



**CITY COUNCIL AGENDA
CITY HALL, 291 N. MAIN STREET
PORTERVILLE, CALIFORNIA
OCTOBER 6, 2015, 5:30 PM**

Call to Order

Roll Call

ORAL COMMUNICATIONS

This is the opportunity to address the City Council on any matter scheduled for Closed Session. Unless additional time is authorized by the Council, all commentary shall be limited to three minutes.

CITY COUNCIL CLOSED SESSION:

A. Closed Session Pursuant to:

- 1** - Government Code Section 54957.6 – Conference with Labor Negotiator. Agency Negotiator: John Lollis, Steve Kabot, and Patrice Hildreth. Employee Organizations: Porterville Peace Officers Association; Fire Officer Series; Porterville City Firefighters Association; Public Safety Support Unit; and all Unrepresented Management Employees.
- 2** - Government Code Section 54956.95 – Liability Claim: Claimant: Clark Wells. Agency claimed against: City of Porterville.
- 3** - Government Code Section 54956.9(d)(1) – Conference with Legal Counsel – Existing Litigation: Amy Duran v. City of Porterville, United States District Court, Eastern District, Case No. 1:13-CV-00370 BAM.
- 4** - Government Code Section 54956.9(d)(1) – Conference with Legal Counsel – Existing Litigation: Robert Nuckols and Nuckols Farming v. City of Porterville, Tulare County Superior Court Case No. 261084.
- 5** - Government Code Section 54956.9(d) (3) – Conference with Legal Counsel – Anticipated Litigation – Significant Exposure to Litigation: One Case in which facts are not yet known to potential plaintiff.
- 6** - Government Code Section 54956.9(d)(4) – Conference with Legal Counsel – Anticipated Litigation – Initiation of Litigation: One Case.

**6:30 P.M. RECONVENE OPEN SESSION AND REPORT ON
REPORTABLE ACTION TAKEN IN CLOSED SESSION**

Pledge of Allegiance Led by Council Member Gurrola

Invocation

PRESENTATIONS

Employee of the Month - Luisa Zavala

AB 1234 REPORTS

This is the time for all AB 1234 reports required pursuant to Government Code § 53232.3.

1. Council of Cities - September 16, 2015
2. Tulare County Association of Governments (TCAG) - September 21, 2015
3. Tulare County Economic Development Corp. (TCEDC) - September 23, 2015
4. League of California Cities Annual Conference - September 30 - October 2, 2015

REPORTS

This is the time for all committee/commission/board reports; subcommittee reports; and staff informational items.

- I. City Commission and Committee Meetings
 1. Parks & Leisure Services Commission - October 1, 2015
 2. Library & Literacy Commission
 3. Arts Commission - September 24, 2015 (Cancelled)
 4. Animal Control Commission - September 18, 2015, and October 5, 2015
 5. Youth Commission
 6. Transactions and Use Tax Oversight Committee (TUTOC)

ORAL COMMUNICATIONS

This is the opportunity to address the Council on any matter of interest, whether on the agenda or not. Please address all items not scheduled for public hearing at this time. Unless additional time is authorized by the Council, all commentary shall be limited to three minutes.

CONSENT CALENDAR

All Consent Calendar Items are considered routine and will be enacted in one motion. There will be no separate discussion of these matters unless a request is made, in which event the item will be removed from the Consent Calendar. All items removed from the Consent Calendar for further discussion will be heard at the end of Scheduled Matters.

1. **City Council Minutes of April 7, 2015**
Re: Considering approval of the Minutes of April 7, 2015.
2. **Request Authorization to Purchase Fire Hose**
Re: Considering authorization to purchase five-thousand feet of fire hose from M.E.S. California, not to exceed \$16,623.29.

3. **Ratification of Emergency Expenditure - Emergency Repair of Traffic Signal at Westwood Street & Morton Avenue**
Re: Considering ratification of the emergency order of a traffic signal cabinet and components from McCain Inc. in the amount of \$9,396 for the repair of the traffic signal located at Morton Avenue and Westwood Street.
4. **Authorization to Advertise for Bids – One (1) Compressed Natural Gas (CNG) Street Sweeper**
Re: Considering approval to advertise for bids for one (1) CNG street sweeper.
5. **Authorization to Negotiate a Contract - OHV Park Management Services**
Re: Considering authorization to negotiate an OHV park management services contract with Friends of Kern Open Space.
6. **Authorization of Additional Funding for W. North Grand Avenue Reconstruction Project (Newcomb to Prospect)**
Re: Considering authorization of additional funds in the amount of \$99,879.45 for the W. North Grand Reconstruction Project for additional paving to complete the project, and \$27,500 in additional funds to install sidewalk west of Newcomb Street.
7. **Program Supplement to the Local Agency-State Master Agreement – Purchase of Four Compressed Natural Gas (CNG) Refuse Trucks Project**
Re: Considering approval of a resolution approving Program Supplement Agreement No. N053 for the purchase of four (4) CNG refuse trucks.
8. **Program Supplement to the Local Agency-State Master Agreement – Purchase of One Compressed Natural Gas (CNG) Street Sweeper Project**
Re: Considering approval of a resolution approving Program Supplement Agreement No. N054 for the purchase of one CNG street sweeper.
9. **Consideration of Street Closure for Zalud House Museum Pioneer Days & Rib Cook-Off**
Re: Considering approval of the temporary closure of Main Street between Morton and Putnam Avenues, and Thurman and Cleveland Avenues between Division Street and the alley west of Second Street on October 10, 2015, from 6:00 a.m. to 4:00 p.m.
10. **Annual Library Food for Fines Campaign**
Re: Considering approval of the 9th Annual Food for Fines Campaign to run October 19 through December 18, 2015.

11. **Approval for Community Civic Event - Veterans' Homecoming Committee - Veterans' Day Parade - November 11, 2015**
Re: Considering approval of an event to take place on Wednesday, November 11, 2015, from 6:00 a.m. to 12:00 p.m. on Main Street, between Morton and Olive Avenues.
12. **Approval for Community Civic Event - Porterville Kiwanis Club - Running Dead 3K Run and Food Drive**
Re: Considering approval of an event to take place on Friday, October 16, 2015, from 6:00 p.m. to 10:00 p.m. at the Kiwanis Community Center.
13. **Request for Proclamation - Eleanor Foerster**
Re: Considering approval of a request for a proclamation recognizing Eleanor Foerster.
14. **Request for Proclamation - Friends of Libraries Week - October 18-24, 2015**
Re: Considering approval of a request to proclaim October 18 through 24, 2015, as "Friends of Libraries Week."
15. **Request for Proclamation - Pink Heals Day - November 1, 2015**
Re: Considering approval of a request to proclaim November 1, 2015, as "Pink Heals Day."

ADMINISTRATIVE HEARINGS

16. **Consideration of Revocation of Business License - Best Massage, 52 E. Mill Avenue, Porterville**
Re: Consideration of the revocation of the business license for Best Massage, located at 52 East Mill Avenue.
17. **Zoning Administrator Determination 2015-034 Regarding a Medical Cannabis Cultivation Permit**
Re: Consideration of appeal to Zoning Administrator Determination 2015-035 to deny a medical cannabis permit.
18. **Zoning Administrator Determination 2015-035 Regarding a Medical Cannabis Cultivation Permit**
Re: Consideration of an appeal of Zoning Administrator Determination 2015-035 to deny a medical cannabis permit.

A Council Meeting Recess Will Occur at 8:30 p.m., or as Close to That Time as Possible

PUBLIC HEARINGS

19. Housing Element Public Informational Meeting

Re: A public hearing to receive comments on the draft 5th Cycle Housing Element currently under review by the California Department of Housing and Community Development (HCD).

20. Modification No. 2 to Conditional Use Permit 3-94 (PRC Item 2015-027-M)

Re: Consideration of a resolution approving Modification No. 2 to Conditional Use Permit 3-94 (PRC 2015-027-M) to allow the conversion of the existing patio into storage and the addition of a 2,000 square foot patio for the Porterville Veterans Memorial District.

SCHEDULED MATTERS

21. Interim Urgency Ordinance Prohibiting the Use of Land for the Purpose of Operating a Massage Oriented Business

Re: Consideration of an interim urgency ordinance to prohibit the use of land for the operation of a massage oriented business.

22. Extra-territorial Service Agreements - Three Requests for Water Connection

Re: Consideration of requests for extra-territorial service agreements for the provision of City water.

23. Consideration of Koret Report - Evaluation of Porterville Animal Control Shelter Facility/Practices

Re: Consideration of the Evaluation of Porterville Animal Control Shelter Facility/Practices by UC Davis Koret Shelter Medicine Program.

