

2/16/18
City Council Meeting

**Handouts received after
agenda posted**



Ref Item SS-1

Lemoore Youth Committee

JANUARY 16, 2018

JASON GLICK, PARKS AND RECREATION DIRECTOR

Lemoore Youth Committee

- ▶ On August 15, 2017 City Council directed staff to research the options for development of a Youth Advisory Committee.
- ▶ Staff has researched three (3) options for City Council consideration

Option 1: Advisory Group

- ▶ The Lemoore Youth Advisory Group would be comprised of any member of the public that wishes to participate. There would not be a limit on the number of participants.
- ▶ The age range would be between 13 and 19
- ▶ The group would be managed by the public members and would be responsible for planning and organizing group meetings.
- ▶ City Council could appoint two (2) members of the City Council to serve as part of the group, or direct the City Manager to assign a member of staff as a liaison.
- ▶ The group would bring relevant issues to the two appointment councilmembers, to the City Council as a whole through public comment, or to City Staff.

Option 2: Lemoore Youth Committee

- ▶ A Parks and Recreation Department Youth Committee would be comprised of unlimited members of the public who wish to participate.
- ▶ The age range would be between 13 and 19
- ▶ The Committee would be managed by City Staff, who would be responsible for planning, hosting and conducting meetings of the committee.
- ▶ The City Staff, would be responsible for relaying comments, concerns and recommendation to the City Council.

Option 3: Lemoore Youth Committee

- ▶ The Lemoore Youth Committee would be created by Ordinance.
- ▶ The committee would be comprised of five (5) members and would be appointed by City Council to serve two-year staggered terms.
- ▶ The Lemoore Youth Committee would assist in advising the City Council on needs of our youth citizens.



QUESTIONS?

January 5, 2018

Via E-mail (cityclerk@lemoore.com)

Lemoore City Council
City of Lemoore
Lemoore, CA 93245

Re: Comments of Phyllis A. Whitten on Initial Study and Negative Declaration, City of Lemoore, Additional Water Storage Tank, Well 7 (Water and Storm Water Issues)

Dear Mayor and City Council Members:

1 | These Comments respond to the Notice of Intent (Notice) to Adopt a Negative Declaration ("Neg Dec") posted on the City of Lemoore ("City") website and dated December 13, 2017, indicating a Hanford Sentinel publication date of December 16, 2017. Although the Notice indicates that this matter will be considered at the Lemoore City Council meeting on January 16, 2018, the agenda for that meeting does not yet appear on the City website. These written comments on the Neg Dec are timely filed on January 5, 2018, the date stated in the first paragraph of the Notice, although the Notice inconsistently states in the second paragraph that written comments can be filed any time prior to the date of the meeting. The Neg Dec itself was not posted on the website, but was supplied upon e-mail request.

2 | I grew up in Lemoore, and although I currently reside in the San Francisco Bay Area, I became interested in Lemoore's current poor water quality issues in my role as the trustee of farmland held by a Whitten family trust located just outside City limits in an area recently the subject of annexation proceedings. I am interested in the feasibility, costs and requirements to extend City services to annexed areas, especially and including the City's plans for water to accommodate new development, and whether those services will be of adequate quality, and how development will affect nearby agricultural uses.

As I've stated in previous correspondence to this Council, the issue of water is very important to the City of Lemoore ("City") and its future development. I support and encourage all efforts to improve the City's water quality, and also have questions about related storm water management issues

3 | 1) The issue of water quality: As this Council no doubt is painfully aware, the City water system has failed several recent drinking water quality tests and City water currently does not meet water quality standards (see, for example the most recent notice entitled "City of Lemoore has Levels of Total Trihalomethanes ("TTHM") above Drinking Water Standards" ("Water Notice") distributed on December 28, 2017, posted at <http://www.lemoore.com/water.htm> under the Public Works section of the

2

City website. Immediate improvements need to be made to the City's water quality, because any delay in meeting the standards puts new and existing residents, visitors and all who drink the City tap water on a regular basis at increased cancer risk. The City apparently received notice of TTHM non-compliance as early as May 23, 2011.

4

- 2) The issue of "piecemeal" approaches: The Water Notice states that the City is committed to researching methods and building infrastructure to resolve the serious TTHM issues. Presumably, adding new water storage is part of the infrastructure efforts to the City is undertaking to address its water issues, but this Initial Study does not discuss whether additional related water infrastructure improvements will be made, when such efforts might occur and how such efforts relate to placement of the well, tank and piping that is the subject of the Neg Dec.

5

- 3) The issue of storm water discharge on federal property: The Neg Dec states, somewhat vaguely, at page 3-29, in Impact #3.4.9e that "Storm drainage from the Project site is to be ultimately disposed of in a detention basin being constructed west of the College campus." *Without stating the source of the information or any details, the discussion continues (emphasis added) "It is reported that the basin has been deeded to the Lemoore Naval Air Station and is to be maintained by the West Hills Community College, with a design encouraging its usage as a wildlife refuge."* The statement continues "It is further report that developments north of Bush Street have the right, together with the College, to pipe their storm drainage to that basin." It is not clear from this discussion what gives the City and the College "the right" to dump storm water from adjacent developments on federal land designed to be used as a "wildlife refuge" and whether such usage would require a NEPA (National Environmental Policy Act) analysis. Presumably the City's legal counsel can review this issue and determine whether all appropriate legal analysis for storm water disposal on federal land has been considered.

Thank you for your thoughtful consideration of these matters.

Respectfully submitted,



Phyllis A. Whitten
389B-3rd St, #332
San Rafael, CA 94901

pawhitten@pawhitten.com

**Amended Responses to Whitten Comment Letter to Lemoore City Council –
Dated January 5, 2018**

Comment 1: *These Comments respond to the Notice of Intent (Notice) to Adopt a Negative Declaration (“Neg Dec”) posted on the City of Lemoore (“City”) website and dated December 13, 2017, indicating a Hanford Sentinel publication date of December 16, 2017. Although the Notice indicates that this matter will be considered at the Lemoore City Council meeting on January 16, 2018, the agenda for that meeting does not yet appear on the City website. These written comments on the Neg Dec are timely filed on January 5, 2018, the date stated in the first paragraph of the Notice, although the Notice inconsistently states in the second paragraph that written comments can be filed any time prior to the date of the meeting. The Neg Dec itself was not posted on the website, but was supplied upon e-mail request.*

Response: The comment is noted as having been timely filed.

Comment 2: *I grew up in Lemoore, and although I currently reside in the San Francisco Bay Area, I became interested in Lemoore’s current poor water quality issues in my role as the trustee of farmland held by a Whitten family trust located just outside City limits in an area recently the subject of annexation proceedings. I am interested in the feasibility, costs and requirements to extend City services to annexed areas, especially and including the City’s plans for water to accommodate new development, and whether those services will be of adequate quality, and how development will affect nearby agricultural uses.*

As I’ve stated in previous correspondence to this Council, the issue of water is very important to the City of Lemoore (“City”) and its future development. I support and encourage all efforts to improve the City’s water quality, and also have questions about related storm water management issues.

Response: The commentor’s basis for interest in City services, water, water quality, and storm drainage is noted.

Comment 3: *The issue of water quality: As this Council no doubt is painfully aware, the City water system has failed several recent drinking water quality tests and City water currently does not meet water quality standards (see, for example the most recent notice entitled “City of Lemoore has Levels of Total Trihalomethanes (“TTHM”) above Drinking Water Standards” (“Water Notice”) distributed on December 28, 2017, posted at <http://www.lemoore.com/water.htm> under the Public Works section of the City website. Immediate improvements need to be made to the City’s water quality, because any delay in meeting the standards puts new and existing residents, visitors and all who drink the City tap water on a regular basis at increased cancer risk. The City apparently received notice of TTHM non-compliance as early as May 23, 2011.*

Response: The City has diligently, since initial confirmation through City sampling and testing of non-compliance with recently promulgated water quality criteria, addressed the mitigation of such new total trihalomethane regulation-defined standards non-compliance. Studies have been

conducted in full accord with the guidance of the state Division of Drinking Water to determine most effective treatment methodologies and facilities. The results of these studies are currently being reviewed by the state. The City will timely implement approval mitigation for this complex water quality issue.

Comment 4: *The issue of “piecemeal” approaches: The Water Notice states that the City is committed to researching methods and building infrastructure to resolve the serious TTHM issues. Presumably, adding new water storage is part of the infrastructure efforts to the City is undertaking to address its water issues, but this Initial Study does not discuss whether additional related water infrastructure improvements will be made, when such efforts might occur and how such efforts relate to placement of the well, tank and piping that is the subject of the Neg Dec.*

Response: The “new well, tank and piping that is the subject of the Neg Dec.” is not related to the total trihalomethane water quality issue. Their construction and operation are, rather, water quantity/water pressure maintenance related.

Comment 5: *The issue of storm water discharge on federal property: The Neg Dec states, somewhat vaguely, at page 3-29, in Impact #3.4.9e that “Storm drainage from the Project site is to be ultimately disposed of in a detention basin being constructed west of the College campus.” Without stating the source of the information or any details, the discussion continues (emphasis added) “It is reported that the basin has been deeded to the Lemoore Naval Air Station and is to be maintained by the West Hills Community College, with a design encouraging its usage as a wildlife refuge.” The statement continues “It is further report that development north of Bush Street have the right, together with the College, to pipe their storm drainage to that basin.” It is not clear from this discussion what gives the City and the College “the right” to dump storm water from adjacent developments on federal land designed to be used as a “wildlife refuge” and whether such usage would require a NEPA (National Environmental Policy Act) analysis. Presumably the City’s legal counsel can review this issue and determine whether all appropriate legal analysis for storm water disposal on federal land has been considered.*

Response: The Negative Declaration statement and discussion are correct. The tri-partite agreement between the previous landowner of both a development area (encompassing the project site) to be storm drained and the conservation area (“wildlife refuge”), the Lemoore Naval Air Station, and West Hills College specifically permits and defines such storm drainage (Grant Deed of Conservation Easement, November 21, 2013), on file at the Office of the City Manager, and available for public review and reproduction.

The availability of storm drainage supplementing conservation area groundwater is of benefit to the functioning of the conservation area as a “wildlife refuge” wetlands environment.



City of Lemoore
711 W Cinnamon Drive
Lemoore, CA 93245

CITY CLERK'S OFFICE

DEC 14 2017

RECEIVED

OFFICIAL BALLOT ENCLOSED

Do Not Discard

Lemoore Public Facilities Maintenance District No. 1,
Annexation of Tract 908



OFFICIAL ASSESSMENT BALLOT

CITY OF LEMOORE LEMOORE PUBLIC FACILITIES MAINTENANCE DISTRICT NO. 1 ANNEXATION NO. 2018-1 (TRACT 908)

This is your official property owner ballot for the proposed levy of a new assessment in connection with the annexation of Tract 908 (Annexation No. 2018-1) to the Lemoore Public Facilities Maintenance District No. 1 ("District"), to fund the ongoing operation, maintenance, and servicing of local landscaping, street lighting, street paving, and related appurtenant facilities associated with properties in Tract 908 (Zone 07). This ballot represents this property's proportional special benefit assessment for the improvements to be maintained through the District.

This Ballot is for the property designated as Assessor's Parcel Number: **023-040-057**

WC Lemoore 910 LLC
Attn: Joshua E Peterson<Owner2>
1446 Tollhouse Rd, Ste 103
Clovis CA, 93611

In accordance with Article XIID Section 4 of the California Constitution, the ballots submitted shall be weighted according to the proportional financial obligation of the affected property for purposes of determining majority protest.

To complete your ballot, mark an (X) in the voting square next to the word "YES" or next to the word "NO" below, sign and date the ballot, and return the entire ballot to the City Clerk of Lemoore. If you wrongly mark, tear, or deface this ballot, return it to the City Clerk to obtain a replacement ballot. All ballots must be received by the City Clerk no later than the close of testimony at the public hearing scheduled for January 16, 2018.

Assessor's Parcel Number:

023-040-057

Maximum Assessment Rate for Fiscal Year 2018/2019*:

\$ 339.00 per EBU

Your Parcel's Balloted Assessment Amount:

\$ 6,780

This is an annual assessment that will be collected as part of your County property tax bill.

*The Maximum Assessment Rate shown above includes an inflationary adjustment that allows this rate to be increased each year by 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. However, the assessment rate applied each year shall be based on estimated budgeted expenses (which may be less), but in no case, shall the assessments exceed the allowable adjusted maximum assessment rate without the approval of the property owners.



YES — IN FAVOR OF THE PROPOSED MAXIMUM ASSESSMENT for my parcel as identified above, including the annual inflation adjustment to the maximum assessment rate proposed for the District.



NO — OPPOSED TO THE PROPOSED MAXIMUM ASSESSMENT for my parcel as identified above, including the annual inflation adjustment to the maximum assessment rate proposed for the District.

I hereby declare, under penalty of perjury that I am the record owner or the authorized representative of the property identified on this ballot. Government Code section 53753(e)(1) provides, in part, as follows: "During and after the tabulation, the assessment ballots shall be treated as disclosable public records, as defined in Section 6252, and equally available for inspection by the proponents and the opponents of the proposed assessment."

Signed

Date

12/7/17

Please see the back of this sheet for information about your assessment ballot and instructions for completion and delivery of the assessment ballot. This ballot will be accepted and tabulated pursuant to California Government Code Section 53753.

City of Lemoore

Consideration of By-District Elections

January 16, 2018

Project Timeline

2

Date	Event
January 9	1 st hearing: gather public input on the composition of districts
January 16	2nd hearing: gather public input on the composition of districts
<i>No later than January 30</i>	<i>Draft maps released at City Hall and on project website</i>
February 6	3rd hearing: public input on draft maps and election sequencing
February 20	4th hearing: public input on draft maps and election sequencing
Also February 20, or TBD	5 th hearing: public input on draft maps and election sequencing
TBD	Second reading and adoption of ordinance
Nov. 2018	First by-district elections in two districts
Nov. 2020	First by-district elections in remaining three districts

Traditional Districting Criteria

3

Federal Laws

- ❑ Equal Population
- ❑ Federal Voting Rights Act
- ❑ No Racial Gerrymandering



Traditional Criteria

- ❑ Communities of interest
- ❑ Compact
- ❑ Contiguous
- ❑ Visible (Natural & man-made) boundaries
- ❑ Respect for voters' wishes and continuity in office
- ❑ *Potential Future Growth*

Potential future growth is in grey because these districts will be in place for only one election per district. Growth will be a larger concern in the post-Census 2021 redistricting.

Demographic Summary

4

Total population figures are from the 2010 decennial census.

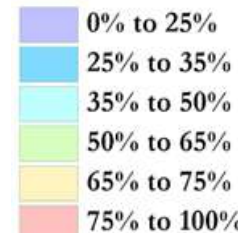
Citizen Voting Age Population (CVAP) figures are from the Census Bureau's annual "American Community Survey" program, using data collected from 2011 through 2015.

The CVAP percentages of each Council district are important because the courts look at CVAP as the best available measure of the eligible voter population.

Much more extensive demographic data will be available with the draft maps, including data on renters, income levels, and other socio-economic categories.

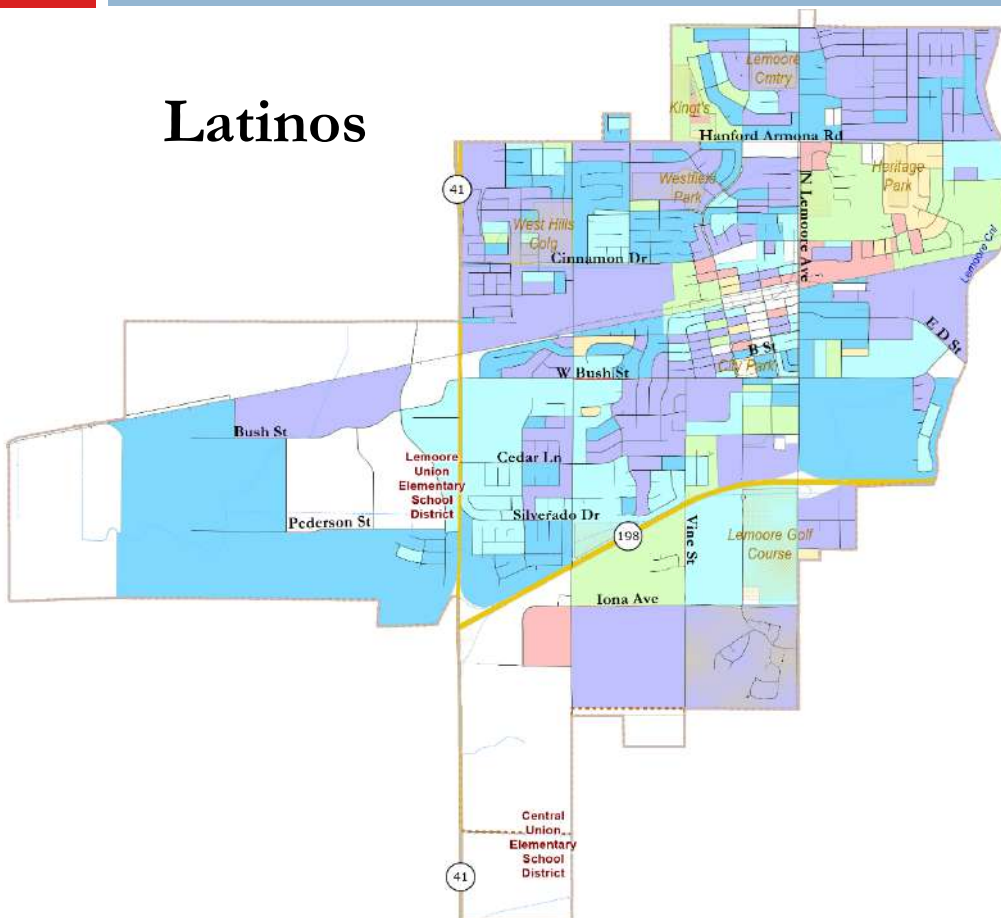
Race/Ethnic Profile	Count	Percent
Total Population	24,531	
Latino	9,820	40%
NH White	10,068	41%
NH Black/ African-American	1,622	7%
NH Native American	316	1%
NH Asian-American	2,335	10%
NH Pacific Islander	111	0%
NH Other	63	0%
NH Multi-Race	196	1%
Citizen VAP total	15,377	
CVAP Latino	5,098	33%
CVAP NH White	7,495	49%
CVAP NH African-American	1,037	7%
CVAP NH Asian & Pacific Islander	1,513	10%
CVAP Other	233	2%

Ethnic CVAP Concentrations

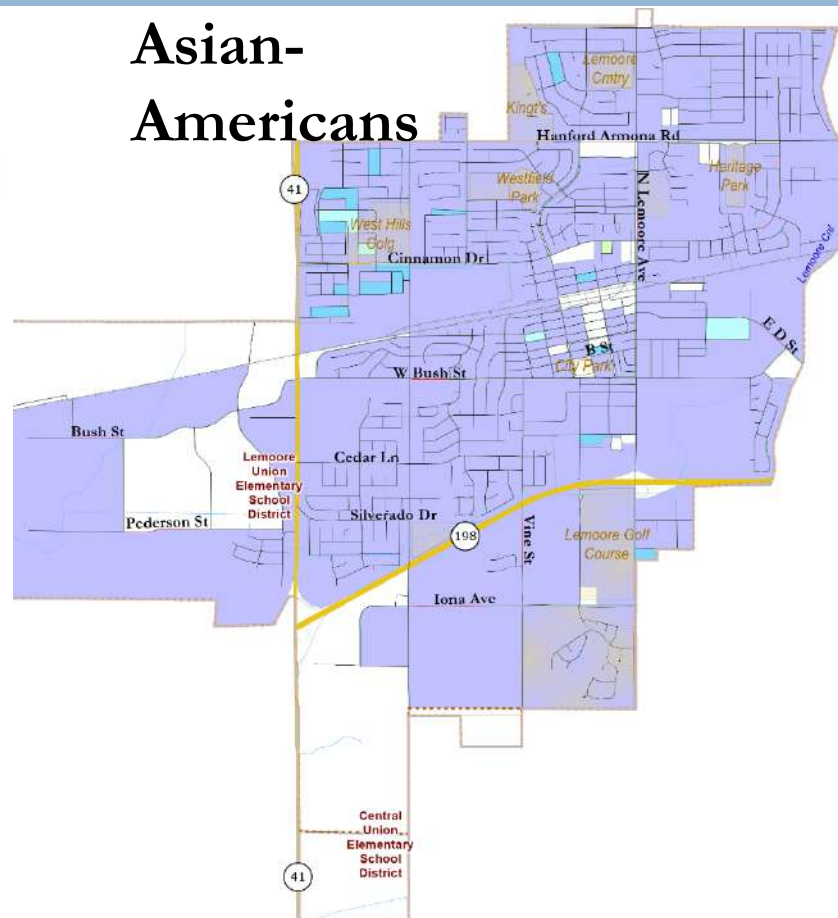


5

Latinos



Asian-Americans



Asian-American eligible voters are not particularly concentrated anywhere in the City.
Latino eligible voters are especially concentrated around Heritage Park.

Defining Communities of Interest

6

1st Question: what is your neighborhood or community of interest?

A Community of Interest is generally defined as a neighborhood or community of shared interests, views, problems, or characteristics.

Possible community feature/boundary definitions include:

- ❑ School attendance areas
- ❑ Natural neighborhood dividing lines, such as highway or major roads, rivers, canals, and/or hills
- ❑ Areas around parks and other neighborhood landmarks
- ❑ Common issues, neighborhood activities, or legislative/election concerns
- ❑ Shared demographic characteristics
 - ❑ Such as similar levels of income, education, or linguistic isolation

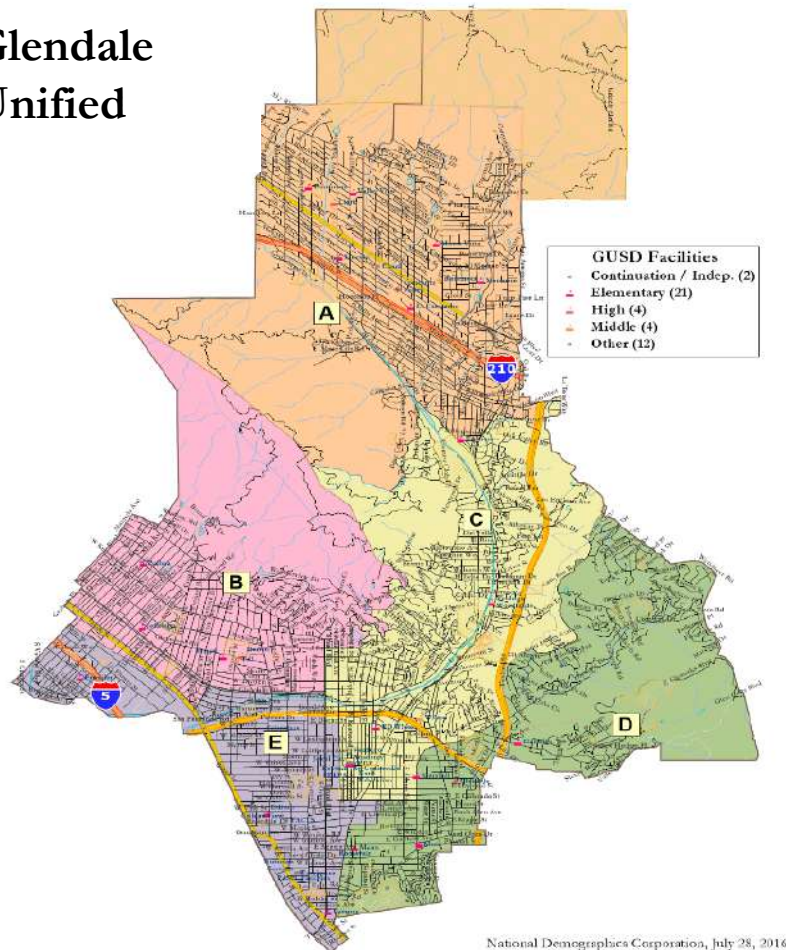
2nd Question: Does a Community of Interest want to be united in one district, or to be divided to have a voice in multiple elections?



Compact, Single Representative Samples

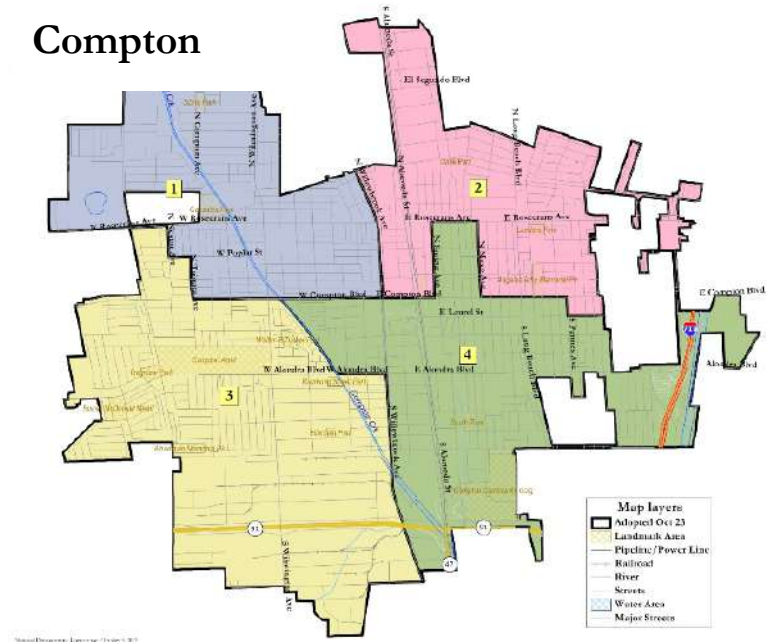
7

Glendale Unified



National Demographics Corporation, July 28, 2016

Compton



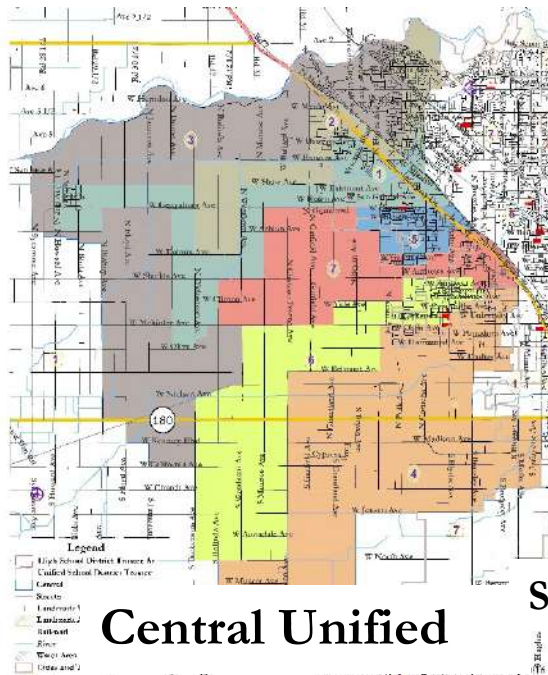
The maps are traditional compact districts that attempt to keep each community united (within the requirements of population balancing).

Multiple Representative Samples

8

These unusual-looking maps each achieve a specific policy goal.

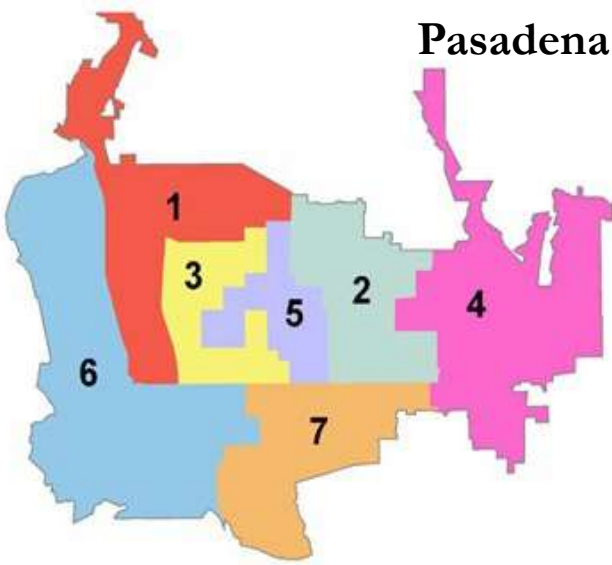
Central Unified ensures each trustee area has rural and urban areas, and each school attendance zone has at least 2 trustees representing it; Pasadena ensures each district touches the Colorado Blvd / “Old Pasadena” redevelopment area; South Pasadena has three districts that share each neighborhood from north to south in the city.



Pasadena

Central Unified

South Pasadena



Using the online tool

10

Tutorials and help resources are available from the login page.

Circled items:

- 1: controls to move around the map;
- 2: choose into which district selected territory will be placed;
- 3: options for how to select territory;
- 4: demographic summary of districts;
- 5: demographic change of currently selected area;
- 6: review map when finished;
- 7: submit map.

(Lemoore version is under development and hopefully done by Friday or Monday)

August 1, 2017


Access Your Online Redistricting Plans

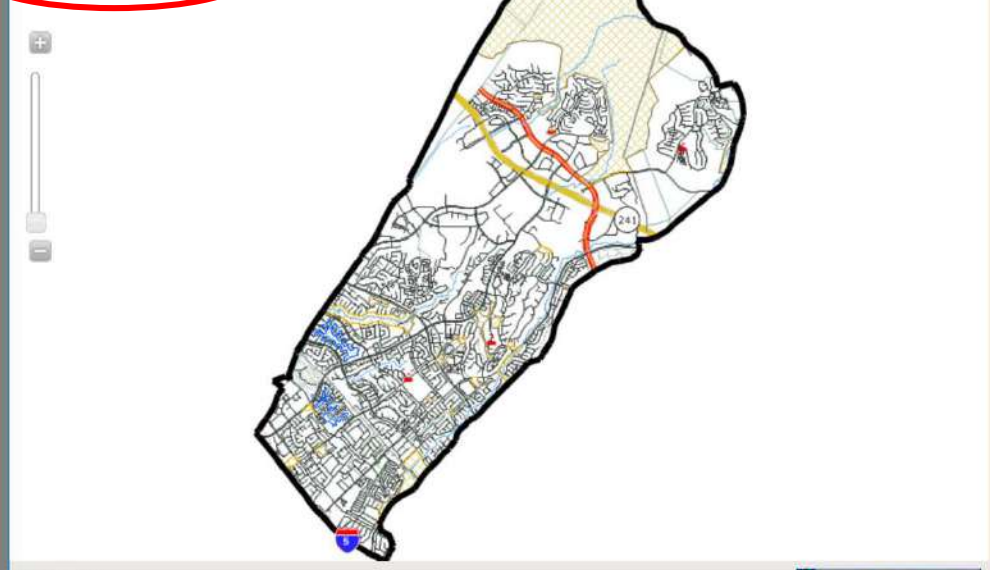
Login with your user name and password Log In

[New user](#) | [Forgot password](#) | [Contact Us](#)

[Need Help?](#)
[Quick Start Guide](#)
[Short Training Videos](#)
[Online Manual](#)

Plan Manager | Plan Settings | Reports | **Plan Integrity** | **6** View | Print Map | Email Plan | Share **7** | **Submit Plan** | Help | Contact Us | Log Out

1 




Scale: 1 : 140,415

2 Target: **New District**

Source: All

Selection: Census Block

3 

Pending Changes (None)	
District	New
Population	0
Change - Population	0
Ideal Value	15,453
Deviation	-15,453
% Deviation	-100.0%
[Hispanic Origin]	0
Change - [Hispanic Origin]	0
% [Hispanic Origin]	
NH_Whit	0
Change - NH_Whit	0

5

4 **Districts in Plan: 0; Target: 5; Ideal Population: 15,453**

District	Population	Deviation	% Deviation	[Hispanic Origin]	% [Hispanic Origin]	NH_Whit	% NH_Whit	NH_DOJ_BIK
-	77,264	61,811	400.0%	19,024	24.6%	44,177	57.2%	1,380

Map Legend

Themes | Layers

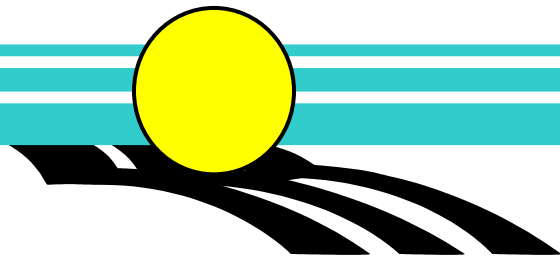
Theme: None

Redraw Map

Discussion

11

1. **What are the boundaries of your neighborhood or “community of interest”?**
2. **Do you want your neighborhood united in one district, or with multiple Councilmembers elected from it?**
3. **What neighborhoods do you think make sense to be with your neighborhood in a district or districts because of common city issues?**
4. **What other “communities of interest” do you see in the City?**
5. **Any questions about any of the map-drawing tools?**



LEMOORE

CALIFORNIA

LEMOORE CITY COUNCIL
COUNCIL CHAMBER
429 C STREET
January 16, 2018

AGENDA

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 Development of a Lemoore Youth Committee (Glick)

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: Lemoore Police Officers Association and Lemoore Police Sergeants Unit
2. Conference with Real Property Negotiators
Government Code Section 54956.8
Property: 80 Acres in Industrial Park
Agency Negotiator: City Manager and City Attorney
Negotiating Party: John Kashian
Under Negotiation: Price and Terms
3. Public Employee Performance Evaluation
City Manager
4. Conference with Legal Counsel – Anticipated Litigation
Government Code Section 54956.9
Significant Exposure to Litigation Pursuant to Paragraph (2) or (3) of Subdivision (d) of Section 54956.9
One Case
5. Threat to Public Services
Government Code Section 54957
Consultation with City Attorney

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

No Ceremonial / Presentations

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 – December 5, 2017
- 3-2 Approval – Minutes – Special Meeting – December 27, 2017
- 3-3 Approval – Minutes – Special Meeting – January 9, 2018
- 3-4 Approval – City Council Meeting Schedule for the 2018 Calendar Year – Resolution 2018-01
- 3-5 Approval – Budget Amendment – New Pickup Truck in the Wastewater Department
- 3-6 Approval – Budget Amendment – Landscape and Lighting Maintenance District (LLMD) No. 1, Zone 8
- 3-7 Approval – Budget Amendment – Additional On Call Operator for Sewer and Water Departments
- 3-8 Approval – Budget Amendment – Acceptance of Surf Ranch Donation in the amount of \$12,500
- 3-9 Approval – California Environment Quality Act (CEQA) Initial Study/Negative Declaration for Additional Water Storage Tank, Well 7– CIP 5222– Resolution 2018-02
- 3-10 Approval – Investment Report for the Month Ended September 30, 2017
- 3-11 Approval – Investment Report for the Month Ended October 31, 2017
- 3-12 Approval – Memorandum of Understanding between the City of Lemoore and Kings County Economic Development Corporation for Growth and Development of Industrial Business Opportunities
- 3-13 Approval – Appointment of Downtown Merchants Advisory Members
- 3-14 Approval – Appointment of Lemoore Parks and Recreation Commissioners
- 3-15 Approval – Appointment of Lemoore Planning Commissioners
- 3-16 Approval – Ratify Contract and Budget Amendment for Demographic Services for Voting Districts
- 3-17 Approval – Appointment of Fire Chief
- 3-18 Approval – Letter of Support for Lemoore Sportman's Club

PUBLIC HEARINGS – Section 4

- 4-1 Ordering Annexation and Inclusion of an Additional Territory as Zone 7 of Public Facilities Maintenance District No. 1 and Confirming the Diagram and Assessment of Annual Levy for Fiscal Year 2018-2019 for Public Facilities Maintenance District No. 1 – Resolution 2018-03 (Rivera)
- 4-2 Second Hearing – Consideration and Public Input for Moving to Voting Districts (Olson)

COUNCIL ACTION ITEMS – Section 5

- 5-1 Hiring of Richard, Watson, and Gershon for Bond/Disclosure Counsel Services (Corder)
- 5-2 Sarah Mooney Museum – Mural Processing and Fee (Holwell)

CITY COUNCIL REPORTS AND REQUESTS – Section 6

- 6-1 City Council Reports / Requests

ADJOURNMENT

Upcoming Council Meetings

- City Council Regular Meeting, Tuesday, February 6, 2018
- City Council Regular Meeting, Tuesday, February 20, 2018

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, Mary J. Venegas, City Clerk for the City of Lemoore, declare under penalty of perjury that I posted the above City Council Agenda for the meeting of January 16, 2018 at City Hall, 119 Fox Street, Lemoore, CA on January 11, 2018.

//s//
Mary J. Venegas, 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: Jason Glick, Parks and Recreation Director

Date: January 4, 2018

Meeting Date: January 16, 2018

Subject: Development of a Lemoore Youth Committee

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:

Advise staff on how to proceed with the development of a Lemoore Youth Committee.

Subject/Discussion:

On August 15, 2017, City Council directed staff to research options for the development of a Lemoore Youth Committee. The Parks and Recreation Director position was vacant shortly after that date, so the item was placed on hold until a new Parks and Recreation Director was hired. The Parks and Recreation Director position has been filled with our previous director and the project is ready to move forward. Staff has conducted research and would like to present three (3) options to City Council:

- Development of a Lemoore Youth Advisory Group. This group would be created and maintained by members of the public between the ages of 13 and 19. City Council could appoint two (2) council members to serve on the committee, or direct the City Manager to assign a staff liaison. The Youth Advisory Group would bring relevant items to the two (2) assigned council members, the City Council as a whole through public comment, or to City Staff. Through this option, the Advisory Group would be managed and maintain solely by the members.

- Development of a Lemoore Parks and Recreation Youth Committee. The Parks and Recreation Department would seek interested youth between the ages of 13 and 19 to participate in the Lemoore Parks and Recreation Youth Committee. City Staff would be responsible for meeting with the group and relaying comments, concerns and recommendations to the Parks and Recreation Commission and then to City Council.
- Development, by Ordinance, of a Youth Advisory Committee. The Committee would be comprised of five (5) regular youth (Ages of 13-19) members and would serve two-year staggered terms. The members of the Youth Advisory Committee would be appointed by City Council.

City Staff would like to seek City Council's direction on which option to further pursue, and implement.

Financial Consideration(s):

Financial impacts will be specific to the option selected by City Council. In most cases, the only fiscal impact would be the cost of staff time to participate in the group.

Alternatives or Pros/Cons:

Pros:

- Promotes community engagement
- Provides for additional avenues to interact with the Parks and Recreation Commission and City Council

Cons:

- Each option has its own set of challenges

Commission/Board Recommendation:

Not applicable.

Staff Recommendation:

Staff seeks City Council recommendation on which option to pursue and implement.

Attachments:

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

Review:

- ☒ Asst. City Manager
- ☒ City Attorney
- ☒ City Clerk
- ☒ City Manger
- ☒ Finance

Date:

- 01/09/18
- 01/11/18
- 01/11/18
- 01/11/18
- 01/11/18

**December 5, 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
Absent: CHEDESTER

City Staff and contract employees present: Interim City Manager Olson; City Attorney Van Bindsbergen; Assistant City Manager Speer; Acting Public Works Director Rivera, Development Services Director Holwell; Police Chief Smith; Finance Director Corder; Deputy City Clerk Lourenco.

PUBLIC COMMENT

There was no Public Comment.

5:30 pm STUDY SESSION

SS-1 Lemoore Little League

Jonathan Brewster, Vice President of the Lemoore Little League presented, which included the following:

- *Lemoore Little League Boundaries*
 - *Southern Boundary*
 - *County Line Road east from I-5*
 - *Northern Boundary*
 - *Corner of Elkorn Avenue*
- *Communities Served*
 - *Lemoore*
 - *NAS*
 - *Tachi Reservation*
 - *Kettleman City*
 - *Avenal*
 - *Coalinga*
 - *Riverdale*
 - *Laton*
- *Concerns*
 - *Fields*
 - *Bathrooms*
 - *Lighting*
 - *Traffic*
 - *Conflicts with neighbors*
 - *Site Security and Theft*

- *Traffic*
 - *Adjacent to S. Lemoore Avenue*
 - *Adjacent to Iona Avenue*
 - *Frequent foul balls*
 - *Stray golf balls*
 - *Parking*
- *Security*
 - *Uncontrollable site access*
 - *Poor security lighting*
 - *Old doors and windows*
- *Future Field Design*
 - *Centralized Snack Bar*
 - *Similar to Corcoran and Visalia*

Consensus by Council for this item to be taken to Parks and Recreation Commission to generate an agreement with the Lemoore Little League.

SS-2 Potential Sales Tax Measure

City Attorney Jenell VanBindsbergen explained a potential Sales Tax Measure. The Sales Tax Measure will increase funds and financial support of public safety departments. Staff recommends that City Council adopt a resolution and ordinance to allow for a ballot measure in June 2018 to increase the local sales tax in Lemoore by 1%.

CLOSED SESSION PUBLIC COMMENT

There was no Public Comment.

At 7:19 p.m., Council adjourned to Closed Session.

