement, I will place a \$5,000 deposit into an escrow account. The deposit will be released back to me upon completion of the road construction. If the road is not complete within 12 months of close of escrow, the property will revert back to the Agency and the deposit will be non-refundable. Additionally, I will pay a deposit of \$5,000 for Lot 4, which will become non-refundable following a 30-day due diligence period.

In addition to Council's approval, I understand that the sale of these properties are contingent on approval by the Lemoore Oversight Board and the California Department of Finance. I request escrow be opened within 10 days following notification by the Department of Finance of its approval, and that escrow close after 30 days. Additionally, I would appreciate splitting the escrow fees fifty-fifty.

Thank you in advance for your consideration of my offer. If I can answer any questions, please feel free to contact me at either of the numbers listed above.

Sincerely,

A handwritten signature in black ink, appearing to read "Tom V", followed by a long horizontal flourish line.

Tom Vorhees



Wells Fargo Bank, N.A.
U.S. Trade Services
Standby Letters of Credit
794 Davis Street, 2nd Floor
MAC A0283-023,
San Leandro, CA 94577-6922
Phone: 1(800) 798-2815 Option 1
E-Mail: sfrade@wellsfargo.com

Irrevocable Standby Letter Of Credit

Number : IS0254582U

Issue Date : November 19, 2014

BENEFICIARY

CITY OF LEMOORE
119 FOX
LEMOORE, CALIFORNIA 93245

APPLICANT

THOMAS M VORHEES
6985 CORTE LANGOSTA
CARLSBAD, CALIFORNIA 92009

LETTER OF CREDIT ISSUE AMOUNT USD 280,000.00 EXPIRY DATE NOVEMBER 19, 2015

LADIES AND GENTLEMEN:

WE HEREBY OPEN OUR IRREVOCABLE STANDBY LETTER OF CREDIT IN YOUR FAVOR FOR THE ACCOUNT OF THE ABOVE REFERENCED APPLICANT IN THE AGGREGATE AMOUNT OF TWO HUNDRED EIGHTY THOUSAND AND 00/100 UNITED STATES DOLLARS (USD 280,000.00) WHICH IS AVAILABLE BY PAYMENT UPON PRESENTATION OF THE FOLLOWING DOCUMENTS:

1. A DRAFT DRAWN ON US AT SIGHT MARKED "DRAWN UNDER WELLS FARGO BANK, N.A. STANDBY LETTER OF CREDIT NO. IS0254582U."
2. THE ORIGINAL LETTER OF CREDIT AND ANY AMENDMENTS ATTACHED THERETO.
3. A DATED STATEMENT ISSUED ON THE LETTERHEAD OF THE BENEFICIARY AND PURPORTEDLY SIGNED BY AN AUTHORIZED REPRESENTATIVE STATING:
APPLICANT HAS FAILED TO COMPLETE ROAD CONSTRUCTION AS PER THAT CERTAIN AGREEMENT BY AND BETWEEN THOMAS M. VORHEES, AS APPLICANT, AND CITY OF LEMOORE, AS BENEFICIARY. WE THEREFORE DEMAND PAYMENT IN THE AMOUNT OF (INSERT AMOUNT) AS SAME IS DUE AND OWING.

THIS LETTER OF CREDIT MAY NOT BE MODIFIED WITHOUT THE PRIOR WRITTEN CONSENT OF THE BENEFICIARY'S AUTHORIZED SIGNER, CITY MANAGER AND CITY ATTORNEY.

THIS IRREVOCABLE LETTER OF CREDIT SETS FORTH IN FULL THE TERMS OF OUR UNDERTAKING. THIS UNDERTAKING IS INDEPENDENT OF AND SHALL NOT IN ANY WAY BE MODIFIED, AMENDED, AMPLIFIED, OR INCORPORATED BY REFERENCE TO ANY DOCUMENT, CONTRACT, OR AGREEMENT REFERENCED HEREIN.

WE HEREBY AGREE WITH YOU THAT DRAFT(S) DRAWN UNDER AND IN COMPLIANCE WITH THE TERMS AND CONDITIONS OF THIS CREDIT SHALL BE DULY HONORED IF PRESENTED TOGETHER WITH DOCUMENT(S) AS SPECIFIED ABOVE AT OUR OFFICE LOCATED AT 794 DAVIS STREET, 2ND FLOOR, MAIL CODE A0283-023, SAN

together we'll go far





LEANDRO, CA 94577-6922, ATTENTION: STANDBY LETTER OF CREDIT DEPT. ON OR BEFORE THE ABOVE STATED EXPIRY DATE, OR ANY EXTENDED EXPIRY DATE IF APPLICABLE.

EXCEPT AS OTHERWISE EXPRESSLY STATED HEREIN, THIS LETTER OF CREDIT IS SUBJECT TO THE INTERNATIONAL STANDBY PRACTICES 1998, INTERNATIONAL CHAMBER OF COMMERCE PUBLICATION NO. 590 ("ISP98").

Very Truly Yours,

WELLS FARGO BANK, N.A.

By: 
Authorized Signature

The original of the Letter of Credit contains an embossed seal over the Authorized Signature.

Please direct any written correspondence or inquiries regarding this Letter of Credit, always quoting our reference number, to **Wells Fargo Bank, National Association**, Attn: U.S. Standby Trade Services

at either 794 Davis Street, 2nd Floor
MAC A0283-023,
San Leandro, CA 94577-6922

or 401 Linden Street, 1st Floor
MAC D4004-017,
Winston-Salem, NC 27101

Phone inquiries regarding this credit should be directed to our Standby Customer Connection Professionals

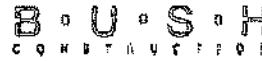
1-800-798-2815 Option 1
(Hours of Operation: 8:00 a.m. PT to 5:00 p.m. PT)

1-800-776-3862 Option 2
(Hours of Operation: 8:00 a.m. EST to 5:30 p.m. EST)

Together we'll go far



To: 29 Real Estate Development, LLC



Page 1 of 1

Date: July 20, 2016

From: David A. Bush Incorporated
Ramon Medina
5828 E. Harvard Avenue
Fresno, California 93727
Phone: (559)-840-0599 Fax: (559)-493-5944

California Contractors License No. 492686
DIR NO. 1000002012

Job: Venture Place Improvements
Lemoore, CA.

Bid Date: Tuesday, July 19, 2016

Bush Engineering is pleased to quote the following items:

ITEM NO.	DESCRIPTION	BID QUANTITY	UNIT	UNIT COST	AMOUNT
1	EARTHWORK FOR VENTURE PLACE ROAD	1	LS	\$57,000.00	\$57,000.00
2	WET UTILITIES	1	LS	\$230,000.00	\$230,000.00
3	DRY UTILITIES	1	LS	\$134,000.00	\$134,000.00
4	CONCRETE CURB & GUTTER	1	LS	\$19,000.00	\$19,000.00
5	CLASS II AB	1	LS	\$33,000.00	\$33,000.00
6	HOT MIX ASPHALT	1	LS	\$92,000.00	\$92,000.00
7	SURVEY MONUMENTS	1	LS	\$500.00	\$500.00
				TOTAL=	\$565,500.00

No Addendums have been acknowledged.

Conditions:

- 1 This proposal is based on plan sheet numbers 1 through 6, dated 10/20/2015, prepared by Zumwalt Hansen Inc. and approved by The City of Lemoore, dated 10/28/2015, PM 31213313 Trench Composite dated 6/1/2016, Joint Trench Intent dated 5/10/2016, and Sub Structure dated 4/11/2016.
- 2 Excess stripings and dirt will be left on-site.
- 3 A mutually agreeable schedule will be drafted and agreed to prior to performing the work.
- 4 Any changes to, or deletion of items quoted must be approved by Bush Engineering prior to acceptance of this proposal, unless otherwise noted.
- 5 Bush Engineering's proposal is expressly conditioned on a mutually acceptable contract.
- 6 Bush Engineering requires 10 working days to schedule our items of work.
- 7 All terms & conditions of this proposal, must be a part of any subcontract between Prime and Bush Engineering.
- 8 This proposal is based on working five eight hour shifts per week with no weekend or night work.
- 9 If adverse ground conditions or adverse weather affect working conditions, construction activities will not be commenced or continued unless the parties agree upon additional compensation and time for completion and the contract is adjusted accordingly.
- 10 This proposal is based on prosecuting the work with 2 move-ins per item of work: Additional mobilizations at \$1,000 per each.

Exclusions:

- 1 Earthwork of future pads, depressed curbs, sidewalks, ramps, striping, and signs.
- 2 Gas, Comcast, At&T, and gas facilities.
- 3 Wire and wire pull.
- 4 Permits, engineering, inspection, staking, surveying, and fees of any kind.
- 5 Storm Water Pollution Control Plan implementation or maintenance of the plan.
- 6 Dewatering or handling of wet or unsuitable soils.
- 7 Bond is excluded. Please add 1.0% if required.
- 8 All testing, including materials and compaction.

Bush Engineering, Inc.

Respectfully,

Ramon Medina
Project Manager/Estimator



A General Engineering Contractor • License #885013

A DIVISION OF STONEY'S

DIR #1000000749

9181 Highway 41
Lemoore, CA 93245
Office: 559-924-1900
Fax: 559-924-7834
License #885013

ESTIMATE

		ESTIMATE #	7485
DATE	9/29/2016	QUOTED BY	Jason
COMPANY	29 Real Estate Developers LLC	CONTACT	Hunter
TELEPHONE		FAX	
JOB SITE	29 Real Estate Developers LLC Venture Place Improvements Lemoore, CA 93245		
Item	JOB / DESCRIPTION	TOTAL	
BID JOB	Provide materials and labor to construct new road access per spec and per stamped plans provided.		
BID JOB	Dirt Work, Asphalt and Concrete.	220,845.00	
BID JOB	Underground Wet Utilities	250,000.00	
BID JOB	Underground Dry Utilities	286,000.00	
BID JOB	Street Lights Installed per plan	38,500.00	
Exclusions: Permits, compaction testing, surveying, SWWPP. Note: Water table unknown; De-watering if needed is not included in the price.			
NOTE: An additional 3% will be charged to any order paid with a credit card.		TOTAL	\$795,345.00

This proposal may be withdrawn if not accepted within 30 days.

CCP Representative: Jason

CCP Signature: 

Date: 9.29.16

Accepted By: _____

Date: _____

Thank you for the opportunity, if you have any questions please call Jason Wilkinson @ 559.410.5703.

Date of Proposal: 9/6/2016

Proposal Valid Until: 12/07/2016

PROPOSAL AND CONSTRUCTION CONTRACT

CARVALHO CONSTRUCTION INC., a California Corporation, hereafter called "Contractor," and **Hunter Sills**.

1. **Description and Location of Work.** Contractor agrees to perform the following work:

SEE Section 2 FOR CONSTRUCTION DESCRIPTION AND ITEM BREAKDOWN.

Venture Place a new cud-de-sac in Lemoore CA

2. **Plans and Specifications.** The above work shall be performed in accordance with the following plans and specifications:

See Section 2

3. **Payment.** Owner shall pay to Contractor, as full compensation for all the work hereunder the following amount:

Total Contract Lump Sum Without Alternates \$627,254.00

Progress Payment Schedule:

10% upon contract approval
30% upon completed rough grade
40% upon completion of underground utilities
10% upon completion of Paving
10% upon accepted completion

- A. In accordance with the provisions of Paragraph 3 of the General Conditions, progress payments shall be 100% of the estimate breakdown and the sum of 1.5% per month shall be added to any balance unpaid when due.
- B. The above prices shall include all applicable Sales, Use, Franchise, Excise and other taxes which may nor or hereafter be levied.
- C. In the event the above price is a unit price based on quantities, final payment shall be for actual quantities jointly determined by the Engineer, or other representative of Owner, and Contractor, upon completion of all work hereunder.
- D. The Proposal and Construction Contract shall be void if Owner is unable to demonstrate to the satisfaction of Contractor prior to commencement of work his ability to make payments for the work to be performed hereunder the manner and at the times set forth herein.

4. **Time.** Contractor shall commence work hereunder as promptly as practical after the receipt to written notice to proceed from Owner and shall complete the work within 180 Calendar days. A calendar day consist of all days, except days on which the Contractor is prevented by conditions beyond his control or by inclement weather or conditions resulting therefrom, adverse to the current controlling operation or operations, from proceeding with at least 90% of the normal labor and equipment force required for such operation or operations. Working days do not apply toward obtaining permit and plan checking. At the option of Contractor, this agreement shall be void unless notice to proceed is received within ten (10) working days following execution of the agreement by Owner.

5. **Special Conditions.**

See Section 2 "Proposal"

6. **Contract Documents.** The contract documents shall consist of this Agreement and Section 2



310 N. Irwin Street • #24, Hanford, CA 93230 • OFFICE 559/582-1400
carvalhoconstructioninc.com • LICENCE 852103

Executed at: 22841 Grangeville Blvd. Lemoore, Ca. 93245

If Acceptable Please Sign Original and Return to:

Carvalho Construction Inc.

22841 Grangeville Blvd.

Lemoore, Ca. 93245

Contract approved Value including alternates \$ _____

Alternates approved under this contract _____

BY: _____
Owner

Business Address _____

Residence Address _____

Name of Construction Lender _____

Address _____

CARVALHO CONSTRUCTION INC.
A CALIFORNIA CORPORATION

State of California Contractor's No. 852103

22841 Grangeville Blvd
(Address)

Lemoore, Ca. 93245

BY: _____
ESTIMATOR -
Kevin Nickell

Job No. 962016

This Subcontract is Subject to the Terms and Conditions Appearing on the Reverse Side Hereof.

GENERAL CONDITIONS

1. **WORKMANSHIP AND MATERIALS:** Contractor acknowledges that it is familiar with the nature and location of the work. All work shall be performed by Contractor in a workmanlike manner, and Contractor shall use its best skill and judgment in the performance of all work under this contract.
2. **COMMENCEMENT AND PROGRESS:** Contractor shall commence the performance of this contract as soon as practicable following notification by the Owner to do so, and shall continue diligently to complete such work in conformity with this agreement and in accordance with the plans and specifications.
3. **PAYMENTS:** Contractor shall receive progress payments monthly in proportion to the amount of work completed. Within ten (10) days after Owner receives a statement from Contractor setting forth the proportionate part of the work which Contractor's estimate shows to have been earned during the period covered by such statement. Owner will pay to Contractor the percentage amount set forth under Paragraph 3 (a) on the face hereof. The remaining amount due Contractor shall be paid to it within thirty-five (35) days after final completion of the work by Contractor. The proportionate amount of work billed on Contractor's progress billings shall be subject to the approval of Engineer Owner. Progress payments shall not be construed as an acceptance of any work, the entire work being subject to final inspection and approval by Owner. As it would be extremely difficult to fix and ascertain the actual damages the Contractor would sustain by non-payment of moneys due to Contractor under the terms of this agreement at the times and in the manner specified herein, it is hereby agreed by the parties hereto that the Owner shall pay to the Contractor in addition to all sums due hereunder the sum of the percentage per month set forth under Paragraph 3 (a) on the face hereof as a fixed amount of any balance unpaid when due under this agreement. Nothing contained herein shall be deemed a consent by the contractor extending the due date for payment under this agreement.
4. **CHANGES IN THE WORK:** Owner may, from the time, by instructions or drawings issued to Contractor, make changes in the scope of work, issued additional instructions, request additional work or direct the omission of work previously ordered, and the provisions of this contract shall apply to all such changes, modifications and additions with the same effect as if they were embodied in the original contract. The price or a formula for establishing the price for such work shall be set forth in a written change order either prior to the commencement of work or as soon as practical thereafter.
5. **COST OF THE WORK:** Contractor shall pay for all work required under this contract, save and excepting such items thereof as shall be designated as the responsibility of owner in the plans and specifications, or in the special provisions.
6. **INDEMNITY:** Contractor, shall indemnify and hold Owner harmless against all claims, damage suits, actions, recoveries and judgments arising from or out of any negligence of Contractor, its agents, employees, or subcontractors, in performing the work under this contract.
7. **RESPONSIBILITY FOR WORK:** Contractor shall be responsible for and shall bear any loss of or damage to the work and all materials, supplies and equipment until acceptance thereof unless such loss or damage results from the actions, fault or negligence, either active or passive, of the Owner, his agents, employees, contractors or anyone acting on Owner's behalf.
8. **INSURANCE:** Contractor shall maintain such insurance as will protect it from claims under worker's compensation acts and from claims for damages because of bodily injury, including death, or injury to property which may arise from and during the operation of this contract. A certificate of such insurance shall be filed with the Owner if he so requests.
9. **UNAVOIDABLE DELAYS-EXTENSION OF TIME:** In the event Contractor shall be delayed in the performance of the work under this contract by causes beyond the control of the Contractor and without the fault or negligence of Contractor, including, but not limited to, Change Orders, Acts of God, or of the public enemy, acts of any governmental agency, in either its sovereign or contractual capacity, fire, flood, epidemics, strikes, freight embargoes, inclement weather, over optimum moisture content of ground or base course, unsuitable ground conditions or delays caused by Vendors or other Contractors, Contractor shall have such period of time to complete the performance of this contract as shall be necessary as a result of any such causes.
10. **CHANGED CONDITIONS:** In the event sub-surface or latent physical conditions differ materially from those indicated in this contract, or in the event there exist unknown physical conditions at the site of an unusual nature differing materially from those ordinarily encountered in work of the character provided for in this contract, Contractor shall advise Owner of the existence of such conditions and the parties shall equitably adjust the contract price to provide for any increase resulting from such condition.
11. **LAWS AND REGULATIONS:** Contractor shall at all times comply with all applicable laws, ordinances, statutes, rules and regulations of the Federal Government, State, County, Municipalities or their Agencies of Government and particularly those regulations relating to hours and working conditions.
12. **OWNER DEFINED:** Owner represents he is the Owner in fee simple of the real property upon which the construction improvement is to be made. For the purpose of administration, wherever in this contract the work "owner" is used it shall include the architect, supervision engineer and any other duly authorized representative of the owner.
13. **ACCEPTANCE:** Upon receipt of written notice from Contractor requesting acceptance of the work being performed hereunder, Owner shall promptly inspect the job and, in the event the same has been completed in conformity herewith, provide Contractor with a Notice of Completion. In the event the work performed is subject to further inspection and/or final acceptance by another party, and such inspection and/or final acceptance cannot be obtained through no fault of Contractor, then in such event the work shall be deemed completed and accepted. Such acceptance shall not relieve the Contractor of responsibility for repairs or replacement from faulty materials and workmanship which appear within a period of one year from the date of such completion.
14. **BUILDING PERMITS:** Owner will obtain and pay for all building permits, inspection fees, soils test, engineering, staking, fees for utility connections, or other such similar items required for the performance of work hereunder.
15. **SUBCONTRACTING:** Contractor shall have the right to subcontract any portion of the work hereunder, and all work performed by subcontractors shall be subject to all of the applicable terms and conditions of the contract documents.
16. **LIENS AND CLAIMS:** Contractor shall promptly pay valid claims of all persons, firms or corporations performing labor or furnishing equipment, materials and other items used in, upon or for the work done hereunder. Owner warrants that the Contractor's right to mechanics lien has not been and will not be waived by Owner or anyone else without specific approval of Contractor.
17. **FAILURE TO MAKE PAYMENTS:** In the event Owner shall fail to make payment at the times and in the amounts provided for in this agreement, Contractor shall have the right to stop work. In such event all amounts due Contractor, including retention, shall immediately become payable and Contractor shall have the right to recover all damages sustained by Contractor as a result of such breach of contract by Owner.
18. **TERMINATION BY OWNER:** In the event Contractor shall fail to perform any provision of this agreement, and such failure should continue for thirty (30) days after receipt of written notice from Owner, then Owner may terminate this contract and cause the balance of the work to be completed by other parties. In any such event, if the reasonable cost of such completion exceeds the unpaid balance due on the contract price, Contractor shall promptly pay such difference to Owner on demand.

19. **COSTS AND ATTORNEYS' FEES:** Should either party bring suit in court to enforce or interpret any of the terms hereof, or for a breach thereof, and/or to foreclose any mechanic's lien attributable to the work done hereunder, the prevailing party shall be entitled to cost and reasonable attorneys' fees, which may be set by the Court in the same action or in a separate action brought for that purpose, in addition to any other relief to which he may be entitled.

20. **NOTICES:** Any notice required or permitted hereunder may be served personally on the Superintendent of Construction, or on the duly authorized representative of the Owner at the job site, or may be served by certified mail directed to the address of the party shown on the face of the contract.

21. **ASSIGNMENT:** This agreement shall be binding upon and inure to the heirs, successors and assigns of the parties hereto.

22. **WAIVER OF RIGHTS:** Failure to enforce any rights hereunder shall not waive any rights in respect of other or future occurrences.

23. **JURISDICTION:** It is understood and agreed that each and every provision of this contract, including any alleged breach thereof, shall be interpreted in accordance with the laws of the state of California and this contract shall be deemed to have been made and entered into at Santa Maria, California.

California Law requires the following statement to be included in a written contract when the contractor performs work as a prime contractor within the State of California to which the written contract applies: **"Contractors are required by law to be licensed and regulated the Contractors' State License Board.** Any questions concerning a contractor may be referred to the registrar of the board whose address is:
Contractors' State License Board P.O. Box 26000, Sacramento, CA 95826

Proposed Finishes (Section 2)

Venture Place cul-de-sac as depicted on the drawings dated May 2015.