24. Consideration of a Military Banner Program

Re: Consideration of a military banner program.

25. Status and Review of Declaration of Local Drought Emergency

Re: Consideration of the continuance of the Declaration of Local Emergency, adoption of Draft Resolution and approval of Agreement for emergency connection of the Akin Water System, and approval of continued availability of water for purchase by Mutual Aid Request for the County Household Tank Program in East Porterville.

ORAL COMMUNICATIONS

OTHER MATTERS

CLOSED SESSION

Any Closed Session Items not completed prior to 6:30 p.m. will be considered at this time.

ADJOURNMENT - to the meeting of October 20, 2015.

In compliance with the Americans with Disabilities Act and the California Ralph M. Brown Act, if you need special assistance to participate in this meeting, or to be able to access this agenda and documents in the agenda packet, please contact the Office of City Clerk at (559) 782-7464. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting and/or provision of an appropriate alternative format of the agenda and documents in the agenda packet.

Materials related to an item on this Agenda submitted to the City Council after distribution of the Agenda packet are available for public inspection during normal business hours at the Office of City Clerk, 291 North Main Street, Porterville, CA 93257, and on the City's website at www.ci.porterville.ca.us.



CITY COUNCIL AGENDA – OCTOBER 6, 2015

SUBJECT: City Council Minutes of April 7, 2015

SOURCE: Administrative Services

COMMENT: Staff has prepared the draft Minutes for the City Council meeting on April 7, 2015, for the Council's review and consideration.

RECOMMENDATION: That the City Council approve the Minutes of April 7, 2015.

ATTACHMENTS: 1. Draft Minutes

Appropriated/Funded: N/A

Review By:

Department Director:

Patrice Hildreth, Administrative Services Dir

Final Approver: Patrice Hildreth, Administrative Services Dir

**CITY COUNCIL MINUTES
CITY HALL, 291 N. MAIN STREET
PORTERVILLE, CALIFORNIA
APRIL 7, 2015, 5:30 PM**

Called to Order at 5:30 p.m.

Roll Call: Council Member Reyes, Council Member Ward (arrived during Closed Session), Council Member Gurrola (arrived during Closed Session), Vice Mayor Hamilton, Mayor Stowe

ORAL COMMUNICATIONS

None

CITY COUNCIL CLOSED SESSION:

A. Closed Session Pursuant to:

- 1 - Government Code Section 54956.8 - Conference with Real Property Negotiators/Property: APN: 262-150-001. Agency Negotiator: John Lollis. Negotiating Parties: City of Porterville and Rafael Aguilo. Under Negotiation: Terms and Price.
- 2 - Government Code Section 54956.8 - Conference with Real Property Negotiators/Property: APN: 243-210-065. Agency Negotiator: John Lollis. Negotiating Parties: City of Porterville and Benny and Jean Webb. Under Negotiation: Terms and Price.
- 3 - Government Code Section 54956.8 - Conference with Real Property Negotiators/Property: APN: 261-140-024. Agency Negotiators: John Lollis. Negotiating Parties: City of Porterville and Verizon Wireless. Under Negotiation: Terms and Price.
- 4 - Government Code Section 54957.6 - Conference with Labor Negotiator. Agency Negotiator: John Lollis, Steve Kabot, and Patrice Hildreth. Employee Organizations: Porterville Police Officer Association and Porterville City Firefighters Association.
- 5 - Government Code Section 54956.9(d)(1) - Conference with Legal Counsel - Existing Litigation: J. Duran v. City of Porterville et al., U.S. District Court, Eastern District, Case No. 12:-CV-01239-LJO-BAM.
- 6 - Government Code Section 54956.9(d)(1) - Conference with Legal Counsel - Existing Litigation: A. Duran v. City of Porterville et al., U.S. District Court, Eastern District, Case No. 1:13-CV-00370-AWI-BAM.
- 7 - Government Code Section 54956.9(d)(1) - Conference with Legal Counsel - Existing Litigation: California Healthy Communities Network v. City of Porterville, California Court of Appeal, Fifth District, Case No. F067685.
- 8 - Government Code Section 54956.9(d)(3) - Conference with Legal Counsel - Anticipated Litigation - Significant Exposure to Litigation: Three Cases in which facts are not yet known to potential plaintiff.
- 9 - Government Code Section 54956.9(d)(4) - Conference with Legal Counsel - Anticipated Litigation - Initiation of Litigation: Two Cases.

**6:30 P.M. RECONVENE OPEN SESSION AND REPORT ON REPORTABLE ACTION
TAKEN IN CLOSED SESSION**

City Attorney Lew reported on the following action pertaining to Items A-8 and A-9:

COUNCIL ACTION: MOVED by Mayor Stowe, SECONDED by Council Member Ward that the City Council approve a release between the City and the Perrigo's concerning Reclamation Area prior Lease Agreement. The motion carried unanimously.

Documentation: M.O. 01-040715

Disposition: Approved release.

On March 3, 2015, the following action took place.

COUNCIL ACTION: MOVED by Vice Mayor Hamilton, SECONDED by Council Member Gurrola that the City Council authorized staff to issue Notice of Termination with regard to the Tenant at the Reclamation Area.

AYES: Reyes, Gurrola, Hamilton

NOES: Stowe

ABSENT: Ward

ABSTAIN: None

Documentation: M.O. 02-040715

Disposition: Authorized Notice of Termination.

Pledge of Allegiance Led by Mayor Stowe

Invocation – one individual participated.

PROCLAMATIONS

Fair Housing Month - April 2015

PRESENTATIONS

Employee of the Month - Tim Mulvihill

AB 1234 REPORTS

This is the time for all AB 1234 reports required pursuant to Government Code § 53232.3.

1. Council of Cities - March 18, 2015
Vice Mayor Hamilton reported that they had not attended the meeting due to their attendance at the Wall of Fame ceremony.
2. Tulare County Economic Development Corp. (TCEDC) - March 25, 2015
Council Member Reyes
3. Local Agency Formation Committee (LAFCO) - April 1, 2015

REPORTS

This is the time for all committee/commission/board reports; subcommittee reports; and staff informational items.

I. City Commission and Committee Meetings

1. Parks & Leisure Services Commission - April 2, 2015

Commissioner Moore presented the Commission's report which included: improvements to the baseball fields at the Sports Complex, installation of a disc golf course at Zalud Park, Featured Park of the Month (Centennial Plaza), Annual Egg Hunt, 2015 Corporate Games, and Youth Track Meet.

2. Library & Literacy Commission – no report.
3. Arts Commission - March 25, 2015 – no report.
4. Animal Control Commission – no report.
5. Youth Commission – no report.
6. Transactions and Use Tax Oversight Committee (TUTOC) – no report.

II. Staff Informational Reports

1. Report of Commission and Committee Vacancies – no verbal report.
2. Water Status Update / Proposition 218 Public Hearing Notice – no verbal report.

ORAL COMMUNICATIONS

- Central California Family Crisis Center, stated that April was National Child Abuse Prevention and Awareness Month and spoke of the importance of community awareness and involvement.
- Steven Paz, Springville, spoke of bad tickets being issued to Porterville College students for parking violations and the poor condition of the parking lot.
- Albert Zendejas, CSET, indicated that he had with him team members who work at the Porterville Senior Center. Manager Mary Garcia introduced Bambi Leroy, Amy Garcia, Denise Garcia, and Mr. Garcia; and extended an invitation to the Senior Prom on April 24th.

In response to comments made in Oral Communications, Council Member Gurrola stated that the cadets who ticket at Porterville College were trained.

CONSENT CALENDAR

Item Nos. 3 and 8 were pulled for further discussion.

City Manager Lollis noted that the staff report for Item No. 7 contained incorrect dates, and stated that the Public Hearing would be in April, not June.

COUNCIL ACTION: MOVED by Council Member Gurrola, SECONDED by Vice Mayor Hamilton that the City Council approve Item Nos. 1, 2, 4 through 7, and 9 through 16, with noted corrections to Item No. 7. The motion carried unanimously.

1. MINUTES OF MARCH 3, 2015

Recommendation: That the City Council approve the draft Minutes of March 3, 2015.

Documentation: M.O. 01-040715

Disposition: Approved.

2. AUTHORIZATION TO PURCHASE MURRY PARK SHADE STRUCTURE

Recommendation: That the City Council authorize the purchase and installation of the Murry Park shade structure from NSP3 for \$19,673.

Documentation: M.O. 02-040715

Disposition: Approved.