CLOSED SESSION

1. Conference with Legal Counsel – Anticipated Litigation
Government code Section 54956.9
Significant Exposure to Litigation Pursuant to Paragraph (2) or (3) of Subdivision (d) of Section 54956.9
Three Cases
2. Public Employee Performance Evaluation
City Manager
3. Conference with Labor Negotiator
Government Code Section 54957.6
Agency Negotiator: Jenell Van Bindsbergen, City Attorney
Employee Organizations: Lemoore Police Officers Association, Lemoore Police Sergeants Unit

ADJOURNMENT

At 10:58 p.m., Council adjourned.

**December 5, 2017 Minutes
Lemoore City Council
Regular City Council Meeting**

CALL TO ORDER:

At 8:11 p.m., the meeting was called to order.

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

City Staff and contract employees present: Interim City Manager Olson; City Attorney Van Bindsbergen; Assistant City Manager Speer; Acting Public Works Director Rivera; Development Services Director Holwell; Police Chief Smith; Finance Director Corder; Deputy City Clerk Lourenco.

CLOSED SESSION REPORT

Nothing to report out.

AGENDA DELETION

Table Item 5-4 from the agenda.

Motion by Council Member Brown, and seconded by Council Member Neal to table Item 5-4 until Wednesday, December 27 at 7:00 p.m.

Ayes: Brown, Neal, Blair. Madrigal

PUBLIC COMMENT

There was no Public Comment.

CEREMONIAL / PRESENTATION – Section 1

There were no Ceremonial / Presentations.

DEPARTMENT AND CITY MANAGER REPORTS – Section 2

2-1 Department & City Manager Reports

Parks and Recreation Director Glick thanked Council for the opportunity to come back to the City of Lemoore. He stated he is excited for this second opportunity and will be moving to Lemoore in the spring.

Acting Public Works Director Rivera stated the Lemoore Senior Center would be opened on Friday for occupancy. Cimarron Park is 1/3 completed with the sewer lining.

Interim City Manager Olson provided Council with dates for the upcoming events. Ribbon cutting for Dollar General will be held on December 11 and the AMPM groundbreaking will be held on December 14. Kelly Slater Surf Ranch provided the City with a donation of \$12,500.

CONSENT CALENDAR – Section 3

- 3-1 Approval – Minutes – Regular Meeting – November 21, 2017
- 3-2 Approval – Minutes – Special Meeting – November 28, 2017
- 3-3 Approval – Site License Agreement with ChargePoint, Inc. for Installation and Maintenance of Electric Vehicle Charging Stations
- 3-4 Approval – Notice of Completion – In Roadway Warning Lights on Lemoore Avenue at Skaggs and Larish Street

Item 3-3 pulled for separate consideration.

Motion by Council Member Chedester, seconded by Council Member Neal, to approve Consent Calendar, excluding item 3-3.

Ayes: Brown, Neal, Blair, Madrigal

- 3-3 Approval – Site License Agreement with ChargePoint, Inc. for Installation and Maintenance of Electric Vehicle Charging Stations

Motion by Council Member Blair, seconded by Council Member Neal, to approve item 3-3 with amendment to location of charging stations.

Ayes: Blair, Neal, Brown, Madrigal

PUBLIC HEARINGS – Section 4

There were no Public Hearings

NEW BUSINESS – Section 5

- 5-1 Report and Recommendation for Action – Social Media Policy

Motion by Council Member Brown, seconded by Council Member Neal, to approve the Social Media Police for the City of Lemoore.

Ayes: Brown, Neal, Blair, Madrigal

- 5-2 Report and Recommendation for Information Only – Work Order Management System
Informational Only.

- 5-3 Report and Recommendation for Action – NAACP Dr. Martin Luther King Celebration Donation Request

Motion by Council Member Blair, seconded by Council Member Brown, to deny donation request from NAACP for the Dr. Martin Luther King Celebration.

Ayes: Blair, Brown, Madrigal
Noes: Neal

- 5-4 Report and Recommendation for Action – Resolution of the City Council of the City of Lemoore Declaring its Intent to Transition from At-Large Elections for City Council Members to District-Based Elections for City Council Members Pursuant to Elections Code Section 10010

This Item was tabled.

- 5-5 Report and Recommendation for Action – Resolution 2017-35 of Intention to (i) Annex and Include Additional Territories in Public Facilities Maintenance District No. 1 in the City of Lemoore, and (ii) Levy and Collect Annual Assessments in Such Annexed Territories for Fiscal Year 2018-219 and Thereafter

Motion by Council Member Brown, seconded by Council Member Neal, to approve Resolution 2017-35 Intention to annex and Include Additional Territories in Public Facilities Maintenance District.

Ayes: Brown, Neal, Blair, Madrigal

CITY COUNCIL REPORTS AND REQUESTS – Section 6

6-1 City Council Reports / Requests

Council Member Blair thanked everyone who attended all the events over the weekend. The Christmas parade was a success and she appreciates everyone who attended. She requested clarification on the condemnation of the Senior Center and prioritizing the need of our Veterans and Veterans building.

Council Member Brown thanked the non-profit organizations who helped with Breakfast with Santa. He would like everyone to keep first responders in thoughts and prayers during the holiday season.

Mayor Pro Tem Neal thanked Council Member Blair for candy that was passed out at the parade. He is keeping up to date with the issue with KWRA. Requested consensus from Council for Kings EDC to be put on the Agenda in January.

Mayor Madrigal thanked the Chamber of Commerce for putting on a nice Christmas parade. He agreed with Council Member Blair that there needs to be education regarding the Senior Center. Thanked Kelly Slater Surf Ranch for the donation. He received a phone call from Willard Rodarmel, who is on the board for the Sportsmans Range. Mr. Rodarmel is requesting a letter of support from the City Council. Consensus was received by Council to bring the letter of support to City Council.

ADJOURNMENT

At 9:35 p.m., the meeting adjourned.

ATTEST:

APPROVED:

Mary J. Venegas
City Clerk

Ray Madrigal
Mayor

**December 27, 2017 Minutes
Lemoore City Council
Special City Council Meeting**

CALL TO ORDER:

At 7:00 p.m., the meeting was called to order.

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

City Staff and contract employees present: Interim City Manager Olson; City Attorney Van Bindsbergen (via telephone); City Clerk Venegas.

PUBLIC COMMENT

Tom Reed stated he was unable to attend the 12/5/17 meeting but was able to listen to the audio. It was a garbled in some areas. While listening to audio, discovered there was a special meeting on today's date. Suggested next time to have a special meeting on the third Tuesday of the month and at the same regular time of 7:30 p.m.

NEW BUSINESS – Section 1

- 1-1 Report and Recommendation – A Resolution of the City Council of the City of Lemoore, California Declaring Its Intent to Transition from At-Large Elections for City Council Members to District-Based Elections for City Council Members Pursuant to Elections Code Section 10010 – Resolution 2017-36 (Olson)

Motion by Council Member Blair, seconded by Council Member Brown, to adopt Resolution 2017-36, declaring the City of Lemoore's intent to transition from at-large to district-based elections, outlining specific steps to be undertaken to facilitate the transition, and estimating a timeframe for action.

Tom Reed spoke.

Ayes: Blair, Brown, Neal, Madrigal
Absent: Chedester

Consensus from Council was received to hire a demographer not to exceed \$50,000.

CLOSED SESSION PUBLIC COMMENT

There was no public comment.

At 7:36 p.m., Council adjourned to Closed Session.

CLOSED SESSION

1. Conference with Legal Counsel – Anticipated Litigation
Government code Section 54956.9
Significant Exposure to Litigation Pursuant to Paragraph (2) or (3) of Subdivision (d)
of Section 54956.9
One Case
2. Threat to Public Services
Government Code 54957
Consultation with City Attorney

ADJOURNMENT

At 8:16 p.m., Council adjourned. There was nothing to report out.

ATTEST:

APPROVED:

May J. Venegas
City Clerk

Ray Madrigal
Mayor

**January 9, 2018 Minutes
Lemoore City Council
Special City Council Meeting**

CALL TO ORDER:

At 7:30 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: Interim City Manager Olson; City Clerk Venegas; Deputy City Clerk Lourenco.

PUBLIC COMMENT

Amy Ward thanked Interim City Manager Olson for taking time to speak with a business owner who have recently closed their downtown businesses. Meeting was extremely beneficial. Mrs. Ward also invited all to the Annual Installation Banquet next Friday, January 19, 2018 where the Business of the Year, Organization of the Year, Police Officer of the Year and Citizen of the Year will be honored.

PUBLIC HEARING – Section 1

1-1 Consideration and Public Input for Moving to Voting Districts (Olson)

Public Hearing opened at 7:48 p.m.

Spoke: Connie Wlaschin
Ray Etchegoin
Michael Day
Myeishsa Neil
William Oliveira
Crystal Jackson

Public Hearing closed at 8:13 p.m.

City Council will consider comments for moving to Voting Districts.

ADJOURNMENT

At 8:24 p.m., Council adjourned.

ATTEST:

APPROVED:

May J. Venegas
City Clerk

Ray Madrigal
Mayor



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Staff Report

Item No: 3-4

To: Lemoore City Council

From: Michelle Speer, Assistant City Manager

Date: December 11, 2017 Meeting Date: January 16, 2018

Subject: City Council meeting schedule for the 2018 calendar year – Resolution 2018-01

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:

Adopt Resolution 2018-01, adopting the City Council meeting schedule for the 2018 calendar year.

Subject/Discussion:

In calendar year 2017, five (5) regularly scheduled City Council meetings were cancelled in order to accommodate a holiday, or to provide a break period for City Council members, staff and the community. In 2017, there was an eight (8) week period between the June 20, 2017 and August 15, 2017 City Council meetings. The lengthy break made it difficult for staff to facilitate on-going efforts. As such, city staff would like to recognize that it is important to allow for recess periods, but that the time between meetings allow for progress of city business without unnecessary delays. City Staff recommends that the following City Council meeting dates be cancelled in 2018:

July 3, 2018

July 17, 2018

November 20, 2018

City staff would also like to request that City Council consider cancelling the January 1, 2019 meeting as part of this resolution. City Staff will come forward in January 2019 with

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additional recommendations for the City Council meeting calendar for the remainder of the 2019 year.

If after the adoption of this calendar, it is determined that meetings may be necessary, City Council may hold a special session at any time.

Financial Consideration(s):

Not applicable.

Alternatives or Pros/Cons:

Pros:

- Allows a recess for City Councilmembers, staff and the public
- Adopting a calendar provides for advanced notification of public meeting cancellations

Cons:

- Cancellation of City Council meetings increases the length of time between meetings, and may lengthen the formal response time for city business.

Commission/Board Recommendation:

Not applicable.

Staff Recommendation:

Staff recommends adopting the City Council meeting schedule for 2018.

Attachments:

☒ Resolution: 2018-01
☐ Ordinance:
☐ Map
☐ Contract
☐ Other
List:

Review:

☒ Asst. City Manager
☒ City Attorney
☒ City Clerk
☒ City Manger
☒ Finance

Date:

12/28/17
01/11/18
01/11/18
01/09/18
01/11/18

RESOLUTION NO. 2018-01

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LEMOORE
ADOPTING THE CITY COUNCIL MEETING CALENDAR
FOR CALENDAR YEAR 2018**

WHEREAS, the time for regular meetings of the City Council shall be the first and third Tuesdays of each month at the hour of 5:30pm;

WHEREAS, city staff seeks to establish a city council meeting calendar that is conducive to providing effective and efficient services to the public;

WHEREAS, cancellation of City Council meetings may be necessary due to holidays and to provide a recess for City Councilmembers, city staff, and the public;

WHEREAS; city staff recommends cancelling the following City Council Meetings in 2018 – 2019:

- July 3, 2018
- July 17, 2018
- November 20, 2018
- January 1, 2019*

NOW, THEREFORE, BE IT RESOLVED, that the City Council hereby adopts the City Council Meeting Calendar for Calendar Year 2018;

PASSED AND ADOPTED by the City Council of the City of Lemoore at a Regular Meeting held on 16th day of January 2018 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: 3-5

To: Lemoore City Council

From: Frank Rivera, Acting Public Works Director

Date: December 18, 2017 Meeting Date: January 16, 2018

Subject: Budget Amendment – New Pickup Truck in the Wastewater Department

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 purchase of a 2018 Chevy 3500 from Richards Chevrolet and the purchase of necessary equipment from Scelzi Enterprises, Inc.; approve a budget amendment in the amount of \$24,050 and authorize the Interim City Manager to sign all purchasing documents for the new vehicle and approved equipment.

Subject/Discussion:

The wastewater division has \$40,000 budgeted for a new pickup truck in the 2017-2018 fiscal year. The new truck will be replacing an old truck (#326). During the budget process, it was the intent to City Staff to reuse the boxes and crane from the old truck, and place them on the new truck. However, staff has discovered that a 2018 Chevy 3500 truck has a newly designed bed; therefore, the existing boxes and crane will no longer fit on the new style. Staff is requesting additional funds in order to equip the new truck for full functionality.

Staff received three quotes for the main truck:

Richards Chevrolet	\$29,265.00
Keller Motors	\$29,741.27
Hedrick's Chevy	\$31,983.22

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Scelzi Enterprises, Inc. will install the custom bed. The estimate for the custom bed is \$28,785.00. Scelzi Enterprises is the only vendor that is able to provide the appropriate bed for the needs of the City of Lemoore. Additional items that will be included with the truck are an air compressor, additional keys and safety lights. These items are estimated to cost \$6,000.

The total cost of the truck is \$64,050.

Financial Consideration(s):

A budget amendment of \$24,050 is required from the Sewer Asset Replacement fund.

Alternatives or Pros/Cons:

Pros:

- Provides a fully functional vehicle for the sewer department.

Cons:

- The additional cost was not budgeted for fiscal year 2017-2018.

Commission/Board Recommendation:

Not applicable.

Staff Recommendation:

Staff recommends that City Council approve the purchase of a new vehicle and equipment for the wastewater division and approve the budget amendment in the amount of \$24,050.

Attachments:

- ☐ Resolution:
 - ☐ Ordinance:
 - ☐ Map
 - ☐ Contract
 - ☒ Other
- List: Truck and Bed Quotes

Review:

- ☒ Asst. City Manager
- ☒ City Attorney
- ☒ City Clerk
- ☒ City Manger
- ☒ Finance

Date:

- 12/28/17
- 01/11/18
- 01/11/18
- 01/11/18
- 01/11/18



CITY OF LEMOORE

BUDGET AMENDMENT FORM

Date:	12/18/2017	Request By:	Frank Rivera
Requesting Department:		Wastewater	

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
060	060	Asset Replac.		\$ (24,050.00)	\$ (24,050.00)

TO:

Fund	Budget Unit	Account	Current Budget	Proposed Increase/Decrease:	Proposed New Budget
060	4260	4840AR	\$ 40,000.00	\$ 24,050.00	\$ 64,050.00

JUSTIFICATION FOR CHANGE/FUNDING SOURCE:

APPROVALS:

Department Head: <i>Frank Rivera</i>	Date: <i>12/18/2017</i>
City Manager:	Date:
Completed By:	Date:

TRUCK QUOTES

Prepared By:
administrator
GERARDO ESTRADA
1126 KING AVE
CORCORAN, CA 93212
Phone: (559) 992-3158
Email:
gestrada@richardschevrolet.com

2018 Fleet/Non-Retail Chevrolet Silverado 3500HD 2WD Reg Cab 137.5" W

PRICING SUMMARY

PRICING SUMMARY - 2018 Fleet/Non-Retail CC36003 2WD Reg Cab 137.5" WB, 59.06" CA WT

	<u>MSRP</u>
Base Price	\$34,405.00
Total Options:	\$1,705.00
Vehicle Subtotal	\$36,110.00

Destination Charge \$1,295.00

GRAND TOTAL

MSRP: \$37,405.00

Fleet + Richards
Discount = \$10,201.04

Sale Price \$27,203.96

\$1,972.29 7.25% Taxes
Lemoore, CA
\$80.00 Doc Fee
\$8.75 CA Title Fee

\$29,265.00
O.T.D

Report content is based on current data version referenced. Any performance-related calculations are offered solely as guidelines. Actual unit performance will depend on your operating conditions.

GM AutoBook, Data Version: 521.0, Data updated 12/12/2017
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Customer File:

December 14, 2017 2:39:42 PM

Page 1

RICHARD'S CHEVROLET BUICK

1126 KING AVE. - CORCORAN, CA 93212

Phone: 559-992-3158

Purchase Date: 12/14/17

Salesperson: GERARDO ESTRADA

Cash Disclosure

Phone: 559-992-3158

Fax: 559-992-2847

Buyer:

CITY OF LEMOORE
711 Cinnamon Drive
Lemoore, CA 93245
Work: 559-924-6700
Bus. Email: jsouza@lemoore.com

Co-Buyer:

(Order)

Purchased Vehicle

Stock #	Vehicle	Color	Miles	VIN
Order	2018 3500 HD Reg Cab Cab Chair's GAS	Summit White	N/A	N/A

Purchases & Fees

Fleet & Richards		MSRP =	\$37,405.00
		Discount =	\$10,201.04
		Selling Price	\$27,203.96
Fees	Documentation		\$80.00
	Tire		\$8.75
Taxes	Tax 1		\$1,972.29
Total Cash Price			\$29,265.00

O.T.D

Trades	Total Trade Allowance	\$0.00
	Total Trade Payoff	\$0.00
	Total Trade Net	\$0.00
Down Payment	Cash Deposit	\$0.00
	Cash Down Payment	\$0.00
	Deferred Cash	\$0.00
	Total Credits	\$0.00
	Total Cash Price	\$29,265.00
	Total Credits (-)	\$0.00
	Balance Due	\$29,265.00

O.T.D



Prepared By:
administrator
GERARDO ESTRADA
1126 KING AVE
CORCORAN, CA 93212
Phone: (559) 992-3158
Email:
gestrada@richardschevrolet.com

2018 Fleet/Non-Retail Chevrolet Silverado 3500HD 2WD Reg Cab 137.5" W

SELECTED MODEL & OPTIONS

SELECTED MODEL - 2018 Fleet/Non-Retail CC36003 2WD Reg Cab 137.5" WB, 59.06" CA WT

<u>Code</u>	<u>Description</u>	<u>MSRP</u>
CC36003	2018 Chevrolet Silverado 3500HD 2WD Reg Cab 137.5" WB, 59.06" CA WT	\$34,405.00

SELECTED VEHICLE COLORS - 2018 Fleet/Non-Retail CC36003 2WD Reg Cab 137.5" WB, 59.06" CA WT

<u>Code</u>	<u>Description</u>
HZR	Interior: <i>Dark Ash Cloth</i>
GAZ	Exterior 1: <i>Summit White</i>

SELECTED OPTIONS - 2018 Fleet/Non-Retail CC36003 2WD Reg Cab 137.5" WB, 59.06" CA WT

CATEGORY

<u>Code</u>	<u>Description</u>	<u>MSRP</u>
EMISSIONS		
FE9	EMISSIONS, FEDERAL REQUIREMENTS	\$0.00
ENGINE		
L96	ENGINE, VORTEC 6.0L VARIABLE VALVE TIMING V8 SFI (360 hp [268.4 kW] @ 5400 rpm, 380 lb-ft of torque [515.0 N-m] @ 4200 rpm) (STD)	\$0.00
TRANSMISSION		
MYD	TRANSMISSION, 6-SPEED AUTOMATIC, HEAVY-DUTY electronically controlled with overdrive and tow/haul mode. Includes Cruise Grade Braking and Powertrain Grade Braking (STD) (Requires (L96) Vortec 6.0L V8 SFI engine.)	\$0.00
AXLE		
GT5	REAR AXLE, 4.10 RATIO (Requires (L96) Vortec 6.0L V8 SFI engine.)	\$0.00
PREFERRED EQUIPMENT GROUP		
1WT	WORK TRUCK PREFERRED EQUIPMENT GROUP includes Standard Equipment	\$0.00

Report content is based on current data version referenced. Any performance-related calculations are offered solely as guidelines. Actual unit performance will depend on your operating conditions.

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Customer File:

December 14, 2017 2:39:42 PM

Page 2

Prepared By:
 administrator
 GERARDO ESTRADA
 1126 KING AVE
 CORCORAN, CA 93212
 Phone: (559) 992-3158
 Email:
 gestrada@richardschevrolet.com

2018 Fleet/Non-Retail Chevrolet Silverado 3500HD 2WD Reg Cab 137.5" W

SELECTED MODEL & OPTIONS

SELECTED OPTIONS - 2018 Fleet/Non-Retail CC36003 2WD Reg Cab 137.5" WB, 59.06" CA WT

CATEGORY

<u>Code</u>	<u>Description</u>	<u>MSRP</u>
TIRES		
QQO	TIRES, LT235/80R17E ALL-SEASON HIGHWAY (STD)	\$0.00
SPARE TIRE		
ZQO	TIRE, SPARE LT235/80R17E HIGHWAY (Requires (QQO) LT235/80R17E all-season highway tires.)	\$380.00
PAINT SCHEME		
ZY1	PAINT, SOLID (STD)	\$0.00
PAINT		
GAZ	SUMMIT WHITE	\$0.00
SEAT TYPE		
AE7	SEATS, FRONT 40/20/40 SPLIT-BENCH 3-passenger, driver and front passenger recline with outboard head restraints and center fold-down armrest with storage. Vinyl has fixed lumbar and cloth has manually adjustable driver lumbar. (STD)	\$0.00
SEAT TRIM		
H2R	DARK ASH, CLOTH includes manually adjustable driver lumbar and Jet Black interior accents	\$0.00
RADIO		
IOB	AUDIO SYSTEM, CHEVROLET MYLINK RADIO WITH 7" DIAGONAL COLOR TOUCH-SCREEN, AM/FM STEREO with seek-and-scan and digital clock, includes USB ports, auxiliary jack, Bluetooth streaming audio for music and most phones	\$0.00
ADDITIONAL EQUIPMENT		
PCR	WT CONVENIENCE PACKAGE includes (DPN) outside heated power-adjustable vertical camper mirrors, (DD8) inside rearview auto-dimming mirror and (AQQ) Remote Keyless Entry; Regular Cab also includes (A31) power windows.	\$965.00
JL1	TRAILER BRAKE CONTROLLER, INTEGRATED	\$275.00
BJA	FUEL FILL KIT for service body applications, provides fuel fill hose and elbows to assist in attaching "Service Body" upfits. Shipped loose in cab	\$50.00
SKP	WHEEL, 17" X 6.5" (43.2 CM X 16.5 CM) FULL-SIZE, STEEL SPARE	INC

Report content is based on current data version referenced. Any performance-related calculations are offered solely as guidelines. Actual unit performance will depend on your operating conditions.

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Customer File:

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Page 3

Prepared By:
 administrator
 GERARDO ESTRADA
 1126 KING AVE
 CORCORAN, CA 93212
 Phone: (559) 992-3158
 Email:
 gestrada@richardschevrolet.com

2018 Fleet/Non-Retail Chevrolet Silverado 3500HD 2WD Reg Cab 137.5" W

SELECTED MODEL & OPTIONS

SELECTED OPTIONS - 2018 Fleet/Non-Retail CC36003 2WD Reg Cab 137.5" WB, 59.06" CA WT

CATEGORY

<u>Code</u>	<u>Description</u>	<u>MSRP</u>
ADDITIONAL EQUIPMENT		
DPN	MIRRORS, OUTSIDE HEATED POWER-ADJUSTABLE VERTICAL TRAILERING, UPPER GLASS, MANUAL-FOLDING AND EXTENDING, BLACK. Includes integrated turn signal indicators consisting of 51 square inch flat mirror surface positioned over a 24.5 square inch convex mirror surface with a common head and lower convex spotter glass (convex glass is not heated and not power adjustable) and addition of Auxiliary cargo lamp for backing up (helps to see trailer when backing up with a trailer) and amber auxiliary clearance lamp (Included and only available with (PCR) WT Convenience Package and includes (DD8) auto-dimming inside rearview mirror.)	INC
A31	WINDOWS, POWER with driver express up and down and express down on all other windows (On Regular Cab, Included and only available with (PCR) WT Convenience Package.)	INC
AQQ	REMOTE KEYLESS ENTRY (Included and only available with (PCR) WT Convenience Package.)	INC
9L7	UPFITTER SWITCHES (4) Provides 4-30 amp circuits to facilitate installation of aftermarket electrical accessories (With (L5P) Duramax 6.6L Turbo-Diesel V8 engine you will get 3 switches.)	\$125.00
DD8	MIRROR, INSIDE REARVIEW AUTO-DIMMING (Included and only available with (PCR) WT Convenience Package.)	INC
R9Y	FLEET FREE MAINTENANCE CREDIT This option code provides a credit in lieu of the free oil changes, tire rotations and inspections (2 maximum), during the first 24 months and 24,000 miles period for this ordered vehicle. The invoice will detail the applicable credit. The customer will be responsible for all oil change, tire rotations and inspections costs for this vehicle. (Requires one of the following Fleet or Government order types: FBC, FBN, FCA, FCN, FEF, FLS, FNR, FRC or FGO. Not available with FDR order types.)	-\$90.00
VQ2	FLEET PROCESSING OPTION	\$0.00

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Page 4

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2018 Fleet/Non-Retail Chevrolet Silverado 3500HD 2WD Reg Cab 137.5" W

SELECTED MODEL & OPTIONS

SELECTED OPTIONS - 2018 Fleet/Non-Retail CC36003 2WD Reg Cab 137.5" WB, 59.06" CA WT

CATEGORY

<u>Code</u>	<u>Description</u>	<u>MSRP</u>
OPTIONS TOTAL		\$1,705.00

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Page 5

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2018 Fleet/Non-Retail Chevrolet Silverado 3500HD 2WD Reg Cab 137.5" W **STANDARD EQUIPMENT**

STANDARD EQUIPMENT - 2018 Fleet/Non-Retail CC36003 2WD Reg Cab 137.5" WB, 59.06" CA WT

ENTERTAINMENT

- Audio system, Chevrolet MyLink Radio with 7" diagonal color touch-screen, AM/FM stereo with seek-and-scan and digital clock, includes USB ports, auxiliary jack, Bluetooth streaming audio for music and most phones
- 6-speaker audio system
- Bluetooth for phone, personal cell phone connectivity to vehicle audio system

EXTERIOR

- Wheels, 17" (43.2 cm) painted steel
- Tires, LT235/80R17E all-season highway
- Wheel trim, painted trim skins and painted center caps
- Bumper, front chrome
- Grille, chrome surround
- Headlamps, halogen projector-beam
- Lamps, Smoked Amber roof marker
- Lamps, cargo area, cab mounted with switch on center switch bank
- Mirrors, outside high-visibility vertical camper-style, Black with manual folding and extension and lower convex spotter glass
- Glass, solar absorbing, tinted
- Door handles, Black

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2018 Fleet/Non-Retail Chevrolet Silverado 3500HD 2WD Reg Cab 137.5" W ***STANDARD EQUIPMENT***

STANDARD EQUIPMENT - 2018 Fleet/Non-Retail CC36003 2WD Reg Cab 137.5" WB, 59.06" CA WT

INTERIOR

- Seats, front 40/20/40 split-bench 3-passenger, driver and front passenger recline with outboard head restraints and center fold-down armrest with storage. Vinyl has fixed lumbar and cloth has manually adjustable driver lumbar.
- Seat trim, Vinyl
- Floor covering, Graphite-colored rubberized-vinyl
- Steering column, manual Tilt-Wheel
- Steering wheel
- Instrumentation 6-gauge cluster featuring speedometer, fuel level, engine temperature, tachometer, voltage and oil pressure
- Driver Information Center 3.5-inch diagonal monochromatic display, provides warning messages and basic vehicle information
- Door locks, power
- Cruise control, steering wheel-mounted
- Air conditioning, single-zone
- Assist handle, front passenger and driver on A-pillars

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Page 7

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2018 Fleet/Non-Retail Chevrolet Silverado 3500HD 2WD Reg Cab 137.5" W **STANDARD EQUIPMENT**

STANDARD EQUIPMENT - 2018 Fleet/Non-Retail CC36003 2WD Reg Cab 137.5" WB, 59.06" CA WT

MECHANICAL

- Engine, Vortec 6.0L Variable Valve Timing V8 SFI (360 hp [268.4 kW] @ 5400 rpm, 380 lb-ft of torque [515.0 N-m] @ 4200 rpm)
- Transmission, 6-speed automatic, heavy-duty electronically controlled with overdrive and tow/haul mode. Includes Cruise Grade Braking and Powertrain Grade Braking (Requires (L96) Vortec 6.0L V8 SFI engine.)
- Rear axle, 4.10 ratio (Requires (L96) Vortec 6.0L V8 SFI engine.)
- Differential, heavy-duty locking rear
- Air cleaner, high-capacity
- Rear wheel drive
- Cooling, external engine oil cooler
- Cooling, auxiliary external transmission oil cooler
- Battery, heavy-duty 720 cold-cranking amps/80 Amp-hr, maintenance-free with rundown protection and retained accessory power
- Alternator, 150 amps
- Recovery hooks, front, frame-mounted, black
- Body, Chassis Cab
- Frame, fully-boxed, hydroformed front section
- GVWR, 13,200 lbs. (5988 kg)
- Suspension Package, Standard includes 51mm twin tube shock absorbers and 33mm front stabilizer bar
- Steering, Recirculating Ball with smart flow power steering system
- Fuel tank, front and rear, 63.5 gallon
- Capped Fuel Fill
- Exhaust, aluminized stainless-steel muffler and tailpipe
- Back-up alarm calibration This calibration will allow installation of an aftermarket back up alarm.

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2018 Fleet/Non-Retail Chevrolet Silverado 3500HD 2WD Reg Cab 137.5" W **STANDARD EQUIPMENT**

STANDARD EQUIPMENT - 2018 Fleet/Non-Retail CC36003 2WD Reg Cab 137.5" WB, 59.06" CA WT

SAFETY

- Brakes, 4-wheel antilock, 4-wheel disc with dual rear wheel with DuraLife brake rotors
- StabiliTrak, stability control system with Proactive Roll Avoidance and traction control, includes electronic trailer sway control and hill start assist
- Daytime Running Lamps with automatic exterior lamp control
- Air bags, frontal, driver and right front passenger (Always use safety belts and child restraints. Children are safer when properly secured in a rear seat in the appropriate child restraint. See the Owner's Manual for more information.)
- Air bag deactivation switch, frontal passenger-side (Included and only available with Regular Cab modes.)
- Teen Driver mode a configurable feature that lets you activate customizable vehicle settings associated with a key fob, to encourage safe driving behavior. It can limit certain vehicle features, and it prevents certain safety systems from being turned off. An in-vehicle report gives you information on your teen's driving habits and helps you to continue to coach your new driver

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700 W. Cadillac Lane
Hanford, CA 93230



(559) 582-1000
www.kellerdeal.com

10-31-17

PRICE.....	\$27,721.00	
SCELZI SERV. BODY.....	25,611.00	
SALES TAX.....	1,800.57	2,009.77
TIRE FEE.....	10.50	
DMV FEES	EXEMPT	
TOTAL.....	\$27,121.00	\$29,741.27

*** BUYER ***

CITY OF LEMOORE
711 W. CINNAMON DR.
LEMOORE, CA.93245

*** PURCHASE ***

STOCK# T.B.D.
VIN# T.B.D.
YEAR: 2018
MAKE: CHEVROLET
MODEL: 3500HD REG. CAB - GAS
COLOR: WHITE
TRIM: DK. ASH / BLACK CLOTH
ODOMETER: TBD

CHRIS HILL

FLEET MANAGER



Keller Motors

Chris Hill | 559-212-2018

[Fleet] 2018 Chevrolet Silverado 3500HD (CC36003) 2WD Reg Cab 137.5" WB, 59.06" CA

Window Sticker

SUMMARY

[Fleet] 2018 Chevrolet Silverado 3500HD (CC36003) 2WD Reg Cab 137.5" WB, 59.06" CA

MSRP:\$34,205.00

Interior:No color has been selected.

Exterior 1:Summit White

Exterior 2:No color has been selected.

Engine, Vortec 6.0L Variable Valve Timing V8 SFI

Transmission, 6-speed automatic, heavy-duty

OPTIONS

CODE	MODEL	MSRP
CC36003	[Fleet] 2018 Chevrolet Silverado 3500HD (CC36003) 2WD Reg Cab 137.5" WB, 59.06" CA	\$34,205.00
OPTIONS		
1WT	Work Truck Preferred Equipment Group	\$0.00
9L7	Upfitter switches	\$125.00
A31	Windows, power	Inc.
AE7	Seats, front 40/20/40 split-bench	\$0.00
AQQ	Remote Keyless Entry	Inc.
BJA	Fuel fill kit	\$50.00
DD8	Mirror, inside rearview auto-dimming	Inc.
DPN	Mirrors, outside heated power-adjustable vertical trailinging, upper glass, manual-folding and extending, black.	Inc.
GAZ	Summit White	\$0.00
GT5	Rear axle, 4.10 ratio	\$0.00
H2R	Dark Ash, Cloth	\$0.00
IOB	Audio system, Chevrolet MyLink Radio with 7" diagonal color touch-screen, AM/FM stereo	\$0.00
JL1	Trailer brake controller, integrated	\$275.00
L96	Engine, Vortec 6.0L Variable Valve Timing V8 SFI	\$0.00
MYD	Transmission, 6-speed automatic, heavy-duty	\$0.00
PCR	WT Convenience Package	\$965.00
QQO	Tires, LT235/80R17E all-season highway	\$0.00

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Data Version: 4033. Data Updated: Oct 24, 2017 9:18:00 PM PDT.



Keller Motors

Chris Hill | 559-212-2018

[Fleet] 2018 Chevrolet Silverado 3500HD (CC36003) 2WD Reg Cab 137.5" WB, 59.06" CA

R9Y	Fleet Free Maintenance Credit	(\$90.00)
SKP	Wheel, 17" x 6.5" (43.2 cm x 16.5 cm) full-size, steel spare	Inc.
VK3	License plate kit, front	\$0.00
VQ2	Fleet Processing Option	\$0.00
YF5	Emissions, California state requirements	\$0.00
ZQ0	Tire, spare LT235/80R17E highway	\$380.00
ZY1	Paint, solid	\$0.00

SUBTOTAL	\$35,910.00
-----------------	--------------------

Adjustments Total	\$0.00
-------------------	--------

Destination Charge	\$1,295.00
--------------------	------------

TOTAL PRICE	\$37,205.00
--------------------	--------------------

FUEL ECONOMY

Est City:N/A

Est Highway:N/A

Est Highway Cruising Range:N/A

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Data Version: 4033. Data Updated: Oct 24, 2017 9:18:00 PM PDT.

HEDRICK'S CHEVROLET

F&I MGR:

BUYER:

DEAL #: 79921

STOCK #:

TOTAL PRICE	29255.00	TOTAL TRADE	0.00	TRUTH IN LENDING
WARR PREMIUM	0.00	TOTAL PAYOFF	0.00	-----
AFTMKT PREM	0.00	TOT NET TRADE	0.00	APR 0.00 %
TOTAL FEES	388.75	TOTAL CASH	0.00	AMT FINANCED 31983.22
TOTAL TAXES	2339.47	TOTAL REBATES	0.00	FINANCE CHARGE 0.00
		-----		TOTAL OF PYMTS 31983.22
GROSS PRICE	31983.22	TOTAL DOWN	0.00	TOTAL DOWN 0.00
TOTAL DOWN	0.00			DEF PYMT PRICE 31983.22
		DEAL DATE	11/28/2017	-----
DEC LIFE PREM	0.00	1ST PYMT DATE	01/12/2018	
LEV LIFE PREM	0.00	LST PYMT DATE	01/12/2018	DEFERRED PAYMENT
A&H PREMIUM	0.00	TERM	1	DUE
IUI PREMIUM	0.00	PAYMENT	31983.22	DUE
		IRREG PMTS		DUE

AMOUNT FIN	31983.22	FINAL PAYMENT	0.00	

SPP

PRINTER OUTPUT (Y/N) Y

Prepared By:
administrator
HEDRICK'S CHEVY
961 W SHAW
CLOVIS, CA 93612
Phone: (559) 291-7711
Fax: (559) 375-7699

2018 Retail Chevrolet Silverado 3500HD 2WD Reg Cab 137.5" WB, 59.06"

PRICING SUMMARY

PRICING SUMMARY - 2018 Retail CC36003 2WD Reg Cab 137.5" WB, 59.06" CA WT

	<u>MSRP</u>	<u>Invoice</u>
Base Price	\$34,405.00	\$32,340.71
Total Options:	\$1,240.00	\$1,128.40
Vehicle Subtotal	\$35,645.00	\$33,469.11
Advert/Adjustments	\$0.00	\$712.90
Destination Charge	\$1,295.00	\$1,295.00
GRAND TOTAL	\$36,940.00	\$35,477.01

Normal Able

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2018 Retail Chevrolet Silverado 3500HD 2WD Reg Cab 137.5" WB, 59.06"

SELECTED MODEL & OPTIONS

SELECTED MODEL - 2018 Retail CC36003 2WD Reg Cab 137.5" WB, 59.06" CA WT

<u>Code</u>	<u>Description</u>	<u>MSRP</u>	<u>Invoice</u>
CC36003	2018 Chevrolet Silverado 3500HD 2WD Reg Cab 137.5" WB, 59.06" CA WT	\$34,405.00	\$32,340.71

SELECTED VEHICLE COLORS - 2018 Retail CC36003 2WD Reg Cab 137.5" WB, 59.06" CA WT

<u>Code</u>	<u>Description</u>
-	Interior: No color has been selected.
-	Exterior 1: No color has been selected.
-	Exterior 2: No color has been selected.

SELECTED OPTIONS - 2018 Retail CC36003 2WD Reg Cab 137.5" WB, 59.06" CA WT

CATEGORY

<u>Code</u>	<u>Description</u>	<u>MSRP</u>	<u>Invoice</u>
EMISSIONS			
YF5	EMISSIONS, CALIFORNIA STATE REQUIREMENTS	\$0.00	\$0.00
ENGINE			
L96	ENGINE, VORTEC 6.0L VARIABLE VALVE TIMING V8 SFI (360 hp [268.4 kW] @ 5400 rpm, 380 lb-ft of torque [515.0 N-m] @ 4200 rpm) (STD)	\$0.00	\$0.00
TRANSMISSION			
MYD	TRANSMISSION, 6-SPEED AUTOMATIC, HEAVY-DUTY electronically controlled with overdrive and tow/haul mode. Includes Cruise Grade Braking and Powertrain Grade Braking (STD) (Requires (L96) Vortec 6.0L V8 SFI engine.)	\$0.00	\$0.00
AXLE			
GT5	REAR AXLE, 4.10 RATIO (Requires (L96) Vortec 6.0L V8 SFI engine .)	\$0.00	\$0.00
PREFERRED EQUIPMENT GROUP			
1WT	WORK TRUCK PREFERRED EQUIPMENT GROUP includes Standard Equipment	\$0.00	\$0.00

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2018 Retail Chevrolet Silverado 3500HD 2WD Reg Cab 137.5" WB, 59.06"

SELECTED MODEL & OPTIONS

SELECTED OPTIONS - 2018 Retail CC36003 2WD Reg Cab 137.5" WB, 59.06" CA WT

CATEGORY

<u>Code</u>	<u>Description</u>	<u>MSRP</u>	<u>Invoice</u>
TIRES			
QOQ	TIRES, LT235/80R17E ALL-SEASON HIGHWAY (STD)	\$0.00	\$0.00
PAINT SCHEME			
ZY1	PAINT, SOLID (STD)	\$0.00	\$0.00
PAINT			
GAZ	SUMMIT WHITE	\$0.00	\$0.00
SEAT TYPE			
AE7	SEATS, FRONT 40/20/40 SPLIT-BENCH 3-passenger, driver and front passenger recline with outboard head restraints and center fold-down armrest with storage. Vinyl has fixed lumbar and cloth has manually adjustable driver lumbar. (STD)	\$0.00	\$0.00
SEAT TRIM			
H2R	DARK ASH, CLOTH includes manually adjustable driver lumbar and Jet Black interior accents	\$0.00	\$0.00
RADIO			
IOB	AUDIO SYSTEM, CHEVROLET MYLINK RADIO WITH 7" DIAGONAL COLOR TOUCH-SCREEN, AM/FM STEREO with seek-and-scan and digital clock, includes USB ports, auxiliary jack, Bluetooth streaming audio for music and most phones	\$0.00	\$0.00
ADDITIONAL EQUIPMENT			
PCR	WT CONVENIENCE PACKAGE includes (DPN) outside heated power-adjustable vertical camper mirrors, (DD8) inside rearview auto-dimming mirror and (AQQ) Remote Keyless Entry; Regular Cab also includes (A31) power windows.	\$965.00	\$878.15
JL1	TRAILER BRAKE CONTROLLER, INTEGRATED	\$275.00	\$250.25

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BED QUOTE



Scelzi Enterprises, Inc.
Custom Truck Body Manufacturing

Annadale Office, 2316 E. Annadale, Fresno, CA 93706
Phone: 559-237-5541 Fax: 559-237-5554 Toll Free: (800) 858-2883

WORK ORDER / ESTIMATE

135609

Page 1 of 3

Customer: LEMOORE, CITY OF
Address: 711 W. CINNAMON DRIVE
LEMOORE, CA 93245

Date: 10/27/17
Phone: (559) 904-0915 FAX: (559) 924-6750
Contact: MACK STAUFFER
Terms: Net 30/PO#

Make	Year	Model	Vehicle Info	Type	VIN #
	2018	CUSTTRUCK	CHEVY 3500 4X2, REG CAB, DRW, GAS, WHITE, 60"CA	Customer	

Quantity	Part No / Description	Price
----------	-----------------------	-------

PAINT BODY WHITE
DUAL FUEL TANKS

NOTES:

- 1.) NO LADDER RACK
- 2.) CUSTOMER TO NOTE IF CHASSIS HAS A 89" STANDARD OR 96" WIDE REAR AXLE.
- 3.) CUSTOMER TO PROVIDE VIN NUMBER AND AVAILABILITY OF THE CHASSIS.