Demo

- Saw cut break and remove 104 LF of existing Curb & Gutter. Saw Cut 104 feet of asphalt on Commerce Way; to create clean edge. Remove 33LF of existing Storm Drain on Commerce Way. Per Plans

Proposed Structural Systems

- Concrete Work- 1654 LF Curb and Gutter, (2) Wheelchair ramps. Per plans
- Paving- 41,336 SF 4" AC/ 6" Base. Per plans

Onsite Utilities

- Sanitary Sewer- Provide and install 703 LF of 8" pipe 522 LF of Laterals, (3) 48" Manholes. Per plans
- Water- Provide and install 742 LF 8" pipe, 52 LF 6" pipe for Fire Hydrant, 477 LF 4" pipe for Fire service, 441 LF 2" pipe for Water service, (4) 6" Gate Valves, (9) 4" Gate Valves, (9) 2" water service / NO Meter, (4) Fire Hydrants, (1) 8" x 8" Tapping Tee w/ Valve. Per Plans
- C. Storm Drain- Provide and install- 583LF 15" Pipe, 353 LF 12" pipe (4) 48" Manholes (1) 60" Manhole, (3) Catch Basins. Per plans

Venture Place 9/6/2016

Excavation and Compaction

- Grade and compact existing soil in roadway only. Per plans
- Provide and install silt bags, straw waddles and concrete wash out as necessary

Exclusions

1. Blue Prints or drawings.
2. Building permit fees
3. Soils reports/over excavation/ Soil- Import or Export
4. Any items required by City such as structural engineering or design adds
5. After hours and weekend work
6. Sidewalks
7. Streetlights / Poles and Fixtures
8. Any and all unmarked utilities
9. Building Pads and Sidewalk Grading
10. Water meters and backflow devices
11. Traffic control
12. Any and all items not listed on this proposal or drawings



119 Fox Street • Lemoore, California 93245 • (559) 924-6700 • Fax (559) 924-9003

Staff Report

To: Lemoore City Council
From: Janie Venegas, City Clerk / Human Resources Manager
Date: June 14, 2017 **Meeting Date:** June 20, 2017
Subject: Activity Update

Strategic Initiative:	<input type="checkbox"/> Safe & Vibrant Community	<input type="checkbox"/> Growing & Dynamic Economy
	<input type="checkbox"/> Fiscally Sound Government	<input type="checkbox"/> Operational Excellence
	<input type="checkbox"/> Community & Neighborhood Livability	<input checked="" type="checkbox"/> Not Applicable

Reports

- | | |
|-------------------------------------|---------------|
| ➤ Warrant Register – FY 16-17 | June 07, 2017 |
| ➤ Warrant Register – FY 16-17 | June 15, 2017 |
| ➤ Warrant Register – RDA – FY 16-17 | June 15, 2017 |

Warrant Register 6-7-17

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DATE: 06/07/2017
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CITY OF LEMOORE EXPENDITURE TRANSACTION ANALYSIS

PAGE NUMBER: 1
AUDIT11

SELECTION CRITERIA: transact.yr='17' and transact.period='12' and transact.fund between '001' and '247' and transact.batch='VN060917
ACCOUNTING PERIOD: 12/17

FUND - 001 - GENERAL FUND
BUDGET UNIT - 4213 - CITY MANAGER

ACCOUNT	DATE	T/C	ENCUMBR	REFERENCE	VENDOR	BUDGET	EXPENDITURES	ENCUMBRANCES	DESCRIPTION
4140					HEALTH INSURANCE				
12/17	06/07/17	21		53733	6800 AUL HEALTH BENEF		125.00	.00	HRA CONTRIBUTION
12/17	06/07/17	21		53733	6800 AUL HEALTH BENEF		125.00	.00	HRA CONTRIBUTION
TOTAL					HEALTH INSURANCE	.00	250.00	.00	
4310					PROFESSIONAL CONTRACT SVC				
12/17	06/07/17	21		53750	5352 SHRED-IT USA- FR		36.96	.00	SHRED-CITY CLERK
TOTAL					PROFESSIONAL CONTRACT SVC	.00	36.96	.00	
4340					UTILITIES				
12/17	06/07/17	21		53699	5516 AT&T		34.32	.00	939-103-4005
12/17	06/07/17	21		53699	5516 AT&T		131.06	.00	939-103-6913
12/17	06/07/17	21		53699	5516 AT&T		126.72	.00	939-103-4009
TOTAL					UTILITIES	.00	292.10	.00	
4380					RENTALS & LEASES				
12/17	06/07/17	21		53719	5977 GREATAMERICA FIN		674.42	.00	COPIER/PRINTER
TOTAL					RENTALS & LEASES	.00	674.42	.00	
TOTAL					CITY MANAGER	.00	1,253.48	.00	

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CITY OF LEMOORE
EXPENDITURE TRANSACTION ANALYSIS

PAGE NUMBER: 2
AUDIT11

SELECTION CRITERIA: transact.yr='17' and transact.period='12' and transact.fund between '001' and '247' and transact.batch='VN060917
ACCOUNTING PERIOD: 12/17

FUND - 001 - GENERAL FUND
BUDGET UNIT - 4215 - FINANCE

ACCOUNT	DATE	T/C	ENCUMBR	REFERENCE	VENDOR	BUDGET	EXPENDITURES	ENCUMBRANCES	DESCRIPTION
4220									
12/17	06/07/17	21		53738	5396 OFFICE DEPOT		144.96	.00	PAPER /PEN/RUBBERBAND
TOTAL						.00	144.96	.00	
4310									
12/17	06/07/17	21	7345	-01 53743	6729 PRIDESTAFF, INC.		1,528.40	-1,528.40	ACCOUNTANT TEMP
12/17	06/07/17	21	7345	-01 53743	6729 PRIDESTAFF, INC.		1,528.40	-1,528.40	ACCOUNTANT TEMP
TOTAL						.00	3,056.80	-3,056.80	
4340									
12/17	06/07/17	21		53699	5516 AT&T		21.46	.00	939-103-4005
12/17	06/07/17	21		53699	5516 AT&T		163.82	.00	939-103-6913
TOTAL						.00	185.28	.00	
4380									
12/17	06/07/17	21		53719	5977 GREATAMERICA FIN		560.26	.00	COPIER/PRINTER
TOTAL						.00	560.26	.00	
TOTAL						.00	3,947.30	-3,056.80	

CITY OF LEMOORE
EXPENDITURE TRANSACTION ANALYSIS

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SELECTION CRITERIA: transact.yr='17' and transact.period='12' and transact.fund between '001' and '247' and transact.batch='VN060917
ACCOUNTING PERIOD: 12/17
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FUND - 001 - GENERAL FUND
BUDGET UNIT - 4220 - MAINTENANCE DIVISION

ACCOUNT	DATE	T/C	ENCUMBR	REFERENCE	VENDOR	BUDGET	EXPENDITURES	ENCUMBRANCES	DESCRIPTION
4220					OPERATING SUPPLIES				
12/17	06/07/17	21		53714	1547 VERITIV OPERATIN		265.23	.00	TOILET TISSUE
12/17	06/07/17	21		53714	1547 VERITIV OPERATIN		461.38	.00	CAN LINERS
12/17	06/07/17	21		53714	1547 VERITIV OPERATIN		453.51	.00	CAN LINER/TOILET TISS
12/17	06/07/17	21		53714	1547 VERITIV OPERATIN		485.16	.00	TOWEL
TOTAL					OPERATING SUPPLIES	.00	1,665.28	.00	
4310					PROFESSIONAL CONTRACT SVC				
12/17	06/07/17	21		53749	6703 SALVADOR VARGAS		157.50	.00	19 AVE FIELD PREP/ATT
12/17	06/07/17	21		53746	5287 RES COM PEST CON		38.00	.00	PEST CONTROL/411 WEST
TOTAL					PROFESSIONAL CONTRACT SVC	.00	195.50	.00	
4340					UTILITIES				
12/17	06/07/17	21		53699	5516 AT&T		2.96	.00	939-103-4007
TOTAL					UTILITIES	.00	2.96	.00	
4380					RENTALS & LEASES				
12/17	06/07/17	21		53719	5977 GREATAMERICA FIN		1.58	.00	COPIER/PRINTER
TOTAL					RENTALS & LEASES	.00	1.58	.00	
TOTAL					MAINTENANCE DIVISION	.00	1,865.32	.00	

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CITY OF LEMOORE
EXPENDITURE TRANSACTION ANALYSIS

PAGE NUMBER: 4
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SELECTION CRITERIA: transact.yr='17' and transact.period='12' and transact.fund between '001' and '247' and transact.batch='VN060917'
ACCOUNTING PERIOD: 12/17

FUND - 001 - GENERAL FUND
BUDGET UNIT - 4221 - POLICE

ACCOUNT	DATE	T/C	ENCUMBR	REFERENCE	VENDOR	BUDGET	EXPENDITURES	ENCUMBRANCES	DESCRIPTION
4140					HEALTH INSURANCE				
12/17	06/07/17	21		53733	6800 AUL HEALTH BENEF		125.00	.00	HRA CONTRIBUTION
12/17	06/07/17	21		53733	6800 AUL HEALTH BENEF		125.00	.00	HRA CONTRIBUTION
12/17	06/07/17	21		53733	6800 AUL HEALTH BENEF		125.00	.00	HRA CONTRIBUTION
TOTAL					HEALTH INSURANCE	.00	375.00	.00	
4220					OPERATING SUPPLIES				
12/17	06/07/17	21		53707	5262 COOPER'S CONCRET		300.00	.00	DOG KENNEL
12/17	06/07/17	21		53753	0428 STONEY'S SAND &		164.41	.00	CONCRETE MIX
12/17	06/07/17	21		53757	3010 THE ANIMAL HOUSE		70.73	.00	EUKENUBA 44#
TOTAL					OPERATING SUPPLIES	.00	535.14	.00	
4220U					OPERAT SUPPLIES- UNIFORMS				
12/17	06/07/17	21		53754	0430 SUN BADGE CO.		88.22	.00	CHAPLAIN RIBBON
12/17	06/07/17	21 7338	-01	7548A	6170 LPS TACTICAL & P		.00	-144.10	ENFORCER 6316M 3A- US ARM
12/17	06/07/17	21 7338	-02	7548A	6170 LPS TACTICAL & P		.00	-144.10	ENFORCER 6316M 3A- US ARM
12/17	06/07/17	21 7338	-03	53767	6170 LPS TACTICAL & P		1,111.00	-1,255.10	ENFORCER 6316M 3A- US ARM
12/17	06/07/17	21 7338	-04	53767	6170 LPS TACTICAL & P		1,111.00	-1,255.10	ENFORCER 6316M 3A- US ARM
12/17	06/07/17	21 7338	-05	53767	6170 LPS TACTICAL & P		161.10	-215.43	SALES TAX
12/17	06/07/17	21 7392	-01	53767	6170 LPS TACTICAL & P		1,111.00	-1,255.10	ENFORCER 6316M 3A - US AR
12/17	06/07/17	21 7392	-02	53767	6170 LPS TACTICAL & P		80.55	-90.99	SALES TAX
TOTAL					OPERAT SUPPLIES- UNIFORMS	.00	3,662.87	-4,359.92	
4310					PROFESSIONAL CONTRACT SVC				
12/17	06/07/17	21		53709	3088 JONES TOWING		350.00	.00	2008 DODGE CHARGER
12/17	06/07/17	21		53709	3088 JONES TOWING		350.00	.00	2002 HONDA CIVIC
12/17	06/07/17	21 7291	-01	53710	2454 DELL COMPUTER CO		960.05	-960.05	VLA MCAFEE ENDPOINT PROTE
TOTAL					PROFESSIONAL CONTRACT SVC	.00	1,660.05	-960.05	
4320					MEETINGS & DUES				
12/17	06/07/17	21		53766	6345 VOHNE LICHE KENN		150.00	.00	APRIL 17 TRAINING
TOTAL					MEETINGS & DUES	.00	150.00	.00	
4340					UTILITIES				
12/17	06/07/17	21		53763	0116 VERIZON WIRELESS		1,293.32	.00	04/17/17-05/16/17
12/17	06/07/17	21		53699	5516 AT&T		171.91	.00	393-103-3999
12/17	06/07/17	21		53699	5516 AT&T		332.20	.00	939-103-4008
12/17	06/07/17	21		53699	5516 AT&T		142.99	.00	939-103-6912
12/17	06/07/17	21		53699	5516 AT&T		21.59	.00	939-103-4003
TOTAL					UTILITIES	.00	1,962.01	.00	
4380					RENTALS & LEASES				
12/17	06/07/17	21		53703	1817 C.A. REDING COMP		349.11	.00	PD PRINTER
12/17	06/07/17	21		53759	5842 U.S. BANCORP EQ		836.59	.00	PD COPIER
TOTAL					RENTALS & LEASES	.00	1,185.70	.00	
TOTAL					POLICE	.00	9,530.77	-5,319.97	

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CITY OF LEMOORE
EXPENDITURE TRANSACTION ANALYSIS

PAGE NUMBER: 5
AUDIT11

SELECTION CRITERIA: transact.yr='17' and transact.period='12' and transact.fund between '001' and '247' and transact.batch='VN060917'
ACCOUNTING PERIOD: 12/17

FUND - 001 - GENERAL FUND
BUDGET UNIT - 4221 - POLICE

ACCOUNT DATE	T/C	ENCUMBR	REFERENCE VENDOR	BUDGET	EXPENDITURES	ENCUMBRANCES DESCRIPTION
4380			RENTALS & LEASES			

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CITY OF LEMOORE
EXPENDITURE TRANSACTION ANALYSIS

PAGE NUMBER: 6
AUDIT11

SELECTION CRITERIA: transact.yr='17' and transact.period='12' and transact.fund between '001' and '247' and transact.batch='VN060917
ACCOUNTING PERIOD: 12/17

FUND - 001 - GENERAL FUND
BUDGET UNIT - 4222 - FIRE

ACCOUNT	DATE	T/C	ENCUMBR	REFERENCE	VENDOR	BUDGET	EXPENDITURES	ENCUMBRANCES	DESCRIPTION
4230					REPAIR/MAINT SUPPLIES				
12/17	06/07/17	21		53728	0314 LEMOORE AUTO SUP		46.51	.00	GREASE/GREASE GUN
12/17	06/07/17	21		53728	0314 LEMOORE AUTO SUP		44.36	.00	BULB LONG LIFE
12/17	06/07/17	21		53728	0314 LEMOORE AUTO SUP		2.46	.00	FUSE
12/17	06/07/17	21		53728	0314 LEMOORE AUTO SUP		257.62	.00	BATTERY
TOTAL					REPAIR/MAINT SUPPLIES	.00	350.95	.00	
4340					UTILITIES				
12/17	06/07/17	21		53696	0016 ALERT-O-LITE		190.05	.00	04/24/17-05/23/17
12/17	06/07/17	21		53699	5516 AT&T		109.21	.00	939-103-6913
12/17	06/07/17	21		53699	5516 AT&T		95.74	.00	939-103-4001
12/17	06/07/17	20		53696	0016 ALERT-O-LITE		-190.05	.00	04/24/17-05/23/17
TOTAL					UTILITIES	.00	204.95	.00	
4380					RENTALS & LEASES				
12/17	06/07/17	21		53719	5977 GREATAMERICA FIN		5.13	.00	COPIER/PRINTER
TOTAL					RENTALS & LEASES	.00	5.13	.00	
TOTAL					FIRE	.00	561.03	.00	

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CITY OF LEMOORE
EXPENDITURE TRANSACTION ANALYSIS

PAGE NUMBER: 7
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SELECTION CRITERIA: transact.yr='17' and transact.period='12' and transact.fund between '001' and '247' and transact.batch='VN060917
ACCOUNTING PERIOD: 12/17

FUND - 001 - GENERAL FUND
BUDGET UNIT - 4224 - BUILDING INSPECTION

ACCOUNT	DATE	T/C	ENCUMBR	REFERENCE	VENDOR	BUDGET	EXPENDITURES	ENCUMBRANCES	DESCRIPTION
4140									
	HEALTH INSURANCE								
12/17	06/07/17	21		53733	6800 AUL HEALTH BENEF		125.00	.00	HRA CONTRIBUTION
TOTAL	HEALTH INSURANCE					.00	125.00	.00	
4340									
	UTILITIES								
12/17	06/07/17	21		53699	5516 AT&T		2.96	.00	939-103-4007
TOTAL	UTILITIES					.00	2.96	.00	
4380									
	RENTALS & LEASES								
12/17	06/07/17	21		53719	5977 GREATAMERICA FIN		141.71	.00	COPIER/PRINTER
TOTAL	RENTALS & LEASES					.00	141.71	.00	
TOTAL	BUILDING INSPECTION					.00	269.67	.00	

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CITY OF LEMOORE
EXPENDITURE TRANSACTION ANALYSIS

PAGE NUMBER: 8
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SELECTION CRITERIA: transact.yr='17' and transact.period='12' and transact.fund between '001' and '247' and transact.batch='VN060917'
ACCOUNTING PERIOD: 12/17

FUND - 001 - GENERAL FUND
BUDGET UNIT - 4230 - PUBLIC WORKS

ACCOUNT	DATE	T/C	ENCUMBR	REFERENCE	VENDOR	BUDGET	EXPENDITURES	ENCUMBRANCES	DESCRIPTION
4310									
12/17	06/07/17	21	7303	-01	53744	0876	QUAD KNOPF, INC.	787.86	-787.86 PG&E CENTER
12/17	06/07/17	21	7313	-01	53744	0876	QUAD KNOPF, INC.	434.70	-434.70 L170045- TRACT 908
TOTAL						.00	1,222.56	-1,222.56	
4340									
12/17	06/07/17	21		53699	5516	AT&T	109.21	.00	939-103-6913
12/17	06/07/17	21		53699	5516	AT&T	3.94	.00	939-103-4007
TOTAL						.00	113.15	.00	
4380									
12/17	06/07/17	21		53719	5977	GREATAMERICA FIN	285.43	.00	COPIER/PRINTER
12/17	06/07/17	21		53719	5977	GREATAMERICA FIN	105.23	.00	COPIER/PRINTER
TOTAL						.00	390.66	.00	
TOTAL						.00	1,726.37	-1,222.56	

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SELECTION CRITERIA: transact.yr='17' and transact.period='12' and transact.fund between '001' and '247' and transact.batch='VN060917
 ACCOUNTING PERIOD: 12/17

FUND - 001 - GENERAL FUND
 BUDGET UNIT - 4231 - STREETS

ACCOUNT	DATE	T/C	ENCUMBR	REFERENCE	VENDOR	BUDGET	EXPENDITURES	ENCUMBRANCES	DESCRIPTION
4340									
12/17	06/07/17	21		53740	0363 P G & E		58.82	.00	04/25/17-05/23/17
12/17	06/07/17	21		53740	0363 P G & E		317.31	.00	04/25/17-05/23/17
TOTAL						.00	376.13	.00	
4350									
12/17	06/07/17	21	7325 -01	53704	5291 CEN-CAL PAVING,		12,040.60	-12,040.60	3 WORK SITES - 1. CYPRESS
TOTAL						.00	12,040.60	-12,040.60	
4380									
12/17	06/07/17	21		53719	5977 GREATAMERICA FIN		2.21	.00	COPIER/PRINTER
TOTAL						.00	2.21	.00	
TOTAL						.00	12,418.94	-12,040.60	

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SELECTION CRITERIA: transact.yr='17' and transact.period='12' and transact.fund between '001' and '247' and transact.batch='VN060917'
ACCOUNTING PERIOD: 12/17

FUND - 001 - GENERAL FUND
BUDGET UNIT - 4242 - RECREATION

ACCOUNT	DATE	T/C	ENCUMBR	REFERENCE	VENDOR	BUDGET	EXPENDITURES	ENCUMBRANCES	DESCRIPTION
4140					HEALTH INSURANCE				
12/17	06/07/17	21		53733	6800 AUL HEALTH BENEF		125.00	.00	HRA CONTRIBUTION
TOTAL					HEALTH INSURANCE	.00	125.00	.00	
4220					OPERATING SUPPLIES				
12/17	06/07/17	21		53708	5553 CPRS DISTRICT 7		180.00	.00	REGISTRATION
TOTAL					OPERATING SUPPLIES	.00	180.00	.00	
4310					PROFESSIONAL CONTRACT SVC				
12/17	06/07/17	21		53727	T2216 KRISTEN BOWLING		100.80	.00	TUMBLING-MAY 2017
12/17	06/07/17	21		53752	6810 STEPHANIE BILLIN		115.50	.00	PEEWEE MUSIC-MAY2017
12/17	06/07/17	21		53713	6731 FLORENCE COLBY		185.50	.00	ZUMBA-MAY 2017
12/17	06/07/17	21		53742	T1975 PIUNNO, TONI		213.50	.00	JAZZERCISE/YOGALATES
12/17	06/07/17	21		53751	5235 STATE DISBURSEME		86.00	.00	JASON GLASPIE-MAY17
12/17	06/07/17	21		53700	T2056 AUDREY LEE		238.00	.00	DDP YOGA- MAY 2017
12/17	06/07/17	21		53732	T2243 MICHELLE STEVENS		84.00	.00	PAINT PARTY
12/17	06/07/17	21		53762	6505 VANESSA GONZALEZ		420.00	.00	DRAMA - APRIL 2017
12/17	06/07/17	21		53715	5962 JASON GLASPIE		378.80	.00	BOXING-MAY 2017
12/17	06/07/17	21		53705	6821 CHRISTOPHER DOWD		28.00	.00	BEGINNER'S BOOT CAMP
12/17	06/07/17	21		53731	6371 MANUEL VELARDE		222.60	.00	KARATE- MAY
TOTAL					PROFESSIONAL CONTRACT SVC	.00	2,072.70	.00	
4340					UTILITIES				
12/17	06/07/17	21		53699	5516 AT&T		65.53	.00	939-103-6913
TOTAL					UTILITIES	.00	65.53	.00	
4380					RENTALS & LEASES				
12/17	06/07/17	21		53719	5977 GREATAMERICA FIN		918.36	.00	COPIER/PRINTER
TOTAL					RENTALS & LEASES	.00	918.36	.00	
TOTAL					RECREATION	.00	3,361.59	.00	