4. AWARD RECLAMATION AREA LEASE

Recommendation: That the City Council:

1. Approve the Reclamation Area Lease Agreement with Rick Perigo Roadsiding in the amount of \$165 per acre for an annual amount of \$112,596 for 682.4 acres;
2. Authorize the Mayor to sign the 55-month agreement with Rick Perigo Roadsiding and stipulate that the lease agreement start date shall be on or about April 1, 2015, and the lease will end October 31, 2019, unless an option to extend five years is executed; and
3. Credit Rick Perigo Roadsiding one month rent in consideration of work needed to reestablish the farming operation, which may include, but is not limited to, ditches, banks, tailwater ponds, weed abatement, etc.

Documentation: M.O. 03-040715

Disposition: Approved.

5. AUTHORIZATION OF ENCROACHMENT AGREEMENTS FOR THE INSTALLATION OF FIBER OPTIC NETWORKS

Recommendation: That the City Council:

1. Authorize entering into encroachment agreements with OACYS Telecom, Inc. and CVIN, LLC, for the installation of Fiber Optic Networks; and
2. Authorize the Mayor to sign the encroachment agreements.

Documentation: M.O. 04-040715

Disposition: Approved.

6. ADOPTION OF THE URBAN AREA BOUNDARY/URBAN DEVELOPMENT BOUNDARY

Recommendation: That the City Council adopt the Urban Area Boundary and Urban Development Boundary, as required by the General Plan.

Documentation: Resolution No. 34-2015

Disposition: Approved.

7. CDBG ADVISORY BOARD PARTICIPATION PLAN

Recommendation: That the City Council:

1. Adopt the 2015 Citizen Participation Plan;

2. Appoint existing committee members Pat Contreras, Doug Heudsens, Kelly Jo Lowe, Grace Munoz-Rios, Linda Mendez, and Rebecca Vigil to the Citizens' Advisory and Housing Opportunity Committee for a one-year term; and
3. Appoint Maria Gonzalez as a new member for a one-year term.

Documentation: M.O. 05-040715

Disposition: Approved.

9. CALIFORNIA FIRE ASSISTANCE AGREEMENT

Recommendation: That the City Council:

1. Adopt the proposed resolution identifying the previously existing terms and conditions for fire department response away from their official duty station and assigned to an emergency incident; and
2. Authorize the Fire Chief to file said resolution with Cal OES Fire and Rescue Division.

Documentation: Resolution No. 35-2015

Disposition: Approved.

10. REQUEST FOR PROCLAMATION - IRIS FESTIVAL DAY - APRIL 25, 2015

Recommendation: That the City Council consider approval of the request to proclaim April 25, 2015, as Iris Festival Day.

Documentation: M.O. 06-040715

Disposition: Approved.

11. REQUEST FOR PROCLAMATION - ARBOR DAY - APRIL 24, 2015

Recommendation: That the City Council consider approval of the request to proclaim April 14, 2015, as Arbor Day.

Documentation: M.O. 07-040715

Disposition: Approved.

12. REQUEST FOR PROCLAMATION - PUBLIC SCHOOLS' MONTH - MAY 2015

Recommendation: That the City Council consider approval of the request to proclaim May 2015 as Public Schools' Month.

Documentation: M.O. 08-040715

Disposition: Approved.

13. TRAVEL TO WASHINGTON D.C. FOR TULARE COUNTY ASSOCIATION OF GOVERNMENTS (TCAG) "ONE VOICE TRIP" - APRIL 13 - 16, 2015

Recommendation: That the City Council authorize the travel of Council Member Gurrola and a member of City Staff to Washington D.C. as part of the TCAG “One Voice Trip”; and authorize the expenditure of City monies in support of the trip.

Documentation: M.O. 09-040715

Disposition: Approved.

14. APPROVAL FOR COMMUNITY CIVIC EVENT – KIWANIS CLUB OF PORTERVILLE AND AMERICAN CROWN CIRCUS, INC. – APRIL 23, 2015, TO APRIL 27, 2015

Recommendation: That the City Council approve the Community Civic Event Application and Agreement submitted by the Kiwanis Club of Porterville and American Crown Circus, Inc., subject to the stated requirements contained in the Application, Agreement, Exhibit A and Exhibit B.

Documentation: M.O. 10-040715

Disposition: Approved.

15. APPROVAL FOR COMMUNITY CIVIC EVENT – CENTRAL VALLEY FAMILY CRISIS CENTER – DUST BOWL RUN – JUNE 6, 2015

Recommendation: That the City Council approve the Community Civic Event Application and Agreement submitted by the Central Valley Family Crisis Center, subject to the stated requirements contained in the Application, Agreement, Exhibit A.

Documentation: M.O. 11-040715

Disposition: Approved.

16. APPROVAL FOR COMMUNITY CIVIC EVENT – PORTERVILLE CHAMBER OF COMMERCE – AFTER HOURS MIXER – APRIL 16, 2015

Recommendation: That the City Council approve the Community Civic Event Application and Agreement submitted by the Porterville Chamber of Commerce, subject to the stated requirements contained in the Application, Agreement, Exhibit A.

Documentation: M.O. 12-040715

Disposition: Approved

PUBLIC HEARINGS

17. ANNEXATION OF SIXTEEN UNINCORPORATED ISLANDS IN FIVE APPLICATIONS

Recommendation: That the City Council:

1. Adopt the resolution approving the Negative Declaration, prepared in accordance with the California Environmental Quality Act;

2. Adopt the resolution to approve Annexation 474;
3. Adopt the resolution to approve Annexation 475;
4. Adopt the resolution to approve Annexation 476;
5. Adopt the resolution to approve Annexation 478;
6. Adopt the resolution to approve Annexation 479; and
7. Authorize staff to work with property owners to initiate connection to City services, when requested by a property owner, for those areas which are approved.

City Manager Lollis introduced the item and stated that City Attorney Lew would report on conflicts of interest. City Attorney Lew indicated that Mayor Stowe had a potential conflict of interest due to his proximity to one of the proposed annexation areas; and Council Member Gurrola had a potential conflict of interest due to entering into a perspective purchase arrangement for a property also within 500 feet of a proposed annexation area. She reported that she had consulted the FPPC, and that the Negative Declaration could be acted upon by the entire Council. She advised that the annexations would each be considered separately, and a coin toss could take place to determine the order in which the areas were considered.

Community Development Manager Julie Philips presented the staff report regarding the Negative Declaration.

The Public Hearing regarding approval of the Negative Declaration was opened at 7:19 p.m.

- David Wyland, Coleman & Horowitt, Fresno, California, spoke on behalf of three owners within proposed Annexation No. 476, spoke of inadequacies in the environmental analysis with regard to the provision of water and State-imposed water restrictions.
- Dennis Townsend, Porterville, spoke of the annexation process, and communication with business owners and residents regarding City policies and requirements.
- Mitch Brown, Strathmore, requested more information regarding annexation requirements.
- Brock Neeley, spoke of septic tank use and its negative effect on the ground water.
- Steven Marchbanks, Life Tabernacle Church, requested more information and spoke of concerns regarding the City's sewer system and the impact of additional users.
- Marie Wulff, spoke of the poor condition of Lime Street, complained about the City's maintenance of that street, the performance of City staff, and lack of enforcement of traffic in bike lanes.
- Janet Bowen, Mulberry Street resident, spoke of the City's sewage and water problems and questioned whether the City's systems could handle the additional burden. She added that she did not want to be taxed to fix the City's sewage problems.
- Roy Maycomber, Area 475 property owner, stated that the City pumping water was hurting those with wells that are not as deep.
- Sheila Pickrell, Mulberry Street resident, expressed concerns regarding air quality due to dust being stirred.

The public hearing closed at 7:40 p.m. Staff addressed questions from the Council and those posed by the public during the hearing with regard to: current water connections, connecting to sewer service, installation of curb, gutter and sidewalks, waste water treatment facility odor control, existing fire code violations, and the impact to the City's water system.

COUNCIL ACTION: MOVED by Vice Mayor Hamilton, SECONDED by Council Member Gurrola that the City Council approve that the City Council adopt the resolution approving the Negative Declaration, prepared in accordance with the California Environmental Quality Act.

AYES: Reyes, Gurrola, Hamilton, Stowe
NOES: Ward
ABSTAIN: None
ABSENT: None

Documentation: Resolution No. 36-2015

Disposition: Approved.

