City of Kingsburg

1401 Draper Street, Kingsburg, CA 93631-1908
(559)897-5821 (559)897-5568

Bruce Blayney
Mayor

Michelle Roman
Mayor Pro Tem

COUNCIL MEMBERS
Ben Creighton
Staci Smith
Sherman Dix

Alexander J. Henderson
City Manager

WEDNESDAY
June 15, 2016
6:00 P. M.
KINGSBURG CITY COUNCIL CHAMBER
1401 DRAPER STREET

AGENDA

FOR THE JOINT MEETING OF THE KINGSBURG CITY COUNCIL, BOARD OF DIRECTORS OF THE CITY OF KINGSBURG PUBLIC FINANCING AUTHORITY AND BOARD OF DIRECTORS OF THE KINGSBURG REDEVELOPMENT SUCCESSORY AGENCY

5:30 P.M. CLOSED SESSION

1. **Conference with Legal Counsel--Existing Litigation**
   California Government Code Section 54956.9(a)
   Name of Case: City of Selma vs. City of Kingsburg, et al., Fresno County Superior Court Case No. 12CECG03223.
   Name of Case: City of Selma vs. City of Kingsburg, et al., Fresno County Superior Court Case No. 13CECG02139 DJK.
   Name of Case; City of Selma vs. Fresno County Local Agency Formation Commission, et al. Fresno County Superior Court Case No. 13CECG02651

2. **Conference with Legal Counsel---Anticipated Litigation**
   Significant exposure to litigation pursuant to California Government Code Section 54956.9(b)
   (One potential case)

Invocation to be given by Pastor Grant Thiesen of New Life Ministries, followed by the Pledge of Allegiance led by Mayor Bruce Blayney.

6:00 P.M. REGULAR MEETING

I. Call to Order and Roll Call for each entity. This meeting is a joint meeting of the Kingsburg City Council, the Board of Directors of the City of Kingsburg Public Financing Authority and the Board of Directors of the Kingsburg Redevelopment Successor Agency. During the joint meeting, the members of the Kingsburg City Council will be concurrently sitting as the members of the the Board of Directors of the City of Kingsburg Public Financing Authority and the Board of Directors of the Kingsburg Redevelopment Successor Agency.

II. **Public Comments** – This is the time for any citizen to come forward and address the City Council and the other Agencies on any issue within respective their jurisdictions. A maximum of five minutes is allowed for each speaker.

III. **Approve Agenda** – Action by the City Council and Boards of Directors to approve the agenda or to make modifications. Note: The type of items that can be added to the agenda is constrained by State law.

(NOTE: Next City Resolution No. 2016-038 -- Next City Ordinance No. 2016-004)

IV. **a.** **Consent Calendar** – Items considered routine in nature are to be placed on the Consent Calendar. They will be considered as one item and voted upon in one vote unless individual consideration is requested. Each vote in favor of the Consent Calendar is considered and recorded as a separate affirmative vote in favor of each action listed, except where the item specifically notes a prior recorded opposition or abstention, in which case the present affirmative vote on the Consent Calendar is considered and recorded as reaffirming that prior opposition or abstention. Approval of Consent Calendar items includes recitals reading ordinance(s) by title(s) only and adoption of recommended action(s) contained in staff reports.

(To be approved only by City Council)

1. **Approval of City Council Minutes** – Approve the minutes from the regular meeting held on June 1, 2016 as prepared by City Clerk Abigail Palsgaard.

2. **Check Register**– Ratify/approve payment of bills listed on the check register for the period May 26, 2016 through June 9, 2016 as prepared by Accounts Payable Clerk Grace Reyna.

3. **TCP-123 Well Mitigation Final Report-** Approve the TCP-123 Well Mitigation Final Report.

4. **Fresno/Madera Area Agency on Aging (FMAAA) Contract** – Adopt Resolution No. 2016-032 authorizing Ashlee Schmal, Community Services and Senior Citizens Coordinator, to execute contract(s) with FMAAA for the fiscal year beginning July 1, 2016 to June 30, 2017, including any subsequent amendments and all the necessary supporting documents.

5. **Initiate Annexation of Territory into Landscape Assessment District No. 93-01 as Annexation No. 14**.- Staff Report prepared by Finance Director Maggie Moreno.

    a. **Approve Resolution 2016-033-** Approve Resolution 2016-033 of the City Council of the City of Kingsburg initiating proceedings for the approval of the annexation of territory into Kingsburg Landscape Assessment District No. 93-01, as Annexation No. 14, and the levy and collection of assessments within such

annexation for Fiscal Year 2016/2017 pursuant to the landscaping and lighting act of 1972, Part 2 of Division 15 of the California Streets and Highways Code and as provided by Article XIII D of the California Constitution, and ordering the preparation of an engineer's report in connection therewith.

b. **Approve Resolution 2016-034-** Approve Resolution 2016-034 of the City Council of the City of Kingsburg preliminarily approving the report of the engineer in connection with the approval of the annexation of territory into Kingsburg Landscape Assessment District No. 93-01, as Annexation No. 14, and the levy and collection of assessments within such annexation for Fiscal Year 2016/2017 pursuant to the Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code and as provided by Article XIII D of the California Constitution.

c. **Approve Resolution 2016-035-** Approve Resolution 2016-035 of the City Council of the City of Kingsburg declaring its intention to order the approval of the annexation of territory into Kingsburg Landscape Assessment District No. 93-01, as Annexation No. 14, to levy and collect assessments within such annexation for Fiscal Year 2016/2017 pursuant to the Landscaping and Lighting act of 1972, Part 2 of Division 15 of the California Streets and Highways Code and as provided by Article XIII D of the California Constitution, and appointing a time and place for hearing protests.

6. **Reject All Bids for Sierra Street Reconstruction & 6th Avenue Drive Rehabilitation – Federal Project No. STPL 5170 (043) & (049) -** Staff Report prepared by City Engineer Dave Peters

(To be approved only by Kingsburg Redevelopment Successor Agency)

7. **Approval of Kingsburg Redevelopment Successor Agency Minutes –** Approve the minutes from the regular meeting held on June 17, 2015 as prepared by Planning Secretary Mary Colby.

(To be approved only by Kingsburg Joint Powers Authority)

8. **Approval of Kingsburg Joint Powers Authority Minutes –** Approve the minutes from the regular meeting held on June 17, 2015 as prepared by Planning Secretary Mary Colby.

b. Pulled Consent Calendar Items:

V. REGULAR CALENDAR

1. Recognition of Retiring Fire Captain Russ Davis

Possible Action(s):

a. Adopt Proclamation Recognizing Russ Davis for his 25 years of service with the City of Kingsburg and the Kingsburg Community.
b. Presentation of Proclamation by Mayor Blayney

2. **Fire Department Promotion of Kevin Clark to Captain**

3. **Pinning of new full time firefighters Joey Frankmore, Robert Johnson and Curtis Rusko**

4. **PUBLIC HEARING Continued from 6/1/2016 – Awarding of Competitive Allocations for Residential Development for 2016-** Addendum to Staff Report prepared by Planning Consultant Holly Owen (**Action only by the City Council)**

Possible Action(s):
a. Re-Open Public Hearing
b. Presentation by Planning Consultant Holly Owen
c. Council Discussion
d. Re-Open Public Comment
e. Close Public Comment
f. Continued Council Discussion
g. Close Public Hearing
h. Adopt Resolution 2016-030 recommending awarding of up to a maximum of 301 housing units as the 2016 housing unit allocation.

5. **PUBLIC HEARING - Fiscal Year 2016/2017 Budget Review** – Consider 2016/2017 Fiscal Year Recommended Executive Budget

Possible Action(s):
a. Open Public Hearing
b. Presentation by City Manager Alexander Henderson
c. Council Discussion
d. Open Public Comment
e. Close Public Comment
f. Continued Council Discussion
g. Close Public Hearing
h. Adopt Resolution No. 2016-036 approving the City of Kingsburg 2016/2017 Fiscal Year Budget; including the Kingsburg Public Finance Authority and Kingsburg Redevelopment Successor Agency budgets.

6. **PUBLIC HEARING –Deleting Section 6.04.050 And Adding Section 6.04.170 To Chapter 6.04 Of Title 6 Of The Kingsburg Municipal Code Pertaining To Keeping Of Animals In The City Limits-** Staff Report Prepared by City Manager Alex Henderson (**Action only by the City Council)**

Possible Action(s):
a. Open Public Hearing

b. Presentation by City Manager Alex Henderson
c. Council Discussion
d. Open Public Comment
e. Close Public Comment
f. Continued Council Discussion
g. Close Public Hearing
h. Waive the first reading and introduce Ordinance No. 2016-003 Deleting Section 6.04.050 And Adding Section 6.04.170 To Chapter 6.04 Of Title 6 Of The Kingsburg Municipal Code, and pass to a second reading with the following recital constituting reading of the title of the Ordinance:

"AN ORDINANCE OF THE CITY OF KINGSBURG
AMENDING CHAPTER 6.04 TO TITLE 6 OF
THE KINGSBURG MUNICIPAL CODE"

i. Adopt Resolution No. 2016-037 approving the Chicken Permit fee.

7. Crime Statistics report for the Month of May 2016 – Prepared by Kingsburg Police Department Records Supervisor Corina Padilla.

Possible Action(s):

a. Presentation by Chief of Police Neil Dadian
b. Council Discussion
c. Informational- No Action Necessary

8. Council Reports and Staff Communications

a. Community Services Commission –
b. Public Safety Committee –
c. Chamber of Commerce –
d. Economic Development –
e. Finance Committee –
f. Planning Commission –
g. City Manager's Report –

9. Other Business as May Properly Come Before the City Council

a. Cancelation of the July 20, 2016 Regular Meeting

10. Adjourn Joint Meeting of The Kingsburg City Council, Board of Directors of The City of Kingsburg Public Financing Authority and the Board of Directors of The Kingsburg Redevelopment Successory Agency.

Any writings or documents provided to a majority of the Kingsburg City Council regarding any item on the agenda will be made available for public inspection in the City Clerks office located at 1401 Draper Street during normal business hours.

KINGSBURG CITY COUNCIL
REGULAR MEETING MINUTES
June 1, 2016

The Invocation, followed by the Pledge of Allegiance, was led by Mayor Bruce Blayney.

6:00 P.M. REGULAR MEETING

Call to Order: Mayor Blayney called the Regular Meeting of the Kingsburg City Council to order at 6:01pm.

Council Members present: Ben Creighton, Staci Smith, Michelle Roman and Mayor Bruce Blayney.

City Staff present: City Manager Alex Henderson, City Attorney Mike Noland, Finance Director Maggie Moreno, Planning Consultant Holly Owen, City Engineer Dave Peters, and City Clerk Abigail Palsgaard.

Public Comments:

Fire Captain Wayne Osborne asked the Council to continue the water conservation efforts due to there still being a water shortage in Southern California and the underground aquifers not recharging.

Dave Meyer, 1525 20th Ave., spoke about the old jail, the process to save it including procuring a grant, and how he keeps it open 365 days a year. He spoke about the alley that leads to the jail between the Fire Department and Dick's garage and its terrible condition. He asked City Council to look into repairing the alley.

Approve Agenda: A motion was made by Council Member Roman, seconded by Council Member Creighton, to approve the agenda as published. The motion carried by unanimous voice vote of members present.

Consent Calendar – A motion was made by Council Member Creighton, seconded by Council Member Smith, to approve the consent calendar as published. The motion carried by unanimous voice vote of members present.

1. **Approval of City Council Minutes** – Approve the minutes from the regular meeting held on May 18, 2016 as prepared by City Clerk Abigail Palsgaard.

2. **Check Register**– Ratify/approve payment of bills listed on the check register for the period April 23, 2016 through May 25, 2016 as prepared by Accounts Payable Clerk Grace Reyna.

3. **Treasurer's Report**- Approve the Treasurer's Report as of April 30, 2016 as prepared by Finance Director Maggie Moreno.

4. **Consolidation of November 8, 2016 Election-** Adopt Resolution 2016-028 Requesting County Elections To Conduct The Election, Requesting Consolidation of

Election And Determining Payment For Candidate's Statement, and for the Appointment To Office if No One Or Only One Person Is Nominated.

5. **Gann Limit** – Adopt Resolution No. 2016- 029 adopting the Gann Limit Calculation for the 2016/17 Fiscal Year using the City Growth Percentage. Staff Report prepared by Finance Director Maggie Moreno.

Pulled Consent Calendar Items: None.

REGULAR CALENDAR

PUBLIC HEARING – Awarding of Competitive Allocations for Residential Development for 2016- Staff Report prepared by Planning Consultant Holly Owen

Public Hearing opened at 6:10pm.

Planning Consultant Holly Owen discussed the growth management ordinance, the history of the ordinance, and that this meeting is a calendar driven discussion. In 2013 City Council approved a rolling allocation process. This year three projects have have applied and the allocations approved by the Planning Commission. She said she understands there is a high level of citizen concern. She said she wants to emphasize this action is only to approve the allocation. If the allocations are approved there are many steps for the developer including annexation and conforming to North Kingsburg Specific Plan (herein after known as "NKSP"), city regulations and state regulations. After that all projects will then need to come in, and include traffic, noise, biological studies. We are not approving a map or a plan, just the allocations.

Council Discussion opened at 6:16pm.

Council Member Roman asked Staff to clarify, are they asking Council for approval for them to able to go to the next step. Planning Consultant Owen said at this point they are requesting allocations of housing units, if approved they are going to have to address community issues, traffic issues, environmental issues. Without allocation approval, applicants cannot start the process, cannot submit to site plan review. With approval the applicants will have to work with staff, and hopefully citizens as we requested. City Attorney Noland said that is correct, the reason for the growth management was to limit the residential growth. In order for the developer to seek their land use entitlements, which in this case will be annexation, tentative tract maps, environmental review and site plan review. They can't begin that process till the units have been awarded. If approved they will have to go through the process with LafCO. We are not talking about traffic tonight, all of that is done after the units are awarded.

City Attorney Noland said to address an issue that has come up, if as a result of going through the entitlement process and something changes, the applicant will have to file an application for approval of City Council for any changes in regard to the number of housing allotments. The applicant can only reduce the number, they cannot add. All we are doing tonight is Council is considering the recommendation of the Planning Commission to award these units so these development projects can initiate the land use entitlement and move forward through the City requirements and LafCO. Ms. Owen said she wanted to clarify that LafCO will be the final step, and the project needs to be approved at several levels before it gets to that point. The applicants are well aware of this.

Mayor Blayney when the Growth Management Plan was developed there were people coming in wanting to build more than the 150 units per year. That is why the Growth Management Plan has an allocation process. The developers have to apply for an allocation, once that is approved no matter what their 'tentative' or 'idea' map looks like, that is not the map that will be finalized. The next step is the developer has to conform to the provisions of the NKSP including lot size, traffic patterns, width of streets, all of those kind of things. We have building standards in place. They have to modify and work with our standards. I know there are concerns over a tentative map where the lots are smaller than 7,000 sq. ft. that is not up to our standard in our NKSP. These tentative maps were done because the developer had a deadline to submit a tentative map to the Planning Commission. Council and Staff understand that this is only the first step in the process and that developers have to meet the standards of the NKSP.

City Attorney Noland said as these projects come up they will be subject to a public hearing in front of the Planning Commission. He said he wanted to make sure they understand this will not be the only Public Hearing in the process.

City Manager Henderson notified the public about the ability to sign up for email alerts for when agendas are posted on the City website. He said once the approval process gets to a specific point and you own property within 300 feet you will receive a notice in the mail if Staff is recommending approval of a subdivision map.

Public Comment opened at 6:38pm.

Melvin Enns, 1911 Bergren Ct., asked about the tentative map and if it had been annexed into the City. Staff replied that these properties have not been annexed.

Lisa Benslay, 2363 Solig St., Asked that City Council considers that duplexes and triplexes are not for that side of town.

Paul Kruper, 2601 19th, spoke about maintaining a high quality of life. Said he has concerns about the maps. Asked about the Growth Management Policy regarding changing the projects and that maybe the allocations would be cancelled. Asked that City Council postpone this for a couple of weeks.

City Attorney Noland answered that the developer could apply to change the map and that the code gives direction to Council.

City Manager Henderson said Staff has had multiple conversations with the applicants and that they are aware of the NKSP, some of them are here tonight.

Randy Heckman, 2931 16th, spoke about good quality growth, and he requests that parks are put in. Spoke about the existing problem of traffic on 19th street. He is against multi-family housing, and that it causes blight.

Jack Shantz, 2651 19th, not in opposition of growth. Opposition to the idea map from the Nelson property and the traffic problem. Asked them not to vote on it. Spoke about water usage.

Ron Schreiner, 2641 19th, said he is worried about traffic problems that already exist and will get worse with the proposed map.

Bill Willeford, 2631 19th, spoke about the existing traffic problem that already exists on 19th Ave. He said he is fine with entry level homes, but thinks council should drop the number of allotments down.

Teresa Schreiner, 2641 19th, said that the neighbors would like their input for traffic concerns and allocation number concerns.

Mayor Blayney said let the neighbors know that there is a public hearing for the site plan review, and you can speak at that time at the Planning Commission. He said the map is just for the allocation process, the developer had a deadline.

Council Member Roman said if this map came before council I wouldn't approve it. She said concerns are valid.

Council Member Creighton said why are we approving more allocations than what is possible, why don't we approve less and be more realistic.

City Manager Henderson said the Growth Management Policy doesn't allow you to ask for more allocations after this process.

Belinda Shantz, 2651 19th, said developers have resources for attorneys, they are there to make money, and can we realistically fight back?

Dave Crinklaw, 13837 Zediker, said he is there representing West Start Construction, one of the applicants, he said they are into building neighborhoods. He said they are going through the process and request the citizens read NKSP. He said he has to start with a conceptual plan, if they lose a lot or two, so be it to get approval from the city engineer.

Mayor Blayney read an email from Don Pauley regarding concerns of traffic and requests a traffic study.

Public Comment closed at 7:27pm.

Continued Council Discussion opened at 7:27pm.

Council Member Roman asked if housing allocations are voted on together, or separately.

City Attorney Noland said Council has the ability to vote separately

Council Member Roman asked how long if postponed.

City Attorney Noland said Council could continue the public hearing to the next city council meeting. He said the applicants would need to wait 6 months if you deny them and they would have to reapply.

Council Member Creighton asked is there are reason why we are looking at all of them as one and not each one separately.

City Attorney Noland said you have sufficient allocations to award to all three units.

Council Member Smith asked about the CEQA review and if it includes a traffic study.

Planning Consultant Owen said yes, that will happen before the LafCO approval.

Council Member Smith asked would it be the traffic study that would impose the outlet road.

City Manager Henderson said a lot of stuff will happen behind the scenes, developers will work with Staff and there are several levels of review before it is reviewed and goes back in front of Council.

Mayor Blayney asked Holly to go over the housing allocation process from the in progress Lennar subdivision.

Planning Consultant Owen said the developer bought the property, had to go through site plan review, they received comments, they went before the Planning Commission for the condition of use permit per the NKSP, they had to initiate annexation through the Planning Commission and Council and had to get a CEQA report. She said all reports will be available through the City Clerk. It all takes 9 months, minimum from the start of the process to the point Lennar is at right now. The City has an interest making sure the NKSP is done right.

Public Comment re-opened at 7:41pm.

Randy Heckman, 2931 16th, said he doesn't trust the process.

Public Comment closed at 7:42pm.

Council Member Creighton asked to hear from the developers.

Mayor Blayney said he doesn't feel that developers would have to come in and defend themselves at this time, they will have to at site plan review.

Council Member Creighton said that they are missing a council member, and in the past they postponed votes.

Council Member Smith asked about the multifamily mixed used housing in the NKSP

Mayor Blayney said multifamily mixed used housing is encouraged by our plan and the state.

Planning Consultant Owen said it is desirable to have several well done multifamily mixed used housing units in a larger project instead of having them pocketed off. She said we have some with large lots included in a project with multifamily lots.

Public Hearing closed at 7:52pm.

A motion was made by Council Member Creighton, seconded by Council Member Roman, to continue the public hearing on June 15, 2016. The motion carried by unanimous voice vote of members present.

City Manager Henderson asked for direction.

PUBLIC HEARING – Assessment District No. 93-01 – Consider Approval of Engineer's Report and Levy and Collection of Assessments within such District for Fiscal Year 2015/2016

Public Hearing opened at 8:09pm.

Finance Director Margarita Moreno discussed the landscaping and lighting district, recommended they approve resolution 2016-031.

Council Discussion opened at 8:11pm.

Council Discussion closed at 8:11pm.

Public Comment opened at 8:11pm.

Public Comment closed at 8:11pm.

Continued Council Discussion opened at 8:11pm.

Close Public Hearing 8:12pm.

A motion was made by Council Member Roman, seconded by Council Member Creighton, to adopt Resolution No. 2016-031 approving the Engineer's Report for Assessment District No. 93-01 and the Levy and Collection of Assessments within such District for Fiscal Year 2016/2017 and Confirming Diagrams and Assessments Pursuant to the Provisions of Part 2 of Division 15 of the California Streets and Highways Code and as Provided by Article XIII D of the California Constitution. The motion carried by unanimous voice vote of members present.

Fiscal Year 2016/17 Budget Review

City Manager Alex Henderson presented the proposed 2016/17 Fiscal Year Budget. He discussed revenues for 2015/2016. He reported that taxes and licenses and fees are high, police services are lower, and overall revenues are expect to outpace estimates by $400,000.

The City Manager discussed expenditures, including grants, retirements and overtime costs. He also discussed special funds, enterprise funds, recreation funds, and department accomplishments of 2015/2016.

He said all funds budget total is $18,820,259 for 2016/2017, personnel costs are up for insurance, CalPERS and worker comp. The City Manager spoke about the higher tax trend, retirement of the triple

flip and other factors. He also discussed gas taxes being down, upcoming road projects, including putting in handicap ramps on the curbs of older neighborhoods. The City Manager talked about personnel cost savings for 2016/2017 due to employee turnover. He discussed grant funds for sidewalk repair, 2016/2017 Capital improvement projects, and funding for an additional police officer.

Council directed Staff to set for public hearing at the June 15, 2016 meeting.

Water Conservation Report

City Manager Alex Henderson spoke about the State removing the water mandate regarding the drought, and he asked for direction. He spoke about residences asking to be able to water earlier due to not being able to see at night if they are watering. He said our residences have done an extremely commendable job.

Council discussed changing the hours and going from two days to three days to water. Council decided on no watering 6am to 6pm and allowing watering three days a week until November, when it will go back to two days a week. They decided to suspend penalties but not citations.

Council Reports and Staff Communications

Community Services Commission
Council Member Roman said they meet and discussed the success of the popup skate park, about bringing another popup Skate Park or purchasing their own pieces to do our own pop up Skate Park.

Public Safety Committee
Council Member Creighton said they meet in 2 weeks.

Chamber of Commerce
Council Member Smith said it was a successful Swedish Festival and they are looking forward to the Band Concerts in the Park.

Economic Development
Council Member Roman said they haven't met.

Finance Committee
Mayor Blayney said their report is the budget presentation.

Planning Commission
Mayor Blayney said they haven't met since the last meeting.

City Manager's Report
None.

Other Business as May Properly Come Before the City Council
Mayor Blayney said the City received a thank you card from Maxine Olsen saying she appreciated the great honor of being a Grand Marshall of the Swedish Festival.

Council Member Roman said she attended the ribbon cutting for Valley Health Team and they have a nice facility.

Planning Consultant Owen spoke about the site plan for the Chelsea project applying for tax credit.

Adjourn Joint Kingsburg City Council Meeting
Kingsburg City Council Regular Meeting was adjourned at 9:01pm.

Submitted by:

Abigail Palsgaard

Abigail Palsgaard, City Clerk

Accounts Payable

Checks by Date - Summary by Check Date

User: gracer
Printed: 6/10/2016 8:55 AM

City of Kingsburg
1401 Draper Street
Kingsburg, CA 93631-1908
(559)897-5821

Check No	Vendor No	Vendor Name	Check Date	Check Amount
ACH	3470	Internal Revenue Service	05/27/2016	31,114.29
ACH	3471	Employment Development Department	05/27/2016	4,653.76
ACH	3472	Public Employees Retirement System	05/27/2016	19,489.20
ACH	3526	Public Employees Retirement System 457 I	05/27/2016	240.00
70356	3475	Great West Annuity	05/27/2016	1,315.00
70357	3231	ICMA RETIREMENT CORPORATION	05/27/2016	400.00
70358	3525	Kingsburg Police KPOA	05/27/2016	227.50
70359	3476	State Disbursement Unit	05/27/2016	92.76
70360	3527	WILLIAM ANDERSON	05/27/2016	120.00
			Total for 5/27/2016:	57,652.51
70205	3502	C/O LISA EMMETT A. J. EXCAVATION	05/29/2016	513.56
70206	3011	ALTA PUMP CO INC	05/29/2016	33,518.29
70207	3501	AMERICAN, INC.	05/29/2016	25,639.26
70208	3026	AT & T	05/29/2016	60.00
70209	3494	AT & T	05/29/2016	37.96
70210	3030	AT&T MOBILITY	05/29/2016	147.06
70211	3446	AOS AUTOMATED OFFICE SYSTEMS	05/29/2016	166.59
70212	3507	BOY SCOUTS OF AMERICA	05/29/2016	136.00
70213	3440	CALIFORNIA COMPUFORMS, INC.	05/29/2016	238.60
70214	3067	CARDMEMBER SERVICE	05/29/2016	6,541.58
70215	3074	CENTRAL SANITARY SUPPLY	05/29/2016	254.70
70216	3508	CENTRAL VALLEY CRIME STOPPERS	05/29/2016	950.00
70218	3111	COLLINS & SCHOETTLER	05/29/2016	2,588.00
70219	3113	COMCAST	05/29/2016	141.08
70220	3117	COMCAST	05/29/2016	231.66
70221	3141	DEARBORN NATIONAL	05/29/2016	490.85
70222	3148	DON BERRY CONSTRUCTION	05/29/2016	1,500.00
70223	3160	ENS ELECTRIC	05/29/2016	1,274.93
70224	3177	FM CONTROLS	05/29/2016	540.00
70226	3222	HENRY SCHEIN, INC.	05/29/2016	1,269.93
70227	3233	ID VILLE	05/29/2016	115.55
70228	3235	IMMODO ENERGY SERVICES CORP	05/29/2016	1,442.88
70229	3244	JORGENSEN & CO.	05/29/2016	296.93
70230	3253	KINGSBURG CHAMBER OF COMMER(	05/29/2016	2,500.00
70231	3254	KINGSBURG CHEVRON	05/29/2016	100.00
70232	3510	KINGSBURG TOWING	05/29/2016	55.00
70233	3267	KULOW BROS.	05/29/2016	151.24
70234	3275	LIEBERT, CASSIDY, WHITMORE	05/29/2016	5,657.50
70235	3280	LOSS PROTECTION & INVESTIGATI	05/29/2016	35.00
70236	3504	JOHN MONTEZ	05/29/2016	25.00
70237	3299	MUNICIPAL CODE CORPORATION	05/29/2016	1,593.06
70238	3300	MUNISERVICES, LLC	05/29/2016	1,509.46
70239	3309	NEWMAN TRAFFIC SIGNS	05/29/2016	717.40
70240	3503	NRK SERVICES, INC.	05/29/2016	1,471.25
70241	3315	P G & E	05/29/2016	8,256.12

Check No	Vendor No	Vendor Name	Check Date	Check Amount
70242	3450	ABIGAIL PALSGAARD	05/29/2016	35.00
70243	3318	PATRICK & CO.	05/29/2016	237.78
70244	3319	KEVIN PENDLEY	05/29/2016	128.00
70245	3328	PITNEY BOWES-RESERVE ACCOUNT	05/29/2016	1,000.00
70246	3329	POLYACK MARKETING	05/29/2016	2,500.00
70247	3350	RICOH USA, INC.	05/29/2016	16.70
70248	3351	RISENHOOVER ROOFING	05/29/2016	350.00
70249	3353	RMS	05/29/2016	231.44
70250	3359	S&W HEALTHCARE CORP.	05/29/2016	49.17
70252	3509	STATE OF CALIFORNIA-DMV	05/29/2016	68.30
70253	3393	TCM INVESTMENTS, LP	05/29/2016	8,652.59
70254	3401	THE UPS STORE	05/29/2016	14.05
70255	3506	TOSHIBA FINANCIAL SERVICES	05/29/2016	676.41
70256	3415	VERIZON	05/29/2016	226.07
70257	3416	VERIZONWIRELESS	05/29/2016	444.79
70258	3419	VIKING CLEANING SERVICE	05/29/2016	3,016.02
70259	3430	WONG, ANDY & BETTY	05/29/2016	2,292.78
70260	3505	ZOOM IMAGING SOLUTIONS, INC.	05/29/2016	341.77
			Total for 5/29/2016:	120,447.31
70361	3005	AFLAC	05/31/2016	695.36
70362	3020	ANGELICA TEXTILES SERVICES COR	05/31/2016	575.98
70363	3533	BATTERY SYSTEMS, INC.	05/31/2016	835.67
70364	3529	BRANDON CONSTRUCTION	05/31/2016	3,600.00
70365	3067	CARDMEMBER SERVICE	05/31/2016	7,233.83
70366	3095	CITY OF KINGSBURG-POLICE DEPT.	05/31/2016	251.98
70367	3111	COLLINS & SCHOETTLER	05/31/2016	3,402.00
70368	3113	COMCAST	05/31/2016	141.08
70369	3116	COMCAST	05/31/2016	131.08
70370	3119	COOK'S COMMUNICATIONS CORP.	05/31/2016	743.59
70371	3158	ENER POWER	05/31/2016	1,567.00
70372	UB*00003	MARISOL ESPINDOLA ROCHA	05/31/2016	85.00
70373	3169	FEDEX	05/31/2016	16.75
70374	3172	FIDELITY SECURITY LIFE	05/31/2016	3,403.58
70375	3174	FIRECREST DESIGNS	05/31/2016	1,298.70
70376	3188	FRESNO COUNTY SHERIFF	05/31/2016	123.12
70377	3189	FRESNO COUNTY SHERIFF TRAINING	05/31/2016	1,056.00
70378	3190	FRESNO COUNTY TREASURER	05/31/2016	93.21
70379	3200	DANIEL FRIES	05/31/2016	792.00
70380	3524	HEALTH NET	05/31/2016	2,051.34
70381	3221	ALEX HENDERSON	05/31/2016	500.00
70382	3534	JACK'S REFRGERATION, INC.	05/31/2016	150.00
70383	3242	JOE SAUBERT INC.	05/31/2016	116.00
70384	3249	KAISER FOUNDATION HEALTH PLAN	05/31/2016	12,176.56
70385	3530	KEEN RAMPS	05/31/2016	4,073.00
70386	3253	KINGSBURG CHAMBER OF COMMER(	05/31/2016	2,500.00
70387	3528	KINGSBURG FEED STATION	05/31/2016	135.38
70388	3532	KINGSBURG HISTORICAL SOCIETY	05/31/2016	250.00
70389	3267	KULOW BROS.	05/31/2016	199.97
70390	3275	LIEBERT, CASSIDY, WHITMORE	05/31/2016	5,436.00
70391	3277	LINCOLN AQUATICS	05/31/2016	1,164.26
70392	3297	MORGAN'S VILLAGE FLOORING	05/31/2016	19.48
70393	3311	NOVATO FIRE DISTRICT	05/31/2016	2,875.67
70394	3531	DOUG NUNES	05/31/2016	5,000.00
70395	3315	P G & E	05/31/2016	8,286.77
70396	UB*00004	MICHAEL PALOMAR	05/31/2016	48.16

Check No	Vendor No	Vendor Name	Check Date	Check Amount
70397	3450	ABIGAIL PALSGAARD	05/31/2016	35.00
70398	3321	PETERS ENGINEERING GROUP	05/31/2016	31,808.98
70399	3325	PILO'S FIRST AID & CPR	05/31/2016	120.00
70400	3350	RICOH USA, INC.	05/31/2016	8.40
70401	3354	ROBINA WRIGHT ARCHITECT & ASSC	05/31/2016	350.00
70402	3355	ROHL IN POOL SERVICE & REPAIR	05/31/2016	2,693.14
70403	3358	S & S WORLDWIDE, INC.	05/31/2016	129.00
70404	UB*00002	J J SNYDER	05/31/2016	29.44
70405	3376	SOLAR CITY	05/31/2016	107.61
70406	3380	STATE OF CALIFORNIA-D O J	05/31/2016	210.00
70407	3484	SWANK MOTION PICTURE, INC.	05/31/2016	528.00
70408	3393	TCM INVESTMENTS, LP	05/31/2016	238.18
70409	3397	THE GAS COMPANY	05/31/2016	4,693.19
70410	3404	JACOB TOROSIAN	05/31/2016	250.00
70411	3506	TOSHIBA FINANCIAL SERVICES	05/31/2016	676.41
70412	3413	UPS	05/31/2016	53.84
70413	3419	VIKING CLEANING SERVICE	05/31/2016	3,016.02
70414	3423	VISION SERVICE PLAN	05/31/2016	637.98
70415	3430	WONG, ANDY & BETTY	05/31/2016	2,292.78
			Total for 5/31/2016:	118,906.49
70416	3452	OWEN ANSEL	06/02/2016	68.58
			Total for 6/2/2016:	68.58
70417	3536	ARROWHEAD EMBLEMS	06/03/2016	555.00
70418	3027	AT & T	06/03/2016	60.00
70419	3494	AT & T	06/03/2016	38.25
70420	3030	AT&T MOBILITY	06/03/2016	147.07
70421	3053	BRYAN'S CLASSIC COLORS	06/03/2016	2,400.00
70422	3074	CENTRAL SANITARY SUPPLY	06/03/2016	178.40
70423	3079	CENTRAL VALLEY SWEEPING, INC.	06/03/2016	9,996.64
70424	3116	COMCAST	06/03/2016	80.67
70425	3117	COMCAST	06/03/2016	80.90
70426	3170	FERGUSON ENTERPRISES, INC	06/03/2016	2,239.30
70427	3175	FIVE CITIES EDA	06/03/2016	1,142.87
70428	3199	FMAAA	06/03/2016	206.10
70429	3221	ALEX HENDERSON	06/03/2016	500.00
70430	3277	LINCOLN AQUATICS	06/03/2016	1,118.92
70431	3280	LOSS PROTECTION & INVESTIGATI	06/03/2016	35.00
70432	3288	MCCLASKY LANDSCAPE & CONSTRU	06/03/2016	2,800.00
70433	3298	MULTI BUSINESS SYSTEMS	06/03/2016	504.34
70434	3466	NAPA AUTO PARTS	06/03/2016	2,024.55
70435	3307	NELSON'S ACE HARDWARE	06/03/2016	1,723.37
70436	3312	O'REILLY AUTO PARTS	06/03/2016	75.44
70437	3329	POLYACK MARKETING	06/03/2016	2,500.00
70438	3517	POWER DESIGN ELECTRIC, INC.	06/03/2016	57,549.76
70439	3490	ELIANNA SCHUIL	06/03/2016	20.00
70440	3497	SIEGER ROOFING	06/03/2016	300.00
70441	UB*00002	J J SNYDER	06/03/2016	24.08
70442	3378	STAPLES ADVANTAGE	06/03/2016	1,843.09
70443	3509	STATE OF CALIFORNIA-DMV	06/03/2016	68.22
70444	3382	SHAUN STEPHENS	06/03/2016	384.00
70445	3401	THE UPS STORE	06/03/2016	91.10
70446	3415	VERIZON	06/03/2016	239.98
70447	3416	VERIZONWIRELESS	06/03/2016	228.28

Check No	Vendor No	Vendor Name	Check Date	Check Amount
70448	3469	WECO SUPPLY CO., INC.	06/03/2016	27.90
70449	3429	WILLDAN FINANCIAL SERVICES	06/03/2016	1,377.51
			Total for 6/3/2016:	90,560.74
70450	3433	EVA ZIMMERMAN	06/09/2016	252.72
			Total for 6/9/2016:	252.72
			Report Total (152 checks):	387,888.35

CITY OF KINGSBURG

1,2,3-TCP MITIGATION FEASIBILITY STUDY

June 9, 2016

Prepared for:

City of Kingsburg

Prepared by:

Provost & Pritchard Consulting Group
Fresno, California

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ABBREVIATIONS/ACRONYMS

ADD ..... Average Day Demand
ANSI ..... American National Standards Institute
AOP ..... Advanced Oxidation Process
AWWA ..... American Water Works Association
BAT ..... Best Available Technology
CCR ..... California Code of Regulations
DDW ..... State Water Board Division of Drinking Water
DLR ..... Detection Limit for Purposes of Reporting
EBCT ..... Empty Bed Contact Time
GAC ..... Granular Activated Carbon
GPM ..... Gallons per Minute
HLR ..... Hydraulic Loading Rate
MCL ..... Maximum Contaminant Level
MDD ..... Maximum Day Demand
MGD ..... Million Gallons per Day
mg/L ..... Milligrams Per Liter
NOM ..... Natural Organic Matter
NTU ..... Nephelometric Turbidity Units
O&M ..... Operation & Maintenance
OEHHA ..... Office of Environmental Health Hazard Assessment
PHG ..... Public Health Goal
PSI ..... Pounds per Square Inch
PTA ..... Packed Tower Aeration
RCRA ..... Resource Conservation and Recovery Act
SCADA ..... Supervisory Control and Data Acquisition
SJVAPCD ..... San Joaquin Valley Air Pollution Control District
SOC ..... Synthetic Organic Chemical
TCP 1,2,3-Trichloropropane
TCLP ..... Toxicity Characteristic Leaching Procedure
TOC ..... Total Organic Carbon
UV ..... Ultraviolet Light
VOC ..... Volatile Organic Chemical
WET ..... Waste Extraction Test
WTP ..... Water Treatment Plant

1 EXECUTIVE SUMMARY

The volatile organic compound (VOC) 1,2,3-trichloropropane (TCP) has been detected in three of the City of Kingsburg's wells. The City retained Provost & Pritchard to evaluate alternatives to mitigate the impact of the TCP contamination on the water system and to determine the cost to implement the most feasible mitigation alternative.

In August 2009, the California Office of Environmental Health Hazard Assessment (OEHHA) established a California Public Health Goal (PHG) for TCP of 0.0007 µg/L (0.7 parts per trillion) based on carcinogenicity. This is the second lowest California PHG among all drinking water contaminants. TCP is not currently regulated at the federal or state level. However, the California State Water Resources Control Board Division of Drinking Water (DDW) is expected to announce a draft maximum contaminant level in 2016. Regardless of the MCL level the state ultimately adopts, the City of Kingsburg's goal is to eliminate public exposure to TCP in the City's drinking water.

TCP has been detected in wells 9, 12, and 13. TCP levels in the City's contaminated wells have ranged from approximately 0.0029 µg/L to 0.034 µg/L (4 to over 48 times the PHG). The City requires that these levels be reduced to below the PHG.

Non-wellhead treatment alternatives including well abandonment, blending of sources, consolidation, well replacement, well modification, and treating surface water were considered and determined to be impractical. Wellhead treatment alternatives including air stripping, reverse osmosis, advanced oxidation, sorbents, biological treatment, and granular activated carbon (GAC) were also evaluated. The most feasible means of satisfying the City's treatment objective is to treat the three contaminated wells using GAC. GAC is the most economical treatment solution and, other than biological treatment, is also the only technologically viable alternative that can reliably reduce the TCP concentration to below the PHG. This study recommends that GAC treatment plants be constructed at each of the contaminated wells sites. The GAC systems should be designed using a series vessel configuration and an empty bed contact time of 15 minutes. The Division of Drinking Water will require that the City add chlorination to any well being treated using GAC.

Physical requirements for treatment sites and basic GAC operational procedures are described in this study. It has been determined that none of the three well sites are large enough for construction of GAC treatment plants and the City will therefore need to acquire additional property. Preliminary off-site treatment locations have been identified for all three wells.

The following table summarizes the estimated cost for capital improvements and ongoing operation and maintenance of the treatment plants over a 30-year period:

Well	Capital Cost	30-Year O&M Cost	Total Present Worth Cost
9	$2,479,224	$1,825,715	$4,304,939
12	$2,775,346	$1,396,946	$4,172,292
13	$2,150,836	$1,952,271	$4,103,107
Chlorination (other wells)	$100,000	N/A	$100,000
TOTAL	**$7,505,405**	**$5,174,932**	**$12,680,338**

2 BACKGROUND

2.1 Introduction

The City of Kingsburg has a population of approximately 12,000 people. The City's water system provides potable water to residential, commercial, and industrial customers within an approximately 3 square mile area. The City's entire water supply is extracted from seven (7) groundwater wells and is transmitted from the wells to customers through a water distribution system operated as a single pressure zone with no active water storage reservoirs.

The volatile organic compound (VOC) 1,2,3-trichloropropane (TCP) has been detected in three of the City's wells (Wells 9, 12 and 13). The City retained Provost & Pritchard to evaluate alternatives to mitigate the impact of the TCP contamination on the water system and to determine the cost to implement the most feasible mitigation alternative.

2.2 Existing Facilities

The following figure shows the locations of the City's wells as well as the prevailing groundwater flow direction. The figure is followed by summary descriptions of the existing facilities associated with each of the three contaminated wells.

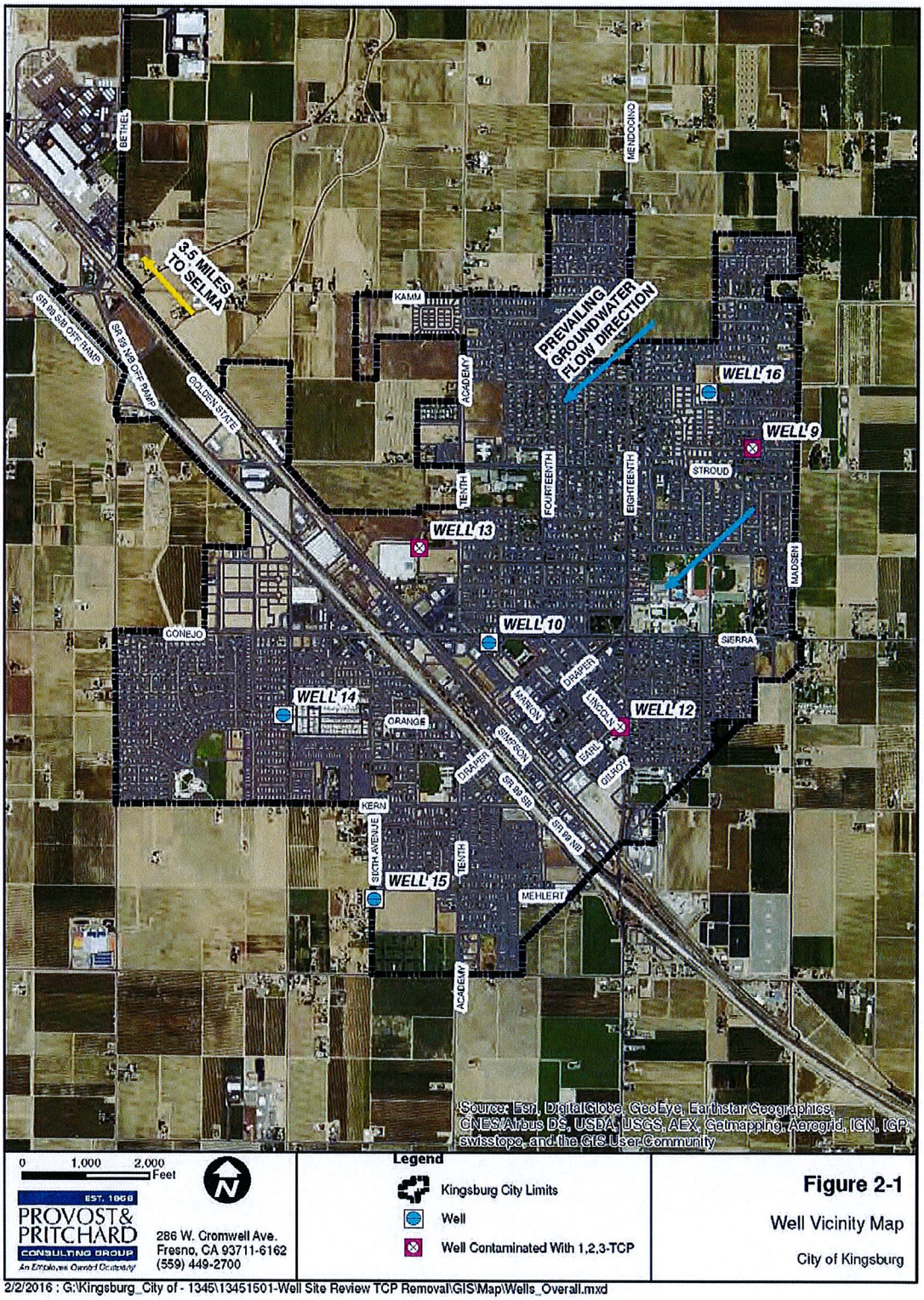


Figure 2-1: Well Vicinity Map

2.2.1 Well No. 9

Well No. 9 is located in a small outlot behind two residences. The well site can only be accessed through a narrow alleyway behind the homes. The well is equipped with a constant speed submersible pump and is located inside of a building in order to reduce noise levels at the neighboring residences. The well is not currently chlorinated.