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ACCOUNTING PERIOD: 12/17

FUND - 001 - GENERAL FUND
BUDGET UNIT - 4297 - HUMAN RESOURCES

ACCOUNT	DATE	T/C	ENCUMBR	REFERENCE	VENDOR	BUDGET	EXPENDITURES	ENCUMBRANCES	DESCRIPTION
4360					TRAINING				
12/17	06/07/17	21		53760	T2109 VALERIE CAZARES		360.92	.00	TUITION REIMBURSEMENT
TOTAL					TRAINING	.00	360.92	.00	
TOTAL					HUMAN RESOURCES	.00	360.92	.00	
TOTAL					GENERAL FUND	.00	35,295.39	-21,639.93	

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SELECTION CRITERIA: transact.yr='17' and transact.period='12' and transact.fund between '001' and '247' and transact.batch='VN060917
ACCOUNTING PERIOD: 12/17

FUND - 040 - FLEET MAINTENANCE
BUDGET UNIT - 4265 - FLEET MAINTENANCE

ACCOUNT	DATE	T/C	ENCUMBR	REFERENCE	VENDOR	BUDGET	EXPENDITURES	ENCUMBRANCES	DESCRIPTION
4220					OPERATING SUPPLIES				
12/17	06/07/17	21		53712	5866 FASTENAL COMPANY		64.58	.00	TRUBOLT
12/17	06/07/17	21		53738	5396 OFFICE DEPOT		10.39	.00	INK,BRSTL/PORTFOLIO
12/17	06/07/17	21		53721	6146 HANFORD CHRYSLER		335.40	.00	FILTER
12/17	06/07/17	21		53721	6146 HANFORD CHRYSLER		21.43	.00	RELAY
12/17	06/07/17	21		53721	6146 HANFORD CHRYSLER		60.02	.00	SREW TAP/NUT
12/17	06/07/17	21		53756	0634 TERMINAL AIR BRA		68.67	.00	LED SIGNAL STAT
12/17	06/07/17	21		53726	2671 KELLER MOTORS		62.74	.00	EMBLEM/BRACKET
12/17	06/07/17	21		53761	0458 KELLER FORD LINC		209.32	.00	LAMP ASSY
12/17	06/07/17	21		53761	0458 KELLER FORD LINC		136.01	.00	MOULDING
12/17	06/07/17	21		53728	0314 LEMOORE AUTO SUP		80.43	.00	BINDER CHAIN
12/17	06/07/17	21		53728	0314 LEMOORE AUTO SUP		86.15	.00	6FJX/HOSE
12/17	06/07/17	21		53728	0314 LEMOORE AUTO SUP		38.55	.00	NO TOUCH TIRE FOAM
12/17	06/07/17	21		53728	0314 LEMOORE AUTO SUP		16.00	.00	CAPSCREW/LOCK NUT
12/17	06/07/17	21		53728	0314 LEMOORE AUTO SUP		25.02	.00	WINDSHIELD URETHANE
12/17	06/07/17	21		53734	0345 MORGAN & SLATES		13.86	.00	NIPPLE
12/17	06/07/17	21		53734	0345 MORGAN & SLATES		123.58	.00	CASTER POLY COUPLING
12/17	06/07/17	21		53748	0535 RUCKSTELL CALIF		277.90	.00	REPAIR CUSTOMER PLC
12/17	06/07/17	21		53719	5977 GREATAMERICA FIN		.72	.00	COPIER/PRINTER
12/17	06/07/17	21		53739	6120 O'REILLY AUTO PA		34.81	.00	RELAY
TOTAL					OPERATING SUPPLIES	.00	1,665.58	.00	
4220CNG					CNG OPERATING SUPPLIES				
12/17	06/07/17	21		53729	0306 LEMOORE HIGH SCH		4,424.84	.00	APRIL CNG
12/17	06/07/17	21		53729	0306 LEMOORE HIGH SCH		4,457.47	.00	MAY CNG
TOTAL					CNG OPERATING SUPPLIES	.00	8,882.31	.00	
4230					REPAIR/MAINT SUPPLIES				
12/17	06/07/17	21		53709	3088 JONES TOWING		60.00	.00	2000 DODGE CHARGER
12/17	06/07/17	21		53736	3099 NVB EQUIPMENT, I		470.74	.00	SERVICE GAS DETECITON
12/17	06/07/17	21		53736	3099 NVB EQUIPMENT, I		470.74	.00	GAS DET SERVICE
12/17	06/07/17	21		53736	3099 NVB EQUIPMENT, I		470.74	.00	GAS DET SERVICE
12/17	06/07/17	21	7333	-01 53721	6146 HANFORD CHRYSLER		569.83	-569.83	DEALER POLICE UNITS
12/17	06/07/17	21	7333	-01 53721	6146 HANFORD CHRYSLER		296.14	-296.14	DEALER POLICE UNITS
TOTAL					REPAIR/MAINT SUPPLIES	.00	2,338.19	-865.97	
4340					UTILITIES				
12/17	06/07/17	21		53699	5516 AT&T		2.48	.00	939-103-4007
TOTAL					UTILITIES	.00	2.48	.00	
4350					REPAIR/MAINT SERVICES				
12/17	06/07/17	21	7352	-01 53745	6323 QUINN COMPANY		535.00	-535.00	PRO-BASIC RESEAL HYDRAULI
12/17	06/07/17	21	7352	-02 53745	6323 QUINN COMPANY		525.00	-525.00	PRO-BASIC RESEAL HYDRAULI
12/17	06/07/17	21	7352	-03 53745	6323 QUINN COMPANY		55.36	-79.50	SALES TAX
TOTAL					REPAIR/MAINT SERVICES	.00	1,115.36	-1,139.50	
TOTAL					FLEET MAINTENANCE	.00	14,003.92	-2,005.47	

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ACCOUNTING PERIOD: 12/17

FUND - 040 - FLEET MAINTENANCE
BUDGET UNIT - 4265 - FLEET MAINTENANCE

ACCOUNT DATE	T/C	ENCUMBR	REFERENCE VENDOR	BUDGET	EXPENDITURES	ENCUMBRANCES DESCRIPTION
4350			REPAIR/MAINT SERVICES			
TOTAL			FLEET MAINTENANCE	.00	14,003.92	-2,005.47

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ACCOUNTING PERIOD: 12/17

FUND - 045 - GOLF COURSE - CITY
BUDGET UNIT - 4245 - GOLF COURSE-CITY

ACCOUNT	DATE	T/C	ENCUMBR	REFERENCE	VENDOR	BUDGET	EXPENDITURES	ENCUMBRANCES	DESCRIPTION
4000K	COST OF REVENUE-KITCHEN								
12/17	06/07/17	21		53701	6438 PEPSI BEVERAGES		434.60	.00	DRINK CASES
12/17	06/07/17	21		53701	6438 PEPSI BEVERAGES		257.54	.00	DRINK CASES
12/17	06/07/17	21		53701	6438 PEPSI BEVERAGES		217.95	.00	SODA CASES
12/17	06/07/17	21		53755	6440 SYSCO		16.28	.00	FOOD SUPPLIES
12/17	06/07/17	21		53755	6440 SYSCO		28.79	.00	FOOD SUPPLIES
12/17	06/07/17	21	7262	-01 53755	6440 SYSCO		575.09	-575.09	KITCHEN FOODSTUFF
12/17	06/07/17	21	7262	-01 53755	6440 SYSCO		559.27	-559.27	KITCHEN FOODSTUFF
TOTAL	COST OF REVENUE-KITCHEN					.00	2,089.52	-1,134.36	
4000P	COST OF REVENUE-PRO SHOP								
12/17	06/07/17	21		53716	6453 GLOBAL TOUR GOLF		192.85	.00	GOLF SUPPLIES
12/17	06/07/17	21		53737	6708 NYX GOLF, INC.		548.75	.00	LENS/TAGLESS
TOTAL	COST OF REVENUE-PRO SHOP					.00	741.60	.00	
4220K	OPERATING SUPPLIES-KITCH								
12/17	06/07/17	21		53706	6624 CINTAS		37.12	.00	KITCHEN SUPPLIES
12/17	06/07/17	21		53706	6624 CINTAS		37.12	.00	KITCHEN SUPPLIES
12/17	06/07/17	21		53706	6624 CINTAS		55.92	.00	KITCHEN SUPPLIES
12/17	06/07/17	21		53706	6624 CINTAS		35.00	.00	KITCHEN SUPPLIES
TOTAL	OPERATING SUPPLIES-KITCH					.00	165.16	.00	
4291	MISCELLANEOUS EXPENSES								
12/17	06/07/17	21		53741	T1885 THOMAS RINGER		1,000.00	.00	BAUER ADVERTISE
TOTAL	MISCELLANEOUS EXPENSES					.00	1,000.00	.00	
4309	STAFFING/TOM RINGER								
12/17	06/07/17	21		53741	T1885 THOMAS RINGER		3,301.75	.00	WORKMANS COMP
12/17	06/07/17	21		53741	T1885 THOMAS RINGER		2,564.71	.00	BUENO BEVERAGE
12/17	06/07/17	21		53741	T1885 THOMAS RINGER		13,377.83	.00	EMPLOYEE PAYROLL
12/17	06/07/17	21		53741	T1885 THOMAS RINGER		1,228.06	.00	EMPLOYEE TAXES
TOTAL	STAFFING/TOM RINGER					.00	20,472.35	.00	
4310	PROFESSIONAL CONTRACT SVC								
12/17	06/07/17	21		53747	6548 RINGER, TOM		6,500.00	.00	GOLF LESSON-MAY 2017
TOTAL	PROFESSIONAL CONTRACT SVC					.00	6,500.00	.00	
4340	UTILITIES								
12/17	06/07/17	21		53758	0423 SOCALGAS		72.48	.00	04/12/17-05/11/17GOLF
12/17	06/07/17	21		53758	0423 SOCALGAS		14.40	.00	04/12/17-05/11/17GOLF
TOTAL	UTILITIES					.00	86.88	.00	
4350	REPAIR/MAINT SERVICES								
12/17	06/07/17	21		53717	6620 GOLFNOW		1,926.22	.00	ANNUAL FOR SOFTWARE
TOTAL	REPAIR/MAINT SERVICES					.00	1,926.22	.00	
4388	INTEREST EXPENSE								

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ACCOUNTING PERIOD: 12/17

FUND - 045 - GOLF COURSE - CITY
BUDGET UNIT - 4245 - GOLF COURSE-CITY

ACCOUNT	DATE	T/C	ENCUMBR	REFERENCE	VENDOR	BUDGET	EXPENDITURES	ENCUMBRANCES	DESCRIPTION
4388									
12/17	06/07/17	21		53730	2236 LEMOORE RDA SUCC		35.23	.00	JUNE INTEREST
TOTAL						.00	35.23	.00	
4397									
12/17	06/07/17	21		53730	2236 LEMOORE RDA SUCC		7,352.59	.00	JUNE PRINCIPAL
TOTAL						.00	7,352.59	.00	
TOTAL						.00	40,369.55	-1,134.36	
TOTAL						.00	40,369.55	-1,134.36	

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SELECTION CRITERIA: transact.yr='17' and transact.period='12' and transact.fund between '001' and '247' and transact.batch='VN060917
ACCOUNTING PERIOD: 12/17

FUND - 050 - WATER
BUDGET UNIT - 4250 - WATER

ACCOUNT	DATE	T/C	ENCUMBR	REFERENCE	VENDOR	BUDGET	EXPENDITURES	ENCUMBRANCES	DESCRIPTION
4140					HEALTH INSURANCE				
12/17	06/07/17	21		53733	6800 AUL HEALTH BENEF		125.00	.00	HRA CONTRIBUTION
TOTAL					HEALTH INSURANCE	.00	125.00	.00	
4220					OPERATING SUPPLIES				
12/17	06/07/17	21		53712	5866 FASTENAL COMPANY		20.10	.00	GOGGLES, FLIP
12/17	06/07/17	21		53738	5396 OFFICE DEPOT		86.54	.00	INK,BRSTL/PORTFOLIO
TOTAL					OPERATING SUPPLIES	.00	106.64	.00	
4310					PROFESSIONAL CONTRACT SVC				
12/17	06/07/17	21	7152 -01	53743	6729 PRIDESTAFF, INC.		171.00	-171.00	OFFICE ASSISTANT- KYLE SM
12/17	06/07/17	21	7152 -01	53743	6729 PRIDESTAFF, INC.		144.00	-144.00	OFFICE ASSISTANT- KYLE SM
12/17	06/07/17	21	7301 -01	53744	0876 QUAD KNOFF, INC.		1,446.15	-1,446.15	L160120 - 2016 LEMOORE UW
TOTAL					PROFESSIONAL CONTRACT SVC	.00	1,761.15	-1,761.15	
4340					UTILITIES				
12/17	06/07/17	21		53699	5516 AT&T		19.74	.00	939-103-4011
12/17	06/07/17	21		53699	5516 AT&T		75.25	.00	939-106-1027
12/17	06/07/17	21		53699	5516 AT&T		3.45	.00	939-103-4007
12/17	06/07/17	21		53699	5516 AT&T		100.14	.00	939-103-4000
TOTAL					UTILITIES	.00	198.58	.00	
4380					RENTALS & LEASES				
12/17	06/07/17	21		53719	5977 GREATAMERICA FIN		159.65	.00	COPIER/PRINTER
TOTAL					RENTALS & LEASES	.00	159.65	.00	
TOTAL					WATER	.00	2,351.02	-1,761.15	

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ACCOUNTING PERIOD: 12/17

FUND - 050 - WATER
BUDGET UNIT - 4251 - UTILITY OFFICE

ACCOUNT	DATE	T/C	ENCUMBR	REFERENCE	VENDOR	BUDGET	EXPENDITURES	ENCUMBRANCES	DESCRIPTION
4340					UTILITIES				
12/17	06/07/17	21		53699	5516 AT&T		15.75	.00	939-103-4005
12/17	06/07/17	21		53699	5516 AT&T		120.13	.00	939-103-6913
TOTAL					UTILITIES	.00	135.88	.00	
4380					RENTALS & LEASES				
12/17	06/07/17	21		53719	5977 GREATAMERICA FIN		266.07	.00	COPIER/PRINTER
TOTAL					RENTALS & LEASES	.00	266.07	.00	
TOTAL					UTILITY OFFICE	.00	401.95	.00	
TOTAL					WATER	.00	2,752.97	-1,761.15	

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SELECTION CRITERIA: transact.yr='17' and transact.period='12' and transact.fund between '001' and '247' and transact.batch='VN060917
ACCOUNTING PERIOD: 12/17

FUND - 056 - REFUSE
BUDGET UNIT - 4256 - REFUSE

ACCOUNT	DATE	T/C	ENCUMBR	REFERENCE	VENDOR	BUDGET	EXPENDITURES	ENCUMBRANCES	DESCRIPTION
4140									
	HEALTH INSURANCE								
12/17	06/07/17	21		53733	6800 AUL HEALTH BENEF		125.00	.00	HRA CONTRIBUTION
TOTAL	HEALTH INSURANCE					.00	125.00	.00	
4220									
	OPERATING SUPPLIES								
12/17	06/07/17	21		53735	1889 NORTHERN SAFETY		148.12	.00	GLOVES
TOTAL	OPERATING SUPPLIES					.00	148.12	.00	
4340									
	UTILITIES								
12/17	06/07/17	21		53699	5516 AT&T		1.96	.00	939-103-4007
TOTAL	UTILITIES					.00	1.96	.00	
4380									
	RENTALS & LEASES								
12/17	06/07/17	21		53719	5977 GREATAMERICA FIN		3.39	.00	COPIER/PRINTER
TOTAL	RENTALS & LEASES					.00	3.39	.00	
TOTAL	REFUSE					.00	278.47	.00	
TOTAL	REFUSE					.00	278.47	.00	

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SELECTION CRITERIA: transact.yr='17' and transact.period='12' and transact.fund between '001' and '247' and transact.batch='VN060917
ACCOUNTING PERIOD: 12/17

FUND - 060 - SEWER& STROM WTR DRAINAGE
BUDGET UNIT - 4260 - SEWER

ACCOUNT	DATE	T/C	ENCUMBR	REFERENCE	VENDOR	BUDGET	EXPENDITURES	ENCUMBRANCES	DESCRIPTION
4220					OPERATING SUPPLIES				
12/17	06/07/17	21		53718	0521 GRAINGER		64.28	.00	OVRLOAD RELY
12/17	06/07/17	21		53738	5396 OFFICE DEPOT		10.38	.00	INK,BRSTL/PORTFOLIO
12/17	06/07/17	21		53720	0190 HACH COMPANY		223.94	.00	CHLORINE RGT
12/17	06/07/17	21		53722	0205 HELENA CHEMICAL		504.08	.00	GALIGAN/ROUNDUP
TOTAL					OPERATING SUPPLIES	.00	802.68	.00	
4310					PROFESSIONAL CONTRACT SVC				
12/17	06/07/17	21	7152	-02 53743	6729 PRIDESTAFF, INC.		144.00	-144.00	OFFICE ASSISTANT- KYLE SM
12/17	06/07/17	21	7152	-02 53743	6729 PRIDESTAFF, INC.		171.00	-171.00	OFFICE ASSISTANT- KYLE SM
TOTAL					PROFESSIONAL CONTRACT SVC	.00	315.00	-315.00	
4340					UTILITIES				
12/17	06/07/17	21		53697	6200 AT&T		32.83	.00	939-105-2729
12/17	06/07/17	21		53699	5516 AT&T		1.96	.00	939-103-4007
12/17	06/07/17	21		53699	5516 AT&T		19.72	.00	939-103-4010
TOTAL					UTILITIES	.00	54.51	.00	
4380					RENTALS & LEASES				
12/17	06/07/17	21		53719	5977 GREATAMERICA FIN		24.04	.00	COPIER/PRINTER
TOTAL					RENTALS & LEASES	.00	24.04	.00	
TOTAL					SEWER	.00	1,196.23	-315.00	
TOTAL					SEWER& STROM WTR DRAINAGE	.00	1,196.23	-315.00	

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SELECTION CRITERIA: transact.yr='17' and transact.period='12' and transact.fund between '001' and '247' and transact.batch='VN060917'
ACCOUNTING PERIOD: 12/17

FUND - 078 - LLMD/PFMD
BUDGET UNIT - 4815F - SAGECREST ESTATES

ACCOUNT	DATE	T/C	ENCUMBR	REFERENCE	VENDOR	BUDGET	EXPENDITURES	ENCUMBRANCES	DESCRIPTION
4310									
12/17	06/07/17	21	7363	-01	53711		650.00	-650.00	PFMD - ZONE 6 SAGECREST
TOTAL					5637 ELITE MAINTENANC	.00	650.00	-650.00	
TOTAL					SAGECREST ESTATES	.00	650.00	-650.00	
TOTAL					LLMD/PFMD	.00	650.00	-650.00	

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CITY OF LEMOORE
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SELECTION CRITERIA: transact.yr='17' and transact.period='12' and transact.fund between '001' and '247' and transact.batch='VN060917'
ACCOUNTING PERIOD: 12/17

FUND - 247 - CITYWIDE CIP FUND
BUDGET UNIT - 9003 - CARMEL DR OVERLAY ASHPALT

ACCOUNT	DATE	T/C	ENCUMBR	REFERENCE	VENDOR	BUDGET	EXPENDITURES	ENCUMBRANCES	DESCRIPTION	
4310										
12/17	06/07/17	21	7189	-01	53765	6783	VIRTUAL PROJECT	11.68	-11.68	SYSTEM MANAGEMT BACKUP, S
TOTAL						.00	11.68	-11.68		
TOTAL						.00	11.68	-11.68		

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CITY OF LEMOORE
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SELECTION CRITERIA: transact.yr='17' and transact.period='12' and transact.fund between '001' and '247' and transact.batch='VN060917'
ACCOUNTING PERIOD: 12/17