1 EA	SB-CUSTOM SERVICE BODY CUSTOM: 108-89-49-38-VO-V/VO 1EA - ALL LED LIGHTS 1EA - STANDARD MASTER BAR LOCK SYSTEM 1EA- CRANE REINFORCE DRIVER SIDE REAR COMPARTMENTS FOR A 3,200LB CRANE 1EA- AUTO CRANE #3203PRX HW 3,000LB CAPACITY 360 DEGREE CONTINUOUS HYDRAULIC POWER ROTATION, HYDRAULIC POWER BOOM ELEVATION AND BOOM EXTENSION TO 11' MANUAL EXTENSION TO 15' - MOUNT CRANE DRIVER SIDE REAR #320989002 1EA - BOOM REST FOR OPEN TOP DRIVER SIDE 1EA - MANUAL FOLD DOWN CRANK DOWN OUTRIGGER DRIVER SIDE REAR 1EA - AUXILIARY BATTERY 12 VOLT DEE CYCLE SET-UP FOR ELECTRIC CRANE INCLUDES BATTERY BOX AND SEPARATOR 1E - INSTALL ON CRANE A HORN, HORN BUTTON, ALL WARNING STICKERS AND A 5LB ABC FIRE EXTINGUISHER 1EA - SPRING PACKAGE TO BRING TRUCK TO LEVEL 39	\$26,610.00 /EA
------	--	-----------------



Scelzi Enterprises, Inc.
Custom Truck Body Manufacturing

Annadale Office, 2316 E. Annadale, Fresno, CA 93706
Phone: 559-237-5541 Fax: 559-237-5554 Toll Free: (800) 858-2883

WORK ORDER / ESTIMATE

135609

Page 2 of 3

Customer: LEMOORE, CITY OF
Address: 711 W. CINNAMON DRIVE
LEMOORE, CA 93245

Date: 10/27/17
Phone: (559) 904-0915 FAX: (559) 924-6750
Contact: MACK STAUFFER
Terms: Net 30/PO#

Make	Year	Model	Vehicle Info	Type	VIN #
	2018	CUSTTRUCK	CHEVY 3500 4X2, REG CAB, DRW, GAS, WHITE, 60"CA	Customer	

Quantity	Part No / Description	Price
----------	-----------------------	-------

1EA - 18" REAR WORK DECK WITH ACCESS DOORS

1EA - CLASS 5 RECEIVER HITCH

1EA - 7 PRONG FLAT RV PLUG #12707

1EA - SVS-121 BOLT ON NON-REMOVABLE VISE STAND PASSENGER SIDE REAR

1EA - POLYUREA BED FLOOR, BACK WRAPPERS, FRONT BULKHEAD, INSIDE OF TAILGATE AND TOP ONLY OF REAR WORK DECK

1 EA	TAX FRESNO SALES TAX RATE @ 7.975% (FRESNO)	\$2,122.00 /EA
1 EA	HWD FEE HAZARDOUS WASTE DISPOSAL FEE	\$25.00 /EA
1 EA	WEIGHT CERTIFICATE WEIGHT CERTIFICATE OF COMPLETED UNIT	\$28.00 /EA
1 EA	WILL CALL CUSTOMER TO PICK UP COMPLETED UNIT IN FRESNO, CA	\$0.00 /EA
	CONTACT: MACK STAUFFER	



Scelzi Enterprises, Inc.
Custom Truck Body Manufacturing

Annadale Office, 2316 E. Annadale, Fresno, CA 93706
Phone: 559-237-5541 Fax: 559-237-5554 Toll Free: (800) 858-2883

WORK ORDER / ESTIMATE

135609

Page 3 of 3

Customer: LEMOORE, CITY OF
Address: 711 W. CINNAMON DRIVE
LEMOORE, CA 93245

Date: 10/27/17
Phone: (559) 904-0915 FAX: (559) 924-6750
Contact: MACK STAUFFER
Terms: Net 30/PO#

Make	Year	Model	Vehicle Info	Type	VIN #
	2018	CUSTTRUCK	CHEVY 3500 4X2, REG CAB, DRW, GAS, WHITE, 60"CA	Customer	

Quantity	Part No / Description	Price
----------	-----------------------	-------

Disclaimer:

**SCELZI ENTERPRISES INC. DOES NOT GUARANTEE A PERFECT COLOR MATCH
DUE TO INCONSISTENCIES IN FACTORY PAINTS AND PROCEDURES**

**REVISIONS AFTER APPROVAL DATE ARE
SUBJECT TO ADDITIONAL CHARGES**

PRICES SUBJECT TO CHANGE WITHOUT NOTICE

THIS WORK
AUTHORIZED BY: _____ DATE: _____

Total: \$28,785.00

Payment in full on completion of job if credit arrangements have not been made in advance.

The above quotation is submitted according to specifications submitted by customer. Any alterations or changes increasing production costs will be charged for accordingly.

ESTIMATE
PREPARED BY: Parsons, Julie

SALESMAN: GLENN CARPENTER



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Staff Report

Item No: 3-6

To: Lemoore City Council

From: Frank Rivera, Acting Public Works Director

Date: December 18, 2017 Meeting Date: January 16, 2018

Subject: Budget Amendment - Landscape and Lighting Maintenance District (LLMD) No. 1, Zone 8

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 a budget amendment of \$37,500 for LLMD No.1, Zone 8.

Subject/Discussion:

LLMD Zone 8 has an available fund balance of \$70,440. Staff would like a budget amendment of \$37,500 from the fund balance to Zone 8's Repair/Maintenance Services account. (208-4858-4350)

Transferring the funds will allow for improvements to the zone. The funds will be used to remove and replace broken or missing sprinklers, repair any leaks, cap off sprinklers where turf has been removed (islands), remove and replace dead plants, remove dead trees and trim trees throughout the zone.

Financial Consideration(s):

The budget amendment of \$37,500 would come from the fund balance of \$70,440 that is currently available for LLMD Zone 8.

Alternatives or Pros/Cons:

Pros:

- Improved visual aesthetic appeal.

"In God We Trust"

- Water Conservation

Cons:

- Additional cost was not budgeted for fiscal year 2017-2018

Commission/Board Recommendation:

Not applicable.

Staff Recommendation:

Staff recommends that City Council approve a budget amendment in the amount of \$37,500.

Attachments:

- ☐ Resolution:
 - ☐ Ordinance:
 - ☐ Map
 - ☐ Contract
 - ☒ Other
- List: Budget Amendment

Review:

- ☒ Asst. City Manager
- ☒ City Attorney
- ☒ City Clerk
- ☒ City Manger
- ☒ Finance

Date:

- 12/28/17
- 01/11/18
- 01/11/18
- 01/09/18
- 01/11/18



CITY OF LEMOORE

BUDGET AMENDMENT FORM

Date:	12/18/2017	Request By:	Frank Rivera/ Nacho Carrillo
Requesting Department: LLMD Zone 8			

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
	1010	Zone 8	Fund Balance	\$ (37,500.00)	\$ (37,500.00)

TO:

Fund	Budget Unit	Account	Current Budget	Proposed Increase/Decrease:	Proposed New Budget
208	4858	4350	\$ (36,604.53)	\$ 37,500.00	\$ 895.47

JUSTIFICATION FOR CHANGE/FUNDING SOURCE:

APPROVALS:

Department Head: <i>Frank Rivera</i>	Date: <i>12/18/2017</i>
City Manager:	Date:
Completed By:	Date:



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Staff Report

Item No: 3-7

To: Lemoore City Council

From: John Souza, Utilities Manager

Date: December 27, 2017 Meeting Date: January 16, 2018

Subject: Budget Amendment - Additional On Call Operator for Sewer and Water Departments

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 a budget amendment of \$8,440 for an additional on call operator for sewer and water.

Subject/Discussion:

The City of Lemoore currently has one staff member on call for water and sewer emergencies that arise during off hours. The staff member on call switches between the sewer and water department staff. If there is a water emergency and sewer staff is on call, the sewer staff member must then call a water staff member to handle the call. Therefore, the City is paying overtime to both sewer and water.

Staff is requesting an individual on call operator from both the water and sewer departments. Having a staff member on call from each department will help to dispatch the proper employee to a call. This will avoid unnecessary overtime and ensure the proper employee is available and prepared to respond to a call within the necessary timeframe.

Both water and sewer departments require state licensed operators for certain work sites. It is crucial to the city's water quality and environmental health and safety that we are proactively responding to these call outs.

"In God We Trust"

An action plan, calendar and phone numbers are provided to the correct individuals to ensure the proper person is contacted.

The City compensates employees on call at the rate of \$1.25/hour. Adding a second on call operator will cost an additional \$8,440. However, reduced overtime is expected as the correct department will respond to the emergency.

Financial Consideration(s):

A budget amendment of \$8,440 is required to increase the budget for Salaries in Fund 050 Water and 060 Sewer and Storm Water (4010)

Alternatives or Pros/Cons:

Pros:

- Certified staff first to respond to the emergency.
- Quick response time
- Eliminate unnecessary overtime

Cons:

- Additional cost was not budgeted for fiscal year 2017-2018

Commission/Board Recommendation:

Not applicable.

Staff Recommendation:

Staff recommends that City Council approve a budget amendment of \$8,440.

Attachments:

- ☐ Resolution:
 - ☐ Ordinance:
 - ☐ Map
 - ☐ Contract
 - ☒ Other
- List: Budget Amendment

Review:

- ☒ Asst. City Manager
- ☒ City Attorney
- ☒ City Clerk
- ☒ City Manger
- ☒ Finance

Date:

01/11/18
01/11/18
01/11/18
01/11/18
01/11/18



CITY OF LEMOORE

BUDGET AMENDMENT FORM

Date: 12/27/2017	Request By: John Souza
Requesting Department: Sewer Department	

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	\$ 584,330.00	\$ (4,220.00)	\$ 580,110.00
060	060	1010	\$ 10,331,088.54	\$ (4,220.00)	\$ 10,326,868.54

TO:

Fund	Budget Unit	Account	Current Budget	Proposed Increase/Decrease:	Proposed New Budget
050	4250	4010	\$ 533,110.00	\$ 4,220.00	\$ 537,330.00
060	4260	4010	\$ 505,810.00	\$ 4,220.00	\$ 510,030.00

JUSTIFICATION FOR CHANGE/FUNDING SOURCE:

APPROVALS:

Department Head:	Date:
City Manager:	Date:
Completed By:	Date:



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Staff Report

Item No: 3-8

To: Lemoore City Council

From: Michelle Speer, Assistant City Manager

Date: December 21, 2017 Meeting Date: January 16, 2018

Subject: Budget Amendment - Acceptance of Surf Ranch Donation in the amount of \$12,500

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:

Accept the donation from Surf Ranch, Inc., in the amount of \$12,500.

Subject/Discussion:

On December 4, 2017, Mayor Madrigal, Interim City Manager Nathan Olson, and Community Development Director Judy Holwell, were invited to the Surf Ranch in order to accept a donation on behalf of the City. The Surf Ranch presented the City with a \$12,500 check to be used for support of the Lemoore Youth Recreation Fund and Lemoore Little League.

Financial Consideration(s):

A budget amendment has been created to increase revenues to the Youth Recreation Fund (2296) in the amount of \$6,250, and to increase revenues to Miscellaneous Revenues (3869) in the amount of \$6,250. Additionally, expenditures in Parks & Recreation, Operating Supplies Account (4242-4220) has been increased by \$6,250 to support the Lemoore Little League.

Alternatives or Pros/Cons:

Not Applicable.

Commission/Board Recommendation:

Not Applicable.

Staff Recommendation:

Staff recommends accepting the donation from Surf Ranch, Inc., in the amount of \$12,500.

Attachments:

- ☐ Resolution:
- ☐ Ordinance:
- ☐ Map
- ☐ Contract
- ☒ Other
 - List: Budget Amendment

Review:

- ☒ Asst. City Manager
- ☒ City Attorney
- ☒ City Clerk
- ☒ City Manger
- ☒ Finance

Date:

12/28/17
01/11/18
01/11/18
01/11/18
01/11/18



CITY OF LEMOORE

BUDGET AMENDMENT FORM

Date: 12/21/2017	Request By: Michelle Speer
Requesting Department: City Manager's Office	

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
					\$ -

TO:

Fund	Budget Unit	Account	Current Budget	Proposed Increase/Decrease:	Proposed New Budget
001		2296	\$ -	\$ 6,250.00	\$ 6,250.00
001		3869	\$ 12,124.00	\$ 6,250.00	\$ 18,374.00
001	4242	4220	\$ 74,150.00	\$ 6,250.00	\$ 80,400.00

JUSTIFICATION FOR CHANGE/FUNDING SOURCE:

Donation from the Surf Ranch, Inc. in the amount of \$12,500 to be split between the Youth Recreation Fund and
miscellaneous income (for Lemoore Little League).

APPROVALS:

Department Head:	Date:
City Manager:	Date:
Completed By:	Date:



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Staff Report

Item No: 3-9

To: Lemoore City Council
From: Frank Rivera, Acting Public Works Director
Date: December 13, 2017 **Meeting Date:** January 16, 2018
Subject: California Environmental Quality Act (CEQA) Initial Study/Negative Declaration for Additional Water Storage Tank, Well 7 – CIP 5222 Resolution 2018-02

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 2018-02, approving the Initial Study/Negative Declaration (IS/ND) for the additional water storage tank, Well 7 project (CIP 5222).

Subject/Discussion:

The City of Lemoore, in coordination with QK, prepared and published a notice of intent to adopt a Negative Declaration (ND) to address environmental issues associated with the City's addition of a water storage tank at Well 7. The public review period began December 16, 2017 and ended January 5, 2018.

The new water tank is proposed to be located at Well 7 on the north side of Bush Street, north of West Hills College. The project is an addition of a 1,500,000 gallon water storage tank with its accompanying piping and connections to the City's existing water well and storage tank on the project site.

The new water tank will provide additional water storage to meet demands of commercial, industrial and future residential customers. Currently, Well 7 cannot be taken off-line for maintenance due to water demands. By adding an additional tank, the City would be able

to store more water on-site, and when needed, move water from one tank to the other for service of the tanks.

The proposed storage tank will be approximately 92' in diameter and 32' high, and will be finished with a color similar to the existing tank. The site will be paved to match the existing area, the existing 6' chain link fence will be modified to accommodate new features, an additional 6' chain link fence will be constructed and the site will drain through an existing onsite drop inlet to the in-street drainage system. This project is budgeted under Community Investment Project 5222.

Financial Consideration(s):

The adoption of the environmental clearance does not have a budget impact.

Alternatives or Pros/Cons:

None noted.

Commission/Board Recommendation:

Not applicable.

Staff Recommendation:

Staff recommends that City Council adopt Resolution 2018-02, approving an Initial Study/Negative Declaration for Additional Water Storage Tank, Well 7.

Attachments:

- ☒ Resolution: 2018-02
- ☐ Ordinance:
- ☐ Map
- ☐ Contract
- ☒ Other

List: Negative Declaration Report

Review:

- ☒ Asst. City Manager
- ☒ City Attorney
- ☒ City Clerk
- ☒ City Manger
- ☒ Finance

Date:

12/28/17
01/11/18
01/11/18
01/11/18
01/11/18

RESOLUTION NO. 2018-02

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LEMOORE
ADOPTING THE CEQA INITIAL STUDY AND NEGATIVE DECLARATION FOR AN
ADDITIONAL WATER STORAGE TANK, WELL 7**

WHEREAS, a Notice of Intent to Adopt an Initial Study and Negative Declaration for an Additional Water Storage Tank at Well 7 was published in the Hanford Sentinel and on the City of Lemoore website on December 16, 2017, in compliance with the California Environmental Quality Act (CEQA); and

WHEREAS, the Initial Study and Negative Declaration was made available for public comment for 20-days, beginning on December 16, 2017 and ending on January 5, 2018.

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

Section 1. The City Council finds that the Initial Study and Negative Declaration identified that the project would result in less than significant or no impacts for all environmental issue areas including: Aesthetics/Shadows, Agriculture and Forestry Resources, Air Quality, Biological Resources, Cultural Resources, Construction Effects, Geology/Soils, Greenhouse Gas Emissions, Hazards/Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Neighborhood Effects, Population and Housing, Public Services, Transportation/Circulation, Utilities and Mandatory Findings of Significance.

Section 2. The City Council has reviewed and considered the Initial Study and Negative Declaration with the comments received during the public review process, prior to acting on the project.

Section 3. The City Council finds, based on the whole record before it, including the Initial Study and Negative Declaration and any comments received, that there is no substantial evidence that the project will have a significant effect on the environment, and that the Negative Declaration reflects the City's independent judgement and analysis. Therefore, the City Council hereby adopts the Negative Declaration.

Section 4. Consistent with CEQA Guideline section 15074, the documents which constitute the record of proceedings for approving this project are located in the Community Development Department, 711 W Cinnamon Drive, Lemoore, CA 93245.

Section 5. The City Clerk shall certify to the adoption of this Resolution, and thenceforth and thereafter the same shall be in full force and effect.

PASSED and ADOPTED by the City Council of the City of Lemoore at a regular meeting held on the 16th day of January 2018 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINING:

ATTEST:

APPROVED:

Mary J. Venegas, City Clerk

Ray Madrigal, Mayor

INITIAL STUDY AND NEGATIVE DECLARATION

CITY OF LEMOORE ADDITIONAL WATER STORAGE TANK, WELL 7



COMMENTS MUST BE RECEIVED BY 5:00 P.M. ON JANUARY 5, 2018

NOVEMBER 2017



INITIAL STUDY AND NEGATIVE DECLARATION

ADDITIONAL WATER STORAGE TANK, WELL 7

Prepared for:

City of Lemoore
711 W Cinnamon Drive
Lemoore, CA 93245
Contact Person: Joel R. Joyner, PE, PLS, City Engineer
Phone: (559) 733-0440

Consultant:



901 East Main Street
Visalia, CA 93292
Contact: Steve Brandt, AICP, Principal Planner
Phone: (559) 733-0440

November 2017

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Project #L160239

NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION

This is to advise that the City of Lemoore has prepared a Negative Declaration for the Project identified below.

PLEASE BE ADVISED that the City Council will consider adopting the Negative Declaration at its meeting to be held at 7:30 p.m., January 16, 2018. The meeting will be held at the City Council Chambers at 429 C Street, Lemoore, California.

Project Name

Additional Water Storage Tank, Well 7

Project Location

North side of Bush Street, north of West Hills College.

Project Description

The Project is the addition of a 1,500,000 gallon water storage tank with its accompanying piping and connections to the City's existing water well and storage tank on the project site.

The documents constituting the Initial Study/ Negative Declaration are available for review at the office of the City Clerk, 711 W. Cinnamon Drive, Lemoore, CA.

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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, Location and Description

Additional Water Storage Tank, Well 7.

North side of Bush Street, north of West Hills College.

The Project is the addition of a 1,500,000 gallon water storage tank with its accompanying piping and connections to the City’s existing water well and storage tank on the project site.

The documents constituting the Initial Study/ Negative Declaration are available for review at the office of the City Clerk, City Hall, 711 West Cinnamon Drive, Lemoore, California.

Mailing Address and Phone Number of Contact Persons

Steve Brandt, AICP
Principal Planner
QK
901 East Main Street
Visalia, California 93292
(559) 733-0440

Joel R. Joyner, PE, PLS
City Engineer
QK
901 East Main Street
Visalia, California 93292
(559) 733-0440

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 of the Project have been made before the release of this Negative Declaration (ND) that reduce all potentially significant impacts to less-than-significant levels. The Lead Agency thus finds that there is no substantial evidence that this Project has had or will have a significant effect on the environment.

SECTION 1 - INTRODUCTION

1.1 - Overview

The project includes construction and operation of an additional 1,500,000 gallon water storage tank on an existing tank site.

1.2 - California Environmental Quality Act

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) provides analysis guidelines for examination of 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 Negative Declaration (ND) is appropriate when an IS has been prepared and a determination can be made that no significant environmental effects will occur or revisions to the Project have been made that reduce all potentially significant impacts to less-than-significant levels.

Based on the IS, the Lead Agency has determined that the environmental review for the proposed application can be completed with an ND.

1.3 - Impact Terminology

The following terminology is used to describe the level of significance of 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 an applicant.
- 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/ND meets the requirements of CEQA. The report contains the following sections:

- *Section 1 – Introduction:* This section provides an overview of CEQA requirements, describes the intended uses of the IS/ND, describes document organization, and lists any regulations that have been incorporated by reference.
- *Section 2– Project Description:* This section describes the Project and the Project site's location.
- *Section 3 – Environmental Checklist:* This section contains the evaluation of 18 environmental resource factors contained in Appendix G of the CEQA Guidelines. Each factor is analyzed to determine whether the proposed Project would have an impact. One of four findings must be made: no impact, less-than-significant impact, less than significant with mitigation, or significant and unavoidable.
- *Section 4 – List of Preparers:* This chapter identifies the individuals who prepared the IS/MND.

1.5 - Incorporated by Reference

The following documents and/or regulations are incorporated into this IS/MND by reference:

- General Plan and Zoning Ordinance City of Lemoore, and General Plan EIR (on file, Public Works Department, City of Lemoore, 711 West Cinnamon Drive).
- Naval Air Station Lemoore Joint Land Use Study, prepared August 30, 2011, similarly on file.

SECTION 2 - PROJECT DESCRIPTION

2.1 - Project Location

The Project is located on the north side of Bush Street, north of West Hills College. Figures 2-1 and 2-2 depict the Project location and the Project. Table 2-1 provides Project data.

2.2 - Surrounding Land Uses

The Project site is abutted by currently vacant land. Land southeast of the site is General Plan-designated and zoned for multiple residential development; land southwest of the site is General Plan-designated and zoned for single-family development. These areas have been graded for these purposes. South of the Project site, across Bush Street, is the West Hills Community College Campus.

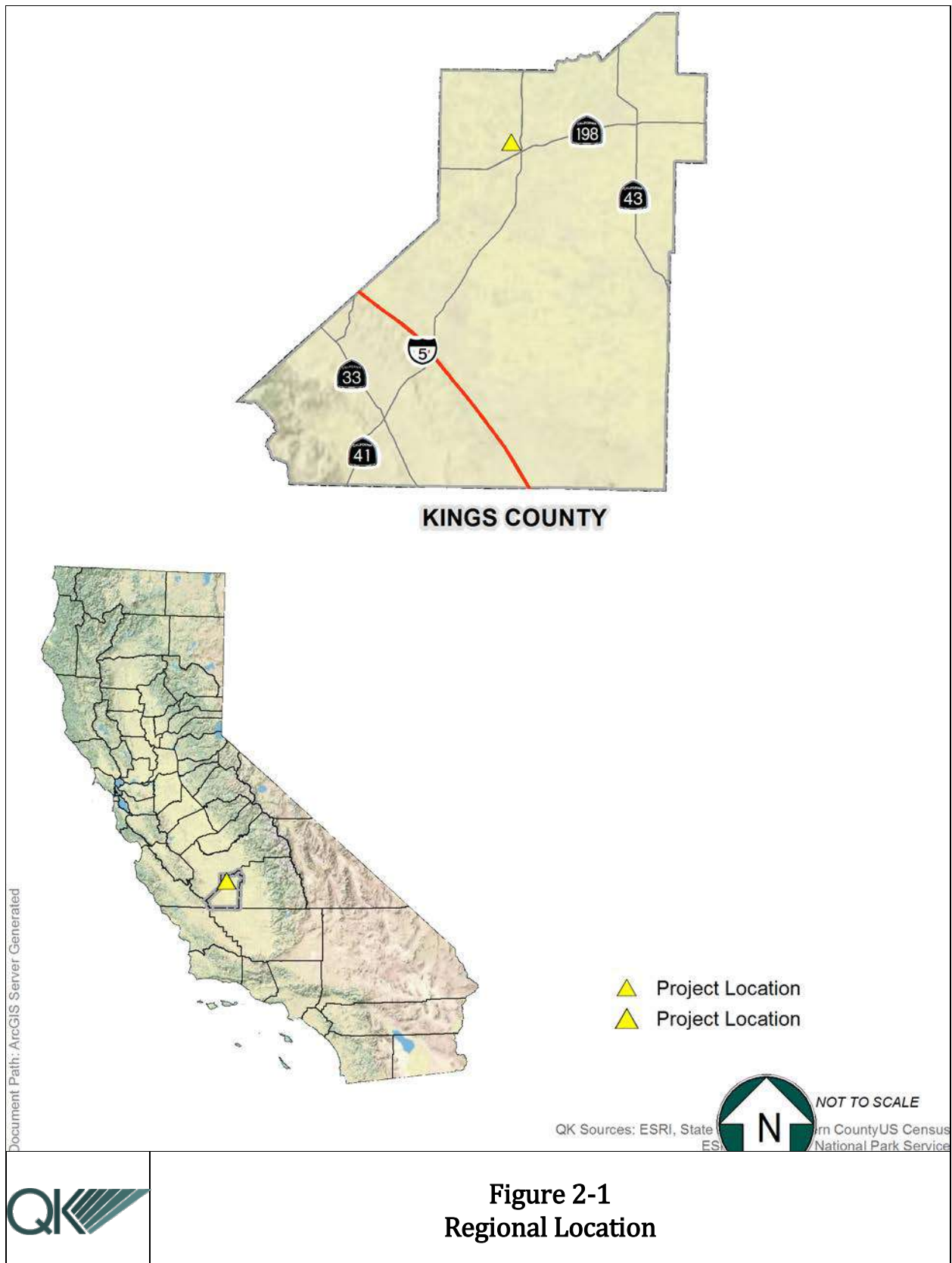




Figure 2-2
Project Location

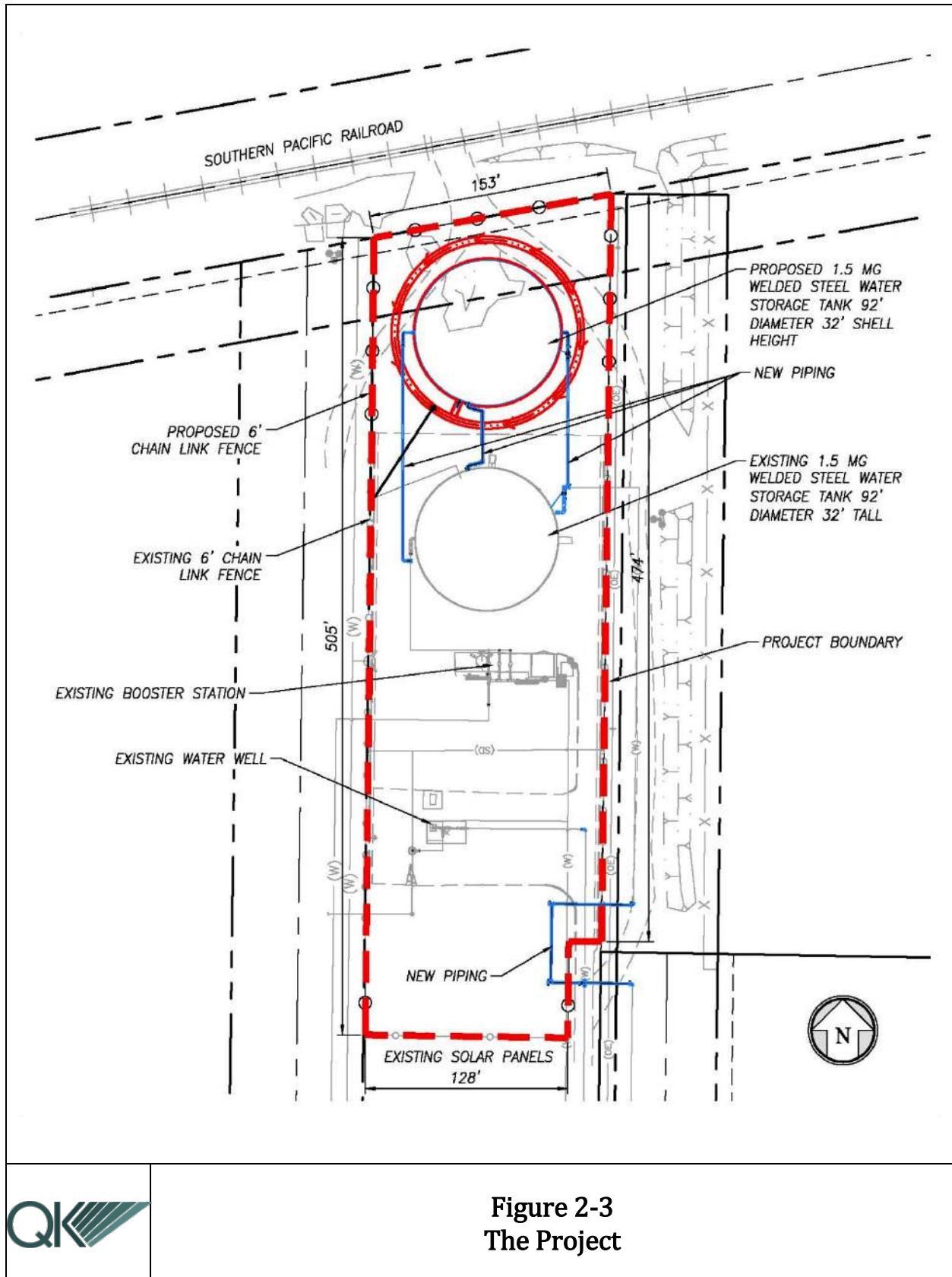


Figure 2-3
The Project

**Table 2-1
Project Data**

The new welded steel water storage tank will match the dimensions of the existing tank.

- 92' in diameter
- 32' shell height
- 1,500,000 gallon capacity
- New, toroidal, tank will be painted similar to existing tank
- Site will be paved, asphalt, to match existing
- Existing 6' chain link fence will be modified to accommodate new features; additional 6' chain link fence will be constructed
- Site drainage through existing onsite drop inlet to in-street drainage system

SECTION 3 - INITIAL STUDY

3.1 - Environmental Checklist

1. Project Title:

Additional Water Storage Tank, Well 7

2. Lead Agency Name and Address:

City of Lemoore
711 West Cinnamon Drive
Lemoore, CA 93245

3. Contact Persons and Phone Number:

Joel R. Joyner, PE, PLS, City Engineer
(559) 733-0440

Steve Brandt, Principal Planner
(559) 733-0440

4. Project Location:

North side of Bush Street, north of West Hills College.

5. Project Sponsor's Name and Address:

City of Lemoore
711 West Cinnamon Drive
Lemoore, CA 93245

6. General Plan Designation:

Public Services and Community Facilities

7. Zoning:

Public Services and Community Facilities

8. Description of Project:

The Project is the addition of a 1,500,000 gallon water storage tank with its accompanying piping and connections to the City's existing water well and storage tank on the Project site.

9. Surrounding Land Uses and Setting:

The Project is abutted on all sides by currently vacant land. General Plan designated and zoned for urban development. The site is bordered on the east and west by planned multiple and single-family residential development. South of the Project site, across from Bush Street, is the West Hills Community College Campus

10. Other Public Agencies Whose Approval is Required:

- None

3.2 - Environmental Factors Potentially Affected

The environmental factors below would be potentially affected by this project.

- | | | |
|---|---|--|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture and Forestry Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology and Soils |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards and Hazardous Materials | <input type="checkbox"/> Hydrology and Water Quality |
| <input type="checkbox"/> Land Use and Planning | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Noise |
| <input type="checkbox"/> Population and Housing | <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Transportation and Traffic | <input type="checkbox"/> Tribal Cultural Resources | <input type="checkbox"/> Utilities and Service Systems |
| | <input type="checkbox"/> Mandatory 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.

Signature

Date

Printed Name

For

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" applies where the incorporation of mitigation in the Project design has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact."
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).

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than- Significant Impact	No Impact
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3.4.1 - 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"/>

Discussion

Impact #3.4.1a – Would the Project have a substantial adverse effect on a scenic vista: The Project will duplicate the existing tank on the site.

Level of Significance: The Project would have *no impact*.

Mitigation Measure(s): No mitigation is required.

Impact #3.4.1b – Would the Project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway: There are no such resources.

Level of Significance: The Project would have *no impact*.

Mitigation Measure(s): No mitigation is required.

Impact #3.4.1c – Would the Project substantially degrade the existing visual character or quality of the site and its surroundings: See Impacts #3.4.1a and #3.4.1b.

Level of Significance: The Project would have *no impact*.

Mitigation Measure(s): No mitigation is required.

Impact #3.4.1d – Would the Project create a new source of substantial light or glare that would adversely affect day or nighttime views in the area: The Project will create no new light source or glare surface.

Level of Significance: The Project would have *no impact*.

Mitigation Measure(s): No mitigation is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than- Significant Impact	No Impact
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3.4.2 - 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:

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|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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"/> |

Discussion

Impact #3.4.2a – Would the Project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to nonagricultural use: The Project site and surrounding area are designated California Department of Conservation Farmland Mapping and Monitoring Program's Important Farmland Mapping as Urban and Built-Up Land, Vacant or Disturbed Land and Grazing Land

(California Department of Conservation, 2017). No Prime Farmland, Unique Farmland, or Farmland of Statewide Importance occurs on or adjacent to the Project site. No land conversion from Farmland would occur as a result of the Project.

Level of Significance: There would be *no impact*.

Mitigation Measure(s): No mitigation is required.

Impact #3.4.2b – Would the Project conflict with existing zoning for agricultural use or a Williamson Act Contract: The Project site and adjacent areas are zoned Medium Density Residential, Mixed Use, Public Services and Community Facilities (CF), Heavy Industrial (MH) and Light Industrial (ML) by the Lemoore Zoning Ordinance (City of Lemoore, 2017). They are not encumbered with a Williamson Act Contract. Therefore, implementation of the Project would not conflict with any existing zoning for agriculture or a Williamson Act Contract and there would be no impact.

Level of Significance: There would be *no impact*.

Mitigation Measure(s): No mitigation is required.

Impact #3.4.2c – Would the Project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g)): The Project site is not identified as forest land. Therefore, implementation of the Project would not conflict with any existing zoning for forest land, timberland, or timberland zoned Timberland Production.

Level of Significance: There would be *no impact*.

Mitigation Measure(s): No mitigation is required.

Impact #3.4.2d – Would the Project result in the loss of forest land or conversion of forest land to non-forest use: No conversion of forest land would occur as a result of the Project.

Level of Significance: There would be *no impact*.

Mitigation Measure(s): No mitigation is required.

Impact #3.4.2e – Would the Project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use: See discussion in Impacts a., b., c., and d. above.

Level of Significance: There would be *no impact*.

Mitigation Measure(s): No mitigation is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than- Significant Impact	No Impact
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3.4.3 - 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:

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|----|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| 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 checked="" type="checkbox"/> | <input 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"/> |

Discussion

Impact #3.4.3a, #3.4.3b and 3.4.3c – Would the Project conflict with or obstruct implementation of the applicable air quality plan; violate any air quality standard or contribute substantially to an existing or projected air quality violation; or result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors): The construction and operation of the tank will include 6,624 square feet of industrial space, less than 1 acre of direct site construction not including tank materials storage, and no new employees. It is, therefore, exempt from SJVAPCD Rules 9510 and 9410. There are no operational emissions.

Level of Significance: There is a *less than significant impact*.

Mitigation Measure(s): No mitigation measures are required.

Impact #3.4.3d – Would the Project expose sensitive receptors to substantial pollutant concentrations: There are no sensitive receptors near the proposed Project.

Level of Significance: There would be *no impact*.

Mitigation Measure(s): No mitigation is required.

Impact #3.4.3e – Create objectionable odors affecting a substantial number of people: The Project will not emit odors.

Level of Significance: There would be *no impact*.

Mitigation Measure(s): No mitigation is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than- Significant Impact	No Impact
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3.4.4 - BIOLOGICAL RESOURCES

Would the project:

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| 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 checked="" type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input type="checkbox"/> | <input 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"/> |

Discussion

Impact #3.4.4a, #3.4.4b, #3.4.4c, and #3.4.4d – Would the Project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations or by the

California Department of Fish and Wildlife or U.S. Fish and Wildlife Service; 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; or 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; 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: This analysis focuses on the impacts of the Project on sensitive biological resources including sensitive plant and wildlife species or their habitat, riparian habitat, aquatic resources, and interference with wildlife movement corridors near the Project site. Additional concerns focus on consistency of the Project with adopted plans, policies and regulations regarding wildlife, habitat conservation planning, local wildlife preservation plans and policies, and waters of the U.S., including wetlands.

The Project site is already fully disturbed with dirt roadways and debris storage. There is no evidence that it is likely to contain candidate, sensitive or special status species although reconnaissance level surveys should be undertaken immediately prior to Project construction to assure their absence and implement legally-required mitigation if present. (It should be noted that there are no wetlands or riparian habitat on or near the Project site.

Level of Significance: The impact is *less than significant*.

Mitigation Measure(s): No mitigation is required.

Impact #3.4.4e - Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance: The Project site is located within the City of Lemoore and is subject to the provisions protecting sensitive biological resources that are contained in the City of Lemoore 2030 General Plan. One pertinent Implementing Policy contained within that General Plan is COS-I-10, which requires the “protection of sensitive habitat areas and special-status species in new development in the following order: 1) avoidance; 2) onsite mitigation, and 3) offsite mitigation” (City of Lemoore 2008). It also requires “assessments of biological resources prior to approval of any development within 300 feet of any creek, sensitive habitat areas, or areas of potential sensitive status species” (City of Lemoore 2008). The Project does not conflict with the policies in the Lemoore General Plan.

Level of Significance: Implementation of the proposed Project would have *no impact*.

Mitigation Measure(s): No mitigation is required.

Impact #3.4.4f - Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan: There are no adopted habitat conservation plans or natural community conservation plans that would apply to this Project site. The Project site is not located within the boundaries of any adopted Habitat Conservation Plan (HCP), Natural Community

Conservation Plan or any other local, regional, or state conservation plan. As such, *no impact* would occur.

Level of Significance: *No impact* has been identified.

Mitigation Measure(s): No mitigation is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than- Significant Impact	No Impact
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3.4.5 - CULTURAL RESOURCES

NOTE: At the time this MND was prepared the Project site was being graded. The analysis in this section of the checklist reflects this circumstance.

Would the project:

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| a. | Cause a substantial adverse change in the significance of a tribal cultural resource, or historical resource as defined in CEQA Guidelines Section 15064.5? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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 type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c. | Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d. | Disturb any human remains, including those interred outside of formal cemeteries? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Discussion

Impacts #3.4.5a, #3.4.5b, #3.4.5c, and #3.4.5d – Would the Project Cause a substantial adverse change in the significance of a tribal cultural resource, or historical resource as defined in CEQA Guidelines Section 15064.5; cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines Section 15064.5; directly or indirectly destroy a unique paleontological resource or site or unique geologic feature; disturb any human remains, including those interred outside of formal cemeteries: The proposed Project does not contain any listed or known historic resources nor is it located within an identified historic district. The Project would have no impact on registered historic resources.

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 sites. However, there is still a possibility that such materials may be exposed during construction. Tank foot excavation and pipeline 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, absent compliance with CEQA Guidelines 15064.5, 15126.4b. Such compliance would reduce potential impacts on cultural

resources, including tribal cultural resources, historical resources, associated with the proposed Project to less than significant levels.

Sections 7050.5 and 7050.6 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), must also be followed.

Level of Significance: To the extent determinable, impacts would be *less than significant* given compliance with applicable State law.

Mitigation Measure(s): No mitigation is required other than such compliance.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than- Significant Impact	No Impact
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3.4.6 - 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"/>
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ii.	Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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iii.	Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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iv.	Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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| b. | Result in substantial soil erosion or the loss of topsoil? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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"/> |
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|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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"/> |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

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|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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"/> |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion

Impact #3.4.6a(i): Would the Project expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving 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: The Project site is not located within an Alquist-Priolo Earthquake Fault Zone. According to the California Department of Conservation, California Geologic Survey Regulatory Maps (California Department of Conservation, 2017), the nearest fault is the Nunez fault located in western Fresno County. The fault is a 4.2-km-long, north-south-trending, right-reverse, oblique-slip fault situated about eight miles northwest of Coalinga (City of Lemoore, 2008). There are no faults located on the Project sites and the distance from the nearest active faults reduces the possibility of fault rupture impacting the Project sites. Therefore, there would be no impact.

Level of Significance: There would be *no impact*.

Mitigation Measure(s): No mitigation is required.