Mayor Stowe recused himself and exited the Council's chamber. In his absence, City Attorney Lew explained that Mayor Stowe and Council Member Gurrola had conflicts, each on a separate area, and advised that the Council could remove three properties from within Area 475F, or have the Mayor return for a coin toss. The Mayor returned to the dais. Mayor Stowe won the coin toss.

City Attorney Lew stated that both Mayor Stowe and Council Member Gurrola would be stepping out for conflicts, as would City Manager Lollis and Acting Community Development Director Byers. Per her discussion with the FPPC, Ms. Lew provided that following consideration of Areas 475 and 479, Mayor Stowe would return for consideration of 478, then Council Member Gurrola would return for consideration of 474. Staff would remain absent until deliberation on the item was complete.

Community Development Manager Julie Phillips presented the staff report pertaining to Annexation 475.

Vice Mayor Hamilton opened the Annexation 475 (Application No. 2) Public Hearing opened at 8:12 p.m.

- Pastor Marchbanks, Area 475D, spoke of democracy and socialism, voiced opposition to the annexation, and inquired about the definition of a septic tank system failure.
- Jerry (last name not given), 475D, spoke against annexation and expressed his desire to remain in the County.
- Sheila Pickrell, 475D, stated that she does not have money to connect to City services, and spoke of the condition of City streets.
- Roy Maycomber, spoke against the annexation, stated that many residents did not have money to pay for improvements and stated that the City should make improvements to annexed areas in a timely manner.
- Name inaudible, spoke about problems with speed control on Mulberry.
- Mitch Brown, owner of five homes in Area 475, requested that the Council vote against the annexation and schedule additional meetings.
- Julie Hall, member of Life Tabernacle, asked that the Council focus on those in East Porterville without water.
- Jessie Hall, requested that the Council consider the greater good, and asked who the annexation was good for.

- Mary McClure, 902 N. Woods, stated that she did not receive notice regarding her properties on Woods, and wanted to know what was in it for her to be in the City.
- Racy Jeffers, spoke about students walking to Doyle and Alta Vista without sidewalks, and stated that notices should be sent out in Spanish.
- Matt Munoz, indicated that his mother lives on Villa, and requested more information.
- Janet Bowen, Mulberry Avenue, spoke in opposition to the annexation; stated that she would like more information; and indicated that she had not read the entire notice received.

The public hearing for Annexation 475 was closed at 8:35 p.m. Vice Mayor Hamilton attempted to alleviate concerns regarding the claims of expenses associated with annexation, and staff addressed comments made regarding the dissemination of information to property owners.

- Ben Guliani, LAFCO Executive Officer, spoke regarding the Streamlined Island Annexation Code and its purpose.

Vice Mayor Hamilton, addressed comments made by the public with regard to costs, services, and improvements. Council Member Ward spoke of increased liability to the City, the utility users' tax, the lack of data regarding those without water, and his opposition to forced annexation. Council Member Reyes spoke of resistance to change and the benefits of annexation.

Council Member Ward made a motion to not approve the annexation of Area 475 (Application No. 2), which died for lack of a second.

- Mary McClure, asked about the City charging for meters.

COUNCIL ACTION: MOVED by Council Member Reyes, SECONDED by Vice Mayor Hamilton that the City Council adopt the resolution to approve Annexation 475.

AYES: Reyes, Hamilton

NOES: Ward

ABSTAIN: None

ABSENT: None

Documentation: M.O. 13-040715

Disposition: Failed.

City Attorney Lew stated that Mayor Stowe and Council Member Gurrola would remain out for consideration of Area 479 by rule of segmentation, due to the Mayor having a conflict of interest pertaining to the area.

Community Development Manager Phillips then presented the staff report for Area 479 (Application No. 5.)

Area 479 Public Hearing opened at 8:58 p.m.

- Ruth Uribe, 479D resident, expressed concerns regarding the expansion of the Family Healthcare Network Clinic.

Area 479 Public Hearing closed at 8:59 p.m.

COUNCIL ACTION: MOVED by Council Member Reyes, SECONDED by Vice Mayor Hamilton that the City Council adopt the resolution to approve Annexation 479.

AYES: Reyes, Hamilton
NOES: Ward
ABSTAIN: None
ABSENT: None

Documentation: M.O. 14-040715

Disposition: Failed.

The Council took a ten minute recess at 9:03 p.m. Following the recess, Mayor Stowe returned to the dais. Council Member Gurrola remained absent due to her conflict of interest.

Community Development Manager Phillips presented the staff report for Area 478 (Application No. 4.)

Area 478 Public Hearing opened at 9:21 p.m.

- Maurice Ecung, 478C resident, spoke in favor of the proposed annexation, his experience as a County resident, and the services and activities provided by the City that everyone benefits from.

The Public Hearing was closed at 9:28 p.m.

COUNCIL ACTION: MOVED by Vice Mayor Hamilton, SECONDED by Council Member Reyes that the City Council adopt the resolution to approve Annexation 478.

AYES: Reyes, Hamilton, Stowe
NOES: Ward
ABSTAIN: None
ABSENT: None

Documentation: Resolution No. 37-2015

Disposition: Approved.

Council Member Gurrola returned to the dais. Community Development Manager Julie Phillips presented the staff report for Area 474 (Application No. 1.)

The Area 474 Public Hearing opened at 9:34 p.m.

- Staff indicated that written opposition had been received from Mr. Randall Carroll, and a Ms. Cora Wilson.
- Jerry Bunt, 474B, indicated that he was not personally against the annexation, but did not trust the government.
- Randall Carroll, voiced his opposition to annexation of 474C due to costs to install a sprinkler system in his building.

- Larry Stormwhitter, 478A resident, requested coordination with other services, such as internet.
- John Buada, representing Viking Ready Mix Co., stated that Viking was supportive of orderly planning, but expressed concern regarding the proposed zoning and operating as a legal non-conforming use. He requested that the City reconsider the zoning.
- Mary McClure, stated that the City had nothing to offer her as a County resident; expressed an interest in connecting her business to City water; and indicated that she did not want to incur the expense of installing sprinklers.
- Wes Kover, 474A resident, stated that his property was out of water and wanted options to connect to water.
- Fernando M., 474B resident, inquired about the costs associated with connecting to City water; and requested that the Council consider each area of 474 separately.

The public hearing was closed at 9:49 p.m. Staff addressed questions from the Council regarding comments and questions posed by the public concerning: private water companies within Area 474, extra territorial service agreements for commercial or industrial properties, existing fire code violations, rezoning and ADA requirements.

A discussion followed regarding the difference in enforcement between the City and County; and whether or not annexation would be beneficial to the property in 474A. It was noted that the property was a significant distance from existing City infrastructure, and could be ineligible for aid if annexed into the City.

COUNCIL ACTION: MOVED by Council Member Gurrola, SECONDED by Vice Mayor Hamilton that the City Council remove Area 474A from Application No. 1.
 AYES: Reyes, Ward, Hamilton, Stowe
 NOES: None
 ABSTAIN: None
 ABSENT: None

COUNCIL ACTION: MOVED by Council Member Gurrola, SECONDED by Vice Mayor Hamilton that the City Council adopt the resolution to approve Annexation 474B.
 AYES: Reyes, Gurrola, Hamilton, Stowe
 NOES: Ward
 ABSTAIN: None
 ABSENT: None

COUNCIL ACTION: MOVED by Council Member Ward, SECONDED by Vice Mayor Hamilton that the City Council remove Area 474C from Application No. 1.
 AYES: Ward, Gurrola, Hamilton, Stowe
 NOES: Reyes
 ABSTAIN: None
 ABSENT: None

Documentation: Resolution No. 38-2015

Disposition: Approved annexation of Area 474B, and removal of 474A and 474C.

Community Development Manager Phillips presented the staff report for Area 476 (Application No. 3). Following the report, it was reported that written correspondence in opposition to the annexation of Area 476 had been received from Ms. Joan Belveal.

Staff addressed questions posed by the Council regarding properties in need of water, the number of current City water connections, and the extraterritorial service agreement with Akin Water Company.

The Public Hearing for Area 476 was opened at 10:25 p.m.

- David Witt, Coleman & Horowitz, Fresno, California, challenged the City's position that the proposed island meets the requirements of Government Code.
- Ben Guliani, LAFCo, indicated that LAFCo did run the numbers and the boundary did in fact exceed 51%.
- James Cemo, business owner, stated that Fire Code requirements would put his store out of business, and stated that he was confused about zoning.
- Susan Queen, Gibbons Avenue and Fourth Street, inquired about differences between the City and County.
- Jason Queen, stated that he and his sister Lynette Queen supported the proposed annexation.
- Carla Sill, South Plano resident, voiced her opposition to the annexation; stated that she was happy with County services and did not need the City or its water yet. She also expressed concern regarding the zoning of her ranch, which she indicated was currently legal non-conforming in the County.