FUND - 247 - CITYWIDE CIP FUND
BUDGET UNIT - 9004 - FOX ST OVERLAY ASHPALT

ACCOUNT	DATE	T/C	ENCUMBR	REFERENCE	VENDOR	BUDGET	EXPENDITURES	ENCUMBRANCES	DESCRIPTION
4310									
12/17	06/07/17	21	7189	-01	53765	6783	VIRTUAL PROJECT	11.91	-11.91
TOTAL						.00	11.91	-11.91	SYSTEM MANAGEMT BACKUP, S
TOTAL						.00	11.91	-11.91	

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CITY OF LEMOORE
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SELECTION CRITERIA: transact.yr='17' and transact.period='12' and transact.fund between '001' and '247' and transact.batch='VN060917'
ACCOUNTING PERIOD: 12/17

FUND - 247 - CITYWIDE CIP FUND
BUDGET UNIT - 9006 - SLURRY SEAL PROJECTS

ACCOUNT	DATE	T/C	ENCUMBR	REFERENCE	VENDOR	BUDGET	EXPENDITURES	ENCUMBRANCES	DESCRIPTION
4310									
12/17	06/07/17	21	7189	-01	53765	6783	VIRTUAL PROJECT	11.91	-11.91
TOTAL						.00	11.91	-11.91	SYSTEM MANAGEMT BACKUP, S
TOTAL						.00	11.91	-11.91	

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CITY OF LEMOORE
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SELECTION CRITERIA: transact.yr='17' and transact.period='12' and transact.fund between '001' and '247' and transact.batch='VN060917'
ACCOUNTING PERIOD: 12/17

FUND - 247 - CITYWIDE CIP FUND
BUDGET UNIT - 9007 - W. BUSH DIAMOND INTRCHG

ACCOUNT	DATE	T/C	ENCUMBR	REFERENCE	VENDOR	BUDGET	EXPENDITURES	ENCUMBRANCES	DESCRIPTION	
4310										
12/17	06/07/17	21	7189	-01	53765	6783	VIRTUAL PROJECT	11.91	-11.91	SYSTEM MANAGEMT BACKUP, S
TOTAL						.00	11.91	-11.91		
TOTAL						.00	11.91	-11.91		

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CITY OF LEMOORE
EXPENDITURE TRANSACTION ANALYSIS

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SELECTION CRITERIA: transact.yr='17' and transact.period='12' and transact.fund between '001' and '247' and transact.batch='VN060917'
ACCOUNTING PERIOD: 12/17

FUND - 247 - CITYWIDE CIP FUND
BUDGET UNIT - 9008 - LEMOORE AVE SR198 OVERLAY

ACCOUNT	DATE	T/C	ENCUMBR	REFERENCE	VENDOR	BUDGET	EXPENDITURES	ENCUMBRANCES	DESCRIPTION	
4310										
									PROFESSIONAL CONTRACT SVC	
12/17	06/07/17	21	7189	-01	53765	6783	VIRTUAL PROJECT	11.91	-11.91	SYSTEM MANAGEMT BACKUP, S
12/17	06/07/17	21	7372	-01	53744	0876	QUAD KNOFF, INC.	486.00	-486.00	L160357-IRWL #7,8 PHASE L
TOTAL						.00	497.91	-497.91		
										PROFESSIONAL CONTRACT SVC
TOTAL						.00	497.91	-497.91		
										LEMORE AVE SR198 OVERLAY

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SELECTION CRITERIA: transact.yr='17' and transact.period='12' and transact.fund between '001' and '247' and transact.batch='VN060917'
ACCOUNTING PERIOD: 12/17

FUND - 247 - CITYWIDE CIP FUND
BUDGET UNIT - 9010 - S. VINE ST RECONSTRUCTION

ACCOUNT	DATE	T/C	ENCUMBR	REFERENCE	VENDOR	BUDGET	EXPENDITURES	ENCUMBRANCES	DESCRIPTION
4310									
12/17	06/07/17	21	7189	-01	53765	6783	VIRTUAL PROJECT	11.91	-11.91
TOTAL						.00	11.91	-11.91	SYSTEM MANAGEMT BACKUP, S
TOTAL						.00	11.91	-11.91	

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SELECTION CRITERIA: transact.yr='17' and transact.period='12' and transact.fund between '001' and '247' and transact.batch='VN060917'
ACCOUNTING PERIOD: 12/17

FUND - 247 - CITYWIDE CIP FUND
BUDGET UNIT - 9011 - VINE STREET LIGHTING

ACCOUNT	DATE	T/C	ENCUMBR	REFERENCE	VENDOR	BUDGET	EXPENDITURES	ENCUMBRANCES	DESCRIPTION
4310									
12/17	06/07/17	21	7189	-01	53765	6783	VIRTUAL PROJECT	11.91	-11.91
TOTAL						.00	11.91	-11.91	SYSTEM MANAGEMT BACKUP, S
TOTAL						.00	11.91	-11.91	

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SELECTION CRITERIA: transact.yr='17' and transact.period='12' and transact.fund between '001' and '247' and transact.batch='VN060917'
ACCOUNTING PERIOD: 12/17

FUND - 247 - CITYWIDE CIP FUND
BUDGET UNIT - 9017 - TRAFFIC SIG CINNAMON FOX

ACCOUNT	DATE	T/C	ENCUMBR	REFERENCE	VENDOR	BUDGET	EXPENDITURES	ENCUMBRANCES	DESCRIPTION
4310									
12/17	06/07/17	21	7189	-01	53765	6783	VIRTUAL PROJECT	11.91	-11.91
TOTAL						.00	11.91	-11.91	SYSTEM MANAGEMT BACKUP, S
TOTAL						.00	11.91	-11.91	

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SELECTION CRITERIA: transact.yr='17' and transact.period='12' and transact.fund between '001' and '247' and transact.batch='VN060917'
ACCOUNTING PERIOD: 12/17

FUND - 247 - CITYWIDE CIP FUND
BUDGET UNIT - 9020 - SIG BACKUP LEM-BUSH HS

ACCOUNT	DATE	T/C	ENCUMBR	REFERENCE	VENDOR	BUDGET	EXPENDITURES	ENCUMBRANCES	DESCRIPTION
4310									
12/17	06/07/17	21	7189	-01	53765	6783	VIRTUAL PROJECT	11.91	-11.91
TOTAL						.00	11.91	-11.91	SYSTEM MANAGEMT BACKUP, S
TOTAL						.00	11.91	-11.91	

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SELECTION CRITERIA: transact.yr='17' and transact.period='12' and transact.fund between '001' and '247' and transact.batch='VN060917'
ACCOUNTING PERIOD: 12/17

FUND - 247 - CITYWIDE CIP FUND
BUDGET UNIT - 9024 - SIDEWALK 191-2 TO CINNMOM

ACCOUNT	DATE	T/C	ENCUMBR	REFERENCE	VENDOR	BUDGET	EXPENDITURES	ENCUMBRANCES	DESCRIPTION
4310									
12/17	06/07/17	21	7189	-01	53765	6783	VIRTUAL PROJECT	11.91	-11.91
TOTAL						.00	11.91	-11.91	SYSTEM MANAGEMT BACKUP, S
TOTAL						.00	11.91	-11.91	

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SELECTION CRITERIA: transact.yr='17' and transact.period='12' and transact.fund between '001' and '247' and transact.batch='VN060917'
ACCOUNTING PERIOD: 12/17

FUND - 247 - CITYWIDE CIP FUND
BUDGET UNIT - 9026 - CINNAMON OVRLY FOX-19TH

ACCOUNT	DATE	T/C	ENCUMBR	REFERENCE	VENDOR	BUDGET	EXPENDITURES	ENCUMBRANCES	DESCRIPTION
4310									
12/17	06/07/17	21	7189	-01	53765	6783	VIRTUAL PROJECT	11.91	-11.91
TOTAL						.00	11.91	-11.91	SYSTEM MANAGEMT BACKUP, S
TOTAL						.00	11.91	-11.91	

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SELECTION CRITERIA: transact.yr='17' and transact.period='12' and transact.fund between '001' and '247' and transact.batch='VN060917'
ACCOUNTING PERIOD: 12/17

FUND - 247 - CITYWIDE CIP FUND
BUDGET UNIT - 9102 - PAVILION KINGS LIONS PARK

ACCOUNT	DATE	T/C	ENCUMBR	REFERENCE	VENDOR	BUDGET	EXPENDITURES	ENCUMBRANCES	DESCRIPTION	
4310										
12/17	06/07/17	21	7189	-01	53765	6783	VIRTUAL PROJECT	11.91	-11.91	SYSTEM MANAGEMT BACKUP, S
TOTAL						.00	11.91	-11.91		
TOTAL						.00	11.91	-11.91		

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SELECTION CRITERIA: transact.yr='17' and transact.period='12' and transact.fund between '001' and '247' and transact.batch='VN060917'
ACCOUNTING PERIOD: 12/17

FUND - 247 - CITYWIDE CIP FUND
BUDGET UNIT - 9107 - SHADE STRUCTURES CTY PARK

ACCOUNT	DATE	T/C	ENCUMBR	REFERENCE	VENDOR	BUDGET	EXPENDITURES	ENCUMBRANCES	DESCRIPTION
4310									
12/17	06/07/17	21	7189	-01	53765	6783	VIRTUAL PROJECT	11.91	-11.91
TOTAL						.00	11.91	-11.91	SYSTEM MANAGEMT BACKUP, S
TOTAL						.00	11.91	-11.91	

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SELECTION CRITERIA: transact.yr='17' and transact.period='12' and transact.fund between '001' and '247' and transact.batch='VN060917
ACCOUNTING PERIOD: 12/17

FUND - 247 - CITYWIDE CIP FUND
BUDGET UNIT - 9109 - CITY PARK REST RENOVATION

ACCOUNT	DATE	T/C	ENCUMBR	REFERENCE	VENDOR	BUDGET	EXPENDITURES	ENCUMBRANCES	DESCRIPTION	
4310										
12/17	06/07/17	21	7189	-01	53765	6783	VIRTUAL PROJECT	11.91	-11.91	SYSTEM MANAGEMT BACKUP, S
TOTAL						.00	11.91	-11.91		
TOTAL						.00	11.91	-11.91		

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SELECTION CRITERIA: transact.yr='17' and transact.period='12' and transact.fund between '001' and '247' and transact.batch='VN060917'
ACCOUNTING PERIOD: 12/17

FUND - 247 - CITYWIDE CIP FUND
BUDGET UNIT - 9119 - SHADE STRUCT LIONS PARK

ACCOUNT	DATE	T/C	ENCUMBR	REFERENCE	VENDOR	BUDGET	EXPENDITURES	ENCUMBRANCES	DESCRIPTION
4310									
12/17	06/07/17	21	7189	-01	53765	6783	VIRTUAL PROJECT	11.91	-11.91
TOTAL						.00	11.91	-11.91	SYSTEM MANAGEMT BACKUP, S
TOTAL						.00	11.91	-11.91	

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SELECTION CRITERIA: transact.yr='17' and transact.period='12' and transact.fund between '001' and '247' and transact.batch='VN060917'
ACCOUNTING PERIOD: 12/17

FUND - 247 - CITYWIDE CIP FUND
BUDGET UNIT - 9200 - WATER LINE REIMBURSEMENT

ACCOUNT	DATE	T/C	ENCUMBR	REFERENCE	VENDOR	BUDGET	EXPENDITURES	ENCUMBRANCES	DESCRIPTION	
4310										
12/17	06/07/17	21	7189	-01	53765	6783	VIRTUAL PROJECT	11.91	-11.91	SYSTEM MANAGEMT BACKUP, S
TOTAL						.00	11.91	-11.91		
TOTAL						.00	11.91	-11.91		

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SELECTION CRITERIA: transact.yr='17' and transact.period='12' and transact.fund between '001' and '247' and transact.batch='VN060917'
ACCOUNTING PERIOD: 12/17

FUND - 247 - CITYWIDE CIP FUND
BUDGET UNIT - 9202 - TTHM PROJECT

ACCOUNT	DATE	T/C	ENCUMBR	REFERENCE	VENDOR	BUDGET	EXPENDITURES	ENCUMBRANCES	DESCRIPTION	
4310										
12/17	06/07/17	21	7189	-01	53765	6783	VIRTUAL PROJECT	11.91	-11.91	SYSTEM MANAGEMT BACKUP, S
TOTAL						.00	11.91	-11.91		
TOTAL						.00	11.91	-11.91		

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SELECTION CRITERIA: transact.yr='17' and transact.period='12' and transact.fund between '001' and '247' and transact.batch='VN060917
ACCOUNTING PERIOD: 12/17

FUND - 247 - CITYWIDE CIP FUND
BUDGET UNIT - 9203 - NEW SOUTHEAST WELL

ACCOUNT	DATE	T/C	ENCUMBR	REFERENCE	VENDOR	BUDGET	EXPENDITURES	ENCUMBRANCES	DESCRIPTION
4310									
12/17	06/07/17	21	7306	-01	53744				
					0876 QUAD KNOFF, INC.		721.80	-721.80	L160239- WATER TANK WELL
TOTAL						.00	721.80	-721.80	
TOTAL						.00	721.80	-721.80	

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SELECTION CRITERIA: transact.yr='17' and transact.period='12' and transact.fund between '001' and '247' and transact.batch='VN060917'
ACCOUNTING PERIOD: 12/17

FUND - 247 - CITYWIDE CIP FUND
BUDGET UNIT - 9205 - NEW WATER LINE N FIELD

ACCOUNT	DATE	T/C	ENCUMBR	REFERENCE	VENDOR	BUDGET	EXPENDITURES	ENCUMBRANCES	DESCRIPTION
4310									
12/17	06/07/17	21	7189	-01	53765	6783	VIRTUAL PROJECT	11.91	-11.91
TOTAL						.00	11.91	-11.91	SYSTEM MANAGEMT BACKUP, S
TOTAL						.00	11.91	-11.91	

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SELECTION CRITERIA: transact.yr='17' and transact.period='12' and transact.fund between '001' and '247' and transact.batch='VN060917'
ACCOUNTING PERIOD: 12/17

FUND - 247 - CITYWIDE CIP FUND
BUDGET UNIT - 9206 - REMODEL 40 G ST BUILDING

ACCOUNT	DATE	T/C	ENCUMBR	REFERENCE	VENDOR	BUDGET	EXPENDITURES	ENCUMBRANCES	DESCRIPTION
4310									
12/17	06/07/17	21	7189	-01	53765	6783	VIRTUAL PROJECT	11.91	-11.91
TOTAL						.00	11.91	-11.91	SYSTEM MANAGEMT BACKUP, S
TOTAL						.00	11.91	-11.91	

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SELECTION CRITERIA: transact.yr='17' and transact.period='12' and transact.fund between '001' and '247' and transact.batch='VN060917'
ACCOUNTING PERIOD: 12/17

FUND - 247 - CITYWIDE CIP FUND
BUDGET UNIT - 9208 - WATER MASTER PLAN

ACCOUNT	DATE	T/C	ENCUMBR	REFERENCE	VENDOR	BUDGET	EXPENDITURES	ENCUMBRANCES	DESCRIPTION	
4310										
12/17	06/07/17	21	7189	-01	53765	6783	VIRTUAL PROJECT	11.91	-11.91	SYSTEM MANAGEMT BACKUP, S
TOTAL						.00	11.91	-11.91		
TOTAL						.00	11.91	-11.91		

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SELECTION CRITERIA: transact.yr='17' and transact.period='12' and transact.fund between '001' and '247' and transact.batch='VN060917'
ACCOUNTING PERIOD: 12/17

FUND - 247 - CITYWIDE CIP FUND
BUDGET UNIT - 9209 - SCADA UPGRADE

ACCOUNT	DATE	T/C	ENCUMBR	REFERENCE	VENDOR	BUDGET	EXPENDITURES	ENCUMBRANCES	DESCRIPTION
4310									
12/17	06/07/17	21	7189	-01	53765	6783	VIRTUAL PROJECT	11.91	-11.91
TOTAL						.00	11.91	-11.91	SYSTEM MANAGEMT BACKUP, S
TOTAL						.00	11.91	-11.91	

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SELECTION CRITERIA: transact.yr='17' and transact.period='12' and transact.fund between '001' and '247' and transact.batch='VN060917'
ACCOUNTING PERIOD: 12/17

FUND - 247 - CITYWIDE CIP FUND
BUDGET UNIT - 9210 - NEW NORTHEAST WELL

ACCOUNT	DATE	T/C	ENCUMBR	REFERENCE	VENDOR	BUDGET	EXPENDITURES	ENCUMBRANCES	DESCRIPTION
4310									
12/17	06/07/17	21	7189	-01	53765	6783	VIRTUAL PROJECT	11.91	-11.91
TOTAL						.00	11.91	-11.91	SYSTEM MANAGEMT BACKUP, S
TOTAL						.00	11.91	-11.91	

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SELECTION CRITERIA: transact.yr='17' and transact.period='12' and transact.fund between '001' and '247' and transact.batch='VN060917'
ACCOUNTING PERIOD: 12/17

FUND - 247 - CITYWIDE CIP FUND
BUDGET UNIT - 9222 - ADD WATER TANK WELL 7

ACCOUNT	DATE	T/C	ENCUMBR	REFERENCE	VENDOR	BUDGET	EXPENDITURES	ENCUMBRANCES	DESCRIPTION
4310									
12/17	06/07/17	21	7189	-01	53765	6783	VIRTUAL PROJECT	11.91	-11.91
TOTAL						.00	11.91	-11.91	SYSTEM MANAGEMT BACKUP, S
TOTAL						.00	11.91	-11.91	

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SELECTION CRITERIA: transact.yr='17' and transact.period='12' and transact.fund between '001' and '247' and transact.batch='VN060917'
ACCOUNTING PERIOD: 12/17

FUND - 247 - CITYWIDE CIP FUND
BUDGET UNIT - 9300 - SEWER LINE EXTENSIONS

ACCOUNT	DATE	T/C	ENCUMBR	REFERENCE	VENDOR	BUDGET	EXPENDITURES	ENCUMBRANCES	DESCRIPTION
4310									
12/17	06/07/17	21	7189	-01	53765	6783	VIRTUAL PROJECT	11.91	-11.91
TOTAL						.00	11.91	-11.91	SYSTEM MANAGEMT BACKUP, S
TOTAL						.00	11.91	-11.91	

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SELECTION CRITERIA: transact.yr='17' and transact.period='12' and transact.fund between '001' and '247' and transact.batch='VN060917
ACCOUNTING PERIOD: 12/17

FUND - 247 - CITYWIDE CIP FUND
BUDGET UNIT - 9301 - REPL SWR LN CIMARRON PARK

ACCOUNT	DATE	T/C	ENCUMBR	REFERENCE	VENDOR	BUDGET	EXPENDITURES	ENCUMBRANCES	DESCRIPTION	
4310										
									PROFESSIONAL CONTRACT SVC	
12/17	06/07/17	21	7189	-01	53765	6783	VIRTUAL PROJECT	11.91	-11.91	SYSTEM MANAGEMT BACKUP, S
12/17	06/07/17	21	7298	-01	53744	0876	QUAD KNOFF, INC.	1,365.12	-1,365.12	L160084- CIMMARON PARK SE
TOTAL						.00	1,377.03	-1,377.03		
									PROFESSIONAL CONTRACT SVC	
TOTAL						.00	1,377.03	-1,377.03		
									REPL SWR LN CIMARRON PARK	

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SELECTION CRITERIA: transact.yr='17' and transact.period='12' and transact.fund between '001' and '247' and transact.batch='VN060917'
ACCOUNTING PERIOD: 12/17

FUND - 247 - CITYWIDE CIP FUND
BUDGET UNIT - 9302 - REPL 10" SWR LN E & OLIVE

ACCOUNT	DATE	T/C	ENCUMBR	REFERENCE	VENDOR	BUDGET	EXPENDITURES	ENCUMBRANCES	DESCRIPTION	
4310										
									PROFESSIONAL CONTRACT SVC	
12/17	06/07/17	21	7189	-01	53765	6783	VIRTUAL PROJECT	11.91	-11.91	SYSTEM MANAGEMT BACKUP, S
12/17	06/07/17	21	7304	-01	53744	0876	QUAD KNOFF, INC.	3,471.75	-3,471.75	L160196 - E STREET AND OL
TOTAL						.00	3,483.66	-3,483.66		
										PROFESSIONAL CONTRACT SVC
TOTAL						.00	3,483.66	-3,483.66		
										REPL 10" SWR LN E & OLIVE

PEI
DATE: 06/07/2017
TIME: 16:25:01

CITY OF LEMOORE
EXPENDITURE TRANSACTION ANALYSIS

PAGE NUMBER: 48
AUDIT11

SELECTION CRITERIA: transact.yr='17' and transact.period='12' and transact.fund between '001' and '247' and transact.batch='VN060917'
ACCOUNTING PERIOD: 12/17

FUND - 247 - CITYWIDE CIP FUND
BUDGET UNIT - 9303 - THOMAS LIFT STATION

ACCOUNT	DATE	T/C	ENCUMBR	REFERENCE	VENDOR	BUDGET	EXPENDITURES	ENCUMBRANCES	DESCRIPTION
4310									
12/17	06/07/17	21	7189	-01	53765	6783	VIRTUAL PROJECT	11.91	-11.91
TOTAL						.00	11.91	-11.91	SYSTEM MANAGEMT BACKUP, S
TOTAL						.00	11.91	-11.91	

PEI
DATE: 06/07/2017
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CITY OF LEMOORE
EXPENDITURE TRANSACTION ANALYSIS