Impact #3.4.6a(ii) – Would the Project expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking: The City of Lemoore in its entirety could experience ground shaking during an earthquake due to its proximity to nearby active or potentially active faults. In the past, the Nunez fault has undergone surface rupture resulting in two earthquakes; the first (1983) had a magnitude of 6.7 and the second (1985) a magnitude of 6.0 (City of Lemoore, 2008). The location of this fault however, is far away from the city and the aftershocks during both earthquakes did not cause any damage to the City of Lemoore. Although the Project area could potentially experience ground shaking, the magnitude of the hazard would not be anticipated, as stated in the Kings County General Plan Health and Safety Element, to be severe. The Element, which illustrates the City of Lemoore as in V1 (Valley 1) seismic zone (Figure HS-2 Seismic Safety Map). The V1 zone is defined as having a relatively high amplification of shaking that would affect low to medium-rise structures but the distance to either of the fault systems that are expected sources of the shaking is sufficiently great that the effect should be minimal (Kings County, 2010).

Level of Significance: Impacts would be *less than significant*.

Mitigation Measure(s): No mitigation is required.

Impact #3.4.6a(iii): Would the Project expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving seismic-related ground failure, including liquefaction: Secondary natural hazards associated with earthquakes result from the interaction of ground shaking with existing ground instabilities, and include liquefaction, settlement or subsidence, landslides and seiches, which per the City's General Plan are not considered a concern to the City of Lemoore because of its distance from the major regional fault (San Andreas Fault), the lack of steep slopes, and the clay composition

of area soils (City of Lemoore, 2008). The City of Lemoore is identified as being in an area of liquefaction by the Kings County General Plan (Figure HS-2 Seismic Safety Map). Liquefaction could result in local areas during a strong earthquake or seismic ground shaking where unconsolidated sediments and a high-water table coincide. The soils within the Project area have been identified as having had a high water table, as much as five feet below ground surface (United States Department of Agriculture, 1986). However, the City of Lemoore is also identified as being in a V1 zone, which would have minimal effects from ground shaking. The Project does not include the construction of structures and residences and the potential for liquefaction is considered less than significant. The Project site is not expected to expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving seismic-related ground-failure including liquefaction.

Level of Significance: Impacts would be *less than significant*.

Mitigation Measure(s): No mitigation is required.

Impact #3.4.6a(iv) – Would the Project expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving Landslides: The site and the areas surrounding the site have no topographic relief. The site's topography would not change substantially as a result of Project development. The project site is illustrated in Figure HS-3 California Landslide Hazards Map of the 2035 General Plan as having "low" likelihood of landslide incidents. The project would thus not expose people or structures to potential substantial adverse effects from landslides.

Level of Significance: There would be *no impact*.

Mitigation Measure(s): No mitigation is required.

Impact #3.4.6b – Would the Project result in substantial soil erosion or the loss of topsoil: The grading and disturbance to date of the Project site has not evidenced soil erosion or loss of topsoil. There is, therefore, no apparent significant impact to date involving soil erosion or "loss of topsoil".

Level of Significance: There would be *no impact*.

Mitigation Measure(s): No mitigation is required.

Impact #3.4.6c – Would the Project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or offsite landslide, lateral spreading, subsidence, liquefaction, or collapse: Please see the discussion in 3.4.6b.

Level of Significance: There would be *no impact*.

Mitigation Measures: No mitigation is required.

Impact #3.4.6d – Would the Project 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: Please see the discussion in 3.4.6b.

Level of Significance: There would be *no impact*.

Mitigation Measures: No mitigation is required.

Impact #3.4.6e – Would the Project 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: The Project does not involve or require the use of septic tanks or alternative wastewater systems.

Level of Significance: There would be *no impact*.

Mitigation Measures: No mitigation is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than- Significant Impact	No Impact
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3.4.7 - GREENHOUSE GAS EMISSIONS

Would the project:

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|----|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 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"/> |

Discussion

Impact #3.4.7a – Would the Project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment: Any greenhouse gas (GHG) impacts associated with Project would, since Project-related District energy usage be electricity or natural gas powered and served by a public utility (Pacific Gas and Electric) evaluated on a statewide basis. Such evaluation has been made by the State under the auspices of the State Climate Change Scoping Plan required by AB 32 2002, an update to which was published in May 2014, and the Renewable Portfolio Standards (RPS) established in 2002 under Senate Bill 1078, administered by the California Public Utilities Commission (CPUC).

The California Air Resources Board's Climate Change Scoping Plan Update (2014), prepared pursuant to the California Global Warming Solutions Act of 2006 (SB 32), recognizes the RPS program as ensuring GHG emission reductions in the energy generation sector adequate to attain statewide GHG emissions reductions goals (Scoping Plan Update). As a result of the above RPS legislation and CPUC implementing regulations, an enforceable program is in effect to reduce GHG emissions attributable to power generation to comply with applicable GHG reduction targets.

According to the CPUC's most recent (Q1 2016) report to the Legislature, PG&E is expected to meet its 2014-2016 RPS compliance goal. Of PG&E's 2014 retail sales, 28 percent of retail sales were supplied by RPS-eligible resources (CPUIC, Biennial RPS Program Update, January 2016).

Also, according to the CPUC, 31.3 percent of PG&E's procurement currently under contract for 2020 is RPS-eligible renewable (<http://cpuc.ca.gov/RPS.Homepage/>). Further, according to the CPUC, many renewable energy generation and transmission projects have successfully received all of their necessary permits and/or are in an advanced permitting

stage and project viability has increased (Reference #3). Therefore, RPS-eligible resources under contract today by PG&E are likely to be available to satisfy PG&E's 2020 target.

PG&E has also independently forecasted that it will meet and exceed its 33 percent RPS compliance obligation by 2020 (CPUIC, Biennial RPS Program, January 2016). According to PG&E's data, 37 percent of its resource portfolio will be supplied by RPS-eligible resources in 2020 (Ibid).

As described above, PG&E is on track to meet near term (2020) statewide targets for GHG reductions attributable to the provision of electrical energy by public utilities. However, as PG&E also relies heavily on large hydro and nuclear facilities, which do not emit a significant amount of GHGs, the majority of its portfolio (more than 50 percent) will be GHG-free by 2020. In 2014, 9 percent of PG&E's resource portfolio was nuclear generation and 6 percent hydroelectric (Pacific Gas and Electric Company, Power Content Label). Thus, from a GHG emissions standpoint, PG&E's resource portfolio is also consistent with longer-term targets established by the Legislature for 50 percent GHG-free generation by 2030.

CEQA Guidelines Section 15064.5, Subdivision (a), provides that the determination of the significance of greenhouse gas emissions calls for a careful judgement by the lead agency consistent with the provisions in CEQA Guidelines Section 15064. CEQA Guidelines Section 15064, Subdivision (b), in turn, provides that the determination of whether a project may have a significant effect on the environment should be "based to the extent possible on scientific and factual data".

In *Center for Biological Diversity v. Department of Fish and Wildlife* (2015) 62 Cal. 4th 204, the California Supreme Court observed that a discussion of project consistency with the State long-term stabilization objectives under CEQA Guidelines Section 15064.4, Subdivision (b)(3), is consistent with CEQA's "inherent recognition...that if a plan is in place to address cumulative problems, a new project's incremental addition to the problem will not be cumulatively considerable if it is consistent with the plan and is doing its fair share to achieve the plan's goals". (id. at p. 223).

Level of Significance: There is *no significant impact*.

Mitigation Measure(s): No mitigation is required.

Impact #3.4.7b: Would the Project Conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases: See Impact #3.4.7a.

Level of Significance: There is *no significant impact*.

Mitigation Measure(s): No mitigation is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than- Significant Impact	No Impact
3.4.8 - 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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
adjacent to urbanized areas or where residences are intermixed with wildlands?				

Discussion

Impact #3.4.8a – Would the Project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials: The Project does not involve or include the transport, use or disposal of hazardous materials, release such materials into the atmosphere, emit hazardous emissions or handle acutely hazardous materials, substance, or waste.

Level of Significance: There would be *no impact*.

Mitigation Measure(s): No mitigation is required.

Impact #3.4.8b – Would the Project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment: See Impact #3.4.8a.

Level of Significance: There would be *no impact*.

Mitigation Measure(s): No mitigation is required.

Impact #3.4.8c – Would the Project emit hazardous emissions or involve handling hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school: See Impact #3.4.8a.

Level of Significance: There would be *no impact*.

Mitigation Measure(s): No mitigation is required.

Impact #3.4.8d – Would Project 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: There are no known hazardous or toxic sites on or in the vicinity (within one mile) of the project site (Department of Toxic Substances Control, 2015). The State Water Resources Control Board website, GeoTracker, indicated that there are no Permitted Underground Storage Tanks, Leaking Underground Storage Tanks, or any other cleanup sites on or in the vicinity (within one mile) of the project site (California Water Resources Board, n.d.). The Project 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 not create a significant hazard to the public or the environment.

Level of Significance: There would be *no impact*.

Mitigation Measure(s): No mitigation is required.

Impact #3.4.8e – Would the Project 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: The Project site is not located by the Kings County Airport Land Use Compatibility Plan (County of Kings, 1994) as being within two miles of a public airport or public use airport, nor would the project result in any conceivable safety hazard for people residing or working in the project area. According to the Federal Aviation Administration website (Federal Aviation Administration, 2017), the nearest public airport is the Hanford Municipal Airport located approximately 12 miles of the site. Therefore, there would be no impact.

Level of Significance: There would be *no impact*.

Mitigation Measure(s): No mitigation is required.

Impact #3.4.8f – Would the Project result in a safety hazard for people residing or working in the project area: The proposed Project is not located within the vicinity of a private airstrip and would not result in a safety hazard for people residing or working in the project area. According to the Federal Aviation Administration website (Federal Aviation Administration, 2017), the nearest airport is the Lemoore Naval Airbase located 4.5 miles west of the Project site and Stone Airstrip located five miles northwest of the Project site. The site is within Naval Air Station (NASL)'s overlay zoning district as Overlay Area III according to the Naval Air Station Lemoore Joint Land Use Study (prepared 2011), Table 5-1. The following requirements apply in that zone:

Height Limit: Restrictions on the height of structures within the NASL overlay zone are necessary to ensure that structures will not impair flight safety. To that end, no structure shall be built and no tree shall be allowed to grow above a height of one hundred fifty feet (150').

Construction Requirements: Development located within overlay II and overlay II of the NASL overlay zone where aircraft noise exceeds sixty-five decibels (65 dB CNEL) shall be constructed so as to attain an indoor noise level of forty-five decibels (45 dB CNEL). New residences shall be constructed in accordance with noise attenuation standards of the city adopted building code.

Level of Significance: There would be *no impact*; the Project complies with all overlay zoning requirements.

Mitigation Measure(s): No mitigation is required.

Impact #3.4.8g –Would the Project impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan: There is no adopted emergency response or evacuation plan involving or near the project sites.

Level of Significance: There would be *no impact*.

Mitigation Measure(s): No mitigation is required.

Impact #3.4.8h – Would the Project Expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands: The proposed Project would not expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands. The Project site is not located within the vicinity of wildlands and is in an area classified as having a fire hazard severity zone of non-wildland/non-urban (Cal Fire, 2012).

Level of Significance: There would be *no impact*.

Mitigation Measure(s): No mitigation is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than- Significant Impact	No Impact
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3.4.9 - HYDROLOGY AND WATER QUALITY

Would the project:

- | | | | | | |
|----|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a. | Violate any water quality standards or waste discharge requirements? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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 checked="" 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 type="checkbox"/> | <input checked="" 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 type="checkbox"/> | <input checked="" 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 type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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"/> |

					Initial Study
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"/>

Discussion

Impact #3.4.9a – Would the Project violate any water quality standards or waste discharge requirements: The Project involves no wastewater flows.

The Project is not located within a 100-year floodplain, no impact would occur. 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.

Level of Significance: There would be *no impact*.

Mitigation Measure(s): No mitigation is required.

Impact #3.4.9b – Would the Project 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): The Project supplements the City's municipal water system; such supplementation will not impact groundwater supplies or groundwater recharge.

Level of Significance: There would be *no impact*.

Mitigation Measure(s): No mitigation is required.

Impact #3.4.9c – Would the Project 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: The Project will have no significant impact on the existing drainage pattern of or drainage facilities on the site. There are no streams traversing or bordering the site. Site grading and development will not re-route drainage.

Level of Significance: There would be *no impact*.

Mitigation Measure(s): No mitigation is required.

Impact #3.4.9d – Would the Project 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: See response to Impact #3.4.9c.

Level of Significance: There would be *no impact*.

Mitigation Measure(s): No mitigation is required.

Impact #3.4.9e – Would the Project 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: Storm drainage from the Project site is to be ultimately disposed of in a detention basin being constructed west of the College campus. It is reported that the basin has been deeded to the Lemoore Naval Air Station and is to be maintained by the West Hills Community College, with a design encouraging its usage as a wildlife refuge. It is further reported that developments north of Bush Street have the right, together with the College, to pipe their storm drainage to that basin.

Further, there is in Bush Street from approximately 1,100 feet west of the easterly boundary of this Project site a 24" storm drainage pipeline extending westerly to the proposed basin site. Site drainage is connected to this pipeline.

Level of Significance: The impact is *less than significant*.

Impact #3.4.9f - Otherwise substantially degrade water quality: Please see response to Impact #3.4.9a.

Level of Significance: There would be *no impact*.

Mitigation Measure(s): No mitigation is required.

Impact #3.4.9g – Would the Project 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 does not include housing.

Level of Significance: There would be *no impact*.

Mitigation Measure(s): No mitigation is required.

Impact #3.4.9h – Would the Project place within a 100-year flood hazard area structures that would impede or redirect flood flows: The additional tank, of the same size, creates no impedance or reduction.

Level of Significance: There would be *no impact*.

Mitigation Measure(s): No mitigation is required.

Impact #3.4.9i – Would the Project 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: The Project site is located within the Pine Flat Dam inundation zone. If Pine Flat Dam failed while at full capacity, its floodwaters would arrive in Kings County within approximately five hours (Kings County, 2010). This would give any Project workmen ample time to reach an area away from the inundation zone. The extremely low probability of the occurrence of dam failure, large volume of flood water available for dilution of potential pollutants, and the relatively long warning period to ready the Project site for flooding indicate that inundation related to dam failure would not be a significant impact. The Project would not thus expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding because of the failure of a levee or dam. The Project involves no new employees.

Level of Significance: There would be *no impact*.

Mitigation Measure(s): No mitigation is required.

Impact #3.4.9j – Would the Project Contribute to inundation by seiche, tsunami, or mudflow: Project location and topography precludes the possibility of these events. Please see the response to Impact question 3.4.6c.

Level of Significance: There would be *no impact*.

Mitigation Measure(s): No mitigation is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than- Significant Impact	No Impact
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3.4.10 - 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"/> |

Discussion

Impact #3.4.10a – Would the Project physically divide an established community: The Project site is at the edge of the developed community and surrounded by undeveloped land.

Level of Significance: There would be *no impact*.

Mitigation Measure(s): No mitigation is required.

Impact #3.4.10b – Would the Project Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect: The Project site has a General Plan land use and zoning designations of Public Services and Municipal Facilities.

Level of Significance: There would be *no impact*.

Mitigation Measure(s): No mitigation is required.

Impact #3.4.10c – Would the Project Conflict with any applicable habitat conservation plan or natural community conservation plan: The Project site is not within the boundaries of an adopted habitat or natural community conservation plan.

Level of Significance: There would be *no impact*.

Mitigation Measure(s): No mitigation is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than- Significant Impact	No Impact
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3.4.11 - 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"/> |

Discussion

Impact #3.4.11a – Would the Project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state: The Project site is not designated as a Mineral Resources Zone by the State Mining and Geology Board (SMGB), nor is it currently being utilized for mineral extraction. The Project site would not be utilized for mineral extraction. The Project would thus not result in the loss of availability of a known mineral resource that would be of value.

Level of Significance: There would be *no impact*.

Mitigation Measure(s): No mitigation is required.

Impact #3.4.11b – Would the Project result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan: The Lemoore General Plan states that there are no mapped mineral resources or regulated mine facilities within the City (City of Lemoore , 2008). The Project site and surrounding lands are zoned for non-industrial uses. No mining occurs in the Project area or in the nearby vicinity. The Project would thus not 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.

Level of Significance: There would be *no impact*.

Mitigation Measure(s): No mitigation is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than- Significant Impact	No Impact
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3.4.12 - 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 type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input 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"/>

Discussion

Impact #3.4.12a – Would the Project result in 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: The Project will generate no noise other than tank assembly, site paving and pipeline construction, and fence placement. There are no nearby receptors. Project operation is noiseless. The project site is located within Overlay Area III of the Lemoore Naval Air Station (NASL). Please see Impact #3.4.8d for noise restrictions within Area III which must be complied with.

Level of Significance: Given required NASL compliance, there would be a *less than significant impact*.

Mitigation Measure(s): No further mitigation is required.

Impact #3.4.12b – Would the Project result in exposure of persons to or generate excessive groundborne vibration or groundborne noise levels: The Project will not generate, nor experience, significant groundwater vibration.

Level of Significance: There would be *no impact*.

Mitigation Measure(s): No mitigation is required.

Impact #3.4.12c – Would the Project result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project: Please see response to Impact #3.4.12a.

Level of Significance: There would be *no significant impact*.

Mitigation Measure(s): No mitigation is required.

Impact #3.4.12d – Would the Project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project: Please see response to Impact #3.14.12a.

Level of Significance: There would be *no significant impact*.

Mitigation Measure(s): No mitigation is required.

Impact #3.4.12e – Would the Project result in 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: Please see response to impact #3.4.12a.

Level of Significance: There would be *no significant impact*.

Mitigation Measure(s): No mitigation is required.

Impact #3.4.12f – Would the Project result in 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: The Project is not so located.

Level of Significance: There would be *no impact*.

Mitigation Measure(s): No mitigation is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less- than Significant Impact	No Impact
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3.4.13 - 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"/> |

Discussion

Impact #3.4.13a – Would the Project 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): No population growth will be induced by the project.

Level of Significance: There would be *no impact*.

Mitigation Measure(s): No mitigation is required.

Impact #3.4.13b – Would the Project displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere: The Project displaces no existing housing.

Level of Significance: There would be *no impact*.

Mitigation Measure(s): No mitigation is required.

Impact #3.4.13c – Would the Project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere: The proposed Project would not displace any people.

Level of Significance: There would be *no impact*.

Mitigation Measure(s): No mitigation is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than- Significant Impact	No Impact
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3.4.14 - 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 checked="" type="checkbox"/>	<input type="checkbox"/>
v. Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion

Impact #3.4.14a(i)– Would the Project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or to other performance objectives for any of the public services – Fire Protection: The Project requires no fire protection.

Level of Significance: There would be *no significant impact*.

Mitigation Measure(s): No mitigation is required.

Impact #3.4.14a(ii) – Would the Project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response

times, or to other performance objectives for any of the public services – Police Protection: The Project will be fenced and gated.

Level of Significance: There would be *no significant impact*.

Mitigation Measure(s): No mitigation is required.

Impact #3.4.14a(iii) - Would the Project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or to other performance objectives for any of the public services – Schools: The Project will accommodate, not induce, General Plan-projected community growth.

Level of Significance: There would be *no significant impact*.

Mitigation Measure(s): No mitigation is required.

Impact #3.4.14a(iv) – Would the Project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or to other performance objectives for any of the public services – parks: Please see response to Impacts #3.4.14(i), (ii), and (iii).

Level of Significance: There would be *no significant impact*.

Mitigation Measure(s): No mitigation is required.

Impact #3.4.14a(v) – Would the Project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or to other performance objectives for any of the public services – other public facilities: Please see response to Impacts #3.4.14(i), (ii), (iii), and (iv).

Level of Significance: There would be *no significant impact*.

Mitigation Measure(s): No mitigation is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than- Significant Impact	No Impact
3.4.15 - 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 checked="" type="checkbox"/>	<input 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"/>

Discussion

Impact #3.4.15a – Would the Project Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated: Please see the responses to Impact #3.4.14 questions.

Level of Significance: There would be *no significant impact*.

Mitigation Measure(s): No mitigation is required.

Impact #3.4.15b – Would the Project include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment: Please see the responses to Impact #3.4.14 questions.

Level of Significance: There would be *no significant impact*.

Mitigation Measure(s): No mitigation is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than- Significant Impact	No Impact
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3.4.16 - 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 type="checkbox"/> | <input checked="" 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"/> |

Discussion

Impact #3.4.16a – Would the Project 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: The Project has no traffic components which would create such a conflict; Project site construction activities involve no street or road or other circulation mode changes.

Level of Significance: There would be *no impact*.

Mitigation Measure(s): No mitigation is required.

Impact #3.4.16b – Would the Project 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: There is no applicable, adopted, City or County congestion management plan.

Level of Significance: There would be *no impact*.

Mitigation Measure(s): No mitigation is required.

Impact #3.4.16c – Would the Project 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: The Project will not impact in any conceivable way air traffic patterns, including those related to Lemoore Naval Air Station.

Level of Significance: There would be *no impact*.

Mitigation Measure(s): No mitigation is required.

Impact #3.4.16d – Would the Project substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment): There are no such Project-related design features or incompatible uses.

Level of Significance: There would be *no impact*.

Mitigation Measure(s): No mitigation is required.

Impact #3.4.16e – Would the Project result in inadequate emergency access: In view of the facts described in the responses to questions a, b, c and d, there is no Project impact on emergency access or any adopted transportation/traffic-related policies, plans or program.

Level of Significance: There would be *no impact*.

Mitigation Measure(s): No mitigation is required.

Impact #3.4.16f – Would the Project Conflict with adopted policies, plans, or Programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities: Please see response to Impact #3.4.16e.

Level of Significance: There would be *no impact*.

Mitigation Measure(s): No mitigation is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than- Significant Impact	No Impact
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3.4.17 - TRIBAL CULTURAL RESOURCES

NOTE: At the time this MND was prepared the Project site was being graded. The analysis in this section of the checklist reflects this circumstance.

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 checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Discussion

Impact #3.4.17a(i) – 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 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): There is no such listing or evidence of eligibility for listing for the Project sites.

Level of Significance: There would be *no impact*.

Mitigation Measure(s): No mitigation is required.

Impact #3.14.17a(ii) - Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is a 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: Upon the discovery and significance determination of such a resource the cited legal criteria will be adhered to (please also see responses to Section 3.4.5 (Cultural Resources)).

Level of Significance: There would be *no impact*.

Mitigation Measure(s): No mitigation is required given Project compliance with cited State law and regulations.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than- Significant Impact	No Impact
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3.4.18 - 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
g.	Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

Impact #3.4.18a – Would the Project exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board: Please see response to Impact #3.4.9a.

Level of Significance: The impact is *less than significant*.

Mitigation Measure(s): No mitigation is required.

Impact #3.4.18b – Would the Project 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: Please see response to Impact #3.4.9a.

Level of Service: The impact is *less than significant*.

Mitigation Measure(s): No mitigation is required.

Impact #3.4.18c – Would the Project 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: Please see response to Impact #3.4.9a.

Level of Service: The impact is *less than significant*.

Mitigation Measure(s): No mitigation is required.

Impact #3.4.18d – Would the Project have sufficient water supplies available to serve the project from existing entitlements and resources, or would new or expanded entitlements be needed: Please see response to Impact #3.4.9e.

Level of Significance: There would be *no impact*.

Mitigation Measure(s): No mitigation is required.

Impact #3.4.18e – Would the Project 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: Please see the response to Impact #3.4.9a.

Level of Significance: There would be *no impact*.

Mitigation Measure(s): No mitigation is required.

Impact #3.4.18f – Would the Project be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs: The City of Lemoore collects solid waste from all residential development within the City and transports such waste to properly licensed County of Kings facilities with adequate capacity for its reception and disposal.

Level of Significance: There would be *no impact*.

Mitigation Measure(s): No mitigation is required.

Impact #3.4.18g – Would the Project Comply with federal, state, and local statutes and regulations related to solid waste: See response to Impact #3.4.18f.

Level of Significance: There would be *no impact*.

Mitigation Measure(s): No mitigation is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
3.4.19 - 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

Impact #3.4.19a – 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: Project design assures compliance with Federal and State laws and regulations.

Level of Significance: There would be *no impact*.

Mitigation Measure(s): No mitigation is required.

Impact #3.4.19b - 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): There are no related prior, present, or future projects which would render the environmental effects or mitigated environmental effects of this Project cumulatively considerable.

Level of Significance: There would be *no impact*.

Mitigation Measure(s): No mitigation is required.

Impact #3.4.19c - Does the project have environmental effects that would cause substantial adverse effects on human beings, either directly or indirectly: Any such potential effects have been addressed in Project design.

Level of Significance: There would be *no impact*.

Mitigation Measure(s): No mitigation is required.

SECTION 4 - LIST OF PREPARERS

4.1 - Lead Agency

- Judy Holwell, Community Development Director

4.2 - QK

- Steve Brandt, Principal Planner – Project Manager
- Harry A. Tow, C.E. – Technical support
- Joel R. Joyner, P.E., City Engineer – Technical support

January 5, 2018

Via E-mail (cityclerk@lemoore.com)

Lemoore City Council
City of Lemoore
Lemoore, CA 93245

Re: Comments of Phyllis A. Whitten on Initial Study and Negative Declaration, City of Lemoore, Additional Water Storage Tank, Well 7 (Water and Storm Water Issues)

Dear Mayor and City Council Members:

These Comments respond to the Notice of Intent (Notice) to Adopt a Negative Declaration ("Neg Dec") posted on the City of Lemoore ("City") website and dated December 13, 2017, indicating a Hanford Sentinel publication date of December 16, 2017. Although the Notice indicates that this matter will be considered at the Lemoore City Council meeting on January 16, 2018, the agenda for that meeting does not yet appear on the City website. These written comments on the Neg Dec are timely filed on January 5, 2018, the date stated in the first paragraph of the Notice, although the Notice inconsistently states in the second paragraph that written comments can be filed any time prior to the date of the meeting. The Neg Dec itself was not posted on the website, but was supplied upon e-mail request.

I grew up in Lemoore, and although I currently reside in the San Francisco Bay Area, I became interested in Lemoore's current poor water quality issues in my role as the trustee of farmland held by a Whitten family trust located just outside City limits in an area recently the subject of annexation proceedings. I am interested in the feasibility, costs and requirements to extend City services to annexed areas, especially and including the City's plans for water to accommodate new development, and whether those services will be of adequate quality, and how development will affect nearby agricultural uses.

As I've stated in previous correspondence to this Council, the issue of water is very important to the City of Lemoore ("City") and its future development. I support and encourage all efforts to improve the City's water quality, and also have questions about related storm water management issues

- 1) The issue of water quality: As this Council no doubt is painfully aware, the City water system has failed several recent drinking water quality tests and City water currently does not meet water quality standards (see, for example the most recent notice entitled "City of Lemoore has Levels of Total Trihalomethanes ("TTHM") above Drinking Water Standards" ("Water Notice") distributed on December 28, 2017, posted at <http://www.lemoore.com/water.htm> under the Public Works section of the

City website. Immediate improvements need to be made to the City's water quality, because any delay in meeting the standards puts new and existing residents, visitors and all who drink the City tap water on a regular basis at increased cancer risk. The City apparently received notice of TTHM non-compliance as early as May 23, 2011.

- 2) The issue of "piecemeal" approaches: The Water Notice states that the City is committed to researching methods and building infrastructure to resolve the serious TTHM issues. Presumably, adding new water storage is part of the infrastructure efforts to the City is undertaking to address its water issues, but this Initial Study does not discuss whether additional related water infrastructure improvements will be made, when such efforts might occur and how such efforts relate to placement of the well, tank and piping that is the subject of the Neg Dec.
- 3) The issue of storm water discharge on federal property: The Neg Dec states, somewhat vaguely, at page 3-29, in Impact #3.4.9e that "Storm drainage from the Project site is to be ultimately disposed of in a detention basin being constructed west of the College campus." *Without stating the source of the information or any details, the discussion continues (emphasis added) "It is reported that the basin has been deeded to the Lemoore Naval Air Station and is to be maintained by the West Hills Community College, with a design encouraging its usage as a wildlife refuge."* The statement continues "It is further report that developments north of Bush Street have the right, together with the College, to pipe their storm drainage to that basin." It is not clear from this discussion what gives the City and the College "the right" to dump storm water from adjacent developments on federal land designed to be used as a "wildlife refuge" and whether such usage would require a NEPA (National Environmental Policy Act) analysis. Presumably the City's legal counsel can review this issue and determine whether all appropriate legal analysis for storm water disposal on federal land has been considered.

Thank you for your thoughtful consideration of these matters.

Respectfully submitted,



Phyllis A. Whitten
369B-3rd St, #332
San Rafael, CA 94901

pawhitten@pawhitten.com

January 5, 2018

Via E-mail (cityclerk@lemoore.com)

Lemoore City Council
City of Lemoore
Lemoore, CA 93245

Re: Comments of Phyllis A. Whitten on Initial Study and Negative Declaration, City of Lemoore, Additional Water Storage Tank, Well 7 (Water and Storm Water Issues)

Dear Mayor and City Council Members:

1 | These Comments respond to the Notice of Intent (Notice) to Adopt a Negative Declaration ("Neg Dec") posted on the City of Lemoore ("City") website and dated December 13, 2017, indicating a Hanford Sentinel publication date of December 16, 2017. Although the Notice indicates that this matter will be considered at the Lemoore City Council meeting on January 16, 2018, the agenda for that meeting does not yet appear on the City website. These written comments on the Neg Dec are timely filed on January 5, 2018, the date stated in the first paragraph of the Notice, although the Notice inconsistently states in the second paragraph that written comments can be filed any time prior to the date of the meeting. The Neg Dec itself was not posted on the website, but was supplied upon e-mail request.

2 | I grew up in Lemoore, and although I currently reside in the San Francisco Bay Area, I became interested in Lemoore's current poor water quality issues in my role as the trustee of farmland held by a Whitten family trust located just outside City limits in an area recently the subject of annexation proceedings. I am interested in the feasibility, costs and requirements to extend City services to annexed areas, especially and including the City's plans for water to accommodate new development, and whether those services will be of adequate quality, and how development will affect nearby agricultural uses.

As I've stated in previous correspondence to this Council, the issue of water is very important to the City of Lemoore ("City") and its future development. I support and encourage all efforts to improve the City's water quality, and also have questions about related storm water management issues

3 | 1) The issue of water quality: As this Council no doubt is painfully aware, the City water system has failed several recent drinking water quality tests and City water currently does not meet water quality standards (see, for example the most recent notice entitled "City of Lemoore has Levels of Total Trihalomethanes ("TTHM") above Drinking Water Standards" ("Water Notice") distributed on December 28, 2017, posted at <http://www.lemoore.com/water.htm> under the Public Works section of the

City website. Immediate improvements need to be made to the City's water quality, because any delay in meeting the standards puts new and existing residents, visitors and all who drink the City tap water on a regular basis at increased cancer risk. The City apparently received notice of TTHM non-compliance as early as May 23, 2011.

- 4
- 2) The issue of "piecemeal" approaches: The Water Notice states that the City is committed to researching methods and building infrastructure to resolve the serious TTHM issues. Presumably, adding new water storage is part of the infrastructure efforts to the City is undertaking to address its water issues, but this Initial Study does not discuss whether additional related water infrastructure improvements will be made, when such efforts might occur and how such efforts relate to placement of the well, tank and piping that is the subject of the Neg Dec.
- 5
- 3) The issue of storm water discharge on federal property: The Neg Dec states, somewhat vaguely, at page 3-29, in Impact #3.4.9e that "Storm drainage from the Project site is to be ultimately disposed of in a detention basin being constructed west of the College campus." Without stating the source of the information or any details, the discussion continues (emphasis added) "It is reported that the basin has been deeded to the Lemoore Naval Air Station and is to be maintained by the West Hills Community College, with a design encouraging its usage as a wildlife refuge." The statement continues "It is further report that developments north of Bush Street have the right, together with the College, to pipe their storm drainage to that basin." It is not clear from this discussion what gives the City and the College "the right" to dump storm water from adjacent developments on federal land designed to be used as a "wildlife refuge" and whether such usage would require a NEPA (National Environmental Policy Act) analysis. Presumably the City's legal counsel can review this issue and determine whether all appropriate legal analysis for storm water disposal on federal land has been considered.

Thank you for your thoughtful consideration of these matters.

Respectfully submitted,



Phyllis A. Whitten
389B-3rd St, #332
San Rafael, CA 94901

pawhitten@pawhitten.com

Comment 1: *These Comments respond to the Notice of Intent (Notice) to Adopt a Negative Declaration (“Neg Dec”) posted on the City of Lemoore (“City”) website and dated December 13, 2017, indicating a Hanford Sentinel publication date of December 16, 2017. Although the Notice indicates that this matter will be considered at the Lemoore City Council meeting on January 16, 2018, the agenda for that meeting does not yet appear on the City website. These written comments on the Neg Dec are timely filed on January 5, 2018, the date stated in the first paragraph of the Notice, although the Notice inconsistently states in the second paragraph that written comments can be filed any time prior to the date of the meeting. The Neg Dec itself was not posted on the website, but was supplied upon e-mail request.*

Response: The comment is noted as having been timely filed.

Comment 2: *I grew up in Lemoore, and although I currently reside in the San Francisco Bay Area, I became interested in Lemoore’s current poor water quality issues in my role as the trustee of farmland held by a Whitten family trust located just outside City limits in an area recently the subject of annexation proceedings. I am interested in the feasibility, costs and requirements to extend City services to annexed areas, especially and including the City’s plans for water to accommodate new development, and whether those services will be of adequate quality, and how development will affect nearby agricultural uses.*

As I’ve stated in previous correspondence to this Council, the issue of water is very important to the City of Lemoore (“City”) and its future development. I support and encourage all efforts to improve the City’s water quality, and also have questions about related storm water management issues.

Response: The commentor’s basis for interest in City services, water, water quality, and storm drainage is noted.

Comment 3: *The issue of water quality:* *As this Council no doubt is painfully aware, the City water system has failed several recent drinking water quality tests and City water currently does not meet water quality standards (see, for example the most recent notice entitled “City of Lemoore has Levels of Total Triholmethanes (“TTHM”) above Drinking Water Standards” (“Water Notice”) distributed on December 28, 2017, posted at <http://www.lemoore.com/water.htm> under the Public Works section of the City website. Immediate improvements need to be made to the City’s water quality, because any delay in meeting the standards puts new and existing residents, visitors and all who drink the City tap water on a regular basis at increased cancer risk. The City apparently received notice of TTHM non-compliance as early as May 23, 2011.*

Response: The City has diligently, since initial confirmation through City sampling and testing of non-compliance with recently promulgated water quality criteria, addressed the mitigation of such new total triholmethane regulation-defined standards non-compliance. Studies have been conducted in full accord with the guidance of the state Division of Drinking Water to determine most effective treatment methodologies and facilities. The results of these studies are currently being reviewed by the state. The City will timely implement approval mitigation for this complex water quality issue.

Comment 4: *The issue of “piecemeal” approaches:* The Water Notice states that the City is committed to researching methods and building infrastructure to resolve the serious TTHM issues. Presumably, adding new water storage is part of the infrastructure efforts to the City is undertaking to address its water issues, but this Initial Study does not discuss whether additional related water infrastructure improvements will be made, when such efforts might occur and how such efforts relate to placement of the well, tank and piping that is the subject of the Neg Dec.

Response: The “new well, tank and piping that is the subject of the Neg Dec.” is not related to the total trihalomethane water quality issue. Their construction and operation are, rather, water quality/water pressure maintenance related.

Comment 5: *The issue of storm water discharge on federal property:* The Neg Dec states, somewhat vaguely, at page 3-29, in Impact #3.4.9e that “Storm drainage from the Project site is to be ultimately disposed of in a detention basin being constructed west of the College campus.” Without stating the source of the information or any details, the discussion continues (emphasis added) “It is reported that the basin has been deeded to the Lemoore Naval Air Station and is to be maintained by the West Hills Community College, with a design encouraging its usage as a wildlife refuge.” The statement continues “It is further report that development north of Bush Street have the right, together with the College, to pipe their storm drainage to that basin.” It is not clear from this discussion what gives the City and the College “the right” to dump storm water from adjacent developments on federal land designed to be used as a “wildlife refuge” and whether such usage would require a NEPA (National Environmental Policy Act) analysis. Presumably the City’s legal counsel can review this issue and determine whether all appropriate legal analysis for storm water disposal on federal land has been considered.

Response: The Negative Declaration statement and discussion are correct. The tri-partite agreement between the previous landowner of both a development area (encompassing the project site) to be storm drained and the conservation area (“wildlife refuge”), the Lemoore Naval Air Station, and West Hills College specifically permits and defines such storm drainage (Grant Deed of Conservation Easement, November 21, 2013), on file at the Office of the City Manager, and available for public review and reproduction.

The availability of storm drainage supplementing conservation area groundwater is of benefit to the functioning of the conservation area as a “wildlife refuge” wetlands environment.



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

Staff Report

Item No: 3-10

To: Lemoore City Council

From: Heather J. Corder, Finance Director

Date: December 13, 2017 Meeting Date: January 16, 2018

Subject: Investment Report for the Month Ended September 30, 2017

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:

Receive and file the investment report for month ended September 30, 2017.

Subject/Discussion:

California Government Code Section 53607 and the City of Lemoore's Investment Policy require the submission of a monthly investment report to the City Council. As of September 30, 2017, the City had \$43.817 million (current market value) in cash and investments and in the average weighted yield to maturity on the City's public fund investments was 0.68%. As required by government code, all investments are in conformity with the City's investment policy and sufficient cash flows are available to meet the next six months of estimated expenditures.

The attached Monthly Investment Report presents the investments held by the City of Lemoore as of September 30, 2017. The Investment Report consists of the following two summaries:

- Summary of Cash and Investments – Provides the total portfolio of the City
- Investments at Market Value by Maturity Date – Provides a list of investment by maturity date, an indication of the liquidity of the investments. The City's investment policy defines what the City can legally invest in under State Law

and City policy. These restrictions in investment types and the terms of allowable investments result in limited yields on City Investments.

As of September 30, 2017, the City had \$43,817,386 (current market value) in cash and investments. The investments included CD's (\$4.6 million), US Government Securities (\$4.99 million) and the State Investment Pool (16.1 million). The City's bank accounts held approximately \$18 million.

Thirty-five percent (36.84%) of the City's portfolio is with the State Investment Pool (Local Agency Investment Fund, LAIF) in which the State's Investment experts provide diversified investments in which local agencies can invest. By using the combined size of the participating cities and agencies, the State Pool can provide a better yield, liquidity and investment knowledge than otherwise would be available to a single entity.

Financial Consideration(s):

None.

Alternatives or Pros/Cons:

None.

Commission/Board Recommendation:

Not applicable.

Staff Recommendation:

Receive and file the Monthly Investment Report.

Attachments:

- ☐ Resolution:
 - ☐ Ordinance:
 - ☐ Map
 - ☐ Contract
 - ☒ Other
- List: Monthly Investment Report

Review:

- ☒ Asst. City Manager
- ☒ City Attorney
- ☒ City Clerk
- ☒ City Manger
- ☒ Finance

Date:

- 12/28/17
- 01/11/18
- 01/11/18
- 01/09/18
- 12/13/17

City of Lemoore
Summary of Cash and Investments
As of September 30, 2017

Type	Description	Bank/Agent	Maturity Date	Interest Rate	Amount	Current Market Value
CD	Fixed Term CD	Bank of America	10/15/2017	3.00%	\$ 118,747	\$ 118,747
CD	Fixed Term CD	Bank of America	3/18/2018	3.00%	154,538	124,520
Ckg	Laguna Irrigation District	Bank of America	9/30/2017	0.20%	64,313	64,313
Pool	Local Agency Investment Fund	State Treasurer	9/30/2017	0.92%	16,143,756	16,143,756
Ckg	General Operating Account	Union Bank	9/30/2017	0.01%	9,258,519	9,258,519
Ckg	IOC Account	Union Bank	9/30/2017	0.01%	3,769	3,769
Ckg	General Operating Account	Wells Fargo	9/30/2017	0.00%	3,663,972	3,663,972
Ckg	LMGC	Wells Fargo	9/30/2017	0.03%	306,655	306,655
USGS	US Government Agency Securities	US Bank	10/2/2019	1.25%	5,014,000	4,986,473
CD	Oldtown Bank	Wells Fargo	11/6/2017	1.00%	249,000	249,104
CD	First Merit Bank (Ohio)	Wells Fargo	2/26/2018	1.30%	248,000	248,346
CD	Municipal Tr & Svgs Bank	Wells Fargo	8/27/2018	1.30%	248,000	248,733
CD	Greenfield Savings Bank	Wells Fargo	10/19/2018	1.50%	248,000	248,867
CD	Sallie Mae Bank	Wells Fargo	11/20/2018	2.05%	200,000	201,046
CD	Third Federal S&L Association	Wells Fargo	11/26/2018	1.60%	248,000	249,067
CD	Mid-Missouri Bank	Wells Fargo	12/19/2018	1.50%	249,000	250,174
CD	Webster Bank	Wells Fargo	1/24/2019	1.90%	200,000	200,991
CD	Washington Trust Westerly	Wells Fargo	2/19/2019	1.70%	247,000	247,393
CD	GE Capital Bank	Wells Fargo	2/21/2019	1.65%	247,000	247,221
CD	Barclays Bank	Wells Fargo	4/15/2019	1.90%	247,000	248,455
CD	Discover Bank	Wells Fargo	6/18/2019	2.00%	247,000	248,476
CD	American Express	Wells Fargo	9/18/2019	2.10%	247,000	248,239
CD	Citi Bank	Wells Fargo	1/14/2020	2.10%	247,000	248,876
CD	American Expr Cent	Wells Fargo	6/17/2020	2.25%	247,000	246,684
CD	Capital One Bank USA	Wells Fargo	6/17/2020	2.15%	247,000	247,659
CD	Capital One	Wells Fargo	8/26/2020	2.35%	247,000	249,942
CD	Everbank	Wells Fargo	8/28/2020	2.05%	247,000	248,126
Ckg	Lemoore Redevelopment Agcy	Union Bank	9/30/2017	0.01%	4,760,165	4,760,165
Ckg	RDA IOC Account	Union Bank	9/30/2017	0.01%	9,102	9,102
					\$ 43,857,536	\$ 43,817,386

Average weighted Yield to Maturity: 0.68%

I certify that this report reflects all Government Agency pooled investments and is in conformity with the Investment Policy of the City of Lemoore. A copy of this Investment Policy is available at the Office of the Finance Director. The Investment Program herein shown provides sufficient cash flow liquidity to meet six months of estimated expenditures.