The Area 476 Public Hearing was closed at 10:35 p.m.

At the Council's request, staff addressed concerns regarding zoning, the City's grandfather clause, and fire code requirements. Council directed staff to consider rural residential lifestyle as it related to animal keeping in the upcoming animal control ordinance, in such a manner that the larger properties, regardless of zoning, could maintain their animals for the duration of the use of the parcel as a single-family residence.

- David Witt, Coleman & Horowitz, Fresno, California, reiterated his challenge that the area was over 51% surrounded.
- Ben Guliani, LAFCo, stated that LAFCO was obligated to approve annexations if it determined that the area was 51% surrounded; and reiterated that the boundary did in fact exceed 51%.

COUNCIL ACTION: MOVED by Mayor Stowe, SECONDED by Vice Mayor Hamilton that the City Council approve Annexation No. 476.

Documentation: Resolution No. 39-2015

Disposition: Area 476 approved.

The Council took a ten minute recess.

Following the break, it was noted that there was one remaining recommendation to Item 17 that required Council consideration pertaining to initiation of connection to City services when requested by those areas which were approved for annexation.

COUNCIL ACTION: MOVED by Council Member Gurrola, SECONDED by Vice Mayor Hamilton that the City Council authorize staff to work with property owners to initiate connection to City services, when requested by a property owner, for those areas which were approved. The motion carried unanimously.

Documentation: M.O. 15-040715

Disposition: Approved.

SECOND READINGS

18. SECOND READING - ORDINANCE 1822, AMENDING ORDINANCE 1796 WHICH APPROVED ZONE CHANGE 2012-002-Z FROM RM-2 (MEDIUM DENSITY RESIDENTIAL), RM-3 (HIGH DENSITY RESIDENTIAL), AND CN (NEIGHBORHOOD COMMERCIAL) TO CMX (COMMERCIAL MIXED-USE) FOR THAT 23.4 +/- ACRE SITE LOCATED GENERALLY AT THE SOUTHWEST CORNER OF HENDERSON AVENUE AND NEWCOMB STREET

Recommendation: That the City Council give Second Reading to Ordinance 1822, waive further reading, and adopt said Ordinance.

City Manager Lollis introduced the item, and the staff report was waived at the Council's request. A brief discussion followed regarding upcoming emergency regulations coming from the State Water Resource Control Board and the City's landscape guidelines and how they pertain to development.

COUNCIL ACTION: MOVED by Council Member Gurrola, SECONDED by Vice Mayor Hamilton that the City Council give Second Reading to Ordinance 1822, being AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PORTERVILLE AMENDING ORDINANCE 1796 WHICH APPROVED ZONE CHANGE 2012-002-Z FROM RM-2 (MEDIUM DENSITY RESIDENTIAL), RM-3 (HIGH DENSITY RESIDENTIAL), AND CN (NEIGHBORHOOD COMMERCIAL) TO CMX (COMMERCIAL MIXED-USE) FOR THAT 23.4 +/- ACRE SITE LOCATED GENERALLY AT THE SOUTHWEST CORNER OF HENDERSON AVENUE AND NEWCOMB STREET, waive further reading, and adopt said Ordinance.

Documentation: Ordinance No. 1822

Disposition: Approved.

SCHEDULED MATTERS

19. GOVERNOR'S EXECUTIVE ORDER FOR STATEWIDE MANDATORY WATER REDUCTIONS, AND THE PROVISION OF WATER TO EAST PORTERVILLE RESIDENTS

Recommendation: That the City Council accept staff's report, and provide direction as appropriate.

City Manager Lollis introduced the item and presented the staff report.

Disposition: No action.

20. CONSIDERATION OF MODIFICATIONS TO EXISTING CONTRACT WITH PENA'S DISPOSAL SERVICE

Recommendation: That the City Council:

1. Accept Pena's Disposal Service proposal to eliminate the MSW from the agreement effective April 7, 2015, with the stipulation that Pena acknowledge this MSW material is not subject to the current tipping fees of the County and the City may enter into a contract with the County for any negotiated price;
2. Approve draft Amendment #2 to the current agreement with Pena to eliminate the revenue for the recyclables portion of the agreement and add a fee of \$15 per ton for processing recyclable material;
3. Approve extending the term of the base agreement to end June 11, 2021; and
4. Authorize the Mayor to sign Amendment #2.

-OR-

1. Accept Pena's 90-day Cancellation Notice with immediate release from the contract of the MSW; and
2. Authorize staff to advertise a new RFP for the transfer and processing of recyclables and green waste.

City Manager Lollis introduced the item, and Deputy Public Works Director/Field Services Manager Bryan Styles presented the staff report. Following the report, Mr. Styles addressed questions from Vice Mayor Hamilton regarding savings.

COUNCIL ACTION: MOVED by Vice Mayor Hamilton, SECONDED by Council Member Gurrola that the City Council accept Pena's Disposal Service proposal to eliminate the MSW from the agreement effective April 7, 2015, with the stipulation that Pena acknowledge this MSW material is not subject to the current tipping fees of the County and the City may enter into a contract with the County for any negotiated price; approve draft Amendment #2 to the current agreement with Pena to eliminate the revenue for the recyclables portion of the agreement and add a fee of \$15 per ton for processing recyclable material; approve extending the term of the base agreement to end June 11, 2021; and authorize the Mayor to sign Amendment #2. The motion carried unanimously.

Documentation: M.O. 16-040715

Disposition: Approved Recommendations 1 through 4.

21. CONSIDERATION OF REQUIRING A STREET MAINTENANCE ASSESSMENT BE INCLUDED IN THE APPROVAL OF NEW RESIDENTIAL SUBDIVISIONS

Recommendation: That the City Council consider amending the City's Development Ordinance to require a street maintenance assessment be included in the approval of new residential subdivisions.

City Manager Lollis introduced the item and presented the staff report. Due to the lateness of the hour, the Council briefly discussed whether the item was time sensitive.

COUNCIL ACTION: MOVED by Council Member Gurrola, SECONDED by Council Member Ward that the City Council continue the item to the meeting of April 21, 2015. The motion carried unanimously.

Disposition: Item continued to April 21, 2015.

3. AUTHORIZATION TO DISTRIBUTE REQUEST FOR PROPOSALS FOR GREENHOUSE-GAS EMISSIONS ANALYSIS

Recommendation: That the City Council authorize staff to distribute a Request for Proposals for a Greenhouse-Gas Emissions Analysis for the Riverwalk Phase II Project.

City Manager Lollis introduced the item, and the staff report was waived at the Council's request. Council Member Ward inquired about the delay, and Acting Community Development Director Byers responded that they had to wait for documentation from the court.

COUNCIL ACTION: MOVED by Council Member Ward, SECONDED by Mayor Stowe that the City Council authorize staff to distribute a Request for Proposals for a Greenhouse-Gas Emissions Analysis for the Riverwalk Phase II Project.

Documentation: M.O. 17-040715

Disposition: Approved.

8. AUTHORIZATION TO UPDATE THE RETAIL RECRUITMENT STRATEGY

Recommendation: That the City Council authorize staff to negotiate a contract with Buxton for a refresh of the retail recruitment strategy and Scout platform.

City Manager Lollis introduced the item, and the staff report was waived at the Council's request. Council Member Ward pulled the item to inquire about community partners and use of the software. Economic Development Associate Jason Ridenour spoke of past successes credited to the use of Buxton software.

COUNCIL ACTION: MOVED by Vice Mayor Hamilton, SECONDED by Council Member Gurrola that the City Council authorize staff to negotiate a contract with

Buxton for a refresh of the retail recruitment strategy and Scout platform.

AYES: Reyes, Gurrola, Hamilton, Stowe
NOES: Ward
ABSTAIN: None
ABSENT: None

Documentation: M.O. 18-040715
Disposition: Approved.

The Council adjourned at 11:33 p.m. to a joint meeting of the City Council, Porterville Public Improvement Corporation, and Porterville Public Financing Authority.