Figure 2-2: Well No. 9

2.2.2 Well No. 12

Well No. 12 is located on a triangular parcel bounded by the intersection of Earl Street, 18th Avenue, and Lincoln Street. The well is equipped with a constant speed water lubricated vertical turbine pump and a standby power generator. The well is not currently chlorinated.

Figure 2-3: Well No. 12

2.2.3 Well No. 13

Well No. 13 is located on an outlot west of 10th Avenue north of Union Street. The well is equipped with a variable speed vertical turbine pump and a standby power generator. The well is not currently chlorinated. The site is surrounded by railroad tracks and industrial buildings to the west, a vacant field to the south and a heavily vegetated recharge/ponding basin to the north.

Figure 2-4: Well No.13

Figure 2-5: Storm Water Pond Adjacent to Well No.13

2.3 1,2,3-Trichloropropane Characteristics

1,2,3-trichloropropane is also known as allyl trichloride, trichlorohydrin, and glycerol trichlorohydrin and has the following physical properties:

Property	Value
Chemical formula	$C_3H_5Cl_3$
CAS No.	96-18-4
Storet No.	77443
Molecular weight	147.43
Density	1.38 g/cm^3 at 20°C
Solubility in water	1.75 g/L at 20°C
Vapor pressure	3.69 mm Hg at 25°C
Henry's Law constant	3.43 x 10^{-4} atm-m^3/mol at 25°C 22.83 x 10^{-4} Pa-m^3/mol at 25°C 0.013 dimensionless (K_{aw})
Octanol-water partition coefficient (Log K_{OW})	1.99; 2.54; 2.27 (various values reported)

For purpose of comparison, the following table lists the Henry's Law constant and log octanol-water partition coefficients for TCP and other commonly treated VOCs and SOCs:

Chemical	Henry's Law Constant (atm-m^3/mol)	Log Octanol Water Partition Coefficient
1,2,3-Trichloropropane (TCP)	**0.0003**	**2.26**
Dibromochloropropane (DBCP)	0.00015	2.43 – 2.96 (various values reported)
Methyl tertiary-butyl ether (MTBE)	0.0007	1.13
Tetrachloroethylene (PCE)	0.015	3.14
Trichloroethylene (TCE)	0.009	2.36
1,1-Dichloroethene (1,1-DCE)	0.015 to 0.07	1.32

TCP has a relatively low Henry's Law constant and moderate log octanol-water partition coefficient compared to other commonly treated organic contaminants. The Henry's Law constant and octanol-water partition coefficient correlate with the performance of the air stripping and granular activated carbon treatment processes respectively. A higher Henry's Law constant correlates with improved air stripping effectiveness and a higher log octanol-water partition coefficient corresponds with greater GAC treatment performance. These parameters will be discussed in more detail in subsequent sections of this report.

2.4 Health Effects

In August 2009, the California Office of Environmental Health Hazard Assessment (OEHHA) established a California Public Health Goal (PHG) for TCP of 0.0007 µg/L (0.7 parts per trillion). This is the second lowest California PHG among all drinking water contaminants. The PHG is based on carcinogenic effects and represents a one in one

million lifetime cancer risk level assuming adults who drink two liters of water daily for 70 years. TCP is also on the list of chemicals known to the state to cause cancer.

2.5 Laboratory Analysis for TCP

Because of the extremely low PHG level for this contaminant, the traditional EPA methods of testing for VOCs (methods 502.2 and 524.2) are not adequately sensitive. These methods have detection limits orders of magnitude greater than the PHG. The California state Sanitation and Radiation Laboratories have developed two special gas chromatography / mass spectrometry (GC/MS) methods that are capable of detecting TCP down to the California detection limit for purposes of reporting (DLR), which is 0.005 µg/L. Certain laboratories have been able to refine their analytical techniques to reliably achieve reporting limits as low as the PHG.

2.6 Regulatory Implications

TCP is not currently regulated at the federal or state level. However, the California State Water Resources Control Board Division of Drinking Water (DDW) has stated that they are currently working towards establishing an MCL and has indicated that a draft MCL should be published in 2016.

As of the date of this report, DDW has not yet announced the draft maximum contaminant level (MCL). By law (Health and Safety Code §116365(a)) DDW must set the MCL "as close as feasible to the corresponding public health goal placing primary emphasis on the protection of public health, and that, to the extent technologically and economically feasible...". It is technologically feasible to remove TCP from drinking water to the PHG using treatment processes described in this report. It is unknown to what extent economic considerations may impact the state's determination of an MCL. In any event, regardless of the MCL level DDW ultimately adopts, the City of Kingsburg has set a goal, subject to available resources, to remove TCP from the City's water supply such that levels are below the PHG of 0.0007 µg/L.

Once the MCL has been adopted, the City will have six months to collect the first compliance sample from each well. Samples must be collected quarterly thereafter with compliance established based on the running annual average value calculated from the previous four quarterly samples. Note that a well may be out of compliance as early as the first quarterly sample if the level of TCP detected is over four times the MCL. As soon as one or more wells are out of compliance with the new MCL, the City will receive a compliance order from DDW and will be required to initiate public notification. The compliance order will require that the City respond to DDW with a plan to address the noncompliance. The time the City will be given to correct the problem is difficult to predict. DDW has the ability to issue administrative fines up to $25,000/day, but is unlikely to do so as long as the City has a plan to bring the system into compliance with the rule and is making reasonable progress towards executing that plan.

3 DESIGN CRITERIA

3.1 TCP Levels

Historical TCP levels are presented in Section 4.2. Measured peak TCP levels in Wells 9, 12 and 13 are 0.0029, 0.034, and 0.015 µg/L respectively. TCP has been consistently detected in Wells 12 and 13 since low-level monitoring started in 2013. Well 9 has only been tested once using a detection limit below 0.005 µg/L. The measured concentration was 0.0029 µg/L.

Even though these levels are high by health-based standards, they are unlikely to significantly influence the physical design of the GAC treatment process recommended by this study. The reason is that the TCP levels are almost certainly orders of magnitude lower than the natural organic matter (NOM) that exists in all water supplies. NOM is the result of groundwater or surface water passing through soil or along channels and impoundments that contain naturally occurring organic material (leaves, grass, algae etc.). This organic material breaks down and becomes dissolved in the water. NOM bonds to the same adsorption sites on the carbon as TCP and therefore sites occupied by NOM are not available to adsorb TCP.

3.2 Well Production Rates

The following table lists typical peak flow rates for each well provided by the City's operations staff. Well 13 is equipped with a VFD and therefore operates over a wide range of flow rates. However; a wellhead treatment system must be designed for the highest anticipated instantaneous flow rate.

Well	Flow Rate (GPM)
9	800
12	1,050
13	980

The following table lists annual production volumes for the three contaminated wells over the period from 2009 through 2014. The production during 2014 is unusually low due to the City's decision to reduce pumping from contaminated wells and also due to water conservation efforts in response to the ongoing drought. Therefore the 2014 data were not factored into the annual production estimate. The annual well production used for purposes of estimating operations and maintenance costs is the average production from each well over the period of 2009 through 2013.

Annual Well Production (Million Gallons)				
YEAR	WELL 9	WELL 12	WELL 13	Wells 9,12,13 Total Annual Production
2009	232.1	178.8	316.6	727.5
2010	224.0	57.7	182.1	463.8
2011	212.1	66.7	208.8	487.6
2012	171.4	60.5	269.9	501.8
2013	146.9	101.1	264.7	512.7
~~2014~~	~~161.2~~	~~17.8~~	~~46.5~~	~~225.5~~
Average (2009 - 2013)	**197.3**	**92.9**	**248.4**	**538.7**

City water system operations staff report that prior to water conservation efforts resulting from the drought, all City wells needed to operate at full capacity to keep up with peak hour demands during the summer months.

3.3 TCP Mitigation Objective

The City requires that, subject to available resources, the TCP be removed to below the public health goal. Therefore the TCP mitigation objective will be to supply water to the City's customers with TCP levels below 0.0007 µg/L. For reasons previously stated, the physical design of the TCP removal wellhead treatment plant will not be affected by this treatment objective as compared to a slightly higher treatment objective (e.g.0.005 or 0.010µg/L).

4 WATER QUALITY

4.1 General Water Quality

General mineral, general physical, and inorganic water quality summaries for the three impacted wells are presented in the following tables:

Well 09						
		# of Samples	Average	Min	Max	90%
Aggressive Index		1	12.0	12.0	12.0	12.0
Alkalinity, Total (as $CaCO_3$)	mg/L	5	86.9	66	98	95.1
Aluminum	µg/L	6	3	0	20	10
Anions, Total	meq/L	0				
Antimony	µg/L	6	0	0	0	0
Arsenic	µg/L	6	3.8	3.0	4.0	4.0
Barium	µg/L	6	43.4	42.1	44.7	44.4
Beryllium	µg/L	6	0	0	0	0
Bicarbonate (HCO3)	mg/L	2	110.0	110	110	110.0
Boron	ug/L	7	14	0	100	40
Cadmium	µg/L	6	0	0	0	0
Calcium	mg/L	5	25.0	23	31	28.2
Carbonate (CO3)	mg/L	0				
Cations, Total	meq/L	0				
Chloride	mg/L	5	16.8	13	25	21.8
Chromium, Hexavalent	µg/L	3	3.22	2.57	3.60	3.58
Chromium (Total Cr)	µg/L	6	3.0	2.0	4.0	4.0
Color, Apparent (Unfiltered)	Units	7	0	0	0	0
Copper	µg/L	5	0	0	0	0
Filterable Residue, Total @ 180 deg C (TDS)	mg/L	5	194.0	170	210	206.0
Fluoride	mg/L	6	0	0	0.1	0.1
Hardness, Total (as CaCO3)	mg/L	5	89.6	82	110	101.6
Hydroxide (OH)	mg/L	0				
Iron	µg/L	5	24.0	0	60	60.0
Langelier Index Source Temp	mg/L	0				
Lead	µg/L	6	0	0	0	0
Magnesium	mg/L	5	6.6	6	8	7.6
Manganese	µg/L	5	0	0	0	0
MBAS	mg/L	5	0	0	0	0
Mercury	µg/L	6	0	0	0	0
Nickel	µg/L	6	0	0	0	0
Nitrate (as NO_3)	mg/L	17	13.5	1	17.0	16.8
Nitrite as N	ug/L	7	0	0	0	0
Odor Threshold @ 60 deg C	T.O.N.	7	0	0	0	0
Perchlorate	ug/L	4	0	0	0	0
pH (laboratory)	Units	5	8.1	8.0	8.3	8.3
Potassium	mg/L	0				
Selenium	µg/L	6	0	0	0	0
Silver	µg/L	6	0	0	0	0
Sodium	mg/L	5	18.0	16	20	19.6
Sodium Adsorption Ration (SAR)	mg/L	0				
Specific Conductance	umhos/cm^2	5	276.0	261	309	294.6
Sulfate	mg/L	5	5.0	4	8	6.8
Thallium	µg/L	6	0	0	0	0
Turbidity, Lab	NTU	7	0	0	1.4	1.0
Vanadium	ug/L	10	48.2	43	52	51.1
Zinc	µg/L	5	0	0	0	0
Gross Alpha	pCi/L	6	0.9	0.4	1.9	1.5
Total Radium 228	pCi/L	2	0	0	0	0
Uranium	pCi/L	0				
Dibromochloropropane (DBCP)	ug/L	0				
Ethylene Dibromide (EDB)	ug/L	0				

*** 0 referes to Non Detect (ND) Result**

*** Total Alkalinity is based on total Bicarbonate measured**

Well 12						
		# of Samples	Average	Min	Max	90%
Aggressive Index		3	12.0	11.9	12.1	12.1
Alkalinity, Total (as $CaCO_3$)	mg/L	3	120.0	110	130	128.0
Aluminum	µg/L	4	0	0	0	0
Anions, Total	meq/L	3	4.0	3.7	4.3	4.2
Antimony	µg/L	4	0	0	0	0
Arsenic	µg/L	4	2.3	2.0	3.0	2.7
Barium	µg/L	4	59.3	51.5	71.3	67.9
Beryllium	µg/L	4	0	0	0	0
Bicarbonate (HCO3)	mg/L	3	146.7	140	160	156.0
Boron	ug/L	2	0	0	0	0
Cadmium	µg/L	4	0	0	0	0
Calcium	mg/L	3	45.7	38	50	49.8
Carbonate (CO3)	mg/L	3	0	0	0	0
Cations, Total	meq/L	3	4.1	3.4	4.5	4.5
Chloride	mg/L	3	30.0	26	33	32.6
Chromium, Hexavalent	µg/L	1	1.69	1.69	1.69	1.69
Chromium (Total Cr)	µg/L	4	1.8	1.0	3.0	2.7
Color, Apparent (Unfiltered)	Units	5	0	0	0	0
Copper	µg/L	3	0	0	0	0
Filterable Residue, Total @ 180 deg C (TDS)	mg/L	3	286.7	250	310	308.0
Fluoride	mg/L	4	0	0	0.1	0.1
Hardness, Total (as CaCO3)	mg/L	3	174.3	144	191	190.4
Hydroxide (OH)	mg/L	3	0	0	0	0
Iron	µg/L	3	0.0	0	0	0.0
Langelier Index Source Temp	mg/L	2	0.2	0.1	0.2	0.2
Lead	µg/L	4	0	0	0	0
Magnesium	mg/L	3	14.7	12	16	16.0
Manganese	µg/L	3	0	0	0	0
MBAS	mg/L	3	0	0	0	0
Mercury	µg/L	4	0	0	0	0
Nickel	µg/L	4	0	0	0	0
Nitrate (as NO_3)	mg/L	13	16.8	0	23.5	22.5
Nitrite as N	ug/L	3	0	0	0	0
Odor Threshold @ 60 deg C	T.O.N.	5	0	0	0	0
Perchlorate	ug/L	2	0	0	0	0
pH (laboratory)	Units	3	7.8	7.7	7.9	7.9
Potassium	mg/L	3	3.0	3	3	3.0
Selenium	µg/L	4	0	0	0	0
Silver	µg/L	4	0	0	0	0
Sodium	mg/L	3	12.0	11	13	12.8
Sodium Adsorption Ration (SAR)	mg/L	2	0.4	0.4	0.4	0.4
Specific Conductance	umhos/cm^2	3	420.7	370	449	447.8
Sulfate	mg/L	3	20.3	18	23	22.4
Thallium	µg/L	4	0	0	0	0
Turbidity, Lab	NTU	5	0	0	0	0
Vanadium	ug/L	7	23.0	0	31	29.2
Zinc	µg/L	3	0	0	0	0
Gross Alpha	pCi/L	3	9.3	8.4	10.1	9.9
Total Radium 228	pCi/L	2	0	0	0	0
Uranium	pCi/L	1	9.1	9.1	9.1	9.1
Dibromochloropropane (DBCP)	ug/L	10	0.05	0.03	0.08	0.06
Ethylene Dibromide (EDB)	ug/L	10	0	0	0	0

*** 0 referes to Non Detect (ND) Result**

Well 13						
		# of Samples	Average	Min	Max	90%
Aggressive Index		3	12.0	11.8	12.3	12.2
Alkalinity, Total (as $CaCO_3$)	mg/L	3	103.3	100.0	110.0	108.0
Aluminum	µg/L	4	0	0	0	0
Anions, Total	meq/L	3	2.9	2.8	3.0	3.0
Antimony	µg/L	4	0	0	0	0
Arsenic	µg/L	4	2.8	2	3	3.0
Barium	µg/L	4	32.6	25.8	39.0	37.5
Beryllium	µg/L	4	0	0	0	0
Bicarbonate (HCO3)	mg/L	3	130	130	130	130
Boron	ug/L	3	0	0	0	0
Cadmium	µg/L	4	0	0	0	0
Calcium	mg/L	3	31.3	26	37	35.8
Carbonate (CO3)	mg/L	3	0	0	0	0
Cations, Total	meq/L	3	3.1	2.8	3.2	3.2
Chloride	mg/L	3	13.7	12	15	14.8
Chromimu, Hexavalent	µg/L	1	3.4	3	3	3.4
Chromium (Total Cr)	µg/L	4	3.3	2	4	4.0
Color, Apparent (Unfiltered)	Units	5	0	0	0	0
Copper	µg/L	3	0	0	0	0
Filterable Residue, Total @ 180 deg C (TDS)	mg/L	3	190.0	180	200	198.0
Fluoride	mg/L	4	0	0	0.1	0.1
Hardness, Total (as CaCO3)	mg/L	3	108.2	93.7	121	118.8
Hydroxide (OH)	mg/L	3	0	0	0	0
Iron	µg/L	3	0	0	0	0
Langelier Index Source Temp	mg/L	3	0.2	0	0.5	0.4
Lead	µg/L	4	0.5	0	2.0	1.4
Magnesium	mg/L	3	7.3	7	8	7.8
Manganese	µg/L	3	0	0	0	0
MBAS	mg/L	3	0	0	0	0
Mercury	µg/L	4	0	0	0	0
Nickel	µg/L	4	0	0	0	0
Nitrate (as NO_3)	mg/L	10	16.2	0.7	20.6	19.4
Nitrite as N	ug/L	4	0	0	0	0
Odor Threshold @ 60 deg C	T.O.N.	5	0	0	0	0
Perchlorate	ug/L	3	0	0	0	0
pH (laboratory)	Units	3	8.1	8.0	8.3	8.3
Potassium	mg/L	3	2.3	2	3	2.8
Selenium	µg/L	4	0	0	0	0
Silver	µg/L	4	0	0	0	0
Sodium	mg/L	3	19.7	17	21	21.0
Sodium Adsorption Ration (SAR)	mg/L	2	0.8	0.7	0.9	0.9
Specific Conductance	umhos/cm^2	3	303.7	288	318	315.4
Sulfate	mg/L	3	6.7	5	8	7.8
Thallium	µg/L	4	0	0	0	0
Turbidity, Lab	NTU	5	0.1	0	0.3	0.2
Vanadium	ug/L	7	32.0	5	42	40.2
Zinc	µg/L	3	0	0	0	0
Gross Alpha	pCi/L	2	0.9	0.3	1.4	1.3
Total Radium 228	pCi/L	2	0.0	0.0	0.1	0.1
Uranium	pCi/L					
Dibromochloropropane (DBCP)	ug/L	9	0.05	0.02	0.11	0.09
Ethylene Dibromide (EDB)	ug/L	9	0	0	0	0

*** 0 referes to Non Detect (ND) Result(s)**

The general mineral, general physical, and inorganic water quality are unremarkable for purposes of this evaluation. There was a single low-level detection of lead at Well 13 in 2012; however lead was never detected again indicating that this was likely the result of sample contamination.

All of the wells produce water with nitrate levels slightly less than ½ of the MCL value (45 mg/L as NO_3). Nitrate levels near this level, although well below the MCL, can have an impact on the GAC treatment process. That impact and required mitigation measures are described later in this report.

4.2 Other Constituents

Wells 12 and 13 have had low-level detections of 1,2-Dibromo-3-chloropropane (DBCP), a contaminant often found in waters contaminated with TCP. These low concentrations are not likely to significantly impact the TCP-removal performance of the GAC treatment process recommended in this study although the GAC treatment is likely to remove some or all of the DBCP at the same time it removes the TCP.

4.3 1,2,3-Trichloropropane

All TCP measurements from July 2002 through 2015 are presented in the following table.

Trichloropropane (µg/L)			
Date	Well 9	Well 12	Well 13
7/29/2002	< 0.005		
12/9/2002	<0.500		
10/9/2003	< 0.005		
12/12/2005	<0.500		
1/25/2006		<0.5	<0.5
1/12/2009	<0.500		<0.5
3/17/2009	<0.500		
6/20/2011	<0.005		
8/17/2011		0.018	0.006
6/29/2012	<0.005		
7/13/2012		0.026	0.014
12/13/2012	<0.005		
1/2/2013		0.022	0.009
4th Quarter 2014		0.027	0.012
1st Quarter 2015		0.027	off line
2nd Quarter 2015		0.034	0.015
3rd Quarter 2015	0.0029	0.0011	0.016
4th Quarter 2015		0.024	0.015

5 NON-WELLHEAD TREATMENT ALTERNATIVES

Treating water to remove VOCs such as TCP will result in significant ongoing operations and maintenance costs for the life of the treatment system, regardless of the treatment process selected. It will also place administrative and regulatory burdens on the City that would not otherwise exist if treatment were not required. For these reasons, non-treatment alternatives should be carefully considered before a decision is made to treat the water.

5.1 Well Abandonment

Well abandonment is only feasible if the City's supply capacity exceeds its water demand. In the case of Kingsburg, the City's water system does not include any storage. This means that the peak water demand, normally reported as a peak hour demand, must be entirely met with well capacity.

In July of 2009, the City pumped a total of 194 million gallons of water. Since only monthly water usage data is available, the methods described in the California Waterworks Standards (§64554) were used to estimate the peak hour demand. The resulting estimated peak hour demand is 9,780 gallons per minute, which is greater than the maximum 7,360 gallons per minute that can be produced when all seven City wells are in service and operating at peak capacity. This demonstrates that the City is currently operating with a supply deficiency and needs to add wells, not abandon existing wells.

Abandoning the City's contaminated wells may also increase the risk of contamination to other, currently uncontaminated wells. It is not uncommon for the pumping of water from within a contaminant plume to slow or even cease the spread of the contamination in the prevailing down-gradient direction. If the City was to completely cease pumping from Wells 9, 12 and 13, the City would need to pump more water in the southwestern portion of the City creating an even larger groundwater gradient from the northeast to the southwest than already exists. The City should consult with a hydrogeologist before considering major changes in pumping patterns.

Abandoning one or more of the TCP-impacted wells without replacing the lost capacity is not a viable alternative.

5.2 Blending

Blending for the purpose of reducing the concentration of one or more contaminants is a method that relies on mass balance. It is an "averaging" of the contaminant concentration in the different sources being blended taking into account that the flow rate contribution from the different sources may not be the same. None of the TCP would be removed from the water in a blending process.

Blending of sources to reduce the concentration of naturally occurring drinking water contaminants (e.g. arsenic) is practiced by several California utilities and is permitted by DDW. Blending for the mitigation of anthropogenic contaminants such as TCP is much less common. This is primarily due to the belief of drinking water consumers that the man-made contaminant does not belong in the water at any concentration.

Blending will not be acceptable to DDW unless the blending process is reliable, can be sufficiently monitored, and occurs prior to the water being served to the first consumer. There are several technological and permitting issues associated with using blending to mitigate TCP contamination:

1. It is impossible to monitor the blending process accurately enough to ensure the protection of public health. The detection limit for TCP is 0.005 μg/L. Even if the TCP is measured as non-detect (<0.005 μg/L) in the blended water sample, the TCP may be present at almost seven times the PHG, which is 0.0007 μg/L.

2. As a practical matter, potential clean wells for blending will be located near the contaminated wells. Due to the proximity of the clean wells to the contaminated wells, the clean wells are at increased risk of becoming contaminated in the future.

3. The need to construct dedicated water transmission pipelines and/or storage tanks connecting high-TCP wells with clean wells.

4. The controls that start the contaminated well(s) would need to be interlocked so that the contaminated wells could only operate at the same time as the clean wells. This would significantly reduce the City's flexibility in managing its water supply.

5. In many cases, the need to maintain an acceptable ratio of blend water to contaminated water results in the need to reduce the flow from the contaminated well, which is unacceptable to the City given, among other reasons, its current supply deficit.

As a practical matter, the last two issues identified above would likely force the City to develop new sources of supply to offset the loss in control flexibility and therefore production of the impacted wells.

For these reasons, blending has been determined to be infeasible for mitigating the City's TCP contamination.

5.3 Purchasing Water / Consolidation

There are no nearby drinking water systems with enough excess drinking water supply capacity to offset the City wells that would be lost to TCP contamination. The nearest major city of comparable size to Kingsburg is Selma, which is approximately 3.5 miles to the northwest of Kingsburg. Selma has a population roughly double that of Kingsburg

and is also facing the potential of lost source capacity due to TCP contamination of its wells. Additionally, any small utilities in the area around Kingsburg that rely on groundwater are likely to be facing similar TCP challenges.

Purchasing water from another utility or consolidation with another utility is not a viable alternative.

5.4 Well Replacement or Modification

Figure 2-1 shows the location of all City wells contaminated with TCP. The contaminated wells are spread over the northeastern half of the City. California Department of Water Resources groundwater maps show that the prevailing groundwater flow gradient around Kingsburg is from the northeast to the southwest. This places Well 16 and Well 10 at greatest risk of contamination if the TCP plume moves down-gradient. City staff indicate that Well 10 is constructed to a similar depth to the contaminated wells, but believe that Well 16 may be deeper, which may reduce the risk of contamination at Well 16.

Although Kingsburg's topography is relatively flat, the City generally slopes down from northeast to southwest. Well 9 is near the high-point of the water system. The water system pressure in the area around Well 9 is generally 46 psi whereas pressures further to the southwest are closer to 52 psi. The lowest water system pressures and greatest supply deficiency occurs near the northeastern portion of the water system, where the contaminated wells are located.

The City does need to plan on constructing new supply wells and/or storage tanks to increase supply capacity to meet current and planned future demands. However, based on the extent of existing wells that are currently contaminated with TCP it is likely that some, if not all, of the new wells will also be contaminated with TCP. The City should consider retaining a hydrogeologist to evaluate possible locations and depths for future wells that are least likely to be contaminated.

In some cases, utilities have been successful in modifying existing wells to reduce the concentration of targeted contaminants in the water produced. This is done by blocking off water-producing strata that contain high levels of the contaminant. It is difficult to predict whether the modifications to the well will be successful. However; it is certain that a reduction in well capacity will result. The City needs all of the capacity its wells can produce.

Because the full capacity of the existing wells in the northeastern portion of the City is needed and because of the high likelihood of replacement wells being contaminated with TCP, construction of new supply wells or modifying existing wells are not viable alternatives.

5.5 Developing a Surface Water Supply

The closest surface water supplier to the City is the Consolidated Irrigation District (CID). CID is comprised of approximately 145,000 acres of irrigable land of which

approximately 95,000 acres are capable of receiving surface water through the District's diversion from the King's River.

There are a number of obstacles to offsetting the water supply from the TCP contaminated wells with surface water from CID or another source:

1. The City would need to obtain rights to the water.
2. CID is currently not authorized to distribute water for municipal use.
3. CID's surface water supply, and most of the surface water supply "available" in the Central Valley is not secure. The supply cannot be guaranteed during times of supply shortage such as the severe drought we are currently experiencing.
4. The City would need to construct and operate a surface water treatment plant. Surface water treatment is much more extensively regulated by DDW than the City's well water supply, or even wellhead treatment.

For the above reasons, it is not considered feasible for the City to offset lost production from TCP contaminated wells with a surface water supply.

6 TREATMENT ALTERNATIVES

Since there are no viable non-treatment alternatives to address the City's TCP contamination problem, it will be necessary for the City to treat the well water to remove TCP. The following sections describe all reasonably viable TCP-removal wellhead treatment technologies. When a draft MCL is published, the notice will include a list of best available treatment technologies (BATs) to remove the contaminant. BATs are not published prior to the MCL. However; based on the BATs listed for other currently regulated VOCs and SOCs, it is anticipated that GAC and "packed tower aeration" (PTA) will be the only two technologies listed.

Note that there is no requirement that the City utilize a BAT. However, the use of any technology not listed as a BAT will result in greater regulatory scrutiny.

6.1 Air Stripping

Packed tower aeration, as identified in the drinking water regulations, is actually a reference to "air stripping", which involves the removal of a volatile substance from the water. It should also be noted that several non-packed tower air stripping technologies (e.g. shallow tray and deep bubble) are capable of accomplishing the same treatment performance as packed tower with much shorter equipment heights and are generally accepted by DDW as equivalent.

In an air stripping process, volatile contaminants are removed by transferring them from the liquid phase (water) to the vapor phase (air). Most air strippers operate in a counter-flow condition – the water cascades down from the top into a sump at the bottom while air is blown up from the bottom to an exhaust port at the top. The air entering the air stripper is typically free of the contaminant(s) being targeted, while the air leaving the air stripper is contaminated with one or more volatile contaminants "stripped" from the water. Depending on the air-to-water ratio, contact time, area available for mass transfer, water temperature, and the volatility of the contaminants, air strippers can approach removal efficiencies of 100% for some contaminants.

The more volatile the contaminant is, the more easily it is transferred from the water to the air. The parameter most commonly used to represent the volatility of a substance is it's Henry's Law constant (H). "H" is a physical characteristic related to the partial pressure and the solubility of a given compound. It is not a constant, but increases as temperature increases. The greater the value of H, the greater the air stripping removal efficiency and the less air that is required. "H" values for commonly occurring drinking water contaminants were presented in Section 2.3. In general, H values greater than 0.001 atm-m^3/mol indicate that a compound can be removed efficiently from water using air stripping. This is validated by practical experience which demonstrates that PCE and TCE, which have high H values, can be effectively removed using air stripping whereas DBCP and MTBE, which have low H values, cannot. TCP has an H value of 0.0003 atm-m^3/mol, similar to DBCP and MTBE, which indicates that it will be difficult to remove using air stripping.

Limited data for two operational air stripping treatment facilities that treat water containing TCP is available. Both the Burbank Operable Unit and the City of Fresno operate treatment plants designed for the removal of other VOCs from water that also contains TCP. Treatment for TCP removal was not specifically considered in the selection of air stripping treatment at either facility. The technical memorandum, *Burbank OU, Impact of Trace 1,2,3-TCP on System Performance*, prepared by CH2M Hill in April 2001 states that the packed tower aeration system at Burbank was removing approximately 10 to 20 percent of the TCP present in the influent water. Data collected by the City of Fresno at City Pump Station 70 indicates that approximately 12 to 26 percent of the TCP present in the influent water is removed through packed tower aeration.

Even if larger air strippers using higher ratios of air to water were utilized for greater TCP removal, there would be an issue related to contamination of the exhaust air coming out of the air stripper. The air stripper, by itself, does not destroy or capture any TCP – it transfers it from the water to the air, which then becomes contaminated. To remove the TCP from the air, an activated carbon scrubber would need to be installed to treat the exhaust air. In order to achieve reasonable carbon utilization, the air would need to be heated before it enters the scrubber. Both the heater and the scrubber significantly increase the overall cost of operating an air stripping facility.

Based on TCP's relatively low Henry's Law Constant value; the poor TCP removal performance at existing water treatment plants; and the high cost of removing TCP from contaminated air, air stripping will not be the most economical solution for the City's wells.

6.2 Reverse Osmosis

Membrane treatment processes, in order of increasing removal capabilities include microfiltration, ultrafiltration, nanofiltration, and reverse osmosis (RO). The common characteristic of all of these processes is a membrane designed to reject or selectively pass certain contaminants based on the compound's size, shape, polarity, and electrical charge. RO is the only membrane type capable of significant rejection of relatively low molecular weight dissolved organic compounds such as TCP.

Operation of an RO treatment plant requires high feed pressures (in excess of 150 psi) and results in the continuous generation of a high flow rate concentrated reject waste stream. Pretreatment for sediment removal and other water constituents may be required in order to prevent damage to the sensitive RO membrane elements. Operation of an RO treatment plant also requires a high level of operator oversight and skill. Failure to properly pre-treat the water and regulate the process can result in permanent damage to the expensive RO membranes.

A 1990 study, *Membranes for Removing Organics from Drinking Water (*Fronk, Lykins, & Carswell, Proceedings of 1990 American Filtration Society Annual Meeting) included the bench-scale evaluation of multiple RO membrane types for TCP removal. With the membrane types evaluated in the study, observed rejection of TCP ranged from 39 to 85 percent. The author is familiar with one operational RO treatment facility that treats

water containing TCP. The City of Oceanside operates the Mission Basin Desalting Facility, which treats brackish groundwater for total dissolved solids (salt) removal. After the facility was constructed, TCP was detected in several of the wells supplying the treatment plant. Monitoring of the treatment plant influent and effluent TCP levels during 2003 and 2004 revealed that the RO treatment process was only rejecting 60 to 70 percent of the TCP. The city ultimately installed a GAC treatment plant downstream of the RO process in order to reduce the TCP levels to non-detect.

Based on the demonstrated poor performance of the RO treatment process in bench testing and full-scale application and the impracticality of the City managing the brine waste stream generated by the RO process, RO has been determined to be infeasible for TCP removal at the City's wells.

6.3 Advanced Oxidation

Advanced oxidation is a term used to describe a variety of oxidation processes designed to generate hydroxyl radicals at room temperature and pressure. A hydroxyl radical is a chemical species with a single oxygen atom and a single hydrogen atom and with an unpaired electron in its outer shell. The hydroxyl radical is a highly reactive and relatively non-selective oxidant capable of completely destroying many organic contaminants by oxidizing them to end-products of carbon dioxide, water, and mineral acids.

There are several advanced oxidation processes (AOPs) used in the treatment of drinking water. The most common are:

- Hydrogen peroxide + ozone
- Hydrogen peroxide + ultraviolet (UV) light
- Ozone + UV light
- Titanium dioxide + UV light

A primary concern with the use of AOPs is the possibility of incomplete oxidation. When the primary organic contaminant is oxidized, it does not immediately break down to carbon dioxide, water, and mineral acids. It is first converted to smaller organic molecules, which may in turn be further reduced into smaller organic molecules and so on. These intermediate organic byproducts may in some cases be more harmful to humans than the original targeted organic compound. The nature of intermediate byproducts formed when AOPs are used on TCP has not been adequately studied, nor have the AOP dosages required for complete oxidation been established.

The dosages required for the various AOP processes to completely oxidize TCP are likely high. First, no manufacturer of commercially available AOP processes is actively marketing their product for this application. Second, the only published study the author is aware of that documents the use of AOP treatment on TCP contaminated water utilized the Halia-HiPOx system manufactured by Air Products (formerly marketed by Applied Process Technology). The Halia-HiPOx process uses a combination of ozone and hydrogen peroxide to produce hydroxyl radicals. The study (Dombeck and Borg 2005) evaluated treatment of water from an undisclosed San Joaquin Valley utility that

contained TCP and DBCP at concentrations of approximately 0.95 μg/L and 0.059 μg/L respectively. In order to reduce the TCP concentration to 0.005 μg/L, 53 mg/L of ozone and a hydrogen peroxide to ozone ratio of 0.7 was required. The study also acknowledged that "additional work is needed to determine the destruction pathway so as to understand potential byproduct formation and their toxicity". No follow-up studies have been published.

There are no commercially available advanced oxidation treatment systems that have been sufficiently evaluated for drinking water TCP treatment. In order to determine if AOP processes might be made viable, the City would need to initiate an extensive study to determine not only the dosages required to obtain non-detect TCP levels, but also what byproducts may have been formed during the oxidation process. It has been assumed that funding and administering such a study is not in the City's best interests given the proven treatment process (GAC) that is already available.

6.4 Alternative Sorbents

Synthetic resin sorbent media have previously been used for removal of hydrocarbon and VOC contaminants from water. Two resins that have been considered for VOC and SOC removal from drinking water in the past are Polyguard (manufactured by Guardian Environmental Technologies) and Ambersorb (manufactured by Rohm & Haas).

Bill Litwin with Guardian Environmental Technologies was contacted to discuss Guardian's experience with TCP removal. Mr. Litwin reported that Guardian had not conducted any studies related to removal of TCP using the Polyguard media. Furthermore the Polyguard media is not currently certified to ANSI/NSF Standard 61, which is required for all drinking water treatment equipment and media in contact with potable water.

Ambersorb used to be marketed by Basin Water. Previous discussions with Basin water indicated that Ambersorb (any of the variants of the product) had not been tested for TCP removal. Basin water has been acquired by Envirogen Technologies. Envirogen Technologies has also not pursued the use of Ambersorb for the TCP removal application. Ambersorb is not an ANSI/NSF-61 certified product.

6.5 Biological Treatment

Until recently most research indicated that TCP is not amenable to biodegradation. What biodegradation was observed by researchers was reported to be at relatively slow rates making engineered biodegradation impractical. Furthermore, while biological treatment of surface water sources has been utilized by drinking water systems in the United States for many years, biological treatment of groundwater was not considered an established technology. Several drivers have led to a recent increase in interest in the biological treatment of groundwater. One of those drivers is the generation of difficult to handle waste products by competing processes. The large volume of brine generated during the removal of nitrate through ion exchange treatment is one example. Another major driver is the increasing need to remove multiple contaminants from a

single water source. Biological treatment is capable of removing many inorganic and organic contaminants simultaneously.

One of the biological treatment technologies that has been extensively tested and now installed in full scale installations is the Biologically-Tailored, Two-Stage Treatment Approach (Biottta). The Biottta process utilizes an anoxic bioreactor followed by an aerobic biofilter. Pilot studies have shown that the Biottta process is capable of removing high concentrations of TCP from groundwater. Influent TCP levels as high as 6 µg/L have been reduced to non-detect through the process.

Even though the Biottta process is capable of removing TCP from the City's water, there are several disadvantages to the process when compared to GAC, which is the currently accepted best technology for TCP removal. The Biottta process is much more complicated than GAC. Several chemical additions are required:

- Because groundwater does not contain enough carbon or phosphorus to support sufficient biological activity, nutrients such as acetic acid and phosphorus must be added to the water before it enters the anoxic bioreactor
- Water leaving the anoxic bioreactor may need to be degassed and will need to be re-oxygenated
- A polymer must be added upstream of the aerobic biofilter to facilitate particulate removal
- The water must be disinfected and sufficient disinfectant contact time provided before it enters the distribution system

The second stage of the process, the aerobic biofilter, is used to capture biofilms that slough off of the anoxic bioreactor. The aerobic biofilter must be periodically backwashed. Additionally, as with any biological process, the Biottta process is subject to process upsets if the flow of water through the process is discontinued for an extended period of time; if influent water quality changes significantly; or if nutrient chemical feeds are disrupted. Finally, DDW regulates biological treatment much the same as it does surface water treatment. Therefore, the monitoring and reporting requirements for a biological process will be significantly more extensive than for GAC.

In the case of the City's TCP contaminated wells, which do not require removal of co-contaminants, biological treatment will be more costly and difficult to operate than GAC. Biological treatment is therefore not recommended.

6.6 Activated Carbon

There are several reasons to consider GAC as the best choice for TCP-removal treatment at the City's wells:

1. California drinking water regulations (CCR §64447.4) list adsorption with granular activated carbon as a best available treatment technology for all but five of the dozens of currently regulated VOCs and SOCs. The DDW is almost certain to list GAC as a BAT for TCP.

2. GAC is the only treatment process that can reliably remove TCP to levels below the PHG.

3. To the author's knowledge, GAC is the only wellhead treatment process that has been previously specified for TCP removal from drinking water unless co-contaminants also required removal.

4. The drinking water industry has generally accepted GAC as the most cost effective treatment technology for TCP removal.

The following section describes the GAC adsorption process in more detail and presents process design parameters specific to the City's well capacities and water quality.

7 GAC TREATMENT DESIGN

7.1 Process Description

Adsorption is a mass transfer process where one or more substances in a fluid, referred to as the *adsorbate*, are captured onto the surface of a solid substance referred to as the *adsorbent.* It should be noted that *adsorption* differs from *absorption* in that the former is a process that only occurs at the material pore surfaces whereas an absorbed substance can occupy the entire volume of the pores (e.g. a sponge).

During the adsorption process, dissolved compounds are transported from the surface of the solid adsorbent particle through small passages to the pore surfaces where they are bound to the surface primarily through physical forces.

Activated carbon in either the granular or powdered form is the most common adsorbent used in water treatment. The granular form is typically used for long term adsorption treatment at fixed locations, such as this application. The powdered form is frequently used in surface water treatment applications where the need for treatment is intermittent (e.g. seasonal taste and odor problems).

7.2 Operational Experience

GAC treatment systems removing TCP from drinking water are either in planning, installed, or operational at the following locations:

- City of Alhambra, CA
- Burbank Operable Unit, San Fernando Valley (Area 1) Superfund Site, CA
- Glendale, CA
- Tustin, CA
- Maui Water, HI
- Kaanapali Water Corporation, HI
- City of Oceanside, Mission Basin Groundwater Purification Facility, CA
- San Jerardo Water System, Salinas, CA
- Fresno, CA
- Livingston, CA
- Shafter, CA
- Lamont PUD, CA
- California Water Service Company

7.3 Carbon Type

GAC can be manufactured from almost any raw material with high carbon content. Typical materials used to manufacture GAC are coal (lignite, bituminous, and anthracitic grades), coconut shells, peat, and wood. Variations in the raw material and manufacturing process produce GAC with different surface areas, pore size distributions, abrasion resistance and other physical properties.

Efficient adsorption of small molecular weight VOCs and SOCs such as TCP typically requires a carbon with a large percentage of small pores (i.e. a microporous carbon). Depending on a particular manufacturer's product line, bituminous coal based or coconut shell based carbons are usually recommended. Most available studies indicate that coconut shell carbons will outperform the coal based carbons for most domestic well water sources. For this reason, use of a coconut shell based carbon is recommended pending test data demonstrating that a coal-based carbon is more cost-effective.

7.4 Carbon Usage Rate

Five predictive methods are used to predict the rate at which the treatment capacity of the carbon will be used up. These methods are listed below in order from least reliable to most reliable:

- Computer modeling such as that based on the Freundlich isotherm equation;
- Bottle point adsorption isotherm measurements using contaminated well water;
- Rapid small scale column test (RSSCT) study using contaminated well water;
- Small-scale pilot plant studies; and
- Full-scale implementation

The first method – computer modeling, does not involve any testing with the source water and does not take into consideration the background water quality. Computer modeling is considered a very approximate indicator of carbon performance. The next most reliable method, the isotherm test, is a steady-state test that utilizes the actual well water to be treated. It provides an indication of the total adsorption capacity of a particular carbon for a contaminant, but does not account for the fact that adsorption is a dynamic process. RSSCT studies are commonly performed to better estimate GAC performance because they partially account for the kinetics of the adsorption process and can be completed within a few days. However the RSSCT test does not accurately simulate full scale performance. Small scale pilot plant studies and full-scale implementation provide accurate carbon performance data, but take months or potentially years to perform, making them impractical in most cases.

The City may wish to consider conducting RSSCT testing on one or more contaminated wells. While the test will not necessarily predict the actual carbon usage rate, it should be capable of indicating whether there are unusually challenging treatment conditions. It is important that a factor of safety be applied to the RSSCT test results when using them for O&M cost budgeting.

The O&M cost opinions included in this report assume a carbon usage rate of 0.1 Lb/1,000 gallons treated. It is strongly recommended that the City use a value no less than this for purposes of O&M cost budgeting. The 0.1 Lb/1,000 gallon assumption is based on computer modeling; limited full-scale treatment system operation; and RSSCT testing performed by other Central Valley water utilities. It should be noted that carbon usage predictions vary significantly from one source to another. Recent RSSCT testing performed at another Central Valley water utility resulted in carbon usage predictions

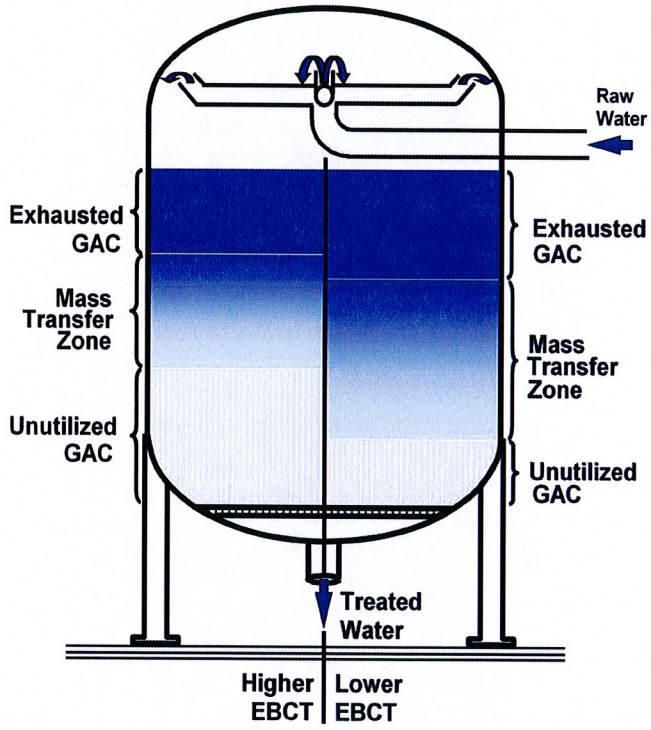
ranging from 0.04 to 0.07 Lb/1,000 gallons for different wells. After applying a factor of safety to those results to account for the limitations of the RSSCT process, carbon usage rates of 0.06 to 0.1 Lb/1,000 gallons were predicted for that utility. Evoqua water technologies previously predicted a carbon usage rate of 0.1 Lb/1,000 gallons for TCP using a computer model and water quality characteristics for yet another Central Valley groundwater source.

If the City wishes to confirm that carbon usage rates will not be significantly greater than 0.1 Lb/1,000 gallons, it should consider performing RSSCT tests at one or more wells. This testing would cost approximately $10,000 per source and is only recommended if the City is concerned with elevated background naturally occurring organics in one or more wells or is aware of any other unusual water quality conditions not identified in this report.