Signed:


Heather J. Corder, Finance Director

City of Lemoore
Investments at Market Value by Maturity Date
As of September 30, 2017

Investments	1 Day to 180 Days	181 Days to 1 year	1 year to 2 years	2 years to 3 years	3 years to 4 years	4 years to 5 years	5+ years	Totals	Percent
CASH	18,066,495	-	-	-	-	-	-	18,066,495	41.23%
CD'S	740,716	248,733	2,389,928	1,241,286	-	-	-	4,620,662	10.55%
STATE POOL	16,143,756	-	-	-	-	-	-	16,143,756	36.84%
USGS	-	-	-	4,986,473	-	-	-	4,986,473	11.38%
Totals	34,950,967	248,733	2,389,928	6,227,759	-	-	-	43,817,386	100.00%
Percent	79.77%	0.57%	5.45%	14.21%	0.00%	0.00%	0.00%	100%	-



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Staff Report

Item No: 3-11

To: Lemoore City Council

From: Heather J. Corder, Finance Director

Date: December 13, 2017 Meeting Date: January 16, 2018

Subject: Investment Report for the Month Ended October 31, 2017

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:

Receive and file the investment report for month ended October 31, 2017.

Subject/Discussion:

California Government Code Section 53607 and the City of Lemoore's Investment Policy require the submission of a monthly investment report to the City Council. As of September 30, 2017, the City had \$43.04 million (current market value) in cash and investments and in the average weighted yield to maturity on the City's public fund investments was 0.70%. As required by government code, all investments are in conformity with the City's investment policy and sufficient cash flows are available to meet the next six months of estimated expenditures.

The attached Monthly Investment Report presents the investments held by the City of Lemoore as of October 31, 2017. The Investment Report consists of the following two summaries:

- Summary of Cash and Investments – Provides the total portfolio of the City
- Investments at Market Value by Maturity Date – Provides a list of investment by maturity date, an indication of the liquidity of the investments. The City's investment policy defines what the City can legally invest in under State Law

and City policy. These restrictions in investment types and the terms of allowable investments result in limited yields on City Investments.

As of October 31, 2017, the City had \$43,039,547 (current market value) in cash and investments. The investments included CD's (\$4.7 million), US Government Securities (\$4.97 million) and the State Investment Pool (16.1 million). The City's bank accounts held approximately \$17.17 million.

Thirty-five percent (37.51%) of the City's portfolio is with the State Investment Pool (Local Agency Investment Fund, LAIF) in which the State's Investment experts provide diversified investments in which local agencies can invest. By using the combined size of the participating cities and agencies, the State Pool can provide a better yield, liquidity and investment knowledge than otherwise would be available to a single entity.

Financial Consideration(s):

None.

Alternatives or Pros/Cons:

None.

Commission/Board Recommendation:

Not applicable.

Staff Recommendation:

Receive and file the Monthly Investment Report.

Attachments:

- ☐ Resolution:
 - ☐ Ordinance:
 - ☐ Map
 - ☐ Contract
 - ☒ Other
- List: Monthly Investment Report

Review:

- ☒ Asst. City Manager
- ☒ City Attorney
- ☒ City Clerk
- ☒ City Manger
- ☒ Finance

Date:


- 12/28/17
- 01/11/18
- 01/11/18
- 01/09/18
- 12/13/17

City of Lemoore
Summary of Cash and Investments
As of October 31, 2017

Type	Description	Bank/Agent	Maturity Date	Interest Rate	Amount	Current Market Value
CD	Fixed Term CD	Bank of America	10/15/2017	3.00%	\$ 188,750	\$ 188,750
CD	Fixed Term CD	Bank of America	3/18/2018	3.00%	154,538	154,538
Ckg	Laguna Irrigation District	Bank of America	10/31/2017	0.20%	64,290	64,290
Pool	Local Agency Investment Fund	State Treasurer	10/31/2017	0.92%	16,143,756	16,143,756
Ckg	General Operating Account	Union Bank	10/31/2017	0.01%	9,176,725	9,176,725
Ckg	IOC Account	Union Bank	10/31/2017	0.01%	3,769	3,769
Ckg	General Operating Account	Wells Fargo	10/31/2017	0.00%	3,850,436	3,850,436
Ckg	LMGC	Wells Fargo	10/31/2017	0.03%	306,663	306,663
USGS	US Government Agency Securities	US Bank	10/2/2019	1.25%	5,014,000	4,978,235
CD	Oldtown Bank	Wells Fargo	11/6/2017	1.00%	249,000	249,016
CD	First Merit Bank (Ohio)	Wells Fargo	2/26/2018	1.30%	248,000	248,280
CD	Municipal Tr & Svcs Bank	Wells Fargo	8/27/2018	1.30%	248,000	278,772
CD	Greenfield Savings Bank	Wells Fargo	10/19/2018	1.50%	248,000	248,861
CD	Sallie Mae Bank	Wells Fargo	11/20/2018	2.05%	200,000	200,994
CD	Third Federal S&L Association	Wells Fargo	11/26/2018	1.60%	248,000	249,021
CD	Mid-Missouri Bank	Wells Fargo	12/19/2018	1.50%	249,000	250,126
CD	Webster Bank	Wells Fargo	1/24/2019	1.90%	200,000	200,952
CD	Washington Trust Westerly	Wells Fargo	2/19/2019	1.70%	247,000	247,401
CD	GE Capital Bank	Wells Fargo	2/21/2019	1.65%	247,000	247,239
CD	Barclays Bank	Wells Fargo	4/15/2019	1.90%	247,000	248,410
CD	Discover Bank	Wells Fargo	6/18/2019	2.00%	247,000	248,428
CD	American Express	Wells Fargo	9/18/2019	2.10%	247,000	248,261
CD	Citi Bank	Wells Fargo	1/14/2020	2.10%	247,000	248,782
CD	American Expr Cent	Wells Fargo	6/17/2020	2.25%	247,000	246,559
CD	Capital One Bank USA	Wells Fargo	6/17/2020	2.15%	247,000	247,502
CD	Capital One	Wells Fargo	8/26/2020	2.35%	247,000	249,652
CD	Everbank	Wells Fargo	8/28/2020	2.05%	247,000	247,889
Ckg	Lemoore Redevelopment Agcy	Union Bank	10/31/2017	0.01%	3,757,137	3,757,137
Ckg	RDA IOC Account	Union Bank	10/31/2017	0.01%	9,102	9,102
					\$ 43,029,167	\$ 43,039,547

Average weighted Yield to Maturity: 0.70%

I certify that this report reflects all Government Agency pooled investments and is in conformity with the Investment Policy of the City of Lemoore. A copy of this Investment Policy is available at the Office of the Finance Director. The Investment Program herein shown provides sufficient cash flow liquidity to meet six months of estimated expenditures.

Signed: 
Heather J. Corder, Finance Director

City of Lemoore
Investments at Market Value by Maturity Date
As of October 31, 2017

Investments	1 Day to 180 Days	181 Days to 1 year	1 year to 2 years	2 years to 3 years	3 years to 4 years	4 years to 5 years	5+ years	Totals	Percent
CASH	17,168,123	-	-	-	-	-	-	17,168,123	39.89%
CD'S	840,584	527,633	2,140,833	1,240,383	-	-	-	4,749,433	11.04%
STATE POOL	16,143,756	-	-	-	-	-	-	16,143,756	37.51%
USGS	-	-	4,978,235	-	-	-	-	4,978,235	11.57%

Totals	34,152,463	527,633	7,119,068	1,240,383	-	-	-	43,039,547	100.00%
Percent	79.35%	1.23%	16.54%	2.88%	0.00%	0.00%	0.00%	100%	-



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Staff Report

Item No: 3-12

To: Lemoore City Council
From: Nathan Olson, Interim City Manager
Date: December 27, 2017 Meeting Date: January 16, 2018
Subject: Memorandum of Understanding between the City of Lemoore and Kings County Economic Development Corporation for Growth and Development of Industrial Business Opportunities

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 checked="" type="checkbox"/> Community & Neighborhood Livability	<input type="checkbox"/> Not Applicable

Proposed Motion:

Authorize the Interim City Manager to execute the Memorandum of Understanding (MOU) for membership with Kings Economic and Development Corporation (Kings EDC).

Subject/Discussion:

On October 17, 2017, city staff brought forward the Kings Economic Development Corporation MOU to City Council. At that time, no motion was made to accept the MOU. On December 6, 2017, staff was asked by City Council to bring the item back for review.

The City of Lemoore is interested renewing the membership with Kings EDC for industrial development opportunities. The City and Kings EDC have enjoyed a longstanding relationship for over 45 years in the joint attraction and retention of business to Lemoore, including numerous services to support and help facilitate growth of existing business through financial counseling and assistance, business incentives and routine visitation of existing businesses by Kings EDC. Parties acknowledge that it is necessary to attract well-paying jobs with benefits, as well as the investment needed to generate property tax

and the disposable income needed to sustain retail sales and the tax benefits which accompany those sales.

Business Retention:

- Make 70 substantive contacts with Lemoore business owners or representatives in key management positions to assess the current business health, facilitate business-to-business activity, advice regarding available business incentives, consult on workforce development and incumbent worker training issues, and to serve as an advocate for businesses as appropriate in order to strengthen their competitiveness, investment and local hiring.
- Organize quarterly Industrial Managers' luncheons, where plant managers, COO's, CFO's and public officials interact and learn about rules, regulations and laws affecting business and other topics of interest and value to business.
- Provide counseling and re-employment services to businesses facing downsizing or closing, to retain the business and prevent closure.

Business Attraction:

- Actively participate with the California Central Valley Economic Development Corporation (CCVEDC) in a \$100,000, multi-faceted approach to attracting business into the Central Valley, particularly in the targeted industries of agricultural technologies and biotechnologies, manufacturing, supply chain management and logistics, food processing, health and medical care, and renewable energy. A sample of the annual CCVEDC activities include: 2,500 direct contacts with real estate brokers monthly; attendance at two targeted trade shows annually; five broker missions to major development markets throughout the United States to meet with 125 or more major brokerage firms; email blasts featuring properties throughout the Central Valley, sorted by property, available buildings size, etc.; lead coordination and management; website presence; participation in regional economic and workforce development efforts to improve the workforce preparedness of Valley residents; and, attendance at regional planning and economic development events to represent and promote Lemoore properties and development opportunities.
- Maintain a website with current socioeconomic data on Kings County and its cities.
- Send semi-annual email blasts to roughly 1,500 brokers throughout the U.S., featuring available Lemoore and other Kings County properties.
- Manage and follow up on an average of 25 active leads at any given time.
- Respond to requests for proposals and site visits featuring Lemoore properties, in coordination with Lemoore staff and land owners.
- Distribute Kings EDC annual reports to 200 major real estate brokers throughout the U.S.
- Serve as the point of contact for business location leads from multiple organizations and agencies.
- Pursue and host foreign contingents looking to purchase locally-produced goods and services.

Business Financing:

- Make available business loans up to \$250,000 per qualified business for land and building construction or purchase, working capital and/or equipment, in

accordance with the lending policies of the Kings EDC and any requirements of the source of funds for Lemoore businesses.

- Support the loans made to existing Lemoore businesses by contacting affected businesses at least twice annually to discuss the business strength and the potential for further growth.
- Advertise the availability of business loans in the Lemoore Chamber of Commerce communication mediums, as well as in The Sentinel.
- Counsel and refer Lemoore businesses to outside financing options where advantageous to the business.

Business Incentives:

- Serve as the local expert for and advise Lemoore businesses regarding all state and federal business incentives, including growth and location incentives available through the Governor's Economic Development Incentives, Recycling Market Development Zone financing and resources, Foreign Trade Zone benefits, Historically Underutilized Business Zone (HUBZone) contracting advantages, workforce development opportunities and other incentives available to business.

Other Economic Development Activities:

- Coordinate quarterly meetings of the Friends of NAS Lemoore support group, consisting of representatives from government, education, veteran services, Farm Bureau, top representatives at NAS Lemoore and other interested parties.
- Continue to coordinate the civilian response to issues critical to the long-term health and survivability of NAS Lemoore, such as BRAC rounds, home basing decisions regarding new aviation platforms, land use plans, training range designations and other issues.
- Attend the annual CCVEDC legislative education mission to Sacramento to meet with legislators on issues affecting business in the Central Valley.
- Coordinate training for tax professionals and businesses on state and federal incentive programs as new opportunities come available.
- Develop a new or updated Comprehensive Economic Development Strategy document (as appropriate) for submission to the Economic Development Administration as a threshold document needed to submit Economic Development Agency infrastructure grant applications for Lemoore projects.
- Coordinate an annual state of the economy presentation for EDC Members, including the development of marketing materials for business attraction.
- Track and provide input on major infrastructure projects affecting business in Lemoore, such as the VAST fiber optic spine, the expansion of Highway 198 to Interstate -5 and other similar projects of significance.
- Hold four monthly EDC Board luncheon meetings in Lemoore.

Financial Consideration(s):

The membership fee for Kings EDC shall be \$20,000 per year, paid on a monthly basis. The cost for Fiscal Year 2017-2018 should not exceed \$10,000 (six months of service).

Alternatives or Pros/Cons:**Pros:**

- Creates opportunity for growth and additions taxes to support the City's general fund.
- Provides exposure to Lemoore, Ca via direct contacts, mailers and email blasts.
- Focuses on both municipal on private properties.

Cons:

- Not Applicable

Commission/Board Recommendation:

None.

Staff Recommendation:

Staff recommends that the City Council authorize the Interim City Manager to enter into a membership agreement with Kings EDC as outlined under the attached Memorandum of Understanding.

Attachments:

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

Review:

- ☒ Asst. City Manager
- ☒ City Attorney
- ☒ City Clerk
- ☒ City Manger
- ☒ Finance

Date:

01/11/18
01/11/18
01/11/18
01/09/18
01/11/18

**Memorandum of Understanding
between the
City of Lemoore and the Kings County Economic Development Corporation**

The City of Lemoore (City) is a Chartered Municipal Corporation, with a desire to increase revenues to provide essential services, including public safety, to its residents.

The Kings County Economic Development (Kings EDC) is a not-for-profit public benefit corporation formed under Internal Revenue Services Section 501 (c)(6), whose purpose it is to assist in the growth and development of business concerns and industrial development through expansion of existing business, as well as attracting new business to the area, resulting in increased jobs, disposable income, increased investment and net revenues to the City.

The City and Kings EDC have enjoyed a longstanding relationship for over 45 years in the joint attraction and retention of business to Lemoore, including numerous services to support and help facilitate growth of existing business through financial counseling and assistance, business incentives and routine visitation of existing businesses by Kings EDC. Parties acknowledge that it is necessary to attract well-paying jobs with benefits, as well as the investment needed to generate property tax and the disposable income needed to sustain retail sales and the tax benefits which accompany those sales.

The purpose of this Memorandum of Understanding (MOU) is to set forth the expectation of the City of Lemoore and the quantification of annual economic development efforts Kings EDC will make on City's behalf as a result of City's membership in Kings EDC. The annual membership fee will be \$20,000 per year and the work plan and deliverables are as follows:

Business Retention:

- Make 70 substantive contacts with Lemoore business owners or representatives in key management positions to assess the current business health, facilitate business-to-business activity, advise regarding available business incentives, consult on workforce development and incumbent worker training issues, and to serve as an advocate for businesses as appropriate in order to strengthen their competitiveness, investment and local hiring.
- Organize quarterly Industrial Managers' luncheons, where plant managers, COO's, CFO's and public officials interact and learn about rules, regulations and laws affecting business and other topics of interest and value to business.
- Provide counseling and re-employment services to businesses facing downsizing or closing, to retain the business and prevent closure.

Business Attraction:

- Actively participate with the California Central Valley Economic Development Corporation (CCVEDC) in a \$100,000, multi-faceted approach to attracting business into the Central Valley, particularly in the targeted industries of agricultural technologies and biotechnologies, manufacturing, supply chain management and logistics, food processing, health and medical care, and renewable energy. A sample of the annual CCVEDC

activities include: 2,500 direct contacts with real estate brokers monthly; attendance at two targeted trade shows annually; five broker missions to major development markets throughout the United States to meet with 125 or more major brokerage firms; email blasts featuring properties throughout the Central Valley, sorted by property, available buildings size, etc.; lead coordination and management; website presence; participation in regional economic and workforce development efforts to improve the workforce preparedness of Valley residents; and, attendance at regional planning and economic development events to represent and promote Lemoore properties and development opportunities.

- Maintain a website with current socioeconomic data on Kings County and its cities.
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- Manage and follow up on an average of 25 active leads at any given time.
- Respond to requests for proposals and site visits featuring Lemoore properties, in coordination with Lemoore staff and land owners.
- Distribute Kings EDC annual reports to 200 major real estate brokers throughout the U.S.
- Serve as the point of contact for business location leads from multiple organizations and agencies.
- Pursue and host foreign contingents looking to purchase locally-produced goods and services.

Business Financing:

- Make available business loans up to \$250,000 per qualified business for land and building construction or purchase, working capital and/or equipment, in accordance with the lending policies of the Kings EDC and any requirements of the source of funds for Lemoore businesses.
- Support the loans made to existing Lemoore businesses by contacting affected businesses at least twice annually to discuss the business strength and the potential for further growth.
- Advertise the availability of business loans in the Lemoore Chamber of Commerce communication mediums, as well as in The Sentinel.
- Counsel and refer Lemoore businesses to outside financing options where advantageous to the business.

Business Incentives:

- Serve as the local expert for and advise Lemoore businesses regarding all state and federal business incentives, including growth and location incentives available through the Governor's Economic Development Incentives, Recycling Market Development Zone financing and resources, Foreign Trade Zone benefits, Historically Underutilized Business Zone (HUBZone) contracting advantages, workforce development opportunities and other incentives available to business.

Other Economic Development Activities:

- Coordinate quarterly meetings of the Friends of NAS Lemoore support group, consisting of representatives from government, education, veteran services, Farm Bureau, top representatives at NAS Lemoore and other interested parties.

- Continue to coordinate the civilian response to issues critical to the long-term health and survivability of NAS Lemoore, such as BRAC rounds, home basing decisions regarding new aviation platforms, land use plans, training range designations and other issues.
- Attend the annual CCVEDC legislative education mission to Sacramento to meet with legislators on issues affecting business in the Central Valley.
- Coordinate training for tax professionals and businesses on state and federal incentive programs as new opportunities come available.
- Develop a new or updated Comprehensive Economic Development Strategy document (as appropriate) for submission to the Economic Development Administration as a threshold document needed to submit EDA infrastructure grant applications for Lemoore projects.
- Coordinate an annual state of the economy presentation for EDC Members, including the development of marketing materials for business attraction.
- Track and provide input on major infrastructure projects affecting business in Lemoore, such as the VAST fiber optic spine, the expansion of Highway 198 to Interstate -5 and other similar projects of significance.
- Hold four monthly EDC Board luncheon meetings in Lemoore.
- Forward retail opportunities to the City of Lemoore's Economic Development Team.

Reporting:

- Report to the Lemoore City Council quarterly regarding the status of the deliverables in this MOU in verbal and visual format
- Notify the Lemoore City Manager and Assistant City Manager each time a proposal which includes Lemoore properties is submitted to an interested business, real estate broker or site selector; including updates.
- Provide the Lemoore City Manager and Assistant City Manager a monthly update of projects and prospects, for distribution to the City Council.

CONSULTANT

By: _____
John Lehn
President/CEO

Date: _____

CITY OF LEMOORE

By: _____
Nathan Olson,
Interim City Manager

Date: _____

Party Identification and Contact Information:

Kings County Economic
Development Corporation
Attn: John Lehn
120 North Irwin Street
Hanford, CA 93230
John.Lehn@co.kings.ca.us
(559)585-3576

City of Lemoore
Attn: Nathan Olson, Interim City Manager
711 W. Cinnamon Drive
Lemoore, CA 93245
nolson@lemoore.com
(559) 924-6700



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Staff Report

Item No: 3-13

To: Lemoore City Council

From: Janie Venegas, City Clerk / Human Resources Manager

Date: January 4, 2018

Meeting Date: January 16, 2018

Subject: Appointment of Downtown Merchants Advisory Members

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 appointment of Gina Arcino and Timothy Welsh to the Downtown Merchants Advisory Committee, as recommended by Mayor Madrigal and Mayor Pro Tem Neal.

Subject/Discussion:

The term of two Advisory members expired on December 31, 2017. The vacancies were posted at City Hall, the City website and placed in the kiosks around the City. Applications were received from:

Gina Arcino
Gregory Franklin
Megan Redding
Timothy Welsh

Mayor Madrigal and Mayor Pro Tem Neal reviewed the applications. As a result of their review, they are recommending the appointment of Gina Arcino and Timothy Welsh to the Downtown Merchants Advisory Committee.

Concurrence of at least two Council Members is required for the appointment to be official.

Financial Consideration(s):

None. This appointment is volunteer.

Alternatives or Pros/Cons:

Pros:

- Fills the vacancies on the Advisory Committee.

Cons:

- None.

Alternative:

- Council could choose to discuss other applicants for the appointment.

Commission/Board Recommendation:

None.

Staff Recommendation:

No recommendation.

Attachments:

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

Review:

- ☒ Asst. City Manager
- ☒ City Attorney
- ☒ City Clerk
- ☒ City Manger
- ☒ Finance

Date:

- 01/09/18
- 01/11/18
- 01/11/18
- 01/09/28
- 01/11/18

RECEIVED
12-28-17
KB



CITY CLERK'S OFFICE

DEC 28 2017

RECEIVED

711 W. Cinnamon Drive • Lemoore, California 93245 • (559) 924-6700
Office of the City Manager

APPLICATION FOR PUBLIC SERVICE APPOINTMENT

TO A MUNICIPAL BOARD /COMMISSION/COMMITTEE/ADVISORY TASK FORCE

Name ROBERT CLEMENT

Address _____ Telephone# _____

E-mail address _____ Cell # _____

Business Name _____

Business Address _____

Position Held PLANNING COMMISSIONER Business Phone # _____

How long have you resided in Lemoore ALL MY LIFE Are you a registered voter YES

Would you be available for meetings in the daytime _____ evenings _____ both ✓

Please indicate the Commission or Advisory Committee for which you wish to apply:

☐ City Council ☒ Planning Commission ☐ Parks & Recreation Commission

☐ Downtown Merchants Advisory Committee

What are your principle areas of interest in our City government _____

ALL ASPECTS OF CITY GOVERNMENT

"In God We Trust"

List education, training or special knowledge which might be relevant to this appointment _____

LEMOORE HIGH SCHOOL GRADUATE; WEST HILLS COLLEGE GRADUATE, AA DEGREE;
FRESNO STATE UNIVERSITY GRADUATE, BA DEGREE; UNIVERSITY OF LAVERNE,
GRADUATE, MA DEGREE IN ADMINISTRATION MANAGEMENT.

List employment, membership in service or community organizations or volunteer work which might be relevant to this appointment

27 YEAR EDUCATOR, ADMINISTRATOR, COACH - LEMOORE HIGH SCHOOL
14 YEAR ADMINISTRATOR FOR WEST HILLS CCD AT COALINA & LEMOORE CAMPUSES
42 YEAR MEMBER OF THE LEMOORE KIWANIS CLUB - FOUR TERMS AS PRESIDENT
I CURRENTLY SERVE ON ADVISORY BOARDS FOR: WEST HILLS CCD, LEMOORE H.S. FOUNDATION,
ST ANTHONY'S RETREAT CENTER, ST PETERS CATHOLIC CHURCH,

Have you been, or are you now a member of a governmental board, commission or committee? If so, please provide name and dates service.

22 YEAR MEMBER OF THE CITY OF LEMOORE PLANNING COMMISSION
SERVING TWO TERMS AS VICE COMMISSIONER AND TWO TERMS AS
CHAIRMAN OF THE COMMISSION. I HAVE SERVED FROM 1995 TO
THE PRESENT ON THE CITY OF LEMOORE PLANNING COMMISSION

REMARKS: Please indicate any further information that will be of value regarding your appointment.

AS A LIFE LONG RESIDENT OF LEMOORE I HAVE ENJOYED BEING INVOLVED WITH THE
WELL BEING OF THIS CITY. AS AN ACTIVE MEMBER OF THE PLANNING COMMISSION FOR
OVER TWO DECADES I HAVE ATTENDED SERIAL WORKSHOPS AND LEAGUE OF CITIES
CONFERENCES STAYING CURRENT WITH THE VARIOUS ASPECTS OF CITY GOVERNMENT,
COMPLIANCE, AND PLANNING. IT IS MY INTENTION, WITH THE APPROVAL OF THE CITY
COUNCIL, TO CONTINUE MY ACTIVE PARTICIPATION ON THE LEMOORE PLANNING COMMISSION

Name ROBERT CLEMENT
(Please print)

Date 12-1-17

Signature _____

City of

LEMOORE

CALIFORNIA

711 W. Cinnamon Drive • Lemoore, California 93245 • (559) 924-6700
Office of the City Manager

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DEC 20 2017

CITY CLERK'S OFFICE

APPLICATION FOR PUBLIC SERVICE APPOINTMENT

TO A MUNICIPAL BOARD /COMMISSION/COMMITTEE/ADVISORY TASK FORCE

Name Gregory Franklin

Address _____ Telephone# _____

E-mail address _____ Cell # _____

Business Name AECOM

Business Address NAS Lemoore, 210 Reeves Blvd, Hgr 1

Position Held Aircraft Technician Business Phone # 559-998-1852

How long have you resided in Lemoore 8 yrs Are you a registered voter Yes

Would you be available for meetings in the daytime Yes evenings Yes both Yes

Please indicate the Commission or Advisory Committee for which you wish to apply:

☐ City Council ☒ Planning Commission ☐ Parks & Recreation Commission

☐ Downtown Merchants Advisory Committee

What are your principle areas of interest in our City government _____

I want to help generate business growth, create more jobs,
and enhance quality of life overall for the citizens of
Lemoore.

"In God We Trust"

List education, training or special knowledge which might be relevant to this appointment _____

- SERVED 15 YEARS IN THE NAVY, POSSESS STRONG
LEADERSHIP ABILITY, TRAINED IN FINANCIAL CONSULTING,
PASSIONATE ABOUT HELPING PEOPLE.

List employment, membership in service or community organizations or volunteer work which might be relevant to this appointment

- NAVY VETERAN
- VOLUNTEERED 2016 LEMOORE CHRISTMAS PARADE.

Have you been, or are you now a member of a governmental board, commission or committee? If so, please provide name and dates service.

- AEROSPACE WORKERS UNION MEMBER.

REMARKS: Please indicate any further information that will be of value regarding your appointment.

I WANT THE OPPORTUNITY TO SERVE THIS
COMMUNITY AND HELP MAKE LEMOORE A
BETTER PLACE TO LIVE.

Name FRANKLIN, GREGORY
(Please print)

Date 18 DEC 2017

Signature _____

"In God We Trust"



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

Staff Report

Item No: 3-14

To: Lemoore City Council

From: Janie Venegas, City Clerk / Human Resources Manager

Date: January 4, 2018

Meeting Date: January 16, 2018

Subject: Appointment of Lemoore Parks and Recreation Commissioners

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 appointments of Steve Rossi and Dr. Ernest Smith to the Parks and Recreation Commission, as recommended by Mayor Madrigal and Mayor Pro Tem Neal.

Subject/Discussion:

The terms of two Parks and Recreation Commissioners expired on December 31, 2017. The vacancies were posted at City Hall, the City website and placed in the kiosks around the City. Applications were received from:

Gregory Franklin
Steve Rossi
Dr. Ernest Smith

Mayor Madrigal and Mayor Pro Tem Neal reviewed all applications. As a result of their review, they are recommending the appointment of Steve Rossi and Dr. Ernest Smith to the Parks and Recreation Commission:

Concurrence of at least two Council Members is required for the appointment to be official.

Financial Consideration(s):

None. These appointments are volunteer.

Alternatives or Pros/Cons:

Pros:

- Fills a vacancy on the Parks and Recreation Commission.

Cons:

- None.

Alternative:

- Council could choose to discuss other applicants for the appointment.

Commission/Board Recommendation:

None.

Staff Recommendation:

No recommendation.

Attachments:

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

Review:

- ☒ Asst. City Manager
- ☒ City Attorney
- ☒ City Clerk
- ☒ City Manger
- ☒ Finance

Date:

01/09/18
01/11/18
01/11/18
01/09/18
01/11/18



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DEC 20 2017

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Office of the City Manager

APPLICATION FOR PUBLIC SERVICE APPOINTMENT

TO A MUNICIPAL BOARD /COMMISSION/COMMITTEE/ADVISORY TASK FORCE

Name Gregory Franklin

Address _____ Telephone# _____

E-mail address _____ Cell # _____

Business Name AECOM

Business Address NAS Lemoore, 210 Reeves Blvd, Hgr 1

Position Held Aircraft Technician Business Phone # 559-998-1852

How long have you resided in Lemoore 8 yrs Are you a registered voter Yes

Would you be available for meetings in the daytime Yes evenings Yes both Yes

Please indicate the Commission or Advisory Committee for which you wish to apply:

☐ City Council ☐ Planning Commission ☒ Parks & Recreation Commission

☐ Downtown Merchants Advisory Committee

What are your principle areas of interest in our City government _____

I want to help generate business growth, create more jobs,
and enhance quality of life overall for the citizens of
Lemoore.

"In God We Trust"

List education, training or special knowledge which might be relevant to this appointment _____

- SERVED 13 YEARS IN THE NAVY, POSSESS STRONG
LEADERSHIP ABILITY, TRAINED IN FINANCIAL CONSULTING,
PASSIONATE ABOUT HELPING PEOPLE.

List employment, membership in service or community organizations or volunteer work which might be relevant to this appointment

- NAVY VETERAN
- VOLUNTEERED 2016 LEMOORE CHRISTMAS PARADE.

Have you been, or are you now a member of a governmental board, commission or committee? If so, please provide name and dates service.

- AEROSPACE WORKERS UNION MEMBER.

REMARKS: Please indicate any further information that will be of value regarding your appointment.

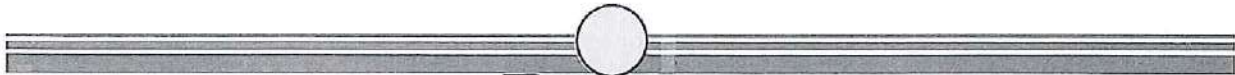
I WANT THE OPPORTUNITY TO SERVE THIS
COMMUNITY AND HELP MAKE LEMOORE A
BETTER PLACE TO LIVE.

Name FRANKLIN, GREGORY
(Please print)

Date 18 DEC 2017

Signature _____

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City of

LEMOORE
CALIFORNIA

CITY CLERK'S OFFICE

JAN - 3 2018

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Office of the City Manager

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APPLICATION FOR PUBLIC SERVICE APPOINTMENT

TO A MUNICIPAL BOARD /COMMISSION/COMMITTEE/ADVISORY TASK FORCE

Name STEVE ROSSI

Address _____ Telephone# _____

E-mail address _____ Cell # _____

Business Name LEMOORE POLICE DEPARTMENT

Business Address 657 FOX ST.

Position Held POLICE SERGEANT Business Phone # 924-9574

How long have you resided in Lemoore 21 YRS Are you a registered voter YES

Would you be available for meetings in the daytime _____ evenings _____ both X

Please indicate the Commission or Advisory Committee for which you wish to apply:

☐ City Council ☐ Planning Commission ☒ Parks & Recreation Commission

☐ Downtown Merchants Advisory Committee

What are your principle areas of interest in our City government HELPING FACILITATE
A SOUND DECISION MAKING PROCESS THAT IS FISCALLY
RESPONSIBLE AND PROVIDES THE BEST OPPORTUNITIES
FOR A SAFE, VIBRANT, AND CREATIVE WAY OF LIFE
THAT ATTRACTS RESIDENTS AND BUSINESSES.

"In God We Trust"

List education, training or special knowledge which might be relevant to this appointment I HAVE
WORKED AT THE POLICE DEPARTMENT FOR 21 YEARS SO
I HAVE SEEN THE CITY GOVERNMENT PROCESS. I HAVE
ALSO COMMUNICATED AND WORKED CLOSELY WITH
THE STAFF AT THE PARKS AND RECREATION DEPT.

List employment, membership in service or community organizations or volunteer work which might be relevant to this appointment

I HAVE BEEN A MEMBER OF THE LEMOORE LIONS
CLUB FOR ABOUT 17 YEARS AND I AM CURRENTLY THE
PRESIDENT. WE DO A LOT OF VOLUNTEER WORK FOR/
WITH THE PARKS AND RECREATION DEPT. WE ALSO
MAKE ANNUAL FINANCIAL DONATIONS TO THE PARKS AND
RECREATION DEPT. TO SUPPORT THEM AND THEIR PROGRAMS.
Have you been, or are you now a member of a governmental board, commission or committee? If so,
please provide name and dates service.

NO

REMARKS: Please indicate any further information that will be of value regarding your appointment.

THROUGHOUT MY YEARS OF SERVICE TO THE CITY AND MY
VOLUNTEER SERVICE, I HAVE ESTABLISHED A GREAT
RELATIONSHIP WITH ALL STAFF AT THE PARKS AND REC.
DEPT. I FEEL I WILL BE AN ASSET TO THE COMMISSION
AND I'M CONFIDENT THEY FEEL THE SAME.

Name STEVE ROSSI
(Please print)

Date 010318

Signature

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CITY CLERK'S OFFICE

DEC 21 2017

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Office of the City Manager

APPLICATION FOR PUBLIC SERVICE APPOINTMENT

TO A MUNICIPAL BOARD /COMMISSION/COMMITTEE/ADVISORY TASK FORCE

Name DR. ERNEST "ERIE" SMITH

Address _____ Telephone# _____

E-mail _____ Cell # _____

Business Name _____

Business Address _____

Position Held _____ Business Phone # _____

How long have you resided in Lemoore 50 yrs + Are you a registered voter Y

Would you be available for meetings in the daytime _____ evenings _____ both X

Please indicate the Commission or Advisory Committee for which you wish to apply:

- ☐ City Council ☐ Planning Commission ☒ Parks & Recreation Commission
☐ Downtown Merchants Advisory Committee

What are your principle areas of interest in our City government _____

List education, training or special knowledge which might be relevant to this appointment _____

B. S. Degree AND Masters degree from Oregon State Univ.
Academic Doctorate (ABD) from Washington State Univ.
Doctorate of Education from Portland State Univ.

Public Service Appointment Application
Page 2

List employment, membership in service or community organizations or volunteer work which might be relevant to this appointment

- Retired Emeritus, Vice President of Student Services from
West Valley College, SARATOGA, CA
- Commission on Aging Board Member
- Member, CALIFORNIA PARK & REE SOCIETY

Have you been, or are you now a member of a governmental board, commission or committee? If so, please provide name and dates service.

Commission on Aging 2013 - Present (approx)?

REMARKS: Please indicate any further information that will be of value regarding your appointment.

Name

ERNEST J. SMITH
(Please print)

Date

12-21-17

Signature





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

Staff Report

Item No: 3-15

To: Lemoore City Council

From: Janie Venegas, City Clerk / Human Resources Manager

Date: January 4, 2018

Meeting Date: January 16, 2018

Subject: Appointment of Lemoore Planning Commissioners

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 appointments of Robert Clement and Gregory Franklin to the Planning Commission, as recommended by Mayor Madrigal and Mayor Pro Tem Neal.

Subject/Discussion:

The term of three Planning Commissioners expired on December 31, 2017. The vacancies were posted at City Hall, the City website, and placed in the kiosks around the City. Applications were received from:

Robert Clement
Gregory Franklin

Mayor Madrigal and Mayor Pro Tem Neal reviewed both applications. As a result of their review, they are recommending the appointment of Robert Clement and Gregory Franklin to the Planning Commission.

Concurrence of at least two Council Members is required for the appointment to be official.

The remaining vacancy will continue to be published until position is filled.

Financial Consideration(s):

None. This appointment is volunteer.

Alternatives or Pros/Cons:

Pros:

- Fills vacancies on the Planning Commission.

Cons:

- None.

Alternative:

- Council could choose to discuss other applicants for the appointment.

Commission/Board Recommendation:

None.

Staff Recommendation:

No recommendation.

Attachments:

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

Review:

- ☒ Asst. City Manager
- ☒ City Attorney
- ☒ City Clerk
- ☒ City Manger
- ☒ Finance

Date:

01/09/18
01/11/18
01/11/18
01/11/18
01/11/18

List: Applications

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12-28-17
KB



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APPLICATION FOR PUBLIC SERVICE APPOINTMENT

TO A MUNICIPAL BOARD /COMMISSION/COMMITTEE/ADVISORY TASK FORCE

Name ROBERT CLEMENT

Address _____ Telephone# _____

E-mail address _____ Cell # _____

Business Name _____

Business Address _____

Position Held PLANNING COMMISSIONER Business Phone # _____

How long have you resided in Lemoore ALL MY LIFE Are you a registered voter YES

Would you be available for meetings in the daytime _____ evenings _____ both ✓

Please indicate the Commission or Advisory Committee for which you wish to apply:

☐ City Council ☒ Planning Commission ☐ Parks & Recreation Commission

☐ Downtown Merchants Advisory Committee

What are your principle areas of interest in our City government _____

ALL ASPECTS OF CITY GOVERNMENT

"In God We Trust"

List education, training or special knowledge which might be relevant to this appointment _____

LEMOORE HIGH SCHOOL GRADUATE; WEST HILLS COLLEGE GRADUATE, AA DEGREE;
FRESNO STATE UNIVERSITY GRADUATE, BA DEGREE; UNIVERSITY OF LAVERNE,
GRADUATE, MA DEGREE IN ADMINISTRATION MANAGEMENT.

List employment, membership in service or community organizations or volunteer work which might be relevant to this appointment

27 YEAR EDUCATOR, ADMINISTRATOR, COACH - LEMOORE HIGH SCHOOL
14 YEAR ADMINISTRATOR FOR WEST HILLS CLD AT COALINA & LEMOORE CAMPUSES
42 YEAR MEMBER OF THE LEMOORE KIWANIS CLUB - FOUR TERMS AS PRESIDENT
I CURRENTLY SERVE ON ADVISORY BOARDS FOR: WEST HILLS CLD, LEMOORE H.S. FOUNDATION,
ST ANTHONY'S RETREAT CENTER, ST PETERS CATHOLIC CHURCH,

Have you been, or are you now a member of a governmental board, commission or committee? If so, please provide name and dates service.

22 YEAR MEMBER OF THE CITY OF LEMOORE PLANNING COMMISSION
SERVING TWO TERMS AS VICE COMMISSIONER AND TWO TERMS AS
CHAIRMAN OF THE COMMISSION. I HAVE SERVED FROM 1995 TO
THE PRESENT ON THE CITY OF LEMOORE PLANNING COMMISSION

REMARKS: Please indicate any further information that will be of value regarding your appointment.

AS A LIFE LONG RESIDENT OF LEMOORE I HAVE ENJOYED BEING INVOLVED WITH THE
WELL BEING OF THIS CITY. AS AN ACTIVE MEMBER OF THE PLANNING COMMISSION FOR
OVER TWO DECADES I HAVE ATTENDED SERIAL WORKSHOPS AND LEAGUE OF CITIES
CONFERENCES STAYING CURRENT WITH THE VARIOUS ASPECTS OF CITY GOVERNMENT,
COMPLIANCE, AND PLANNING. IT IS MY INTENTION, WITH THE APPROVAL OF THE CITY
COUNCIL, TO CONTINUE MY ACTIVE PARTICIPATION ON THE LEMOORE PLANNING COMMISSION

Name ROBERT CLEMENT
(Please print)

Date 12-1-17

Signature _____



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DEC 20 2017

CITY CLERK'S OFFICE

711 W. Cinnamon Drive • Lemoore, California 93245 • (559) 924-6700
Office of the City Manager

APPLICATION FOR PUBLIC SERVICE APPOINTMENT

TO A MUNICIPAL BOARD /COMMISSION/COMMITTEE/ADVISORY TASK FORCE

Name Gregory Franklin

Address _____ Telephone# _____

E-mail address _____ Cell # _____

Business Name AECOM

Business Address NAS Lemoore, 210 Reeves Blvd, Hgr 1

Position Held Aircraft Technician Business Phone # 559-998-1852

How long have you resided in Lemoore 8 yrs Are you a registered voter Yes

Would you be available for meetings in the daytime Yes evenings Yes both Yes

Please indicate the Commission or Advisory Committee for which you wish to apply:

☐ City Council ☒ Planning Commission ☐ Parks & Recreation Commission

☐ Downtown Merchants Advisory Committee

What are your principle areas of interest in our City government _____

I want to help generate business growth, create more jobs,
and enhance quality of life overall for the citizens of
Lemoore.