PAGE NUMBER: 49
AUDIT11

SELECTION CRITERIA: transact.yr='17' and transact.period='12' and transact.fund between '001' and '247' and transact.batch='VN060917'
ACCOUNTING PERIOD: 12/17

FUND - 247 - CITYWIDE CIP FUND
BUDGET UNIT - 9304 - WASTEWATER TREATMENT PLAN

ACCOUNT	DATE	T/C	ENCUMBR	REFERENCE	VENDOR	BUDGET	EXPENDITURES	ENCUMBRANCES	DESCRIPTION
4310									
12/17	06/07/17	21	7189	-01	53765	6783	VIRTUAL PROJECT	11.91	-11.91
TOTAL						.00	11.91	-11.91	SYSTEM MANAGEMT BACKUP, S
TOTAL						.00	11.91	-11.91	

PEI
DATE: 06/07/2017
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CITY OF LEMOORE
EXPENDITURE TRANSACTION ANALYSIS

PAGE NUMBER: 50
AUDIT11

SELECTION CRITERIA: transact.yr='17' and transact.period='12' and transact.fund between '001' and '247' and transact.batch='VN060917'
ACCOUNTING PERIOD: 12/17

FUND - 247 - CITYWIDE CIP FUND
BUDGET UNIT - 9305 - WASTEWATER MASTER PLAN

ACCOUNT	DATE	T/C	ENCUMBR	REFERENCE	VENDOR	BUDGET	EXPENDITURES	ENCUMBRANCES	DESCRIPTION
4310									
12/17	06/07/17	21	7189	-01	53765	6783	VIRTUAL PROJECT	11.91	-11.91
TOTAL						.00	11.91	-11.91	SYSTEM MANAGEMT BACKUP, S
TOTAL						.00	11.91	-11.91	

PEI
DATE: 06/07/2017
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CITY OF LEMOORE
EXPENDITURE TRANSACTION ANALYSIS

PAGE NUMBER: 51
AUDIT11

SELECTION CRITERIA: transact.yr='17' and transact.period='12' and transact.fund between '001' and '247' and transact.batch='VN060917'
ACCOUNTING PERIOD: 12/17

FUND - 247 - CITYWIDE CIP FUND
BUDGET UNIT - 9500 - STORM DRAIN REIMBURSEMENT

ACCOUNT	DATE	T/C	ENCUMBR	REFERENCE	VENDOR	BUDGET	EXPENDITURES	ENCUMBRANCES	DESCRIPTION	
4310										
12/17	06/07/17	21	7189	-01	53765	6783	VIRTUAL PROJECT	11.92	-11.92	SYSTEM MANAGEMT BACKUP, S
TOTAL						.00	11.92	-11.92		
TOTAL						.00	11.92	-11.92		

PEI
DATE: 06/07/2017
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CITY OF LEMOORE
EXPENDITURE TRANSACTION ANALYSIS

PAGE NUMBER: 52
AUDIT11

SELECTION CRITERIA: transact.yr='17' and transact.period='12' and transact.fund between '001' and '247' and transact.batch='VN060917'
ACCOUNTING PERIOD: 12/17

FUND - 247 - CITYWIDE CIP FUND
BUDGET UNIT - 9505 - DAPHNE STORM DRAIN BASIN

ACCOUNT	DATE	T/C	ENCUMBR	REFERENCE	VENDOR	BUDGET	EXPENDITURES	ENCUMBRANCES	DESCRIPTION
4310									
12/17	06/07/17	21	7189	-02	53765	6783	VIRTUAL PROJECT	11.91	-11.91 CONTINUED...
TOTAL						.00	11.91	-11.91	
TOTAL						.00	11.91	-11.91	

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CITY OF LEMOORE
EXPENDITURE TRANSACTION ANALYSIS

PAGE NUMBER: 53
AUDIT11

SELECTION CRITERIA: transact.yr='17' and transact.period='12' and transact.fund between '001' and '247' and transact.batch='VN060917
ACCOUNTING PERIOD: 12/17

FUND - 247 - CITYWIDE CIP FUND
BUDGET UNIT - 9506 - STORM DRAIN MASTER PLAN

ACCOUNT	DATE	T/C	ENCUMBR	REFERENCE	VENDOR	BUDGET	EXPENDITURES	ENCUMBRANCES	DESCRIPTION
4310									
12/17	06/07/17	21	7189	-02	53765	6783	VIRTUAL PROJECT	11.91	-11.91 CONTINUED...
TOTAL						.00	11.91	-11.91	
TOTAL						.00	11.91	-11.91	

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CITY OF LEMOORE
EXPENDITURE TRANSACTION ANALYSIS

PAGE NUMBER: 54
AUDIT11

SELECTION CRITERIA: transact.yr='17' and transact.period='12' and transact.fund between '001' and '247' and transact.batch='VN060917'
ACCOUNTING PERIOD: 12/17

FUND - 247 - CITYWIDE CIP FUND
BUDGET UNIT - 9700 - ADMIN OFFICE RELOCATION

ACCOUNT	DATE	T/C	ENCUMBR	REFERENCE	VENDOR	BUDGET	EXPENDITURES	ENCUMBRANCES	DESCRIPTION
4310									
12/17	06/07/17	21	7189	-02	53765	6783	VIRTUAL PROJECT	11.91	-11.91 CONTINUED...
TOTAL						.00	11.91	-11.91	
TOTAL						.00	11.91	-11.91	

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CITY OF LEMOORE
EXPENDITURE TRANSACTION ANALYSIS

PAGE NUMBER: 55
AUDIT11

SELECTION CRITERIA: transact.yr='17' and transact.period='12' and transact.fund between '001' and '247' and transact.batch='VN060917
ACCOUNTING PERIOD: 12/17

FUND - 247 - CITYWIDE CIP FUND
BUDGET UNIT - 9704 - FIRE DEPT RENOVATION

ACCOUNT	DATE	T/C	ENCUMBR	REFERENCE	VENDOR	BUDGET	EXPENDITURES	ENCUMBRANCES	DESCRIPTION
4310									
12/17	06/07/17	21	7189	-02	53765	6783	VIRTUAL PROJECT	11.91	-11.91 CONTINUED...
TOTAL						.00	11.91	-11.91	
TOTAL						.00	11.91	-11.91	

PEI
DATE: 06/07/2017
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CITY OF LEMOORE
EXPENDITURE TRANSACTION ANALYSIS

PAGE NUMBER: 56
AUDIT11

SELECTION CRITERIA: transact.yr='17' and transact.period='12' and transact.fund between '001' and '247' and transact.batch='VN060917
ACCOUNTING PERIOD: 12/17

FUND - 247 - CITYWIDE CIP FUND
BUDGET UNIT - 9705 - CMC CONCRETE EWASTE OIL

ACCOUNT	DATE	T/C	ENCUMBR	REFERENCE	VENDOR	BUDGET	EXPENDITURES	ENCUMBRANCES	DESCRIPTION
4310									
12/17	06/07/17	21	7189	-02	53765	6783	VIRTUAL PROJECT	11.91	-11.91 CONTINUED...
TOTAL						.00	11.91	-11.91	
TOTAL						.00	11.91	-11.91	

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CITY OF LEMOORE
EXPENDITURE TRANSACTION ANALYSIS

PAGE NUMBER: 57
AUDIT11

SELECTION CRITERIA: transact.yr='17' and transact.period='12' and transact.fund between '001' and '247' and transact.batch='VN060917
ACCOUNTING PERIOD: 12/17

FUND - 247 - CITYWIDE CIP FUND
BUDGET UNIT - 9711 - CARD READER SECURITY SYST

ACCOUNT	DATE	T/C	ENCUMBR	REFERENCE	VENDOR	BUDGET	EXPENDITURES	ENCUMBRANCES	DESCRIPTION
4310									
12/17	06/07/17	21	7189	-02	53765	6783	VIRTUAL PROJECT	11.91	-11.91 CONTINUED...
TOTAL						.00	11.91	-11.91	
TOTAL						.00	11.91	-11.91	

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CITY OF LEMOORE
EXPENDITURE TRANSACTION ANALYSIS

PAGE NUMBER: 58
AUDIT11

SELECTION CRITERIA: transact.yr='17' and transact.period='12' and transact.fund between '001' and '247' and transact.batch='VN060917'
ACCOUNTING PERIOD: 12/17

FUND - 247 - CITYWIDE CIP FUND
BUDGET UNIT - 9712 - REGIONAL DISPATCH CENTER

ACCOUNT	DATE	T/C	ENCUMBR	REFERENCE	VENDOR	BUDGET	EXPENDITURES	ENCUMBRANCES	DESCRIPTION
4310									
12/17	06/07/17	21	7189	-02	53765	6783	VIRTUAL PROJECT	11.91	-11.91 CONTINUED...
TOTAL						.00	11.91	-11.91	
TOTAL						.00	11.91	-11.91	

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CITY OF LEMOORE
EXPENDITURE TRANSACTION ANALYSIS

PAGE NUMBER: 59
AUDIT11

SELECTION CRITERIA: transact.yr='17' and transact.period='12' and transact.fund between '001' and '247' and transact.batch='VN060917'
ACCOUNTING PERIOD: 12/17

FUND - 247 - CITYWIDE CIP FUND
BUDGET UNIT - 9715 - REPL WATER MAIN LINE CMC

ACCOUNT	DATE	T/C	ENCUMBR	REFERENCE	VENDOR	BUDGET	EXPENDITURES	ENCUMBRANCES	DESCRIPTION
4310									
12/17	06/07/17	21	7189	-02	53765	6783	VIRTUAL PROJECT	11.91	-11.91 CONTINUED...
TOTAL						.00	11.91	-11.91	
TOTAL						.00	11.91	-11.91	

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CITY OF LEMOORE
EXPENDITURE TRANSACTION ANALYSIS

PAGE NUMBER: 60
AUDIT11

SELECTION CRITERIA: transact.yr='17' and transact.period='12' and transact.fund between '001' and '247' and transact.batch='VN060917
ACCOUNTING PERIOD: 12/17

FUND - 247 - CITYWIDE CIP FUND
BUDGET UNIT - 9717 - CITYWIDE ADA COMPLIANCE

ACCOUNT	DATE	T/C	ENCUMBR	REFERENCE	VENDOR	BUDGET	EXPENDITURES	ENCUMBRANCES	DESCRIPTION
4310									
12/17	06/07/17	21	7189	-02	53765	6783	VIRTUAL PROJECT	11.91	-11.91 CONTINUED...
TOTAL						.00	11.91	-11.91	
TOTAL						.00	11.91	-11.91	

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CITY OF LEMOORE
EXPENDITURE TRANSACTION ANALYSIS

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AUDIT11

SELECTION CRITERIA: transact.yr='17' and transact.period='12' and transact.fund between '001' and '247' and transact.batch='VN060917'
ACCOUNTING PERIOD: 12/17

FUND - 247 - CITYWIDE CIP FUND
BUDGET UNIT - 9719 - SECURITY GATE WWTP RANGE

ACCOUNT	DATE	T/C	ENCUMBR	REFERENCE	VENDOR	BUDGET	EXPENDITURES	ENCUMBRANCES	DESCRIPTION
4310									
12/17	06/07/17	21	7189	-02	53765	6783	VIRTUAL PROJECT	11.91	-11.91 CONTINUED...
TOTAL						.00	11.91	-11.91	
TOTAL						.00	11.91	-11.91	

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CITY OF LEMOORE
EXPENDITURE TRANSACTION ANALYSIS

PAGE NUMBER: 62
AUDIT11

SELECTION CRITERIA: transact.yr='17' and transact.period='12' and transact.fund between '001' and '247' and transact.batch='VN060917'
ACCOUNTING PERIOD: 12/17

FUND - 247 - CITYWIDE CIP FUND
BUDGET UNIT - 9721 - SR CENTER FACILITY REHAB

ACCOUNT	DATE	T/C	ENCUMBR	REFERENCE	VENDOR	BUDGET	EXPENDITURES	ENCUMBRANCES	DESCRIPTION
4310									
12/17	06/07/17	21	7189	-02	53765	6783	VIRTUAL PROJECT	11.91	-11.91 CONTINUED...
TOTAL						.00		11.91	-11.91
TOTAL						.00		11.91	-11.91

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CITY OF LEMOORE
EXPENDITURE TRANSACTION ANALYSIS

PAGE NUMBER: 63
AUDIT11

SELECTION CRITERIA: transact.yr='17' and transact.period='12' and transact.fund between '001' and '247' and transact.batch='VN060917
ACCOUNTING PERIOD: 12/17

FUND - 247 - CITYWIDE CIP FUND
BUDGET UNIT - 9723 - BOXING RING FENCE

ACCOUNT	DATE	T/C	ENCUMBR	REFERENCE	VENDOR	BUDGET	EXPENDITURES	ENCUMBRANCES	DESCRIPTION
4310									
12/17	06/07/17	21	7189	-02	53765	6783	VIRTUAL PROJECT	11.91	-11.91 CONTINUED...
TOTAL						.00	11.91	-11.91	
TOTAL						.00	11.91	-11.91	
TOTAL						.00	6,544.67	-6,544.67	
TOTAL						.00	101,091.20	-34,050.58	

PEI
DATE: 06/07/2017
TIME: 16:30:22

CITY OF LEMOORE
GENERAL LEDGER TRANSACTION ANALYSIS

PAGE NUMBER: 1
AUDIT311

SELECTION CRITERIA: account.acct between '2000' and '2999'AND transact.yr='17' and transact.period='12' and transact.batch='VN060917
ACCOUNTING PERIOD: 12/17

FUND - 082 - PAYROLL

ACCOUNT	DATE	T/C	REFERENCE	VENDOR/PAYER	DEBIT	CREDIT	DESCRIPTION
2020							
	12/17	06/07/17	21 53725	6793 KAISER FOUNDATION HE		2,156.00	DED:KSRE HEALTH INS
TOTAL				ACCOUNTS PAYABLE	.00	2,156.00	
2140							
	12/17	06/07/17	21 53725	6793 KAISER FOUNDATION HE	2,156.00		DED:KSRE HEALTH INS
TOTAL				HEALTH INSURANCE PAYABLE	2,156.00	.00	
TOTAL				PAYROLL	2,156.00	2,156.00	
TOTAL REPORT					2,156.00	2,156.00	

PEI
DATE: 06/07/2017
TIME: 16:28:50

CITY OF LEMOORE
REVENUE TRANSACTION ANALYSIS

PAGE NUMBER: 1
AUDIT31

SELECTION CRITERIA: transact.yr='17' and transact.period='12' and transact.account between '3000' and '3999' and transact.batch='VN0
ACCOUNTING PERIOD: 12/17

FUND - 001 - GENERAL FUND
BUDGET UNIT - 001 - GENERAL FUND

ACCOUNT	DATE	T/C	RECEIVE	REFERENCE	PAYER/VENDOR	BUDGET	RECEIPTS	RECEIVABLES DESCRIPTION
3625	CIVIC AUDITORIUM RENTAL							
12/17	06/07/17	21	0	53702	T2292 BRENDA MORALES		-120.00	REFUND-CIVIC #27652
TOTAL	CIVIC AUDITORIUM RENTAL					.00	-120.00	.00
3681	RECREATION FEES							
12/17	06/07/17	21	0	53724	T2295 JENNIFER BRADY		-40.00	REFUND-TENNIS #29849
12/17	06/07/17	21	0	53723	T2294 ITALIA LOZA		-60.00	REFUND-SOCCER #29822
TOTAL	RECREATION FEES					.00	-100.00	.00
TOTAL	GENERAL FUND					.00	-220.00	.00
TOTAL	GENERAL FUND					.00	-220.00	.00
TOTAL REPORT						.00	-220.00	.00

Warrant Register 6-15-17

PEI
DATE: 06/15/2017
TIME: 14:52:43

CITY OF LEMOORE
EXPENDITURE TRANSACTION ANALYSIS

PAGE NUMBER: 1
AUDIT11

SELECTION CRITERIA: transact.yr='17' and transact.period='12' and transact.fund between '001' and '247' and transact.batch='VM061617
ACCOUNTING PERIOD: 12/17

FUND - 001 - GENERAL FUND
BUDGET UNIT - 4213 - CITY MANAGER

ACCOUNT	DATE	T/C	ENCUMBR	REFERENCE	VENDOR	BUDGET	EXPENDITURES	ENCUMBRANCES	DESCRIPTION
4220									
12/17	06/15/17	21		53827	5396 OFFICE DEPOT		19.41	.00	CLIP, PANEL WALL
12/17	06/15/17	21		53827	5396 OFFICE DEPOT		19.26	.00	RETRACT PEN
TOTAL						.00	38.67	.00	
4310									
12/17	06/15/17	21		53836	5352 SHRED-IT USA- FR		60.00	.00	SHRED-PW
TOTAL						.00	60.00	.00	
4340									
12/17	06/15/17	21		53849	0116 VERIZON WIRELESS		42.63	.00	05/05/17-06/04/17
12/17	06/15/17	21		53826	1207 NOS COMMUNICATIO		232.22	.00	COMM SERVICES
TOTAL						.00	274.85	.00	
TOTAL						.00	373.52	.00	

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CITY OF LEMOORE
EXPENDITURE TRANSACTION ANALYSIS

PAGE NUMBER: 2
AUDIT11

SELECTION CRITERIA: transact.yr='17' and transact.period='12' and transact.fund between '001' and '247' and transact.batch='VM061617'
ACCOUNTING PERIOD: 12/17

FUND - 001 - GENERAL FUND
BUDGET UNIT - 4214 - CITY CLERK'S OFFICE

ACCOUNT	DATE	T/C	ENCUMBR	REFERENCE	VENDOR	BUDGET	EXPENDITURES	ENCUMBRANCES	DESCRIPTION
4330									
12/17	06/15/17	21	53817	6080	LEE CENTRAL CALI		655.70	.00	NOTICE OF ADOPTED ORD
TOTAL						.00	655.70	.00	
TOTAL						.00	655.70	.00	

PEI
DATE: 06/15/2017
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CITY OF LEMOORE
EXPENDITURE TRANSACTION ANALYSIS

PAGE NUMBER: 3
AUDIT11

SELECTION CRITERIA: transact.yr='17' and transact.period='12' and transact.fund between '001' and '247' and transact.batch='VM061617
ACCOUNTING PERIOD: 12/17

FUND - 001 - GENERAL FUND
BUDGET UNIT - 4215 - FINANCE

ACCOUNT	DATE	T/C	ENCUMBR	REFERENCE	VENDOR	BUDGET	EXPENDITURES	ENCUMBRANCES	DESCRIPTION
4310					PROFESSIONAL CONTRACT SVC				
12/17	06/15/17	21	7345	-01 53831	6729 PRIDESTAFF, INC.		1,528.40	-1,528.40	ACCOUNTANT TEMP
TOTAL					PROFESSIONAL CONTRACT SVC	.00	1,528.40	-1,528.40	
4340					UTILITIES				
12/17	06/15/17	21		53849	0116 VERIZON WIRELESS		25.34	.00	05/05/17-06/04/17
12/17	06/15/17	21		53826	1207 NOS COMMUNICATIO		86.32	.00	COMM SERVICES
TOTAL					UTILITIES	.00	111.66	.00	
4389					BANK FEES AND CHARGES				
12/17	06/15/17	21		53847	6104 US BANK		22.00	.00	MAINTENANCE FEES
TOTAL					BANK FEES AND CHARGES	.00	22.00	.00	
TOTAL					FINANCE	.00	1,662.06	-1,528.40	

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CITY OF LEMOORE
EXPENDITURE TRANSACTION ANALYSIS

PAGE NUMBER: 4
AUDIT11

SELECTION CRITERIA: transact.yr='17' and transact.period='12' and transact.fund between '001' and '247' and transact.batch='VM061617
ACCOUNTING PERIOD: 12/17

FUND - 001 - GENERAL FUND
BUDGET UNIT - 4216 - PLANNING

ACCOUNT	DATE	T/C	ENCUMBR	REFERENCE	VENDOR	BUDGET	EXPENDITURES	ENCUMBRANCES	DESCRIPTION
4310									
12/17	06/15/17	21		53832	0876 QUAD KNOPF, INC.		900.72	.00	BRISBANE EAST LOT LIN
12/17	06/15/17	21		53832	0876 QUAD KNOPF, INC.		9,399.60	.00	FY2016-2017 PLANNING
TOTAL						.00	10,300.32	.00	
TOTAL						.00	10,300.32	.00	

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DATE: 06/15/2017
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CITY OF LEMOORE
EXPENDITURE TRANSACTION ANALYSIS

PAGE NUMBER: 5
AUDIT11

SELECTION CRITERIA: transact.yr='17' and transact.period='12' and transact.fund between '001' and '247' and transact.batch='VM061617
ACCOUNTING PERIOD: 12/17