7.5 Treatment Configuration

7.5.1 Empty Bed Contact Time

Empty bed contact time (EBCT) describes the time (in minutes) required for the water to pass through the volume of the carbon bed without accounting for the space occupied by the carbon media. Greater EBCT values are desirable when the mass transfer zone (MTZ) is long and preloading by other constituents in the water (e.g. naturally occurring organics) is not anticipated to be a problem. The MTZ is the portion of the bed depth where active adsorption is taking place and is bounded by a contaminant concentration equal to the influent concentration at the top of the MTZ and a contaminant concentration equal to zero at the bottom of the MTZ. The MTZ is illustrated in the following figure where dark blue represents fully exhausted carbon, white indicates carbon with full capacity remaining, and the shaded blue portion represents the MTZ where active adsorption is taking place.



Evoqua Water Technologies – Westates Carbon Division and Calgon Carbon have recommended minimum EBCTs of 10 – 16 minutes for TCP removal treatment.

7.5.2 Hydraulic Loading Rate

The hydraulic loading rate (HLR), measured in gpm/ft^2, is calculated by dividing the flow rate by the surface area of the carbon bed(s). The most significant effect of HLR is on the head loss through the media. Higher HLRs will result in greater head loss, which in turn will result in increased pumping power costs. In extreme cases, excessive HLRs may result in short-circuiting of water through the carbon bed. A general guideline is to try to keep the HLR below 8 gpm/ft^2 and preferably below 6 gpm/ft^2.

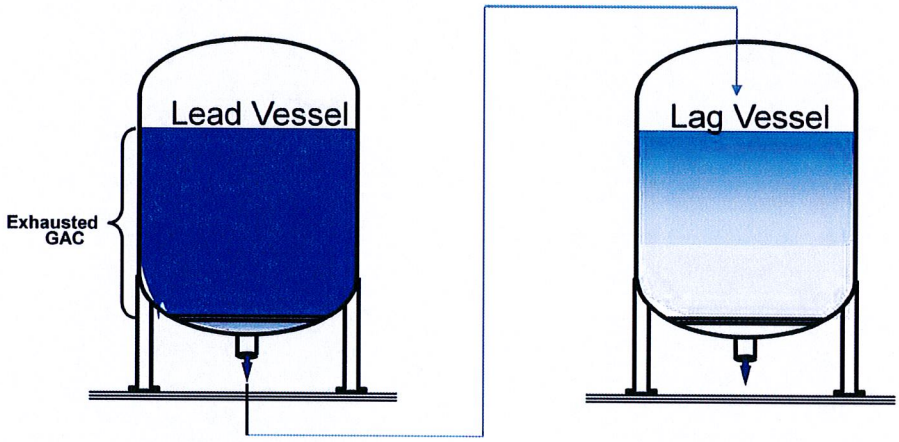
7.5.3 Series – Parallel

Series operation means that the effluent of one vessel becomes the influent of a second vessel. All water will flow through both vessels before entering the distribution system. The series configuration is used to improve carbon utilization efficiency; to improve treatment reliability; and/or to allow carbon change-out while the system remains in operation.

Series vessels allow the carbon utilization efficiency to be improved by extending the EBCT. More specifically, series vessels should be designed such that each vessel in a series pair has a bed depth longer than the contaminant MTZ. That configuration results in the MTZ fully passing through the first/lead vessel before breakthrough out of the second/lag vessel occurs (refer to the figure below). Therefore the carbon in the

lead vessel is fully exhausted when it is replaced and no carbon capacity is wasted. The disadvantages of series operation are increased HLR and therefore head loss compared to parallel operation with the same EBCT, and the increased capital cost of additional vessels. With source waters high in naturally occurring organic compounds, it is also possible that the naturally occurring organics will preload the carbon below the TCP mass transfer zone, which could reduce its capacity for TCP. Series vessel operation is recommended at the City's wells for the following reasons:

- Given the relatively low level of NOM in most Central Valley well water sources, series vessel operation should result in increased carbon life and therefore reduced ongoing operating costs.
- TCP can only be reliably detected when its level has risen to over seven times the public health goal. Operating the vessels in series will provide the City with more warning before TCP breaks through into the water entering the distribution system.
- The City requires that all of its wells remain in operation in order to maintain acceptable pressures in all parts of the distribution system. Therefore, the City cannot remove a well from service to perform carbon change-outs, which may take several days to perform if the vessel is inspected and disinfected. Series vessels with the appropriate manifold piping will allow the carbon to be changed-out in the lead vessel while water is still being treated through the lag vessel.



7.5.4 GAC Vessel Construction Features

GAC vessels should include the following construction features:

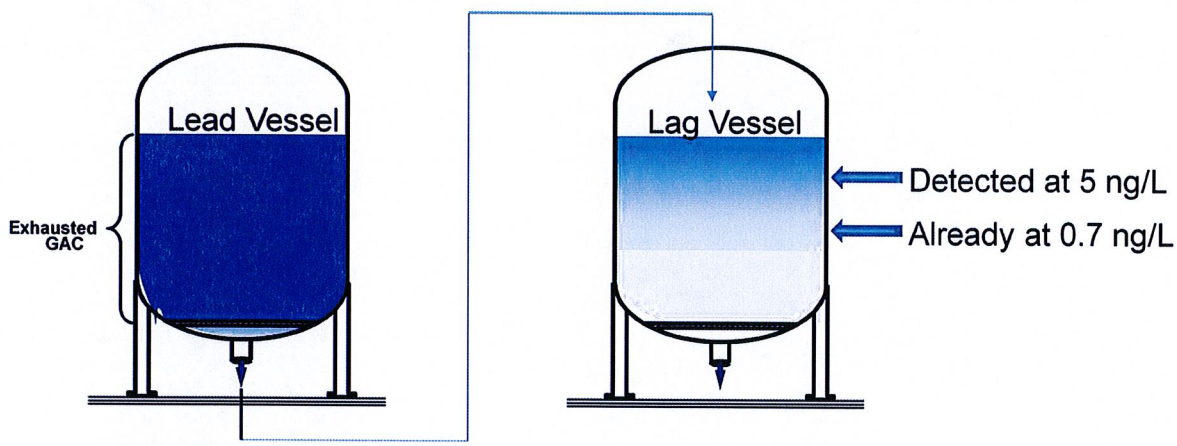
- Flow meters installed on each vessel
- Sampling ports located at the vessel inlet, outlet, and intermediate sampling ports at approximately the 25%, 50%, and 75% bed depth. The intermediate sample ports will be installed in the vessel sidewall.

- Isolation valves permitting the changeout of carbon in the lead vessel without taking the lag vessel off-line.
- Differential pressure transducers to monitor system head loss.
- NSF-61 certified interior coating resistant to the highly abrasive and corrosive environment created by the carbon.
- Side inlets to reduce the overall height and aesthetic impact to adjacent residents.

7.6 Operating a GAC Treatment Plant

7.6.1 Carbon Change-Out Criteria

Because the public health goal for TCP (0.0007 µg/L) is less than the detection limit (0.005 µg/L), the City will need to change out the carbon before TCP has been detected in the treatment plant effluent. The following figure shows the series vessel arrangement. It is assumed that the mass transfer zone is short enough that it will pass completely through the lead vessel before TCP is detected at the 50% or 75% sampling port in the lag vessel. This assumption will need to be verified by monitoring the progression of TCP detections through both vessels when they are first brought on line. The City will need to schedule change-out of the carbon in the lead vessel when the TCP is detected at either the 50% or 75% sample port in the lag vessel.



7.6.2 Carbon Change-Out Procedure

The manifold piping of the vessel skids can be configured so that the carbon in the lead vessel can be replaced while the lag vessel is still in service. Once replacement carbon has been installed in the lead vessel, the vessel order is reversed so that vessel previously serving as the lag vessel becomes the lead vessel.

For the vessel sizes required at the City's wells, slurry transfer will be the most convenient and economical means of changing out the carbon. New carbon is delivered to the site in the same truck that hauls the spent carbon away. The delivery truck is large – assume a 45' – 55' trailer. The trailer will have at least two compartments – an empty one for the spent carbon and one full of new carbon. The truck must be parked within approximately 60' of the furthest carbon vessel so that the delivery hose will reach from the truck to the vessel.

The steps involved in the carbon change-out are typically as follows. A change-out will take a minimum of 3-5 hours unless vessel inspection or disinfection is performed. If the vessels are opened up for inspection, the change-out will take two to three days.

1. The City will place an order with the carbon supplier once the change-out threshold has been reached

2. The vessel being serviced is isolated from the remaining vessels and pressurized with compressed air;

3. The compressed air forces the spent carbon liquid slurry out of the vessel and into the empty compartment of the delivery truck;

4. Excess water in the slurry will be drained out of the bottom of the delivery truck into a nearby sewer or storm drain. The truck is too heavy to move on the highway until the excess water has been drained out.

5. The vessel should be opened so that the internal coating and underdrain can be inspected for damage. This should occur every carbon change-out until the City establishes the most practical inspection interval. If repairs are required, they may take several weeks;

6. If the vessel has been opened for inspection, it must be disinfected and confirmation bacteriological tests performed. This will take at least 24 hours during which time the delivery truck must either be held on-site or diverted to another GAC site for delivery of its fresh load of carbon.

7. During loading of new carbon, water provided by an on-site source (wharf hydrant) is used to wet the carbon being delivered while it is in the delivery truck. Compressed air introduced into the truck trailer is then used to transfer the carbon slurry out of the truck into the GAC vessel.

7.6.3 Spent Carbon Disposal

Spent carbon is typically hauled away for disposal or reactivation by the company delivering the new carbon. Before the carbon supplier can accept the spent carbon, it is necessary for them to "profile" the carbon to ensure that it can be disposed of in conformance with all Federal, State, and local regulations. In particular, it must be

determined whether or not the carbon is a RCRA hazardous waste. It is the responsibility of the City to determine whether the carbon is a RCRA waste and to certify that determination. At least initially, this should be done using Toxic Characteristic Leaching Procedure (TCLP) and Waste Extraction Test (WET) tests.

It is anticipated that the spent carbon generated at the City's wells will be a non-RCRA waste. If it is a non-RCRA waste, no chain of custody tracking is required. In the unlikely event that the spent carbon is classified as a RCRA waste, disposal through a carbon supplier's regeneration facility will become more complicated and expensive, but should still be possible. Certain RCRA spent carbons, including those containing dioxin, PCBs, or those classified as corrosive, ignitable, or reactive may not be accepted by carbon suppliers. It is highly unlikely that spent carbons from municipal drinking water treatment plants will fall into any of these categories. Other RCRA classified spent carbons may need to be shipped to out-of-state regeneration facilities at greater cost.

As part of the profiling process, the City will need to complete a carbon supplier-specific form and submit it to the carbon supplier with a sample of the spent carbon. The form will include questions related to the purpose of the treatment process and the contaminants present in the water. There is a cost for profiling the spent carbon.

Once the profiling is complete, the carbon supplier can haul the spent carbon away for either recycling or reactivation. During the reactivation process, the carbon is thermally treated in a process that results in the thermal destruction of adsorbed organic contaminants. Note that the presence of DBCP may impact the disposal process at some carbon handling facilities.

7.6.4 Backwashing

Backwashing of the media must be performed after new carbon is loaded into a vessel. It may also be required if head loss builds up over time.

Newly delivered carbon must be soaked and backwashed before it is placed into service. If it is not, excessive head loss and reduced carbon adsorption capacity may result. Typically, the carbon is soaked in water for 24 hours to wet the carbon prior to the initial backwashing. Backwash flow rates will vary depending on the carbon type installed and typically range from 500 to 1,500 gpm. Backwashing new carbon accomplishes the following functions:

- Removes trapped air from the internal carbon pores and between media particles;
- Sweeps the resulting air from the carbon vessel;
- Removes carbon fines generated due to physical abrasion during transport. Carbon fines may constitute several percent of the shipment.
- Stratifies the media bed;

- Flushes water soluble activation byproducts (e.g. ash) from the carbon.

Backwashing may also be required if the head loss through the adsorption system builds up to unacceptable levels over time. This might result if the well water contains sand or other suspended solids that will accumulate in the top portion of the carbon bed. A typical "maintenance" backwash criteria is to backwash the vessels when the head loss rises to between 10 and 15 psi. However; backwashing after the initial carbon load should occur sparingly since re-stratifying the bed will disrupt the adsorption mass transfer zone and result in reduced carbon life.

Backwash water is typically supplied from the distribution system, including any water being produced by vessels that are still on-line. It is not unusual for approximately 45,000 gallons of waste washwater to be generated when new carbon is initially backwashed. The flow rates are almost always too high to be discharged directly to a sewer and the washwater contains fines, which usually cannot be discharged into the storm drain system. The solution for most utilities is to install a bolted steel backwash reclaim tank large enough to hold 45,000 or more gallons of washwater. To conserve water, the washwater stored in the backwash reclaim tank is pumped back into the well discharge line at a controlled rate (typically less than 10% of the well flow rate). Any fines in the washwater settle to the bottom of the reclaim tank. Fines accumulate in the tank very slowly and will rarely need to be removed for disposal. A typical backwash reclaim tank is shown in the figure below.

7.6.5 Nitrate Sloughing

Other utilities have experienced issues with the sudden release of nitrate from activated carbon beds following vessel backwashing or periods where the system is off-line. When these events occur, the nitrate level in the GAC effluent can be significantly greater than the level in the influent water. This is known as "soughing" or "peaking". The DDW generally considers this phenomenon to be of concern when the influent nitrate level rises to approximately one half of the MCL. The nitrate MCL is 45 mg/L reported as NO_3. The levels of nitrate in the water produced by Wells 12 and 13 is just slightly under ½ of the nitrate MCL.

The best way to mitigate nitrate sloughing is to maintain a continuous flow of water through the GAC beds. This may necessitate modifying operation of the water system so that the GAC wells become lead-wells and are not turned off during low demand

periods. Regardless of operational arrangements, these treatment sites will also need to include special features to identify and resolve a nitrate sloughing event should one occur. The following special features should be required:

- Each of these sites should be equipped with an on-line nitrate analyzer that will continuously monitor the nitrate levels leaving the GAC system. The analyzer will generate an alarm if the nitrate level approaches an operator adjustable setpoint and the SCADA system will command the well off.
- These sites will need to be designed with provisions to flush the GAC system to waste for potentially several hours. If there is no nearby storm drainage facility that can handle the full well flow rate, the well will need to be equipped with a variable frequency drive or a valve that can be used to throttle the flow down to a rate that can be disposed of.

7.6.6 Regulatory Requirements

The addition of GAC treatment to the City's wells will result in the following regulatory requirements:

- Once a TCP MCL is established, the City will need to monitor both source water and treated water for TCP. Monitoring of the GAC vessel intermediate sample taps will also be required to track the remaining carbon life.
- The City's water supply permit will need to be amended to include the addition of wellhead treatment. An operations plan will need to be submitted that covers each treatment plant.
- The GAC treatment plants will likely be classified by DDW as T2 facilities. This means that the City's Chief Operator for these facilities will need to possess a T2 or higher treatment certification and any shift operators will need to possess a T1 or higher certification.
- DDW will require that the GAC effluent be continuously disinfected to prevent excessive levels of bacteria from entering the distribution system. Activated carbon is a good substrate for growing bacteria and elevated levels of harmless heterotrophic plate count (HPC) bacteria are routinely detected downstream of GAC treatment.
- The City will need to comply with waste disposal characterization requirements such as RCRA hazardous waste determination for the spent carbon.
- A monthly summary of GAC operational and monitoring data will need to be submitted to DDW.
- An annual report summarizing and assessing GAC performance for the previous year will need to be submitted to DDW.

7.7 Well Disinfection

7.7.1 Purpose

As mentioned in the previous section, bacteria tend to grow on GAC media and can cause elevated levels of HPC bacteria entering the distribution system. HPC bacteria are common in water distribution systems and are considered harmless. However; DDW has stated that Kingsburg will need to add routine disinfection to any wells equipped with GAC.

The most practical way to disinfect these sites is to chlorinate the water leaving the GAC vessels. Note that activated carbon destroys chlorine and therefore the chlorine cannot be added upstream of the GAC. This poses a challenge to the City since none of the City's seven wells are currently chlorinated. It is permissible to chlorinate only the three wells with GAC treatment and to allow the chlorinated water to blend with un-chlorinated water in the distribution system. However; this is not ideal. The continuously shifting chlorine residuals in the distribution system may result in consumer taste and odor complaints. Consumers will notice the taste of their water changing over time, which may indicate to them that something is wrong with the system. Shifts in chlorine residual levels may also cause upsetting of the biofilms lining the City's pipes and change the solubility of inorganic substances (e.g. iron and manganese). For these reasons, it is recommended that chlorination be added to all of the City's wells, not just the wells receiving GAC treatment. The cost to add chlorination systems to the four wells not contaminated with TCP has been estimated to be $100,000.

7.7.2 Design

A water system disinfection study was previously prepared for Kingsburg. That study recommended the use of bulk sodium hypochlorite for disinfection of the City's wells. Assuming that no more than 1 mg/L of 12.5% concentration sodium hypochlorite is dosed into the water, chemical usage rates should be no more than approximately 350 gallons per month during the summer. Storage of sodium hypochlorite for longer than one month is not recommended due to the natural decomposition of the chemical. Normal chemical feed rates are anticipated to be in the range of 0.5 gallons per hour. This feed rate can be handled either using a solenoid-operated diaphragm metering pump or a peristaltic metering pump.

The site layouts and cost opinions included in this study assume the use of a duplex peristaltic chemical metering pump skid with integral calibration column, pulsation dampener, backpressure valve, and pressure relief valve; a 350-gallon double wall chemical storage tank; and a colorimetric free chlorine residual analyzer. The metering pumps, storage tank, and residual analyzer will be located on an approximately 8' x 12' concrete pad with 1-foot tall concrete curbs around the perimeter and a sun shade overhead.

8 RECOMMENDATIONS

8.1 Treatment Process

It is recommended that each of the 3 sites evaluated in this study be treated for TCP removal using GAC adsorption. GAC is the most economical treatment solution and is also the only viable treatment alternative that can reduce the TCP concentration to below the public health goal. The GAC treatment plants should be designed utilizing a series vessel configuration and an empty bed contact time of 15 minutes.

Each treatment plant site should be equipped with a backwash reclaim tank designed to hold washwater produced during initial washing of newly delivered carbon. The washwater will be settled in the tank and the decanted water pumped back into the treatment plant. Each of the three sites must also be equipped with sodium hypochlorite chlorination systems.

8.2 Treatment Plant Siting

The impacted wells are too far apart to make co-treatment practical. The three well sites are also not large enough for construction of a GAC treatment plant and the City will therefore need to acquire additional property. Provost & Pritchard has identified preliminary proposed treatment locations for these wells based on review of aerial imagery and discussions with City staff. These locations are identified in the site plans included in the following sections.

8.2.1 Well 9

The Well 9 site has inadequate space for construction of an on-site treatment plant and is surrounded by well-maintained homes. This well must be treated at a remote location. The proposed treatment location is the storm water recharge pond complex located adjacent to Well 16. There appears to be ample room at this location and it has the added advantage of providing ease of adding treatment for Well 16 should that well become contaminated in the future.

The homes in the area surrounding the basin are well kept up, well landscaped, and many include swimming pools. Given the proximity of the proposed treatment site to the remaining undeveloped parcels in this neighborhood, it is recommended that the GAC vessels be installed in a 5' deep pit and surrounded by a masonry wall to reduce the aesthetic impact. Deliveries of carbon and sodium hypochlorite would be from trucks parked adjacent to the site on 21st Street.

The capital cost estimate includes an approximately 2,000 linear foot 8-inch diameter C900 PVC pipeline between the Well 9 site and the treatment plant. It has been assumed that no new public right-of-way or easements will need to be acquired for this pipeline. Public records are not clear on whether the portion of the basin proposed for

the treatment plant is publicly owned or private. If it is privately held, land procurement costs may be significant. $50,000 has been tentatively included in the capital cost estimate to cover the lost use of the recharge basin land that will now be used for the treatment plant. The appropriateness of this value should be confirmed by the City.

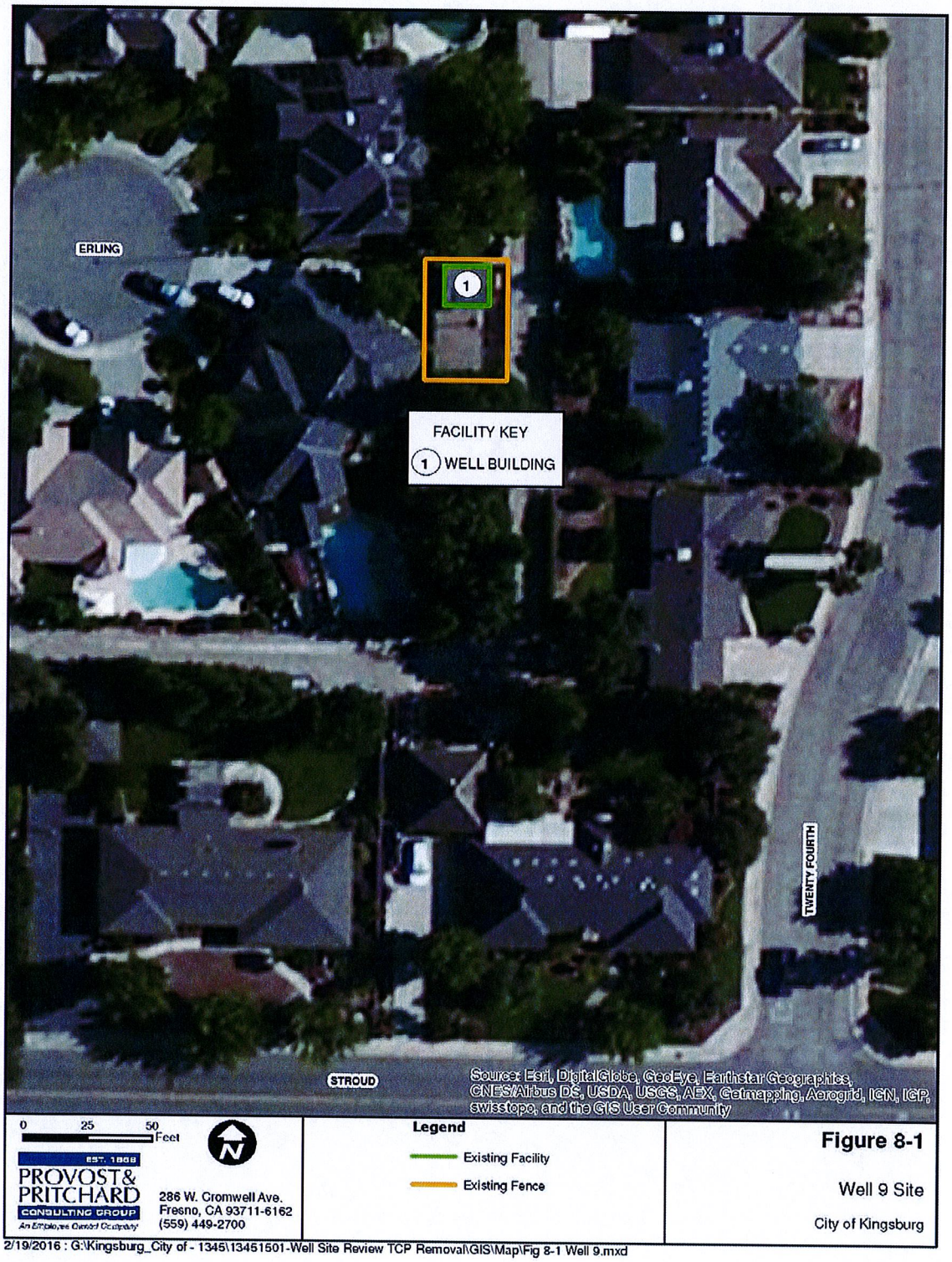


Figure 8-1: Well 9 Site

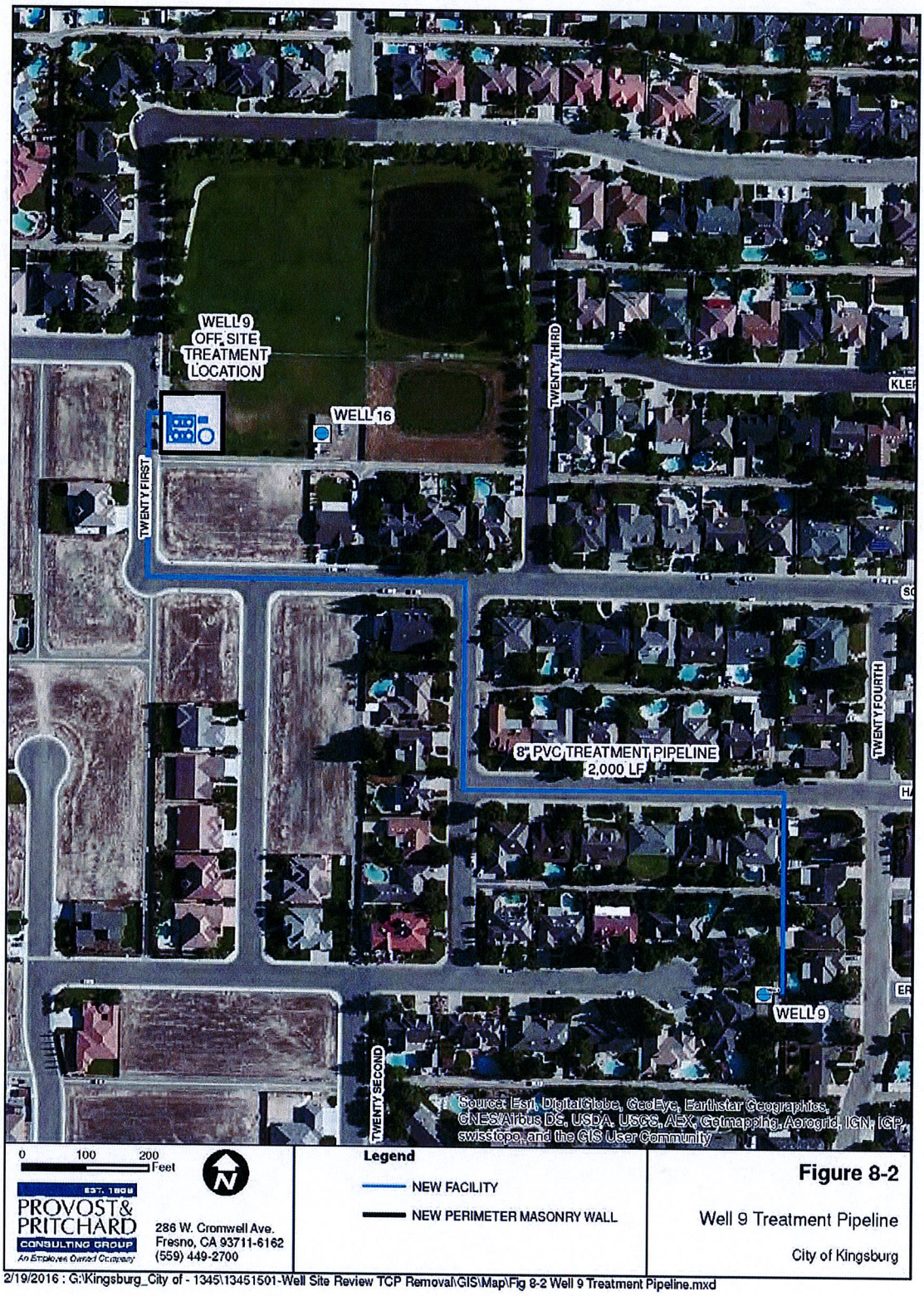


Figure 8-2: Well 9 Treatment Pipeline

0 25 50 Feet

EST. 1968
PROVOST & PRITCHARD
CONSULTING GROUP
An Employee Owned Company

286 W. Cromwell Ave.
Fresno, CA 93711-6162
(559) 449-2700

Legend

NEW FACILITY

NEW PERIMETER MASONRY WALL

Figure 8-3

Well 9 Treatment Site

City of Kingsburg

6/9/2016 : G:\Kingsburg_City of - 1345\13451501-Well Site Review TCP Removal\GIS\Map\Fig 8-3 Well 9 Treatment Site.mxd

Figure 8-3: Well 9 Treatment Site

8.2.2 Well 12

The Well 12 site has inadequate space for construction of an on-site treatment plant. What little space is available would be difficult to use given the triangular shape of the site. This well must be treated at a remote location. The proposed treatment location is an orchard south of Kern Street (Avenue 396) across from Lincoln Elementary School.

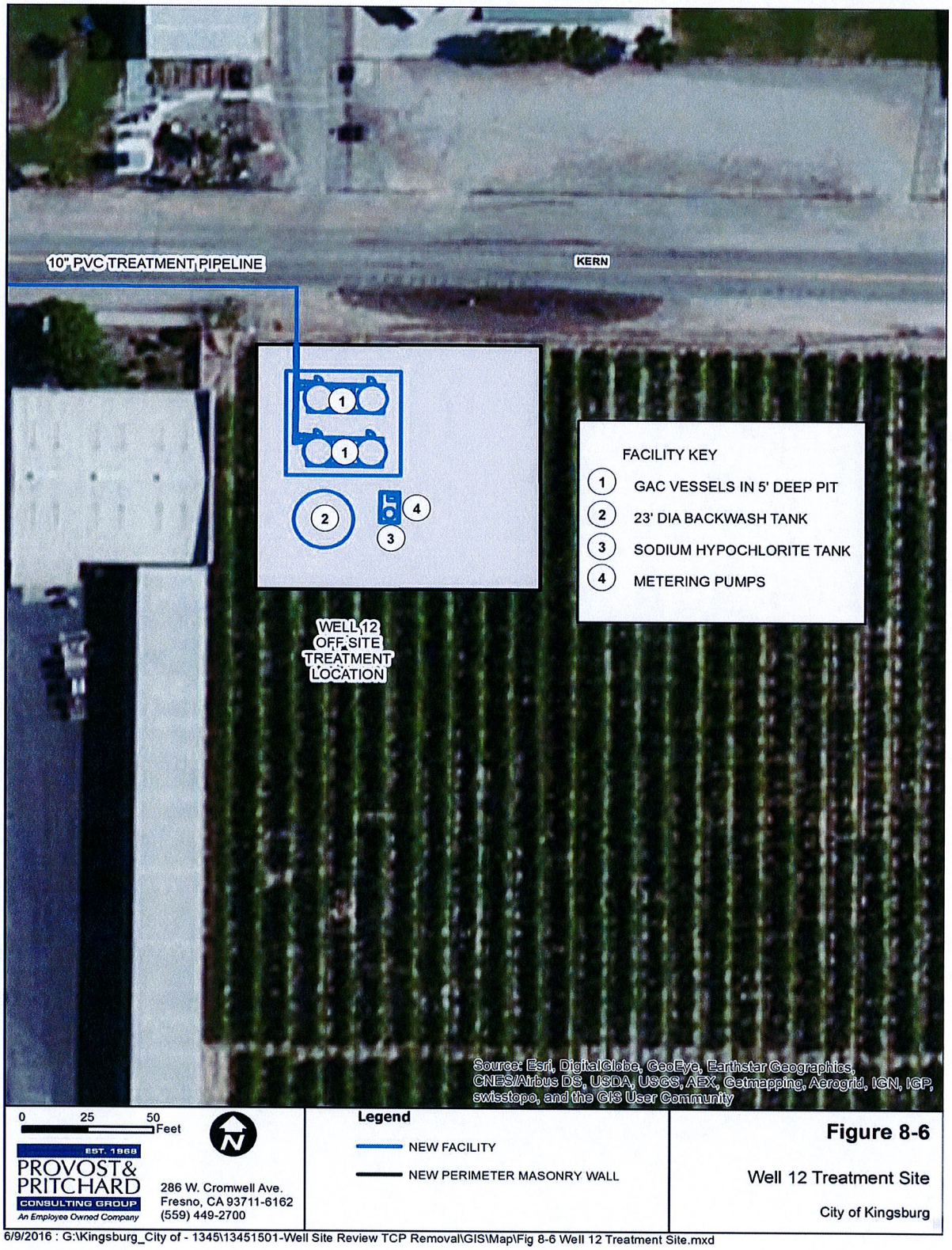
City staff report that the sporting fields directly across from the proposed site are used year-round for school and extracurricular activities. Additionally, the Kern Avenue road shoulder in front of the proposed site is frequently used for overflow parking. For these reasons, it is proposed that the treatment site be surrounded by a masonry wall and the vessels installed in a 5-foot deep pit in order to reduce the visual footprint of the treatment system. Deliveries of carbon and sodium hypochlorite would be from trucks pulled onto a turnout in front of the site along Kern Street.

The capital cost estimate includes an approximately 2,061 linear foot 10-inch diameter C900 PVC pipeline between the Well 12 site and the treatment plant. It has been assumed that no new public right-of-way or easements will need to be acquired for this pipeline. $150,000 has been tentatively included in the capital cost estimate to cover property acquisition from a private owner. The appropriateness of this value should be confirmed by the City.

Figure 8-4: Well 12 Site

6/9/2016 : G:\Kingsburg_City of - 1345\13451501-Well Site Review TCP Removal\GIS\Map\Fig 8-5 Well 12 Treatment Pipeline.mxd

Figure 8-5: Well 12 Treatment Pipeline



6/9/2016 : G:\Kingsburg_City of - 1345\13451501-Well Site Review TCP Removal\GIS\Map\Fig 8-6 Well 12 Treatment Site.mxd

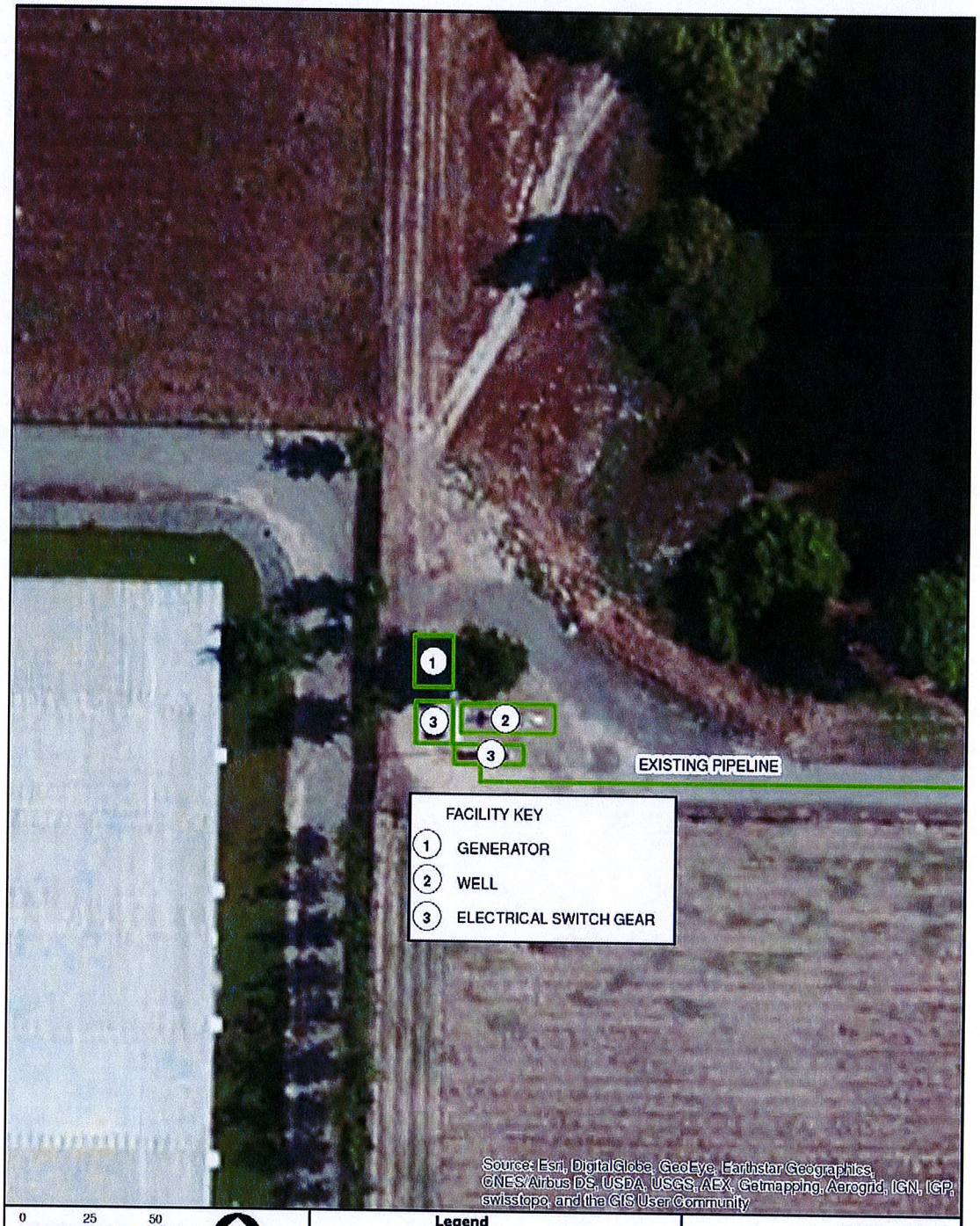
Figure 8-6: Well 12 Treatment Site

8.2.3 Well 13

The Well 13 well site is located adjacent to a heavily vegetated storm water / recharge pond. There is not enough room to construct a treatment plant on the site without reclaiming a portion of this pond. City staff reports that the raised area next to the pond was created through years of depositing unconsolidated fill. The extent, density, and age of the vegetation in the pond makes it likely that there will be significant biological impacts identified during a CEQA Initial Study that must be completed before conducting any work at the site. Furthermore, the poor conditions of the soils along the side of the pond adjacent to the well site would likely require almost complete excavation and replacement with engineered fill in order to support the heavy GAC vessels. For these reasons, it is recommended that this well be treated at a remote location. The proposed treatment location is the vacant parcel near the entrance to the Well 13 site off of 10th Avenue.

Based on the condition of the area surrounding the proposed treatment site, the presence of vacant fields, and the proximity of the railroad and industrial facilities, it has been assumed that the GAC vessels can be installed on an at-grade concrete pad and surrounded by a chain link fence with privacy slats to reduce the aesthetic impact. Deliveries of carbon and sodium hypochlorite would be from trucks pulled onto the driveway leading to the Well 13 site off of 10th Avenue.

The capital cost estimate assumes that the discharge pipeline from the existing well site runs underneath the site access road. Based on that assumption, the GAC treatment plant inlet and outlet will be tapped into the existing transmission pipeline and no new transmission pipelines will be required. $150,000 has been tentatively included in the capital cost estimate to cover the cost of purchasing the parcel for the treatment plant. The appropriateness of this value should be confirmed by the City.



0 25 50 Feet

PROVOST& PRITCHARD CONSULTING GROUP
An Employee Owned Company

286 W. Cromwell Ave.
Fresno, CA 93711-6162
(559) 449-2700

Legend

Existing Facility

Figure 8-7

Well 13 Site

City of Kingsburg

2/19/2016 : G:\Kingsburg_City of - 1345\13451501-Well Site Review TCP Removal\GIS\Map\Fig 8-7 Well 13.mxd

Figure 8-7: Well 13 Site

Figure 8-8: Well 13 Treatment Pipeline

Figure 8-9: Well 13 Treatment Site

9 COST OPINIONS

The following table summarizes the estimated cost for capital improvements and ongoing operation and maintenance of the treatment plants. Capital costs for adding chlorination systems to Wells 10, 14, 15 and 16 has been included as a separate line item, however, O&M cost for chlorinating the four wells not contaminated with TCP are not included. More detailed capital and O&M cost breakdowns are included as Appendix A.

Well	Capital Cost	30-Year O&M Cost	Total Present Worth Cost
9	$2,479,224	$1,825,715	$4,304,939
12	$2,775,346	$1,396,946	$4,172,292
13	$2,150,836	$1,952,271	$4,103,107
Chlorination Wells 10, 14, 15, 16	$100,000	N/A	$100,000
TOTAL	**$7,505,405**	**$5,174,932**	**$12,680,338**

Appendix A:

Capital and O&M Detailed Cost Estimate

Table 1 - Summary of Lifecycle Cost Opinions

Well Site	Well #9	Well #12	Well #13	TOTAL
Opinion of Probable Construction Cost	$2,479,224	$2,775,346	$2,150,836	**$7,405,405**
Construction of Chlorination at 10, 14, 15, and 16	NA	NA	NA	**$100,000**
10-year Service Life O&M Costs	$720,021	$550,924	$769,932	**$2,040,876**
20-year Service Life O&M Costs	$1,344,611	$1,028,829	$1,437,818	**$3,811,258**
30-year Service Life O&M Costs	$1,825,715	$1,396,946	$1,952,271	**$5,174,932**

COMBINED CAPITAL AND O&M

10-Year	20-Year	30-Year
$9,546,282	**$11,316,664**	**$12,680,337**

Table 2.1 - Opinion of Probable Construction Cost

Well Site	Well #9	Well #12	Well #13
Design Flow (gpm)	800	1,050	980
EBCT per Design Flow (min.)	24.9	19.0	20.4
System Size in Total lbs of Carbon	80000	80000	80000
No. of GAC Vessels	4	4	4
Vessel Diameter (ft)	12	12	12
Site Construction Item			
Additional land acquisition	$50,000	$150,000	$150,000
Site demolition, clearing and grubbing	$15,000	$25,000	$15,000
Purchase GAC vessels (with initial load of carbon)	$684,000	$684,000	$684,000
Installation & Testing GAC vessels	$50,000	$50,000	$50,000
At-grade vessel foundation	$0	$0	$20,000
Recessed vessel pit	$120,000	$120,000	$0
Site piping modifications/additions (Including GAC Man.)	$150,000	$150,000	$150,000
Water Lubricated Pump Bowl Assembly	$0	$0	$0
Pumps - Replacement/Installation Labor	$0	$0	$0
Chlorination System	$25,000	$25,000	$25,000
Electrical, metering, and telemetry modifications	$150,000	$150,000	$150,000
Backwash reclaim tank, foundation, and reclaim pump	$100,000	$100,000	$100,000
Interconnecting Piping to Off-Site GAC (2,000' of 8-inch)	$200,000	$0	$0
Interconnecting Piping to Off-Site GAC (2,061' of 10-inch)	$0	$216,405	$0
Nitrate Analyzer	$0	$0	$0
Miscellaneous site work, paving, vaults, fences	$75,000	$75,000	$50,000
Mobilization @ 5%	$80,950	$87,270	$69,700
Subtotal	$1,699,950	$1,832,675	$1,463,700
Contingencies (%)	20%	25%	20%
Contingencies ($)	$339,990	$458,169	$292,740
Sales Tax on GAC vessels only (8.23% for Kingsburg)	$56,293	$56,293	$56,293
Subtotal	$2,096,233	$2,347,137	$1,812,733
Engineering Design and Construction Office Engineering (12% of Const. Cost)	$203,994	$219,921	$175,644
Construction Management and Inspection (7% of Const. Co	$118,997	$128,287	$102,459
Environmental/Legal/Administration	$45,000	$65,000	$45,000
DDW Operations Plan/Permitting	$15,000	$15,000	$15,000
Total Capital Cost ($)	$2,479,224	$2,775,346	$2,150,836

Table 2.2
Opinion of Probable Operation and Maintenance Costs

	Assumptions
Carbon Usage Rate	0.10 lbs/1000gal
Carbon Unit Cost (for 40,000lbs)	$1.30/lb
Power Unit Cost	$0.16/kWh
Sodium Hypochlorite (12.5%)	$1.50/gal
Pump Efficiency	70%
General Maintenance Labor Hours per Site	3.0 hr/week
Inspection & Maintenance Hours per Vessel	0.5 hr/week
GAC Vessels Maintenance & Repair	2.50 % Capital Cost
Sampling Labor	0.25 hr/sample
Labor Unit Cost	$44.00/hr
GAC Changeout Labor Requirement	16.0 hr
TCP Sampling Cost	$150.00/sample
BACT/HPC Sampling Cost	$35.00/sample
10 Year O&M Interest Rate	1.00%
20 Year O&M Interest Rate	1.20%
30 Year O&M Interest Rate	1.50%

Well #	Well #9	Well #12	Well #13
Total System Size	80000	80000	80000
No. of GAC Vessels	4	4	4
Design Flow Rate (gpm)	800	1050	980
Yearly Well Production (Million Gallons)	197.3	92.9	248.4
Avg. Yearly Well Flow Rate (gpm)	375	177	473
Cost (2014 Dollars)			
Annual Cost of Carbon Usage	$25,649	$12,077	$32,292
Annual Cost of Additional Power	$4,238	$1,829	$2,045
Annual Cost of GAC Vessels Maintenance	$17,100	$17,100	$17,100
Annual Cost of Additional Labor	$15,346	$14,979	$15,526
Annual Cost of Additional Sampling	$11,220	$11,220	$11,220
Annual Cost of Chlorination	$2,468	$1,162	$3,107
Total Annual O&M Cost	**$76,021**	**$58,168**	**$81,291**
10-year Service Life O&M Costs	**$720,021**	**$550,924**	**$769,932**
20-year Service Life O&M Costs	**$1,344,811**	**$1,026,829**	**$1,437,818**
30-year Service Life O&M Costs	**$1,828,716**	**$1,396,948**	**$1,952,271**

Calculations			
Carbon Usage			
Avg Flow Rate	375 gpm	177 gpm	473 gpm
Carbon Utilization	0.10 lbs/1000gal	0.10 lbs/1000gal	0.10 lbs/1000gal
Carbon Usage	54.05 lbs/day	25.45 lbs/day	68.05 lbs/day
Carbon Changeouts per Year	20.987	0.465	1.242
Unit Cost	$1.30/lb	$1.30/lb	$1.30/lb
Annual Cost	$25,649	$12,077	$32,292
Additional Power			
Design Flow Rate (gpm)	800	1050	980
GAC Headloss	30.0 ft	24.5 ft	11.5 ft
Pump Efficiency	70%	70%	70%
Pump Power Use	6.44 kW	6.91 kW	3.03 kW
Unit Cost	$0.16/kWh	$0.16/kWh	$0.16/kWh
Hours Pump Runtime	4110.4 hr	474.8 hr	4224.5 hr
Annual Cost (Runtime @ Design Flow)	$4,238	$1,829	$2,045
GAC Vessel Maintenance & Repair (Based on % of Vessel Cost)	$17,100	$17,100	$17,100
Labor			
Site Inspection and Maintenance	5.0 hrs/week	5.0 hrs/week	5.0 hrs/week
Sampling	21 hrs/year	21 hrs/year	21 hrs/year
GAC Changeout	16 hrs/year	07 hrs/year	20 hrs/year
Reports and Logs	52 hrs/year	52 hrs/year	52 hrs/year
Total Annual Hours	349 hrs/year	340 hrs/year	353 hrs/year
Unit Cost	$44.00/hr	$44.00/hr	$44.00/hr
Annual Cost	$15,346	$14,979	$15,526
Laboratory and Sampling			
Annual TCP Samples	72 samples	72 samples	72 samples
Annual TCP Sample Cost	$10,800	$10,800	$10,800
Annual BACT/HPC Samples	12 samples	12 samples	12 samples
Annual BACT/HPC Sample Cost	$420	$420	$420
Annual Cost	$11,220	$11,220	$11,220

Appendix B:

DDW E-Mail Correspondence

RE: Chlorination

Kevin Berryhill

From: Poudyal, Sudarshan@Waterboards [Sudarshan.Poudyal@waterboards.ca.gov]
Sent: Monday, February 1, 2016 1:51 PM
To: Kevin Berryhill
Cc: Lichti, Betsy@Waterboards
Subject: RE: Kingsburg : Possible GAC

Kevin:

I also checked with Betsy and confirmed that our requirement would be post-GAC chlorination and maintaining a detectable chlorine downstream of the site specific GAC treatment. If the Water System has bacteriological issues downstream of the GAC, increased chlorine levels may be required. Specifically, City of Kingsburg had few TCR MCL violations in 2014 and early 2015. The City was warned that such violations in future may trigger chlorination at each well site and maintaining chlorine residual in the entire system despite of the customers perception. However, GAC treatment alone will not trigger entire system chlorination.