"In God We Trust"

List education, training or special knowledge which might be relevant to this appointment _____

- SERVED 15 YEARS IN THE NAVY, POSSESS STRONG
LEADERSHIP ABILITY, TRAINED IN FINANCIAL CONSULTING,
PASSIONATE ABOUT HELPING PEOPLE.

List employment, membership in service or community organizations or volunteer work which might be relevant to this appointment

- NAVY VETERAN
- VOLUNTEERED 2016 LEMOORE CHRISTMAS PARADE.

Have you been, or are you now a member of a governmental board, commission or committee? If so, please provide name and dates service.

- AEROSPACE WORKERS UNION MEMBER.

REMARKS: Please indicate any further information that will be of value regarding your appointment.

I WANT THE OPPORTUNITY TO SERVE THIS
COMMUNITY AND HELP MAKE LEMOORE A
BETTER PLACE TO LIVE.

Name FRANKLIN, GREGORY
(Please print)

Date 18 DEC 2017

Signature _____

"In God We Trust"



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Staff Report

Item No: 3-16

To: Lemoore City Council

From: Nathan Olson, Interim City Manager

Date: January 9, 2018

Meeting Date: January 16, 2018

Subject: Ratify Contract and Budget Amendment for Demographic Services for Voting Districts

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:

Ratify the contract with National Demographics Corporation for demographic services related to voting districts and approve the budget amendment.

Subject/Discussion:

On December 27, 2018, City Council directed the City Manager to enter into a contract with a demographer to assist the City with their efforts to formulate voting districts prior to the November 2018 election. The City Manager has executed a contract with National Demographics Corporation in an amount not to exceed \$50,000.

Staff is seeking City Council to ratify the contract and approve the transfer of funds from the City's general fund reserves to the City Manager's budget for professional services (4213-4310).

Financial Consideration(s):

A budget amendment for \$50,000 from the City's general fund reserve to the City Manager's professional services account is necessary, as this project was not previously budgeted in the 2017-2018 fiscal year.

Commission/Board Recommendation:

"In God We Trust"

Not applicable.

Staff Recommendation:

Staff recommends that City Council ratify the contract with National Demographics Corporation and approve the budget amendment.

Attachments:

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

Review:

- ☒ Asst. City Manager
- ☒ City Attorney
- ☒ City Clerk
- ☒ City Manger
- ☒ Finance

Date:

- 01/09/18
- 01/11/18
- 01/11/18
- 01/09/18
- 01/11/18



CITY OF LEMOORE

BUDGET AMENDMENT FORM

Date:	1/9/2018	Request By:	Nathan Olson
Requesting Department: City Manager			

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	GF Reserve	1010		\$ (50,000.00)	
					\$ -

TO:

Fund	Budget Unit	Account	Current Budget	Proposed Increase/Decrease:	Proposed New Budget
001	4213	4310	\$ 139,340.00	\$ 50,000.00	\$ 189,340.00
					\$ -

JUSTIFICATION FOR CHANGE/FUNDING SOURCE:

APPROVALS:

Department Head:	Date:
City Manager:	Date:
Completed By:	Date:

**CITY OF LEMOORE
CONSULTANT SERVICES AGREEMENT**

This Consultant Services Agreement ("Agreement") is entered into between the City of Lemoore, a California municipal corporation ("City") and National Demographics Corporation ("Consultant") with respect to the following recitals, which are a substantive part of this Agreement. This Agreement shall be effective on the date signed by City, which shall occur after execution by Consultant ("Effective Date").

RECITALS

- A. City desires to obtain services for the facilitation of demographic service opportunities and for the pursuit of creating districts for council elections, as further set forth in the proposals from Consultant attached as **Exhibit A** ("Proposal") and incorporated herein by reference ("Services"). If there is a conflict between the terms of the Proposal and this Agreement, this Agreement shall control.
- B. Consultant is engaged in the business of furnishing the Services and hereby warrants and represents that it is qualified, licensed, and professionally capable of performing the Services.
- C. City desires to retain Consultant, and Consultant desires to provide the City with the Services, on the terms and conditions as set forth in this Agreement.

NOW, THEREFORE, in consideration of the promises and mutual agreements herein, City and Consultant agree as follows:

AGREEMENT

1. **Scope of Services.** Consultant shall perform the Services described in the Recitals.
2. **Commencement of Services; Term of Agreement.** Consultant shall commence the Services upon City's issuance of a written "Notice to Proceed" and shall continue with the Services until Consultant, as determined by City, has satisfactorily performed and completed the Services, or until such time as the Agreement is terminated by either party pursuant to Section 16 herein, whichever is earlier.
3. **Payment for Services.** City shall pay Consultant a sum not to exceed the total set forth in **Exhibit A** for the Services performed pursuant to this Agreement. Consultant shall submit monthly invoices to City containing detailed billing information regarding the Services provided and unless otherwise specified in **Exhibit A**, City shall tender payment to Consultant within thirty (30) days after receipt of invoice.
4. **Independent Contractor Status.** Consultant and its subcontractors shall perform the Services as independent contractors and not as officers, employees, agents or volunteers of City. Nothing contained in this Agreement shall be deemed to create any contractual relationship between City and Consultant's employees or subcontractors, nor shall anything contained in this Agreement be deemed to give any third party, including but not limited to Consultant's employees or

subcontractors, any claim or right of action against City.

5. Standard of Care. Consultant expressly represents it is qualified in the field for which Services are being provided under this Agreement and that to the extent Consultant utilizes subcontractors, employees, volunteers or agents, such subcontractors, employees, volunteers or agents are, and will be, qualified in their fields. Consultant also expressly represents that both Consultant and its subcontractors, employees, volunteers or agents, if any, are now, and will be throughout their performance of the Services under this Agreement, properly licensed or otherwise qualified and authorized to perform the Services required and contemplated by this Agreement. Consultant and its subcontractors, if any, shall utilize the standard of care and skill customarily exercised by members of their profession, shall use reasonable diligence and best judgment while performing the Services, and shall comply with all applicable laws and regulations.

6. Identity of Subcontractors and Sub-Consultants. No subcontractors shall be used.

7. Subcontractor Provisions. Not applicable.

8. Power to Act on Behalf of City. Consultant shall not have any right, power, or authority to create any obligation, express or implied, or make representations on behalf of City except as may be expressly authorized in advance in writing from time to time by City and then only to the extent of such authorization.

9. Record Keeping; Reports. Consultant shall keep complete records showing the type of Services performed. Consultant shall be responsible and shall require its subcontractors to keep similar records. City shall be given reasonable access to the records of Consultant and its subcontractors for inspection and audit purposes. Consultant shall provide City with a working draft of all reports and five (5) copies of all final reports prepared by Consultant under this Agreement.

10. Ownership and Inspection of Documents. All data, tests, reports, documents, conclusions, opinions, recommendations and other work product generated by or produced for Consultant or its subcontractors, employees, volunteers or agents in connection with the Services, regardless of the medium, including written proposals and materials recorded on computer discs ("Work Product"), shall be and remain the property of City. City shall have the right to use, copy, modify, and reuse the Work Product as it sees fit. Upon City's request, Consultant shall make available for inspection and copying all such Work Product and all Work Product shall be turned over to City promptly at City's request or upon termination of this Agreement, whichever occurs first. This obligation shall survive termination of this Agreement and shall survive for four (4) years from the date of expiration or termination of this Agreement.

11. Confidentiality. All data, reports, conclusions, opinions, recommendations and other Work Product prepared and performed by and on behalf of Consultant in connection with the Services performed pursuant to this Agreement shall be kept confidential and shall be disclosed only to City, unless otherwise provided by law or expressly authorized by City. Consultant shall not disclose or permit the disclosure of any confidential information acquired during performance of the Services, except to its agents, employees and subcontractors who need such confidential information in order to properly perform their duties relative to this Agreement. Consultant shall also require its

subcontractors, employees, volunteers or agents to be bound to these confidentiality provisions.

12. City Name and Logo. Consultant shall not use City's name or insignia, photographs relating to the City projects for which Consultant's services are rendered, or any publicity pertaining to the Consultant's services under this Agreement in any magazine, trade paper, newspaper, television or radio production or other similar medium without the prior written consent of City.

13. Conflicts of Interest. Consultant warrants that neither Consultant nor any of its employees have an interest, present or contemplated, in the Services. Consultant further warrants that neither Consultant nor any of its employees have real property, business interests or income that will be affected by the Services. Consultant covenants that no person having any such interest, whether an employee or subcontractor, shall perform the Services under this Agreement. During the performance of the Services, Consultant shall not employ or retain the services of any person who is employed by the City or a member of any City Board or Commission.

14. Non-liability of Officers and Employees. No officer or employee of City shall be personally liable to Consultant, or any successors in interest, in the event of a default or breach by City for any amount which may become due Consultant or its successor, or for any breach of any obligation under the terms of this Agreement.

15. City Right to Employ Other Consultants. This Agreement is non-exclusive with Consultant. City reserves the right to employ other consultants in connection with the Services.

16. Termination of Agreement. This Agreement shall terminate upon completion of the Services, or earlier as set forth in **Exhibit A**.

Upon receipt of a termination notice (or completion of this Agreement), Consultant shall: (i) promptly discontinue all Services affected (unless the notice directs otherwise); and (ii) deliver or otherwise make available to the City, without additional compensation, all data, documents, procedures, reports, estimates, summaries, and such other information and materials as may have been accumulated by the Consultant in performing this Agreement, whether completed or in process. Following the termination of this Agreement for any reason whatsoever, City shall have the right to utilize such information and other documents, or any other works of authorship fixed in any tangible medium of expression, including but not limited to written proposals, data magnetically or otherwise recorded on computer disks, or other writings prepared or caused to be prepared under this Agreement by Consultant. Consultant may not refuse to provide such writings or materials for any reason whatsoever.

17. Indemnity and Defense. Consultant hereby agrees to indemnify, defend and hold the City, City Council members, employees, volunteers, agents and city officials harmless from and against all claims, demands, causes of action, actions, damages, losses, expenses, and other liabilities (including without limitation reasonable attorney fees and costs of litigation) of every nature arising out of or in connection with actual acts, errors, omissions or negligence of Consultant or its subcontractors, employees, volunteers or agents relating to the performance of Services described herein.

18. Assignment. Neither this Agreement nor any duties or obligations hereunder shall be assignable by Consultant without the prior written consent of City. In the event of an assignment to which City has consented, the assignee shall agree in writing to personally assume and perform the covenants, obligations, and agreements herein contained. In addition, Consultant shall not assign the payment of any monies due Consultant from City under the terms of this Agreement to any other individual, corporation or entity. City retains the right to pay any and all monies due Consultant directly to Consultant.

19. Form and Service of Notices. Any and all notices or other communications required or permitted by this Agreement or by law to be delivered to, served upon, or given to either party to this Agreement by the other party shall be in writing and shall be deemed properly delivered, served or given by one of the following methods:

a. Personally delivered to the party to whom it is directed. Service shall be deemed the date of delivery.

b. Delivered by e-mail to a known address of the party to whom it is directed, provided the e-mail is accompanied by a written acknowledgment of receipt by the other party. Service shall be deemed the date of written acknowledgment.

c. Delivery by a reliable overnight delivery service, ex., Federal Express, receipted, addressed to the addressees set forth below the signatories to this Agreement. Service shall be deemed the date of delivery.

d. Delivery by deposit in the United States mail, first class postage prepaid. Service shall be deemed delivered seventy-two (72) hours after deposit.

20. Entire Agreement. This Agreement, including the attachments, represents the entire Agreement between City and Consultant and supersedes all prior negotiations, representations or agreements, either written or oral, with respect to the subject matter herein. This Agreement may be amended only by written instrument signed by both City and Consultant.

21. Successors and Assigns. This Agreement shall be binding upon and shall inure to the benefit of the parties hereto and their respective successors and assigns.

22. Authority. The signatories to this Agreement warrant and represent that they have the legal right, power, and authority to execute this Agreement and bind their respective entities.

23. Severability. In the event any term or provision of this Agreement is declared to be invalid or illegal for any reason, this Agreement will remain in full force and effect and will be interpreted as though such invalid or illegal provision were not a part of this Agreement. The remaining provisions will be construed to preserve the intent and purpose of this Agreement and the parties will negotiate in good faith to modify any invalidated provisions to preserve each party's anticipated benefits.

24. Applicable Law and Interpretation and Venue. This Agreement shall be interpreted in accordance with the laws of the State of California. 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. This Agreement is entered into by City and Consultant in the County of Kings, California. Thus, in the event of litigation, the Parties agree venue shall only lie with the appropriate state or federal court in Kings County.

25. Amendments and Waiver. This Agreement shall not be modified or amended in any way, and no provision shall be waived, except in writing signed by the parties hereto. No waiver of any provision of this Agreement shall be deemed, or shall constitute, a waiver of any other provision, whether or not similar, nor shall any such waiver constitute a continuing or subsequent waiver of the same provision. Failure of either party to enforce any provision of this Agreement shall not constitute a waiver of the right to compel enforcement of the remaining provisions of this Agreement.

26. Third Party Beneficiaries. Nothing in this Agreement shall be construed to confer any rights upon any party not a signatory to this Agreement.

27. 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.

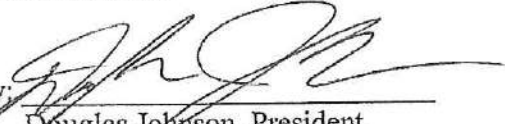
28. Alternative Dispute Resolution. If a dispute arises out of or relating to this Agreement, or the alleged breach thereof, and if said dispute cannot be settled through negotiation, the parties agree first to try in good faith to settle the dispute by non-binding mediation before resorting to litigation or some other dispute resolution procedure, unless the parties mutually agree otherwise. The mediator shall be mutually selected by the parties, but in case of disagreement, the mediator shall be selected by lot from among two nominations provided by each party. All costs and fees required by the mediator shall be split equally by the parties; otherwise, each party shall bear its own costs of mediation. If mediation fails to resolve the dispute within thirty (30) days, either party may pursue litigation to resolve the dispute.

Demand for mediation shall be in writing and delivered to the other party to this Agreement. A demand for mediation shall be made within reasonable time after the claim, dispute or other matter in question has arisen. In no event shall the demand for mediation be made after the date when institution of legal or equitable proceedings based on such a claim, dispute or other matter in question would be barred by California statutes of limitations.

29. Non-Discrimination. Consultant shall not discriminate on the basis of any protected class under federal or State law in the provision of the Services or with respect to any Consultant employees or applicants for employment. Consultant shall ensure that any subcontractors are bound to this provision. A protected class includes, but is not necessarily limited to, race, color, national origin, ancestry, religion, age, sex, sexual orientation, marital status, and disability.

NOW, THEREFORE, the City and Consultant have executed this Agreement on the date(s) set forth below.


CONSULTANT

By: 
Douglas Johnson, President

Date: 1-8-2018

Party Identification and Contact Information:
National Demographics Corporation
Douglas Johnson, President
(818) 254-1221

CITY OF LEMOORE

By: 
Nathan Olson, Interim City Manager

Date: 1/4/2018

City of Lemoore
Attn: Nathan Olson, City Manager
711 W. Cinnamon Drive
Lemoore, CA 93245
nolson@lemoore.com
(559) 924-6700

EXHIBIT A CONSULTANT PROPOSAL

See attached.



Exhibit A

National Demographics Corporation

**A Proposal to the
City of Lemoore
for Demographic Services**

**By National Demographics Corporation
Douglas Johnson, President**

December 14, 2017

Phone: (818) 254-1221
FAX (818) 254-1221

P.O. Box 5271
Glendale, CA 91221

info@NDCresearch.com
www.NDCresearch.com



National Demographics Corporation

December 14, 2017

Mr. Nathan Olson
City Manager
721 W. Cinnamon Drive
Lemoore, California 93245

Dear Mr. Olson,

Thank you for the opportunity to provide this proposal to the City of Lemoore. NDC has 38 years of experience districting and redistricting local jurisdictions, together with unmatched experience working with jurisdictions facing California Voting Rights Act (CVRA) concerns. Based in Glendale, NDC has worked on the transition to by-district elections for over 70 cities, more than 100 school districts, and a variety of other local California jurisdictions, including Visalia, Tulare, Exeter, Sanger, Parlier, and King City. We welcome the opportunity to bring the firm's expertise and skills to assist Lemoore with this important project.

For each project, there are certain required basic elements, and there are several options that the City can include or leave out at its option. NDC carefully tailors each project to the needs and goals of the individual client partner. NDC welcomes the opportunity to work with the City to encourage public participation in the districting process, and NDC offers a number of tools developed specifically for public engagement in this effort. And we offer templates and samples for every step of the project: analysis and staff reports; outreach materials; web pages and even resolution and ordinance templates.

The attached proposal consists of a brief introduction; specific proposed project elements and options; timeline and cost information; conclusion; and signature section. NDC looks forward to working with you on this effort. Please call or email if you have any questions, concerns, or requests regarding this proposal.

Sincerely,

Douglas Johnson
President



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Resume of Senior Consultant Ms. Shalice Tilton.....	16



National Demographics Corporation

About National Demographics Corporation:

Brief Company History

NDC has served hundreds of local governments over the past 37 years. Founded in 1979, NDC has performed work in all regions of the country, serving clients as varied as the States of Mississippi, Arizona, Florida and Illinois, Clark County Nevada, American Waterworks, California's Franchise Tax Board, the San Diego Unified School District, the Foundation for California, and the Arizona cities of Glendale, Mesa, Peoria, Phoenix, Mesa and Surprise.

The company is especially well known for its work in local and state government. Since 2002, NDC has established a reputation as the state's leading demographic expert on the California Voting Rights Act (CVRA), having performed demographic assessments of potential CVRA liability for over 300 jurisdictions.

No company has been responsible for addressing the electoral demographic needs of more local governments, as NDC has districted and/or redistricted well over 150 local school districts, cities, water districts, county boards, and other local districts. Nationally recognized as a pioneer in good government districting and redistricting, NDC is especially experienced in working with local jurisdictions in California, Arizona and Nevada.

This background gives us unmatched expertise in the issues, questions, and decisions jurisdictions face in any discussion regarding the California and Federal Voting Rights Act and related election system choices.

NDC and the California Voting Rights Act

NDC has performed analysis of potential demographic liability under the California Voting Rights Act (CVRA) for over 200 jurisdictions in California. For those jurisdictions actually sued under CVRA (none of which were NDC clients prior to the filing of the lawsuit), all but one hired NDC to assist in evaluating their demographics, voting history, legal situation, and options. This includes Madera Unified, Modesto, the City of Madera, Visalia, Compton, the City of Escondido, Palmdale, Santa Clarita Community College District, Glendale Community College District, ABC Unified, and Anaheim. Only Compton Community College faced a lawsuit without the assistance of NDC, as their case was a 'friendly' lawsuit where the settlement was pre-arranged with the plaintiffs prior to the filing of the case.

No other firm even comes close to NDC's experience with this still-new law, and many of the jurisdictions listed above came to NDC after discovering the demographers they initially hired either did not sufficiently understand California and Federal Voting Rights law and the related demographics to help, or the demographers so badly handled the project that their own demographers' work directly resulted in the jurisdiction being sued.

NDC's expertise in both Voting Rights demographics and in the drawing of election districts is widely recognized. NDC's personnel are responsible for numerous books and articles on the subject, and President Douglas Johnson has been a speaker on the CVRA at conferences of the California School Board Association, the California Latino School Board Member Association, the California League of Cities, and other state and national conferences.



National Demographics Corporation

NDC's Districting Process

The following information is provided for information and for use if a jurisdiction decides to move to by-district elections. If the client decides not to move to by-district elections, the work would end with the demographic analysis described above.

Technical Expertise

NDC's personnel are nationally recognized as leaders in the districting field, and are responsible for numerous books and articles on the subject. NDC possesses all the hardware and software necessary to the districting and redistricting needs of any jurisdiction, and its personnel have extensive experience in performing graphics districting and redistricting work as well as in developing databases for districting use.

The technical demands of a districting effort are high, and NDC is the undisputed leader in this area. But far more important than technical expertise are the interpersonal understanding and experience working with all parties in the process, including the public.

Public Involvement

NDC pioneered the "transparent districting" approach which involves the public at every stage of the process. The company invented the "public participation kit" for public participation in districting efforts, which many of the firm's competitors now attempt to duplicate. Perhaps NDC's most valuable service is the firm's experience transforming often-contentious and passionate debates on this difficult subject into thoughtful, constructive discussions focused on the options and outcomes rather than individual personalities or positions. NDC also has considerable experience working with translators in public forums and providing materials in English and Spanish.

Minority Group Outreach/Partnerships

U.S. Supreme Court decisions are constantly changing the rules regarding districting, "race-based districting," and the establishment of districts focused on the electoral power of "protected classes." It is crucial that the consultant work with the racial, ethnic, and other community groups at the beginning of the process to welcome their ideas and develop the appropriate expectations regarding minority representation prospects. No NDC local districting or redistricting plans has ever been challenged in Court or by the Department of Justice.

Openness

Any change in election systems can have momentous implications for the distribution of political power in a jurisdiction and for access by groups and individuals to the governance process. Not surprisingly, such changes often attract much public attention, sometimes generate intense controversy, and may draw charges of manipulation and abuse of power. Indeed, disputes over the form and substance of the process may often result in stalemate or legal challenge. It is crucial, therefore, that the jurisdiction establish, at the beginning, a process that is not only fair, but that is seen to be fair, to all contending groups and individuals.



National Demographics Corporation

Media Outreach

The firm's work has been widely praised in the media, and NDC has worked extensively on background, off the record, and on the record with all types of press including radio, television, newspaper, and new media.

Local Leadership

NDC views its role as an advisor and technical resource. The firm advises its clients, but every project remains the client's project. NDC offers guidance based on its experience and expertise, but ultimately the decisions are made by the jurisdiction itself. NDC welcomes the chance to assist this project under the guidance and direction of the jurisdiction's elected leadership, key staff members, and the entire community.

Impeccable References

All of NDC's former clients – without exception – can be contacted for references. The firm has no embarrassing projects. All NDC's local districting and redistricting plans have been accepted into law with a minimum of controversy.

Mr. Rick Haydon, City Manager, City of Santa Maria, 110 E. Cook Street, Santa Maria, CA 93454-5190. Phone: (805) 925-0951 ext. 2200. Email: rhaydon@cityofsantamaria.org

Ms. Pam Abel, Superintendent, Modesto City Schools, 426 Locust Street, Modesto, CA 95351-2631. Phone: (209) 574-1616. Email: able.p@mcs4kids.com

Mr. Darrell Talbert, City Manager, City of Corona, 400 S Vicentia Avenue, Corona, CA 92882-2187. Phone: 951.279.3670. Email: Darrell.Talbert@ci.corona.ca.us

Mr. Steve Carrigan, City Manager, City of Merced, 678 West 18th Street, Merced, CA 95340. Phone: 209- 385-6834 Email: citymanager@cityofmerced.org

Mr. Devin Reif, Strategic Planning, City of Oakland, 250 Frank H. Ogawa Plaza, Suite 3315, Oakland, CA 94612. Phone: 510-238-3550 Email: DReiff@oaklandnet.com

Mr. David Silberman, Deputy County Counsel, San Mateo County, 400 County Center, 6th Floor, Redwood City, CA 94063. Phone: 650-363-4749 Email: dsilberman@smcgov.org

Judge Hugh Rose (retired), Chairman, City of Modesto Districting Commission. 508 King Richard Lane, Modesto, CA 95350. Phone (209) 522-0719. Email: hhrose@hotmail.com.

Ms. Lucinda Aja, City Clerk, City of Buckeye, Arizona. 100 N Apache Rd, Suite A, Buckeye, AZ 85326. Phone (623) 349-6007. Fax (623) 349-6098. Email: laja@buckeyeaz.gov.



National Demographics Corporation

Proposed Scope of Work

To provide the flexibility to meet the needs of the client if it decides to move to by-district-area elections, NDC offers a full menu of options:

Basic Districting Project Elements

Includes all of the services listed below:\$17,000

- Project Setup and coordination:
 - Development of redistricting database including Census and California Statewide Database data;
 - Incorporation of any Geographic Information System (GIS) data that the District wishes to include and provides (often including school locations; school attendance areas; important local landmarks; or local neighborhood boundaries);
 - Initial discussion with key staff and/or Council members about demographics, communities of interest, schedule and criteria;
 - Any phone- or web-conference calls to discussion the project's progress or answer any Council, staff or media questions that may arise;
- Plan Development:
 - Creating of 2 to 4 initial draft maps for Council and public consideration;
 - Analysis and preparation for Council consideration of all whole or partial plans submitted by the public;
 - Conversion of all maps and reports to web-friendly versions for online posting;
 - Online posting of all maps to an interactive website for detailed review;
 - Any requested additional maps and/or map revisions requested;
- Plan Presentation:
 - Presentations at Council meetings and/or public forums by phone- or web-conference (or in person for the "in person presentation" fee listed under "optional elements" below);
- Work with the County Registrar of Voters to implement the final adopted plan.

Optional Districting Project Elements

Selected at the client's discretion:

- In-person presentation at additional Council meetings, facilitation of public forum(s), and/or any other requested meetings;\$2,000
- Preparation and processing of paper, PDF and Excel-based "public participation kits" (paper kits that allow the public to draw and submit their own plans).....\$3,500
- Creation, hosting, and updating of an NDC--managed project information website (if the client does not wish to manage a project website as part of its existing website).\$3,500
- Hosting, managing and processing submitted plans for an online interactive system that allows public to draw and submit proposed districting plans through a standard web browser.....\$12,500
- Spanish translation of project-related materials.....\$125 per page



National Demographics Corporation

Stated prices include all travel, printing (except public participation kits and any large-plot maps), and other anticipated expenses.

Timeline: timeline will be established in consultation with the client. This Level ideally has three to nine months available, but can be done faster when necessary.

Other Potential Project-Related Expenses:

The only anticipated additional districting expenses would be any site or staff costs for conducting the community forums; and the cost of printing or copying paper copies of the "Public Participation Kit." In NDC's experience, most public participants will download and print the Kits in their own homes or offices.

Additional Analysis

NDC is happy to assist with any additional analysis that the client requests at our standard hourly rates:

Principal (Dr. Douglas Johnson)	\$200 per hour
Vice President (Justin Levitt).....	\$125 per hour
Senior Analyst.....	\$75 per hour
Analyst / Clerical.....	\$50 per hour

Dr. Johnson is also available for deposition and/or testimony work if needed, at \$250 per hour.

Requested Payment terms:

NDC requests that one-half payment be made at project start and one-half at the conclusion.

Conclusion

Since its founding NDC has been the preeminent company in the nation devoted to local election systems. To summarize:

- NDC, founded in 1979, has a demonstrated record of financial solvency.
- NDC's hardware and software resources were specially designed and acquired for election-related demographic analysis.
- NDC's highly respected personnel have impeccable credentials in each aspect of the districting and redistricting processes.
- NDC's suggested approach has been tested in many jurisdictions.
- Any NDC client can be contacted for testimonials and reference.
- NDC has more experience in the field of municipal election demographics than any other company.
- NDC has demonstrated experience over many years in working with the press and media on local election system issues.
- NDC possesses fully up-to-date and highly effective geographic retrieval systems with applications specifically designed for election-related demographic analysis.



National Demographics Corporation

It should be clear that NDC has all of the resources of experience, technical expertise, and legal/political know-how to assist the City in its current effort. NDC looks forward to the opportunity to work with the City on this project.

Proposal Acceptance

The terms of this proposal are available for 45 calendar days from its delivery to you. In most situations, NDC is open to extending that period of time to meet any particular needs of your jurisdiction.

NDC prides ourselves on tailoring each project to the needs and goals of each individual client. NDC is open to any feedback, concerns, requests, or changes regarding this proposal. If, however, it is acceptable in its current form, then NDC welcomes the opportunity to begin work as soon as possible.

If your jurisdiction has specific contract and/or letter of agreement language you prefer to use, please provide it and ignore the signature block below. If you prefer, simply sign two copies of this proposal in the signature block below and return them to NDC. Once signed by NDC, one copy will be returned to you. Thank you.

For National Demographics Corporation

For the City of Lemoore

Douglas Johnson, President

Date

Date

NDC**Cities Assisted**

6/6/2017

Cities NDC assisted with making the election system change:

- | | | |
|---------------|----------------------|-------------------|
| 1. Anaheim | 13. Hemet | 25. Riverbank |
| 2. Banning | 14. Highland | 26. San Marcos |
| 3. Bellflower | 15. King City | 27. Sanger |
| 4. Buena Park | 16. La Mirada | 28. Santa Barbara |
| 5. Ceres | 17. Los Banos | 29. Santa Maria |
| 6. Chino | 18. Madera | 30. Tulare |
| 7. Compton | 19. Merced | 31. Turlock |
| 8. Corona | 20. Modesto | 32. Visalia |
| 9. Dixon | 21. Palmdale | 33. Whittier |
| 10. Eastvale | 22. Patterson | 34. Wildomar |
| 11. Escondido | 23. Rancho Cucamonga | 35. Yucaipa |
| 12. Fullerton | 24. Redlands | |

Cities NDC is assisting with currently making the change:

- | | | |
|-------------------|-------------------|-----------------|
| 1. Apple Valley | 6. Fontana | 11. Murrieta |
| 2. Cathedral City | 7. Goleta | 12. Rialto |
| 3. Carlsbad | 8. Hesperia | 13. Temecula |
| 4. Chino Hills | 9. Indio | 14. Vista |
| 5. El Cajon | 10. Jurupa Valley | 15. West Covina |

**Cities NDC is assisting that have not yet decided whether to change
(only those publicly noticed)**

1. Arcadia
2. Glendale
3. Lake Forest
4. Huntington Beach
5. Monrovia
6. Santa Clarita
7. Victorville

Douglas Mark Johnson

P.O. Box 5271
Glendale, CA 91221
djohnson@NDCresearch.com

mobile: (310) 200-2058
office: (909) 624-1442
fax: (818) 254-1221

Employment

President, National Demographics Corporation, 2006 – present.
Senior Analyst, National Demographics Corporation, 2001 – 2006.
Fellow, Rose Institute of State and Local Government, 2001 – present.
Project Manager and Senior Manager at three internet startup companies, 1999 – 2001.
U.S. Representative Stephen Horn, Legislative Director and System Manager, 1993 – 1997.
Coro Foundation, Fellowship in Public Affairs, 1992 – 1993.
Rose Institute for State and Local Government, Student Manager, 1989 – 1992.

Education

Claremont Graduate University, Ph.D. in Political Science, 2015. Dissertation: "Independent Redistricting Commissions: Hopes and Lessons Learned."
UCLA Anderson Graduate School of Management, MBA, 1999.
Claremont McKenna College, BA in Government (Political Science), 1992.

Academic Honors

Graduated Cum Laude from Claremont McKenna College.
Phi Beta Kappa. Philip Roland Prize for Excellence in Public Policy.

Publications and Articles

Christian Science Monitor "Let the public help draw voting districts," October 25, 2013.
New York Times, "The Case for Open Primaries," February 19, 2009.
Los Angeles Times Opinion Articles:
 "A neighbor's help on redistricting" June 24, 2007.
 "A Trojan horse primary for the GOP" February 25, 2007.
 "Where a porn palace stood" (article on redevelopment), July 30, 2006.
Fresno Bee Opinion Article: "The Poison Handshake" June 15, 2004.
Redistricting in America. Rose Institute of State and Local Government, 2010.
Restoring the Competitive Edge: California's Need for Redistricting Reform and the Likely Impact of Proposition 77. Rose Institute of State and Local Government, 2005.
"Competitive Districts in California" Rose Institute of State and Local Government, 2005.
Latinos and Redistricting: "Californios For Fair Representation" and California Redistricting in the 1980s. Rose Institute of State and Local Government, 1991.

Speaker or Panelist

California School Board Association Annual Education Conference panelist: "The California Voting Rights Act: What Board Members Must Know." December 4, 2015.
Associated Cities of California – Orange County, Keynote Speaker, Newly Elected Officials' Reception and Dinner, "The California Voting Rights Act," January 29, 2015.
California League of Cities, City Manager Department, 2015 Department Meeting: "Opportunity to Engage Residents: The California Voting Rights Act." January 29, 2015.
California League of Cities, City Clerk Department, 2014 Annual Meeting: "Whose Line Is It Anyway: Making the transition from at-large to by-district elections." September 3, 2014.
National Conference of State Legislatures, Redistricting and Elections Standing Committee: 2007 Spring Forum, "The Arizona Independent Redistricting Commissions' experiences with the first-ever independent redistricting."
National Conference of State Legislatures, Redistricting and Elections Standing Committee: 2008 Spring Forum, "Communities of Interest In Redistricting: A Practical Guide."

Douglas Mark Johnson

National Conference of State Legislatures, Redistricting and Elections Standing Committee: 2009 Fall Forum, "The Key to Successful Redistricting."

National Conference of State Legislatures, Redistricting and Elections Standing Committee: 2010 Spring Forum, "Communities of Interest in Redistricting: A key to drawing 2011 plans (and for their defense)."

National Conference of State Legislatures, Redistricting and Elections Standing Committee: 2011 Winter Forum, "Citizen Voting Age Data from a line-drawer's viewpoint."

Luncheon Keynote Speaker, Santa Barbara's Channel Cities Club, "California's next experiment: independent, public redistricting," January 18, 2011.

Annual Conference, Arizona League of Cities and Towns, Presenter at "Redistricting Law and the Voting Rights Act: What It Means for Your City or Town in 2011," August 25, 2010.

Redistricting, The 2010 Census, and Your Budget, Sponsored by the Rose Institute of State and Local Government, California League of Cities, October 15, 2009.

Arizona Election Law 2010 Continuing Legal Education Conference, "Communities of interest and technology in redistricting," sponsored by the Arizona State Bar Association, March 2010

California's New Independent Redistricting Commission, sponsored by the Irvine Foundation and the California Redistricting Collaborative, December 15, 2009

Tribal Association of Sovereign Indian Nations (TASIN) Legislative Day 2009, "The 2010 Census and 2011 Redistricting in California," December 2, 2009.

California School Board Association, "Litigation Issues and the California Voting Rights Act," December 4, 2009.

California Latino School Boards Association, "Introduction to the California Voting Rights Act," August 20, 2009.

Building a National Reform Movement, Salt Lake City, Utah, 2006, conference on redistricting reform hosted by the League of Women Voters, Campaign Legal Center, and The Council for Excellence in Government

Texas Tech University, "A Symposium on Redistricting," May, 2006

California League of Cities, "Introduction to the California Voting Rights Act."

Voices of Reform, a project of the Commonwealth Club of San Francisco: multiple forums on redistricting and / or term limits, 2006 – 2007

Classroom speaker at Pepperdine University, the University of La Verne, Pomona College and Claremont McKenna College

Justin Mark Levitt

P.O. Box 5271
Glendale, CA 91221
jlevitt@NDCresearch.com

mobile: (480) 390-7480
office: (818) 254-1221
fax: (818) 254-1221

Employment

Vice-President, National Demographics Corporation, 2012 – present.
Senior Analyst, National Demographics Corporation, 2003 – 2011.
Instructor in Political Science, University of California, San Diego, 2012 – present.
Graduate Research Fellow, Center for US-Mexico Studies, 2010 – present.
Graduate Research Fellow, University of California, San Diego, 2008 – 2010 and 2013 – 2014.
Jesse M. Unruh California Assembly Fellow. 2006 – 2007.
Rose Institute for State and Local Government, Student Manager. 2005 – 2006.

Education

University of California, San Diego, Ph.D. Political Science, 2016. Dissertation title: "The Impact of Geographic Patterns on Tradeoffs in Redistricting."
Claremont McKenna College, BA in Philosophy, Politics and Economics (PPE), 2006.

Academic Honors

California Studies Fellow, University of California, San Diego, 2007 – 2009
Graduated Cum Laude from Claremont McKenna College.

Publications and Conference Presentations

Settle, Jamie, Robert Bond, and Justin Levitt. 2011. "The Social Origins of Adult Political Behavior." *American Politics Research* 39 (2). 239-263

Miller, Kenneth and Justin Levitt. 2007. "The San Joaquin Valley." In The New Political Geography of California. Eds. Frederick Douzet, Thad Kousser, and Kenneth Miller. Berkeley: Institute of Government Studies.

"The Political Geography of Tradeoffs in Redistricting" Paper presented at the State Politics and Policy Conference, Iowa City, IA, 2013

Getting What You Want: A Bargaining Approach to Fair Division in Redistricting. Paper presented at the "Challenging Urban Borders : the geopolitics of immigration and segregation" workshop, Berkeley, CA, 2013 and the State Politics and Policy Conference, Houston, TX, 2012

"An Atlas of Public Health in Mexico" (with Alberto Diaz Cayeros). Paper presented at the Hewlett Foundation Conference on Public Health, Mexico City, DF. 2012

"Remoteness and the Territoriality of Public Health" (with Alberto Diaz Cayeros). Paper presented at the American Political Science Association conference, Seattle, WA. 2011

"Initiatives as revealed preferences"
Paper presented at the American Political Science Association conference, Seattle, WA. 2011

"No Se Puede: Latino Political Incorporation in Phoenix." Paper Presented at the New Political Geography of California conference, Berkeley, CA., 2009

Justin Mark Levitt

"Political Change in the Central Valley". Paper Presented at the Western Political Science Association conference, Las Vegas, NV., 2007

Working Papers

Hill, Seth, Thad Kousser, Alex Hughes, and Justin Levitt. ND. *"How Competitiveness Shapes Infrequent Primary Voters Response to Receiving a GOTV Mailer."*

Diaz-Cayeros, Alberto and Justin Levitt. ND. *"Remoteness and the Territoriality of Public Health."*

Levitt, Justin. ND. *"Getting What You Want: A Bargaining Approach to Fair Division in Commission-led Redistricting."*

Teaching Experience

California State University, Long Beach, Department of Political Science

Adjunct Professor—POSC 327 (Urban Politics)	Spring 2016-Present
Adjunct Professor—POSC 229 (Cases in Policy Analysis)	Present
Adjunct Professor—POSC 412 (Law and Social Change)	Spring 2016-Present
Adjunct Professor—POSC 399 (California Politics Short Course)	Present

University of California, San Diego, Department of Political Science

Co-Instructor—UPS 170 (Regional Governance Reconsidered)	Spring 2015
Instructor—Poli 100A (The Presidency)	Fall 2014
Instructor—Poli 160AA (Introduction to Public Policy Analysis)	Fall 2013
Instructor—Poli 10 (Introduction to American Politics)	Summer 2013

Shalice M. Tilton, M.M.C.

mobile: (714) 308-0726

stilton@NDCresearch.com

office: (818) 254-1221

Employment

Senior Consultant, National Demographics Corporation, 2017 – present.
City Clerk, Department Director, Executive Manager, City of Buena Park, CA, 1998 – 2017
Deputy City Clerk, Division Manager, City of Buena Park, CA, 1994 – 1997

Education

Master of Public Administration, National University
Bachelor of Science, Business Administration, Grand Canyon University
Master Municipal Clerk, International Institute of Municipal Clerks
Certified Municipal Clerk, International Institute of Municipal Clerks

Professional Affiliations

International Institute of Municipal Clerks
League of California Cities, City Clerks Department
City Clerks Association of California
Southern California City Clerks Association
Buena Park Area Business Council
Historical Society of Buena Park

External Highlights

Contributor, 2014 League of California Cities Western Cities publication, "The Balanced Triangle and the City Clerk's Role in Local Government."
Adjunct Professor, 2014-17 UC Irvine Extension and Association of California Cities – Public Policy Making Academy "Public Governance – City Government."
Guest Speaker, 2012 Association of California Cities Orange County, Government Leadership Summit, "Navigating Public Policy"
Guest Speaker, 2008 League of California Cities New Law and Election Seminar, "The Rewards of Being a Fearless City Clerk"
Co-Author, "International Institute of Municipal Clerks Code of Ethics Rules of Procedure," adopted by IIMC, July 2008
Guest Speaker, 2008 League of California Cities Mayor and City Council Executive Forum, "Technology and Electronic Media and the Public Records Act"
Educator and Trainer, 2007-2008 Master Municipal Clerk Academy of the International Institute of Municipal Clerks, "Understanding the Complex Legalities of the Clerk Domain"
Editor/Contributor, 2008 League of California Cities publication, "The People's Business: A Guide to the California Public Records Act"
2007 Integrity of Profession Award, Soroptimist International of Buena Park.
"Shalice Tilton Day," September 12, 2006, Buena Park City Council Proclamation
2003 President's Award, "Paying it Forward to Youth," City Clerks Association of California
2002 President's Ensemble Award, City Clerks Association of California
Founder, Program Chair, and Trainer, City Clerks Association of California, "Nuts & Bolts" Education Institute (100+ participants annually), 1997-2004
Mentor for Continuing Education for Public Officials, provided educational and professional guidance to entry-level City Clerks, 2002-2004
Guest Speaker, 2003 League of California Cities New Law and Election Seminar, "The Art of Preparing Minutes and Crafting Agenda Reports"
Nominated, 1999 International Institute of Municipal Clerks Technology Award of Excellence
Guest Speaker, City Clerks Association of California 1998 Annual Conference, "Charting Your Course - The Role, Responsibilities, and Duties of the City Clerk"
Guest Speaker, Government, Business & Education Tech Expo '97, "Records Management"



711 West Cinnamon Drive • Lemoore, California 93245 • (559) 924-6700 • Fax (559) 924-9003

Staff Report

Item No: 3-17

To: Lemoore City Council

From: Nathan Olson, Interim City Manager

Date: January 10, 2018

Meeting Date: January 16, 2018

Subject: Appointment of Fire Chief

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 appointment of Bruce German as Fire Chief of Lemoore Volunteer Fire Department.