FUND - 001 - GENERAL FUND
BUDGET UNIT - 4220 - MAINTENANCE DIVISION

ACCOUNT	DATE	T/C	ENCUMBR	REFERENCE	VENDOR	BUDGET	EXPENDITURES	ENCUMBRANCES	DESCRIPTION
4220					OPERATING SUPPLIES				
12/17	06/15/17	21		53821	0304 LEMOORE HARDWARE		8.97	.00	CUT OFF RISER/CAP THR
12/17	06/15/17	21		53821	0304 LEMOORE HARDWARE		47.17	.00	DISC PADLOCK
12/17	06/15/17	21		53821	0304 LEMOORE HARDWARE		13.35	.00	CAP THREADED/SOVIEW
12/17	06/15/17	21		53821	0304 LEMOORE HARDWARE		4.28	.00	WHT ENAMEL
12/17	06/15/17	21		53821	0304 LEMOORE HARDWARE		14.99	.00	ALK BATTERY
12/17	06/15/17	21		53821	0304 LEMOORE HARDWARE		17.99	.00	FLAG DRIPPER/BARB PLU
12/17	06/15/17	21		53802	5866 FASTENAL COMPANY		38.12	.00	BLUE BEV COOLER
12/17	06/15/17	21		53821	0304 LEMOORE HARDWARE		26.25	.00	UTILITY KNIFE
12/17	06/15/17	21		53821	0304 LEMOORE HARDWARE		82.01	.00	WALL EYE CONTROL
12/17	06/15/17	21		53821	0304 LEMOORE HARDWARE		60.05	.00	PROGRAM THERMOSTAT
12/17	06/15/17	21		53821	0304 LEMOORE HARDWARE		5.03	.00	GRY ENAMEL
12/17	06/15/17	21		53821	0304 LEMOORE HARDWARE		27.61	.00	BT BULB
12/17	06/15/17	21		53803	1547 VERITIV OPERATIN		434.73	.00	STAINLESS STL CLNR
TOTAL					OPERATING SUPPLIES	.00	780.55	.00	
4310					PROFESSIONAL CONTRACT SVC				
12/17	06/15/17	21		53789	0040 LARRY AVILA		283.50	.00	ADULT VOLLEYBALL OFF
12/17	06/15/17	21		53808	0242 JORGENSEN COMPAN		962.55	.00	ANNUAL FIRE EXT MAINT
TOTAL					PROFESSIONAL CONTRACT SVC	.00	1,246.05	.00	
4340					UTILITIES				
12/17	06/15/17	21		53849	0116 VERIZON WIRELESS		106.22	.00	05/05/17-06/04/17
12/17	06/15/17	21		53826	1207 NOS COMMUNICATIO		62.60	.00	COMM SERVICES
12/17	06/15/17	21		53829	0363 P G & E		7,451.30	.00	04/18/17-05/16/17
TOTAL					UTILITIES	.00	7,620.12	.00	
TOTAL					MAINTENANCE DIVISION	.00	9,646.72	.00	

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SELECTION CRITERIA: transact.yr='17' and transact.period='12' and transact.fund between '001' and '247' and transact.batch='VM061617
ACCOUNTING PERIOD: 12/17

FUND - 001 - GENERAL FUND
BUDGET UNIT - 4221 - POLICE

ACCOUNT	DATE	T/C	ENCUMBR	REFERENCE	VENDOR	BUDGET	EXPENDITURES	ENCUMBRANCES	DESCRIPTION
4220					OPERATING SUPPLIES				
12/17	06/15/17	21		53821	0304 LEMOORE HARDWARE		7.50	.00	RIGID DR STOP
12/17	06/15/17	21		53821	0304 LEMOORE HARDWARE		5.14	.00	HINGE PIN DOORSTOP
12/17	06/15/17	21		53818	0300 LEM CITY-PETTY C		21.44	.00	SMART&FINAL-33GAL BAG
12/17	06/15/17	21		53844	3010 THE ANIMAL HOUSE		70.73	.00	EUKANUBA 44#
12/17	06/15/17	21		53834	0381 QUILL CORP.		51.39	.00	LATEX GLOVES
12/17	06/15/17	21		53809	2000 J'S COMMUNICATIO		76.89	.00	TECH. SERVICES
TOTAL					OPERATING SUPPLIES	.00	233.09	.00	
4220U					OPERAT SUPPLIES- UNIFORMS				
12/17	06/15/17	21		53818	0300 LEM CITY-PETTY C		-9.00	.00	M.GONSALVES-PURCHASE
TOTAL					OPERAT SUPPLIES- UNIFORMS	.00	-9.00	.00	
4320					MEETINGS & DUES				
12/17	06/15/17	21		53818	0300 LEM CITY-PETTY C		28.00	.00	COSPER/MALDONADO-STR
12/17	06/15/17	21		53818	0300 LEM CITY-PETTY C		14.00	.00	J.HENDERSON-ARMORER'S
12/17	06/15/17	21		53818	0300 LEM CITY-PETTY C		14.00	.00	J.GILES-ARMORER'S-TRA
12/17	06/15/17	21		53818	0300 LEM CITY-PETTY C		59.99	.00	SAVEMART-COUNCIL CAKE
12/17	06/15/17	21		53818	0300 LEM CITY-PETTY C		42.00	.00	B.WARD-PER DIEM RADAR
12/17	06/15/17	21		53818	0300 LEM CITY-PETTY C		42.00	.00	J.STEPHENS-PER DIEM R
12/17	06/15/17	21		53818	0300 LEM CITY-PETTY C		5.78	.00	SAVMART-COUNCIL DRINK
TOTAL					MEETINGS & DUES	.00	205.77	.00	
4340					UTILITIES				
12/17	06/15/17	21		53826	1207 NOS COMMUNICATIO		1,817.81	.00	COMM SERVICES
TOTAL					UTILITIES	.00	1,817.81	.00	
4360					TRAINING				
12/17	06/15/17	21		53804	0719 FRESNO CITY COLL		290.00	.00	REGISTRATION-K.RYNOLD
TOTAL					TRAINING	.00	290.00	.00	
TOTAL					POLICE	.00	2,537.67	.00	

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ACCOUNTING PERIOD: 12/17

FUND - 001 - GENERAL FUND
BUDGET UNIT - 4222 - FIRE

ACCOUNT	DATE	T/C	ENCUMBR	REFERENCE	VENDOR	BUDGET	EXPENDITURES	ENCUMBRANCES	DESCRIPTION
4220	OPERATING SUPPLIES								
12/17	06/15/17	21		53821	0304 LEMOORE HARDWARE		66.45	.00	HOME DEF KILLER
12/17	06/15/17	21		53821	0304 LEMOORE HARDWARE		75.06	.00	WET/DRY VAC
12/17	06/15/17	21		53821	0304 LEMOORE HARDWARE		16.48	.00	WIRE BRAD/BLANKET
12/17	06/15/17	21		53821	0304 LEMOORE HARDWARE		1.96	.00	NUTS & BOLTS
12/17	06/15/17	21		53821	0304 LEMOORE HARDWARE		58.16	.00	SG LAQUER/BX COVER
12/17	06/15/17	21		53821	0304 LEMOORE HARDWARE		8.03	.00	QTR RND MOULDING
12/17	06/15/17	21		53821	0304 LEMOORE HARDWARE		24.20	.00	CLOSED S HOOK
12/17	06/15/17	21		53821	0304 LEMOORE HARDWARE		47.11	.00	COVER/PLUG/CONNECTORE
12/17	06/15/17	21	7360	-01 081807	2161 CASCADE FIRE		.00	.00	DURA-BUILT YELLOW HOSE
12/17	06/15/17	21	7360	-02 081807	2161 CASCADE FIRE		.00	.00	ECO 10 2.5"X50' HOSE
12/17	06/15/17	21	7360	-03 53797	2161 CASCADE FIRE		710.45	-700.00	BOOSTER 1" X 100' HOSE
12/17	06/15/17	21	7360	-04 53797	2161 CASCADE FIRE		51.51	-50.75	SALES TAX
12/17	06/15/17	21	7360	-05 53797	2161 CASCADE FIRE		59.50	-58.62	FREIGHT
TOTAL	OPERATING SUPPLIES					.00	1,118.91	-809.37	
4230	REPAIR/MAINT SUPPLIES								
12/17	06/15/17	21		53821	0304 LEMOORE HARDWARE		68.95	.00	WEED/GRASS KILLER
12/17	06/15/17	21		53821	0304 LEMOORE HARDWARE		31.82	.00	ZINC J BOLT/FLASHLIGH
12/17	06/15/17	21		53821	0304 LEMOORE HARDWARE		43.92	.00	MOP & GLO CLEANER
12/17	06/15/17	21		53821	0304 LEMOORE HARDWARE		65.27	.00	WHT PAINT/SPIN MOP KI
12/17	06/15/17	21		53821	0304 LEMOORE HARDWARE		13.40	.00	MINI TUBING CUTTER
12/17	06/15/17	21		53821	0304 LEMOORE HARDWARE		283.53	.00	COOLER PAD/PUMP/FILTE
12/17	06/15/17	21		53821	0304 LEMOORE HARDWARE		6.75	.00	SAFETY HASP
TOTAL	REPAIR/MAINT SUPPLIES					.00	513.64	.00	
4310	PROFESSIONAL CONTRACT SVC								
12/17	06/15/17	21		53822	0313 LEMOORE VOLUNTEE		11,735.00	.00	MAY 17 MONTHLY CALLS
TOTAL	PROFESSIONAL CONTRACT SVC					.00	11,735.00	.00	
4340	UTILITIES								
12/17	06/15/17	21		53849	0116 VERIZON WIRELESS		190.05	.00	04/24/17-05/23/17
12/17	06/15/17	21		53849	0116 VERIZON WIRELESS		6.76	.00	05/05/17-06/04/17
12/17	06/15/17	21		53826	1207 NOS COMMUNICATIO		77.40	.00	COMM SERVICES
TOTAL	UTILITIES					.00	274.21	.00	
4360	TRAINING								
12/17	06/15/17	21		53838	5326 STATE FIRE TRAIN		40.00	.00	FIREFIGHTER II CERTIF
TOTAL	TRAINING					.00	40.00	.00	
TOTAL	FIRE					.00	13,681.76	-809.37	

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FUND - 001 - GENERAL FUND
BUDGET UNIT - 4224 - BUILDING INSPECTION

ACCOUNT	DATE	T/C	ENCUMBR	REFERENCE	VENDOR	BUDGET	EXPENDITURES	ENCUMBRANCES	DESCRIPTION
4310					PROFESSIONAL CONTRACT SVC				
12/17	06/15/17	21		53832	0876 QUAD KNOFF, INC.		324.00	.00	GRADING PLAN REVIEW
TOTAL					PROFESSIONAL CONTRACT SVC	.00	324.00	.00	
4340					UTILITIES				
12/17	06/15/17	21		53849	0116 VERIZON WIRELESS		94.33	.00	05/05/17-06/04/17
TOTAL					UTILITIES	.00	94.33	.00	
TOTAL					BUILDING INSPECTION	.00	418.33	.00	

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ACCOUNTING PERIOD: 12/17

FUND - 001 - GENERAL FUND
BUDGET UNIT - 4230 - PUBLIC WORKS

ACCOUNT	DATE	T/C	ENCUMBR	REFERENCE	VENDOR	BUDGET	EXPENDITURES	ENCUMBRANCES	DESCRIPTION
4340									
					UTILITIES				
12/17	06/15/17	21		53798	2320 CITY OF LEMOORE		1,194.48	.00	APRIL/MAY SERVICES
12/17	06/15/17	21		53849	0116 VERIZON WIRELESS		150.75	.00	05/05/17-06/04/17
12/17	06/15/17	21		53826	1207 NOS COMMUNICATIO		47.63	.00	COMM SERVICES
TOTAL					UTILITIES	.00	1,392.86	.00	
TOTAL					PUBLIC WORKS	.00	1,392.86	.00	

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ACCOUNTING PERIOD: 12/17

FUND - 001 - GENERAL FUND
BUDGET UNIT - 4231 - STREETS

ACCOUNT	DATE	T/C	ENCUMBR	REFERENCE	VENDOR	BUDGET	EXPENDITURES	ENCUMBRANCES	DESCRIPTION
4340									
12/17	06/15/17	21		53829	0363 P G & E		103.34	.00	05/01/17-05/30/17
TOTAL						.00	103.34	.00	
TOTAL						.00	103.34	.00	

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ACCOUNTING PERIOD: 12/17

FUND - 001 - GENERAL FUND
BUDGET UNIT - 4241 - PARKS

ACCOUNT	DATE	T/C	ENCUMBR	REFERENCE	VENDOR	BUDGET	EXPENDITURES	ENCUMBRANCES	DESCRIPTION
4220					OPERATING SUPPLIES				
12/17	06/15/17	21		53821	0304 LEMOORE HARDWARE		471.47	.00	BASKETBALL NET
12/17	06/15/17	21		53821	0304 LEMOORE HARDWARE		82.51	.00	BASKETBALL NET
12/17	06/15/17	21		53821	0304 LEMOORE HARDWARE		41.82	.00	CYL DEADBOLT
12/17	06/15/17	21		53821	0304 LEMOORE HARDWARE		153.23	.00	BASKETBALL NET
TOTAL					OPERATING SUPPLIES	.00	749.03	.00	
4340					UTILITIES				
12/17	06/15/17	21		53829	0363 P G & E		1,372.75	.00	05/01/17-05/30/17
TOTAL					UTILITIES	.00	1,372.75	.00	
TOTAL					PARKS	.00	2,121.78	.00	

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ACCOUNTING PERIOD: 12/17

FUND - 001 - GENERAL FUND
BUDGET UNIT - 4242 - RECREATION

ACCOUNT	DATE	T/C	ENCUMBR	REFERENCE	VENDOR	BUDGET	EXPENDITURES	ENCUMBRANCES	DESCRIPTION
4220									
12/17	06/15/17	21		53821	0304 LEMOORE HARDWARE		45.01	.00	YEL CAUTION TAPE
TOTAL						.00	45.01	.00	
4310									
12/17	06/15/17	21		53787	5500 ASCAP		343.29	.00	LICENSE FEE
TOTAL						.00	343.29	.00	
4340									
12/17	06/15/17	21		53849	0116 VERIZON WIRELESS		135.41	.00	05/05/17-06/04/17
12/17	06/15/17	21		53826	1207 NOS COMMUNICATIO		65.50	.00	COMM SERVICES
TOTAL						.00	200.91	.00	
TOTAL						.00	589.21	.00	

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ACCOUNTING PERIOD: 12/17

FUND - 001 - GENERAL FUND
BUDGET UNIT - 4296 - INFORMATION TECHNOLOGY

ACCOUNT	DATE	T/C	ENCUMBR	REFERENCE	VENDOR	BUDGET	EXPENDITURES	ENCUMBRANCES	DESCRIPTION
4310									
	12/17	06/15/17	21	53799	4056 COMCAST		2,171.88	.00	INTERNET
TOTAL						.00	2,171.88	.00	
TOTAL						.00	2,171.88	.00	

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ACCOUNTING PERIOD: 12/17

FUND - 001 - GENERAL FUND
BUDGET UNIT - 4297 - HUMAN RESOURCES

ACCOUNT	DATE	T/C	ENCUMBR	REFERENCE	VENDOR	BUDGET	EXPENDITURES	ENCUMBRANCES	DESCRIPTION
4310									
	12/17	06/15/17	21	53801	6115 EMPLOYEE RELATIO		1,123.60	.00	BACKGROUND CHK
TOTAL						.00	1,123.60	.00	
4534									
	12/17	06/15/17	21	53840	6448 STEWART TITLE		10,000.00	.00	ESCROW- S. MAYA JR.
TOTAL						.00	10,000.00	.00	
TOTAL						.00	11,123.60	.00	

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ACCOUNTING PERIOD: 12/17

FUND - 001 - GENERAL FUND
BUDGET UNIT - 4298 - NON-DEPARTMENTAL

ACCOUNT	DATE	T/C	ENCUMBR	REFERENCE	VENDOR	BUDGET	EXPENDITURES	ENCUMBRANCES	DESCRIPTION
4335									
									POSTAGE & MAILING
12/17	06/15/17	21		53825	6838 NEOPOST		450.00	.00	POSTAGE MACHINE
12/17	06/15/17	21	7379	-01 53825	6838 NEOPOST		1,000.00	-1,000.00	\$1000 POSTAGE FOR MACHINE
TOTAL						.00	1,450.00	-1,000.00	
TOTAL						.00	1,450.00	-1,000.00	NON-DEPARTMENTAL
TOTAL						.00	58,228.75	-3,337.77	GENERAL FUND

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ACCOUNTING PERIOD: 12/17

FUND - 040 - FLEET MAINTENANCE
BUDGET UNIT - 4265 - FLEET MAINTENANCE

ACCOUNT	DATE	T/C	ENCUMBR	REFERENCE	VENDOR	BUDGET	EXPENDITURES	ENCUMBRANCES	DESCRIPTION
4220					OPERATING SUPPLIES				
12/17	06/15/17	21		53816	0286 LAWRENCE TRACTOR		57.90	.00	THRUST WASHER/CAP
12/17	06/15/17	21		53842	0634 TERMINAL AIR BRA		469.45	.00	REMAN SHOE KIT
12/17	06/15/17	21		53806	6146 HANFORD CHRYSLER		555.47	.00	TIRE PRESSURES
12/17	06/15/17	21		53788	6145 AUTO ZONE		-43.91	.00	BRAKE PADS
12/17	06/15/17	21		53788	6145 AUTO ZONE		216.83	.00	BRAKE PADS/ROTORS
12/17	06/15/17	21		53788	6145 AUTO ZONE		18.81	.00	DISC HARDWARE KIT
12/17	06/15/17	21		53790	0056 BILLINGSLEY TIRE		37.47	.00	TIRE/DISMOUNT/MOUNT
12/17	06/15/17	21		53790	0056 BILLINGSLEY TIRE		69.00	.00	ALIGN LIGHT TRUCK/VAN
12/17	06/15/17	21		53790	0056 BILLINGSLEY TIRE		25.00	.00	L/R FORKLIFT REPAIR
12/17	06/15/17	21		53790	0056 BILLINGSLEY TIRE		177.94	.00	TIRE/VALVE STEM/BALAN
12/17	06/15/17	21		53790	0056 BILLINGSLEY TIRE		20.00	.00	REPAIR
12/17	06/15/17	21		53812	0252 KINGS AUTO SUPPL		36.44	.00	WIPER BLADE
12/17	06/15/17	21		53812	0252 KINGS AUTO SUPPL		34.05	.00	THERM
12/17	06/15/17	21		53812	0252 KINGS AUTO SUPPL		75.05	.00	SUPPORT
12/17	06/15/17	21		53812	0252 KINGS AUTO SUPPL		49.74	.00	CABIN AIR FILTER
12/17	06/15/17	21		53812	0252 KINGS AUTO SUPPL		44.03	.00	BELT- SERPENTINE
12/17	06/15/17	21		53812	0252 KINGS AUTO SUPPL		18.63	.00	V-BELT
12/17	06/15/17	21		53812	0252 KINGS AUTO SUPPL		15.95	.00	LAMP
12/17	06/15/17	21		53812	0252 KINGS AUTO SUPPL		3.02	.00	AA BATTERY
12/17	06/15/17	21		53812	0252 KINGS AUTO SUPPL		118.21	.00	LED 2 SYT B/U LMP
12/17	06/15/17	21		53812	0252 KINGS AUTO SUPPL		25.26	.00	6 OVAL RR TRN AMB
12/17	06/15/17	21		53812	0252 KINGS AUTO SUPPL		3.22	.00	LAMP
12/17	06/15/17	21		53812	0252 KINGS AUTO SUPPL		21.16	.00	A C COMPRESSOR RELAY
12/17	06/15/17	21		53790	0056 BILLINGSLEY TIRE		25.00	.00	REPAIR/CHECK AIR PRES
12/17	06/15/17	21		53790	0056 BILLINGSLEY TIRE		448.18	.00	RECAP TIRE/DISMOUNT
12/17	06/15/17	21		53790	0056 BILLINGSLEY TIRE		41.50	.00	REPAIR/CHECK AIR PRES
12/17	06/15/17	21		53790	0056 BILLINGSLEY TIRE		448.18	.00	RECAP TIRE/DISMOUNT
12/17	06/15/17	21		53790	0056 BILLINGSLEY TIRE		170.49	.00	TIRE/DISMOUNT/MOUNT
12/17	06/15/17	21		53790	0056 BILLINGSLEY TIRE		20.00	.00	REPAIR
12/17	06/15/17	21		53790	0056 BILLINGSLEY TIRE		20.00	.00	REPAIR
12/17	06/15/17	21		53790	0056 BILLINGSLEY TIRE		340.98	.00	TIRE/DISMOUNT/MOUNT
12/17	06/15/17	21	7398	-01 53833	5329 QSI 2011 INC DBA		4,079.24	-4,079.24	SILVER LEVEL QUESTYS ANNU
12/17	06/15/17	21	7399	-01 53848	0458 KELLER FORD LINC		846.34	-846.34	CONTROL FOR 5W7Z 2C219 AB
12/17	06/15/17	21	7399	-02 53848	0458 KELLER FORD LINC		100.00	-100.00	CORE CHARGE
12/17	06/15/17	21	7399	-03 53848	0458 KELLER FORD LINC		68.61	-68.61	SALES TAX
12/17	06/15/17	21	7446	-01 53807	6715 INTERSTATE BILLI		995.52	-995.52	4318214RX AIR COMPRESSOR
12/17	06/15/17	21	7446	-02 53807	6715 INTERSTATE BILLI		479.48	-479.48	800576BXW AIR DRYER
12/17	06/15/17	21	7446	-03 53807	6715 INTERSTATE BILLI		5.43	-5.43	4952625 GASKET
12/17	06/15/17	21	7446	-04 53807	6715 INTERSTATE BILLI		1,428.00	-1,428.00	LABOR - TROUBLESHOOT & RE
12/17	06/15/17	21	7446	-05 53807	6715 INTERSTATE BILLI		142.80	-143.69	MIS SUP
12/17	06/15/17	21	7446	-06 53807	6715 INTERSTATE BILLI		25.00	-25.00	HAZ WST - HAZARDOUS WASTE
12/17	06/15/17	21	7446	-07 53807	6715 INTERSTATE BILLI		75.00	-75.00	FREIGHT CHARGES FOR PARTS
12/17	06/15/17	21	7446	-08 53807	6715 INTERSTATE BILLI		163.97	-163.97	SALES TAX
12/17	06/15/17	21	7446	-09 53807	6715 INTERSTATE BILLI		252.86	-252.86	PARTS
12/17	06/15/17	21	7446	-10 53807	6715 INTERSTATE BILLI		180.00	-180.00	CORES
TOTAL					OPERATING SUPPLIES	.00	12,405.30	-8,843.14	