**JOINT CITY COUNCIL, PORTERVILLE PUBLIC IMPROVEMENT
CORPORATION, AND PORTERVILLE PUBLIC FINANCING
AUTHORITY AGENDA**
291 N. MAIN STREET, PORTERVILLE, CA 93257
APRIL 7, 2015

Roll Call: Member Reyes, Member Ward, Member Gurrola, Vice Mayor/Vice Chair Hamilton, Mayor/Chair Stowe

WRITTEN COMMUNICATIONS

ORAL COMMUNICATIONS

None

JOINT SCHEDULED MATTERS

1. PREPAYMENT OF 2013 RABOBANK LEASE AGREEMENT AND REFINANCING OF THE 2002 CERTIFICATES OF PARTICIPATION

Recommendation: That the City Council, also meeting as the Board of Directors for the Porterville Public Improvement Corporation and Porterville Public Financing Authority, consider and approve the prepayment of the 2013 Rabobank Lease Agreement and refinancing of the 2002 Certification of Participation, and authorize the Mayor (Chair) and City Manager (Executive Director) to sign all draft resolutions, agreements and documents as may be required.

City Manager/Executive Director John Lollis introduced the item and presented the staff report. Mr. Ben Levine of Wulff, Hansen, and Co. spoke briefly regarding the current market and timeline for completion.

COUNCIL/BOARD ACTION: MOVED by Council Member Ward, SECONDED by Vice Mayor Hamilton that the City Council, also meeting as the Board of Directors for the Porterville Public Improvement Corporation and Porterville Public Financing Authority, consider and approve the prepayment of the 2013 Rabobank Lease Agreement and refinancing of the 2002 Certification

of Participation, and authorize the Mayor (Chair) and City Manager (Executive Director) to sign all draft resolutions, agreements and documents as may be required. The motion carried unanimously.

Documentation: Resolution No. 40-2015; PIC Resolution No. 2015-01; and PFA Resolution No. 2015-01

Disposition: Approved.

The Council/Board adjourned at 11:35 p.m. to a meeting of the Porterville City Council.

ORAL COMMUNICATIONS

None

OTHER MATTERS

- Vice Mayor Hamilton spoke about the Annual Egg Hunt; threw down the Rocky Hill Speedway challenge; and lauded Economic Development Associate Ridenour on his driving at the racetrack.
- Council Member Gurrola reported on her attendance at a Press Conference in Selma regarding water.
- Council Member Ward wished everyone a happy belated Easter, and expressed his gratitude for the rain.
- Council Member Reyes stated that he too was thankful for the rain.
- Mayor Stowe reported his attendance at the Annual Egg Hunt, and asked that everyone keep the Trevino family in their prayers.
- City Manager Lollis reported that the agenda had been completed electronically for the first time, and thanked Deputy City Clerk Luisa Zavala for her efforts in that regard. He also reported that the transit auditor was very impressed with the operation of the Shop.

CLOSED SESSION

None

ADJOURNMENT

The Council adjourned at 11:41 p.m. to the meeting of April 21, 2015.

SEAL

Luisa M. Zavala, Deputy City Clerk

Milt Stowe, Mayor



CITY COUNCIL AGENDA – OCTOBER 6, 2015

SUBJECT: Request Authorization to Purchase Fire Hose

SOURCE: Fire

COMMENT: The Porterville Fire Department is requesting authorization to purchase a cache of fire hose for the new fire station. After a major incident, each fire station requires hose of various diameters be available to reload onto fire apparatus while the dirty hose is being cleaned, dried, and prepared for re-use. The department's existing supply of hose, while adequate for two stations, is not sufficient to accommodate the third station.

Upon completion of construction and commencement of operations, this station will house two pieces of fire apparatus, carrying a combined total of 5,250 feet of fire hose. The recommended cache of replacement hose for the station is 5,000 feet, including 1,000 feet of each of the following diameters:

- 4" Fire Attack/Supply Line
- 3" Fire Attack/Supply Line
- 1 3/4" Fire Attack Hose
- 1 1/2" Wildland Hose
- 1" Wildland Hose

The department has obtained three quotes from fire hose vendors, shown below, and has found M.E.S. California to be the most cost effective.

M.E.S. California	\$16,623.29
L.N. Curtis & Sons	\$16,820.89
Allstar Fire Equipment	\$17,343.73

Funding for this purchase is currently available in the Fire Department "Station and Grounds Miscellaneous Equipment" replacement account.

RECOMMENDATION: That the City Council authorize the Fire Chief to purchase five-thousand feet of fire hose from M.E.S. California, not to exceed \$16,623.29.

ATTACHMENTS: 1. Cost Estimates MES, L.N. Curtis, Allstar Fire Equipment

Appropriated/Funded: MB

Review By:

Department Director:

Glenn Irish, Fire Chief

Final Approver: John Lollis, City Manager

MES - California
4343 Viewridge Ave. Suite A
San Diego, CA 92123

Telephone.....: 858-715-4639
Fax.....: 858-505-9947



Ship To:
PORTERVILLE FIRE DEPARTMENT
40 WEST CLEVELAND AVE
Porterville, CA 93257

Contact: Mike Hildreth
Phone:

Bill To:
PORTERVILLE FIRE DEPARTMENT
40 WEST CLEVELAND AVE
Porterville, CA 93257

Quotation

Number.....: QT_00358502-1
Date.....: 8/14/2015
Page.....: 1 of 1
Sales order.....:
Requisition.....:
Your ref.....:
Our ref.....: dkramer
Quotation deadline.....: 9/13/2015
Payment.....: Net 30
Sales Rep.....: DKramer
Terms of delivery.....: Supplier Pays Freight

Item number	Description	Size	Color	Quantity	Unit	Unit price	Amount
AR40YB	Attack Poly Lite DJ600 LDH 4"X50' RLFXRML TPU Liner - YELLOW			20.00	EA	305.15	6,103.00
DN30TB	DJ800 NYLON EPDM Rubber Liner 3"X 2.5" X 50' NST - TAN			20.00	EA	229.55	4,591.00
DN17TB	DJ800 NYLON EPDM Rubber Liner 1.75" X 50' NST - TAN			20.00	EA	127.85	2,557.00
FP15YD	FLASH POINT FORESTRY 1.5X100 1.5NST YELLOW			10.00	EA	118.00	1,180.00
FP10YD	FLASH POINT FORESTRY 1X100 1NH YELLOW			10.00	EA	89.00	890.00

This Quotation is subject to any applicable sales tax and shipping & handling charges that may apply.
Tax and shipping charges are considered estimated and will be re-calculated at the time of shipment to ensure they take into account the most current local tax information.

Sales balance	Total discount	S&H	Sales tax	Total
15,321.00	0.00	0.00	1,302.29	16,623.29 USD

All returns must be processed within 30 days of receipt and require a return authorization number and are subject to a restocking fee.
Custom orders are not returnable. Effective tax rate will be applicable at the time of invoice.

(phone) 510-839-5111
 (toll free) 800-443-3556
 (fax) 510-839-5325
 oaksales@lncurtis.com

L.N.CURTIS & SONS

TOOLS FOR HEROES® since 1929

Pacific North Division
 1800 Peralta Street
 Oakland, California 94607
 www.LNCURTIS.com

QUOTATION

DATE	TERMS	F.O.B.	BASE CODE	QUOTATION NO.
09/17/15	NET 30 DAYS	SP NW		1366845-01

TO: CITY OF PORTERVILLE, FD
 LT. MIKE HILDRETH
 40 W. CLEVELAND AVE
 PORTERVILLE, CA 93257

This quotation subject to acceptance within 30 days. Shipment contingent upon strikes, fires, accidents or other delays beyond reasonable control for the company.
 L.N. Curtis and Sons retains ownership and title to all equipment until fully paid for in legal money of the United States of America.
 All prices quoted subject to applicable Federal, State, County or City Taxes and Licenses.