Thanks,
Sude

From: Poudyal, Sudarshan@Waterboards
Sent: Monday, February 01, 2016 7:43 AM
To: Kevin Berryhill
Subject: RE: Kingsburg : Possible GAC

Kevin, in short, we require post GAC chlorination. I am out due to sick kids today, i will follow up with their bacteriological issues tomorrow.

From: Kevin Berryhill [kberryhill@ppeng.com]
Sent: Friday, January 29, 2016 3:58 PM
To: Poudyal, Sudarshan@Waterboards
Subject: Kingsburg : Possible GAC

Surdarshan,

I'm working on a study for the City of Kingsburg to look at 1,2,3-TCP contamination of three of their wells. If the City decides to treat these wells, GAC will be the recommended process. The City currently does not chlorinate anywhere in their system. Given that HPC levels are typically higher after GAC treatment I was wondering how your office would handle the use of GAC without chlorination. Would you:

1. Allow them to monitor the bacteriological water quality downstream of the GAC without requiring chlorination; or
2. Require them to chlorinate only after any GAC vessels; or
3. Require them to chlorinate their entire system; or
4. Something else

Also, are you aware of any other systems that are utilizing GAC without downstream disinfection?

Thank you,
Kevin

Kevin Berryhill, P.E.
Provost & Pritchard Consulting Group

286 W. Cromwell Avenue
Fresno, CA 93711
Office: (559) 449-2700
Fax: (559) 449-2715
Cell: (559) 999-4748
E-mail: kberryhill@ppeng.com
Website: http://www.ppeng.com/

CONFIDENTIALITY NOTE
This communication and any accompanying attachment(s) are privileged and confidential. The information is intended for the use of the individual or entity so named. If you are not the intended recipient, then be aware that any disclosure, copying, distribution or use of this communication and any accompanying attachments (or the information contained in it) is prohibited. If you have received this communication in error, please immediately delete it and notify the sender at the return e-mail address or by telephone at (559) 326-1100. Thank you.

RESOLUTION NO. 2016-032

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KINGSBURG IN THE MATTER OF AUTHORITY TO EXECUTE CONTRACTS WITH FRESNO MADERA AREA AGENCY ON AGING

WHEREAS, the City of Kingsburg has entered into an Agreement with the Fresno Madera Area Agency on Aging ("FMAAA"); and

WHEREAS, Contract Number 17-0313 listed on page 1 of this Agreement are subject to renewal each fiscal year.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF KINGSBURG DOES HEREBY RESOLVE that Ashlee Winslow – Schmal, Community Services and Senior Citizens Coordinator for the City of Kingsburg, is authorized to execute contract(s) with FMAAA for the fiscal year beginning July 1, 2016 to June 30, 2017, including any subsequent amendments and all the necessary supporting documents.

****

I, Abigail Palsgaard, City Clerk for the City of Kingsburg, do hereby certify that the foregoing resolution was duly passed and adopted at a regular meeting for the Kingsburg City Council held on the 15th day of June, 2016, by the following vote:

Ayes:	Council Member(s):
Noes:	Council Member(s):
Absent:	Council Member(s):
Abstain:	Council Member(s):

_____
Abigail Palsgaard, City Clerk
City of Kingsburg

Meeting Date:	06/15/2016
Agenda Item:	IV a. 5

CITY COUNCIL MEETING STAFF REPORT

REPORT TO: **Mayor Blayney & Council Members**

REPORT FROM: **Margarita Moreno, Finance Director** **REVIEWED BY:**

AGENDA ITEM: **Initiate Annexation of Territory into Landscape Assessment District No. 93-01 as Annexation No. 14.**

ACTION REQUESTED: __Ordinance ✓ Resolution ___Motion _____Receive/File

EXECUTIVE SUMMARY

Annexation No. 14 is a new annexation generally located on the southeast corner of Howard Street and 14th Avenue. As a condition of approval the developer is required to annex into the existing Landscape Assessment District No. 93-01 to cover the maintenance of the landscaping installed for the development or provide another means of funding such improvements. The developer opted to annex into the district. The Engineer's Report provides details for the proposed assessments of $107.61 per Equivalent Benefit Unit (EBU) with 34 Equivalent Benefit Units consistent with 34 proposed residential lots within Tract 6094.

RECOMMENDED ACTION BY CITY COUNCIL

Staff recommends that the City approve resolutions initiating the annexation of territory into the City Landscape Assessment District No. 93-01, approve the preliminary Engineer's Report, and declare the City's intention to annex territory into the District.

POLICY ALTERNATIVE(S)

None.

REASON FOR RECOMMENDATION/KEY METRIC

The City has prepared resolutions initiating proceedings to approve the Annexation and to levy and collect assessments to fund the cost of maintenance of landscape improvements within the Annexation. Council has designated the assessment engineer and will hear on the preliminary report, which outlines the Annexation and the proposed annual assessments.

The attached resolutions and Engineer's Report initiate the process for the Annexation and sets a date for the public hearing. At that time the ballots are counted, and if there is no majority protest, the Engineer's Report and resolution to be heard at the public hearing on August 3, 2016 will confirm and levy of assessments placed upon each parcel for the maintenance costs beginning in Fiscal Year 2016/17.

FINANCIAL INFORMATION

FISCAL IMPACT:

1. Is There A Fiscal Impact? Yes
2. Is it Currently Budgeted? Yes
3. Budgeted, Which Line?
   Landscape & Lighting District 93-01 Fund 759

FINANCIAL SUMMARY

The proposed FY 16/17 budget is at a total of $3,658 which will provide funding for the City's Landscape maintenance assessment district, whereby each property owner, through property tax assessments, participates in the upkeep of common areas located within their housing subdivision.

ATTACHED INFORMATION

1. Resolutions initiating the proceedings
2. Engineer's Report

CITY OF KINGSBURG
COUNTY OF FRESNO, CALIFORNIA
RESOLUTION NO. 2016-033

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KINGSBURG INITIATING PROCEEDINGS FOR THE APPROVAL OF THE ANNEXATION OF TERRITORY INTO KINGSBURG LANDSCAPE ASSESSMENT DISTRICT NO. 93-01, AS ANNEXATION NO. 14, AND THE LEVY AND COLLECTION OF ASSESSMENTS WITHIN SUCH ANNEXATION FOR FISCAL YEAR 2016/2017 PURSUANT TO THE LANDSCAPING AND LIGHTING ACT OF 1972, PART 2 OF DIVISION 15 OF THE CALIFORNIA STREETS AND HIGHWAYS CODE AND AS PROVIDED BY ARTICLE XIII D OF THE CALIFORNIA CONSTITUTION, AND ORDERING THE PREPARATION OF AN ENGINEER'S REPORT IN CONNECTION THEREWITH

NOW, THEREFORE, BE IT RESOLVED BY THE City Council of the City of Kingsburg that:

Section 1. The City Council hereby proposes to levy and collect assessments against the lots and parcels of land within such Annexation to pay for the costs and expenses of the improvements described in Section 3 hereof for the fiscal year commencing July 1, 2016 and ending June 30, 2017, pursuant to the Landscaping and Lighting Act of 1972, being Part 2 of Division 15 of the California Streets and Highways Code (the "Act") and as provided by Article XIII D of the California Constitution.

Section 2. The general location and boundaries of Annexation No. 14, are shown on maps on file in the office of the City Clerk, are incorporated herein by reference, and open to public inspection. The designation of the Assessment District is as follows: Kingsburg Landscape Assessment District No. 93-01, (the "District") Annexation No. 14, (the "Annexation").

Section 3. The proposed improvements may be briefly described as follows: street lighting electricity and maintenance located in public places within the boundaries of the Annexation. Maintenance means the furnishing of services and materials for the ordinary and usual maintenance, operation, and servicing of the street-lighting structures and appurtenant facilities, including repair, removal, or replacement of all or part of any of the structures, and the cleaning, sandblasting, and painting of such structures and other improvements to remove or cover graffiti. Servicing means the furnishing of electricity for the lighting and operation of the structures and appurtenant facilities.

Section 4. The City Council hereby designates Willdan Financial Services as the Assessment Engineer for the purposes of these proceedings and orders the

Assessment Engineer to prepare and file with the City Clerk a written report in accordance with Article XIII D, Section 4 of the California Constitution and Article 4 (commencing with Section 22565) of Chapter 1 of the Act for fiscal year 2016/2017 commencing July 1, 2016 and ending June 30, 2017. Such Report shall refer to the Annexation by its distinctive designation.

Section 5. Lots or parcels within the Annexation that are owned or used by any county, city, city and county, special district, or any other local or regional governmental entity, the State of California or the United States shall be assessed unless the City demonstrates by clear and convincing evidence that such lots or parcels receive no special benefit from the proposed improvements.

****

I, Abigail Palsgaard, City Clerk of the City of Kingsburg, do hereby certify that the foregoing Resolution was duly passed and adopted at a regular meeting of the Kingsburg City Council held on the 15th day of June, 2016, by the following vote:

Ayes: Councilmember(s):

Noes: Councilmember(s):

Absent: Councilmember(s):

Abstain: Councilmember(s):

_____
Abigail Palsgaard, City Clerk
City of Kingsburg

CITY OF KINGSBURG
COUNTY OF FRESNO, CALIFORNIA
RESOLUTION NO. 2016-034

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KINGSBURG PRELIMINARILY APPROVING THE REPORT OF THE ENGINEER IN CONNECTION WITH THE APPROVAL OF THE ANNEXATION OF TERRITORY INTO KINGSBURG LANDSCAPE ASSESSMENT DISTRICT NO. 93-01, AS ANNEXATION NO. 14, AND THE LEVY AND COLLECTION OF ASSESSMENTS WITHIN SUCH ANNEXATION FOR FISCAL YEAR 2016/2017 PURSUANT TO THE LANDSCAPING AND LIGHTING ACT OF 1972, PART 2 OF DIVISION 15 OF THE CALIFORNIA STREETS AND HIGHWAYS CODE AND AS PROVIDED BY ARTICLE XIII D OF THE CALIFORNIA CONSTITUTION

NOW, THEREFORE, BE IT RESOLVED BY THE City Council of the City of Kingsburg that:

Section 1. The City Council, pursuant to the Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code (the "Act") and as provided by Article XIII D of the California Constitution, by its previous Resolution No. 2016-033, initiated proceedings for the approval of the annexation of territory within Annexation No. 14, (the "Annexation"), into the City's Landscape Assessment District No. 93-01 (the "District") as described on maps of the District on file in the office of the City Clerk and incorporated herein by reference, and the levy and collection of assessments against the assessable lots and parcels of land within such Annexation for the fiscal year commencing July 1, 2016 and ending June 30, 2017 and ordered the Engineer, Willdan Financial Services, to prepare and file a written report in accordance with Article XIII D, Section 4 of the California Constitution and Article 4 of Chapter 1 of the Act.

Section 2. The Engineer has prepared and filed with the City Clerk of the City of Kingsburg and the City Clerk has presented to the City Council such report entitled "Engineer's Report, City of Kingsburg Landscape Assessment District No. 93-01, Annexation No. 14, (the "Report") which pertains to the Annexation.

Section 3. The City Council has carefully examined and reviewed the Report, and the Report is hereby preliminarily approved as filed.

****

I, Abigail Palsgaard, City Clerk of the City of Kingsburg, do hereby certify that the foregoing Resolution was duly passed and adopted at a regular meeting of the Kingsburg City Council held on the 15th day of June 2016, by the following vote:

Ayes:	Councilmember(s):
Noes:	Councilmember(s):
Absent:	Councilmember(s):
Abstain:	Councilmember(s):

_____
Abigail Palsgaard, City Clerk
City of Kingsburg

CITY OF KINGSBURG
COUNTY OF FRESNO CALIFORNIA
RESOLUTION NO. 2016-035

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KINGSBURG DECLARING ITS INTENTION TO ORDER THE APPROVAL OF THE ANNEXATION OF TERRITORY INTO KINGSBURG LANDSCAPE ASSESSMENT DISTRICT NO. 93-01, AS ANNEXATION NO. 14, TO LEVY AND COLLECT ASSESSMENTS WITHIN SUCH ANNEXATION FOR FISCAL YEAR 2016/2017 PURSUANT TO THE LANDSCAPING AND LIGHTING ACT OF 1972, PART 2 OF DIVISION 15 OF THE CALIFORNIA STREETS AND HIGHWAYS CODE AND AS PROVIDED BY ARTICLE XIII D OF THE CALIFORNIA CONSTITUTION, AND APPOINTING A TIME AND PLACE FOR HEARING PROTESTS

NOW, THEREFORE, BE IT RESOLVED BY THE City Council of the City of Kingsburg that:

Section 1. By its previous Resolution No. 2016-033, the City Council initiated proceedings pursuant to the Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code, commencing with Section 22500 (the "Act") and as provided by Article XIII D of the California Constitution, for the approval of the annexation of territory within Annexation No. 14, (the "Annexation"), into the City's Landscape Assessment District No. 93-01 (the "District") described on maps on file in the office of the City Clerk and incorporated herein by reference, to levy and collect assessments against the assessable lots and parcels of land within such Annexation for fiscal year 2016/2017 and ordered the Engineer, Willdan Financial Services, to prepare and file a written report in accordance with Article XIII D, Section 4 of the California Constitution and Article 4 of Chapter 1 of the Act. The Engineer has prepared and filed a written report (the "Report") with the City Clerk, which pertains to the Annexation, and by previous resolution, the City Council approved the Engineer's Report.

Section 2. The City Council hereby (1) finds that the public interest and convenience requires and (2) declares its intention to order the approval for the formation and to levy and collect assessments against the assessable lots and parcels of land within such Annexation for that portion of the fiscal year commencing July 1, 2016 and ending June 30, 2017 to pay the costs and expenses of the improvements described in Section 3. If the assessments proposed by this resolution are approved by the property owners pursuant to a mailed ballot election conducted in accordance with Article XIII D of the California Constitution, the City Council in subsequent fiscal years may thereafter impose the assessment at any rate or amount that is less than or equal to the amount authorized for fiscal year 2016/2017, increased each year based upon the Consumer Price Index, All Urban Consumers, for the Fresno County Area ("CPI"), as determined by the United States Department of Labor, or its successor without conducting another mailed ballot election. The Engineer shall compute the percentage of difference between the CPI for February of each year and the CPI for the previous February, and shall then adjust the existing assessment by an amount not to exceed such percentage for the following fiscal year. Should the Bureau of Labor Statistics

revise such index or discontinue the preparation of such index, the Engineer shall use the revised index or a comparable system as approved by the City Council for determining fluctuations in the cost of living.

Section 3. The proposed improvements may be briefly described as follows: the operation, maintenance, and servicing of street-lighting and appurtenant facilities located in public places within the boundaries of the Annexation. Maintenance means the furnishing of services and materials for the ordinary and usual maintenance, operation, and servicing of street-lighting structures and appurtenant facilities, including repair, removal, or replacement of all or part of any of the such structures, and the cleaning, sandblasting, and painting of street-lighting structures and other improvements to remove or cover graffiti. Servicing means the furnishing of electricity for the street-lighting and operation of the such structures and appurtenant facilities, and the maintenance of any of such structures and appurtenant facilities.

Section 4. The general location and boundaries of the Annexation are shown on maps on file in the office of the City Clerk, are incorporated herein by reference, and open to public inspection. The designation of the Annexation is as follows: Kingsburg Landscape Assessment District No. 93-01 Annexation No. 14.

Section 5. Reference is hereby made to the Engineer's Report, on file in the office of the City Clerk and open to public inspection, for a full and detailed description of the improvements, the boundaries of the Annexation and the proposed assessments upon assessable lots and parcels of land within the Annexation.

Section 6. Notice is hereby given that Wednesday, the 3rd day of August 2016 at 6:00 p.m. in the Council Chambers of the City Hall of the City of Kingsburg, 1401 Draper Street, Kingsburg, California 93631, is the time and place fixed for a public hearing by the City Council on the question of the levy and collection of assessments for fiscal year 2016/2017 against lots and parcels of land within the Annexation. At the hearing, all interested persons shall be afforded the opportunity to hear and be heard. Procedures of the City applicable to the completion, return, and tabulation of the ballots required pursuant to Article XIII D, Section 4 of the California Constitution are on file in the office of the City Clerk and open to public inspection.

Section 7. The City Clerk is hereby authorized and directed to give notice of the public hearing as set forth in Section 6 in accordance with law.

Section 8. The City Council hereby designates Maggie Moreno, Finance Director, telephone number (559) 897-5821 to answer inquiries regarding the hearing, protest proceedings, and procedural or technical matters.

Section 9. Lots or parcels within the Annexation that are owned or used by any county, city, city and county, special district, or any other local or regional governmental agency, the State of California or the United States shall be assessed

unless the City demonstrates by clear and convincing evidence that such lots or parcels receive no special benefit from the proposed improvements.

****

I, Abigail Palsgaard, City Clerk of the City of Kingsburg, do hereby certify that the foregoing Resolution was duly passed and adopted at a regular meeting of the Kingsburg City Council held on the 15th day of June 2016, by the following vote:

Ayes:	Councilmember(s):
Noes:	Councilmember(s):
Absent:	Councilmember(s):
Abstain:	Councilmember(s):

_____
Abigail Palsgaard, City Clerk
City of Kingsburg

CITY OF KINGSBURG

ENGINEER'S REPORT

Assessment District No. 93-01
Annexation No. 14

FISCAL YEAR 2016/2017

INTENT MEETING: June 15, 2016
PUBLIC HEARING: August 3, 2016

WILLDAN
Financial Services

Assessment District No. 93-01
Annexation No. 14
Pursuant to the Landscaping and Lighting Act of 1972

City of Kingsburg
Fresno County, State of California

This Report describes the Annexation including the improvements, budgets, parcels and assessments to be levied for fiscal year 2016/2017, as they existed at the time of the passage of the Resolution of Intention. Reference is hereby made to the Fresno County Assessor's maps for a detailed description of the lines and dimensions of parcels within the District. The undersigned respectfully submits the enclosed Report as directed by the City Council.

Dated this _____ day of _____ 2016.

Willdan Financial Services
Assessment Engineer
On Behalf of the City of Kingsburg

By: _____

Susana Medina
Project Manager

By: _____

Richard Kopecky, Engineer of Work
R.C.E. # 16742

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I. OVERVIEW

A. Introduction

This report is prepared in compliance with the requirements of Article 4, Chapter 1, of the Landscaping and Lighting Act of 1972 (the Act), which is Part 2 of Division 15 of the California Streets and Highways Code.

The City of Kingsburg currently operates and maintains the City's Landscape and Lighting Assessment District No. 93-01. There are currently 13 zones (annexations) within the District relating to several individual developments, which are phases of a master development, some of which share common landscaping. Since the passage of Proposition 218, the "Right to Vote on Taxes Act," which added Article XIII C and XIII D to the California Constitution, new procedures must be followed to levy assessments under the Landscaping and Lighting Act of 1972.

Proposition 218 requires that assessments be supported by a detailed Engineer's Report prepared by a registered professional engineer. The report includes the information required by law for the assessment district.

The Act provides for the establishment of a new assessment district or the annexation of territory into an existing district for the express purpose of installing, maintaining, and servicing lighting and landscaping improvements. The costs associated with the installation, maintenance, and servicing of the improvements may be assessed against those properties which are specially benefited by the installation, maintenance, and servicing. A City may form a district or annex properties into an assessment district after complying with the requirements of the Act, and the provisions in Proposition 218.

The City initiates proceedings for the formation of a new district or annexation of additional territory into an existing district by passing a resolution, which states that the district or annexation is proposed under the Act. This resolution also describes the improvements, describes the name and location of the district or annexation and finally orders an engineer, who is a registered professional engineer, certified by the State of California, to prepare and file a detailed report.

The report prepared by the engineer must include plans and specifications for the improvements. The report must also include an estimate of the costs of the improvements, a diagram, i.e., map of the assessment district showing the boundary of the district, and an assessment of the estimated costs of the improvements against the parcels or lots which benefit from the improvements. Once the report is completed, it is presented to the City Council for its review and approval as presented, or it may be modified and approved.

After the report is approved, the City Council may adopt a Resolution of Intention which declares its intent to form, annex, or increase assessments for the assessment district, describes the improvements, gives the district or annexation a distinct name, and refers to the report for details of the district. The Resolution of Intention also sets a time and place for a hearing on the proposed formation of the district or annexation and the levy of assessments.

In addition to the Act, in accordance with Proposition 218, any new district or annexation must be approved by Assessment Ballots mailed to the property owners of the parcels assessed no less than 45 days prior to the public hearing. Approval will be determined by weighing the ballots according to the proportional obligation of the affected property in the district.

At the time of the public hearing, Assessment Ballots will be tallied and this information will be combined with the Engineer's Report for the district for approval prior to submitting assessments to the County Auditor/Controller.

Kingsburg Landscape Assessment District No. 93-01 (the "District"), Annexation No. 14 (the "Annexation"), consisting of tract 6094 generally located on the southeast corner of Howard Street and 14th Avenue, is a new annexation to the existing District with its own distinct assessment rate. Other annexations within the District have their own distinct assessment rates.

B. Effects of The Right to Vote on Taxes Act (Proposition 218)

On November 5, 1996, California voters approved the Right to Vote on Taxes Act (Proposition 218) by a margin of 56.5% to 43.5%. The provisions of Proposition 218 became amendments to the California Constitutional Articles XIIIC and XIIID and can be summarized in four general areas:

1) Strengthens the general and special tax provisions of Proposition 13 and Proposition 62.
2) Extends the initiative process to local taxes, assessments, fees, and charges.
3) Adds substantive and procedural requirements to assessments.
4) Adds substantive and procedural requirements to property-related fees and charges.

The assessments contained in this report are imposed in accordance with voter approval pursuant to the establishment of the District. Pursuant to the provisions of the California Constitution Article XIIID, all new or increased assessments are subject to both the substantive and procedural requirements of Article XIIID Section 4, including a property owner protest proceeding (property owner assessment balloting).

C. Provisions of the 1972 Act (Improvements and Services)

The Method of Apportionment described for the Annexation has been established pursuant to the Act and the provisions of the California Constitution. As generally defined, the improvements and the associated assessments for any annexation formed pursuant to the 1972 Act may include one or any combination of the following:

1) The installation or planting of landscaping.

2) The installation or construction of statuary, fountains, and other ornamental structures and facilities.

3) The installation or construction of public lighting facilities, including, but not limited to streetlights and traffic signals.

4) The installation or construction of any facilities which are appurtenant to any of the foregoing or which are necessary or convenient for the maintenance or servicing thereof; including but not limited to, grading, removal of debris, the installation or construction of curbs, gutters, walls, sidewalks, or paving, or water, irrigation, drainage, or electrical facilities.

5) The installation of park or recreational improvements including, but not limited to the following:

a. Land preparation, such as grading, leveling, cutting and filling, sod, landscaping, irrigation systems, sidewalks, and drainage.
b. Lights, playground equipment, play courts, and public restrooms.

6) The maintenance or servicing, or both, of any of the foregoing including the furnishing of services and materials for the ordinary and usual maintenance, operation, and servicing of any improvement, including, but not limited to:

a. Repair, removal, or replacement of all or any part of any improvements;
b. Grading, clearing, removal of debris, the installation, repair or construction of curbs, gutters, walls, sidewalks, or paving, or water, irrigation, drainage, or electrical facilities;
c. Providing for the life, growth, health, and beauty of landscaping, including cultivation, irrigation, trimming, spraying, fertilizing, or treating for disease or injury;
d. The removal of trimmings, rubbish, debris, and other solid waste;
e. The cleaning, sandblasting, and painting of walls and other improvements to remove or cover graffiti.
f. Electric current or energy, gas, or other agent for the lighting or operation of any other improvements.
g. Water for the irrigation of any landscaping, the operation of any fountains, or the maintenance of any other improvements.

7) The acquisition of land for park, recreational or open-space purposes, or the acquisition of any existing improvement otherwise authorized by the Act.

8) Incidental expenses associated with the improvements including, but not limited to:

a. The cost of preparation of the report, including plans, specifications, estimates, diagram, and assessment;
b. The costs of printing, advertising, and the publishing, posting and mailing of notices;
c. Compensation payable to the County for collection of assessments;
d. Compensation of any engineer or attorney employed to render services;
e. Any other expenses incidental to the construction, installation, or maintenance and servicing of the improvements; and,
f. Costs associated with any elections held for the approval of a new or increased assessment.

II. DESCRIPTION OF THE ANNEXATION

A. General Improvements and Services within the Annexation

Street lighting and related improvements provided for the Annexation includes all necessary service, operations, administration, and maintenance required to keep the above-mentioned improvements in a healthy, vigorous, and satisfactory condition.

The costs associated with the improvements in the Annexation are collected through annual assessments for each parcel receiving benefit. The funds collected for the Annexation are dispersed and used for only the services and operations provided to the Annexation. The special benefits associated with the street lighting improvements and facilities are specifically:

- Enhanced desirability of properties through association with the improvements.
- Improved aesthetic appeal of properties within the Annexation providing a positive representation of the area.
- Increased sense of pride in ownership of property within the Annexation resulting from well-maintained improvements associated with the properties.
- Reduced criminal activity and property-related crimes (especially vandalism) against properties in the Annexation through well-maintained surroundings and amenities.
- An enhanced sense of pride within the neighborhoods and communities and increased business opportunities as a result of enhanced surroundings community pride.

B. Annexation and Specific Areas of Improvement

This Annexation is a residential subdivision consisting of 34 lots on over nine (9.75) acres. Improvements include maintenance and provision of street lighting within and surrounding the Annexation area consisting of 8 street lights.

Plans and Specifications for the improvements within the Annexation are voluminous and are not bound in this report but by this reference are incorporated and made a part of this report. The Plans and Specifications are on file in the office of the City Clerk and the City Engineer where they are available for public inspection. The parcels identified as being within the Annexation share in both the cost and the benefits of the improvements. The costs associated with the improvements are equitably spread between the benefiting parcels within the Annexation. Only parcels that receive benefit from the improvements are assessed, and each parcel is assessed in proportion to the estimated special benefit received.

The following table shows a description of the Annexation within the District along with the related tract number, total equivalent benefit unit count, and the number of proposed parcels:

Annexation Description	Tract Number	EBU	Parcels at Build-out
Annexation No. 14	6094	34	34

Note: One parcel, APN 394-080-01, will split out into 34 residential lots.

III. METHOD OF APPORTIONMENT

BACKGROUND

The Landscaping and Lighting Act of 1972 provides that assessments may be apportioned upon the assessable lots or parcels of land within a district or annexation in proportion to the estimated benefits to be received by each lot or parcel from the improvements. In addition, Proposition 218 requires that a parcel's assessment may not exceed the reasonable cost of the proportional special benefit conferred on that parcel. The Proposition provides that only special benefits are assessable, and the City must separate the general benefits from the special benefits conferred on a parcel. A special benefit is different from a general benefit in that it is a particular and distinct benefit over and above general benefits. General benefits are conferred on the public at large, including real property within the district. The general enhancement of property value does not constitute a special benefit.

SPECIAL BENEFIT

Each and every parcel within the Annexation receives a particular and distinct benefit from the improvements over and above general benefits conferred by the improvements.

First, the improvements were conditions of approval for the creation or development of the parcels. In order to create or develop the parcels, the City required the original developer to install and guarantee the maintenance of street lighting facilities to serve the parcels. Therefore, each and every parcel within the Annexation could not have been developed in the absence of the installation and promised maintenance of these facilities.

In addition, the improvements continue to confer a particular and distinct special benefit upon parcels within the Annexation because of the nature of the improvements. The proper maintenance of street lighting facilities specially benefit parcels within the Annexation by reducing property-related crimes (especially vandalism) against properties in the Annexation through the provision of well-lit areas. Finally, the proper maintenance of street lighting structures improves the attractiveness of the properties within the Annexation and provides a positive visual experience each and every time a trip is made to or from the property.

GENERAL BENEFIT

Because the street lighting facilities are located immediately adjacent to properties within the Annexation, and is maintained solely for the benefit of the properties within the Annexation, any benefit received by properties outside of the Annexation is merely incidental, it is estimated that the general benefit

portion of the benefit received from the improvements for any district is less than one (1) percent of the total benefit. Nonetheless, the City has agreed to contribute a percentage of the total cost of the improvements for the Annexation to ensure that no property is assessed in excess of the reasonable cost of the proportional special benefit conferred on that property.

APPORTIONMENT

Pursuant to the 1972 Act, the costs of the maintenance of the improvements may be apportioned by any formula or method that fairly distributes the net amount to be assessed among the assessable benefit units in proportion to the estimated benefits to be received by each parcel from the improvements. The benefit formula used within the Annexation may vary. The formula used for the Annexation reflects the composition of the parcels, and the improvements and services provided, to accurately proportion the costs based on estimated special benefit to each parcel.

Each parcel in the Annexation is assigned a weighting factor known as an Equivalent Benefit Unit (EBU). Annexation No. 14 will consist of a total of 34 residential parcels. There are a total of 34 EBU, 1 EBU per residential parcel, as each residential parcel benefits equally from the Annexation improvements. If the plans change and the parcels are developed into non-residential parcels, the EBU will be calculated as 6 per acre.

The total number of EBUs in the Annexation is divided into the total Balance to Levy for the Annexation to establish the Levy per EBU (Rate). The Rate is then multiplied by the parcel's individual EBU to establish the parcel's levy amount.

The following formula is used to arrive at a levy amount for parcels in the Annexation:

Total Balance to Levy in the Annexation / Total EBUs in the Annexation = Levy per EBU in the Annexation

Parcel's EBU x Levy per EBU = Parcel's Levy Amount

The following is a sample levy calculation for a parcel in the Annexation.

Property Type	Total Balance to Levy	TOTAL EBU	=	Levy per EBU	×	Parcel EBU	=	Parcel Levy
Single Family Residential	$965.94	34	=	$28.41	×	1 EBU per lot	=	$28.41

Commencing with fiscal year 2016/2017, the amount of the assessment for the Annexation is proposed to increase each year, based upon the Consumer Price Index, All Urban Consumers, for the Fresno County Area ("CPI"), as determined

by the United States Department of Labor, Bureau of Labor Statistics, or its successor. The Engineer shall compute the percentage difference between the CPI for February of each year and the CPI for the previous February, and shall then adjust the existing assessment by an amount not to exceed such percentage for the following fiscal year. Should the Bureau of Labor Statistics revise such index or discontinue the preparation of such index, the Engineer shall use the revised index or a comparable system as approved by the City Council for determining fluctuations in the cost of living.

IV. ANNEXATION BUDGET

A. Description of Budget Items

The following describes the services and costs that are funded through the Annexation shown in the Annexation Budget.

Maintenance Costs

Electricity - Utility costs for electricity required to run irrigation systems, street lighting, and ornamental lighting for landscaped areas.

Water - Utility costs for water required to irrigate landscaped areas.

Maintenance - Includes the contracted labor, material and equipment required to properly maintain the landscaping, irrigation systems and entry monuments within the Annexation. The improvements within the Annexation are maintained and serviced on a regular basis. The frequency and specific maintenance operations required within the Annexation are determined by City staff, but are generally scheduled weekly.

Fertilizer – Costs for annual fertilizing of landscaped areas.

Graffiti Removal - This item includes repairs that are generally unforeseen and may not be included in the yearly maintenance contract costs. This includes repair of damaged amenities due to vandalism.

Concrete and Sprinkler Repairs - These items include repairs that are generally unforeseen and may not be included in the yearly maintenance contract costs. This may include repair of damaged amenities due to vandalism, storms, earthquakes, etc. Also included may be planned upgrades that provide a direct benefit to the Annexation.

Incidental Expenses

Administration and Overhead Allocation - The cost to particular departments and staff of the City for providing the coordination of Annexation services and operations, response to public concerns and education, as well as procedures associated with the levy and collection of assessments. This item also includes the costs of contracting with professionals to provide any additional administrative, legal, or engineering services specific to the Annexation including any required notices, mailings, or property owner protest ballot proceedings.

Balance to Levy - This is the total amount to be levied to the parcels within the Annexation. The Balance to Levy represents the total direct and administration

costs. This dollar amount represents the funds that are to be collected for that fiscal year from the property owners.

Equivalent Benefit Unit (EBU) - The Equivalent Benefit Unit (EBU) is a numeric value calculated for each parcel based on the parcel's land use and size as compared to a single family resident. The EBU shown in the Annexation budget represents the sum of the parcel EBU's that receive benefit from the improvements.

Levy per EBU - The amount levied for each Equivalent Benefit Unit (EBU). For a more detailed explanation, please refer to the Method of Apportionment.

The Act provides that the estimated costs of the improvements shall include the total cost of the improvements for the entire fiscal year 2016/2017 including incidentals, which may include reserves to operate the Annexation.

The Act also provides that the amount of any surplus, deficit, or contribution be included in the estimated cost of improvements. The net amount to be assessed on the lots or parcels within the Annexation is the total cost of installation, maintenance, and servicing with adjustments either positive or negative for reserves, surpluses, deficits, and/or contributions.

The following page is the estimated costs of the Annexation.

B. Annexation Budget

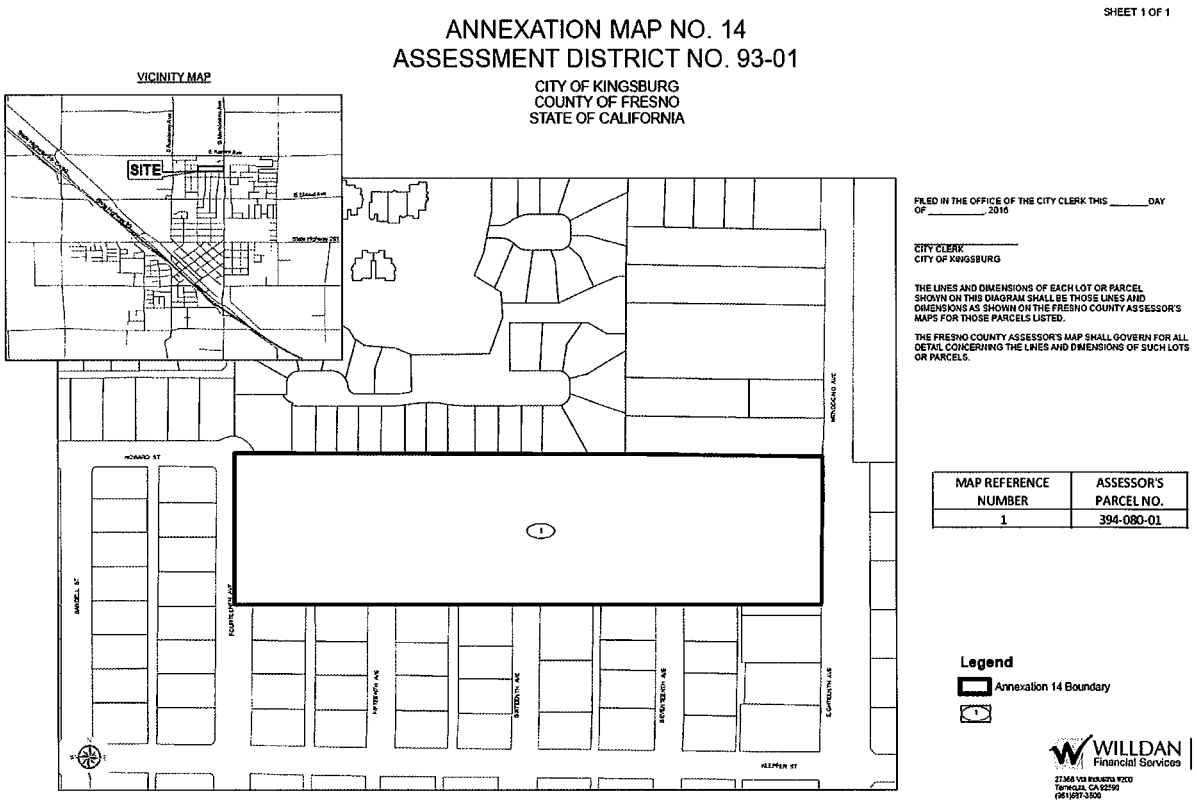
Fiscal Year 2016/2017 Annexation Budget

Budget Items	Amount
Maintenance Costs	
Electricity	$861
Water	0
Maintenance	0
Fertilizer	0
Graffiti Removal	40
Sprinkler Repair	0
Concrete Repair	0
Maintenance Costs (Subtotal)	**$901**
Incidental Expenses	
Administration and Overhead Allocation	65
Incidental Expenses (Subtotal)	**$65**
Total Maintenance and Incidental Costs (TOTAL BALANCE TO LEVY)	**$966**
DISTRICT STATISTICS	
Total Equivalent Benefit Units (EBU)	34
FY 2015/2016 Proposed (Maximum) Levy per EBU	**$28.41**

V. ANNEXATION DIAGRAM

The property within the District consists of the land within and associated with the development located on the Southeast corner of Howard Street and 14th Avenue.

This property is in Fresno County Assessor's Parcel Map in Book 394; Page 080, Parcel 01, and by reference this map and lines and dimensions described therein are made part of this Report. The following diagram displays the property within and associated with the Annexation, as the same existed at the time this Report was prepared. The combination of this map and the Assessment Roll contained in this Report constitute the Assessment Diagram for this Annexation.



VI. ASSESSMENT ROLL

APN	EDU	2016/2017 Maximum Assessment	2016/2017 Assessment
394-080-01	34	$965.94	$965.94

Parcel identification for each lot or parcel within the Annexation shall be the parcel as shown on the Fresno County Assessor Parcel Maps and/or the Fresno County Secured Tax Roll for the year in which this Report is prepared.

Non-assessable lots or parcels may include undeveloped government-owned land, public utility owned property, land principally encumbered with public right-of-ways or easements, and dedicated common areas. These parcels will not be assessed.

A listing of parcels within the Annexation, along with the proposed assessment amounts, will be submitted to the City Clerk and by reference is made part of the final Report.

Upon approval of the Engineer's Report and confirmation of the assessments, the assessment information will be submitted to the County Auditor/Controller and included on the property tax roll in fiscal year 2016/2017. If the parcels or assessment numbers within the Annexation and referenced in this Report are re-numbered, re-apportioned, or changed by the County Assessor's Office after approval of the Report, the new parcel or assessment numbers with the appropriate assessment amount will be submitted to the County Auditor/Controller. If the parcel change made by the County includes a parcel split, parcel merger, or tax status change, the assessment amount submitted on the new parcels or assessment numbers will be based on the method of apportionment and levy amount approved in this Report by the City Council.

Meeting Date: 06/15/2016
Agenda Item: IV a. 6

CITY COUNCIL MEETING STAFF REPORT

REPORT TO: **Mayor Blayney & City Council**

REPORT FROM: **David Peters, City Engineer** **REVIEWED BY:**

AGENDA ITEM: **Reject All Bids for Sierra Street Reconstruction & 6th Avenue Drive Rehabilitation – Federal Project No. STPL 5170 (043) & (049)**

ACTION REQUESTED: __Ordinance __Resolution _✓_Motion ___Receive/File

EXECUTIVE SUMMARY

The City of Kingsburg advertised for bids to complete the reconstruction of Sierra Street and pavement rehabilitation of 6th Avenue Drive in central Kingsburg. The Engineer's Estimate for the work is $314,268. Eight bids were received ranging between $289,124.50 and $429,007.90. Contract documents are being revised in order to meet the FHWA requirements.

RECOMMENDED ACTION BY CITY COUNCIL

1. Reject all bids for the Sierra Street Reconstruction & 6th Avenue Drive Rehabilitation project and authorize the City Engineer to rebid the project.

POLICY ALTERNATIVE(S)

1. None

REASON FOR RECOMMENDATION/KEY METRIC

1. Caltrans contract documents are being revised to meet FHWA requirements.

FINANCIAL INFORMATION

FISCAL IMPACT:

1. Is There A Fiscal Impact?	No
2. Is it Currently Budgeted?	N/A
3. If Budgeted, Which Line?	N/A

PRIOR ACTION/REVIEW

1. None

BACKGROUND INFORMATION

1. None

ATTACHED INFORMATION

1. None

REDEVELOPMENT SUCCESSOR AGENCY
REGULAR MEETING
JUNE 17, 2015
7:00 P. M.

06/15/2016
IV. A. 7

JOINT MEETING OF THE KINGSBURG CITY COUNCILTHE KINGSBURG REDEVELOPMENT SUCCESSOR AGENCY THE KINGSBURG JOINT POWERS AUTHORITY

Invocation to be given by Interim Pastor Jonna Bohigian from the Kingsburg Lutheran Church, followed by the Pledge of Allegiance led by Mayor Chet Reilly.

7:00 P.M. REGULAR JOINT MEETING

Call to order and roll call for each entity.

Council Members/Directors Present – Council Member/Director Smith, Council Member/Director Blayney, Council Member/Director Roman, Mayor/Chairman Reilly

Council Members/Directors Absent – Council Member/Director Creighton

Staff Present – City Manager Alex Henderson, City Attorney Mike Noland, Planning Director Holly Owen, Finance Director Maggie Moreno, City Engineer Dave Peters and Planning Secretary Mary Colby

Others Present – Rob Gong, Hortencia Bolding, Stan Ruiz, Conni Delinger, Laurel Warren

Public Comments – Stan Ruiz 2631 Sandell questioned how the water use baseline change from 11 to 27 thousand gallons was figured. Mayor Reilly stated that this will be discussed in a later part of the meeting. Mr. Ruiz went on to ask if the Council may entertain an idea to create a program that rewards residences that save water.

Conni Delinger 1360 19th Ave. stated that the new restaurant Malan's is open and the food is amazing. The Draper Street alley project planters are done and the picnic tables have been delivered.

Laurel Warren 1320 6th Avenue Drive stated that she has adopted the water fountain at the Coffee Pot Park and is asking to be able to water the fountain once a week during the day. She stated that a man approached her once in the park and it scared her.

Hortencia Bolding 583 W Orange St. asked if everyone is being fined for water violations. She has received a warning for watering on the wrong day. Mayor Reilly stated that this too can be talked about later in the meeting.

Approve Agenda – Council Member Blayney made a motion, seconded by Council Member Smith to approve the agenda as amended.

- Item 2 Lennar Homes Subdivision will be moved to Item 1

The motion carried by unanimous vote of those Council Members/Directors present.

(NOTE: Next City Resolution No. 2015-26 -- Next City Ordinance No. 2015-07)

Consent Calendar –
Council Member Blayney made a motion, seconded by Council Member Roman to approve the Consent Calendar as amended:

- Item #4 pulled for further discussion

The motion carried by unanimous vote of those Council members/Directors present.

1. **Approval of City Council Minutes –** Approve the minutes from the City Council Study Session held on June 3, 2015 and the regular meeting held on June 3, 2015 as prepared by Assistant City Manager/City Clerk Sue Bauch.

2. **Gann Limit Adoption for 2015-16 Fiscal Year-Budget Figures –** Adopt Gann Limit calculation for 2015-16 Fiscal Year using the County Growth percentage. Report and resolution prepared by Finance Director Maggie Moreno.