Subject/Discussion:

Effective January 9, 2018, John Gibson retired as Fire Chief, serving a total of 33 years with the Lemoore Volunteer Fire Department. Per Lemoore Volunteer Fire Department (LVFD) By-Laws Article VI, Section 1E, "The Fire Chief shall be nominated by the department and shall be approved by the City Council." The department has nominated Bruce German to be appointed as Fire Chief, formerly holding the title of First Assistant Chief.

Financial Consideration(s):

None

Alternatives or Pros/Cons:

Council may choose to not approve Bruce German as Fire Chief.

Commission/Board Recommendation:

Not Applicable.

Staff Recommendation:

Staff recommends that Council approve the appointment of Bruce German as Fire Chief.

Attachments:

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

Review:

- ☒ Asst. City Manager
- ☒ City Attorney
- ☒ City Clerk
- ☒ City Manger
- ☒ Finance

Date:

01/11/18
01/11/18
01/11/18
01/11/18
01/11/18



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Staff Report

Item No: 3-18

To: Lemoore City Council
From: Nathan Olson, Interim City Manager
Date: January 11, 2018 **Meeting Date:** January 16, 2018
Subject: Letter of Support for Lemoore Sportsman's Club

Strategic Initiative:

- | | |
|--|---|
| <input type="checkbox"/> Safe & Vibrant Community | <input checked="" 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 attached letter of support for the growth and expansion of the Lemoore Sportsman's Club.

Subject/Discussion:

Council provided consensus for a letter of support to be drafted for the Lemoore Sportsman's Club at the December 5, 2017 council meeting. The letter states that the City of Lemoore fully supports the growth and expansion of the Sportsman's Club, highlights some of the services they provide, and includes the potential for the City to partner with the Sportsman's Club as a training facility for local law enforcement in the future.

Financial Consideration(s):

None.

Alternatives or Pros/Cons:

Council may choose to not approve the attached letter of support.

Commission/Board Recommendation:

Not Applicable.

Staff Recommendation:

Staff recommends that Council approve the attached letter of support.

Attachments:

- ☐ Resolution:
 - ☐ Ordinance:
 - ☐ Map
 - ☐ Contract
 - ☒ Other
- List: Letter of Support

Review:

- ☐ Asst. City Manager
- ☐ City Attorney
- ☒ City Clerk
- ☒ City Manger
- ☐ Finance

Date:

01/11/18
01/11/18



711 West Cinnamon Drive • Lemoore, California 93245 • (559) 924-6700 • Fax (559) 924-9003
City Council

January 16, 2018

RE: Lemoore Sportsman's Club Expansion – SUPPORT

To Whom It May Concern,

The City of Lemoore is pleased to strongly support the growth and expansion of the Lemoore Sportsman's Club.

The Lemoore Sportsman's Club is a non-profit organization that offers a wide variety of services to the community, such as rifle, handgun, skeet, and trap shooting along with archery, knife throwing. They are currently looking to expand and offer more services, such as a 300-meter long distance range.

The City of Lemoore fully supports the growth and expansion as it could provide an opportunity for the City to collaborate with the Lemoore Sportsman's Club as a training facility for our local law enforcement, as well as providing our citizens a safe place to practice.

Sincerely,

Raymond Madrigal
Mayor



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Staff Report

Item No: 4-1

To: Lemoore City Council

From: Frank Rivera, Acting Public Works Director

Date: December 12, 2017 Meeting Date: January 16, 2018

Subject: Ordering Annexation and Inclusion of an Additional Territory as Zone 7 of Public Facilities Maintenance District No. 1 and Confirming the Diagram and Assessment of Annual Levy for Fiscal Year 2018-2019 for Public Facilities Maintenance District No. 1 – Resolution 2018-03

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:

That Council hold a public hearing on the annexation of Zone 7 of the Public Facilities Maintenance District No. 1, the services and the first annual levy of assessments in the Added Territory. After the public hearing and approval of the property owners, that the Council, by motion, approve Resolution 2018-03 Ordering the Annexation and Inclusion of an Additional Territory as Zone 7 in Public Facilities Maintenance District No. 1; and Confirming the Diagram and Assessment of Annual Levy for Fiscal Year 2018-2019 for the Additional Territory Annexed as Zone 7 of Public Facilities Maintenance District No. 1. Authorize and direct the City Clerk to file the Diagram of the PFMD including the Added Territory, and assessments therein, a Notice of Assessment with respect to the Added Territory, and an amended map of the boundaries of the PFMD, incorporating the Added Territory as required by Sections 3110, 3113 and 3114 of the Streets & Highways Codes, with the Kings County Recorder.

Subject/Discussion:

On December 5, 2017, the City Council approved Resolution 2017-35, "A Resolution of the City Council of the City of Lemoore with Intention to (i) Annex and Include Additional Territories in Public Facilities Maintenance District No. 1 in the City of Lemoore, and (ii)

"In God We Trust"

Levy and Collect Annual Assessments in Such Annexed Territory for Fiscal Year 2018-2019 and Thereafter.”

In order for the annexation to be approved and the assessments levied on the lots generally located on the east side of Bush Place/Barcelona Drive; south of East Bush Street and “D” Place; and north of Toledo Street., the majority of the ballots submitted by property owners within the boundary of the added territory must consent to the annexation and levy of the assessment. Staff has confirmed that ballots have been sent and have been returned by the property owners to the City. Votes will be tabulated during the Council meeting on January 16, 2018. If the ballots submitted, and not withdrawn in favor of the proposed annexation, exceed the assessment ballots submitted and not withdrawn in opposition, then the added territory may be included in the PFMD No. 1, Zone 7.

Staff anticipates that 20 new residential lots will be added to the PFMD once construction is completed in the subdivision.

Financial Consideration(s):

A maximum assessment of \$339 will be applied on an annual per lot basis, beginning in fiscal year 2018-2019, and will be applied to each lot within the newly added territory. It is anticipated that approximately \$6,780 will be collected annually to maintain the neighborhood park, road, sidewalks and streetlights.

Alternatives or Pros/Cons:

Pros:

- Adoption of the resolution will assist in distributing the cost for maintenance of the subdivision to the property owners and not from the City’s General Fund.

Cons:

- Failure to adopt the resolution would put an additional burden on the general fund or not provide up keep of the PFMD

Commission/Board Recommendation:

Not Applicable.

Staff Recommendation:

Staff recommends City Council adopt Resolution 2018-03 to annex and include additional territories in Public Facilities Maintenance District No. 1 in the City of Lemoore, and levy and collect annual assessments in such annexed territories for fiscal year 2018/2019 and thereafter.

Attachments:

- ☒ Resolution: 2018-XX
- ☐ Ordinance:
- ☐ Map
- ☐ Contract
- ☒ Other
- List:

Review:

- ☒ Asst. City Manager
- ☒ City Attorney
- ☒ City Clerk
- ☒ City Manger
- ☒ Finance

Date:

- 12/28/17
- 01/11/18
- 01/11/18
- 01/11/18
- 01/11/18

RESOLUTION NO. 2018-03

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LEMOORE
(1) ORDERING ANNEXATION AND INCLUSION OF AN ADDITIONAL
TERRITORY AS ZONE 7 OF PUBLIC FACILITIES MAINTENANCE**

DISTRICT NO. 1; AND

**(2) CONFIRMING THE DIAGRAM AND ASSESSMENT OF ANNUAL LEVY
FOR FISCAL YEAR 2018-2019 FOR AN ADDITIONAL TERRITORY
ANNEXED TO AND INCLUDED AS ZONE 7 OF PUBLIC FACILITIES
MAINTENANCE DISTRICT NO. 1**

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 XIII D 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 “PFMD”), including different zones therein, and has thereafter levied and collected annual assessments for maintenance, operation, repair and periodic replacement of landscaping, street lights, local streets, parks and other appurtenant facilities and improvements within each zone described as follows:

Plants, shrubbery, trees, turf, irrigation systems, entry monuments, local street maintenance, parks, hardscapes, walls, fencing, playground, water feature, street lights and appurtenant facilities in public rights-of-way easements within the proposed boundaries of the PFMD,

(collectively, the “Facilities and Improvements”) which provide particular, distinct special benefits to the various lots and parcels assessed over and above the general benefits conferred on such lots and parcels and the public at large; and

WHEREAS, the City has determined that lots and parcels within Tract 908 (Capistrano Phase 5), in the City of Lemoore, California (the “Added Territory”), receive such special benefits from the Facilities and Improvements with the Added Territory and therefore should be annexed to and included in the PFMD as Zone 7 thereof, and be subject to levy of annual assessments for the cost of maintenance, operation, repair and periodic replacement of such Facilities and Improvements; and

WHEREAS, at the direction of the City Council, the City Engineer has prepared and filed with the City Clerk a report entitled “City of Lemoore Engineer’s Annexation Report, Public Facilities Maintenance District No. 1, Annexation of Territory as Zone 7, dated November 2017 (the “Engineer’s Report”), to which reference is hereby made, which Engineer’s Report contains a description of the existing Facilities and Improvements specially benefiting the lots and parcels within the Added Territory, the boundaries of the Added Territory proposed to be annexed to the PFMD as Zone 7 thereof in these proceedings, the Facilities and Improvements existing in and proposed for the Added Territory, and the general location and proposed assessments on the assessable lots and parcels of land within the Added Territory; and

WHEREAS, the City Engineer also has prepared and filed with the City Clerk an amended map of the boundaries of the PFMD, incorporating the Added Territory within the boundaries as Zone 7 of the PFMD, as proposed in these proceedings; and

WHEREAS, the proceeds of the annual assessments will be used exclusively to finance the expenses for operation and maintenance of the Facilities and Improvements benefiting the lots and parcels within the Added Territory for the 2018-2019 fiscal year or other fiscal year for which such assessments are levied, which operation and maintenance will provide particular, distinct special benefits to the various lots and parcels in the Added Territory, over and above the general benefits conferred on such lots and parcels and the public at large; and

WHEREAS, the amount of the assessment to be levied on each lot or parcel in the Added Territory for the 2018-2019 fiscal year, as proposed in the Engineer’s Report, is proportional to and no greater than the special benefits conferred on such lot or parcel from the maintenance, operation, repair and periodic replacement of the Facilities and Improvements described in the Engineer’s Report; and

WHEREAS, after notice by mail to the record owner of all lots and parcels within the Added Territory, as shown in the last equalized assessment roll of the County of Kings, the State Board of Equalization assessment roll or as known to the City Clerk, as required by Streets & Highways Code Section 22588 and Government Code Section 53753, the City Council conducted a public hearing and heard and considered all objections and protests to the proposed assessments; and, at the conclusion thereof, the City Clerk tabulated all assessment ballots submitted and not withdrawn in support of or in opposition to the proposed annexation and assessment of the lots and parcels in the Added Territory, and announced the results; and

WHEREAS, the City Council has determined, based on such ballot tabulation, that a majority protest to the proposed annexation and assessment of the lots and parcels within the Added Territory does not exist, in that the assessment ballots submitted and not withdrawn in favor

of the proposed annexation and assessment exceed the assessment ballots submitted and not withdrawn in opposition; and

WHEREAS, the City Council has further determined that all of the property owners within the Added Territory either have consented to the annexation to and inclusion in Zone 7 of the PFMD and the levy of the assessments proposed for the 2018-2019 fiscal year or have failed to file a majority protest against the proposed annexation and annual assessment in the manner provided by law;

THEREFORE, the City Council of the City of Lemoore resolves, finds and determines as follows:

1. All territories within Tract No. 908, whose boundaries are set forth in the Engineer's Report on file with the City Clerk, are annexed to and made part of City of Lemoore Public Facilities Maintenance District No. 1 as Zone 7 thereof. The map of the boundaries of the PFMD prepared by the City Engineer and showing annexation of the Added Territory as Zone 7 thereof, is hereby approved.
2. The Added Territory, whose boundaries are set forth in the Engineer's Report, will be particularly, distinctly and specially benefited, over and above the general benefits conferred on such territory and the public at large, from maintenance, operation, repair and periodic replacement of the Facilities and Improvements described in the Engineer's Report.
3. The hearing on the annexation of the territory within the Added Territory as Zone 7 of the PFMD and the levy of annual assessments therein, commencing with 2018-2019 fiscal year, was noticed and held in accordance with law.
4. The Engineer's Report, including the diagram of the Added Territory as Zone 7 of the PFMD and the assessment therein of the estimated costs of maintenance, operation, repair and periodic replacement of the Facilities and Improvements contained in the Engineer's Report, and each and every part of the Engineer's Report, is finally adopted, confirmed and approved.
5. The assessment diagram showing the lots and parcels of land within the Added Territory as part of Zone 7 of the PFMD, all as contained in the Engineer's Report, is finally approved and confirmed as the diagram of the lots and parcels within the Added Territory to be assessed to pay the costs of maintenance, operation, repair and periodic replacement of the Facilities and Improvements described in the Engineer's Report.
6. The assessment of the total amount of the costs and the individual assessments thereof on the lots and parcels within the Added Territory in proportion to the direct special benefits to be conferred on each such lot or parcel from maintenance, operation, repair and periodic replacement of the Facilities and Improvements, and of the expenses incidental thereto, as set

forth in the Engineer's Report, is finally approved and confirmed as the assessment for the 2018-2019 fiscal year to pay such costs.

7. The annexation and inclusion of the Added Territory as Zone 7 of the PFMD, and the levy of the annual assessments on all lots and parcels within the Added Territory for fiscal year 2018-2019, as described in the Resolution of Intention and the Engineer's Report, are hereby ordered.
8. The City Clerk is authorized and directed to file the diagram of the PFMD, including the Added Territory as Zone 7 thereof, and assessments therein, as approved and confirmed by the Council and containing all information and statements required by Section 3114 of the Streets & Highways Code, with the Kings County Recorder immediately after adoption of this resolution. The City Clerk is further authorized and directed to record a notice of assessment with respect to the Added Territory pursuant to Streets & Highways Code Section 3114. The City Clerk is further authorized and directed to file the amended map of the boundaries of the PFMD, incorporating the Added Territory within Zone 7, as approved by the City Council and containing all information and statements provided for in Streets & Highways Code Sections 3110 and 3113, with the Kings County Recorder not later than 10 days after the date this resolution is adopted.
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 16th day of January 2018, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

APPROVED:

Mary J. Venegas
City Clerk

Ray Madrigal
Mayor



City of Lemoore

Engineer's Annexation Report

Public Facilities Maintenance

District No. 1

**ANNEXATION OF TERRITORY AS
ZONE 07**

Commencing Fiscal Year 2018/2019

Intent Meeting: December 5, 2017

Public Hearing: January 16, 2018

**CITY OF LEMOORE
711 W CINNAMON DRIVE
LEMOORE, CA 93245**

**NOVEMBER 2017
PREPARED BY
WILLDAN FINANCIAL SERVICES**

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ENGINEER'S ANNEXATION REPORT AFFIDAVIT

City of Lemoore Public Facilities Maintenance District No. 1

Annexation No. 2018-1

Annexation of Territory (Tract No. 908) as Zone 07

For Fiscal Year 2018/2019

City of Lemoore, Kings County, State of California

As part of the Resolution of Intention packet presented for the consideration of the Lemoore City Council, this Report and the enclosed budgets, diagrams, and descriptions outline the proposed annexation of territory ("Annexation No. 2018-1") to the Lemoore Public Facilities Maintenance District No. 1 and the establishment of annual assessments related thereto commencing in Fiscal Year 2018/2019. Said annexation includes all lots and parcels of land within Tract No. 908 known as "Capistrano Phase 5" and is currently identified on the Kings County Assessor's Parcel Maps as Book 023, Page 040, Parcel 057.

Reference is hereby made to the Kings County Assessor's Parcel Maps for a detailed description of the lines and dimensions of each parcel within Annexation No. 2018-1. 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 XIII D ("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" or "PFMD") 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 pavement, 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 Codes, 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 2017/2018, 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

Proposed Fiscal Year 2018/2019 Annexation

By resolution, the City Council has ordered the preparation of this Engineer's Report ("Report") in connection with the proceedings for the annexation of Tract 908 to the Lemoore Public Facilities Maintenance District No. 1 and to be designated and referred to as:

Annexation No. 2018-1

(hereafter referred to as "Annexation No. 2018-1" or "Annexation Territory"), and the establishment of the new maximum annual assessments related thereto, to be levied and collected upon properties within the Annexation Territory commencing in Fiscal Year 2018/2019 for the special benefits each property receives from the maintenance and servicing of the improvements to be provided by the City through the District.

Annexation No. 2018-1 consists of all lots and parcels of land within the planned residential development identified as Tract No. 908 (Capistrano Phase 5) which when fully developed will consist of 20 single-family residential units. Tract 908 is generally located on the east side of Bush Place/Barcelona Drive; south of East Bush Street and "D" Place; and north of Toledo Street. Clearly, Tract 908 being Capistrano Phase 5 is an extension of the existing developments that comprise the adjacent LLMD Zone 06 (Capistrano Phases 1, 2, 3, and 4) and the parcels with the Annexation Territory benefit and will proportionately share in the special benefit costs associated with the ongoing annual maintenance of the existing perimeter landscaping on East Bush Street which is utilized to access each of the developments. As the part of the development of Tract No. 908, additional street pavement area and street lighting within the development public right-of-ways will be installed, but these types of improvements are not supported by LLMD assessments, and therefore Tract 908 (the Annexation Territory) is being established as a new benefit zone (Zone 07) within the PFMD to address both the existing shared landscaping improvements and the new development specific street pavement and street lighting.

To adequately provide and fund the streets, street lighting, and landscaping improvements that are considered special benefits to properties within Annexation No. 2018-1, the City Council has determined that it is appropriate and in the public's best interest to annex the properties within Annexation No. 2018-1 to the PFMD as Zone 07 and to levy annual assessments on the properties therein to fund the estimated special benefit improvement costs including, but are not limited to the regular annual maintenance and servicing of the improvements; incidental expenditures related to the operation and administration of the District; and the collection of funds for operational reserves, capital improvement expenditures, and periodic repairs or rehabilitation projects as authorized by the City Maintenance District Codes. The parcels within Annexation No. 2018-1 as well as the existing LLMD Zone 06 parcels shall be proportionately assessed for the

special benefits received from the shared landscaping improvements with each District and Zone therein being proportionately budgeted annually for those expenses.

Report Content and Proceedings

This Engineer's Annexation Report (the "Report") has been prepared pursuant to the City Maintenance District Codes consistent with Chapter 1, Article 4 and Chapter 3 of the 1972 Act, and is presented to the City Council for their consideration and approval of the proposed improvements and services to be provided within Annexation No. 2018-1 and the levy and collection of annual assessments related thereto commencing in Fiscal Year 2018/2019. This Report outlines the annexation territory, the District Zone (Zone 07), 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 based on the estimated maintenance expenses for the existing landscaping improvements and the additional improvements to be installed in connection with the development of properties within Annexation No. 2018-1. The annual assessments to be levied on properties within the District and specifically Annexation No. 2018-1 will provide a source of funding for the continued operation, maintenance and servicing of the landscaping, streetlights, street paving, and appurtenant facilities (improvements) to be provided by the District for the properties within the Annexation Territory as Zone 07.

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 Codes. 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 Assessment Number (Assessor's Parcel Number "APN") by the Kings County Assessor's Office. The County Auditor/Controller uses Assessment Numbers and specific District Fund Numbers, to identify on the tax roll, properties assessed for special district assessments. Each parcel within Annexation No. 2018-1 shall be assessed proportionately for only those improvements for which the parcel receives a special benefit.

Report Content

This Report has been prepared for the annexation of parcels within Annexation No. 2018-1 to the District for Fiscal Year 2018/2019, pursuant to a resolution of the City Council and consists of five (5) parts:

Part I — Plans and Specifications:

Contains a general description of the District and zones of benefit ("Zones") within the District, and specifically addresses the improvements and services that provide special benefits to the parcels within Annexation No. 2018-1 to be designated as Zone 07 within the PFMD, which may include, but not limited to local landscaping, street lights, street paving, and related amenities including operational expenses and fund balances authorized by the City Maintenance District Codes. 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 Annexation Diagram contained in Part IV of this Report. The detailed plans and specifications for the improvements for the District including Zone 07 (Annexation Territory) are on file in the Public Works Department of the City of Lemoore and by reference are made part of this Report.

Part II — Method of Apportionment:

Outlines the special and general benefits associated with the improvements to be provided within Zone 07 of the District (the Annexation Territory) and the basis upon which the estimated costs to provide such improvements has been apportioned to each parcel of land therein in proportion to the special benefits to be received by such parcels.

Part III — Estimate of Costs

Identifies the estimated annual funding costs (Budget) required for the maintenance and operation of the improvements including, but not limited to, annual maintenance and service expenses, utility costs, related incidental expenses, and fund balances authorized by the City Maintenance District Codes 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. This section identifies:

- A budget that establishes the proportional estimated expenses and maximum assessment for Fiscal Year 2018/2019 to be approved by the property owner(s) of record within the Annexation Territory as part of the Ballot Proceeding. Although the budget presented, establishes the maximum assessment for Fiscal Year 2018/2019, the actual assessment to be levied and collected on the County Tax Rolls for Fiscal Year 2018/2019 shall be identified in the Fiscal year 2018/2019 annual engineer's report for the entire District which will be prepared and presented to the City Council for approval prior to the annual levy of the District assessments for Fiscal Year 2018/2019. However, in no case, shall the annual assessment approved for Zone 07 at that time, exceed the maximum assessment presented herein.
- This section also identifies and outlines an Assessment Range Formula (inflationary adjust) that provides for an annual adjustment to the maximum assessment rate each fiscal year. This Assessment Range Formula establishes limits on future assessments, but also provides for reasonable cost adjustments due to inflation.

Part IV — Annexation Diagram

A diagram showing the boundaries of Annexation No. 2018-1 based on the parcels that will receive special benefits from the improvements to be provided and maintained as part of Zone 07 and the benefits established herein. The lines and dimensions of each lot, parcel, and subdivision of land contained in this diagram are inclusive of the parcel(s) listed in "Part V – Assessment Roll" of this Report and the corresponding County Assessor's Parcel Maps for said parcel(s) as they existed at the time this Report was prepared and shall include all subsequent subdivisions, lot-line adjustments, or parcel changes therein. Reference is hereby made to the Kings County Assessor's maps for a detailed description of the lines and dimensions of each lot and parcel of land within Annexation No. 2018-1 as Zone 07 of the District.

Part V — Assessment Roll:

A listing of the proposed maximum assessment amounts for the parcel(s) within Annexation No. 2018-1. The "Maximum Assessment" amount (Balloted Assessment Amount) for each parcel represents that parcel's maximum assessment amount for fiscal year 2018/2019 and is based on the parcel's calculated proportional special benefit as outlined in "Part II — Method of Apportionment", and calculated assessment rate established by the budget in "Part III — Estimate of Costs".

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.

Ballot Proceedings

As part of this annexation proceeding, the City shall conduct a property owner protest ballot proceeding ("Ballot Proceeding") for the proposed levy of a new assessment pursuant to the provisions of the California Constitution, Article XIID Section 4. In conjunction with this Ballot Proceeding, the City Council will conduct a noticed public hearing to consider public testimonies, comments and written protests regarding the annexation, and the levy of the new assessments described herein. With respect to these proceedings, the sole property owner of record for Annexation No. 2018-1 has submitted a petition to the City Council for the annexation of this development to the District. As part of that petition the property owner has waived the 45-day period for mailing of the notice of public hearing and ballot afforded to the affected property owners of record under the provisions of the California Constitution Article XIID. As such, the public hearing and returned ballot deadline for these proceedings has been reduced with the public hearing being scheduled for January 16, 2018.

Upon conclusion of the public hearing, property owner protest ballots received will be opened and tabulated to determine whether majority protest exists as defined in Article XIID of the California Constitution.

"A majority protest exists if, upon the conclusion of the hearing, ballots submitted in opposition to the assessment exceed the ballots submitted in favor of the assessment. In tabulating the ballots, the ballots shall be weighted according to the proportional financial obligation of the affected property."

After completion of the ballot tabulation, the City Council will confirm the results of the balloting. If majority protest exists for the proposed assessments, further proceedings to annex the parcels

with Annexation No. 2018-1 to the District and implementation of the new assessments shall be abandoned at this time. If tabulation of the ballots indicate that majority protest does not exist for the proposed new assessments and the assessment range formula presented and described herein, the City Council by resolution may adopt this Report (as submitted or amended); approve the assessment diagram (Annexation Diagram) contained herein; order the annexation of the parcels within Annexation No. 2018-1 to the District and the improvements to be made; and confirm the new assessments as outlined in this Report.

The new assessments as approved, may be levied and collected on the County tax rolls commencing in Fiscal Year 2018/2019 together with the assessments for other properties in the District. For fiscal year 2018/2019 and each subsequent fiscal year, an engineer's annual levy report for the District shall be prepared and presented to the City Council to address any proposed changes to the District, including Zone 07, as well as any proposed changes to the improvements, budgets and assessments for that fiscal year. The City Council shall hold a noticed public hearing regarding these matters prior to approving and ordering the levy of annual assessments for the District.

If in any fiscal year, the proposed annual assessments for parcels with the District and specifically Zone 07, exceed the maximum assessments described herein, such an assessment would be considered a new or increased assessment and must be confirmed through a mailed property owner protest ballot proceeding for the affected parcels before that new or increased assessment may be imposed.

Part I — Plans and Specifications

Description of the District

The purpose of this District and specifically Zone 07 which is inclusive of all parcels within the Annexation Territory, is to provide in part through annual assessments, funding for the ongoing operation, maintenance, and servicing of local landscaping, street lighting improvements, street paving, neighborhood parks (parks are not applicable to Zone 07), 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 and parcels.

As authorized by the City Maintenance District Codes, the improvements provided by the District and associated with each Zone incorporate various local improvements and related amenities that 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, 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.

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 or directly associated with 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 or adjacent to 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.

Many of the street paving 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 and Improvements

For Fiscal Year 2017/2018 the District included six (6) designated Zones. In accordance with the City Maintenance District Codes, 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. 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.

Zones 01, 02, 03, 04, 05, and 06

The following is a brief description and summary of the existing Zones and improvement that are part of the District but not directly associated with this annexation proceeding.

Zone 01 — The Landing:

Comprised of one hundred twelve (112) single-family residential parcels within Tract No. 817 (The Landing, Phases 1 and 2). 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.
- Thirty-four (34) streetlights.
- 355,598 square feet of pavement surface area.

Zone 02 — Liberty:

Comprised of two hundred forty-two (242) single-family residential parcels within Tract No. 821 (Liberty, Phases 1 and 2). 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.
- Ninety-three (93) streetlights.
- 729,025 square feet of pavement surface area.

Zone 03 — Silva Estates, Phase 10:

Comprised of seventy-four (74) single-family residential parcels within Tract No. 838 (Silva Estates, Phase 10). The properties within Zone 03, proportionately share and receive special benefit from the maintenance, servicing, and operation of:

- Approximately 22,256 square feet of landscaping and/or related improvement areas.
- Twenty-six (26) streetlights.
- Approximately 202,063 square feet of pavement surface area.

Zone 04 — Parkview Estates:

Comprised of thirty-nine (39) single-family residential parcels within Tract No. 797 (Parkview Estates). 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.
- Nine (9) streetlights.
- Approximately 83,581 square feet of pavement surface area.

Zone 05 — East Village Park and Aniston Place North:

Comprised of one hundred twenty (120) single-family residential parcels within Tract No. 791 (East Village Park) and Tract No. 910 (Aniston Place North). 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.
 - 22 streetlights within the tracts located on, but not limited to: Cantera Avenue, Firenze Street, Montego Way, Portola Street, Siena Way, and Visconti Street;
- Approximately 271,905 square feet of pavement surface area which collectively include Cantera Avenue, Firenze Street, Montego Way, Siena Way, Visconti Street, and Portola Street.

Zone 06 — Heritage Acres:

Comprised of ninety-seven (97) single-family residential parcels within Tract No. 872 (Heritage Acres, Phases 1 and 2). The properties within Zone 065, proportionately share and receive special benefit from the maintenance, servicing, and operation of:

- Twenty-seven (27) streetlights.
- Approximately 370,092 square feet of pavement surface area.

Zone 07 (Capistrano Phase 5) Annexation No. 2018-1

The twenty (20) single-family residential lots that comprise Annexation No. 2018-1 (PFMD; Zone 07), are part of Tract 908 which is currently identified by the King's County Assessor's Office as one parcel (023-040-057). The 20 single-family residential lots within Tract No. 908 will proportionately share and receive special benefit from the maintenance, servicing, and operation of:

- Approximately 5,071 square feet of parkway and streetscape side-panel landscaping on East Bush Street consisting of: 3,125 square feet of shrubs, plants, and/or ground cover with trees; and 1,946 square feet of turf with trees. These improvements and the costs associated with the maintenance and operation of these improvements are proportionately shared by properties within LLMD Zone 06.
- Approximately 1,477 square feet of parkway side-panel landscaping on the northeast side of Bush Place between East Bush Street and Tract 908, including the entryway landscaping at the southeast corner of East Bush Street and Bush Place. These improvements and the costs associated with the maintenance and operation of these improvements are proportionately shared by properties within LLMD Zone 06.
- Approximately 2,341 square feet of parkway side-panel landscaping on the east side of Bush Place /Barcelona Drive adjacent to Tract 908, anticipated to be planted with shrubs, plants, and/or ground cover with trees.
- The median island on Bush Place/Barcelona Drive, just south of East Bush Street leading into the development (Approximately 427 square feet). This median and the costs associated with the maintenance and operation improvements are proportionately shared by properties within LLMD Zone 06.
- Eight (8) streetlights including:
 - Two (2) streetlights located on Bush place/Barcelona Drive directly adjacent to the perimeter of the development and one (1) street light at the southeast corner of East Bush Street and Bush Place. These three street lights also benefit properties within LLMD Zone 06 and are therefore partially funded by other revenue sources.
 - 5 streetlights within Tract 908 located on Tuscany Court;
- Approximately 26,060 square feet of pavement surface area on Tuscany Court.

Part II — Method of Apportionment

Legislative Requirements for Assessments

The costs of the proposed improvements have been identified and allocated to properties within the Annexation Territory (Zone 07 of PFMD) proportionately based on special benefit, consistent with the provisions of the City Maintenance District Codes 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, street lights, street paving, and related amenities that were either installed in direct connection with the development of properties within Tract No. 908 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 for Zone 07 (the Annexation Territory), 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.

In addition to the provisions of the City Maintenance District Codes, 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. As a result, 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.

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

Collectively, there are a total of 217 streetlights to be operated and maintained through the District (including the lights for Zone 07) 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 (two of which are identified for Zone 07), 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. 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".

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 District and the purposes of this 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" 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. The parcels currently within the District are identified as single family residential parcels or Exempt parcels and the following provides a description of those land use classifications. This method of apportionment and assignment of Equivalent Benefit Units may be expanded to include additional land use classifications as developments are annexed to the District in the future.

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 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.

Exempt — Exempt from District assessments are the areas of public streets, private streets and other roadways, dedicated public easements and open spaces, right 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 right 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 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 Lot/Unit
Exempt	0.00 EBU per Parcel

The following is a summary of the land use classifications and Equivalent Benefit Units applicable to Annexation No. 2018-1 (Zone 07):

Land Use Classification	Total Parcels	Assessed Parcels	Applied Acres/Units	Equivalent Benefit Units (EBU)
Planned Residential Subdivision	1	1	20.00	20.00
Totals	1	1	20.00	20.00

Part III — Estimate of Costs

Calculation of Assessments

An assessment amount per EBU in each Zone of the District including Zone 07 (Annexation Territory) 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";

Total Annual Expenses – General Benefit Expenses = 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.

These adjustments to the Special Benefit Expenses result in the net special benefit amount to be assessed "Balance to Levy";

Eligible Special Benefit Expenses +/- Funding Adjustments/Contributions = 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". 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.

Balance to Levy / Total EBU = Assessment per EBU (Assessment Rate)

Assessment per EBU x Parcel EBU = Parcel Assessment Amount

Budgets and Assessment Zone 07 (Annexation No. 2018-1)

The budget and maximum assessment rate outlined on the following page for PFMD Zone 07 (the Annexation Territory), are based on the City's estimate of the expenses and related funding deemed appropriate and necessary to fully support the ongoing operation, maintenance and servicing of the District improvements identified in Part I of this Report for Zone 07. Those improvements and/or costs determined to be of general benefit shall be funded by a City contribution. This budget establishes the maximum assessment for Fiscal Year 2018/2019 to be approved by the property owner(s) of record within the Annexation Territory as part of the Ballot Proceeding. Although the budget presented, establishes the maximum assessment for Fiscal Year 2018/2019, the actual assessment to be levied and collected on the County Tax Rolls for Fiscal Year 2018/2019 shall be identified in the Fiscal year 2018/2019 annual engineer's report for the entire District which will be prepared and presented to the City Council for approval prior to the annual levy of the District assessments for Fiscal Year 2018/2019. However, in no case, shall the annual assessment approved for Zone 07 at that time, exceed the maximum assessment presented herein.:

Zone 07 Maximum Assessment Budget

BUDGET ITEMS		PFMD Zone 07 Capistrano Tract 908 Maximum Assessment
ANNUAL OPERATION & MAINTENANCE EXPENSES		
Annual Lighting Operation & Maintenance Expenses	\$	1,192
Landscape Maintenance	\$	661
Tree Maintenance		36
Landscape Irrigation (Water, Electricity, Maintenance & Repair)		588
Annual Landscaping Operation & Maintenance Expenses	\$	1,284
Annual Street Operation & Maintenance Expenses		31
TOTAL ANNUAL OPERATION & MAINTENANCE EXPENSES	\$	2,507
REHABILITATION/RENOVATION FUNDING & CAPITAL EXPENDITURES		
Lighting Rehabilitation/Renovation Funding	\$	60
Landscape Improvement Rehabilitation/Renovation Funding		119
Street Rehabilitation/Renovation Funding		3,200
Total Rehabilitation/Renovation Funding	\$	3,378
Total Planned Capital Expenditures (For Fiscal Year)		-
TOTAL REHABILITATION/RENOVATION FUNDING & CAPITAL EXPENDITURES	\$	3,378
INCIDENTAL EXPENSES		
Operational Reserves (Collection)	\$	287
Annual Administration Expenses		742
TOTAL INCIDENTAL EXPENSES	\$	1,029
TOTAL ANNUAL EXPENSES	\$	6,915
GENERAL BENEFIT EXPENSES		
Lighting General Benefit — City Funded	\$	(95)
Landscaping General Benefit — City Funded		(55)
Street Paving General Benefit — City Funded		-
TOTAL GENERAL BENEFIT EXPENSES	\$	(150)
TOTAL SPECIAL BENEFIT EXPENSES	\$	6,765
FUNDING ADJUSTMENTS		
Reserve Fund Transfer/Deduction	\$	-
Additional City Funding and/or Service Reductions*		-
TOTAL FUNDING ADJUSTMENTS / CONTRIBUTIONS	\$	-
BALANCE TO LEVY	\$	6,765
DISTRICT STATISTICS		
Total Parcels		1
Assessed Parcels		1
Equivalent Benefit Units (EBU)		20.00
Assessment Per EBU		\$338.24
Maximum Assessment Rate Per EBU		\$339.0000
Balloted Amount	\$	6,780.00
FUND BALANCE		
Estimated Beginning Fund Balance	\$	-
Operational Reserve & Rehabilitation Funding Collected		3,665
Estimated Ending Fund Balance	\$	3,665

Annual Inflationary Adjustment (Assessment Range Formula)

In order to assure continued adequacy of the financing of the improvement costs, when the District Zones were established (including Zone 07 being established herein), 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.

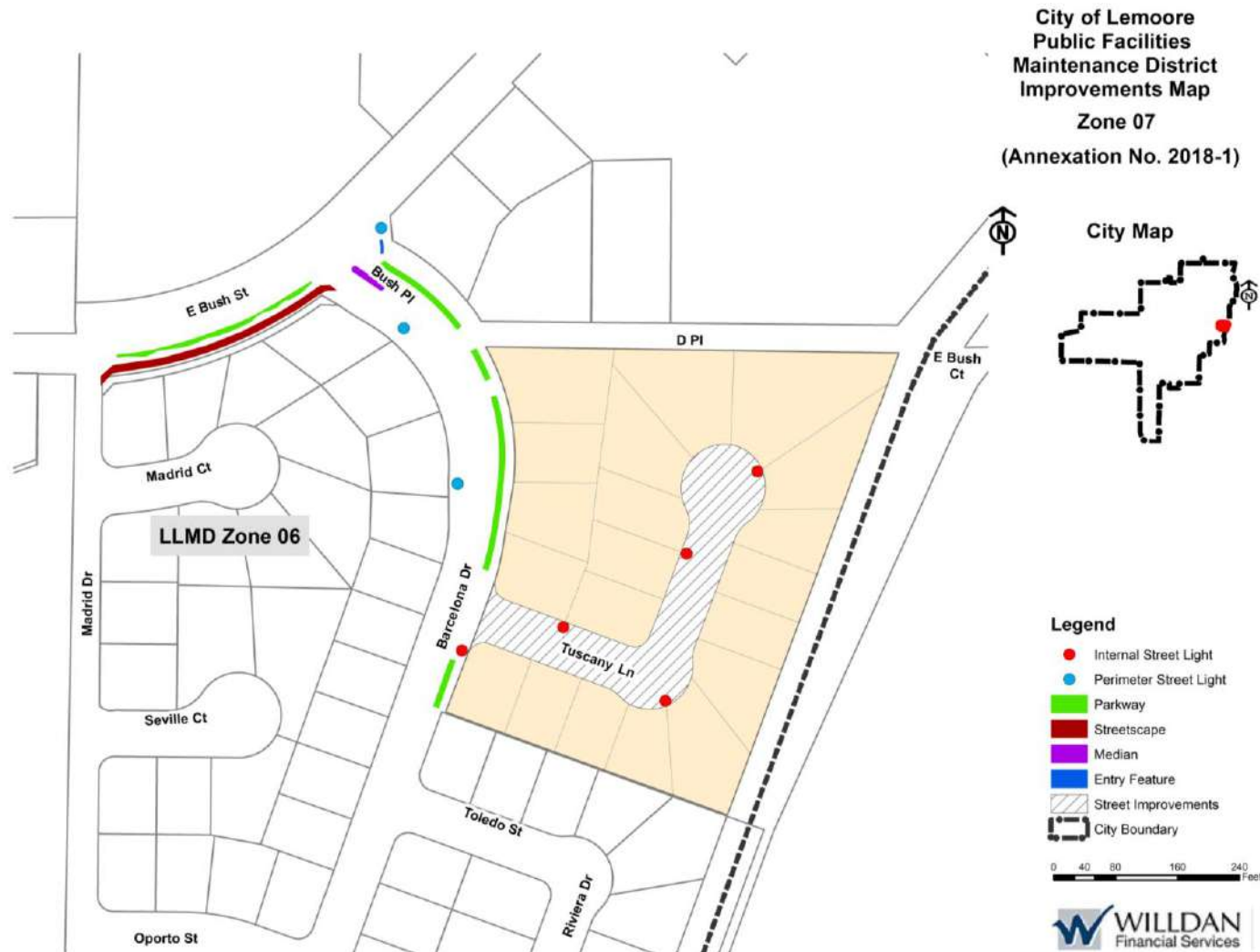
The Maximum Assessment Rates shall be calculated independent of the District's annual budget and proposed assessments. Any proposed annual assessment (rate per EBU) less than or equal to the calculated (adjusted) Maximum Assessment Rates is not considered an increased assessment, even if the assessment for the fiscal year 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 IV — Annexation Diagram

The Fiscal Year 2017/2018 District Diagrams showing the boundaries of Zones 01 through 06 within for the Lemoore Public Facilities Maintenance District No. 1 are on file in the office of the City Public Works Department and the City Clerk, and by reference herein are made part of this Report. The parcel(s), identified the Annexation Territory (Tract No. 908), and subsequently as Zone 07 are depicted on the following Annexation Diagram. All lots, parcels and subdivisions of land within the boundaries of Zone 07 (Annexation No. 2018-1) as depicted by this diagram shall be dictated by the lines and dimensions of those lots, parcels and subdivisions of land shown on the Kings County Assessor's parcel maps and by reference these maps are incorporated herein and made part of this Report, including all subsequent lot-line adjusts and/or parcel changes made thereto by the Kings County Assessor's Office. This Annexation Diagram along with the Assessment Roll incorporated in this Report constitute the PFMD Zone 07 Assessment Diagram for Fiscal Year 2018/2019 and the Annexation Diagram for Annexation No. 2018-1.