L.N. CURTIS AND SONS

By NATHAN BELCHER

QUANTITY	UNIT	PART NUMBER	DESCRIPTION	UNIT PRICE	TOTAL PRICE
20	EA	PF4X50YEN NAFH	4"X50' POLY-FLOW DJ HOSE YELLOW CPLD. 4NH POLYURETHANE LINED/POLYESTER JACKET	367.80	7356.00
20	EA	PTL3X50TEN NAFH	3"X50' POLY-TUFF LITE DJ HOSE YEL CPLD. 2.5NH EPDM RUBBER LINED/POLYESTER JACKET	184.00	3680.00
20	EA	PTL17X50YEN NAFH	1.75"X50' POLY-TUFF LITE DJ HOSE YEL CPLD. 1.5NH EPDM RUBBER LINED/POLYESTER JACKET	95.40	1908.00
10	EA	OB15X100YFN NAFH	1.5X100' CPLD 1.5NH YEL OUTBACK 600 SJ HOSE	139.00	1390.00
10	EA	OB1X100YFI NAFH	1X100' CPLD 1NPSH YEL OUTBACK 600 SJ HOSE	110.00	1100.00
FREIGHT COST IS AN ESTIMATE ONLY.					
THANK YOU FOR THE OPPORTUNITY TO QUOTE!!!					
Sub Total					15434.00
Transportation					75.00
Sales Tax					1311.89
Total					16820.89

Last Page

ALLSTAR FIRE EQUIPMENT, INC

SALES QUOTE

12328 Lower Azusa Road
Arcadia, California 91006
Phone (626) 652-0900
Fax: (626) 652-0919

Date: August 13, 2015
To: Porterville FD
Attn: Lt. Mike Hildreth
Fax:

Per your request, we are pleased to quote on the following:

QTY	UNIT	DESCRIPTION	PRICE	EXTENSION
20	ea	Key Hose DP40-600 Yellow All Poly DJ Rubber Lined Fire Hose - 4" x 50' Coupled NST Aluminum	\$352.45	\$7,049.00
20	ea	Key Hose DP30-800-ECO Tan All Poly DJ Thin Wall Rubber Lined Fire Hose - 3" x 50' Coupled 2 1/2" NST Aluminum	\$216.25	\$4,325.00
20	ea	Key Hose DP17-800-ECO Tan All Poly DJ Thin Wall Rubber Lined Fire Hose - 1 3/4" x 50' Coupled 1 1/2" NST Aluminum	\$110.65	\$2,213.00
10	ea	Key Hose SP15-600 Yellow All Poly SJ Type II Forestry Fire Hose - 1 1/2" x 100' Coupled NST Aluminum	\$123.10	\$1,231.00
10	ea	Key Hose SP10-600 Yellow All Poly SJ Type II Forestry Fire Hose - 1" x 100' Coupled NST or NPSH Aluminum	\$116.70	\$1,167.00
Terms: Net 30 FOB: Destination for Complete Award Delivery: 6 Weeks				
			Subtotal	\$15,985.00
			8.50%	\$1,358.73
Quoted By: _____			TOTAL	\$17,343.73

John Sprengelmeyer - Inside Sales



CITY COUNCIL AGENDA – OCTOBER 6, 2015

SUBJECT: Ratification of Emergency Expenditure - Emergency Repair of Traffic Signal at Westwood Street & Morton Avenue

SOURCE: Public Works

COMMENT: On September 10, 2015, a vehicle struck the traffic signal cabinet at Westwood Street and Morton Avenue. The vehicle destroyed the cabinet and the internal components. Due to the urgency of repairing a traffic signal, the close proximity to a school, and the 4-6 week lead-time on receiving the cabinet, it was determined an emergency repair was needed. Three (3) quotes were obtained for the necessary parts without the normal sealed bid procedure.

City Code 2-38, Emergency Expenditures/Appropriations, authorizes an expenditure of up to \$100,000 in an extraordinary emergency for the preservation of the public peace, health, or safety. Pursuant to City Code 2-38, these circumstances were communicated to the City Manager and to the Mayor.

Authorization was obtained to proceed with ordering the cabinet from the low bidder, McCain Inc. A copy of City Code 2-38 is attached for your reference.

The quotes are as follows:

McCain Inc.:	\$9,396
Jam Services:	\$9,650
Loop Electric:	\$10,814.04

Due to the urgent nature of a non-functional traffic signal in close proximity to a school, the cabinet was ordered from McCain Inc., which was the low bidder.

Delivery is expected in approximately one (1) week from date of order.

RECOMMENDATION: That City Council ratify the emergency order of the cabinet and components from McCain Inc. in the amount of \$9,396 to repair the traffic signal at Westwood and Morton.

ATTACHMENTS: 1. Municipal Code 2-38 Emergency Expenditures/Appropriations

Appropriated/Funded: MB

Review By:

Item No. 3.

Department Director:
Mike Reed, City Engineer

Final Approver: John Lollis, City Manager

2-38: EMERGENCY EXPENDITURES/APPROPRIATIONS:

An appropriation and/or expenditure of up to one hundred thousand dollars (\$100,000.00) is authorized without additional prior council approval, if: a) the city manager has requested that such an appropriation/expenditure be made; b) the mayor has determined that the circumstances for the request constitute an extraordinary emergency, meaning that there is an immediate need to make such appropriation/expenditure for the preservation of the public peace, health or safety; and c) the city manager notifies the council of the specific appropriation/expenditure in writing. (Ord. 1704 § 1, 10-3-2006)



CITY COUNCIL AGENDA – OCTOBER 6, 2015

SUBJECT: Authorization to Advertise for Bids – One (1) Compressed Natural Gas (CNG) Street Sweeper

SOURCE: Public Works

COMMENT: Caltrans has authorized the City to advertise for the purchase of one (1) CNG street sweeper. The project is funded by a Congestion Mitigation & Air Quality (CMAQ) grant.

The CMAQ grant, in the amount of \$282,000 is a federal grant that must be matched with local funds. The federal share is \$249,000 and local share is \$33,000. The Engineer's estimate of probable cost for the CNG street sweeper is \$282,000. The local share of \$33,000 is allocated in the Public Works' Streets and Solid Waste Equipment Replacement Fund as approved in the 2015/2016 annual budget making this a wholly-funded project.

RECOMMENDATION: That the City Council:

1. Approve staff's recommended vehicle specifications; and
2. Authorize Staff to advertise for bids for one (1) Compressed Natural Gas Street Sweeper.

ATTACHMENTS: 1. CNG Powered Street Sweeper Specs

Appropriated/Funded: MB

Review By:

Department Director:

Final Approver: John Lollis, City Manager

**CITY OF PORTERVILLE
STATE OF CALIFORNIA
NOTICE INVITING SEALED BIDS
BID NO. TBA**

The City of Porterville, CA, will receive sealed bids in the Office of the Purchasing Agent, 291 N. Main St., Porterville, CA 93257, until **2:30 p.m., TBD**, at which time said bids will be opened and read aloud for providing:

**CNG POWERED REGENERATIVE AIR STREET SWEEPER
PM10 Certified/AQMD 1186 compliant**

Instructions to bidder, specifications and proposal forms may be inspected and obtained in the Office of the Purchasing Agent, 291 N. Main Street, Porterville, CA, 93257. No bid will be received unless it is made on a proposal form furnished by the Purchasing Agent.

A Pre-Bid Meeting will be held at the City's Corporation Yard, 555 N. Prospect Street, Porterville, CA, on **TBD**. Interested bidders are encouraged to have a representative in attendance.

Any bidder is welcome to discuss their products and/or exceptions to the City's written specifications prior to the opening date; however, all bid proposals must be in written form and include the specifications of those items offered. Should it be more favorable to the City, the right is retained by the City to waive any part of its own written specifications and/or those alternate specifications submitted as a bid.

Bids will be evaluated on the suitability to required use, and price of equipment. The City retains the right to reject any or all bids, to waive any informality or irregularity and to sit and act as sole judge of the merit and qualifications of each product offered, and to award in any manner which is more favorable to the City. The City reserves the right to award contract to one vendor only or to make individual contract awards based on equipment type, as best serves the interest of the City.

The City hereby affirmatively ensures that minority business enterprises will be afforded full opportunity to submit bids in response to this notice and will not be discriminated against on the basis of race, color, national origin, ancestry, disability, gender, age, sexual orientation, or religion in any consideration leading to the award of contract.

Dated at Porterville, California, this **TBD**.

Maria Bemis
Finance Director

First Publication: **TBD**
Second Publication: **TBD**

INSTRUCTIONS TO BIDDERS
CNG POWERED REGENERATIVE AIR STREET SWEEPER
BID NO. TBA

1. All information requested of the contractor shall be entered in the appropriate space(s) on the form. Failure to do so may disqualify your offer.
2. All information shall be typewritten or entered in ink. Mistakes may be crossed out and corrections inserted before submission of your bid. Corrections shall be initialed in ink by the person signing the bid.
3. Corrections and/or modifications received after the closing time specified will not be accepted.
4. Bids will not be accepted unless signed in ink (not typed) in the appropriate space (s) by an authorized officer or employee of the bidder.
5. Bids must be submitted by the closing date, or prior to the time specified, to be considered. Telephone or facsimile bids will not be accepted.
6. It is the sole responsibility of the bidder to see that their bid is submitted at the proper time. Postal delivery to Porterville may take one week or longer. Any bids received after the closing date shall be returned, unopened, to the bidder.
7. Submit bid only in a sealed envelope with the bid number and closing date on the outside of the envelope.
8. Prices submitted by contractor are considered accurate and cannot be withdrawn after the bid is closed.
9. Upon submission of bid documents, all such documents shall become the property of the City of Porterville.
10. Provide any other information not specifically requested which may be considered by the Purchasing Agent; however, the Purchasing Agent is not obligated to consider any information not specifically requested in this solicitation.
11. The City shall not be responsible for any error or omission in the bid proposal.
12. The words "Bidder," "Vendor," "Supplier," and "Contractor" are used interchangeably throughout this solicitation, and are used in place of the person, firm, or corporation submitting a bid on these specifications, or any part thereof.