3. **Adopt Ordinance No. 2015-06 –** Waive second reading and adopt Ordinance No. 2015-06 Amending Section 10.40.040, with the following recital constituting reading of the title of the Ordinance.

"AN ORDINANCE OF THE CITY OF KINGSBURG
AMENDING SECTION 10.40.040, OF CHAPTER 10.04 OF
TITLE 10 OF THE KINGSBURG MUNICIPAL CODE"

Pulled Consent Calendar Items: Item #4 City Council Meeting Times

City Council Meeting Times –Council Member/Director Blayney stated that the change of time for City Council meetings could make it hard for citizens to attend. After brief discussion Council Member/Director Blayney made a motion, seconded by Council Member/Director Smith to adopt Resolution No. 2015-26 changing the time of the City Council meetings from 7:00 P.M. to 6:00 P.M. The motion carried by unanimous vote of those Council Members/Directors present.

REGULAR CALENDAR

Council Member/Director Blayney recused himself due to the proximity of his home within the 500 feet of the proposed subdivision by Lennar Homes.

PUBLIC HEARING – Subdivision Tract Map 6094 - Lennar Homes
Open Public Hearing at 7:10 PM
City Contract Planner Greg Collins stated that this item is very lengthy and boiled it down to a power point presentation. Insert power point into minutes

The Council Member/Directors discussed the following:

- Will the homestead be torn down? No.
- How many two story models are available? Two models only one with windows in the rear.

- What type of water conservation will be used? There will be a lot of bushes and possibly synthetic lawns.

Open Public Comment – at 7:25PM

Mike Slater, Lennar local attorney located in Fresno stated that Lennar is delighted to be building homes in Kingsburg. He stated there have been protests to the 2 story homes and the possibility of seeing into the neighbor's back yard but with the setbacks proposed, the width of the alley and adjacent back yards there should be plenty of room to alleviate this concern. A short video presentation was given showing what the neighborhoods will look like with mature landscaping and setbacks.

Steve Guss 2201 Stroud asked if the developer intends to provide an additional water supply to the City.

Mike Dunn 2531 17th stated that his calculations estimate 2.7 million gallons per year even if they all of the homes have astro turf. Like the idea of infill just not sure it is the right time.

Bob Berry 1550 Kamm #141 – thanks for addressing the concerns in the letter regarding two story models, was not sure if it was received. He asked if the units proposed on north side would have windows. Would like to see no two story along the Randalynn creek side.

Stan Ruiz – will middle turn out lane continue to Kamm Avenue? The City Manager stated that it will dead end. The City Engineer stated that the middle turn out lane was considered and the impact was mitigated.

Conni Delinger – as the owner of a 2 story home, the second story window has always been a contentious thing. Posed the question that if there was enough money offered would the company change the design of their homes? Bill Walls stated that these are not custom homes and the plans would not be changed or modified.

Public comment closed at 7:421PM

Continued Council Discussion

Bill Walls with Lennar stated that the product is built and then you purchase the home these are not custom homes. HE stated that there will be 7 to 10 two story homes in the subdivision.

Close Public Hearing at 7:45P.M.

Council Member/Director Roman made a motion, seconded by Council Member/Director Smith to approve Resolution No 2015-27 approving the Negative Declaration on the Lennar Homes project as recommended by the Kingsburg Planning Commission. The motion carried by unanimous vote of those Council Member/Directors present.

Council Member/Director Smith made a motion, seconded by Council Member/Director Roman to approve Resolution No. 2015-28 initiating the annexation of 10.02 acres, Lennar Homes, into the City of Kingsburg and detachment from Fresno County and the Fresno County Fire Protection District. The motion carried by unanimous vote of those Council Members/Directors present.

Council Member/Director Roman made a motion, seconded by Council Member/Director Smith, introducing Ordinance No. 2015-07 pre-zoning the subject territory from the county's AE-20 (exclusive agriculture, twenty acre minimum) zone to Kingsburg's R-1-7 (single family residential, one unit per 7,000 square feet) zone as recommended by the Kingsburg Planning Commission. The motion carried by unanimous vote of those Council Members/Directors present.

Council Member/Director Smith made a motion, seconded by Council Member/Director Roman, to uphold the Planning Commission's recommendation on Planned Unit Development (PUD) 2015-01 by approving Resolution No. 2015 - 29 subject to the following conditions.

A. Homes constructed on corner lots shall locate garages and driveways adjacent to the interior side yard. Further, homes constructed on these lots shall have a design wherein rooms front onto both streets (Plan 130, "Tahoe", is a good example of this type of home design).

B. Street side yards of corner lots shall be landscaped consistent with Exhibit A.

The motion carried by unanimous vote of those Council Members/Directors present.

Council Member/Director Roman made a motion, seconded by Council Member/Director Smith to uphold the Planning Commission's recommendation on Vesting Tentative Subdivision Tract Map No. 6094 by approving Resolution No. 2015 -30 subject to the conditions listed in the resolution. The motion carried by unanimous vote of those Council Members/Directors present.

Council Member Blayney returned to the dais at 7:48 P.M.

PUBLIC HEARING - Grace Church Proposal

Open Public Hearing – 7:49P. M.

Planning Director Holly Owen – Outlined the events surrounding this project and past meetings to date and gave a short summary of the operations to be held on the site along with the possible actions that could be taken tonight.

Council Discussion –

Open Public Comment – 7:51PM

Hortencia Bolden ask if this will be a private school.

Andy Muxlow with Grace Church presented slides of the project. He stated that they have been meeting in the little theatre since 2005 and have grown from a handful of families to a little over 400 members.

Charlie Hernandez with Grace Church stated that he would like to have two of the conditions of approval amended. The first one is the sidewalk they are requiring from 18th Avenue to Kern Street, they feel this is an unneeded expense and would like to eliminate this. The second is to ask for the fees to be reimbursed for the required water main on Marion Street stating that it does not serve or benefit our church campus.

Close Public Comment – 8:07Pm

Continued Council Discussion

City Engineer Dave Peters stated that part of the negotiations was for a 10 foot sidewalk from the driveway on 18th to the property limit line. It is possible we could reduce that from 10 foot to 5 foot, a sidewalk behind curb and gutter would enhance safety for those walking on 18th Avenue. He stated that the City could also defer these improvements for 10 years. He also stated that a water main model study was done and the new water main is to provide fire protection to this project.

There is no school on the property, the classrooms are for Bible Study or Sunday School Classes.

18th Avenue is currently in the process of being removed as a truck route so this will decrease traffic in the area.

Andy Muxlow with grace church we are asking for the requirement to install a sidewalk from the driveway to the top of the overpass be removed, this is very steep and will cost 100's of thousands of dollars.

The Council stated:

- This is one of the major arteries into the City with a lot of traffic. This area needs to be beautified to attract visitors to the City.
- This lot used to contribute about $6000.00 per year for property tax now there will be no revenue generated.
- There is adequate industrial space available after the annexation of SunMaid and Guardian.
- The Planning Commission scrutinized this project very thoroughly.
- If the site plan is changed in any way they will have to reapply and go back through Site Plan Review.

Close Public Hearing – 8:21PM

Council Member/Director Blayney made a motion, seconded by Council Member/Director Smith to adopt Resolution No. 2015-31, determining that approval of General Plan Amendment 2014-01, Rezone 2014-01, Conditional Use Permit 2014-01 and the project will have no significant effect on the environment and adopt the Mitigated Negative Declaration subject to Mitigation Measures and

Mitigation Monitoring Program; as recommended by the Kingsburg Planning Commission. The motion carried by unanimous vote of those Council Members/Directors present.

Council Member/Director Blayney made a motion, seconded by Council Member/Director Smith to adopt Resolution No. 2015 - 32, approving the General Plan Amendment (GPA-2014-01), to convert an existing 108,000 S.F. Manufacturing Plant into a church facility located at Marion and Gilroy Streets, Assessor Parcel Numbers 396-144-12, 13 and 24 in the City of Kingsburg; as recommended by the Kingsburg Planning Commission. The motion carried by unanimous vote of those Council Member/Directors present.

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> "AN ORDINANCE OF THE CITY OF KINGSBURG APPROVING CHANGE OF ZONE (REZONING) APPROXIMATELY 14.8 ACRES AT THE CORNER OF GILROY AND MARION STREETS (ASSESSOR PARCEL NUMBERS 396-144-12, 13 AND 24) FROM IH-HEAVY INDUSTRIAL TO CC-CENTRAL COMMERCIAL (REZONING APPLICATION RZ-2014-01)"

The motion carried by unanimous vote of those Council Members/Directors present.

Mayor Reilly excused himself at 8:23PM and turned the meeting over to Mayor Pro Tem Blayney.

PUBLIC HEARING - Water Conservation Penalty Fee

Open Public Hearing – At 8:30pm

City Manager Alexander Henderson stated that there have been several conversations regarding water guidelines and a mandate from the State to reduce water consumption. The City of Kingsburg is one of the biggest water users in the state and we have to reduce by 36%. He stated that the installation of water meters has helped with conservation but there must be other consequences before everyone will conserve.

The City Council discussed the following:

- What fund do the penalties go to? The City Manager stated these are put into a separate penalty account and is used to promote conservation efforts.

- There are citizens in town that have stated that would rather pay the fine than have dead grass. The City Manager stated that in turn the State could fine us up to $10,000.00 per day if we don't comply with the water reduction. Which in turn would be passed on to the citizens.
- Monthly water reports will be provided to the Council, we can re look at the gallons used and recalculate consumption.
- The rules surround conservation are a moving target, they are evolving as the water crisis unfolds. The City billing is a month late but reporting to the State is per month.

Open Public Comment – 8:45PM

Steve Guss – Are there any exceptions to this mandate, he stated that he owns ½ acre with a lot of trees. The City Manager stated that at this time there are no exceptions with over 3200 residential accounts our accounting system will not keep track of exceptions.

Mr. Guss stated that the High School football field always has water running. He was informed that schools are subject to different regulations and they all have their own wells. The water used on the grounds is from the schools well and the water used inside the buildings is supplied by the City.

Mr. Guss stated that if there is so much concern about the drought why are we providing for a new development after the rains come? He was informed that we cannot suspend growth without a justifiable reason and our City has adequate water to provide for more growth.

Mr. Guss stated that he is opposed to the $45.00 fine.

Mike Dunn 2351 17th Avenue stated that he is concerned that the numbers presented will be unable to be met. Seems to be a contradiction.

Judy Bibb 2252 Howard – ask about the billing periods. May bill was 23 days next bill was 35 days. How will we make sure that every billing period is for the same amount of days? City Manager Henderson stated that in the past since the billing was a flat rate it did not matter, now that it does we will keep it consistently between 28 and 31 days. If for some reason there is a 35 day period and it pushes the usage up an administrative decision will be made to adjust the accounts.

Dan Lloyd 1920 Stroud ask why the averaged is not based on the amount of bodies in the home? Staff advised him that our accounting software will not allow this type of account management at this time

City Manager Henderson stated that large cities have more resources to monitor water usage and water wasters. Our accounting software is outdated and will not handle the problems that come up today.

The Council discussed the following:

- The City wells have more than sufficient water to supply to residents. It is the State that has ordered everyone to reduce their water use.
- The City of Kingsburg is the highest water user in the Central Valley which is why we have to reduce our use.

- Review of different situations is very difficult even with sophisticated software. To keep up with resident turnover would be almost impossible. There is no flexibility with the Governor's mandate.

Brad Deaver – 2180 14th thanked the Council for being here tonight and making Kingsburg what it is today. He stated that he has a large family, and feels the most fair way to handle this is to pay per gallon. He also asked if the City could offer a variance for those with extenuating circumstances.

Council Member/Director Blayney stated that a penalty is being put in place now but something could change in the future. We have to start somewhere to encourage conservation.

Stan Ruiz 2631 Sandell stated that he would like to see a program in place that charges you based only on use. Not happy that the limit was raised from 11000 to 27000, he feels that we are encouraging residents to use more water.

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Rob Gong 2502 19th Ave stated that the governor will fine us if we don't conserve. It doesn't matter if it is a large or small city we could be charged $10,000.00 per day. Will you ask the residents for money when we get fined?

Brad Deaver – offer sympathy you are under the same constraints and restrictions that I am.

Close Public Comment – 9:55pm

Continued Council Discussion – None

Close Public Hearing – 9:56PM

Council Member/Director Roman made a motion, seconded by Council Member/Director Smith, to adopt Resolution No. 2015-34 approving an amendment to the Master Fee Schedule establishing a Water Conservation Penalty Fee in the amount of $45.00. The motion carried by unanimous vote of those Council Members/Directors present.

Fiscal Year 2015/16 Budget Review – Consider 2015/16 Fiscal Year Recommended Executive Budget

Open Public Hearing – 9:57PM

City Manager Alexander Henderson stated that there are very few changes in this version. An addition was made under Community Services adding the $45,000 for parks and the corresponding entry in the Capital Outlay.
The City Council Discussed the following points in the budget:

- Confirming that the position for Fire Chief is full time. City Manager verified that the position and all benefits are included to make this a full time.
- Confirming that we are purchasing a new ambulance not a retrofit. City Manager verified that we will purchase a new ambulance with grant funds from the USDA.
- Confirming that staffing will remain the same. City Manager verified that staffing will remain the same.

Open Public Comment – 10:03P.M. No public wished to comment

Close Public Comment – 10:03P.M.

Continued Council Discussion – No further Council discussion.

Close Public Hearing 10:04P.M.

Council Member/Director Roman made a motion, seconded by Council Member/Director Smith to adopt Resolution No. 2015-35 approving the City of Kingsburg 2015/2016 Fiscal Year Budget; including the Kingsburg Public Finance Authority, Kingsburg Redevelopment Successor Agency. The motion carried by unanimous vote of those Council Members/Directors present.

Solar Permitting – Consider report prepared by Building Official Michael Koch.

Council Discussion - None

Council Member/Director Smith made a motion, seconded by Council Member/Director Roman to waive the first reading and introduce Ordinance No. 2015-09 adding chapter 8.14 to Title 8 of the Kingsburg Municipal Code; and pass on to a seconding reading with the following recital constituting reading of the title of the Ordinance:

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ADDING CHAPTER 8.14 TO TITLE 8 OF THE
KINGSBURG MUNICIPAL CODE REGARDING
RESIDENTIAL SOLAR ENERGY SYSTEMS"

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Council Reports and Staff Communications
Community Services Commission – Council Member Roman stated that a meeting was held on June 16th. Youth Commissioner Austin Bratton gave a presentation on a skate including the pros and cons of various layouts and designs. And the possibility of hosting events with a local skate park.

The Commissioners were very excited about the $45,000.00 set aside for them in the budget and are looking forward to improving the parks system in Kingsburg.

Each Commissioner agreed to take a park and complete a needs assessment and report back at a future meeting.

The Dog Park will open soon with a soft opening on June 26th and a ribbon cutting on July 11th.

Public Safety Committee – Conni Delinger stated that another neighborhood watch group has been formed. Chief Ray gave a presentation to the Public Safety Committee on idea to help the Fire Department raise awareness.

Ms. Delinger asked if the Hillblooms have been approached for a grant for a skate park. Also stated she has heard concerns about no water or grass at the dog park.

Chamber of Commerce – Council Member Smith stated that the Swedish Festival Committee has started meeting in preparation for next year's event. The summer band concerts start June 18th and the Independence Day Celebration is scheduled for July 3rd. Membership with the Chamber of Commerce is at 240.

Economic Development – The Committee met last week and postponed discussion on launching pad.

Finance Committee – Did not meet

Planning Commission – Discussed the Grace Church project and it was approved.

City Manager's Report - No report

Other Business as May Properly Come before the City Council – There was no other business to discuss.

Adjourn Kingsburg City Council Regular Meeting. – The City Council meeting was adjourned at 10:16PM.

Submitted by

Mary Colby
Planning Secretary

KINGSBURG JOINT POWERS AUTHORITY
REGULAR MEETING
JUNE 17, 2015
7:00 P. M.

06/15/2016
IV. A. 8

JOINT MEETING OF THE KINGSBURG CITY COUNCILTHE KINGSBURG REDEVELOPMENT SUCCESSOR AGENCY
THE KINGSBURG JOINT POWERS AUTHORITY

Invocation to be given by Interim Pastor Jonna Bohigian from the Kingsburg Lutheran Church, followed by the Pledge of Allegiance led by Mayor Chet Reilly.

7:00 P.M. REGULAR JOINT MEETING

Call to order and roll call for each entity.

Council Members/Directors Present – Council Member/Director Smith, Council Member/Director Blayney, Council Member/Director Roman, Mayor/Chairman Reilly

Council Members/Directors Absent – Council Member/Director Creighton

Staff Present – City Manager Alex Henderson, City Attorney Mike Noland, Planning Director Holly Owen, Finance Director Maggie Moreno, City Engineer Dave Peters and Planning Secretary Mary Colby

Others Present – Rob Gong, Hortencia Bolding, Stan Ruiz, Conni Delinger, Laurel Warren

Public Comments – Stan Ruiz 2631 Sandell questioned how the water use baseline change from 11 to 27 thousand gallons was figured. Mayor Reilly stated that this will be discussed in a later part of the meeting. Mr. Ruiz went on to ask if the Council may entertain an idea to create a program that rewards residences that save water.

Conni Delinger 1360 19th Ave. stated that the new restaurant Malan's is open and the food is amazing. The Draper Street alley project planters are done and the picnic tables have been delivered.

Laurel Warren 1320 6th Avenue Drive stated that she has adopted the water fountain at the Coffee Pot Park and is asking to be able to water the fountain once a week during the day. She stated that a man approached her once in the park and it scared her.

Hortencia Bolding 583 W Orange St. asked if everyone is being fined for water violations. She has received a warning for watering on the wrong day. Mayor Reilly stated that this too can be talked about later in the meeting.

Approve Agenda – Council Member Blayney made a motion, seconded by Council Member Smith to approve the agenda as amended.

- Item 2 Lennar Homes Subdivision will be moved to Item 1

The motion carried by unanimous vote of those Council Members/Directors present.

(NOTE: Next City Resolution No. 2015-26 -- Next City Ordinance No. 2015-07)

Consent Calendar –
Council Member Blayney made a motion, seconded by Council Member Roman to approve the Consent Calendar as amended:

- Item #4 pulled for further discussion

The motion carried by unanimous vote of those Council members/Directors present.

1. **Approval of City Council Minutes** – Approve the minutes from the City Council Study Session held on June 3, 2015 and the regular meeting held on June 3, 2015 as prepared by Assistant City Manager/City Clerk Sue Bauch.

2. **Gann Limit Adoption for 2015-16 Fiscal Year-Budget Figures** – Adopt Gann Limit calculation for 2015-16 Fiscal Year using the County Growth percentage. Report and resolution prepared by Finance Director Maggie Moreno.

3. **Adopt Ordinance No. 2015-06** – Waive second reading and adopt Ordinance No. 2015-06 Amending Section 10.40.040, with the following recital constituting reading of the title of the Ordinance.

"AN ORDINANCE OF THE CITY OF KINGSBURG
AMENDING SECTION 10.40.040, OF CHAPTER 10.04 OF
TITLE 10 OF THE KINGSBURG MUNICIPAL CODE"

Pulled Consent Calendar Items: Item #4 City Council Meeting Times

City Council Meeting Times –Council Member/Director Blayney stated that the change of time for City Council meetings could make it hard for citizens to attend. After brief discussion Council Member/Director Blayney made a motion, seconded by Council Member/Director Smith to adopt Resolution No. 2015-26 changing the time of the City Council meetings from 7:00 P.M. to 6:00 P.M. The motion carried by unanimous vote of those Council Members/Directors present.

REGULAR CALENDAR

Council Member/Director Blayney recused himself due to the proximity of his home within the 500 feet of the proposed subdivision by Lennar Homes.

PUBLIC HEARING – Subdivision Tract Map 6094 - Lennar Homes
Open Public Hearing at 7:10 PM
City Contract Planner Greg Collins stated that this item is very lengthy and boiled it down to a power point presentation. Insert power point into minutes

The Council Member/Directors discussed the following:

- Will the homestead be torn down? No.
- How many two story models are available? Two models only one with windows in the rear.

- What type of water conservation will be used? There will be a lot of bushes and possibly synthetic lawns.

Open Public Comment – at 7:25PM

Mike Slater, Lennar local attorney located in Fresno stated that Lennar is delighted to be building homes in Kingsburg. He stated there have been protests to the 2 story homes and the possibility of seeing into the neighbor's back yard but with the setbacks proposed, the width of the alley and adjacent back yards there should be plenty of room to alleviate this concern. A short video presentation was given showing what the neighborhoods will look like with mature landscaping and setbacks.

Steve Guss 2201 Stroud asked if the developer intends to provide an additional water supply to the City.

Mike Dunn 2531 17th stated that his calculations estimate 2.7 million gallons per year even if they all of the homes have astro turf. Like the idea of infill just not sure it is the right time.

Bob Berry 1550 Kamm #141 – thanks for addressing the concerns in the letter regarding two story models, was not sure if it was received. He asked if the units proposed on north side would have windows. Would like to see no two story along the Randalynn creek side.

Stan Ruiz – will middle turn out lane continue to Kamm Avenue? The City Manager stated that it will dead end. The City Engineer stated that the middle turn out lane was considered and the impact was mitigated.

Conni Delinger – as the owner of a 2 story home, the second story window has always been a contentious thing. Posed the question that if there was enough money offered would the company change the design of their homes? Bill Walls stated that these are not custom homes and the plans would not be changed or modified.

Public comment closed at 7:421PM

Continued Council Discussion

Bill Walls with Lennar stated that the product is built and then you purchase the home these are not custom homes. HE stated that there will be 7 to 10 two story homes in the subdivision.

Close Public Hearing at 7:45P.M.

Council Member/Director Roman made a motion, seconded by Council Member/Director Smith to approve Resolution No 2015-27 approving the Negative Declaration on the Lennar Homes project as recommended by the Kingsburg Planning Commission. The motion carried by unanimous vote of those Council Member/Directors present.

Council Member/Director Smith made a motion, seconded by Council Member/Director Roman to approve Resolution No. 2015-28 initiating the annexation of 10.02 acres, Lennar Homes, into the City of Kingsburg and detachment from Fresno County and the Fresno County Fire Protection District. The motion carried by unanimous vote of those Council Members/Directors present.

Council Member/Director Roman made a motion, seconded by Council Member/Director Smith, introducing Ordinance No. 2015-07 pre-zoning the subject territory from the county's AE-20 (exclusive agriculture, twenty acre minimum) zone to Kingsburg's R-1-7 (single family residential, one unit per 7,000 square feet) zone as recommended by the Kingsburg Planning Commission. The motion carried by unanimous vote of those Council Members/Directors present.

Council Member/Director Smith made a motion, seconded by Council Member/Director Roman, to uphold the Planning Commission's recommendation on Planned Unit Development (PUD) 2015-01 by approving Resolution No. 2015 - 29 subject to the following conditions.

A. Homes constructed on corner lots shall locate garages and driveways adjacent to the interior side yard. Further, homes constructed on these lots shall have a design wherein rooms front onto both streets (Plan 130, "Tahoe", is a good example of this type of home design).

B. Street side yards of corner lots shall be landscaped consistent with Exhibit A.

The motion carried by unanimous vote of those Council Members/Directors present.

Council Member/Director Roman made a motion, seconded by Council Member/Director Smith to uphold the Planning Commission's recommendation on Vesting Tentative Subdivision Tract Map No. 6094 by approving Resolution No. 2015 -30 subject to the conditions listed in the resolution. The motion carried by unanimous vote of those Council Members/Directors present.

Council Member Blayney returned to the dais at 7:48 P.M.

PUBLIC HEARING - Grace Church Proposal

Open Public Hearing – 7:49P. M.

Planning Director Holly Owen – Outlined the events surrounding this project and past meetings to date and gave a short summary of the operations to be held on the site along with the possible actions that could be taken tonight.

Council Discussion –

Open Public Comment – 7:51PM

Hortencia Bolden ask if this will be a private school.

Andy Muxlow with Grace Church presented slides of the project. He stated that they have been meeting in the little theatre since 2005 and have grown from a handful of families to a little over 400 members.

Charlie Hernandez with Grace Church stated that he would like to have two of the conditions of approval amended. The first one is the sidewalk they are requiring from 18th Avenue to Kern Street, they feel this is an unneeded expense and would like to eliminate this. The second is to ask for the fees to be reimbursed for the required water main on Marion Street stating that it does not serve or benefit our church campus.

Close Public Comment – 8:07Pm

Continued Council Discussion

City Engineer Dave Peters stated that part of the negotiations was for a 10 foot sidewalk from the driveway on 18th to the property limit line. It is possible we could reduce that from 10 foot to 5 foot, a sidewalk behind curb and gutter would enhance safety for those walking on 18th Avenue. He stated that the City could also defer these improvements for 10 years. He also stated that a water main model study was done and the new water main is to provide fire protection to this project.

There is no school on the property, the classrooms are for Bible Study or Sunday School Classes.

18th Avenue is currently in the process of being removed as a truck route so this will decrease traffic in the area.

Andy Muxlow with grace church we are asking for the requirement to install a sidewalk from the driveway to the top of the overpass be removed, this is very steep and will cost 100's of thousands of dollars.

The Council stated:

- This is one of the major arteries into the City with a lot of traffic. This area needs to be beautified to attract visitors to the City.
- This lot used to contribute about $6000.00 per year for property tax now there will be no revenue generated.
- There is adequate industrial space available after the annexation of SunMaid and Guardian.
- The Planning Commission scrutinized this project very thoroughly.
- If the site plan is changed in any way they will have to reapply and go back through Site Plan Review.

Close Public Hearing – 8:21PM

Council Member/Director Blayney made a motion, seconded by Council Member/Director Smith to adopt Resolution No. 2015-31, determining that approval of General Plan Amendment 2014-01, Rezone 2014-01, Conditional Use Permit 2014-01 and the project will have no significant effect on the environment and adopt the Mitigated Negative Declaration subject to Mitigation Measures and

Mitigation Monitoring Program; as recommended by the Kingsburg Planning Commission. The motion carried by unanimous vote of those Council Members/Directors present.

Council Member/Director Blayney made a motion, seconded by Council Member/Director Smith to adopt Resolution No. 2015 - 32, approving the General Plan Amendment (GPA-2014-01), to convert an existing 108,000 S.F. Manufacturing Plant into a church facility located at Marion and Gilroy Streets, Assessor Parcel Numbers 396-144-12, 13 and 24 in the City of Kingsburg; as recommended by the Kingsburg Planning Commission. The motion carried by unanimous vote of those Council Member/Directors present.

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Continued Council Discussion – None

Close Public Hearing – 9:56PM

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Open Public Comment – 10:03P.M. No public wished to comment

Close Public Comment – 10:03P.M.

Continued Council Discussion – No further Council discussion.

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Finance Committee – Did not meet

Planning Commission – Discussed the Grace Church project and it was approved.

City Manager's Report - No report

Other Business as May Properly Come before the City Council – There was no other business to discuss.

Adjourn Kingsburg City Council Regular Meeting. – The City Council meeting was adjourned at 10:16PM.

Submitted by

Mary Colby
Planning Secretary

Meeting Date: 06/15/2016
Agenda Item: V 4

CITY COUNCIL MEETING STAFF REPORT-
ADDENDUM TO STAFF REPORT OF JUNE 1, 2016

REPORT TO: **Mayor Blayney & City Council**

REPORT FROM: **Holly Owen, AICP, Planning Director** **REVIEWED BY:** AP

AGENDA ITEM: **AWARDING OF COMPETITIVE ALLOCATIONS FOR RESIDENTIAL DEVELOPMENT FOR 2016**

ACTION REQUESTED: __Ordinance ✓ Resolution ✓ Motion ___Receive/File

RECOMMENDATION: In accordance with the provisions of Section 16.09.060 E. of the Kingsburg Municipal Code, after considering the recommendations of the Kingsburg Planning Commission and the City Planning Staff's rating and ranking of the proposed development projects identified below and after closing the continued public hearing, adopt City Council Resolution 2016-030 (attached as Exhibit A to this Staff Report) awarding up to a maximum of 301 housing units as the 2016 City of Kingsburg housing unit allocation as follows:

1) 60 Lot Single Family Development (Gary Nelson, applicant) on 19.6 acres, southeast corner of Kamm and 18th Avenues, to develop single-family residential lots for custom home – allocate up to a maximum of 60 single family residential housing units.

2) 94 Lot Single Family Residential Development (Gerald and Barbara Erickson, Trustees) on 20 acres at 14143 S Academy Avenue to develop 94 single family residences – allocate up to a maximum of 94 single family residential units.

3) 135 Lot PUD (West Star Construction, Inc.), on approximately 41.7 acres at 13696 & 13774 S. Mendocino Avenue, to develop 129 single family residences and 18 multi-family residential units – allocate up to a maximum of 129 single family residential housing units and up to a maximum of 18 multi-family housing units.

ACTION BY CITY COUNCIL

1. *Adopt Resolution 2016-030, awarding of up to a maximum of 301 housing units as the 2016 housing unit allocation.*

ENVIRONMENTAL DETERMINATION

In accordance with the provisions of California Environmental Quality Act ("**CEQA**") Guidelines Section 15378(b)(5), the allocation of building units, is an "organizational or administrative activity of government that will not result in direct or indirect physical changes to the environment", and therefore is not considered a project. All proposed projects receiving an allocation of housing units will be subject to environmental assessments at the time of entitlement.

REASON FOR RECOMMENDATION/KEY METRIC

As explained by City Staff during the June 1, 2016 public hearing, the awarding of housing unit allocations is a required first step by the City under the Growth Management System as set forth in Chapter 16.09 of the Kingsburg Municipal Code. Section 16.09.020 provides: *The City shall not accept any application for development entitlements unless allocations have been approved and issued for said development entitlements.* For these three applicants, this is the first step in a lengthy process, which will include annexation to the City.

FINANCIAL INFORMATION

FISCAL IMPACT:

1. Is There A Fiscal Impact?	No
2. Is it Currently Budgeted?	No
3. If Budgeted, Which Line?	N/A

PRIOR ACTION/REVIEW

On June 1, the Kingsburg City Council held a public hearing on the awarding of 301 housing units as the 2016 City of Kingsburg housing unit allocation . After Staff's presentation, public comment during the public hearing and council discussion, the City Council voted to continue the public hearing to the City Council meeting of June 15, 2016, to allow Council members, the public and the applicants seeking housing units time to gain a better understanding of the Growth Management System and the process for awarding housing units and to allow Council Member Dix to participate in the City Council's decision regarding the award of the 2016 housing unit allocations. Council Member Dix was absent from the June 1, 2016 City Council Meeting.

Discussion:

1) Letters of Understanding from Applicants:

After the City Council meeting of June 1, 2016, Staff contacted the applicants identified above to assist with answering any questions the applicants had about the housing unit

allocation process and the issues raised during the June 1 public hearing. Staff also wanted to confirm with each applicant that the applicant understand the map submitted with their application for the allocation process was conceptual and not the tentative subdivision map the applicant will submit for land use entitlement approvals. Staff requested each applicant confirm this understanding in writing to the City. Letters from each applicant are included as Attachment B.

2) Inclusion of Full Council input and outreach to the public:

After the June 1, 2016 meeting, Staff has met with members of the public to assist in answering questions about the housing unit allocation process, clarify the provisions and process under the Growth Management System and the subdivision map approval process and address issues raised at the June 1 public hearing.

3) Revisions to City Council Resolution 2016-030:

In response to issues raised during the June 1, public hearing, Staff made two minor revisions to City Council Resolution 2016-030. The number of housing units awarded for each project is identified as "up to a maximum" number of housing units. Also, the revised Resolution provides that any land use entitlements and environmental documents sought by the projects receiving the housing units must comply with all applicable State of California laws, regulations and rules, including, without limitation the California Environmental Quality Act and all the applicable provisions of the Kingsburg Municipal Code, General Plan, North Kingsburg Specific Plan and all applicable City of Kingsburg ordinances, policies, standards and specifications.

ATTACHED INFORMATION

1. Attachment A- City Council Resolution 2016-030, approving the awarding of housing allocation units for 2016
2. Attachment B- Letters from applicants seeking allocation units
3. Attachment C- Council Packet from June 1, 2016 Meeting

RESOLUTION 2016-030

RESOLUTION OF THE CITY OF KINGSBURG CITY COUNCIL AWARDING ALLOCATIONS FOR HOUSING UNITS UNDER CHAPTER 16.09 OF THE KINGSBURG MUNICIPAL CODE, GROWTH MANAGEMENT SYSTEM

WHEREAS, on November 2, 2004 the citizens of the City of Kingsburg approved Measure N, Charter Amendment 2004-01, amending the City Charter to state that the City shall establish growth control measures to place annual limits on the number of residential building permits which may be issued in any given year; and,

WHEREAS, in accordance with Charter Amendment 2004-01, the City Council adopted Ordinance 2005-05, adding Chapter 16.09 Growth Management System to the Kingsburg Municipal Code; and,

WHEREAS, three applications for 2016 housing unit allocations were received by the City; in accordance with the provisions of Section 16.09.060 B. of the Kingsburg Municipal Code, and

WHEREAS, City Planning Staff rated and ranked the applications and development proposals identified in the applications with the rating and ranking criteria set forth in Section 16.09.070 of the Kingsburg Municipal Code, and

WHEREAS, on June 15, 2016, the City Council held a duly and lawfully noticed continued public hearing to consider the Planning Commission's recommendations regarding the rating and ranking of the three applications for competitive allocations of housing units for 2016 and the award of the 2016 housing units; and

WHEREAS, the award of housing units is not subject to the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15378(b)(5), as the award of housing units is an organizational or administrative activity of government that will not result in direct or indirect physical changes in the environment and therefore the award of housing units is not considered a project.

NOW, THEREFORE, BE IT RESOLVED that the Kingsburg City Council adopts this Resolution 2016-030, and awards up to a maximum of 301 housing units as the 2016 housing unit allocation as follows:

1) Gary Nelson, SE Corner of Kamm and 18th Avenue (19.6 acres): up to a maximum of Sixty (60) single family housing units.

2) Gerald Erickson, 14143 S. Academy Avenue (20 acres): up to a maximum of Ninety-Four (94) single family housing units.

3) West Star Construction, Inc., 13696 & 13774 Mendocino (41.7 acres): up to a

maximum One hundred twenty-nine (129) single family housing units and up to a maximum of eighteen (18) multi-family housing units.

RESOLVED FURTHER: that any land use entitlements and environmental documents sought by the projects receiving the housing units as identified above must comply with all applicable State of California laws, regulations and rules, including, without limitation the California Environmental Quality Act and all the applicable provisions of the Kingsburg Municipal Code, Kingsburg General Plan, North Kingsburg Specific Plan and all applicable City of Kingsburg ordinances, policies, standards and specifications.

****

I, Abigail Palsgaard, City Clerk of the City of Kingsburg, certify that the foregoing resolution was adopted by the City Council of the City of Kingsburg, at a regular meeting held on the 15th day of June, 2016 by the following vote:

AYES:	COUNCIL MEMBER(S):
NOES:	COUNCIL MEMBER(S):
ABSTAIN:	COUNCIL MEMBER(S):
ABSENT:	COUNCIL MEMBER(S):

_____

Abigail Palsgaard, City Clerk

Harbour & Associates
Civil Engineers
389 Clovis Avenue, Suite 300 • Clovis, California 93612
(559) 325-7676 • Fax (559) 325-7699 • www.harbour-engineering.com

June 09, 2016

City of Kingsburg
1401 Draper Street
Kingsburg, CA. 93631

Attn: Alex Henderson, City Manager

Re: 60 Lot Single Family Development, Southeast Corner of Kamm and 18th Avenues

Dear Alex,

As the owners authorized representative, we hereby acknowledge that we understand the City's growth management ordinance, and understand the process related to potentially altering the number of unit allocations if they are altered from what may be approved.

Furthermore, the subdivision layout submitted with our unit allocation application is conceptual and may not be the same layout/design that is presented on our Tentative Subdivision Map to Planning Commission and City Council with our entitlement package.

If you have any questions please feel free to contact me at 559-325-7676.

Sincerely,

Lorren Smith
Project Manager

cc: Gary Nelson

Harbour & Associates
Civil Engineers
389 Clovis Avenue, Suite 300 • Clovis, California 93612
(559) 325-7676 • Fax (559) 325-7699 • www.harbour-engineering.com

June 09, 2016

City of Kingsburg
1401 Draper Street
Kingsburg, CA. 93631

Attn: Alex Henderson, City Manager

Re: 94 Lot Single Family Development, 14143 S. Academy Ave.

Dear Alex,

As the owners authorized representative, we hereby acknowledge that we understand the City's growth management ordinance, and understand the process related to potentially altering the number of unit allocations if they are altered from what may be approved.

Furthermore, the subdivision layout submitted with our unit allocation application is conceptual and may not be the same layout/design that is presented on our Tentative Subdivision Map to Planning Commission and City Council with our entitlement package.

If you have any questions please feel free to contact me at 559-325-7676.

Sincerely,

Lorren Smith
Project Manager

cc: Gerald Erickson

WEST STAR CONSTRUCTION
13837 S. Zediker, Kingsburg CA 93631
(559) 897-0349

June 3rd, 2016

City of Kingsburg
Attn: Alex Henderson
1401 Draper Street
Kingsburg, CA 93631

Re: Building Permit Allocations - 2016

Dear Alex,

This letter is to acknowledge the City's growth management ordinance, and understand the process related to potentially altering the number of allocations if they are approved (meaning we may have to seek additional approval if the total number is altered in the future).

In addition our conceptual map submitted may not in fact be the final map submitted for entitlements, and we understand the map must comply with applicable State and City law.

Respectfully,

David C. Crinklaw

David C. Crinklaw
President
West Star Construction, Inc.

Meeting Date: 06/01/2016
Agenda Item: V 1

CITY COUNCIL MEETING STAFF REPORT

REPORT TO: **Mayor Blayney & City Council**

REPORT FROM: **Holly Owen, AICP, Planning Director** **REVIEWED BY:**

AGENDA ITEM: **AWARDING OF COMPETITIVE ALLOCATIONS FOR RESIDENTIAL DEVELOPMENT FOR 2016**

ACTION REQUESTED:__Ordinance __x_Resolution __x_Motion _____Receive/File

RECOMMENDATION

In accordance with the provisions of Section 16.09.060 E. of the Kingsburg Municipal Code, after considering the recommendations of the Kingsburg Planning Commission and the City Planning Staff's rating and ranking of the proposed development projects identified below and after closing the public hearing, adopt City Council Resolution 2016-030 awarding 301 housing units as the 2016 City of Kingsburg housing unit allocation as follows:

1) 60 Lot Single Family Development (Gary Nelson, applicant) on 19.6 acres, southeast corner of Kamm and 18th Avenues, to develop single-family residential lots for custom home – allocate 60 single family residential housing units.

2) 94 Lot Single Family Residential Development (Gerald and Barbara Erickson, Trustees) on 20 acres at 14143 S Academy Avenue to develop 94 single family residences – allocate 94 single family residential units.

3) 135 Lot PUD (West Star Construction, Inc.), on approximately 41.7 acres at 13696 & 13774 S. Mendocino Avenue, to develop 129 single family residences and 19 multi-family residential units – allocate 129 single family residential housing units and 18 multi-family housing units.

ACTION BY CITY COUNCIL

1. *Adopt Resolution 2016-030, awarding of 301 housing units as the 2016 housing unit allocation.*

ENVIRONMENTAL DETERMINATION

In accordance with the provisions of California Environmental Quality Act ("**CEQA**") Guidelines Section 15378(b)(5), the allocation of building units, is an "organizational or administrative activity of government that will not result in direct or indirect physical changes to the environment", and therefore is not considered a project. All proposed projects receiving an allocation of housing units will be subject to environmental assessments at the time of entitlement.

REASON FOR RECOMMENDATION/KEY METRIC

1. The awarding of housing unit allocations is a required first step by the City under the Growth Management System as set forth in Chapter 16.09 of the Kingsburg Municipal Code. Section 16.09.020 provides: *The City shall not accept any application for development entitlements unless allocations have been approved and issued for said development entitlements.* For these three applicants, this is the first step in a lengthy process, which will include annexation to the City.

FINANCIAL INFORMATION

FISCAL IMPACT:

1. Is There A Fiscal Impact? No
2. Is it Currently Budgeted? No
3. If Budgeted, Which Line? N/A

PRIOR ACTION/REVIEW

On May 12, 2016, at a regularly scheduled meeting, the Kingsburg Planning Commission held a public hearing, and adopted Resolution 2016-07 recommending the award of housing allocation units for the three proposed projects identified in Attachment E.

Discussion:

The following is a brief description of each proposed project seeking allocation of housing units:

1) **Gerald Erickson, 14143 S. Academy Avenue (20 aces)**: The project proposes to develop 94 single family homes.

2) **Gary Nelson, SE Corner of Kamm and 18th Avenue (19.6 acres):** This project proposes to develop 60 single family residential lots for custom home construction.

3) **West Star Construction, Inc., 13696 & 13774 Mendocino (41.7 acres)**: This project proposed to develop 135 lots, including 6 lots for multifamily for a total of 129 single family and 18 multifamily units.

All the proposed development projects are in the North Kingsburg Specific Plan Area, will be processed as Planned Unit Developments, and are subject to the design standards and other requirements set forth in the North Kingsburg Specific Plan. Additionally, the land upon which each project will be constructed must be annexed to the City of Kingsburg through Fresno LAFCo process. The allocation of housing units to each proposed project does not constitute approval of any proposed project or lessen the need to obtain all required land use entitlements and environmental assessments for each proposed project.

The Growth Management System (Attachment B) was enacted in November, 2004 as Measure N, Charter Amendment to the City of Kingsburg Charter. The Growth Management System was brought about by concerns regarding unplanned and uncoordinated growth in the City. The Growth Management System allows for 115 annual housing unit allocations, to be made available at the beginning of each calendar year, with a potential two rounds of applications for allocation units per year. With the

downturn in the market, allocations for housing units continued to accrue, resulting in City Council Resolution 2013-38 (Attachment C) allowing units to accumulate for a period of three years. With that accrual, there are currently 311 housing units available for allocation in 2016.

As described in Section 16.09.070 of the Kingsburg Municipal Code, a rating and ranking criteria is applied to each project with the use of a 100-point scoring system. A number of criteria are considered, including suitability of location, availability of utility services, architectural design and aesthetic considerations. The Planning Commission is required to review the rating and ranking recommendations prepared by City Planning Staff and forward to City Council its recommendation for allocation of housing units. Attachment D is the Staff's recommendation for rating and ranking the proposed projects. The rating and ranking is based upon the project as identified in the application for allocation of housing units. Any changes in the project after housing units are awarded will be subject to the provisions of Section 16.09.020(C) of the Kingsburg Municipal Code.

ATTACHED INFORMATION

1. **Attachment A** Rating and ranking of allocation submittals for 2016
2. **Attachment B** Kingsburg Municipal Code Chapter 16.09, Growth Management System
3. **Attachment C** City Council Resolution 2013-38, approving accumulation of unused allocations for a period of three years
4. **Attachment D** Allocation submittals for Gary Nelson, Gerald Erickson, West Star Construction, Inc.
5. **Attachment E** Planning Commission Resolution 2016-07, recommending to Council the awarding of allocation units for the 2016 calendar year
6. **Exhibit 1** Location map of proposed projects
7. **Exhibit 2** Allocation Chart
8. **City Council Resolution 2016-030 approving the awarding of housing allocation units for 2016**

Discussion:

Three projects were submitted for the 2016 allocation process. Due to the preliminary nature of the submissions, Staff is scoring the applications based on information submitted by the applicant with the knowledge that given the requirements of the NKSP for Master planning, and with the need for annexation for all submittals, the proposed projects will contain more of the required details needed for approval at the time that they submit for entitlements.

SUITABILITY OF LOCATION (25 points possible)

Criteria from the allocation application form: The City promotes compact and efficient development. Concentric patterns of growth are preferred. Infill development within the Urban Limit Boundary is encouraged. Leapfrog development and irregular boundaries are discouraged. Islands or corridors of unincorporated territory are to be avoided. Projects will not be considered if the property identified in the application is not sufficiently contiguous to the City limits to allow for a logical and reasonable extension of the City limits as determined by the City. Using this information give details of your project. (Documentation may include a map and verbal description of location.)

25 POINTS	Property is within City limits.
20 POINTS	Infill project sufficiently surrounded by urban development.
15 POINTS	Property is bordered by the City on more than one side.
10 POINTS	Property is adjacent to the City within the Urban Limit Boundary.
5 POINTS	Property is adjacent to the City but outside the Urban Limit Boundary.
0 POINTS	Property is outside the Sphere of Influence and annexation is required.

Analysis:

The points system places emphasis on concentric and infill development and minimization of negative impacts to infrastructure and services. As all the projects are outside the City Limits, but adjacent to the City within the Urban Limit Boundary, and all the projects are bordered by the City on more than one side, all are awarded 15 points.

Erickson=15 points
Nelson=15 points
West Star= 15 points

INCLUSIONARY HOUSING (15 points possible)

Criteria from the allocation application form: The adopted Housing Element of the Kingsburg General Plan has an inclusionary housing policy calling for at least 15 percent of the housing units provided by each project to be affordable to low-income or very low-income households. If the affordable units are not incorporated into the project, the developer may be able to comply with the policy by assisting the City in providing an equal number of affordable housing units elsewhere in the City by dedicating appropriate land or paying an in-lieu fee amount acceptable to the City. For each percentage point of affordable housing included in or provided for by a project, one scoring system point will be awarded up to a maximum of 15 points.