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ACCOUNTING PERIOD: 12/17

FUND - 040 - FLEET MAINTENANCE
BUDGET UNIT - 4265 - FLEET MAINTENANCE

ACCOUNT	DATE	T/C	ENCUMBR	REFERENCE	VENDOR	BUDGET	EXPENDITURES	ENCUMBRANCES	DESCRIPTION
4220					OPERATING SUPPLIES		(cont'd)		
4230					REPAIR/MAINT SUPPLIES				
12/17	06/15/17	21		53790	0056 BILLINGSLEY TIRE		448.18	.00	RECAP/DISMOUNT/MOUNT
12/17	06/15/17	21		53812	0252 KINGS AUTO SUPPL		212.70	.00	BRAKE PADS
12/17	06/15/17	21		53790	0056 BILLINGSLEY TIRE		340.98	.00	TIRE/DISMOUNT/MOUNT
12/17	06/15/17	21	7393	-01 53790	0056 BILLINGSLEY TIRE		1,676.63	-1,676.63	FOR REMAINING MONTH AND O
12/17	06/15/17	21	7393	-01 53790	0056 BILLINGSLEY TIRE		740.96	-740.96	FOR REMAINING MONTH AND O
12/17	06/15/17	21	7393	-01 53790	0056 BILLINGSLEY TIRE		1,164.01	-1,164.01	FOR REMAINING MONTH AND O
12/17	06/15/17	21	7393	-01 53790	0056 BILLINGSLEY TIRE		1,325.37	-1,325.37	FOR REMAINING MONTH AND O
TOTAL					REPAIR/MAINT SUPPLIES	.00	5,908.83	-4,906.97	
4340					UTILITIES				
12/17	06/15/17	21		53849	0116 VERIZON WIRELESS		2.36	.00	05/05/17-06/04/17
12/17	06/15/17	21		53826	1207 NOS COMMUNICATIO		34.50	.00	COMM SERVICES
TOTAL					UTILITIES	.00	36.86	.00	
TOTAL					FLEET MAINTENANCE	.00	18,350.99	-13,750.11	
TOTAL					FLEET MAINTENANCE	.00	18,350.99	-13,750.11	

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ACCOUNTING PERIOD: 12/17

FUND - 045 - GOLF COURSE - CITY
BUDGET UNIT - 4245 - GOLF COURSE-CITY

ACCOUNT	DATE	T/C	ENCUMBR	REFERENCE	VENDOR	BUDGET	EXPENDITURES	ENCUMBRANCES	DESCRIPTION
4000K									
12/17	06/15/17	21		53845	6442 SLUSH PUPPIE PRO		72.90	.00	SUPREME FRENCH
TOTAL						.00	72.90	.00	
4000P									
12/17	06/15/17	21		53795	6476 CALLAWAY		184.07	.00	GOLF SUPPLIES
12/17	06/15/17	21		53795	6476 CALLAWAY		301.79	.00	GOLF SUPPLIES
12/17	06/15/17	21		53785	6450 TITLEIST		531.69	.00	GOLF CLUB
12/17	06/15/17	21		53794	6491 BRIDGESTONE GOLF		664.14	.00	GOLF BALLS
12/17	06/15/17	21		53794	6491 BRIDGESTONE GOLF		131.49	.00	GOLF BALLS
12/17	06/15/17	21	7348 -01	53785	6450 TITLEIST		1,107.67	-1,107.67	GOLF EQUIPMENT/SHOES
TOTAL						.00	2,920.85	-1,107.67	
4220K									
12/17	06/15/17	21		621368711	6624 CINTAS		55.92	.00	KITCHEN SUPPLIES
TOTAL						.00	55.92	.00	
4220M									
12/17	06/15/17	21		53813	0234 KINGS WASTE AND		310.40	.00	437220
12/17	06/15/17	21		53802	5866 FASTENAL COMPANY		134.56	.00	BATH TISSUE/HARDWARE
12/17	06/15/17	21		53791	6521 BILLINGSLEY TIRE		82.65	.00	TIRE/DISMOUNT/MOUNT
12/17	06/15/17	21		53851	6523 WEST VALLEY SUPP		60.04	.00	BRASS BALL VALVE
12/17	06/15/17	21		53851	6523 WEST VALLEY SUPP		2.41	.00	2" M/A
12/17	06/15/17	21		53837	6483 SOUTHERN LINKS I		328.96	.00	GOPHER TRAPS
12/17	06/15/17	21		53823	6526 LEMOORE AUTO SUP		128.69	.00	IMP WRCH GUN
12/17	06/15/17	21		53823	6526 LEMOORE AUTO SUP		41.83	.00	BATTERY-SILVER/BATTER
12/17	06/15/17	21		53823	6526 LEMOORE AUTO SUP		131.33	.00	AIR TANK/COUPLERS
12/17	06/15/17	21		53823	6526 LEMOORE AUTO SUP		4.08	.00	CARRIAGE BOLT/NUT
12/17	06/15/17	21		53823	6526 LEMOORE AUTO SUP		61.08	.00	FLUID/CONVENTIONAL GR
12/17	06/15/17	21		53823	6526 LEMOORE AUTO SUP		101.02	.00	FRAME/PIPE WRENCH
12/17	06/15/17	21		53823	6526 LEMOORE AUTO SUP		37.61	.00	GIANT TOOL BAG
12/17	06/15/17	21		53823	6526 LEMOORE AUTO SUP		68.61	.00	BLO-GUN/COUPLER
12/17	06/15/17	21		53823	6526 LEMOORE AUTO SUP		93.30	.00	BATTERIES
12/17	06/15/17	21		53823	6526 LEMOORE AUTO SUP		7.50	.00	CLEANER
TOTAL						.00	1,594.07	.00	
4291									
12/17	06/15/17	21		53817	6080 LEE CENTRAL CALI		203.00	.00	ADVERTISE
12/17	06/15/17	21		53811	5784 KINGS COUNTY ENV		300.00	.00	FOOD VENDING PERMINT
12/17	06/15/17	21		53814	6844 KNIGHT GUARD ALA		165.00	.00	MONITORING SERVICE
12/17	06/15/17	21		53814	6844 KNIGHT GUARD ALA		165.00	.00	MONITORING SERVICE
12/17	06/15/17	21		53814	6844 KNIGHT GUARD ALA		165.00	.00	MONITORING SERVICE
12/17	06/15/17	21		53814	6844 KNIGHT GUARD ALA		173.64	.00	MONITORING SERVICE
TOTAL						.00	1,171.64	.00	
4320									
12/17	06/15/17	21		53830	6845 PGA OF AMERICA		696.00	.00	MEMBER DUES

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ACCOUNTING PERIOD: 12/17

FUND - 045 - GOLF COURSE - CITY
BUDGET UNIT - 4245 - GOLF COURSE-CITY

ACCOUNT	DATE	T/C	ENCUMBR	REFERENCE	VENDOR	BUDGET	EXPENDITURES	ENCUMBRANCES	DESCRIPTION
4320									
					(cont'd)				
TOTAL						.00	696.00	.00	
4340									
12/17	06/15/17	21		53829	0363 P G & E		6,643.05	.00	05/05/17-06/05/17
12/17	06/15/17	21		53829	0363 P G & E		707.67	.00	04/28/17-05/29/17
12/17	06/15/17	21		53829	0363 P G & E		10.52	.00	04/28/17-05/29/17
TOTAL						.00	7,361.24	.00	
4350									
12/17	06/15/17	21		53843	6812 TERMINIX COMMERC		50.00	.00	PEST CONTROL
12/17	06/15/17	21		53792	6439 BOBBY MAHAFFEY S		350.00	.00	STEAM CLEAN/EXHAUST H
TOTAL						.00	400.00	.00	
TOTAL						.00	14,272.62	-1,107.67	
TOTAL						.00	14,272.62	-1,107.67	

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SELECTION CRITERIA: transact.yr='17' and transact.period='12' and transact.fund between '001' and '247' and transact.batch='VM061617
ACCOUNTING PERIOD: 12/17

FUND - 050 - WATER
BUDGET UNIT - 4250 - WATER

ACCOUNT	DATE	T/C	ENCUMBR	REFERENCE	VENDOR	BUDGET	EXPENDITURES	ENCUMBRANCES	DESCRIPTION
4220	OPERATING SUPPLIES								
12/17	06/15/17	21		53821	0304 LEMOORE HARDWARE		30.01	.00	TWISTED LINE
12/17	06/15/17	21		53821	0304 LEMOORE HARDWARE		24.96	.00	SPR ENAMEL/ALM PAINT
12/17	06/15/17	21		53821	0304 LEMOORE HARDWARE		22.91	.00	CHISEL SHARPIE/BLADE
12/17	06/15/17	21		53821	0304 LEMOORE HARDWARE		40.04	.00	BLADE/SHELF BRACKE
12/17	06/15/17	21		53821	0304 LEMOORE HARDWARE		13.80	.00	CYC OIL
12/17	06/15/17	21		53821	0304 LEMOORE HARDWARE		7.49	.00	HARDWARE
12/17	06/15/17	21		53821	0304 LEMOORE HARDWARE		12.31	.00	DUCT TAPE/STENCIL SET
12/17	06/15/17	21		A255211	0304 LEMOORE HARDWARE		10.17	.00	PAINT TAPE/BLU TAPE
12/17	06/15/17	21		B278666	0304 LEMOORE HARDWARE		15.09	.00	BLK PAINT/STENCIL SET
12/17	06/15/17	21		53821	0304 LEMOORE HARDWARE		5.35	.00	BUSH
12/17	06/15/17	21		53821	0304 LEMOORE HARDWARE		10.70	.00	LUBRICANT
12/17	06/15/17	21		53821	0304 LEMOORE HARDWARE		87.92	.00	COMPOST FORK
12/17	06/15/17	21		53821	0304 LEMOORE HARDWARE		14.84	.00	CHARGE
12/17	06/15/17	21	7354	-01 53846	6058 UNIVAR		722.90	-722.90	CHLORINE CHEMICALS
12/17	06/15/17	21	7394	-01 53850	5277 VISA PETROLEUM		1,127.50	-1,127.50	GUARDIAN DEEP WELL PUMP O
12/17	06/15/17	21	7394	-02 53850	5277 VISA PETROLEUM		81.74	-81.74	SALES TAX
TOTAL	OPERATING SUPPLIES					.00	2,227.73	-1,932.14	
4310	PROFESSIONAL CONTRACT SVC								
12/17	06/15/17	21	7266	-02 53815	6795 LABOR TIME		709.12	-709.12	2 HC TEMP LABOR
12/17	06/15/17	21	7266	-03 53815	6795 LABOR TIME		1,159.04	-1,159.04	TEMP LABOR CHANGE ORDER T
12/17	06/15/17	21	7266	-03 53815	6795 LABOR TIME		1,334.40	-1,334.40	TEMP LABOR CHANGE ORDER T
12/17	06/15/17	21	7266	-03 53815	6795 LABOR TIME		1,150.92	-1,150.92	TEMP LABOR CHANGE ORDER T
TOTAL	PROFESSIONAL CONTRACT SVC					.00	4,353.48	-4,353.48	
4340	UTILITIES								
12/17	06/15/17	21		53849	0116 VERIZON WIRELESS		335.67	.00	05/05/17-06/04/17
12/17	06/15/17	21		53826	1207 NOS COMMUNICATIO		199.63	.00	COMM SERVICES
TOTAL	UTILITIES					.00	535.30	.00	
TOTAL	WATER					.00	7,116.51	-6,285.62	

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ACCOUNTING PERIOD: 12/17

FUND - 050 - WATER
BUDGET UNIT - 4251 - UTILITY OFFICE

ACCOUNT	DATE	T/C	ENCUMBR	REFERENCE	VENDOR	BUDGET	EXPENDITURES	ENCUMBRANCES	DESCRIPTION
4340									
12/17	06/15/17	21		53826	1207 NOS COMMUNICATIO		86.34	.00	COMM SERVICES
TOTAL						.00	86.34	.00	
TOTAL						.00	86.34	.00	
TOTAL						.00	7,202.85	-6,285.62	

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SELECTION CRITERIA: transact.yr='17' and transact.period='12' and transact.fund between '001' and '247' and transact.batch='VM061617
ACCOUNTING PERIOD: 12/17

FUND - 056 - REFUSE
BUDGET UNIT - 4256 - REFUSE

ACCOUNT	DATE	T/C	ENCUMBR	REFERENCE	VENDOR	BUDGET	EXPENDITURES	ENCUMBRANCES	DESCRIPTION
4230					REPAIR/MAINT SUPPLIES				
12/17	06/15/17	21		53821	0304 LEMOORE HARDWARE		21.44	.00	COMPOUND
12/17	06/15/17	21		53821	0304 LEMOORE HARDWARE		39.74	.00	DPLX OUTLET/HAT HOOK
12/17	06/15/17	21		53821	0304 LEMOORE HARDWARE		10.70	.00	SAND SPONGER/FLES SPO
12/17	06/15/17	21		53821	0304 LEMOORE HARDWARE		4.06	.00	SWITCH
12/17	06/15/17	21		53821	0304 LEMOORE HARDWARE		18.00	.00	WIRE ROLLER FRAME
12/17	06/15/17	21		53821	0304 LEMOORE HARDWARE		2.97	.00	NUTS & BOLTS
12/17	06/15/17	21		53821	0304 LEMOORE HARDWARE		11.07	.00	CONDUIT LOCKNUT
12/17	06/15/17	21		53821	0304 LEMOORE HARDWARE		2.53	.00	UREA PLATE
12/17	06/15/17	21		53821	0304 LEMOORE HARDWARE		12.32	.00	DUCT TAPE
TOTAL					REPAIR/MAINT SUPPLIES	.00	122.83	.00	
4310					PROFESSIONAL CONTRACT SVC				
12/17	06/15/17	21	7109	-01 53813	0234 KINGS WASTE AND		87,797.69	-87,797.69	MONTHLY TIPPING FEE TO KW
TOTAL					PROFESSIONAL CONTRACT SVC	.00	87,797.69	-87,797.69	
4340					UTILITIES				
12/17	06/15/17	21		53849	0116 VERIZON WIRELESS		379.48	.00	05/05/17-06/04/17
12/17	06/15/17	21		53826	1207 NOS COMMUNICATIO		34.50	.00	COMM SERVICES
TOTAL					UTILITIES	.00	413.98	.00	
TOTAL					REFUSE	.00	88,334.50	-87,797.69	
TOTAL					REFUSE	.00	88,334.50	-87,797.69	

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ACCOUNTING PERIOD: 12/17

FUND - 060 - SEWER& STROM WTR DRAINAGE
BUDGET UNIT - 4260 - SEWER

ACCOUNT	DATE	T/C	ENCUMBR	REFERENCE	VENDOR	BUDGET	EXPENDITURES	ENCUMBRANCES	DESCRIPTION
4220	OPERATING SUPPLIES								
12/17	06/15/17	21		53802	5866 FASTENAL COMPANY		11.56	.00	BUTT CONECTOR
12/17	06/15/17	21		53821	0304 LEMOORE HARDWARE		7.50	.00	EXT SPRING
12/17	06/15/17	21		53821	0304 LEMOORE HARDWARE		26.78	.00	LUBRICANT/EXPAND FOAM
12/17	06/15/17	21		53821	0304 LEMOORE HARDWARE		18.21	.00	KWICKWELD TUBE
12/17	06/15/17	21		53812	0252 KINGS AUTO SUPPL		6.42	.00	HEXBIT SKT
12/17	06/15/17	21		53824	0345 MORGAN & SLATES		46.59	.00	COUPLER/ELBOW/COUPLER
12/17	06/15/17	21	7355	-01 53800	6634 CONTROLWORX		5,777.43	-5,777.43	EVALUATION AND REPAIRS OF
12/17	06/15/17	21	7355	-02 53800	6634 CONTROLWORX		1,829.00	-1,829.00	INCLUDES REPAIR OF THE 3H
12/17	06/15/17	21	7355	-03 53800	6634 CONTROLWORX		140.48	-570.48	SALES TAX
12/17	06/15/17	21	7355	-04 PSOI000251	6634 CONTROLWORX		.00	-300.00	FREIGHT
TOTAL	OPERATING SUPPLIES					.00	7,863.97	-8,476.91	
4310	PROFESSIONAL CONTRACT SVC								
12/17	06/15/17	21		53839	2344 STATE WATER RESO		170.00	.00	RENEWAL APPLICATION
12/17	06/15/17	21	7353	-01 53793	5140 BOGIE'S PUMP SYS		37,520.90	-37,520.90	HOMA REPLACEMENT FOR FLYG
12/17	06/15/17	21	7353	-02 53793	5140 BOGIE'S PUMP SYS		2,720.27	-2,720.27	SALES TAX
12/17	06/15/17	21	7353	-03 53793	5140 BOGIE'S PUMP SYS		3,406.07	-3,406.07	FREIGHT
12/17	06/15/17	21	7395	-01 53793	5140 BOGIE'S PUMP SYS		3,700.00	-3,700.00	HOMA NON CLOG SUBMERSIBLE
12/17	06/15/17	21	7395	-02 53793	5140 BOGIE'S PUMP SYS		350.00	-350.00	EXPLOSION PROOF FM MOTOR
12/17	06/15/17	21	7395	-03 53793	5140 BOGIE'S PUMP SYS		293.63	-293.63	SALES TAX
12/17	06/15/17	21	7395	-04 53793	5140 BOGIE'S PUMP SYS		395.00	-395.00	FREIGHT
TOTAL	PROFESSIONAL CONTRACT SVC					.00	48,555.87	-48,385.87	
4340	UTILITIES								
12/17	06/15/17	21		53849	0116 VERIZON WIRELESS		367.77	.00	05/05/17-06/04/17
12/17	06/15/17	21		53826	1207 NOS COMMUNICATIO		109.02	.00	COMM SERVICES
TOTAL	UTILITIES					.00	476.79	.00	
4840AR	AUTOS/TRKS ASSET REPLACE								
12/17	06/15/17	21	7258	-01 53805	5181 HAAKER EQUIPMENT		478,600.91	-478,600.91	NEW CNG VACTOR 2112 PLUS
12/17	06/15/17	21	7258	-02 53805	5181 HAAKER EQUIPMENT		34,698.57	-35,895.07	SALES TAX
TOTAL	AUTOS/TRKS ASSET REPLACE					.00	513,299.48	-514,495.98	
TOTAL	SEWER					.00	570,196.11	-571,358.76	
TOTAL	SEWER& STROM WTR DRAINAGE					.00	570,196.11	-571,358.76	

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ACCOUNTING PERIOD: 12/17

FUND - 078 - LLMD/PFMD
BUDGET UNIT - 4801 - LLMD ZONE 1 WESTFIELD

ACCOUNT	DATE	T/C	ENCUMBR	REFERENCE	VENDOR	BUDGET	EXPENDITURES	ENCUMBRANCES	DESCRIPTION
4340									
					UTILITIES				
12/17	06/15/17	21		53798	2320 CITY OF LEMOORE		1,600.58	.00	APRIL/MAY SERVICES
12/17	06/15/17	21		53829	0363 P G & E		9.53	.00	04/22/17-05/22/17
12/17	06/15/17	21		53829	0363 P G & E		9.53	.00	04/22/17-05/22/17
12/17	06/15/17	21		53829	0363 P G & E		9.53	.00	04/22/17-05/22/17
12/17	06/15/17	21		53829	0363 P G & E		45.99	.00	04/22/17-05/22/17
12/17	06/15/17	21		53829	0363 P G & E		9.53	.00	04/22/17-05/22/17
12/17	06/15/17	21		53829	0363 P G & E		9.53	.00	04/22/17-05/22/17
12/17	06/15/17	21		53829	0363 P G & E		9.69	.00	04/22/17-05/22/17
TOTAL					UTILITIES	.00	1,703.91	.00	
TOTAL					LLMD ZONE 1 WESTFIELD	.00	1,703.91	.00	