Zone 07 (Annexation No. 2018-1) Diagram



Part V — Assessment Roll

The following Assessment Roll identifies each lot or parcel within Annexation No. 2018-1 along with the Fiscal Year 2018/2019 maximum assessment amount (Balloted Assessment Amount). The parcel(s) listed on the Assessment Roll corresponds to the Assessor's Parcel Number(s) shown on the County Assessor's Roll and illustrated on the County Assessor's Parcel Number Maps (APN maps) at the time this Report was prepared and shall incorporate all subsequent parcel changes, lot-line adjustments, and subdivisions of land identified by the Kings County Assessor's Office. 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 roll 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 2018/2019.

Assessor Parcel Number	Zone	Land Use	EBU	Maximum Assessment
023-040-057	07	Planned Residential Subdi	20.00	\$6,780.00
Total			20.00	\$6,780.00

PETITION

A PETITION TO THE CITY COUNCIL OF LEMOORE, COUNTY OF KINGS, STATE OF CALIFORNIA, FOR THE ANNEXATION OF PROPERTY WITHIN TRACT 908 (CAPISTRANO PHASE 5) INTO THE LEMOORE PUBLIC FACILITIES MAINTENANCE DISTRICT NO. 1 AS ZONE NO. 07, PURSUANT TO CHAPTER 10 OF THE LEMOORE MUNICIPAL CODE AND APPLICABLE PORTIONS OF THE LANDSCAPING AND LIGHTING ACT OF 1972 BEING PART 2 OF DIVISION 15 OF THE STREETS AND HIGHWAYS CODE OF THE STATE OF CALIFORNIA

WITNESSETH:

- A. WHEREAS, the petitioner, WC LEMOORE 910 LLC (hereinafter referred to as the "Owner"), is the sole owner of that certain real property (hereinafter referred to as the "Property") located in the City of Lemoore, State of California, (hereinafter referred to as the "City") more particularly described as follows:

Property Description: That area of land identified as Tract 908 (Capistrano Phase 5) located on the east side of Bush Place/Barcelona Drive, south of East Bush Street and "D" Place, and north of Toledo Street. The site is adjacent to the existing Capistrano Phases 1, 2, 3, and 4 subdivisions located on the west side of Bush Place/Barcelona Drive south of East Bush Street, which are part of the City's Landscaping and Lighting Maintenance District No. 06. The subdivision (Tract 908) currently identified by the Kings County Assessor as:

Assessor Parcel Number: 023-040-057-000

- B. WHEREAS, the Owner is developing the Property as twenty single family residential parcels within Tract 908 (Capistrano Phase 5) development in the City, (hereinafter referred to as the "Project"); and
- C. WHEREAS, the conditions of development require the installation of streets, street lights and/or landscaping improvements (hereinafter referred to as the "Improvements") to be installed by the Owner or on behalf of the Owner to a standard acceptable to the City in those certain areas conditioned for the Project (hereinafter referred to as the "Improvement Areas"); and
- D. WHEREAS, these Improvements must be maintained; and
- E. WHEREAS, the Owner must provide a means satisfactory to the City for assuring the continued maintenance of the Improvements; and
- F. WHEREAS, the Improvement Areas and Improvements must be kept and maintained so as not to compromise the integrity of the improvements within the Improvement Areas; and
- G. WHEREAS, as a condition established for the development of the Property for the specific benefit of said Property, the Owner and/or successors of interest is required to form a maintenance district and/or annexation to the Lemoore Public Facilities Maintenance District No. 1, and
- H. WHEREAS, pursuant to Chapter 10 of the Lemoore Municipal Code ("Lemoore Municipal

Code”) and applicable portions of the “Landscaping and Lighting Act of 1972”, being Part 2 of Division 15 of the Streets and Highways Code of the State of California (“1972 Act”), the City may annex territory into a maintenance district to provide for the continued maintenance of the Improvements, and for the payment of the costs and expenses incurred for such maintenance; and

- I. WHEREAS, the Right to Vote on Taxes Act, which added Articles XIII C and XIII D to the California Constitution (hereinafter referred to as the “Constitutional Provisions”) requires among other things that all new assessments must comply with the Constitutional Provisions; and
- J. WHEREAS, the Constitutional Provisions also requires that the City conduct a public hearing not less than 45 days after mailing a notice of the proposed assessment along with an assessment ballot to record owners of each parcel which will have a special benefit conferred upon them and upon which an assessment will be imposed; and
- K. WHEREAS, the California Civil Code, Section 3513, allows anyone to waive the advantage of a law intended solely for their benefit; and
- L. WHEREAS, the forty-five-day period before the conduct of the public hearing is not established for a public reason but is solely for the advantage of the parcels having a special benefit conferred upon them and which an assessment will be imposed; and
- M. WHEREAS, the proposed assessments upon the Property and associated parcels within the Project will be for the special benefit to be received by the Property and associated parcels within the Project from the Improvements; and
- N. WHEREAS, the Owner of this Property is the sole owner or authorized representative the owners of such real property identified as Assessor Parcel Number 023-020-085-000 that will be benefited by the Improvements, and the maintenance, operation, and servicing thereof; and
- O. WHEREAS, the Constitutional Provisions do not prohibit a waiver of the forty-five day noticing period.

NOW, THEREFORE, in furtherance of the foregoing recitals, the Owner does hereby petition the City as follows:

1. In order to assure the continued maintenance, operation, and servicing of the Improvements, and the payment of the cost and expenses incurred for such maintenance, the Owner hereby requests that the City annex the Property referenced in Paragraph A of the recitals herein above into the Lemoore Public Facilities Maintenance District No. 1 (“District”) pursuant to the Lemoore Municipal Code and the 1972 Act.

2. The Owner acknowledges that the Property referenced in Paragraph A of the recitals herein above, represents all the parcels to be annexed into the District and that the total annual assessment for the District shall be apportioned and applied to the Property in accordance with the benefits received.

3. As the Owner of the Property referenced in Paragraph A of the recitals herein above to be annexed into the District, the Owner hereby waives all statutory notices of hearings and rights of majority protests by interested property owners in the proposed annexation per Section 22608

of the Streets and Highways Code.

4. As the Owner of the Property referenced in Paragraph A of the recitals herein above, which will receive a special benefit from the Improvements and is proposed to be assessed for the special benefit, the Owner hereby waives all statutory notice periods per the Constitutional Provisions.


5. In consideration of the approval of the annexation by the City, the Owner hereby proposes as follows:

- a. To install the Improvements or cause the improvements to be installed including, but not limited to all appurtenances as may be reasonably required by the City;
- b. To bear the costs to complete the construction or other installation of the Improvements on those portions of the Property to the reasonable satisfaction of the City;
- c. To consent to the annexation of territory into the District;
- d. To consent to, and cast a ballot authorizing the levy of assessments against the Property in an amount reasonably determined by the City to cover all costs and expenses incurred for the continued maintenance, and operation, of the Improvements; and
- e. To pay the assessments levied against the Property for the first fiscal year in which they are levied prior to the sale of the property or any portion thereof to a successor of interest.

OWNER:

WC Lemoore 910 LLC
1446 Tollhouse Rd, Ste 103
Clovis CA 93611

By:


Wathen Castanos
WC Lemoore 910 LLC

Date: 11/27/17

SIGNATURE(S) TO BE NOTORIZED

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

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

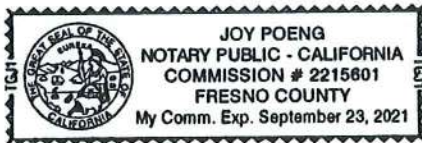
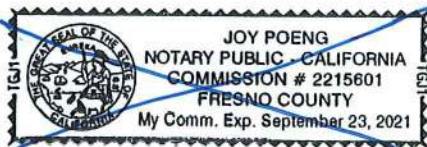
State of California)

County of Fresno)

On November 27, 2017 before me, Joy Poeng, Notary Public,
Date Here Insert Name and Title of the Officer

personally appeared Joshua E. Peterson
Name(s) of Signer(s)

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



Place Notary Seal Above

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

WITNESS my hand and official seal.

Signature Joy Poeng
Signature of Notary Public

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer — Title(s): _____

☐ Partner — ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing: _____

Signer's Name: _____

☐ Corporate Officer — Title(s): _____

☐ Partner — ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing: _____



711 West Cinnamon Drive • Lemoore, California 93245 • (559) 924-6700 • Fax (559) 924-9003

Staff Report

Item No: 4-2

To: Lemoore City Council

From: Nathan Olson, Interim City Manager

Date: January 10, 2018

Meeting Date: January 16, 2018

Subject: Second Hearing - Consideration and Public Input for Moving to Voting Districts

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:

Proceed with the second public hearing as outlined in Resolution 2017-36 Exhibit A "Tentative Timeline: Consideration and Implementation of 'District-Based' Election Method."

Subject/Discussion:

At a special meeting held December 27, 2018, City Council adopted Resolution 2017-36, which declared the City's intent to transition from at-large elections to district-based elections. In order to comply with Elections Code Section 10010, the City must hold a minimum of four public hearings. This will be the second of the City's required meetings. The first meeting was on January 9, 2018. The intent of the meeting is to collect input from the public for the composition of the district maps to provide to our demographer-who will then draft several maps for consideration. Resolution 2017-36 is attached for your review.

Financial Consideration(s):

There are no additional costs for holding the public meeting.

Alternatives or Pros/Cons:

Postpone the public hearing to a later date.

Commission/Board Recommendation:

Not Applicable.

Staff Recommendation:

Staff recommends that City Council conduct a public hearing, consider any comments, and instruct staff to move forward with the process of moving to voting districts.

Attachments:

- ☒ Resolution: 2016-36
- ☐ Ordinance:
- ☐ Map
- ☐ Contract
- ☐ Other
- List:

Review:

- ☒ Asst. City Manager
- ☒ City Attorney
- ☒ City Clerk
- ☒ City Manger
- ☒ Finance

Date:

- 01/11/18
- 01/11/18
- 01/11/18
- 01/11/18
- 01/11/18

RESOLUTION NO. 2017-36

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LEMOORE,
CALIFORNIA, DECLARING ITS INTENT TO TRANSITION FROM
AT-LARGE ELECTIONS FOR CITY COUNCIL MEMBERS TO
DISTRICT-BASED ELECTIONS FOR CITY COUNCIL MEMBERS
PURSUANT TO ELECTIONS CODE SECTION 10010**

WHEREAS, the five members of the City Council of the City of Lemoore (City) are currently elected in "at-large" elections, in which each City Councilmember is elected by the registered voters of the entire City; and

WHEREAS, Government Code Section 34886 in certain circumstances, authorizes the legislative body of a city of any population to adopt an ordinance to change its method of election from an "at-large" system to a "by-district" system in which each councilmember is elected only by the voters in the district in which the councilmember resides; and

WHEREAS, in 2015 and 2016, the City Manager and City Staff anticipated budgeting in the 2017-2018 budget the funds to hire a professional demographer to review and opine on election districts; and

WHEREAS, since January 2017, the City had a number of staff changes, including two interim City Managers; and

WHEREAS, the publically available information shows that City has a history of inclusionary voting as Latino candidates having been regularly elected to the City Council since at least 1984 and the counsel has also included other ethnicities, including African American candidates being elected; and

WHEREAS, the City denies that its at-large election system violates the California Voting Rights Act ("CVRA") or any other provision of law and asserts that Lemoore's election system is legal in all respects and further denies any wrongdoing whatsoever in connection with the manner in which it has conducted its City Council elections; and

WHEREAS, in spite of the City's inclusionary voting and election record, the CVRA's elimination of the U.S. Supreme Court requirements under *Thornburg v. Gingles*, 478 U.S. 30 (1986), as applied to the Federal Voting Rights Act, claims for violation of the CVRA are easily made on the basis of an argument of "racial polarization," regardless of whether racial minorities have successfully elected preferred candidates under an at-large system or whether there is any history of discrimination based on the totality of circumstances; and

WHEREAS, the cost of defending a challenge under the CVRA could be several hundred thousand dollars and that the risk of losing such a challenge includes the payment of attorneys' fees to the plaintiff. However, the City may voluntarily begin the transition process to district-based elections under the AB 350 "safe harbor" provisions in which "catalyst" attorneys' fees are capped at \$30,000; and

WHEREAS, the City Council has concluded that the public interest would be better served by transitioning to a district-based electoral system pursuant to the "safe harbor" provisions because: 1) the extraordinary cost to defend against a CVRA lawsuit, 2) the risk of losing such a lawsuit would require the City to pay attorney fees to plaintiff should they prevail; and

WHEREAS, the City had already begun the process of contemplating a transition to district-based elections, prior to November 15, 2017 when the City received a threat of litigation letter from Malibu-based attorney, Kevin Shenkman dated November 10, 2017; and

WHEREAS, the City Council finds that the November 10, 2017 Shenkman letter was not accompanied by any evidence to support the claim of a CVRA violation and that such letter was not the catalyst in its decision to transition to district-based elections; and

WHEREAS, prior to the City Council's consideration of an ordinance to establish boundaries for a district-based electoral system, Elections Code Section 10010 requires all of the following:

- 1) Prior to drawing a draft map or maps of the proposed boundaries of the districts, the City shall hold at least two (2) public hearings over a period of no more than thirty (30) days, at which the public will be invited to provide input regarding the composition of the districts.
- 2) After all draft maps are drawn, the City shall publish and make available for release at least one draft map and, if members of the City Council will be elected in their districts at different times to provide for staggered terms of office, the potential sequence of the elections shall also be published.
- 3) The City Council shall also hold at least two (2) additional hearings over a period of no more than forty-five (45) days, at which the public shall be invited to provide input regarding the content of the draft map or maps and the proposed sequence of elections, if applicable.
- 4) The first version of a draft map shall be published at least seven (7) days before consideration at a hearing. If a draft map is revised at or following a hearing, it shall be published and made available to the public for at least seven (7) days before being adopted; and

WHEREAS, the City will be utilizing the services of a professional demographer to assist the City to develop a proposal for a district-based electoral system; and

WHEREAS, the adoption of a district-based electoral system will not affect the terms of any sitting Council Member, each of whom will serve out his or her current term.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LEMOORE, CALIFORNIA, DOES RESOLVE, DECLARE, DETERMINE AND ORDER AS FOLLOWS:

SECTION 1. The City Council hereby resolves to consider adoption of an ordinance to transition to a district-based electoral system as authorized by Government Code Section 34886 for use in the City's General Municipal Election for Members of the City Council beginning in November 2018.

SECTION 2. The City Council directs staff to formally secure and work with a professional demographer, and other appropriate consultants as needed, to provide a detailed analysis of the City's current demographics and any other information or data necessary to prepare a draft map that divides the City into voting districts in a manner consistent with the intent and purpose of the CVRA and the Federal Voting Rights Act.

SECTION 3. The City Council hereby approves the tentative timelines as set forth in Exhibit A, attached to and made part of this resolution, for conducting a public process to solicit public input and testimony on proposed district-based electoral maps before adopting any such map.

SECTION 4. The timeline contained in Exhibit A may be adjusted by the City Manager as deemed necessary, provided that such adjustments shall not prevent the City from complying with the time frames specified by Elections Code Section 10010.

SECTION 5. The City Council directs staff to post information regarding the proposed transition to a district-based electoral system, including maps, notices, agendas and other information and to establish a means of communication to answer questions from the public.

SECTION 6. The City Clerk of the City of Lemoore shall certify to the passage and adoption of this resolution and its approval by the City Council and shall cause the same to be listed in the records of the City.

PASSED and ADOPTED by the City Council of the City of Lemoore at a special meeting held on the 27th day of December by the following vote:

AYES: Blair, Brown, Neal, Madrigal

NOES: None

ABSENT: Chedester

ABSTAINING: None

ATTEST:


Mary J. Venegas, City Clerk

APPROVED:


Ray Madrigal, Mayor

EXHIBIT A**TENTATIVE TIMELINE¹: CONSIDERATION AND IMPLEMENTATION OF
"DISTRICT-BASED" ELECTION METHOD**

DATE	EVENT	COMMENT
December 27, 2017	Day 1 Resolution of Intention: City Council adopts Resolution declaring its intention to transition from at- large to district-based elections.	CVRA Action cannot be commenced for 90 days.
December 28 – January 9, 2017	Public Outreach	Re: Process & Participation NO MAPS YET DRAWN
January 9, 2017	1st Public Hearing	Re: Composition of Districts NO MAPS YET DRAWN
January 16, 2017	2nd Public Hearing	Re: Composition of Districts NO MAPS YET DRAWN
January 25, 2017	Post Draft Maps and Potential Sequence of Elections	
February 6, 2017	3rd Public Hearing	Re: Draft Maps
February 9, 2017	Any Amended Maps Posted	
February 20, 2017	4th Public Hearing Select Map Council introduces ordinance establishing district elections, including District Boundaries and Election Sequence	Re: Draft Maps If selected map is amended, ordinance cannot be introduced until 7 days after amended map is published.

¹ The timeline provided in this chart is an estimated timeframe in accordance with Elections Code section 10010(e)(3)(A). This timeline may be adjusted, as the City may deem necessary, so long as any adjustments remain in compliance with Elections Code section 10010 and other applicable laws.

RESOLUTION 2017-36

March 6, 2018	5th Public Hearing 2nd reading of ordinance establishing district elections: approval or denial of ordinance	
March 27, 2018	Day 90	
April 5, 2018	Effective date of ordinance establishing district elections	
June 5, 2018	Council adopts resolutions calling for election, requesting consolidation, etc.	
July - August 2018	Candidate nomination period	
November 6, 2018	First election using new district- based election system	



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

Staff Report

Item No: 5-1

To: Lemoore City Council
From: Heather J. Corder, Finance Director
Date: December 13, 2017 **Meeting Date:** January 16, 2018
Subject: Hiring of Richard, Watson, and Gershon for Bond/Disclosure Counsel Services

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:

Authorize the Interim City Manager to negotiate and sign an agreement with Richard, Watson and Gershon for Bond/Disclosure Council Services.

Subject/Discussion:

On 11/7/2017 City Council approved Resolution 2017-30 Regarding the Intention to Issue Tax Exempt Obligations to Finance Water Projects. One of the first steps in issuing a bond is to hire bond counsel. Financing the fee for Bond Counsel and Disclosure Counsel services would be billed at \$395 per hour for attorney work and \$125 per hour for work by paralegals and legal assistants, all subject to a cap of \$85,000. In addition, the City would reimburse Richard, Watson and Gershon for any out-of-pocket expenses, such as duplication and printing costs and travel expenses, in an amount not to exceed \$2,000.

Bond counsel will prepare the proceeding for the issuance and sale of the bonds, including all resolutions and other documents relating to the issuance and sale. The bond counsel will draft all trust indenture or fiscal agency agreements, and all closing documents, including certificates, receipts and our approving legal opinion regarding the bonds. They will also provide all other services customarily provided by bond counsel.

Richard, Watson and Gershon will also provide disclosure counsel which will include the preparation of the official statement and the continuing disclosure agreement in connection with the bonds. They will also provide a letter at the closing, to the City, which indicates that on the basis of the information which is made available to us and without undertaking to determine independently the accuracy, completeness or fairness of that information, nothing has come to our attention which causes us to believe that the official statement contains any untrue statement of a material fact or omits to state a material fact necessary to make the statements therein, in light of the circumstances under which they were made, not misleading.

Teresa Ho-Urano has worked with the City on the partial defeasement of the 2011 RDA Tax Obligation bond. During the process Ms. Ho-Urano and her team provided excellent legal advice and were extremely responsive to the City's requests and questions. The Finance Director would prefer to continue the relationship with Ms. Ho-Urano considering the City's previous experience in working with her and the firm of Richard, Watson and Gershon.

The attached Statement of Qualifications was submitted for the contract with the Successor Agency.

Financial Consideration(s):

The cost of the contract is not to exceed \$87,000. This has been budgeted and will be included in the costs of the bond.

Alternatives or Pros/Cons:

None Noted.

Commission/Board Recommendation:

Not applicable.

Staff Recommendation:

Authorize the Interim City Manager to negotiate and sign an agreement with Richard, Watson and Gershon for Bond/Disclosure Counsel Services.

Attachments:

- ☐ Resolution:
 - ☐ Ordinance:
 - ☐ Map
 - ☐ Contract
 - ☒ Other
- List: Statement of Qualifications

Review:

- ☒ Asst. City Manager
- ☒ City Attorney
- ☒ City Clerk
- ☒ City Manger
- ☒ Finance

Date:

- 12/28/17
- 01/11/18
- 01/11/18
- 01/11/18
- 12/13/17



Successor Agency to the Lemoore Redevelopment Agency

Appendix A Statement of Qualifications

January 12, 2016

For more information contact:

Diana K. Chuang or Teresa Ho-Urano
dchuang@rwglaw.com THo-Urano@rwglaw.com

Telephone 213.626.8484 | Facsimile 213.626.0078
355 South Grand Avenue, 40th Floor
Los Angeles, California 90071-3101

www.rwglaw.com



Introduction

Our firm has specialized in representing public entities of all types and sizes since its inception in 1954. We are committed to providing the highest quality legal services in a cost-effective manner. We have offices in Los Angeles, San Francisco, Orange County, and Temecula. We currently serve as special counsel, city/town attorney, or general counsel to over 50 public entities throughout California. Our representation of public entities includes cities, towns, successor agencies to redevelopment agencies, school districts, counties, community services districts, water districts, other special districts, airports, and joint powers authorities. This provides our public finance attorneys special insight and sensitivity to issuers' needs and concerns in finance transactions.

Public Finance Experience

For over 35 years, our firm has served as bond counsel and disclosure counsel to public entities in a broad range of finance transactions. The projects financed include, among others, libraries, police and fire protection facilities, parks and recreational facilities, redevelopment projects, affordable housing projects, water and sewer facilities, schools, and streets and storm drainage facilities. We have been involved in a variety of public financing arrangements, including (i) redevelopment and successor agency tax allocation bonds, (ii) general obligation bonds, (iii) enterprise revenue financings, (iv) special tax bonds and the formation proceedings for community facilities districts that issue such bonds, and similarly, assessment revenue bonds and the formation proceedings for assessment districts providing for the levy of assessments pledged for such bonds, (v) mortgage revenue housing bonds, (vi) contractual assessment revenue bonds secured by contractual assessments levied in connection with property assessed clean energy (PACE) programs formed under California's AB 811 legislation (as amended) and the formation proceedings for an AB 811 program, (vii) certificates of participation and lease revenue bonds payable from general fund revenues subject to annual appropriations, (viii) tax and revenue anticipation notes, and (ix) pension obligation bonds. Such financings include not only traditional fixed rate debt instruments, but also varied structures involving variable rate bonds, capital appreciation bonds, credit enhancement devices and investment agreements. We have also acted as bond counsel and special counsel in private placement financings.

We handle a broad spectrum of public law issues. Our primary practice groups include public finance, public law, redevelopment dissolution, environmental law, labor and employment, climate change, eminent domain, real estate, telecommunications, transportation, water rights and water law, public works, litigation, and appellate law. We currently serve as city/town attorney, general counsel, special counsel, or agency counsel to more than 50 public entities, including general law cities, charter law cities, school districts, special districts, water districts, joint power authorities, and others. Our clients vary greatly in size and include jurisdictions in



urban areas, coastal communities, industrialized areas, growing communities, and rural communities. We take pride in our ability to deliver high quality, practical, and effective legal services to our diverse public entity clients.

Our familiarity with the multiple facets of a local government's operation is an asset to our ability to serve as bond counsel and disclosure counsel. Members of our public finance department often provide assistance to our colleagues and clients on finance-related issues, whether or not bonds are involved. This allows us to develop special insights and sensitivities to a public entity client's needs and concerns when working on a financing transaction. As the need arises, our public finance attorneys and the client can draw on the firm's resources in other public law areas. Our collective experience and expertise enhance our ability to serve a bond issuer-client with respect to the financing structure outcome and the appropriate level of disclosure that complies with securities law requirements and mitigates potentially adverse effect on the marketing of the bonds.

Staff Qualifications

Our public finance team to the Successor Agency to the Lemoore Redevelopment Agency would consist of the following attorneys: Teresa Ho-Urano as lead attorney, Diana Chuang, and Bill Strausz. The following is a brief description of each of our respective experience.

Teresa Ho-Urano has practiced public finance law since 1997 and has been with the firm since 2003. Teresa is a former Shareholder of the firm and currently is Of Counsel in the firm's Public Finance Department. She received her J.D. from Hastings College of Law in 1997 and her B.A. from University of California, Los Angeles, in 1992.

Teresa has served as bond counsel, disclosure counsel, underwriter's counsel, bank counsel, and issuer counsel for a wide variety of public bond issuances and private placement transactions. She has worked with various types of debt instruments, including tax allocation bonds, Mello-Roos bonds, special assessment bonds, enterprise revenue bonds, lease revenue bonds, certificates of participation, and multifamily mortgage revenue bonds. Teresa has worked on traditional fixed rate bond issues, as well as multi-modal variable rate structures. She has assisted clients with the initial purchase, and renewals, of credit and liquidity enhancement instruments, and negotiations relating to investment agreements.

Since the passage of AB X1 26 in 2011, Teresa additionally has developed expertise in advising cities and successor agencies regarding the on-going implementation of the Redevelopment Dissolution Law, including providing solutions for day-to-day issues and negotiating with the California Department of Finance, the California State Controller's Office, other local agencies, and private parties.



Diana K. Chuang joined the firm's Public Finance Department in 2003. Diana is a Shareholder and the Assistant Chair of the firm's Public Finance Department. She received her J.D. from Duke University School of Law in 1996 and her A.B. from Stanford University in 1993. Diana was a former Branch Chief and lecturer in the U.S. Securities and Exchange Commission's (SEC) Investment Management examination program. As such, she brings regulatory experience to the firm's Public Finance Department.

Diana has provided bond counsel and disclosure counsel services to public entities in connection with financing public projects, public-private partnerships, and short-term operating cash flow needs. Such financings include successor agency refundings (including the first two approved by the California Department of Finance), redevelopment tax allocation bonds, enterprise and lease revenue bonds, certificates of participation, pension obligation refinancing, general obligation bonds, and special tax and assessment financing (including PACE). Diana has negotiated on behalf of public entities in structuring development agreements with real estate developers where bond financing is contemplated. She also advises regarding public works issues in land secured financings, ongoing district administration, and Mello-Roos district workouts.

Diana's experience prior to the SEC includes representation of major lenders in numerous commercial and private loan transactions and assistance as issuer and underwriter counsel in public company equity offerings and asset-backed securitizations.

William L. Strausz is a Shareholder of the firm and has been with the firm since 1977. Bill was admitted to the State Bar of California in 1973 and to the Washington State Bar in 1975. He received his J.D. from Loyola Law School, *cum laude*, in 1973 and his B.A. from the University of Washington in 1969.

As Chair of the firm's Public Finance Department, Bill advises virtually all of our public clients concerning public finance matters. With more than 35 years of public finance experience, Bill's practice includes, among other things, acting as bond counsel and disclosure counsel on numerous bond issues throughout the State, under a wide variety of authorizing statutes. Additionally, Bill serves as agency counsel to numerous successor agencies to redevelopment agencies, and therefore has significant experience with implementation of the Dissolution Law.

Bill's public finance practice includes, among other things, reviewing all transactions to ensure compliance with federal tax requirements.

Successor Agency Refunding Bond Transactions

The following table sets forth the successor agency refunding bond transactions for which our firm has served as bond counsel and/or disclosure counsel since the statutory dissolution of redevelopment agencies on February 1, 2012.



Issuer Name	Name of Issue	Issue Date	Size of Issue	Method of Sale	Firm's Role
2015					
Successor Agency to the Monrovia Redevelopment Agency	Central Redevelopment Project, Project Area No. 1 Taxable Tax Allocation Refunding Bonds, Issue of 2015A	12/17/15	\$19,770,000.00	Negotiated	Bond Counsel
Successor Agency to the Monrovia Redevelopment Agency	Central Redevelopment Project, Project Area No. 1 Tax Allocation Refunding Bonds, Issue of 2015B	12/17/15	\$3,890,000.00	Negotiated	Bond Counsel
Successor Agency to the Blythe Redevelopment Agency	Redevelopment Project No. 1 Tax Allocation Refunding Bonds Series 2015	9/23/15	\$15,395,000.00	Negotiated	Bond Counsel
Successor Agency to the Hughson Redevelopment Agency	(Hughson Redevelopment Project Area) Tax Allocation Refunding Bonds Series 2015	7/30/15	\$2,660,000.00	Negotiated	Bond / Disclosure Counsel
Successor Agency to the Poway Redevelopment Agency	Paguay Redevelopment Project Tax Allocation Refunding Bonds Series 2015A	7/6/15	\$133,110,000.00	Negotiated	Bond Counsel
Successor Agency to the Poway Redevelopment Agency	Paguay Redevelopment Project Tax Allocation Refunding Bonds Series 2015B	7/6/15	\$26,845,000.00	Negotiated	Bond Counsel
Successor Agency to the Ceres Redevelopment Agency	Ceres Redevelopment Project Area No. 1 Subordinate Tax Allocation Refunding Bonds Issue of 2015	6/17/15	\$8,050,000.00	Negotiated	Disclosure Counsel
Successor Agency to the Lancaster Redevelopment Agency	Combined Redevelopment Project Areas (Housing Programs) Tax Allocation Refunding Bonds Issue of 2015A	3/25/15	\$12,560,000.00	Negotiated	Disclosure Counsel



Issuer Name	Name of Issue	Issue Date	Size of Issue	Method of Sale	Firm's Role
Successor Agency to the Lancaster Redevelopment Agency	Combined Redevelopment Project Areas (Housing Programs) Tax Allocation Refunding Bonds Issue of 2015B	3/25/15	\$10,950,000.00	Negotiated	Disclosure Counsel
Successor Agency to the Highland Redevelopment Agency	Highland Redevelopment Project No. 1 Tax Allocation Refunding Bonds 2015 Series A	3/11/15	\$12,340,000.00	Negotiated	Bond Counsel
2014					
Successor Agency to the Redevelopment Agency of the City of Seaside	Tax Allocation Refunding Bonds Series 2014	12/23/14	\$9,140,000.00	Negotiated	Bond / Disclosure Counsel
South Tahoe Joint Powers Financing Authority	Refunding Revenue Bonds (South Tahoe Redevelopment Project Area No. 1) 2014 Series A	12/8/14	\$29,230,000.00	Negotiated	Bond Counsel
Successor Agency to the Orange Redevelopment Agency	Orange Merged and Amended Redevelopment Project Area Tax Allocation Refunding Bonds Series A	12/4/14	\$28,850,000.00	Negotiated	Bond Counsel
Successor Agency to the Blythe Redevelopment Agency	Redevelopment Project No. 1 Tax Allocation Refunding Bonds Series 2013	11/20/14	\$4,530,000.00	Negotiated	Bond / Disclosure
Successor Agency to the La Mirada Redevelopment Agency	2014 Subordinate Tax Allocation Refunding Bonds Series A	10/30/14	\$20,555,000.00	Negotiated	Disclosure Counsel
Successor Agency to the La Mirada Redevelopment Agency	2014 Subordinate Taxable Tax Allocation Refunding Bonds Series B	10/30/14	\$8,425,000.00	Negotiated	Disclosure Counsel



Issuer Name	Name of Issue	Issue Date	Size of Issue	Method of Sale	Firm's Role
Successor Agency to the South El Monte Improvement District	Tax Allocation Refunding Bonds (Merged Project Area) 2014 Series A	7/16/14	\$6,950,000.00	Negotiated	Bond / Disclosure Counsel
Calimesa Financing Authority	(Calimesa Redevelopment Project No. 1 and Project No. 5) Tax Allocation Refunding Revenue Bonds Series 2014	5/28/14	\$2,925,000.00	Negotiated	Bond / Disclosure Counsel
2013					
Successor Agency to the Brea Redevelopment Agency	Redevelopment Project AB 2013 Tax Allocation Refunding Bonds	12/12/13	\$96,620,000.00	Negotiated	Disclosure Counsel
Successor Agency to the Monrovia Redevelopment Agency	Central Redevelopment Project, Project Area No. 1 Subordinate Tax Allocation Refunding Bonds Issue of 2013A	10/30/13	\$12,000,000.00	Negotiated	Disclosure Counsel
Successor Agency to the Monrovia Redevelopment Agency	Central Redevelopment Project, Project Area No. 1 Subordinate Tax Allocation Refunding Bonds Issue of 2013B	10/30/13	\$3,920,000.00	Negotiated	Disclosure Counsel
Successor Agency to the Monrovia Redevelopment Agency	Central Redevelopment Project, Project Area No. 1 Subordinate Tax Allocation Refunding Bonds Issue of 2012	2/20/13	\$13,330,000.00	Negotiated	Disclosure Counsel
2012					
Dinuba Successor Agency	Merged City of Dinuba Redevelopment Project and Dinuba Redevelopment Project No. 2, as Amended Subordinate Tax Allocation Refunding Bonds Issue of 2012	12/19/12	\$1,700,000.00	Negotiated	Disclosure Counsel



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Staff Report

Item No: 5-2

To: Lemoore City Council
From: Judy Holwell, Community Development Director
Date: January 8, 2018 **Meeting Date:** January 16, 2018
Subject: Sarah Mooney Museum – Mural Processing and Fee

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:

Direct staff to begin the process of changing the requirement for mural processing from a Major Site Plan Review to a Mural Review; and until such time that the Municipal Code is changed, authorize staff to defer payment of the fee until a new rate is established.

Subject/Discussion:

Sarah Mooney Museum received a grant from Cal Humanities to erect a mural in downtown Lemoore. A rendering of the mural has not yet been created; however, the Museum Committee contacted the City of Lemoore to inquire about any such approvals that may be required. It was found that our zoning code requires a Major Site Plan Review for all murals. The fee for such is \$3,400, which is based on the time and money it takes to prepare a staff report, notify all property owners within a 300 foot radius, notice a public hearing, and hold a Planning Commission meeting to allow the community an opportunity to comment on the mural. With such a rigorous application process and steep processing fee, it may be infeasible for community groups and organizations to fund a mural project. The result could be that no new murals will grace the bare walls in Lemoore with beautiful works of art.

Murals add aesthetic value to a community and provide a sense of place. In many cities, murals bring additional tourism and offer visitors an opportunity to understand the historic

and cultural heritage of the community. Lemoore is one of those communities. Its murals provide a glimpse at its history.

City Council is asked to consider a change to the mural approval process. Currently, Section 9-5F-5 of the Lemoore Municipal Code addresses murals and places the following requirements on such applications:

E. Murals:

1. The city encourages murals as a way to add visual interest to a building or area. As such, murals of a noncommercial nature shall be excluded from the allowed sign area for a property.
2. Murals are allowed on facades of buildings other than the side with the main entrance. The mural may encompass the entire surface area of the wall but shall not project onto the roof.
3. Murals shall be subject to major site plan and architectural review to ensure the scale and character of the mural is in keeping with the surrounding development. (Ord. 2013-05, 2-6-2014)

Staff recommends changing the way murals are reviewed from a major site plan and architectural review to a more appropriate process in which City Council would have the opportunity to review and approve the project. A major site plan review is a very different process pertaining to land development. If City Council agrees that the process should be modified, staff will begin the process of preparing a zoning text amendment, which will be presented to the Planning Commission, and then back to City Council for final approval.

With regard to the Sarah Mooney Museum Committee's proposed mural project, the Committee desires to place the mural on the west side of the Pad Thai building facing the Veterans Memorial Building, and has already received approval from the property owners to do so. The mural will first be painted on several panels, and then will eventually be mounted on the wall. The general design will resemble a quilt.

Mario Gonzalez, Head of the Lemoore High School Art Department (and Kings County Teacher of the Year) will prepare the renderings for the panels. The mural will tell a story of the primary ethnic/cultural groups who have settled in our area, such as the Tachi Yokut Indian, Portuguese, Chinese, Mexican, Filipino, Caucasian, and others. It will depict what brought them here, and what they did once they arrived. Mr. Gonzalez will prepare all of the drawings and supervise the painting of the panels offsite.

The Museum Committee hopes to engage various age and ethnic groups in the planning of the content and the painting of the panels. They also intend to produce an accompanying educational brochure that will explain the mural as well as containing a map and explanation of the other downtown murals. Lynda Lahodny, of the Sarah Mooney Museum, will be in attendance during the meeting to answer any questions you may have regarding the proposed mural.

Financial Consideration(s):

Since murals are rarely requested, the financial consideration is nominal.

Alternatives or Pros/Cons:**Pros:**

- By streamlining the process and reducing or waiving the fee, more entities may be inclined to add murals in the community.
- City Council will be able to review the proposed mural projects.

Cons:

- If the process is streamlined, surrounding property owners will not be notified and a public hearing will not be held.

Commission/Board Recommendation:

None at this time.

Staff Recommendation:

Staff recommends revising the Municipal Code so that the review process for murals is streamlined and the fee is reduced to \$160, or waived. If City Council agrees that the process should be changed, a zoning text amendment will be prepared for Planning Commissions approval, which will then be brought to City Council for a public hearing (first reading) and a second reading before becoming law (plus 30 day waiting period). Additionally, City Council should allow staff to begin processing the Sarah Mooney Museum Committee's mural project (and any other proposed murals) based on the modified process and defer the application fee until the new Code takes effect.

Attachments:

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

Review:

- ☒ Asst. City Manager
- ☒ City Attorney
- ☒ City Clerk
- ☒ City Manger
- ☒ Finance

Date:

- 01/09/18
- 01/11/18
- 01/11/18
- 01/11/18
- 01/11/18



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Staff Report

To: Lemoore City Council
From: Janie Venegas, City Clerk / Human Resources Manager
Date: January 11, 2018 **Meeting Date:** January 16, 2018
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 17/18

December 27, 2017

Warrant Register 12-27-17

PEI
DATE: 12/27/2017
TIME: 13:31:39

CITY OF LEMOORE
GENERAL LEDGER TRANSACTION ANALYSIS

PAGE NUMBER: 1
AUDIT311

SELECTION CRITERIA: account.acct between '2000' and '2999'AND transact.yr='18' and transact.batch='P0122817'
ACCOUNTING PERIOD: 6/18

FUND - 001 - GENERAL FUND

ACCOUNT	DATE	T/C	REFERENCE	VENDOR/PAYER	DEBIT	CREDIT	DESCRIPTION
2020			ACCOUNTS PAYABLE				
6 /18	12/27/17	21	56159	6007 SPEEDO CHECK		836.00	LABOR SPEEDOMETER CHE
6 /18	12/27/17	21	56156	6546 SHARON SCOTT DESIGN		2,500.00	2018 RECREATION GUIDE- GR
TOTAL			ACCOUNTS PAYABLE		.00	3,336.00	
2248			RECREATION IN/OUT				
6 /18	12/27/17	21	56156	6546 SHARON SCOTT DESIGN	2,500.00		2018 RECREATION GUIDE- GR
TOTAL			RECREATION IN/OUT		2,500.00	.00	
2279			STORED VEH. FINES/TRF.OFF				
6 /18	12/27/17	21	56159	6007 SPEEDO CHECK	836.00		LABOR SPEEDOMETER CHE
TOTAL			STORED VEH. FINES/TRF.OFF		836.00	.00	
TOTAL			GENERAL FUND		3,336.00	3,336.00	

PEI
DATE: 12/27/2017
TIME: 13:31:39

CITY OF LEMOORE
GENERAL LEDGER TRANSACTION ANALYSIS

PAGE NUMBER: 2
AUDIT311

SELECTION CRITERIA: account.acct between '2000' and '2999'AND transact.yr='18' and transact.batch='P0122817'
ACCOUNTING PERIOD: 6/18

FUND - 090 - TRUST & AGENCY

ACCOUNT	DATE	T/C	REFERENCE	VENDOR/PAYER	DEBIT	CREDIT	DESCRIPTION
2020			ACCOUNTS PAYABLE				
6 /18	12/27/17	21	56161	T2370 SUSIE BARRERA		150.00	REFUND VET HALL
6 /18	12/27/17	21	56138	T2369 JOANNA ALVES		150.00	REFUND VET HALL
6 /18	12/27/17	21	56145	T2371 MARIA OLMOS		250.00	REFUND CIVIC
TOTAL			ACCOUNTS PAYABLE		.00	550.00	
2300			CUSTOMER DEPOSITS				
6 /18	12/27/17	21	56161	T2370 SUSIE BARRERA	150.00		REFUND VET HALL
6 /18	12/27/17	21	56138	T2369 JOANNA ALVES	150.00		REFUND VET HALL
6 /18	12/27/17	21	56145	T2371 MARIA OLMOS	250.00		REFUND CIVIC
TOTAL			CUSTOMER DEPOSITS		550.00	.00	
TOTAL			TRUST & AGENCY		550.00	550.00	
TOTAL REPORT					3,886.00	3,886.00	