Analysis: These proposed projects contain no affordable housing units. Responses from applicants to this ranged from the offer of payment (Erickson) of an in-lieu fee (to be determined by the City as one does not exist currently) to the comment that the proposal is not conducive to affordable housing (Nelson). The Erickson project offered the payment of an in-lieu fee, but has no affordable housing proposed. West Star has the most diverse range of housing type, and the City encourages their inclusion of a multifamily component in their proposed project. While this offers more affordable housing, it would not be considered low-income housing as measured by the standards of the Housing Element. The City is aware of the challenges in meeting this criteria.

In the context of housing, there is a difference between having a wide range of housing affordability, driven by size of the lot, house and pricing, and what is termed inclusionary housing. Currently inclusionary housing is driven by complex tax credits and is a specialty of certain developers, often those who have projects statewide. A suggestion would be to alter this criteria for the next allocation period to award points based on a wide range of housing options (multifamily, large lot, etc) rather than use the term 'inclusionary' or 'affordable housing,' terms that mean, for the time being, the involvement of a particular type of specialized financing.

Although the NKSP calls for a 'full range of housing through the Planned Unit Development process (III-9)', the City would benefit from further analysis as to how that goal can be accomplished.

Erickson=0 points
Nelson=0 points
West Star=0 points

MEETING NEEDS, DEMANDS AND OBJECTIVES (20 points possible)

Criteria from the allocation application form: The City's adopted Housing Element emphasizes the accommodation of special-needs populations. Points will be awarded for projects that provide housing for populations that are underserved or have special needs that are not generally met in other projects. Examples include, without limitation, handicapped-accessible units or housing for senior citizens or large families. (Documentation may include descriptions of existing housing inventory and market conditions, demographics, explanations of challenges confronted by the developers, descriptions or drawings of proposed housing features, etc.)

Points will be awarded to projects that:

1. Provide housing for populations that are underserved or have special needs that are not generally met in other projects, such as handicapped-accessible units or housing for senior citizens or large families.
2. Expand the range of housing choices available in the community by offering configurations, densities and/or price ranges that are not otherwise readily available.
3. Satisfy demonstrated market demands (e.g. large lots, senior housing).
4. Utilize properties that have been bypassed because they are challenging to develop.

Analysis:

Four specific criteria are cited. If all are weighted equally, five points are available for each category.

The proposed project by West Star has the greater variety of offerings, with the inclusion of 6 lots reserved for multifamily housing (triplexes). It is unclear from the submission as to the extent of the handicapped accessibility, whether 'features' constitute the definition of 'units.'

Both the Nelson and Erickson projects cited meeting 'demonstrated market demands' as rationale for point awards. Although a case can be made that large and small lots yield a variety of price points, a deeper market analysis is needed to accrue additional points.

Erickson=3 points
Nelson=3 points
West Star= 10 points

INFRASTRUCTURE AND SERVICES (25 points possible)

Criteria from the allocation application form: Preference will be given to projects that have the most positive impacts and/or the least negative impacts on infrastructure and services provided by the City and other service entities that operate within or provide services to the City. Documentation of infrastructure considerations and property dedications can take the form of written descriptions and commitments, maps and diagrams. Conservation features can also be documented with industry or manufacturer data and literature.

Scoring shall be based on the following criteria:

1. Proximity to existing infrastructure systems.
2. The extent of extension or expansion needed to increase the capacity of existing infrastructure to serve the proposed development and, if appropriate, future development.
3. The willingness of the developer to enter into a reimbursement agreement if the project involves construction of master-planned facilities and such an agreement is appropriate.
4. Agreement to construct and install new oversized infrastructure and/or construct and install new infrastructure that extends beyond the developer's project in order to service future growth, with reimbursement to the developer pursuant to a reimbursement agreement providing for reimbursement by future development connecting to the oversized and/or extended infrastructure.
5. Dedication of real property to the City to improve systems and services, including, without limitation, rights-of-way for streets, alleys or green belts, or sites for water wells, lift stations, drainage basins (in accordance with the Storm Drain Master Plan), parks, and schools sites, etc.
6. Incorporation of resource conservation features, including, without limitation, active or passive solar systems, water conservation features, drought-tolerant landscaping and energy-efficient appliances.

Analysis:

All applications indicated a willingness to dedicate property for systems and services. Dedications of real property for other uses, such as pedestrian paths and open space required by the NKSP was mentioned by the West Star project. In addition, Nelson and Erickson offered to enter into reimbursement agreements per items 3 and 4, above.

Erickson=15 points
Nelson=15 points
West Star= 15 points

ARCHITECTURAL DESIGN AND AESTHETIC CONSIDERATIONS (15 points possible)

Criteria from the allocation application form: Kingsburg continues to project an image as "The Swedish Village" which gives the City a unique identity. Residential housing should include distinctive design, quality construction and accompanying amenities. In addition to written descriptions, diagrams and maps, such documentation as elevations, renderings, floor plans and photographs of similar developments may help to illustrate the proposed project. In the case of walled and gated communities, aesthetics and amenities that are generally viewed by and available to residents and selected guests exclusively will not be considered in scoring in this Architectural Design and Aesthetic Considerations category. Only those features that are visible to the general citizenry outside of the walled and gated community will be evaluated.

Features that will receive points through the scoring system include:

1. Custom homes or customized features on tract homes that prevent houses in the same development from appearing repetitious.
2. Fostering of neighborhood character.
3. Compatibility with neighboring developments (for example lot sizes and square footage of homes).
4. Utilization of alleys for garage access from the rear.
5. Variable front yard setbacks.
6. Landscaping of street medians and parkways.
7. Green belts with pathways for pedestrians, skaters and bicyclists.
8. Pedestrian-friendly design.
9. Bicycle lanes in appropriate locations.
10. Preservation of existing trees.
11. Open space and recreation facilities.

(Specific examples are cited: custom homes or features on tract homes that keep them from appearing repetitious; fostering of neighborhood character; compatibility with neighboring developments; utilization of alleys for rear access; variable front yard setbacks; landscaping of medians and parkways; greenbelts with pathways for pedestrians, skaters and bicyclists; open space and recreation facilities; and pedestrian-friendly design.)

Analysis:
Project will be held to development standards under the NKSP for single family residential projects. These standards include all the above requirements, and the project descriptions indicate an understanding of those design standards and required amenities and a willingness to comply with them. While the Erickson and Nelson projects have alleys, West Star, while not including alleys, has open space and pedestrian connectivity to surrounding areas, and was the only application to include elevations and renderings.

Erickson=15 points
Nelson=15 points
West Star= 15 points

RECOMMENDED POINTS SUMMARY **Points Available/Category**	**Total Residential**	**Erickson**	**Nelson**	**West Star**
25 Location	25	15	15	15
15 Inclusionary housing	15	0	0	0
20 Needs, demands, objectives	20	3	3	10
25 Infrastructure and services	25	15	15	15
15 Design and aesthetics	15	15	15	15
100 TOTALS	**100**	**48**	**48**	**55**

Chapter 16.09 - GROWTH MANAGEMENT SYSTEM

Sections:

16.09.010 - Purpose.

A. This chapter implements a growth management system that will manage regulating residential development so that it is compatible with the character and service capabilities of the city and other service providers within the city. This chapter implements the growth management amendment to the city charter passed by the voters of the city in the election of November 2, 2004.

B. This chapter establishes a growth management system to limit the rate of residential growth in the city to a level compatible with the size, financial limitations, resource constraints, and services capabilities of the city and service providers within the city. This chapter also seeks to maintain aesthetic goals of the city. This chapter implements fundamental policies of the general plan including particular provisions of the land use and housing elements of the general plan. The growth management system will assist the city in addressing its responsibility to share in the provision of housing for households of various income levels as determined by the regional housing needs allocation plan prepared by the council of Fresno County governments and approved by the State Department of Housing and Community Development.

(Ord. 2006-09 § 1 (part), 2006: Ord. 2005-05 § 2 (part), 2005)

16.09.020 - Allocations for housing units.

A. One hundred fifteen (115) new allocations of housing units will become available at the beginning of each calendar year. Allocation is defined as the right to apply for a building permit to construct one single-family residence or one multi-family residential housing unit. The allocations are divided between two categories of housing: multiple-family housing units with thirty-five (35) allocations (less any allocations issued to multi-family small projects as defined in Section 16.09.050 of this chapter) per year (thirty percent (30%)) and single-family housing units, with eighty (80) allocations per year (seventy-percent (70%)). Of the eighty (80) allocations (less any allocations issued to small projects as defined in Section 16.09.050 of this chapter) per year of single-family housing units, twenty (20) allocations shall be reserved for large lot development on parcels of at least ten thousand (10,000) square feet.

B. Allocations which are issued pursuant to the provisions of this chapter are issued to the specific residential development project identified and described in the application for allocations. Allocations are not issued to any person or entity. Allocations cannot be assigned, transferred or conveyed to another residential development project

C. Except as otherwise set forth in this subsection, if after allocations are awarded, a residential housing project receiving allocations is modified or changed in any way, the allocations awarded to that residential housing project shall automatically terminate and become unused allocations subject to reallocation at the time of the next award of allocations. In order to obtain allocations, the modified or changed residential housing project must apply for allocations as a new residential housing project. Except that, a residential housing project may file an application with the city requesting that the allocations not terminate but remain with the changed or modified residential housing project. The city council may grant such application only if the city council can make all of the following findings:

   1. The city council determines that: (i) any modification or change in the type (i.e., single-family, multi-family, senior, etc.) of residential housing; or (ii) any modification or change in any aspect of the residential housing project which is subject to the rating and ranking criteria set forth in Section 16.09.070 of this chapter, identified in the original application for allocations, satisfies a current specific housing need in the city of Kingsburg;

2. Any modification or change: (i) in the number of residential housing units; or (ii) any modification or change in any aspect of the residential housing project which is subject to the rating and ranking criteria set forth in Section 16.09.070 of this chapter, identified in the original application for allocations, results solely from a modification or change identified in subsection (C)(1) of this section and does not result in a need to increase the allocations initially issued to the residential housing project identified in the original application;

3. The competitive points the modified or changed residential housing project receives as determined by city staff's reevaluation of the modified or changed residential housing project pursuant to the competitive allocation process identified in Section 16.09.060 of this chapter, does not result in a competitive points ranking different from the residential housing project identified in the original application and does not effect the competitive points ranking of any other residential housing project that competed for allocations with the residential housing project identified in the original application;

4. No entitlements have been approved or issued for the residential housing project prior to its application seeking to retain the awarded allocations.

D. After allocations are issued as provided in this chapter, all development entitlements (i.e., parcel maps, subdivision maps, environmental review, etc.) associated with said allocations are required by the city or applicable law, rule or regulation must be approved by the city in order to use the issued allocations. If any required development entitlements are denied, or expire, the issued allocations related thereto shall automatically expire. The city will not accept any application for development entitlements unless allocations have been approved and issued for said development entitlements. Also for issued allocations to remain effective, complete development entitlement applications (including the payment of any and all required fees) for all required development entitlements must be submitted to the city within one hundred eighty (180) days after the date of issuance of the allocations and construction of off-site improvements, including, without limitation, installation of utilities and construction and installation of streets, must commence within three hundred sixty-five (365) days after the date of approval of all required development entitlements ("construction start date"). No fees paid by an applicant to the city as part of the entitlement process will be reimbursed by the city should the applicant fail to satisfy the requirements of this chapter.

E. An applicant may request an extension of the construction start date by submitting a written application for such extension on the form required by the city. In order to grant an extension request, the city council, upon recommendation by the planning commission, must find that the failure of the applicant to commence construction of off-site improvements on or before the construction start date was beyond the reasonable control of the applicant.

F. The city council, may, in its discretion, allow unused allocations to be carried over for a period of up to three years and allocated to first allocations and/or second allocations or both (as those terms are defined in Section 16.09.060 of this chapter). Unused allocations are allocations: (i) which were never issued; or (ii) previously issued and expired because of denial of development entitlements, failure to commence construction of off-site improvements on or before the construction start date or any extension thereof; or (iii) failure of the applicant to comply with the provisions of this chapter.

G. In order to meet the housing needs of persons who will reside in mobilehome parks or multi-family housing developments, an applicant seeking to develop a mobilehome park with more than fifteen (15) spaces and/or multi-family housing development with more than fifteen (15) units may request issuance of allocations which would otherwise be issued over a three-year period. The purpose of this three-year allocation is to satisfy the housing needs of persons who wish to reside in mobilehome or multi-family developments, through the development of a project which is larger than would otherwise be allowed with only one year of allocations. An applicant may request a three-year allocation by submitting a written application to the city on the form required by the city.

(Ord. 2007-06 § 1, 2007: Ord. 2006-09 § 1 (part), 2006: Ord. 2005-05 § 2 (part), 2005)

16.09.030 - Senior housing allocations.

Demand for senior housing in the city exceeds the supply of senior housing within the city. As a result, and in order to address this need for more senior housing, allocations for a senior housing project shall be issued on the basis of one-half of one allocation for each senior housing unit to be constructed. Senior housing is defined as residential housing which requires that at least one person in residence in each dwelling unit be fifty-five (55) years of age or older. The residential dwelling units must include each of the following elements:

A. Entryways, walkways, and hallways in the interior common areas of the development, and doorways and paths of access to and within the housing units, shall be as wide as required by current laws applicable to new multi-family housing construction for provision of access to persons using a standard-width wheelchair.

B. Walkways and hallways in the common areas of the development shall be equipped with standard height railings or grab bars to assist persons who have difficulty with walking.

C. Walkways and hallways in the common areas shall have lighting conditions which are of sufficient brightness to assist persons who have difficulty seeing.

D. Access to all common areas and housing units within the development shall be provided without use of stairs, either by means of an elevator or sloped walking ramps.

E. The development shall be designed to encourage social contact by providing at least some common open space.

F. Refuse collection shall be provided in a manner that requires a minimum of physical exertion by residents.

G. The development shall comply with all other applicable requirements for access and design imposed by law, including, but not limited to, the Fair Housing Act (42 U.S.C. Section 3601 et seq.), the Americans with Disabilities Act (42 U.S.C. Section 12101 et seq.), and the regulations promulgated at Title 24 of the California Code of Regulations that relate to access for persons with disabilities or handicaps. If a senior housing project includes the seven elements listed previously in this section and one of the three enhancements listed in subsection (G)(1) through (3) which follow in this section, allocations for that senior housing project shall be issued on the basis of one-third of one allocation for each senior housing unit to be constructed. If a senior housing project includes the seven elements listed previously in this section and two of the three enhancements listed in subsections (G)(1) through (3) which follow in this section, allocations for that senior housing project shall be issued on the basis of one-fourth of one allocation for each senior housing unit to be constructed. If a senior housing project includes the seven elements listed previously in this section and all three of the enhancements listed in subsections (G)(1) through (3) which follow in this section, allocations for that senior housing project shall be issued on the basis of one-fifth of one allocation for each senior housing unit to be constructed. Enhancements are:

1. Development of congregate housing at a density that would meet the medium or high density residential standard in the general plan, at least seven dwelling units per net acre.

2. Provision of support services that would enable senior citizens who are otherwise able to live independently to remain in their homes for a longer time. Examples of such services are provision of community meals, transportation, laundry services and cleaning services.

3. Meeting the housing element inclusionary housing goal by making at least fifteen percent (15%) of the housing units affordable to households of low or very low income (less than eighty percent (80%) of the local median income for households of the same size).

(Ord. 2006-09 § 1 (part), 2006: Ord. 2005-05 § 2 (part), 2005)

16.09.040 - Exemption to allocation requirements.

The following types of residential housing may be constructed without the issuance of allocations:

A. Residential housing units constructed upon parcels that were previously fully developed and which have adequate infrastructure to service the new residential development as determined by the city.

B. Second housing units added to lots with single-family homes in conformance with the city zoning ordinance and applicable California law.

C. Residential housing projects which received all required development entitlements prior to enactment of this chapter.

(Ord. 2006-09 § 1 (part), 2006: Ord. 2005-05 § 2 (part), 2005)

16.09.050 - Small projects.

New multi-family or single-family residential developments of four or fewer dwelling units ("small projects") will automatically receive allocations and will not be required to participate in the competitive allocation process identified in Section 16.09.060 of this chapter.

(Ord. 2006-09 § 1 (part), 2006: Ord. 2005-05 § 2 (part), 2005)

16.09.060 - Competitive allocations.

A. Allocations for residential projects consisting of five or more dwelling units will compete for allocations in accordance with the process identified in this section. Each calendar year, the maximum number of allocations that can be issued through the competitive process for any one application for development entitlements to construct residential housing units is twenty-five (25) allocations for single-family housing or multiple-family housing, or thirty-five (35) allocations for mixed-density projects which include at least ten (10) single-family homes and at least ten (10) multiple-family dwelling units.

B. Applications for competitive allocations must be filed with the planning and development department on or before four o'clock p.m. on September 30th of each calendar year. If September 30th falls on a Saturday, Sunday or holiday when the city offices are closed, the time for filing applications for competitive allocations shall be extended to four o'clock p.m. on the next business day. The development proposals identified in the applications shall be rated and ranked in accordance with the rating and ranking criteria identified in this chapter by planning staff during the month of October and the planning staff shall make its recommendations for competitive allocations to the planning commission.

C. An application may not identify more than five model homes to be constructed for each group of twenty-five (25) allocations issued. At the election of the applicant, the model homes will or will not be counted as part of the allocations issued to the applicant. If the applicant elects not to include model homes as part of the allocations issued to the applicant, no certificate of occupancy will be issued for the model homes until allocations are issued for the model homes in accordance with the provisions of this chapter.

D. At its first meeting each November, the planning commission will conduct a public hearing to review staff's rating and ranking recommendations for the competitive allocations and make recommendations to the city council regarding the competitive allocations. At its first regular meeting in December, the city council will consider the recommendations of the planning commission and will issue allocations for the next calendar year ("first allocations").

E. If not all available allocations are issued in December, then at its first meeting in February of the next year, the city council may authorize staff to conduct a second competitive allocation process ("second allocations"). If a second allocation is authorized by the city council, the application process shall be the same as for the first allocations, except that all applications must be received by the planning and development department by four o'clock p.m. on March 31st. If March 31st falls on a Saturday, Sunday or holiday when the city offices are closed, the time for filing applications for second allocations shall

be extended to four o'clock p.m. on the next business day. City staff will perform its ranking and rating process during the month of April and a public hearing will be held by the planning commission at its first regular meeting in May to review staff's rating and ranking recommendations for the second allocation and make recommendations to the city council regarding the second allocation. At its first regular meeting in June, the city council will consider the recommendations of the planning commission and determine the number of second allocations to be issued, if any.

F. If there is only one application for second allocations, the city council may authorize the issuance of all allocations available in the second allocation to the sole applicant, even though the allocations available in the second allocation exceed the maximum annual number of allocations available for issuance under this section of this chapter and even though the sole applicant for the second allocations received first allocations.

(Ord. 2006-09 § 1 (part), 2006: Ord. 2005-05 § 2 (part), 2005)

16.09.070 - Rating and ranking criteria.

Projects seeking allocations will be rated using a one hundred (100) point scoring system and then ranked. Rating and ranking will be based on information submitted by the applicants in their application materials, backup documentation provided by applicants and other documents and information the city deems relevant to each respective project. Lists of supporting materials likely to be included in a typical application are found at the end of the description of each scoring category. Applicants are encouraged to submit any other materials that are relevant in supporting their applications. The scoring system will be based on the following criteria:

A. Suitability of Location (Twenty-five (25) Points). The city promotes compact and efficient development. Concentric patterns of growth are preferred. Infill development within the urban limit boundary is encouraged. Leapfrog development and irregular boundaries are discouraged. Islands or corridors of unincorporated territory are to be avoided. Projects will not be considered if the property identified in the application is not sufficiently contiguous to the city limits to allow for a logical and reasonable extension of the city limits as determined by the city. Scoring for this category is as follows:

25 points	The property proposed for development is already within the city limits.
20 points	An infill project sufficiently surrounded by urban development as determined by the city.
15 points	The property is bordered by the city on more than one side.
10 points	The property is adjacent to the city limits and within the urban limit boundary, allowing for a logical and reasonable extension of the city limits, as determined by the city.
5 points	The property is adjacent to the city limits, allowing for a logical and reasonable extension of the city limits as determined by the city, but the property is outside of the urban limit boundary.

0 points	The property is outside of the sphere of influence and annexation to the sphere is required.

Documentation may include a map and verbal description.

B. Inclusionary Housing (Fifteen (15) Points). The adopted housing element of the Kingsburg general plan has an inclusionary housing policy calling for at least fifteen percent (15%) of the housing units provided by each project to be affordable to low-income or very low-income households. If the affordable units are not incorporated into the project, the developer may be able to comply with the policy by assisting the city in providing an equal number of affordable housing units elsewhere in the city by dedicating appropriate land or paying an in-lieu fee. For each percentage point of affordable housing included in or provided for by a project, one scoring system point will be awarded up to a maximum of fifteen (15) points. Documentation must include a detailed written commitment to provide the affordable housing described in the application. It must include calculation of the probable rental or mortgage costs of the housing units in the project proposed; calculation of the housing costs a low-income household can afford (which can be based on eighty percent (80%) of the median household incomes for Fresno County for the current year as provided by the California Department of Housing and Community Development); and an explanation of how any "gap" between the two calculations will be eliminated. The "gap" is the basis for determining an appropriate in-lieu fee, or an appropriate value for land to be dedicated for affordable housing purposes. If third-party subsidies are proposed through use of governmental grant funds or partnership with non-profit affordable housing organizations, the commitment on the part of any third-party entity must be documented in writing.

C. Meeting Special Needs, Demonstrated Market Demands and Community Objectives (Twenty (20) Points). City's adopted housing element emphasizes the accommodation of special-needs populations. Points will be awarded for projects that provide housing for populations that are underserved or have special needs that are not generally met in other projects. Examples include, without limitation, handicapped-accessible units or housing for senior citizens or large families. Points will be awarded to projects that:

1. Provide housing for populations that are underserved or have special needs that are not generally met in other projects, such as handicapped-accessible units or housing for senior citizens or large families;
2. Expand the range of housing choices available in the community by offering configurations, densities and/or price ranges that are not otherwise readily available;
3. Satisfy demonstrated market demands (e.g., large lots, senior housing); and
4. Utilize properties that have been bypassed because they are challenging to develop.

Documentation may include descriptions of existing housing inventory and market conditions, demographics, explanations of challenges confronted by the developers, description or drawings of proposed housing features, etc.

D. Infrastructure and Services (Twenty-five (25) Points). Preference will be given to projects that have the most positive impacts and/or the least negative impacts on infrastructure and services provided by the city and other service entities that operate within or provide services to the city. Scoring shall be based on the following criteria:

1. Proximity to existing infrastructure systems;
2. The extent of extension or expansion needed to increase the capacity of existing infrastructure to serve the proposed development and, if appropriate, future development;

3. The willingness of the developer to enter into a reimbursement agreement if the project involves construction of master-planned facilities and such an agreement is appropriate;

4. Agreement to construct and install new oversized infrastructure and/or construct and install new infrastructure that extends beyond the developer's project in order to service future growth, with reimbursement to developer pursuant to a reimbursement agreement providing for reimbursement by future development connecting to the oversized and/or extended infrastructure;

5. Dedication of real property to the city to improve systems and services, including, without limitation, rights-of-way for streets, alleys or green belts, or sites for water wells, lift stations, drainage basins, parks, and schools sites, etc;

6. Incorporation of resource conservation features, including, without limitation, active or passive solar systems, water conservation features, drought-tolerant landscaping and energy-efficient appliances.

Documentation of infrastructure considerations and property dedications can take the form of written descriptions and commitments, maps and diagrams. Conservation features can also be documented with industry or manufacturer data and literature.

E. Architectural Design and Aesthetic Considerations (Fifteen (15) Points). Kingsburg continues to project an image as "the Swedish Village" which gives the city a unique identity. Residential housing should include distinctive design, quality construction and accompanying amenities. Features that will receive points through the scoring system include:

1. Custom homes or customized features on tract homes that prevent houses in the same development from appearing repetitious;

2. Fostering of neighborhood character;

3. Compatibility with neighboring developments (e.g., lot sizes and square footage of homes);

4. Utilization of alleys for garage access from the rear;

5. Variable front yard setbacks;

6. Landscaping of street medians and parkways;

7. Green belts with pathways for pedestrians, skaters and bicyclists;

8. Pedestrian-friendly design;

9. Bicycle lanes in appropriate locations;

10. Preservation of existing trees;

11. Open space and recreation facilities.

In addition to written descriptions, diagrams and maps, such documentation as elevations, renderings, floor plans and photographs of similar developments may help to illustrate the proposed project.

In the case of walled and gated communities, aesthetics and amenities that are generally viewed by and available to residents and selected guests exclusively will not be considered in scoring in this architectural design and aesthetic considerations category. Only those features that are visible to the general citizenry outside of the walled and gated community will be evaluated.

(Ord. 2006-09 § 1 (part), 2006: Ord. 2005-05 § 2 (part), 2005)

16.09.080 - Phased projects.

Projects having more residential units than the maximum allocation allowable or available in a single allocation period may be phased. Allocations for phased projects may include allocations for the calendar

year and allocations for up to two years thereafter. Approval of allocations for a phased project shall identify the number of allocations that will be issued by the city and used by the applicant during each phase of the project. A separate final map is not required for each phase of a residential subdivision project. Phasing requirements, including, without limitation, number of allocations available for use in each phase, numbers of units that can be constructed and timing of construction, will be enforced as conditions of approval of the tentative tract map and final tract map and as provisions of the subdivision agreement. If a multiple-family residential project includes phasing, phasing requirements including those identified in this section will be enforced through conditions of approval of the site plan or planned unit development and as provisions of the development agreement if one is required by the city.

(Ord. 2006-09 § 1 (part), 2006: Ord. 2005-05 § 2 (part), 2005)

16.09.090 - Exceptions and changes.

A. The provisions of Chapter 16.40 of this title shall not apply to this chapter.

B. The city council shall have the power to increase, decrease, change or reallocate allocations by resolution of the city council.

(Ord. 2006-09 § 1 (part), 2006: Ord. 2005-05 § 2 (part), 2005)

RESOLUTION NO. 2013-38

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KINGSBURG APPROVING THE UNIT ALLOCATIONS TO ACCUMULATE FOR A PERIOD OF THREE YEARS AND TO ALLOW EXTENDED ISSUED ALLOCATIONS FOR THE LIFE OF A TENTATIVE MAP.

WHEREAS, on November 2, 2004 the citizens of the City of Kingsburg did approve Measure N, Charter Amendment No. 2004-1 amending the City Charter to state that the City shall establish growth control regulations to place a limit on the number of residential permits which may be issued annually; and,

WHEREAS, the City Council adopted Ordinance 2005-05 adding Chapter 16.09 Growth Management System to the City Municipal Code; and,

WHEREAS, Section 16.09.020F allows the City Council to allow unused allocations to be carried over for a period of up to three years; and,

WHEREAS, the unused allocations for the past three years total is 298 units; and,

NOW THEREFORE, BE IT RESOLVED that the Kingsburg City Council affirms that the following findings can be made:

1. That economic conditions have impacted residential growth in the City of Kingsburg.
2. That economic conditions that resulted in minimal development may result in a shortage of housing units in the future.
3. That allowing unit allocations to accumulate will allow the City of Kingsburg greater flexibility to meet the pent up demand for housing that may occur in the future.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Kingsburg City Council approves the accumulation of unused allocations for a rolling period of three years.

I, Sue Bauch, City Clerk of the City of Kingsburg, do hereby certify that the foregoing resolution was duly passed and adopted at a regular meeting of the Kingsburg City Council held on the 6th day of November, 2013 by the following vote:

Ayes:	Council Member(s):	Creighton, Karstetter, Blayney, Roman, and Mayor Reilly
Noes:	Council Member(s):	None
Absent:	Council Member(s)	None
Abstain:	Council Member(s)	None

Sue Bauch, City Clerk

RESOLUTION 2016-07

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF KINGSBURG RECOMMENDING TO THE CITY COUNCIL THE AWARD OF ALLOCATIONS FOR HOUSING UNITS UNDER CHAPTER 16.09 OF THE KINGSBURG MUNICIPAL CODE GROWTH MANAGEMENT SYSTEM

WHEREAS, on November 2, 2004 the citizens of the City of Kingsburg approved Measure N, Charter Amendment 2004-01, amending the City Charter to state that the City shall establish growth control measures to place annual limits on the number of residential building permits which may be issued in any given year; and,

WHEREAS, in accordance with Charter Amendment 2004-01, the City Council adopted Ordinance 2005-05, adding Chapter 16.09 Growth Management System to the Kingsburg Municipal Code; and,

WHEREAS, three applications for 2016 housing units allocations were received by the City in accordance with the provisions of Section 16.09.060 of the Kingsburg Municipal Code, and

WHEREAS, City Staff rated and ranked the applications and the development proposals identified in the applications in accordance with the rating and ranking criteria set forth in Section 16.09.070 of the Kingsburg Municipal Code, and

WHEREAS, on May 12, 2016, the Planning Commission's held a duly and lawfully noticed public hearing to review City Staff's rating and ranking recommendations for the three applications for competitive allocation of housing units for 2016; and

WHEREAS, the award of housing units is not subject to the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines Section 15378(b(5)), as the award of housing units is an organizational or administrative activity of government that will not result in direct or indirect physical changes to the environment and therefore the award of housing units not considered a project.

NOW, THEREFORE, BE IT RESOLVED the Kingsburg Planning Commission adopts this Resolution 2016-07, and recommends the Kingsburg City Council award 301 housing units as the 2016 housing unit allocation as follows:

> Gary Nelson, SE Corner of Kamm and 18th Avenue (19.6 acres): Sixty (60) single family housing units.
>
> Gerald Erickson, 14143 S Academy Avenue (20 acres): Ninety-Four (94) single family housing units.
>
> West Star Construction, Inc., 13696 & 13774 Mendocino (41.7 acres): One hundred twenty-nine (129) single family housing units and eighteen (18) multifamily housing units.

I, Mary Colby, Secretary of the Kingsburg Planning Commission, do hereby certify that the foregoing resolution was duly passed and adopted at a regular meeting of the Kingsburg Planning Commission held on the 12th day of May, 2016, by the following vote:

Ayes: Kinney, Rountree, Poynor, Kruper, Johnson, Cozeby and Henslee
Noes: None
Absent: None
Abstain: None

Mary Colby

Mary Colby, Secretary
Kingsburg Planning Commission

			ALLOCATIONS														
	Single Family	MF	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	TOTAL
2005			15	25	3												
Piara Ghuman (annexation expired/tentative map has not expired) 39 lots	43		15	25	17												
DR Horton	57		15	25	6												
Kingsburg Housing LLC (recorded 10/2013)	46		15	25	18												
Kingsburg Housing LLC	58																
2006																	
							25	25									
2007																	
Kingsburg Housing LLC	36	40			35	35	6										
2008																	
2009																	
2010																	
2011																	
Marion Street Villas (Senior)		46							23								
2012																	
Chelsea (Senior)		48								24							
2015																	
Lennar											5	5	20	4			
2016																	
Nelson											25	25	10				60
Crinklaw											25	25	25	25	25	4	129
Crinklaw Multifamily											6	6	6	0	0	0	18
Erickson											25	25	25	19			94
Allocations Applied for	**240**	**134**	**60**	**100**	**79**	**35**	**31**	**25**	**23**	**24**	**86**	**86**	**86**	**48**	**25**	**4**	335

Each year, 115 units are allocated. Of those, 30% are reserved for MF (35) and 80 for Single Family (70%) Of the 80, 20 should be reserved for lots over 10,000 sf in size.
Senior housing is allocated at 1/2 of one allocation

2016 DISTRIBUTION

EXHIBIT 2

Projects	SINGLE FAMILY	2013	2014	2015	2016	2017	2018	TOTAL
	Lennar	5	5	20	4			34
	Nelson	25	25	10				60
	Krinklaw	25	25	25	25	25	4	129
	Erickson	25	25	25	19			94
	Annual Allocations Applied for	**80**	**80**	**80**	**48**	**25**	**4**	317
	Total Allocations Available 2013-2018 (80 SF/yr)	80	80	80	80	80	80	480
								0
	UNUSED ALLOCATIONS (SF)	0	0	0	32	55	76	163

MULTI-FAMILY							
Krinklaw Multifamily (18 total)	6	6	6	0	0	0	18
Total MF Allocations	35	35	35	35	35	35	210
Unused Allocations (MF)	29	29	29	35	35	35	192

RESOLUTION 2016-030

RESOLUTION OF THE CITY OF KINGSBURG CITY COUNCIL AWARDING ALLOCATIONS FOR HOUSING UNITS UNDER CHAPTER 16.09 OF THE KINGSBURG MUNICIPAL CODE, GROWTH MANAGEMENT SYSTEM

WHEREAS, on November 2, 2004 the citizens of the City of Kingsburg approved Measure N, Charter Amendment 2004-01, amending the City Charter to state that the City shall establish growth control measures to place annual limits on the number of residential building permits which may be issued in any given year; and,

WHEREAS, in accordance with Charter Amendment 2004-01, the City Council adopted Ordinance 2005-05, adding Chapter 16.09 Growth Management System to the Kingsburg Municipal Code; and,

WHEREAS, three applications for 2016 housing unit allocations were received by the City; in accordance with the provisions of Section 16.09.060 B. of the Kingsburg Municipal Code, and

WHEREAS, City Planning Staff rated and ranked the applications and development proposals identified in the applications with the rating and ranking criteria set forth in Section16.09.070 of the Kingsburg Municipal Code, and

WHEREAS, on June 1, 2016, the City Council held a duly and lawfully noticed public hearing to consider the Planning Commission's recommendations regarding the rating and ranking of the three applications for competitive allocations of housing units for 2016 and the award of the 2016 housing units; and

WHEREAS, the award of housing units is not subject to the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15378(b)(5), as the award of housing units is an organizational or administrative activity of government that will not result in direct or indirect physical changes in the environment and therefore the award of housing units is not considered a project.

NOW, THEREFORE, BE IT RESOLVED that the Kingsburg City Council adopts this Resolution 2016-030, and awards 301 housing units as the 2016 housing unit allocation as follows:

1) Gary Nelson, SE Corner of Kamm and 18th Avenue (19.6 acres): Sixty (60) single family housing units.

2) Gerald Erickson, 14143 S. Academy Avenue (20 acres): Ninety-Four (94) single family housing units.

3) West Star Construction, Inc., 13696 & 13774 Mendocino (41.7 acres): One hundred twenty-nine (129) single family housing units and eighteen (18) multi-family housing units.

I, Abigail Palsgaard, City Clerk of the City of Kingsburg, certify that the foregoing Resolution 2016-030 was adopted by the City Council of the City of Kingsburg, at a regular meeting held on the 1st day of June, 2016 by the following vote:

AYES:	COUNCIL MEMBER(S):
NOES:	COUNCIL MEMBER(S):
ABSTAIN:	COUNCIL MEMBER(S):
ABSENT:	COUNCIL MEMBER(S):

_____

Abigail Palsgaard, City Clerk

ATTACHMENT D

CITY OF KINGSBURG
SUBMITTAL FOR ALLOCATIONS
(BUILDING PERMITS)

APPLICANT: Gerald Erickson

DATE 3-30-16

ADDRESS: 1660 Windsor Dr.
Kingsburg, CA. 93631

START DATE 2017 -18

TRACT # 6151
(If Applicable)

TELEPHONE: 559-897-5824

PROJECT NAME: TBD

E-MAIL: ghe@eacpas.com

LOCATION OF PROJECT: 14143 S. Academy Ave., APN 394-021-14

DESCRIPTION OF PROJECT: This project proposes to develop 94 single family residential lots.

TOTAL ACREAGE: 20 AC. TOTAL UNITS: 94 MODEL HOMES: Yes

SINGLE FAMILY: X MULTI-FAMILY: ____ SENIOR: ____ MOBILE HOME: ____

OWNER'S NAME: Gerald Erickson and Barbara Erickson, Trustees

ADDRESS: 1660 Windsor Dr. Kingsburg, CA. 93631

TELEPHONE: 559-897-5824 E-MAIL: ghe@eacpas.com

DO YOU OWN ADJACENT PARCELS: YES ☐ NO ☒

LOCATION: ____

DEVELOPER: Unknown at this time.

ADDRESS: ____

TELEPHONE: ____ E-MAIL: ____

Rating and ranking will be based on information submitted by the applicants in their application materials. Backup documentation and other documents and information provided by applicants which the City deems relevant to each respective project should also be included. Applicants are encouraged to submit any other materials that are relevant in supporting their applications.

CITY OF KINGSBURG
SUBMITTAL FOR ALLOCATIONS
(BUILDING PERMITS)

The scoring system will be based on the following criteria:

SUITABILITY OF LOCATION UP TO 25 POINTS

The City promotes compact and efficient development. Concentric patterns of growth are preferred. Infill development within the Urban Limit Boundary is encouraged. Leapfrog development and irregular boundaries are discouraged. Islands or corridors of unincorporated territory are to be avoided. Projects will not be considered if the property identified in the application is not sufficiently contiguous to the City limits to allow for a logical and reasonable extension of the City limits as determined by the City. Using this information give details of your project. ***(Documentation may include a map and verbal description of location)***

25 POINTS	Property is within City limits
20 POINTS	Infill project and is substantially surrounded by urban development
15 POINTS	Property is bordered by the City on more than one side
10 POINTS	Property is adjacent to the City, within the Urban Limit Boundary, allowing for logical growth
5 POINTS	Property is adjacent to the City but outside the Urban Limit Boundary
0 POINTS	Property is outside the Sphere of Influence and annexation is required

This proposed project is bounded by development on two sides. The properties adjacent to the north and east sides of this site are developed with similar size lots and are within the City limits of the City of Kingsburg. The properties on the west and south sides are undeveloped. The north, west and east sides of this site are adjacent to the City limits of the City of Kingsburg.

INCLUSIONARY HOUSING UP TO 15 POINTS

The adopted Housing Element of the Kingsburg General Plan has an inclusionary housing policy calling for at least 15 percent of the housing units provided by each project to be affordable to low-income or very low-income households. If the affordable units are not incorporated into the project, the developer may be able to comply with the policy by assisting the City in providing an equal number of affordable housing units elsewhere in the City by dedicating appropriate land or paying an in-lieu fee amount acceptable to the City. For each percentage point of affordable housing included in or provided for by a project, one scoring system point will be awarded up to a maximum of 15 points. ***(Documentation must include a detailed written commitment to provide the affordable housing described in the application. It must include calculation of the probable rental or mortgage costs of the housing units in the project proposed; calculation of the housing costs a low-income household can afford (which can be based on 80 percent of the median household incomes for Fresno County for the current year as provided by the California Department of Housing and Community Development); and an explanation of how any "gap" is the basis for determining an appropriate in-lieu fee, or an appropriate value for land to be dedicated for affordable housing purposes. If third-party subsidies are proposed through use of governmental grant funds or partnership with non-profit affordable housing organizations, the commitment on the part of any third-party entity must be documented in writing.)***

Although this project proposes 6000 sf +/- lots, we do not anticipate affordable housing to be constructed in this tract. Payment of an in-lieu fee is anticipated.

MEETING SPECIAL NEEDS, DEMONSTRATED MARKET DEMANDS AND COMMUNITY OBJECTIVES UP TO 20 POINTS

The City's adopted Housing Element emphasizes the accommodation of special-needs populations. Points will be awarded for projects that provide housing for populations that are underserved or have special needs that are not generally met in other projects. Examples include, without limitation, handicapped-accessible units or housing for senior citizens or large families. ***(Documentation may include descriptions of existing housing inventory and market conditions, demographics, explanations of challenges confronted by the developers, description or drawings of proposed housing features, etc.)***

Points will be awarded to projects that:

1. Provide housing for populations that are underserved or have special needs that are not generally met in other projects, such as handicapped-accessible units or housing for senior citizens or large families.
2. Expand the range of housing choices available in the community by offering configurations, densities and/or price ranges that are not otherwise readily available.
3. Satisfy demonstrated market demands (e.g. large lots, or senior housing).
4. Utilize properties that have been bypassed because they are challenging to develop.

Check any appropriate category and provide details

___ Handicapped accessible units ___ Senior citizen housing

___ Large family housing ___ Difficult property to develop

The lot sizes within this proposed development are smaller and more conducive to entry level homes. Therefore, providing pricing to encourage home ownership.

CITY OF KINGSBURG
SUBMITTAL FOR ALLOCATIONS
(BUILDING PERMITS)

INFRASTRUCTURE AND SERVICES UP TO 25 POINTS

Preference will be given to projects that have the most positive impacts and/or the least negative impacts on infrastructure and services provided by the City and other service entities that operate within or provide services to the City. ***(Documentation of infrastructure considerations and property dedications can take the form of written descriptions and commitments, maps and diagrams. Conservation features can also be documented with industry or manufacturer data and literature.)***

Scoring shall be based on the following criteria:

1. Proximity to existing infrastructure systems.
2. The extent of extension or expansion needed to increase the capacity of existing infrastructure to serve the proposed development and, if appropriate, future development.
3. The willingness of the developer to enter into a reimbursement agreement if the project involves construction of master-planned facilities and such an agreement is appropriate.
4. Agreement to construct and install new oversized infrastructure and/or construct and install new infrastructure that extends beyond the developer's project in order to service future growth, with reimbursement to developer pursuant to a reimbursement agreement providing for reimbursement by future development connecting to the oversized and/or extended infrastructure.
5. Dedication of real property to the City to improve systems and services, including, without limitation, rights-of-way for streets, alleys or green belts, or sites for water wells, lift stations, drainage basins, (in accordance with the Storm Drain Master Plan) parks, and schools sites, etc.
6. Incorporation of resource conservation features, including, without limitation, active or passive solar systems, water conservation features, drought-tolerant landscaping and energy-efficient appliances.

Check the appropriate category and provide details

_x___ Existing infrastructure ____ Some infrastructure needed

_x___ Reimbursement agreement ____ Resource conservation features

_x___ Dedication of property for systems and services

This proposed development has existing sewer and water mains along it's frontage on Academy Avenue. The owner will be willing to execute a reimbursement agreement and may be willing to dedicate property for systems and services, depending on the size/amount of dedication.

ARCHITECTURAL DESIGN AND AESTHETIC CONSIDERATIONS UP TO 15 POINTS

Kingsburg continues to project an image as "The Swedish Village" which gives the City a unique identity. Residential housing should include distinctive design, quality construction and accompanying amenities. ***(In addition to written descriptions, diagrams and maps, such documentation as elevations, renderings, floor plans and photographs of similar developments***

may help to illustrate the proposed project. In the case of walled and gated communities, aesthetics and amenities that are generally viewed by and available to residents and selected guests exclusively will not be considered in scoring in this Architectural Design and Aesthetic Considerations category. Only those features that are visible to the general citizenry outside of the walled and gated community will be evaluated.)

Features that will receive points through the scoring system include:

1. Custom homes or customized features on tract homes that prevent houses in the same development from appearing repetitious.
2. Fostering of neighborhood character.
3. Compatibility with neighboring developments (for example lot sizes and square footage of homes).
4. Utilization of alleys for garage access from the rear.
5. Variable front yard setbacks.
6. Landscaping of street medians and parkways.
7. Green belts with pathways for pedestrians, skaters and bicyclists.
8. Pedestrian-friendly design.
9. Bicycle lanes in appropriate locations.
10. Preservation of existing trees.
11. Open space and recreation facilities.

Check the appropriate categories and provide details.

_X_ Custom homes or features on tract homes that keep them from appearing repetitious

____ Landscaping of medians and parkways

_X_ Fostering of neighborhood character

____ Compatibility with neighboring developments

_X_ Utilization of alleys for rear access

_X_ Variable front yard setbacks

____ Greenbelts with pathways for pedestrians. skaters. and bicyclists

_X_ Bicycle lanes in appropriate locations

____ Preservation of existing trees

____ Open space and recreation facilities

_X_ Pedestrian-friendly design

This proposed development will be consistent with other subdivision in the vicinity and provide variations in the front elevations to provide a non-repetitious appearance. The proposes lot depths will provide for the flexibility to provide variable front yard setbacks. Circulation for pedestrians and bicycles will be provided as practical, feasible and as required by the City of Kingsburg.

CITY OF KINGSBURG
SUBMITTAL FOR ALLOCATIONS
(BUILDING PERMITS)

Projects having more residential units than the maximum allocation allowable or available in a single allocation period may be phased. Allocations for phased projects may include allocations for the calendar year and allocations for up to two years thereafter. Approval of allocations for a phased project shall identify the number of allocations that will be issued by the City and used by the applicant during each phase of the project.