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ACCOUNTING PERIOD: 12/17

FUND - 078 - LLMD/PFMD
BUDGET UNIT - 4803 - LLMD ZONE3 SILVA ESTATES

ACCOUNT	DATE	T/C	ENCUMBR	REFERENCE	VENDOR	BUDGET	EXPENDITURES	ENCUMBRANCES	DESCRIPTION
4340									
					UTILITIES				
12/17	06/15/17	21		53798	2320 CITY OF LEMOORE		330.56	.00	APRIL/MAY SERVICES
12/17	06/15/17	21		53829	0363 P G & E		9.53	.00	04/22/17-05/22/17
12/17	06/15/17	21		53829	0363 P G & E		9.53	.00	04/22/17-05/22/17
12/17	06/15/17	21		53829	0363 P G & E		9.53	.00	04/22/17-05/22/17
12/17	06/15/17	21		53829	0363 P G & E		9.53	.00	04/22/17-05/22/17
12/17	06/15/17	21		53829	0363 P G & E		9.53	.00	04/22/17-05/22/17
TOTAL					UTILITIES	.00	378.21	.00	
TOTAL					LLMD ZONE3 SILVA ESTATES	.00	378.21	.00	

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SELECTION CRITERIA: transact.yr='17' and transact.period='12' and transact.fund between '001' and '247' and transact.batch='VM061617
ACCOUNTING PERIOD: 12/17

FUND - 078 - LLMD/PFMD
BUDGET UNIT - 4805 - LLMD ZONE 5 WILDFLOWER

ACCOUNT	DATE	T/C	ENCUMBR	REFERENCE	VENDOR	BUDGET	EXPENDITURES	ENCUMBRANCES	DESCRIPTION
4340									
12/17	06/15/17	21		53798	2320 CITY OF LEMOORE		131.60	.00	APRIL/MAY SERVICES
TOTAL						.00	131.60	.00	
TOTAL						.00	131.60	.00	

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ACCOUNTING PERIOD: 12/17

FUND - 078 - LLMD/PFMD
BUDGET UNIT - 4806 - LLMD ZONE 6 CAPISTRANO

ACCOUNT	DATE	T/C	ENCUMBR	REFERENCE	VENDOR	BUDGET	EXPENDITURES	ENCUMBRANCES	DESCRIPTION
4340									
12/17	06/15/17	21		53798	2320 CITY OF LEMOORE		93.20	.00	APRIL/MAY SERVICES
TOTAL						.00	93.20	.00	
TOTAL						.00	93.20	.00	

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CITY OF LEMOORE
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AUDIT11

SELECTION CRITERIA: transact.yr='17' and transact.period='12' and transact.fund between '001' and '247' and transact.batch='VM061617'
ACCOUNTING PERIOD: 12/17

FUND - 078 - LLMD/PFMD
BUDGET UNIT - 4807 - LLMD ZONE 7 SILVERADO

ACCOUNT	DATE	T/C	ENCUMBR	REFERENCE	VENDOR	BUDGET	EXPENDITURES	ENCUMBRANCES	DESCRIPTION
4340									
12/17	06/15/17	21		53798	2320 CITY OF LEMOORE		74.00	.00	APRIL/MAY SERVICES
TOTAL						.00	74.00	.00	
TOTAL						.00	74.00	.00	

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SELECTION CRITERIA: transact.yr='17' and transact.period='12' and transact.fund between '001' and '247' and transact.batch='VM061617'
ACCOUNTING PERIOD: 12/17

FUND - 078 - LLMD/PFMD
BUDGET UNIT - 4808 - LLMD ZONE 8 CTRY.CLB.VILL

ACCOUNT	DATE	T/C	ENCUMBR	REFERENCE	VENDOR	BUDGET	EXPENDITURES	ENCUMBRANCES	DESCRIPTION
4340									
12/17	06/15/17	21		53798	2320 CITY OF LEMOORE		210.48	.00	APRIL/MAY SERVICES
TOTAL						.00	210.48	.00	
TOTAL					LLMD ZONE 8 CTRY.CLB.VILL	.00	210.48	.00	

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CITY OF LEMOORE
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SELECTION CRITERIA: transact.yr='17' and transact.period='12' and transact.fund between '001' and '247' and transact.batch='VM061617'
ACCOUNTING PERIOD: 12/17

FUND - 078 - LLMD/PFMD
BUDGET UNIT - 4809 - LLMD ZONE 9 LA DANTE ROSE

ACCOUNT	DATE	T/C	ENCUMBR	REFERENCE	VENDOR	BUDGET	EXPENDITURES	ENCUMBRANCES	DESCRIPTION
4340									
12/17	06/15/17	21		53798	2320 CITY OF LEMOORE		29.40	.00	APRIL/MAY SERVICES
TOTAL						.00	29.40	.00	
TOTAL					LLMD ZONE 9 LA DANTE ROSE	.00	29.40	.00	

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SELECTION CRITERIA: transact.yr='17' and transact.period='12' and transact.fund between '001' and '247' and transact.batch='VM061617'
ACCOUNTING PERIOD: 12/17

FUND - 078 - LLMD/PFMD
BUDGET UNIT - 4810 - LLMD ZONE 10 AVALON

ACCOUNT	DATE	T/C	ENCUMBR	REFERENCE	VENDOR	BUDGET	EXPENDITURES	ENCUMBRANCES	DESCRIPTION
4340									
					UTILITIES				
12/17	06/15/17	21		53798	2320 CITY OF LEMOORE		470.32	.00	APRIL/MAY SERVICES
12/17	06/15/17	21		53829	0363 P G & E		9.53	.00	04/22/17-05/22/17
12/17	06/15/17	21		53829	0363 P G & E		9.53	.00	04/22/17-05/22/17
TOTAL					UTILITIES	.00	489.38	.00	
TOTAL					LLMD ZONE 10 AVALON	.00	489.38	.00	

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SELECTION CRITERIA: transact.yr='17' and transact.period='12' and transact.fund between '001' and '247' and transact.batch='VM061617'
ACCOUNTING PERIOD: 12/17

FUND - 078 - LLMD/PFMD
BUDGET UNIT - 4811 - LLMD ZONE 11 SELF HELP EN

ACCOUNT	DATE	T/C	ENCUMBR	REFERENCE	VENDOR	BUDGET	EXPENDITURES	ENCUMBRANCES	DESCRIPTION
4340									
12/17	06/15/17	21		53798	2320 CITY OF LEMOORE		74.00	.00	APRIL/MAY SERVICES
TOTAL						.00	74.00	.00	
TOTAL						.00	74.00	.00	

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SELECTION CRITERIA: transact.yr='17' and transact.period='12' and transact.fund between '001' and '247' and transact.batch='VM061617
ACCOUNTING PERIOD: 12/17

FUND - 078 - LLMD/PFMD
BUDGET UNIT - 4812 - LLMD ZONE 12 SUMMERWIND

ACCOUNT	DATE	T/C	ENCUMBR	REFERENCE	VENDOR	BUDGET	EXPENDITURES	ENCUMBRANCES	DESCRIPTION
4340									
					UTILITIES				
12/17	06/15/17	21		53798	2320 CITY OF LEMOORE		421.68	.00	APRIL/MAY SERVICES
12/17	06/15/17	21		53829	0363 P G & E		9.55	.00	04/22/17-05/22/17
12/17	06/15/17	21		53829	0363 P G & E		11.65	.00	04/22/17-05/22/17
TOTAL					UTILITIES	.00	442.88	.00	
TOTAL					LLMD ZONE 12 SUMMERWIND	.00	442.88	.00	

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SELECTION CRITERIA: transact.yr='17' and transact.period='12' and transact.fund between '001' and '247' and transact.batch='VM061617'
ACCOUNTING PERIOD: 12/17

FUND - 078 - LLMD/PFMD
BUDGET UNIT - 4813 - LLMD ZONE 13 CORNERSTONE

ACCOUNT	DATE	T/C	ENCUMBR	REFERENCE	VENDOR	BUDGET	EXPENDITURES	ENCUMBRANCES	DESCRIPTION
4340									
12/17	06/15/17	21		53798	2320 CITY OF LEMOORE		122.64	.00	APRIL/MAY SERVICES
TOTAL						.00	122.64	.00	
TOTAL					LLMD ZONE 13 CORNERSTONE	.00	122.64	.00	

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SELECTION CRITERIA: transact.yr='17' and transact.period='12' and transact.fund between '001' and '247' and transact.batch='VM061617'
ACCOUNTING PERIOD: 12/17

FUND - 078 - LLMD/PFMD
BUDGET UNIT - 4815A - PFMD ZONE 1 THE LANDING

ACCOUNT	DATE	T/C	ENCUMBR	REFERENCE	VENDOR	BUDGET	EXPENDITURES	ENCUMBRANCES	DESCRIPTION
4340									
12/17	06/15/17	21		53798	2320 CITY OF LEMOORE		118.80	.00	APRIL/MAY SERVICES
TOTAL						.00	118.80	.00	
TOTAL						.00	118.80	.00	

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SELECTION CRITERIA: transact.yr='17' and transact.period='12' and transact.fund between '001' and '247' and transact.batch='VM061617
ACCOUNTING PERIOD: 12/17

FUND - 078 - LLMD/PFMD
BUDGET UNIT - 4815B - PFMD ZONE 2 DEVANTE

ACCOUNT	DATE	T/C	ENCUMBR	REFERENCE	VENDOR	BUDGET	EXPENDITURES	ENCUMBRANCES	DESCRIPTION
4340									
					UTILITIES				
12/17	06/15/17	21		53798	2320 CITY OF LEMOORE		1,065.84	.00	APRIL/MAY SERVICES
12/17	06/15/17	21		53829	0363 P G & E		9.58	.00	04/22/17-05/22/17
12/17	06/15/17	21		53829	0363 P G & E		9.61	.00	04/22/17-05/22/17
12/17	06/15/17	21		53829	0363 P G & E		9.58	.00	04/22/17-05/22/17
12/17	06/15/17	21		53829	0363 P G & E		78.50	.00	04/22/17-05/22/17
12/17	06/15/17	21		53829	0363 P G & E		9.62	.00	04/22/17-05/22/17
TOTAL					UTILITIES	.00	1,182.73	.00	
TOTAL					PFMD ZONE 2 DEVANTE	.00	1,182.73	.00	

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CITY OF LEMOORE
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SELECTION CRITERIA: transact.yr='17' and transact.period='12' and transact.fund between '001' and '247' and transact.batch='VM061617
ACCOUNTING PERIOD: 12/17

FUND - 078 - LLMD/PFMD
BUDGET UNIT - 4815C - PFMD ZONE 3 SILVA 10

ACCOUNT	DATE	T/C	ENCUMBR	REFERENCE	VENDOR	BUDGET	EXPENDITURES	ENCUMBRANCES	DESCRIPTION
4340									
					UTILITIES				
12/17	06/15/17	21		53798	2320 CITY OF LEMOORE		229.92	.00	APRIL/MAY SERVICES
12/17	06/15/17	21		53829	0363 P G & E		9.59	.00	04/22/17-05/22/17
TOTAL					UTILITIES	.00	239.51	.00	
TOTAL					PFMD ZONE 3 SILVA 10	.00	239.51	.00	

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SELECTION CRITERIA: transact.yr='17' and transact.period='12' and transact.fund between '001' and '247' and transact.batch='VM061617'
ACCOUNTING PERIOD: 12/17

FUND - 078 - LLMD/PFMD
BUDGET UNIT - 4815D - PFMD ZONE 4 PARKVIEW

ACCOUNT	DATE	T/C	ENCUMBR	REFERENCE	VENDOR	BUDGET	EXPENDITURES	ENCUMBRANCES	DESCRIPTION
4340									
12/17	06/15/17	21		53798	2320 CITY OF LEMOORE		153.36	.00	APRIL/MAY SERVICES
12/17	06/15/17	21		53829	0363 P G & E		9.53	.00	04/22/17-05/22/17
TOTAL						.00	162.89	.00	
TOTAL						.00	162.89	.00	

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SELECTION CRITERIA: transact.yr='17' and transact.period='12' and transact.fund between '001' and '247' and transact.batch='VM061617
ACCOUNTING PERIOD: 12/17

FUND - 078 - LLMD/PFMD
BUDGET UNIT - 4815E - PFMD EAST VILLAGE PARK

ACCOUNT	DATE	T/C	ENCUMBR	REFERENCE	VENDOR	BUDGET	EXPENDITURES	ENCUMBRANCES	DESCRIPTION
4340									
12/17	06/15/17	21		53798	2320 CITY OF LEMOORE		392.44	.00	APRIL/MAY SERVICES
12/17	06/15/17	21		53829	0363 P G & E		87.01	.00	04/22/17-05/22/17
TOTAL						.00	479.45	.00	
TOTAL						.00	479.45	.00	

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CITY OF LEMOORE
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SELECTION CRITERIA: transact.yr='17' and transact.period='12' and transact.fund between '001' and '247' and transact.batch='VM061617'
ACCOUNTING PERIOD: 12/17

FUND - 078 - LLMD/PFMD
BUDGET UNIT - 4815F - SAGECREST ESTATES

ACCOUNT	DATE	T/C	ENCUMBR	REFERENCE	VENDOR	BUDGET	EXPENDITURES	ENCUMBRANCES	DESCRIPTION
4340					UTILITIES				
12/17	06/15/17	21		53798	2320 CITY OF LEMOORE		107.28	.00	APRIL/MAY SERVICES
TOTAL					UTILITIES	.00	107.28	.00	
TOTAL					SAGECREST ESTATES	.00	107.28	.00	
TOTAL					LLMD/PFMD	.00	6,040.36	.00	

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CITY OF LEMOORE
EXPENDITURE TRANSACTION ANALYSIS

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AUDIT11

SELECTION CRITERIA: transact.yr='17' and transact.period='12' and transact.fund between '001' and '247' and transact.batch='VM061617'
ACCOUNTING PERIOD: 12/17

FUND - 085 - PBIA
BUDGET UNIT - 4270 - PBIA

ACCOUNT	DATE	T/C	ENCUMBR	REFERENCE	VENDOR	BUDGET	EXPENDITURES	ENCUMBRANCES	DESCRIPTION
4310									
12/17	06/15/17	21		53828	5563 RUSTY DEROUIN		300.00	.00	MAY SEVICES
TOTAL						.00	300.00	.00	
TOTAL						.00	300.00	.00	
TOTAL						.00	300.00	.00	

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CITY OF LEMOORE
EXPENDITURE TRANSACTION ANALYSIS

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AUDIT11

SELECTION CRITERIA: transact.yr='17' and transact.period='12' and transact.fund between '001' and '247' and transact.batch='VM061617
ACCOUNTING PERIOD: 12/17

FUND - 247 - CITYWIDE CIP FUND
BUDGET UNIT - 9202 - TTHM PROJECT

ACCOUNT DATE	T/C	ENCUMBR	REFERENCE VENDOR	BUDGET	EXPENDITURES	ENCUMBRANCES DESCRIPTION
4310						
12/17 06/15/17 21 7090		-01 53786	6748 ADEGE WATER TEC		22,500.00	-22,500.00 PILOT TEST IN CONJUCTION
TOTAL				.00	22,500.00	-22,500.00
TOTAL			TTHM PROJECT	.00	22,500.00	-22,500.00
TOTAL			CITYWIDE CIP FUND	.00	22,500.00	-22,500.00
TOTAL REPORT				.00	785,426.18	-706,137.62

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CITY OF LEMOORE
GENERAL LEDGER TRANSACTION ANALYSIS

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AUDIT311

SELECTION CRITERIA: account.acct between '1011' and '2021' AND transact.yr='17' and transact.period='12' and transact.batch='VM061617'
ACCOUNTING PERIOD: 12/17

FUND - 001 - GENERAL FUND

ACCOUNT	DATE	T/C	REFERENCE	VENDOR/PAYER	DEBIT	CREDIT	DESCRIPTION
1550							
	12/17	06/15/17	21 53796	6628 CALPERS REPORTING &	44.42		ANNUAL UNFUNDED ACCRE
	12/17	06/15/17	21 53796	6628 CALPERS REPORTING &	21,508.98		ANNUAL UNFUNDED ACRUE
	12/17	06/15/17	21 53796	6628 CALPERS REPORTING &	15,926.06		ANNUAL UNFUNDED ACCRU
TOTAL				PREPAID EXPENSE	37,479.46	.00	
2020							
	12/17	06/15/17	21 53796	6628 CALPERS REPORTING &		44.42	ANNUAL UNFUNDED ACCRE
	12/17	06/15/17	21 53796	6628 CALPERS REPORTING &		21,508.98	ANNUAL UNFUNDED ACRUE
	12/17	06/15/17	21 53796	6628 CALPERS REPORTING &		15,926.06	ANNUAL UNFUNDED ACCRU
TOTAL				ACCOUNTS PAYABLE	.00	37,479.46	
TOTAL				GENERAL FUND	37,479.46	37,479.46	
TOTAL REPORT					37,479.46	37,479.46	

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CITY OF LEMOORE
GENERAL LEDGER TRANSACTION ANALYSIS

PAGE NUMBER: 1
AUDIT311

SELECTION CRITERIA: account.acct between '2000' and '2999'AND transact.yr='17' and transact.period='12' and transact.batch='VM061617
ACCOUNTING PERIOD: 12/17

FUND - 001 - GENERAL FUND

ACCOUNT	DATE	T/C	REFERENCE	VENDOR/PAYER	DEBIT	CREDIT	DESCRIPTION
2020				ACCOUNTS PAYABLE			
	12/17	06/15/17	21 53818	0300 LEM CITY-PETTY CASH		50.00	PAL CEREMONY-ME&EDS
	12/17	06/15/17	21 53818	0300 LEM CITY-PETTY CASH		10.40	U.S.POST OFFICE-RHF R
TOTAL				ACCOUNTS PAYABLE	.00	60.40	
2279				STORED VEH. FINES/TRF.OFF			
	12/17	06/15/17	21 53818	0300 LEM CITY-PETTY CASH	10.40		U.S.POST OFFICE-RHF R
TOTAL				STORED VEH. FINES/TRF.OFF	10.40	.00	
2307				POLICE ACTIVTY LEAGUE			
	12/17	06/15/17	21 53818	0300 LEM CITY-PETTY CASH	50.00		PAL CEREMONY-ME&EDS
TOTAL				POLICE ACTIVTY LEAGUE	50.00	.00	
TOTAL				GENERAL FUND	60.40	60.40	

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CITY OF LEMOORE
GENERAL LEDGER TRANSACTION ANALYSIS

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AUDIT311

SELECTION CRITERIA: account.acct between '2000' and '2999' AND transact.yr='17' and transact.period='12' and transact.batch='VM061617'
ACCOUNTING PERIOD: 12/17

FUND - 090 - TRUST & AGENCY

ACCOUNT	DATE	T/C	REFERENCE	VENDOR/PAYER	DEBIT	CREDIT	DESCRIPTION
2020							
	12/17	06/15/17	21 53810	6788 KART		160.00	BUS PASS
	12/17	06/15/17	21 53835	T2297 SHAWN SCOTT		250.00	REFUND-CIVC AUD#29511
TOTAL				ACCOUNTS PAYABLE	.00	410.00	
2300							
	12/17	06/15/17	21 53835	T2297 SHAWN SCOTT	250.00		REFUND-CIVC AUD#29511
TOTAL				CUSTOMER DEPOSITS	250.00	.00	
2313							
	12/17	06/15/17	21 53810	6788 KART	160.00		BUS PASS
TOTAL				KART	160.00	.00	
TOTAL				TRUST & AGENCY	410.00	410.00	
TOTAL REPORT					470.40	470.40	

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CITY OF LEMOORE
REVENUE TRANSACTION ANALYSIS

PAGE NUMBER: 1
AUDIT31

SELECTION CRITERIA: transact.yr='17' and transact.period='12' and transact.account between '3000' and '3999' and transact.batch='VM0
ACCOUNTING PERIOD: 12/17

FUND - 001 - GENERAL FUND
BUDGET UNIT - 001 - GENERAL FUND

ACCOUNT	DATE	T/C	RECEIVE	REFERENCE	PAYER/VENDOR	BUDGET	RECEIPTS	RECEIVABLES	DESCRIPTION
3681	RECREATION FEES								
12/17	06/15/17	21	0	53841	T2296 TERESA ANCHO		-50.00		REFUND SOCCER#29693
TOTAL	RECREATION FEES					.00	-50.00	.00	
TOTAL	GENERAL FUND					.00	-50.00	.00	
TOTAL	GENERAL FUND					.00	-50.00	.00	
TOTAL	REPORT					.00	-50.00	.00	

Warrant Register - RDA - 6-15-17

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EXPENDITURE TRANSACTION ANALYSIS

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SELECTION CRITERIA: transact.yr='17' and transact.period='12' and transact.batch='RDA61617'
ACCOUNTING PERIOD: 12/17

FUND - 155 - HOUSING AUTHORITY FUND
BUDGET UNIT - 4953 - HOUSING AUTHORITY FUNDS

ACCOUNT	DATE	T/C	ENCUMBR	REFERENCE	VENDOR	BUDGET	EXPENDITURES	ENCUMBRANCES	DESCRIPTION
4310									
12/17	06/15/17	21		2537	2276 SELF HELP ENTERP		2,848.00	.00	LOAN PRTFOLIO SVCS
TOTAL						.00	2,848.00	.00	
TOTAL						.00	2,848.00	.00	
TOTAL						.00	2,848.00	.00	
TOTAL REPORT						.00	2,848.00	.00	