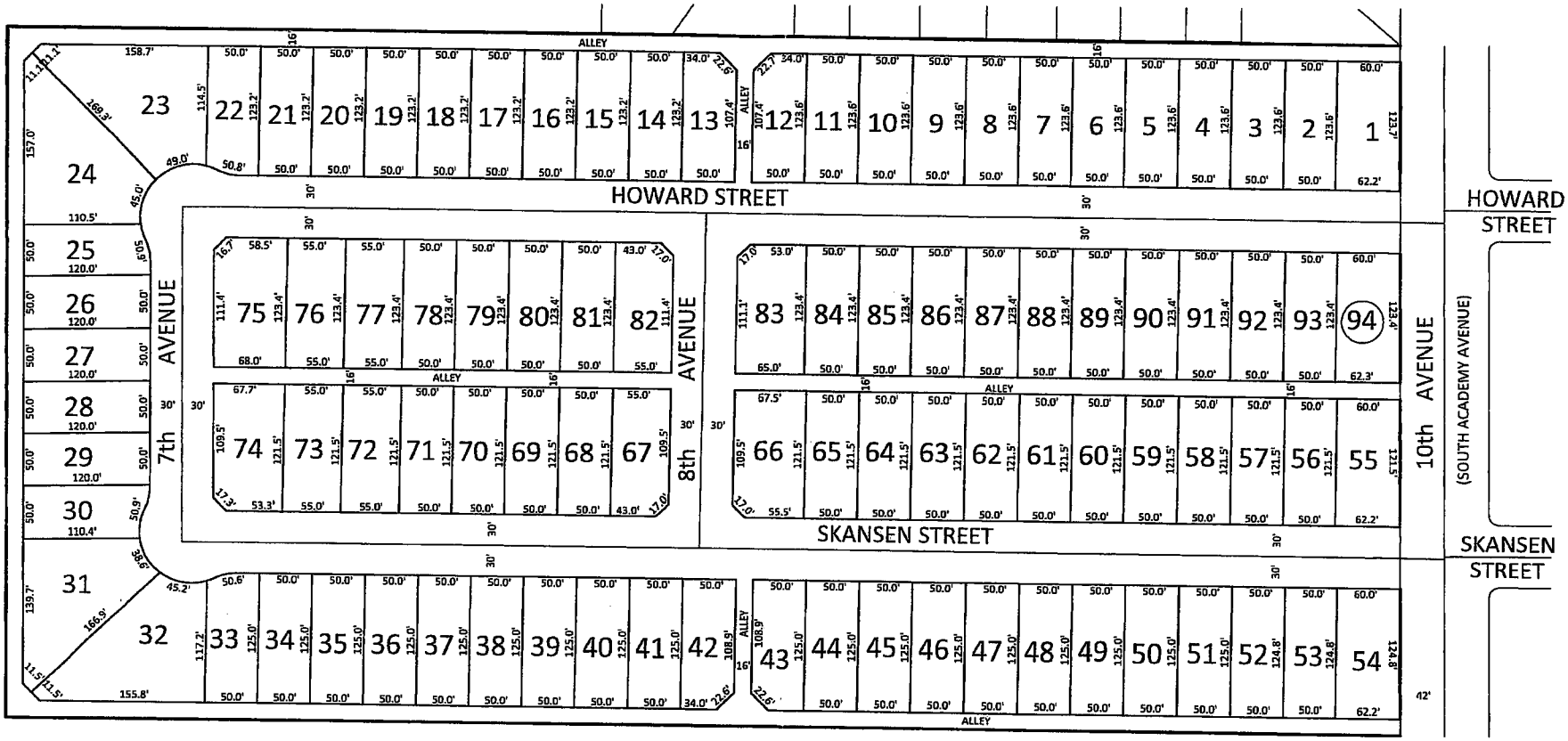
A separate final map is not required for each phase of a residential subdivision project. Phasing requirements, including, without limitation, number of allocations available for use in each phase, numbers of units that can be constructed and timing of construction, will be enforced as conditions of approval of the tentative tract map and final tract map and as provisions of the subdivision agreement. If a multiple-family residential project includes phasing, phasing requirements including those identified in this paragraph will be enforced through conditions of approval of the site plan or Planned Unit Development and as provisions of the development agreement if one is required by the City.

PHASING REQUIRED: YES__x ___ NO__ __

Please allow time for each submittal to be thoroughly reviewed. A letter of acceptance will be sent to each applicant when submittal is deemed complete. City Staff can only rate applications based on information received therefore please include all supporting documents.

ACCEPTANCE OF THIS PACKET DOES NOT DEEM AN APPLICATION COMPLETE.

TM6151



SCALE: 1" = 100'

DENSITY
19.97 ACRES GROSS
94 LOTS
4.71 UNITS PER ACRE

Harbour & Associates
Civil Engineers
389 Clovis Avenue, Suite 300 • Clovis, California 93612
(559) 325-7676 • Fax (559) 325-7699 • e-mail forrens@harbour-engineering.com

CITY OF KINGSBURG
SUBMITTAL FOR ALLOCATIONS
(BUILDING PERMITS)

APPLICANT: Gary Nelson

DATE 11/12/15

ADDRESS: 13496 E. Kamm Ave.
Kingsburg, CA. 93631

START DATE 2016 -17

TRACT # 6122
(If Applicable)

TELEPHONE: 559-238-5418

PROJECT NAME:
TBD

E-MAIL: garynelson2080@att.net

LOCATION OF PROJECT: Southeast corner of Kamm Avenue and 18th Avenue.

DESCRIPTION OF PROJECT: This project proposes to develop 60 single family residential lots for custom home construction.

TOTAL ACREAGE: 19.6 TOTAL UNITS: 60 MODEL HOMES: No

SINGLE FAMILY: X MULTI-FAMILY: _____ SENIOR: _____ MOBILE HOME: _____

OWNER'S NAME: Gary Nelson

ADDRESS: 13496 E. Kamm Ave. Kingsburg, CA. 93631

TELEPHONE: 559-238-5418 E-MAIL: garynelson2080@att.net

DO YOU OWN ADJACENT PARCELS: YES ☒ NO ☐

LOCATION: Mr. Nelson owns the 20 acre parcel at the northeast corner of Kamm and 18th Avenues.

DEVELOPER: Unknown at this time.

ADDRESS: _____

TELEPHONE: _____ E-MAIL: _____

Rating and ranking will be based on information submitted by the applicants in their application materials. Backup documentation and other documents and information provided by applicants which the City deems relevant to each respective project should also be included. Applicants are encouraged to submit any other materials that are relevant in supporting their applications.

CITY OF KINGSBURG
SUBMITTAL FOR ALLOCATIONS
(BUILDING PERMITS)

The scoring system will be based on the following criteria:

SUITABILITY OF LOCATION UP TO 25 POINTS

The City promotes compact and efficient development. Concentric patterns of growth are preferred. Infill development within the Urban Limit Boundary is encouraged. Leapfrog development and irregular boundaries are discouraged. Islands or corridors of unincorporated territory are to be avoided. Projects will not be considered if the property identified in the application is not sufficiently contiguous to the City limits to allow for a logical and reasonable extension of the City limits as determined by the City. Using this information give details of your project. ***(Documentation may include a map and verbal description of location)***

25 POINTS	Property is within City limits
20 POINTS	Infill project and is substantially surrounded by urban development
15 POINTS	Property is bordered by the City on more than one side
10 POINTS	Property is adjacent to the City, within the Urban Limit Boundary, allowing for logical growth
5 POINTS	Property is adjacent to the City but outside the Urban Limit Boundary
0 POINTS	Property is outside the Sphere of Influence and annexation is required

This proposed project is bounded by development on three of it's four sides. The properties adjacent to the south and east sides of this site are developed with similar size lots and densities and are within the City limits of the City of Kingsburg. The properties on the west side of this proposed project are 1.5 acres parcels or smaller and have single family homes on each parcel. The parcels on the west side of this proposed project are not within the City limits at this time.

INCLUSIONARY HOUSING UP TO 15 POINTS

The adopted Housing Element of the Kingsburg General Plan has an inclusionary housing policy calling for at least 15 percent of the housing units provided by each project to be affordable to low-income or very low-income households. If the affordable units are not incorporated into the project, the developer may be able to comply with the policy by assisting the City in providing an equal number of affordable housing units elsewhere in the City by dedicating appropriate land or paying an in-lieu fee amount acceptable to the City. For each percentage point of affordable housing included in or provided for by a project, one scoring system point will be awarded up to a maximum of 15 points. ***(Documentation must include a detailed written commitment to provide the affordable housing described in the application. It must include calculation of the probable rental or mortgage costs of the housing units in the project proposed; calculation of the housing costs a low-income household can afford (which can be based on 80 percent of the median household incomes for Fresno County for the current year as provided by the California Department of Housing and Community Development); and an explanation of how any "gap" is the basis for determining an appropriate in-lieu fee, or an appropriate value for land to be dedicated for affordable housing purposes. If third-party subsidies are proposed through use of governmental grant funds or partnership with non-profit affordable housing organizations, the commitment on the part of any third-party entity must be documented in writing.)***

This development proposed lots for custom homes, therefore we do not anticipate affordable housing to be constructed in this tract. A single family development that is required to develop at 3 units to the acre is not conducive to affordable housing.

MEETING SPECIAL NEEDS, DEMONSTRATED MARKET DEMANDS AND COMMUNITY OBJECTIVES UP TO 20 POINTS

The City's adopted Housing Element emphasizes the accommodation of special-needs populations. Points will be awarded for projects that provide housing for populations that are underserved or have special needs that are not generally met in other projects. Examples include, without limitation, handicapped-accessible units or housing for senior citizens or large families. ***(Documentation may include descriptions of existing housing inventory and market conditions, demographics, explanations of challenges confronted by the developers, description or drawings of proposed housing features, etc.)***

Points will be awarded to projects that:

1. Provide housing for populations that are underserved or have special needs that are not generally met in other projects, such as handicapped-accessible units or housing for senior citizens or large families.
2. Expand the range of housing choices available in the community by offering configurations, densities and/or price ranges that are not otherwise readily available.
3. Satisfy demonstrated market demands (e.g. large lots, or senior housing).
4. Utilize properties that have been bypassed because they are challenging to develop.

Check any appropriate category and provide details

_____ Handicapped accessible units _____ Senior citizen housing

_____ Large family housing _____ Difficult property to develop

This project consist of 60 proposed single family custom home lots. These lots are larger and will blend in with the existing neighborhoods to the south and east. This proposed development is consistent with the requirements of the North Kingsburg Specific Plan.

CITY OF KINGSBURG
SUBMITTAL FOR ALLOCATIONS
(BUILDING PERMITS)

INFRASTRUCTURE AND SERVICES UP TO 25 POINTS

Preference will be given to projects that have the most positive impacts and/or the least negative impacts on infrastructure and services provided by the City and other service entities that operate within or provide services to the City. ***(Documentation of infrastructure considerations and property dedications can take the form of written descriptions and commitments, maps and diagrams. Conservation features can also be documented with industry or manufacturer data and literature.)***

Scoring shall be based on the following criteria:

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2. The extent of extension or expansion needed to increase the capacity of existing infrastructure to serve the proposed development and, if appropriate, future development.
3. The willingness of the developer to enter into a reimbursement agreement if the project involves construction of master-planned facilities and such an agreement is appropriate.
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5. Dedication of real property to the City to improve systems and services, including, without limitation, rights-of-way for streets, alleys or green belts, or sites for water wells, lift stations, drainage basins, (in accordance with the Storm Drain Master Plan) parks, and schools sites, etc.
6. Incorporation of resource conservation features, including, without limitation, active or passive solar systems, water conservation features, drought-tolerant landscaping and energy-efficient appliances.

Check the appropriate category and provide details

_x___ Existing infrastructure ___ Some infrastructure needed

_x___ Reimbursement agreement ___ Resource conservation features

_x___ Dedication of property for systems and services

This proposed development has existing sewer and water mains along it's frontage on Kamm and 18th Avenues as well as sewer and water mains in adjacent local streets abutting the south and east sides of this project. The owner will be willing to execute a reimbursement agreement and may be willing to dedicate property for systems and services, depending on the size/amount of dedication.

ARCHITECTURAL DESIGN AND AESTHETIC CONSIDERATIONS UP TO 15 POINTS

Kingsburg continues to project an image as "The Swedish Village" which gives the City a unique identity. Residential housing should include distinctive design, quality construction and accompanying amenities. ***(In addition to written descriptions, diagrams and maps, such documentation as elevations, renderings, floor plans and photographs of similar developments***

may help to illustrate the proposed project. In the case of walled and gated communities, aesthetics and amenities that are generally viewed by and available to residents and selected guests exclusively will not be considered in scoring in this Architectural Design and Aesthetic Considerations category. Only those features that are visible to the general citizenry outside of the walled and gated community will be evaluated.)

Features that will receive points through the scoring system include:

1. Custom homes or customized features on tract homes that prevent houses in the same development from appearing repetitious.
2. Fostering of neighborhood character.
3. Compatibility with neighboring developments (for example lot sizes and square footage of homes).
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6. Landscaping of street medians and parkways.
7. Green belts with pathways for pedestrians, skaters and bicyclists.
8. Pedestrian-friendly design.
9. Bicycle lanes in appropriate locations.
10. Preservation of existing trees.
11. Open space and recreation facilities.

Check the appropriate categories and provide details.

_X_ Custom homes or features on tract homes that keep them from appearing repetitious

____ Landscaping of medians and parkways

_X_ Fostering of neighborhood character

____ Compatibility with neighboring developments

_X_ Utilization of alleys for rear access

_X_ Variable front yard setbacks

____ Greenbelts with pathways for pedestrians, skaters, and bicyclists

_X_ Bicycle lanes in appropriate locations

____ Preservation of existing trees

____ Open space and recreation facilities

_X_ Pedestrian-friendly design

This proposed Custom lot development will be consistent with other adjacent custom home developments.

The proposed tract will proved alleys that will be accessible for use when the custom lots are developed.

Development of this tract will be consistent with adjacent tracts and will provide for the same variations in front setbacks, bicycle lanes and pedestrian features.

CITY OF KINGSBURG
SUBMITTAL FOR ALLOCATIONS
(BUILDING PERMITS)

Projects having more residential units than the maximum allocation allowable or available in a single allocation period may be phased. Allocations for phased projects may include allocations for the calendar year and allocations for up to two years thereafter. Approval of allocations for a phased project shall identify the number of allocations that will be issued by the City and used by the applicant during each phase of the project.

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PHASING REQUIRED: YES__ x ___ NO__ __

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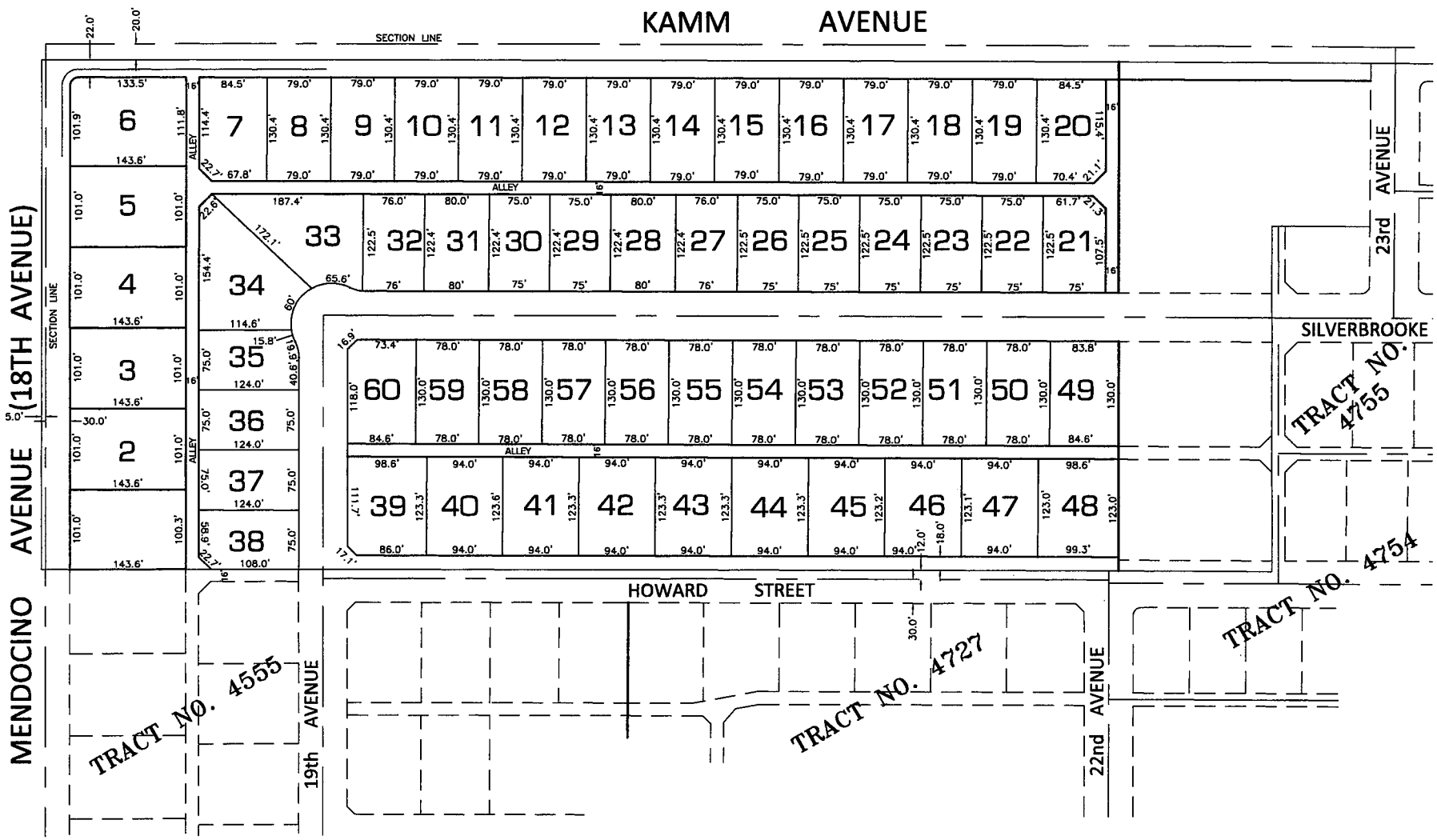
ACCEPTANCE OF THIS PACKET DOES NOT DEEM AN APPLICATION COMPLETE.

TM6122



SCALE: 1" = 120'

DENSITY
20.06 ACRES GROSS
60 LOTS
3 UNITS PER ACRE

Planning Commission May 12, 2016

Harbour & Associates
Civil Engineers
389 Clovis Avenue, Suite 300 • Clovis, California 93612
(559) 325-7676 • Fax (559) 325-7699 • e-mail lorena@harbour-engineering.com

CITY OF KINGSBURG
SUBMITTAL FOR ALLOCATIONS
(BUILDING PERMITS)

APPLICANT: West Star Construction, Inc DATE March 30, 2016

ADDRESS: 13837 S. Zediker Avenue START DATE Sept 2017

Kingsburg, CA 93631 TRACT # _____ (If Applicable)

TELEPHONE: 559-897-0349 PROJECT NAME:

E-MAIL: sandra@crinklaw.com Kings Estates

LOCATION OF PROJECT: 13696 & 13774 S. Mendocino, Kingsburg CA 93631

DESCRIPTION OF PROJECT: Subdivide approximately 41.7 acres into a 135 Lot P.U.D. including 6 Lots for multi family product.

TOTAL ACREAGE: 41.7 TOTAL UNITS: 147 MODEL HOMES: _____

SINGLE FAMILY: 129 MULTI-FAMILY: 18 SENIOR: _____ MOBILE HOME: _____

OWNER'S NAME: K. Prop LLC

ADDRESS: 13837 S. Zediker, Kingsburg CA 93631

TELEPHONE: 559-897-0349 E-MAIL: sandra@crinklaw.com

DO YOU OWN ADJACENT PARCELS: YES ☐ NO ☑

LOCATION: _____

DEVELOPER: West Star Construction, Inc

ADDRESS: 13837 S. Zediker, Kingsburg CA 93631

TELEPHONE: 559-897-0349 E-MAIL: sandra@crinklaw.com

Rating and ranking will be based on information submitted by the applicants in their application materials. Backup documentation and other documents and information provided by applicants which the City deems relevant to each respective project should also be included. Applicants are encouraged to submit any other materials that are relevant in supporting their applications.

CITY OF KINGSBURG
SUBMITTAL FOR ALLOCATIONS
(BUILDING PERMITS)

The scoring system will be based on the following criteria:

SUITABILITY OF LOCATION UP TO 25 POINTS

The City promotes compact and efficient development. Concentric patterns of growth are preferred. Infill development within the Urban Limit Boundary is encouraged. Leapfrog development and irregular boundaries are discouraged. Islands or corridors of unincorporated territory are to be avoided. Projects will not be considered if the property identified in the application is not sufficiently contiguous to the City limits to allow for a logical and reasonable extension of the City limits as determined by the City. Using this information give details of your project. ***(Documentation may include a map and verbal description of location)***

25 POINTS	Property is within City limits
20 POINTS	Infill project and is substantially surrounded by urban development
15 POINTS	Property is bordered by the City on more than one side
10 POINTS	Property is adjacent to the City, within the Urban Limit Boundary, allowing for logical growth
5 POINTS	Property is adjacent to the City but outside the Urban Limit Boundary
0 POINTS	Property is outside the Sphere of Influence and annexation is required

10-Points - Property is adjacent to the City, within the Urban Limit Boundary, as shown on Diagram "A" North Kingsburg Specific Plan Land Use and Circulation Diagram.

INCLUSIONARY HOUSING UP TO 15 POINTS

The adopted Housing Element of the Kingsburg General Plan has an inclusionary housing policy calling for at least 15 percent of the housing units provided by each project to be affordable to low-income or very low-income households. If the affordable units are not incorporated into the project, the developer may be able to comply with the policy by assisting the City in providing an equal number of affordable housing units elsewhere in the City by dedicating appropriate land or paying an in-lieu fee amount acceptable to the City. For each percentage point of affordable housing included in or provided for by a project, one scoring system point will be awarded up to a maximum of 15 points. ***(Documentation must include a detailed written commitment to provide the affordable housing described in the application. It must include calculation of the probable rental or mortgage costs of the housing units in the project proposed; calculation of the housing costs a low-income household can afford (which can be based on 80 percent of the median household incomes for Fresno County for the current year as provided by the California Department of Housing and Community Development); and an explanation of how any "gap" is the basis for determining an appropriate in-lieu fee, or an appropriate value for land to be dedicated for affordable housing purposes. If third-party subsidies are proposed through use of governmental grant funds or partnership with non-profit affordable housing organizations, the commitment on the part of any third-party entity must be documented in writing.)***

CITY OF KINGSBURG
SUBMITTAL FOR ALLOCATIONS
(BUILDING PERMITS)

15- Points In consideration of the City of Kingsburg's housing element requirement, The Kings Estate project is proposing a multi family product that will bring diversity to the neighborhood not only in affordability but also attract an multi generational resident. West Star Construction, Inc. recognizes the importance of affordable housing in our community, our mixed-use and diversity of products in past projects has been well received. Our commitment would be to work with staff and governing city officials to comply with Kingsburg's housing element to achieve the City's requirement.

MEETING SPECIAL NEEDS, DEMONSTRATED MARKET DEMANDS AND COMMUNITY OBJECTIVES UP TO 20 POINTS

The City's adopted Housing Element emphasizes the accommodation of special-needs populations. Points will be awarded for projects that provide housing for populations that are underserved or have special needs that are not generally met in other projects. Examples include, without limitation, handicapped-accessible units or housing for senior citizens or large families. ***(Documentation may include descriptions of existing housing inventory and market conditions, demographics, explanations of challenges confronted by the developers, description or drawings of proposed housing features, etc.)***

Points will be awarded to projects that:

1. Provide housing for populations that are underserved or have special needs that are not generally met in other projects, such as handicapped-accessible units or housing for senior citizens or large families.
2. Expand the range of housing choices available in the community by offering configurations, densities and/or price ranges that are not otherwise readily available.
3. Satisfy demonstrated market demands (e.g. large lots, or senior housing).
4. Utilize properties that have been bypassed because they are challenging to develop.

Check any appropriate category and provide details

- [x] Handicapped accessible units
- [x] Senior citizen housing
- [x] Large family housing
- [x] Difficult property to develop

20-Points - Kings Estate project will offer a variety of plans ranging from 1664 to 2882 square feet as shown in Elevations Package "A". The variety of sizes in homes allow for floor plans with five bedrooms to accomodate larger families, the smaller floor plans will appeal to empty nesters, senior citizens and first time home buyers. Kings Estate proposes a multi family product (exhibit I) providing a diverse mix of housing options, as shown on the conceptual map. This project will allow for handicapped accessible features offered to all our Single Family Residential prospective buyers.
The annexation procedure creates a difficult hurdle for development of this site.

CITY OF KINGSBURG
SUBMITTAL FOR ALLOCATIONS
(BUILDING PERMITS)

INFRASTRUCTURE AND SERVICES UP TO 25 POINTS

Preference will be given to projects that have the most positive impacts and/or the least negative impacts on infrastructure and services provided by the City and other service entities that operate within or provide services to the City. ***(Documentation of infrastructure considerations and property dedications can take the form of written descriptions and commitments, maps and diagrams. Conservation features can also be documented with industry or manufacturer data and literature.)***

Scoring shall be based on the following criteria:

1. Proximity to existing infrastructure systems.
2. The extent of extension or expansion needed to increase the capacity of existing infrastructure to serve the proposed development and, if appropriate, future development.
3. The willingness of the developer to enter into a reimbursement agreement if the project involves construction of master-planned facilities and such an agreement is appropriate.
4. Agreement to construct and install new oversized infrastructure and/or construct and install new infrastructure that extends beyond the developer's project in order to service future growth, with reimbursement to developer pursuant to a reimbursement agreement providing for reimbursement by future development connecting to the oversized and/or extended infrastructure.
5. Dedication of real property to the City to improve systems and services, including, without limitation, rights-of-way for streets, alleys or green belts, or sites for water wells, lift stations, drainage basins, (in accordance with the Storm Drain Master Plan) parks, and schools sites, etc.
6. Incorporation of resource conservation features, including, without limitation, active or passive solar systems, water conservation features, drought-tolerant landscaping and energy-efficient appliances.

Check the appropriate category and provide details

- [x] Existing infrastructure
- [x] Some infrastructure needed
- [x] Reimbursement agreement
- [x] Resource conservation features
- [x] Dedication of property for systems and services

25 Points-Kings Estates will extend current infrastructure running along the west of the property, a 10" sewer main line and a 12" water main line along Mendocino Ave., evident by Sewer Map "A" and Water Map "B", obtained by the City of Kingsburg. Kings Estates project has located storm drain facilities on the lower 20 acre parcel which will facilitate the implementation of the City's Master Storm Drain Plan. Dedications of property along pedestrian friendly access walkpath to future neighboring areas for system and services will be granted. This project will incorporate conservation features such as Auto Rain sensing irrigation controls; Solar/battery operated station controllers, and energy star appliances conserving both water and power. This project has been designed greater that 55% of lots oriented in a north/south direction to take advantage of natural heating and cooling opportunities.

ARCHITECTURAL DESIGN AND AESTHETIC CONSIDERATIONS UP TO 15 POINTS

Kingsburg continues to project an image as "The Swedish Village" which gives the City a unique identity. Residential housing should include distinctive design, quality construction and accompanying amenities. ***(In addition to written descriptions, diagrams and maps, such documentation as elevations, renderings, floor plans and photographs of similar developments***

may help to illustrate the proposed project. In the case of walled and gated communities, aesthetics and amenities that are generally viewed by and available to residents and selected guests exclusively will not be considered in scoring in this Architectural Design and Aesthetic Considerations category. Only those features that are visible to the general citizenry outside of the walled and gated community will be evaluated.)

Features that will receive points through the scoring system include:

1. Custom homes or customized features on tract homes that prevent houses in the same development from appearing repetitious.
2. Fostering of neighborhood character.
3. Compatibility with neighboring developments (for example lot sizes and square footage of homes).
4. Utilization of alleys for garage access from the rear.
5. Variable front yard setbacks.
6. Landscaping of street medians and parkways.
7. Green belts with pathways for pedestrians, skaters and bicyclists.
8. Pedestrian-friendly design.
9. Bicycle lanes in appropriate locations.
10. Preservation of existing trees.
11. Open space and recreation facilities.

Check the appropriate categories and provide details.

- [x] Custom homes or features on tract homes that keep them from appearing repetitious
- [x] Landscaping of medians and parkways
- [x] Fostering of neighborhood character
- [x] Compatibility with neighboring developments
- [x] Utilization of alleys for rear access
- [x] Variable front yard setbacks
- [x] Greenbelts with pathways for pedestrians, skaters, and bicyclists
- [x] Bicycle lanes in appropriate locations
- [x] Preservation of existing trees
- [x] Open space and recreation facilities
- [x] Pedestrian-friendly design

15 points – This project will offer a wide range of customized features from color palette to exterior finishes, variable front yard set backs which will give the neighborhood a unique feel (Evident by Elevation Packet "A"). Kings Estates will incorporate a multi family product to enhance the diversity of housing needs in our community. Generous landscaping along medians and parkways will be installed. The connectivity and pedestrian path way fosters a good neighborhood character. plans from 1664 sq. ft to 2882 sq. ft., which compliments the neighboring developments and connectivity. The pedestrian pathway supports the pedestrian-friendly design.

CITY OF KINGSBURG
SUBMITTAL FOR ALLOCATIONS
(BUILDING PERMITS)

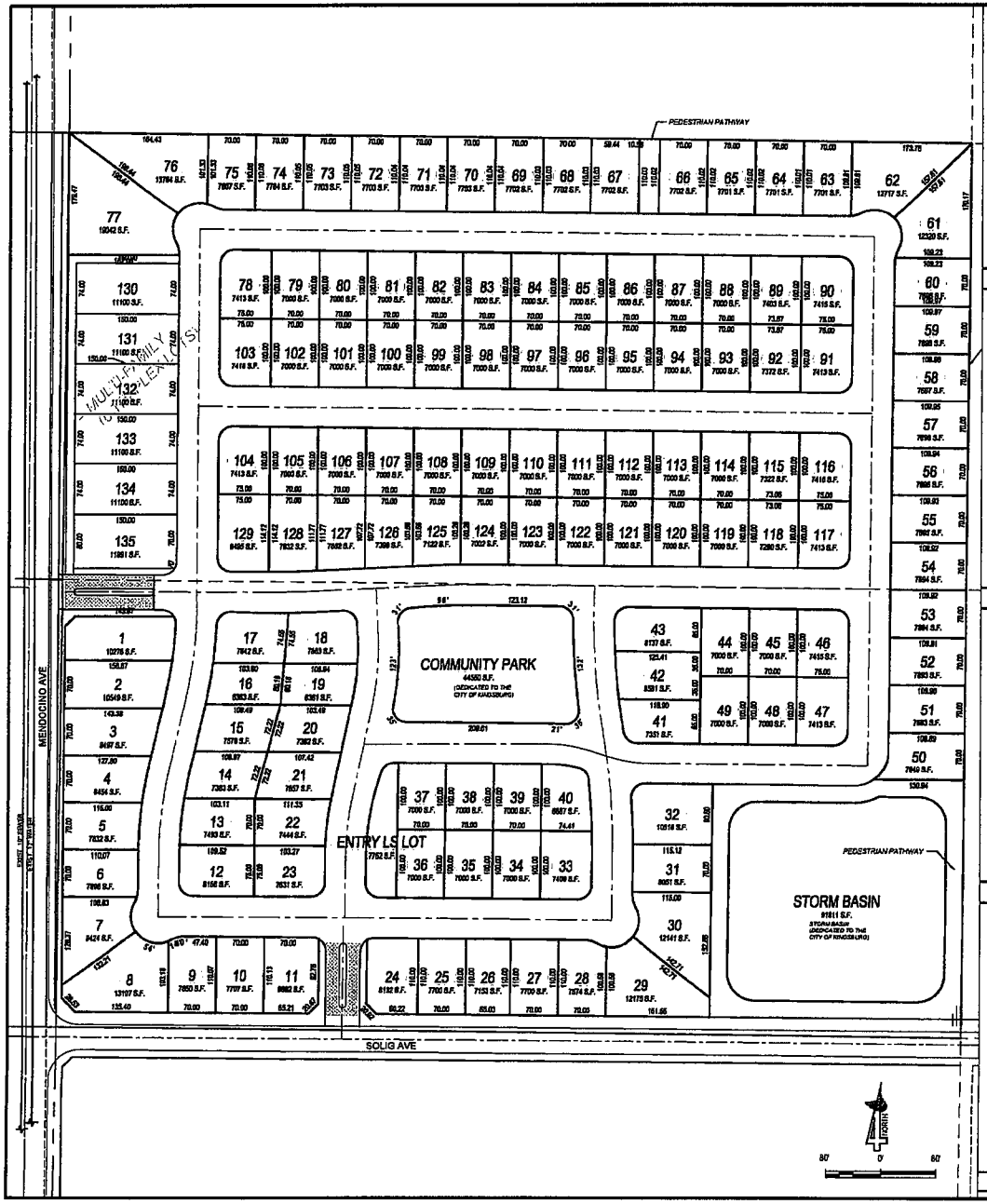
Projects having more residential units than the maximum allocation allowable or available in a single allocation period may be phased. Allocations for phased projects may include allocations for the calendar year and allocations for up to two years thereafter. Approval of allocations for a phased project shall identify the number of allocations that will be issued by the City and used by the applicant during each phase of the project.

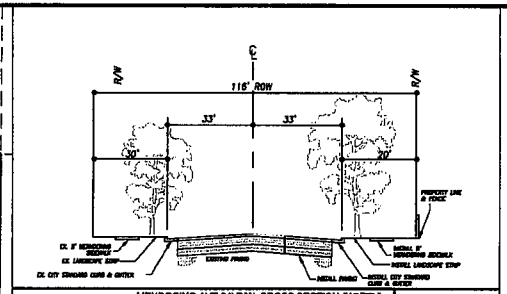
A separate final map is not required for each phase of a residential subdivision project. Phasing requirements, including, without limitation, number of allocations available for use in each phase, numbers of units that can be constructed and timing of construction, will be enforced as conditions of approval of the tentative tract map and final tract map and as provisions of the subdivision agreement. If a multiple-family residential project includes phasing, phasing requirements including those identified in this paragraph will be enforced through conditions of approval of the site plan or Planned Unit Development and as provisions of the development agreement if one is required by the City.

PHASING REQUIRED: YES_____ NO_____

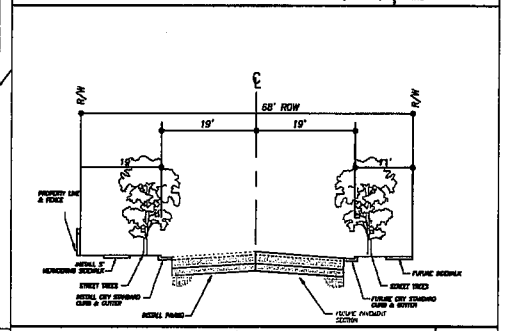
Please allow time for each submittal to be thoroughly reviewed. A letter of acceptance will be sent to each applicant when submittal is deemed complete. City Staff can only rate applications based on information received therefore please include all supporting documents.

ACCEPTANCE OF THIS PACKET DOES NOT DEEM AN APPLICATION COMPLETE.

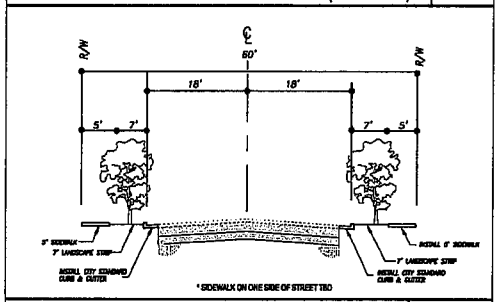




MENDOCINO AVE 84' R/W CROSS SECTION (NORTH) | NTS

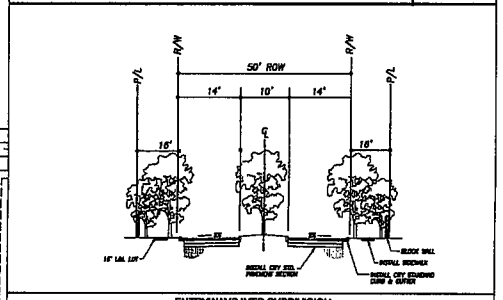


SOLIG AVE 68' R/W CROSS SECTION (LOOKING EAST) | NTS



* SIDEWALK ON ONE SIDE OF STREET TBD

TYPICAL INTERIOR 60' R/W STREET CROSS SECTION | NTS



ENTRYWAYS INTO SUBDIVISION

APRIL 2016

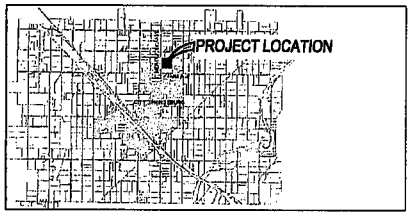
KINGS ESTATES

VESTING TENTATIVE SUBDIVISION MAP

BEING A DIVISION OF A PORTION OF THE SE 1/4 SEC. 14, T.16S., R.22E., M.D.B. & M., IN THE CITY OF KINGSBURG, COUNTY OF FRESNO, STATE OF CALIFORNIA.

ENTITLEMENTS:
*ANNEXATION
*TENTATIVE SUBDIVISION MAP
*PRE-ZONE

APN:	393-123-26, 393-123-27
ACREAGE:	41.7 AC
FLOOD ZONE:	ZONE X
ZONING (EXISTING):	AE-20
ZONING (PROPOSED):	R-1-7
ELECTRICITY:	SOUTHERN CALIFORNIA EDISON
WATER:	CITY OF KINGSBURG
TELEPHONE:	AT&T
REFUSE:	CITY OF KINGSBURG
NATURAL GAS:	SOUTHERN CALIFORNIA GAS
EXISTING USE:	VACANT
PROPOSED USE:	SINGLE FAMILY RESIDENTIAL
PROJECT:	41.7 GROSS ACRES
OPEN SPACE AREAS:	1.45 AC
TOTAL GROSS DENSITY:	3.51 DU / ACRE TOTAL UNITS: 147 UNITS
7,000 SF LOTS (70x100):	129 UNITS
TRI-PLEX LOTS (74X150):	6 LOTS, 18 UNITS
PHASE 1 (SOUTH 20):	TBD
PHASE 2 (NORTH 20):	TBD
MINIMUM SETBACKS:	15 FRONT (20' TO GARAGE) 5' SIDE 10' BACK
MINIMUM LOT SIZE:	6,361 SQ. FT.
MAXIMUM LOT SIZE:	19,042 SQ. FT.

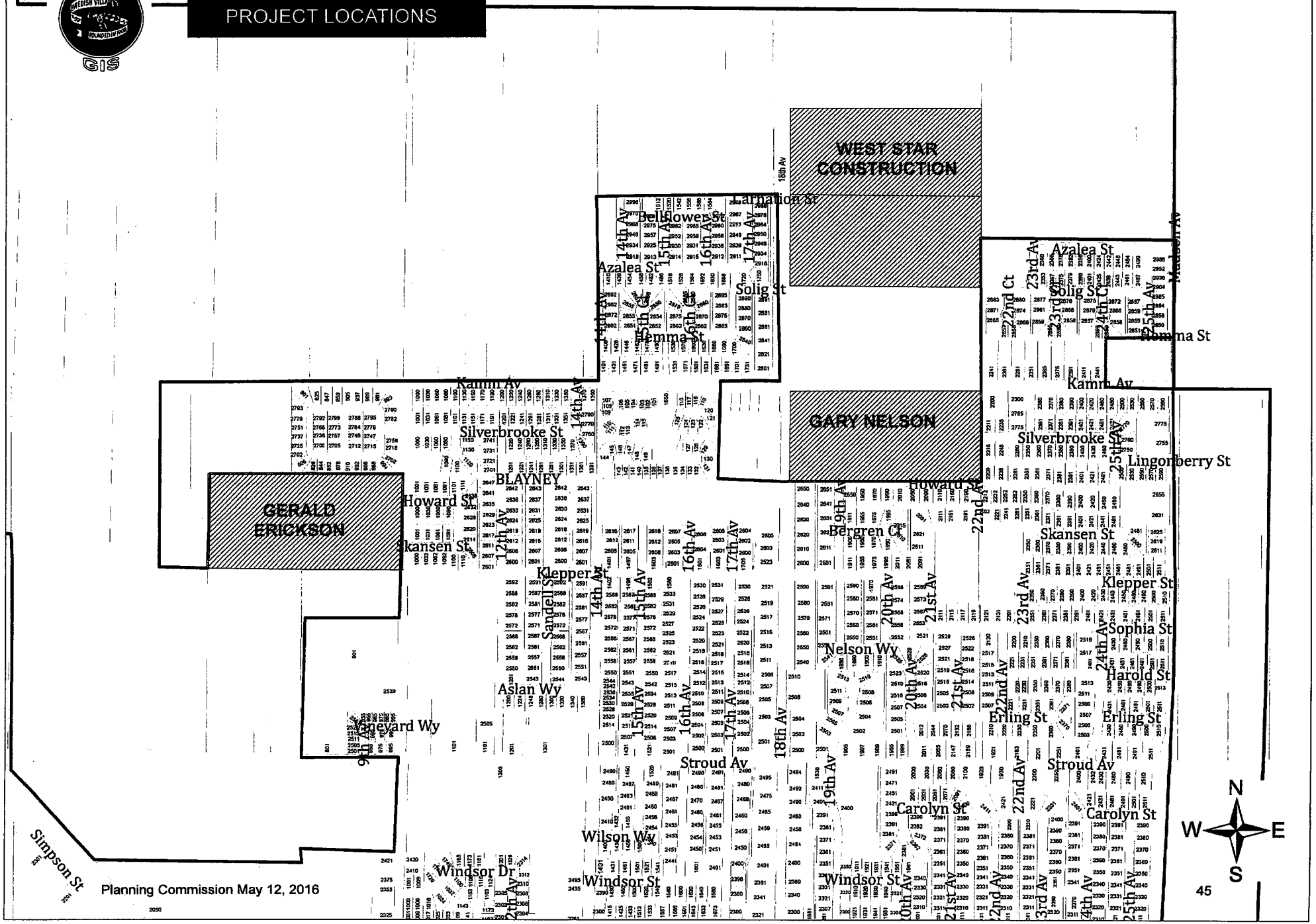


VICINITY MAP
SCALE: 1"=½ MILE

PREPARED BY:
4CREEKS
334 E. SANTA FE, STA. A
VISALIA, CA 93292
TEL: 559.802.3052
FAX: 559.802.3215

EXHIBIT 1

2016 COMPETETIVE ALLOCATION REVIEW PROJECT LOCATIONS



Planning Commission May 12, 2016

Meeting Date:	6/15/2016
Agenda Item:	V 5

CITY COUNCIL MEETING STAFF REPORT

REPORT TO: **Mayor Blayney & City Council**

REPORT FROM: **Alex Henderson, City Manager** **REVIEWED BY:**

AGENDA ITEM: **2016-2017 Proposed Budget**

ACTION REQUESTED: __Ordinance _✓_Resolution _✓_Motion ___Receive/File

EXECUTIVE SUMMARY

Included along with your packet is the 2016-2017 proposed executive budget for your review. The Budget document is the

RECOMMENDED ACTION BY CITY COUNCIL

1. *Hold the public hearing and approve the proposed 2016/17 budget and subsequent resolution as presented and adopt Resolution 2016-036 approving the 2016/17 Fiscal Year Budget*

POLICY ALTERNATIVE(S)

1. Council could choose to amend the budget as presented.

REASON FOR RECOMMENDATION/KEY METRIC

1. The budget serves as the key document for guiding the upcoming year's operating plan.

FINANCIAL INFORMATION

FISCAL IMPACT:

1. Is There A Fiscal Impact?	Yes
2. Is it Currently Budgeted?	N/A
3. If Budgeted, Which Line?	N/A

PRIOR ACTION/REVIEW

The City's Finance Committee has meet on several occasions to discuss year-to-date expenditure and revenue trends. The FC also has provided recommendation on the approval of the City's financial policies, which were presented in DRAFT format during the April 20th Council meeting.

Council was presented the budget prior to the June 1 regular meeting.

BACKGROUND INFORMATION

The City engages in an annual process to help project year end revenues, expenditures and to plan for upcoming year needs when formalizing the City budget.

ATTACHED INFORMATION

1. Resolution 2016-036
2. 2016/17 Budget Document (Separate Cover)
3. June 1, 2016 PowerPoint Presentation

RESOLUTION NO. 2016-036

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KINGSBURG APPROVING THE 2016-2017 FISCAL YEAR BUDGET

WHEREAS, the City Manager has submitted the 2016-2017 Fiscal Year Budget to the Kingsburg City Council for its review and consideration in accordance with budget policies and objectives established by the Council; and

WHEREAS, the 2016-2017 Fiscal Year Budget is based upon public comment and direction of the City Council after Kingsburg Finance Committee budget meetings and public hearings.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Kingsburg hereby approves the 2016-2017 Fiscal Year Budget, including the Kingsburg Public Financing Authority and the Kingsburg Redevelopment Successor Agency; and that the operating, debt service, and capital improvement plan budget for the fiscal year beginning July 1, 2016 and ending June 30, 2017 is hereby adopted.

****

I, Abigail Palsgaard, City Clerk of the City of Kingsburg, do hereby certify the foregoing Resolution 2016-036 was duly passed and adopted at a meeting of the Kingsburg City Council held on the 15th day of June 2016, by the following vote:

Ayes:	Council Member(s):
Nayes:	Council Member(s):
Absent:	Council Member(s):
Abstain:	Council Member(s):

_____
Abigail Palsgaard, City Clerk
City of Kingsburg

City of Kingsburg

2016-2017 Budget Presentation

June 1, 2016

2015/16 - General Fund Overview

- Year End Revenue Projections (Pages 1 & 2)
  - Overall property taxes higher than projected (Sun-Maid annexation proceeds)
  - Sales tax includes wind down of Triple-Flip.
  - Franchise tax, TOT tax and business license fees higher than original budget
  - First year of Building Permit fees included with GF
  - Planning Fees are based upon activity (steady growth)
  - Police Services Less than budgeted (Reserve contract with School District)
  - Park/After School numbers continue to grow or remain at capacity
  - Overall revenues expected to outpace original estimates by $400,000+

2015/16 - General Fund Overview

- Expenditures of Note (Pages 3-6)
  - City Manager (Mgmt. Intern) is offset by $5,000 grant
  - Non-dept. transfer out includes funds for ambulance purchase
  - Finance Dept. - two lines higher due to longer than expected software implementation legacy costs
  - Police Salaries lower due to injury-retirement (offset by higher OT; PERS also impacted by OT).
  - Several Depts. show savings for fuel costs
  - Landscape Maint. has a salary savings due to employee retirement

- General Fund In Summary:
  - 2015-16 projects use of $83,289 fund balance (Original budget included utilizing fund balance of $530,693 for capital projects)
  - Revenues outpaced projections
  - Expenditures projected in-line with projections
  - Business licenses, building permits, property taxes, and vehicle license fees all expected to outperform revenue projections

2015/16 - Special Funds

- Revenue Summary (Page 7)
  - All revenues trending in-line with projections (most are calculated prior to budget year and are allocation based)
- Expenditure Summary (Page 8/9)
  - Each fund spending is percentage based for salaries
  - Flexibility in capital project funding
  - Revenue surplus in 2015/16, offset by higher capital spending in 16/17
- Projects Completed Using Special Funds
  - Sierra St. Traffic Light Synchronization (matching)
  - 10th Ave; Sierra to Stroud (matching)
  - Train Depot (matching)
  - Engineering for 16/17 projects (matching)
  - Downtown Park (ADA compatibility)
  - Sidewalk Repairs (Measure C)
  - PW Dept. Tools & Supplies

2015/16 - Enterprise Funds

- Revenue Summary (Page 13)
  - Water sales are on track to slightly exceed projections (water meter reimbursements continue as budgeted)
  - Solid Waste Fund numbers are higher due to changes to commercial accounts (offset by revenues)
  - Fire/Amb. Collections were slightly delayed due to Novato changeover
  - Fire/Amb. Include higher charges for services (more aggressive collection and accurate charges)
  - Fire/Amb. Includes Intergovernmental transfer for first time
- Expenditure Summary (Pages 14 & 15):
  - Water Enterprise - Salaries line is higher due to a one-time retirement payout
  - Water Enterprise - CID payment down due to conservation
  - Solid Waste trending moderately higher (due to higher commercial billing charges - again offset by new billing structure)
  - Fire-Amb. - Salaries will finish higher due to retirement payout
  - Fire-Amb. High OT costs offset by OES reimbursement for wildfire participation (approx. $106,000)

2015/16 - Recreation Funds

- Revenue Summary (Page 16)
  - Pool revenues trending slightly higher than budgeted (Some pool revenues to be expected in June - those amounts are adjusted later)
  - Senior Center revenues lower due to reduced federal grant allocation for senior lunch program.
  - $95,000 from general fund subsidy ($25,000 for capital improvement; shower rebuild at pool)
- Expenditure Summary (Page 17):
  - Overall expenditures slightly higher (most offset by revenue increases; e.g. JPA reimbursement)
  - Senior Center expenditures slightly higher due to unanticipated repairs needed at the Center
  - Currently projecting a deficit, but final cost sharing through JPA has not been determined

2015/16 Accomplishments

- Inclusive, Outcome-based Budgeting process
- New software for Utility Billing, Payroll and inte
- Capital Improvement Program 5-Year Developme
- New City Website
- Received GFOA Distinguished Budget Award (FY14/1
- Economic Development incentives (B.I.Z., P3 façade impact fee flexibility, rezoning/marketing for Busines
- Named a Community Engaged City
- Quality of Life Improvements (Dog Park, Movies in the Pa Memorial Park repairs, Marion Villas/Senior Center partn
- Capital Projects
  - Equipment purchases (Ambulance, Patrol cars, PW vehi
  - 10th Ave. Reconstruction
  - Building Inspection Software
  - Crandell Swim Complex Shower Updates
  - Historic Train Depot
  - Sidewalk/ADA repairs
- Payment of $412,000 in debt (Building Fund)
- Implementation of KPD 12-hour shifts for training
- Participation in MAGEC and HEAT to improve Ki

2016/17 New Fiscal Year Budget

- General Fund
- Enterprise Funds
- Special Revenues
- Capital Facilities
- Finance Authority
- New Year Projects

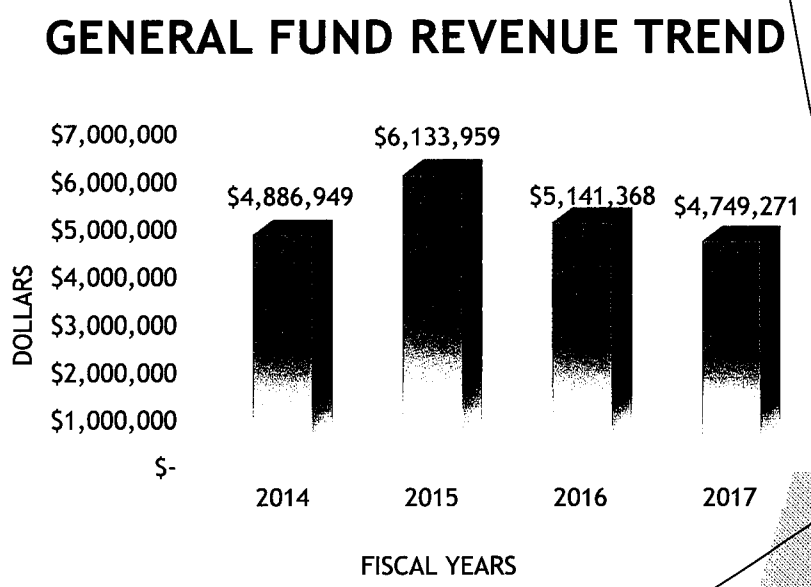
A LOOK *at the* BUDGET

A Year for Growth

- All Funds Budget total: $18,820,259 for 2016/17 (5.8% increase over 2015/16)
- $194,500 for general fund related capital improvement projects
- CalPERS increases organization-wide
- Insurance, Workers Comp. all increase from FY15
- Special revenue fund expenditures for street maintenance and repair (California St., Annual striping program, Preventative maint. Program)
- Budget anticipates additional 15% increase for first half of 2017 for health insurance premiums
- Bond refinancing shows overall fund improvement
- Includes recommended Financial Policy updates; purchasing authority limits
- Maintains or expands organizational staffing levels (adds one FT Police Officer)

General Fund

- Revenue Trending (Pages 1 & 2)
  - General Fund revenues conservatively projected, but remain in line with previous years
  - TOT taxes trend higher (project a 2.2% increase over 15/16)
  - Building Dept. related revenues help offset cost of providing service
  - Decrease in sales tax revenue with triple-flip retirement and leakage of services
  - Reduced Police Fines (related to more community orientated policing practices)



General Fund

- Expenditures(Pages 3-6)
  - **Non-Dept. (overall down 36% from FY16)**
    - Reduced transfer to Fire/Amb (down 52%) due to IGT revenues.
    - Capital outlay for P3 façade/alley program year two
    - Council Chamber lease increase as part of lease agreement.
    - Continued Economic Development investment ($30,000)
  - **City Manager/City Clerk/Finance**
    - Reflection of new positions or alterations to benefit schedule
    - Legacy software costs will reduce contract requirements
  - **Planning/Development Dept.**
    - Includes increase for consultant services due to uptick in activity (engineering, planning)
    - Capital investment in planning software and Plan Lines for new development
  - **Community Services**
    - Band concert contribution of $12,000 (up from $7,000 based upon Chamber request)
    - Includes transfer out to pool (regular operations and sand filter replacement)
    - Transfer to Pool & Senior Center at same level as FY16

General Fund

- Expenditures(Page 4-6)
  - **Police**
    - Salary increase with anticipated hiring of addition FT officer
    - Funding for contract reserves
    - PERS and worker's compensation insurance increases
    - Funding for Fresno Co SO dispatch service
    - Training and education increase
    - Capital Outlay; $40,000 for purchase of new patrol car
  - **PW Admin/Landscape Maint/Vehicle Maint.**
    - Salary savings due to hiring at step A
    - Fuel costs down 7%
    - PERS contribution increases

Special Revenues

- **Revenues (Page 7)**
  - Gas Tax down 3% from FY16; down nearly 37% from FY14
  - Local Transportation Funds (LTF 8) up $35,000
  - Measure C Funds (Street maint, ADA, Flexible funding) - slight increase over 14-15
- **Expenditures (Page 8)**
  - Funding for Golden State corridor ($20,000) landscape maint. (Gas Tax)
  - LTF 8 increase in spending for street projects (use of $396,445 in fund balance)
  - Measure C Funds (Street maint, ADA, Flexible funding)
    - California St. project
    - Draper Sidewalk improvement work
    - ADA improvements in older neighborhoods (ramp work)

- **16/17 Projects**
  - Golden State Corridor landscape maintenance
  - City public space landscape maint. (Measure C)
  - Annual Street Striping Program ($20,000)
  - Sidewalk Repair ($20,000)
  - Federal Grant match (pages 188-189; $104,000)
  - Road Projects ($1,045,000)
    - California Street (Draper to Earl)
    - Meadow Lane
    - Sunset St.
    - Smith St. (Draper to Gilroy)
    - Laurel Ave (entrance to Dog Park)
    - Reclamite (Several roads)

Enterprise Funds

- **Revenues (Page 13)**
  - Water sales increased slightly (due to increased base rate charges)
  - Solid waste revenues expected to increase slightly with new commercial rate structure
  - Fire/Amb revenues include GEMT and IGT funding to help sustain loss of SAFER grant funds.
  - IGT revenue is for 14-15 services ($465,262)
  - Ambulance includes general fund transfer ($365,000, down from $785,000 in FY16)

- Expenditures (pages 14 & 15)
  - **Water Dept.**
    - Groundwater Recharge Fee - CID; $155,000 (amount calculated based upon 2015 actual gallons pumped)
    - PERS and medical decreases due to employee turnover
    - Reduction in professional services due to software upgrade
    - Capital projects (generator maint., UWMP update, Valve replacement, utility truck)
    - Commercial water meter register head program replacement continues
    - Debt Payments down 3.84%

Enterprise Funds

- Expenditures (page 14 & 15)
  - **Solid Waste**
    - PERS & workers compensation increases
    - Franchise Fees for commercial rate restructuring
    - First year of increased rates for Mid Valley Disposal (first two years rate lock; increase is determined by CPI)
    - Increased expenditures for services due to commercial changes (offset in revenue)

- **Amb/Fire (page 15)**
  - Salaries are relatively flat (some savings due to new hires)
  - PERS and workers compensation increase
  - Fire Station bond payments continue as scheduled
  - Capital outlay for PPE and SCBA replacements
  - Overall Fire/Amb expenditures down .96% from FY16

Recreation Funds

- Revenue Summary (Page 16)
  - Pool revenues inline with previous year estimates.
  - GF transfer shows similar level of commitment with funding for sand filter replacement (1 of 6)
  - Senior Center revenues down slightly due to decrease in Federal subsidy
  - GF transfer is same as FY16 (total pool and SC activities)
- Expenditure Summary (Page 17):
  - Pool expenditures at same level as FY16
  - Capital Outlay accounts for sand filter replacement ($18,000)
  - Senior center costs relatively consistent

Grant Funds (pages 20 - 23)

- Sierra Street Reconstruction (Rafer Johnson to 6th Ave.)
- Sierra Street Transit Stop
- Sierra Street Traffic Signal Synchronization
- Sixth Street Reconstruction (Kern to Sierra)
- 10th/Union Lighted Crosswalk
- Rafer Johnson Dr/Sierra St. Lighted Crosswalk
- 18th Ave. Sidewalks
- 18th and Kern Lighted Sidewalks

Special Funds

- **Finance Authority (Page 25)**
  - Impacts of the bond refinancing projects
  - Special Assessment District impacts (cost savings)

- **Successor Agency (Page 26/27)**

- Police Facility loan

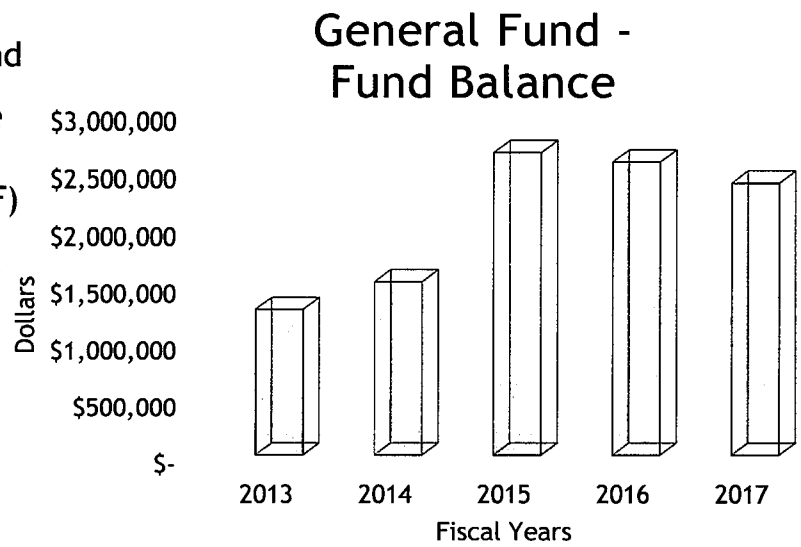
- **Landscape & Lighting (28/29)**
  - Revenues are used to provide offsetting funds for the maintenance of twelve areas.

2016/17 Capital Improvement Projects

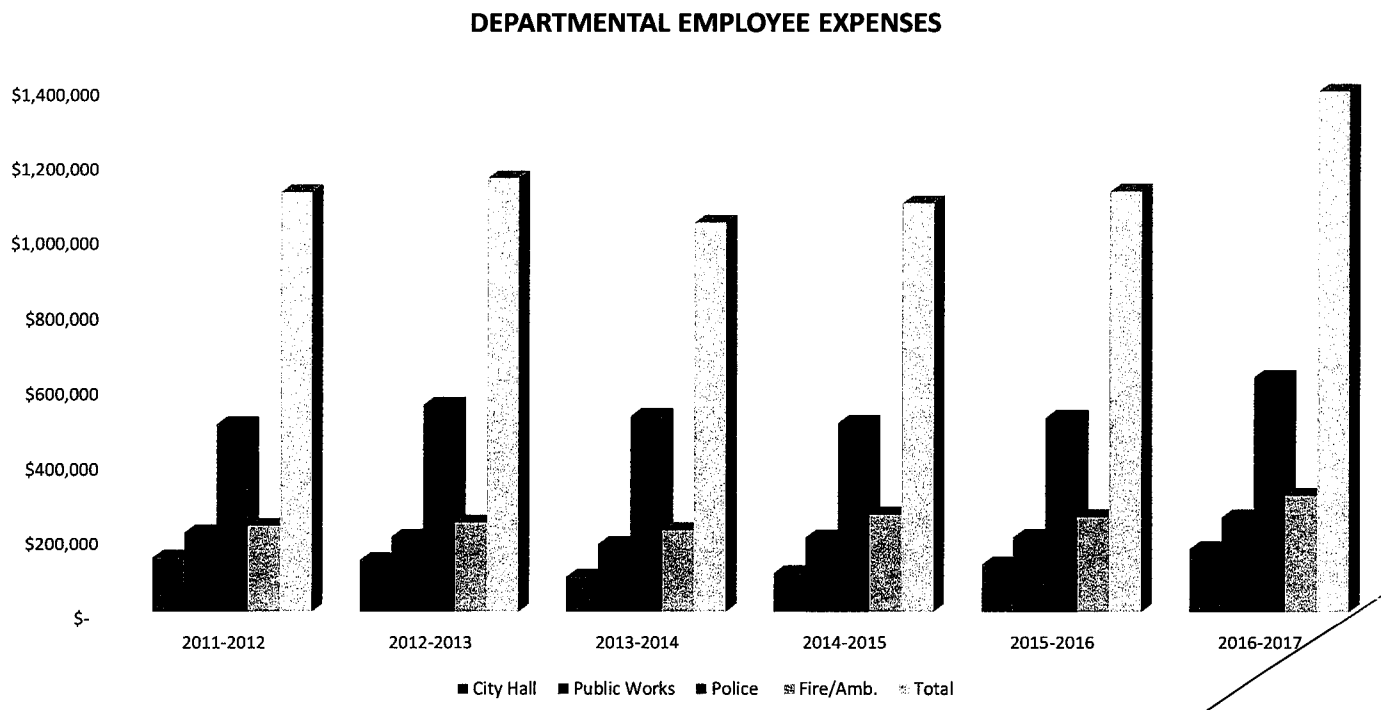
- Code enforcement and planning project software
- Program funding for public safety committee
- Personnel Manual updating
- P3 façade/alley program year two
- Infrastructure investment (several roads to be addressed)
- Personal Protective Equipment for Fire Reserves
- Parks and Recreation Funding - Community Services
- Patrol Car Replacement
- PW F-150
- Urban Water Management Plan Update
- Water Utility Valve Replacement
- Draper St. Sidewalk Repairs

Overall Summary

- Structural Surplus in General Fund
- Ambulance Fund expected to see improved revenues and less expenditures (less reliance on GF)
- Emphasis on infrastructure (local road spending)
- Funding for additional police officer
- General Fund Balance 36% of operating expenditures



Employee Benefit Summary
(PERs, Medical, Workers Comp, Insurance)



Financial Policies

- Budget includes Council approved financial, monetary and budget policies.
  - These policies are examined by credit rating agencies and our auditors to ensure we are following Generally Accepted Accounting Principles (GAAP) and Government Finance Officer's Association (GFOA) best practices.
  - Outlines financial procedures and investment policies
  - Outlines an updated purchasing and expenditure/expense program
  - Budget amendment policy
  - Sets credit card policy for purchasing and reimbursements
  - Segregation of duties requirement
- Outlines fund balance policy (sets limits)

Looking Ahead

- **Economic Development**
  - P3 Façade/Alley Program
    - Olson Bros. Building
    - Laundromat
    - Cannery Union/Cates CPA
    - K-9 Solutions Sign
    - Alley Improvements
  - Impact Fee Flexibility
  - Incentive Programs (B.I.Z.)
  - Business Park Marketing Focus
  - New Restaurant(s) Opening
  - Dollar Tree Pad

- **New Development**
  - Commercial/Residential
    - Light Industrial along Golden State (currently building)
    - Coordination with Hospital District to provide more services (Valley Health Team)
    - Annexation Process for three separate applications
    - Over 300 requested SFR allocations
    - NKSP Review/Plan lines to guide future development

Thanks

Meeting Date:	06/15/2016
Agenda Item:	V 6

CITY COUNCIL MEETING STAFF REPORT

REPORT TO: **Mayor Blayney & City Council**

REPORT FROM: **City Manager Alex Henderson** **REVIEWED BY:**

AGENDA ITEM: **Discussion of Allowing Chickens within the City Limits**

ACTION REQUESTED: _✓_Ordinance _✓_Resolution _✓_Motion __Receive/File

EXECUTIVE SUMMARY

Over the past two months City Council has discussed allowing chicken hens within the City Limits. With Council's direction staff has revised proposed Ordinance 2016-003 that includes:

- No Roosters allowed within the City limits unless it is on residential properties having a zoning designation of UR (Urban Reserve) or RA (Residential Acreage).
- Limit of 5 chicken hens on a single family residential property.
- The Chicken Owner must obtain a Chicken Permit for a $25 fee.
- The Chicken Permit will include a plan detailing the design and location of the chicken coop, written consent from each land owner adjacent to the Chicken Property and distance from neighboring structures.
- Chicken coop must be located in a fenced rear yard.
- Chicken coop must allow for 2 square feet per chicken, but not to exceed 120 square feet.

The ordinance also includes other regulations regarding sanitation and chickens at large.

RECOMMENDED ACTION BY CITY COUNCIL

1. Introduce and waive the first reading of Ordinance No. 2016-003 of the City Council of the City of Kingsburg, deleting Section 6.04.050 and adding section 6.04.170 to Chapter 6.04 of Title 6 the Kingsburg Municipal Code pertaining to the keeping of animals in the City Limits..

2. Adopt Resolution 2016-037, adding a fee for application for the Chicken Permit to the Planning and Zoning Fees in the City of Kingsburg Master Fee Schedule.

PRIOR ACTION:

Backyard chickens were first discussed at the regular council meeting on April 20, 2016. Staff brought a draft ordinance to Council at the May 18, 2016 regular council meeting where Council gave direction for clarification.

FINANCIAL INFORMATION

FISCAL IMPACT:

1. Is There A Fiscal Impact?	Possible
2. Is it Currently Budgeted?	No
3. If Budgeted, Which Line?	No

ATTACHED INFORMATION

1. Ordinance 2016-003
2. Resolution 2016-037

ORDINANCE NO. 2016-003

AN ORDINANCE OF THE CITY OF KINGSBURG DELETING SECTION 6.04.050 AND ADDING SECTION 6.04.170 TO CHAPTER 6.04 OF TITLE 6 OF THE KINGSBURG MUNICIPAL CODE PERTAINING TO KEEPING OF ANIMALS IN THE CITY LIMITS

The City Council of the City of Kingsburg does hereby ordain as follows:

Section 1. Section 6.04.050 of Chapter 6.04 of Title 6 of the Kingsburg Municipal Code is deleted in its entirety.

Section 2 Section 6.04.170 is added of Chapter 6.04 of Title 6 of the Kingsburg Municipal Code as follows:

"6.04.170 Keeping Animals Within the City Limits.

A. No animal, whether domesticated, undomesticated or exotic, other than common household pets such as a dog, cat, bird (domestic or exotic), rodent (including a rabbit), fish (domestic or exotic), turtle or small reptile traditionally kept at a personal residence for pleasure rather than for commercial purposes, shall be kept within the city limits of the City unless specifically allowed to be kept in the city limits of the City by the applicable provisions of the Kingsburg Municipal Code. As used herein, domesticated animal means livestock, poultry and similar animals. Exotic animal means any animal that is native to a foreign country or of foreign origin or character, is not native to the United States, or was introduced from abroad. The provisions of this Section 6.04.170 A. shall not include animals that are used to assist persons with disabilities as the term disability is defined in the Americans With Disabilities Act.

B. Notwithstanding the provisions of the Kingsburg Municipal Code to the contrary, a total of five chicken hens may be kept on a single family residential property only in accordance with the provisions of this Section 6.04.170. Roosters are not permitted within the City limits except on those single family residential properties having a zoning designation of UR (Urban Reserve) or RA (Residential Acreage).

C. In order to keep chickens on a single family residential property ("**Chicken Property**"), the chicken owner must obtain a permit ("**Chicken Permit**") from the City Clerk. The application for a Chicken Permit shall be made on an application form prepared by the City and shall include the following information:

1. The applicant's name, address, and contact information and the address

and location of the Chicken Property;

2. A plan detailing the design and location of the chicken coop and outdoor fenced-in area where chickens will be kept on the Chicken Property;

3. Distances between the chicken coop, the fenced-in area and other structures on the Chicken Property;

4. If the applicant is not the fee owner of the Chicken Property, a letter from the fee owner of the Chicken Property consenting to the applicant keeping chickens on the Chicken Property.

5. The written consent of each landowner owning land adjacent to the Chicken Property consenting to the applicant keeping chickens on the Chicken Property.

6. Any other information reasonably required by the City.

The Chicken Permit shall automatically terminate: (i) on the date the chicken owner no longer keeps chickens on the Chicken Property identified in the application; (ii) the date the City receives a letter from the owner of a Chicken Property revoking the owner's consent to the keeping of chickens on the Chicken Property; or (iii) upon any violation of the provisions of this Section 6.04.170 or violation of any other applicable provision of the City's Municipal Code or other applicable law, statue, rule or regulation.

An application fee of Twenty-Five Dollars ($25.00) must be paid at the time of submission of the application for the Chicken Permit.

D. In order to keep chickens on a Chicken Property the holder of a Chicken Permit must comply with the following requirements for the duration of the Chicken Permit:

1. The chickens must be housed in a covered, predator-resistant chicken coop or chicken house ("**Chicken Coop**").

2. The Chicken Coop must be located in the fenced rear yard of the Chicken Property. The fencing must solid wood or cinderblock fencing conforming to all City codes, requirements, standards and specifications.

3. The interior of the Chicken Coop must be large enough to provide at least two square feet per chicken;

4. The Chicken Coop shall not be in excess of one hundred twenty (120) square feet in floor space and shall not be taller than four (4) feet in height;

5. The Chicken Coop must be properly ventilated, and designed to be easily accessed, cleaned, and maintained.

6. The Chicken Coop must be located adjacent to an outdoor fenced-in area not less than six square feet in size to allow the chickens to be outdoors. The fencing must be adequate to prohibit the chickens from leaving the fenced-in area and to protect them from predators. All chickens must be kept in the outdoor fenced-in area or in the Chicken Coop. No chicken shall be allowed to roam outside of the outdoor fenced-in area.

7. From dawn to dusk, the chickens shall have access to the outdoor fenced-in area. From dusk to dawn the chickens must remain in the Chicken Coop.

8. The Chicken Property, the Chicken Coop and outdoor fenced-in area shall be kept in a neat, clean and sanitary condition at all times and any chicken waste must be removed from the Chicken Property on a regular basis, but at least weekly, to prevent offensive odors or buildup of chicken waste.

9. The Chicken Coop and the outdoor fenced-in area must be located at least thirty (30) feet from any residence located on any properties adjacent to the Chicken Property: (i) unless the adjacent property is owned by the same person or entity as the Chicken Property; or (ii) the owner or keeper of the chickens obtains the written consent of each landowner owing land adjacent to the Chicken Property consenting to the location of the Chicken Coop and outdoor fenced-in area less than 30 feet from the adjacent landowners residence.

10. No chicken shall be killed on the Chicken Property except at the direction of any state, county or local official.

E. The violation or failure to comply with any provision of this Section 6.04.170 shall constitute: (i) the basis for revocation of the chicken permit; and (ii) a violation of the City's Municipal Code. Any such violations will be enforced in accordance with the provisions of Section 17.92 of Title 17 of the City's Municipal Code."

Section 2. This ordinance shall take effect thirty (30) days after its passage and shall be published in the Kingsburg Recorder within fifteen (15) days after its passage.

Passed and adopted by a regular meeting of the city council of the City of Kingsburg, duly called and held on the _____ day of _____, 2016, by the following vote:

Ayes: Council Member(s):
Noes: Council Member(s):
Absent: Council Member(s):
Abstain: Council Member(s):

APPROVED:

_____
Bruce Blayney, Mayor

ATTEST: _____
Abigail Palsgaard, City Clerk

STATE OF CALIFORNIA)
COUNTY OF FRESNO)ss
CITY OF KINGSBURG)

I, Abigail Palsgaard, City Clerk of the City of Kingsburg do hereby certify that the foregoing Ordinance 2016-003 was duly introduced at a regular meeting of the City Council of the City of Kingsburg on the ___ day of _____, 2016, and it was duly passed and adopted at a regular meeting of said City Council held on the _____ day of _____, 2016.

DATED: _____, 2016 _____
City Clerk

RESOLUTION NO. 2016-037

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KINGSBURG, APPROVING AN ADDITION OF A CHICKEN PERMIT FEE TO THE PLANNING AND ZONING FEES IN THE MASTER FEE SCHEDULE FOR THE CITY OF KINGSBURG

WHEREAS, on June 15, 2016, the Kingsburg City Council held a duly noticed public hearing regarding an ordinance ("**Ordinance**") deleting Section 6.04.050 and adding Section 6.04.170 to Chapter 6.04 of Title 6 of the Kingsburg Municipal Code pertaining to the keeping of animals in the city limits of the City of Kingsburg and establishing an application fee for processing of applications for chicken permits ("**Chicken Permits**") to keep chickens in the city limits of the City of Kingsburg. During the public hearing, the City Council received oral and written testimony regarding the Ordinance; and

WHEREAS, the City Council desires to amend City Council Resolution 2015-44, which establishes the current Master Fee Schedule for the City of Kingsburg; and

WHEREAS, by adding an application fee for processing applications for Chicken Permits to keep chickens in the city limits of the City of Kingsburg, the amended Master Fee Schedule shall assist in providing full and fair compensation to the City of Kingsburg for services related to processing Chicken Permits; and

WHEREAS, in accordance with §15378 (b)4 of the California Environmental Quality Act Guidelines, establishing an application fee for the processing of Chicken Permits is not a project under the California Environmental Quality Act and therefore, the City Council's adoption of this Resolution is exempt from the requirements of the California Environmental Quality Act

NOW THEREFORE, BE IT RESOLVED: That a Chicken Permit Fee in the amount of $25.00 is hereby added to the Planning and Zoning Fees contained in the City of Kingsburg Master Fee Schedule. The Chicken Permit fee will become effective on the date the Ordinance is effective.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Kingsburg duly called and held on the 15th day of June, 2016, by the following vote:

AYES: Council Member _____

_____

_____

_____

_____

NOES: Council Member _____

ABSTAIN: Council Member _____

ABSENT: Council Member _____

APPROVED _____
Bruce Blayney, Mayor

ATTEST: _____
Abigail Palsgaard, City Clerk

STATE OF CALIFORNIA)
COUNTY OF FRESNO)ss
CITY OF KINGSBURG)

I, Abigail Palsgaard, City Clerk of the City of Kingsburg, do hereby certify the foregoing Resolution 2016-037 was duly passed and adopted at a regular meeting of said City Council held on the 15td day of June, 2016.

Dated: _____ _____
Abigail Palsgaard, City Clerk

06/15/2016
V 7

KINGSBURG POLICE DEPARTMENT

1300 California Street – Kingsburg, Ca. 93631 – (559) 897-2931

Neil Dadian
Chief of Police

To: Mayor & City Council

From: Corina Padilla

Date: June 9, 2016

Subject: May 2016 Crime Statistics & Prevention Update

Our Part I Crimes such as assaults, burglary, thefts, and auto thefts for May 2016 equaled April 2016

Other Offenses such as vandalism, sex offense, child abuse, narcotics crimes, other felonies, and incident reports, increased compared to April 2016, with the largest being vandalism.

May 2016 traffic accidents increased by one compared to April 2016. The number of arrests made decreased and citations issued increased compared to April 2016.

There was an increase in the number of calls for service for May 2016 period compared to April 2016 period.

We continue to use Facebook, Kingsburg PD mobile application, and NIXLE as situations warrant in order to keep our citizens informed.

Kingsburg Police Department

Crime and Activity Report 2016

Part 1 Crimes	Jan	Feb	Mar	Apr	May
Murder	0	0	0	0	0
Rape-Forcible	0	0	0	0	0
Robbery	1	2	0	0	1
Assaults	8	10	5	3	4
Burglary	6	13	16	15	9
Theft	17	7	10	11	19
Auto Theft	6	11	5	18	14
Total	**38**	**43**	**36**	**47**	**47**

Arson	**1**	**0**	**0**	**0**	**0**

Other Offenses:

Vandalism	5	15	13	3	8
Sex Offense	0	1	0	0	2
Child Abuse	0	0	0	0	0
Narcotic Violations	5	6	1	2	4
Other Felonies	13	6	3	9	6
Other Misdemeanors	3	4	1	6	1
Incident Reports	39	28	39	14	14
Totals	**65**	**60**	**57**	**34**	**35**

Other Statistics:

Traffic Accident- Fatal	0	0	0	0	0
Traffic Accident- Injury	1	2	4	2	1
Traffic Accident- No Injury	5	5	5	1	3
Total	**7**	**7**	**9**	**3**	**4**

Calls for Service	**1038**	**1055**	**940**	**826**	**843**

Arrests

Felony Adults	11	8	6	11	6
Misdemeanor Adults	33	25	20	25	20
Felony Juveniles	3	0	0	3	0
Misdemeanor Juveniles	2	3	1	1	0
Total	**49**	**36**	**27**	**40**	**26**

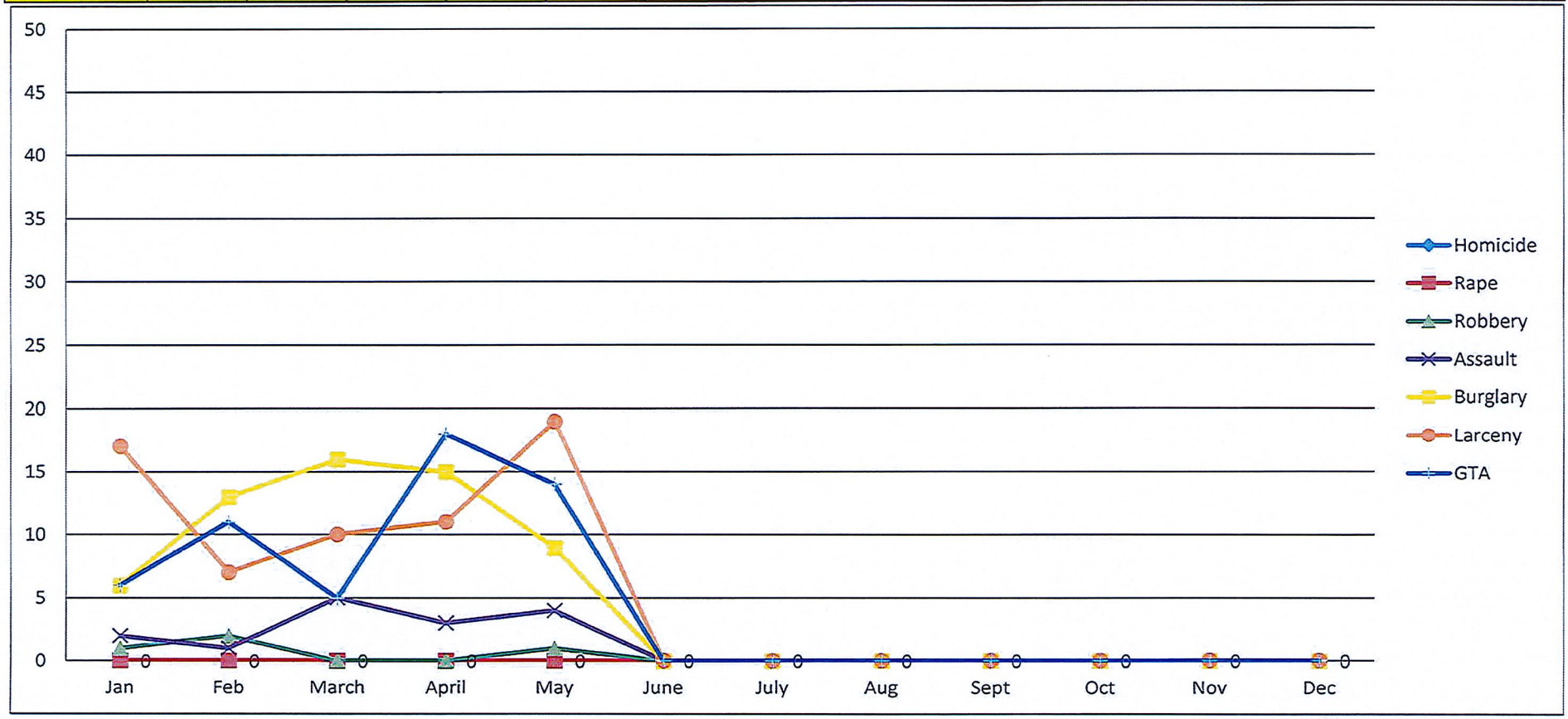
Citation Total	**64**	**49**	**35**	**56**	**58**

Motorcycle Time					**16.5**

Volunteer Hours:				
Public Safety Volunteer	47	30	33.5	49
Police Intern	6	82.5	74.5	0
Total	**53**	**113**	**108**	**49**
Total Facebook Likes				**3122**
Total App Subcribers				**819**

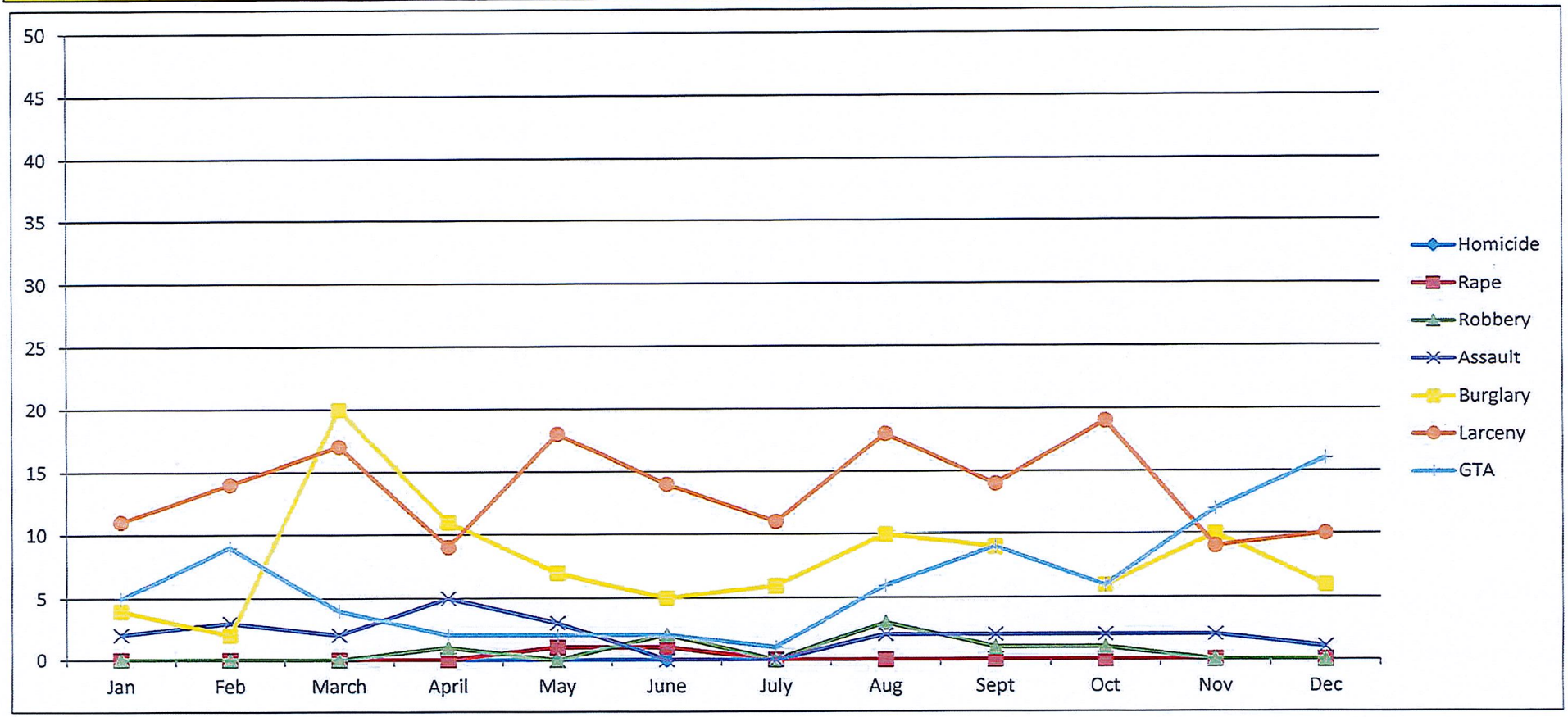
Kingsburg Police Department
2016 Part I Crimes

Part I Crimes	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec	Total	% Change
Homicide	0	0	0	0	0	0	0	0	0	0	0	0	0	0%
Rape	0	0	0	0	0	0	0	0	0	0	0	0	0	0%
Robbery	1	2	0	0	1	0	0	0	0	0	0	0	4	0%
Assault	2	1	5	3	4	0	0	0	0	0	0	0	15	33%
Burglary	6	13	16	15	9	0	0	0	0	0	0	0	59	-40%
Larceny	17	7	10	11	19	0	0	0	0	0	0	0	64	73%
GTA	6	11	5	18	14	0	0	0	0	0	0	0	54	-29%
Total	32	34	36	47	47	0	0	0	0	0	0	0	196	0%

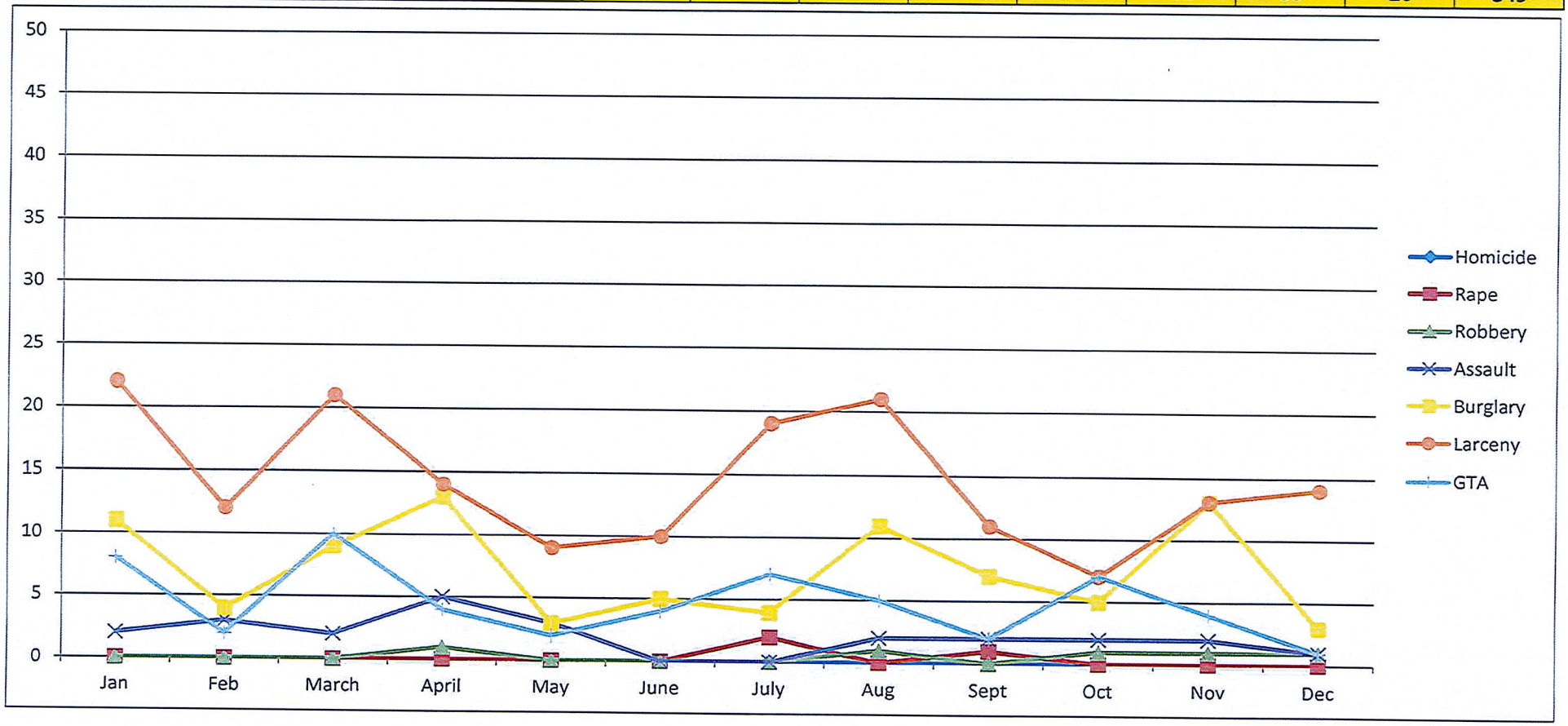


Kingsburg Police Department
2015 Part I Crimes

Part I Crimes	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec	Total
Homicide	0	0	0	0	0	0	0	0	0	0	0	0	0
Rape	0	0	0	0	1	1	0	0	0	0	0	0	2
Robbery	0	0	0	1	0	2	0	3	1	1	0	0	8
Assault	2	3	2	5	3	0	0	2	2	2	2	1	24
Burglary	4	2	20	11	7	5	6	10	9	6	10	6	96
Larceny	11	14	17	9	18	14	11	18	14	19	9	10	164
GTA	5	9	4	2	2	2	1	6	9	6	12	16	74
Total	22	28	43	28	31	24	18	39	35	34	33	33	368



Kingsburg Police Department

2014 Part I Crimes

Part I Crimes	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec	Total
Homicide	0	0	0	0	0	0	0	0	0	0	0	0	0
Rape	0	0	0	0	0	0	2	0	1	0	0	0	3
Robbery	0	0	0	1	0	0	0	1	0	1	1	1	5
Assault	2	3	2	5	3	0	0	2	2	2	2	1	24
Burglary	11	4	9	13	3	5	4	11	7	5	13	3	88
Larceny	22	12	21	14	9	10	19	21	11	7	13	14	173
GTA	8	2	10	4	2	4	7	5	2	7	4	1	56
Total	43	21	42	37	17	19	32	40	23	22	33	20	349