GENERAL CONDITIONS
CNG POWERED REGENERATIVE AIR STREET SWEEPER
BID NO. TBA

The City of Porterville is requesting sealed bids for providing one (1) CNG Powered Regenerative Air Street Sweeper. Proposals are to be submitted on the form provided, and returned to the Purchasing Agent, 291 N. Main St., Porterville, CA 93257, **on or before 2:30 p.m., TBD.**

INFORMATION

This request for bids is being issued by the City of Porterville Purchasing Division. Unless otherwise directed, all communications regarding this bid should be referred to the Purchasing Division at (559) 782-7451.

Any revisions to the bid will be issued and distributed as Addenda. Bidders are specifically directed not to contact any other City personnel for meetings, conferences or technical discussions related to the bid.

Successful bidder will be encouraged to extend the terms, conditions and pricing and provide all services of the resulting contract to other governmental entities upon request. Such participation by governmental entities other than the City of Porterville will be directly with the vendor and all purchases shall be made in the participating entity's name, making payments directly to the vendor.

LICENSING

Successful bidder may be required to possess a current City of Porterville business license. Fee is based on gross receipts for all business transactions in the City of Porterville. For additional information, contact the business license clerk at (559) 782-7457.

EVALUATION AND AWARD

The City of Porterville reserves the right to reject any or all bids; to waive any irregularities or informalities in any bid or the bidding process. The City retains the right to combine various bid items; to purchase separate items from any bid when price and terms quoted are more favorable to the City; and to make a final selection and award for any other reason deemed to be in the best interests of the City of Porterville. The Purchasing Agent shall, in all instances, be the final judge in evaluation and award of any contracts resulting from this solicitation.

Award of contract, if it be awarded, will be to the lowest responsible bidder whose bid best complies with all the requirements described. The award, if made, will be made within sixty (60) days after the opening of the bids. Bidder agrees and so stipulates in submitting this bid, as though stated therein, and in any subsequent award of contract, that:

- A. Contractor is an independent contractor, not an employee, agent or officer of the City.
- B. Contract, should it be awarded, shall be interpreted, construed and given effect in all respects according to the laws of the State of California.
- C. Should Contractor be awarded contract, Contractor shall not assign contract, or any part thereof, or any monies due or to become due there under without prior consent of the City.
- D. Contractor shall indemnify and hold harmless the City, its officers, officials, employees and agents from and against all claims, damages, losses, and expenses caused in whole or in part by any negligent act or omission of the Contractor, its consultants, subcontractors, anyone directly or indirectly employed by any of them, or anyone for whose acts any of them may be liable, except where caused by the active negligence, sole negligence, or willful misconduct of the City.
- E. Contractor shall hold the City harmless from liability of any nature or kind including cost and expenses for infringement or use of any copyrighted composition, secret process, patented or unpatented invention, article or appliance furnished or used in connection with the contract.
- F. Contractor warrants that no gratuities in any form, were offered or given by the Contractor, or any agent or representative of the Contractor, to any officer or employee of the City with a view toward securing favorable treatment with respect to any determination concerning the performance of the contract. For breach or violation of this warranty, the City shall have the right to terminate the contract, either in whole or in part, and any loss or damage sustained by the City in procuring in open market any items which the vendor agreed to supply shall be borne and paid for by the Contractor. The rights and remedies of the City provided in this clause shall not be exclusive and are in addition to any other rights and remedies provided by law or under the contract.
- G. Contract shall be in the form of a City of Porterville Purchase Order and attachments of Notice to Bidders, General Conditions, Instructions to Bidders, Specifications, and Bid Proposal, shall be a part thereof as though set forth therein.

TAXES, DELIVERY AND APPLICABLE CHARGES

Required taxes, delivery cost and any and all other applicable charges must be included in the bid. The City **is not exempt** from California Sales Tax. The City **is exempt** from paying Federal Excise Taxes. Federal taxes are not to be included in the prices quoted in the bid.

COMPLIANCE AND EXCEPTIONS

Failure on the part of the bidder to comply with all requirements and conditions of the Invitation for Bid and this specification may subject the bid to rejection. No exceptions to or deviations from this specification will be considered unless each exception or deviation is specifically stated by the bidder as an exception with a detailed statement completely defining the exception(s). The manufacturer's name, product brand name, and catalog or part number must be shown on the bid in the designated places. However, that information in itself is not sufficient evidence that the bidder is making an exception. If no exceptions or deviations are shown, the bidder will be required to furnish equipment exactly as specified herein. The burden of compliance with this specification will be the responsibility of the bidder. Any bid exceptions or additional conditions requested after the bid closing, which are not detailed within the bid response, will automatically be denied.

INSPECTION

The City will have ten (10) days to inspect equipment for workmanship, appearance, proper functioning of all equipment and systems, and conformance to all other requirements of this specification. If deficiencies are detected, the equipment will be rejected and the vendor will be required to make necessary repairs, adjustments, or replacements. Payment and/or commencement of a discount period, if applicable, will not be made until the defects are corrected and the equipment re-inspected and accepted.

LEGAL REQUIREMENTS

The equipment in all respects shall meet or exceed any and all applicable requirements of Federal Government Safety Standards, the California Administrative Code, the Health and Safety Code, the San Joaquin Valley Air Pollution Control District and the California Air Resources Board.

EQUIPMENT LICENSING

The dealer will either register the vehicles for the City of Porterville with California exempt fee license plates, or provide the City with a Statement of Origin or other documents necessary to enable the Purchasing Agent to register the vehicles.

EQUIPMENT DEMONSTRATION AND TESTING

The City reserves the right to have equipment demonstration and testing at City site prior to award of contract. Demonstration and testing, if required, are to be at bidder's expense.

MANUFACTURER'S SPECIFICATIONS

Bidder shall submit specification literature with bid proposal.

QUANTITIES

The City anticipates purchasing one (1) CNG Powered Street Sweeper, as requested in the Bid Proposal form included in this solicitation document; however, the City reserves the right to increase or decrease quantities based on circumstances and availability of funds.

PARTS AVAILABILITY & PRICING

Bidder shall guarantee that parts not available in the after market will be available from the dealer over the estimated five (5) year life of the equipment offered. Bidder/dealer will also provide price list(s) for commonly purchased parts and state dealer cost plus percentage to the City on Bid Proposal Form. Cost plus percentage shall remain the same for the estimated five (5) year life of the equipment. It is understood by City and dealer that future parts purchased are not limited to the list(s) provided, and that Manufacturer's price increases shall be passed on to City.

PAYMENT & DISCOUNT

The City of Porterville issues Accounts Payable checks three (3) times each month: on the 10th, the last business day of the month, and one check run between the two dates. Trade discounts that allow for due dates of ten (10) days or more after acceptance of equipment will be considered in the price evaluation.

SPECIFICATIONS
CNG POWERED REGENERATIVE AIRSTREET SWEEPER
BID NO. TBA

GENERAL SPECIFICATIONS

The following Detailed Specifications are the City of Porterville's minimum requirements for a CNG Street Sweeper. The City anticipates purchasing one (1) CNG Powered Regenerative Air Street Sweeper with this solicitation. The specifications are not intended to be restrictive but descriptive of the type and quality the City of Porterville desires to purchase. Bids for similar items of like quality will be considered if the bid is fully noted with the manufacturer's brand name and model including a detailed listing of its specifications.

The equipment shall be new, unused, **2015 or current model year** production Street Sweeper truck. It is the intent of these specifications to describe a commercial sweeper body and truck chassis to make a complete working truck. All parts not specifically mentioned herein, which are necessary to provide a complete unit shall be included and shall conform in strength and quality of material and workmanship according to the industry standard and not less than these specifications.

Exceptions to the specifications, if taken and fully explained to the satisfaction of the City of Porterville's Shop Superintendent, will not be cause for rejection if it is felt to be in the best interest of the City. Failure to mention any deviation to these specifications will under no circumstances relieve the manufacturer from conforming to said specifications.

LITERATURE

Manufacturer's descriptive literature/specifications are to be included with the bid.

DELIVERY

Bidders shall state delivery as the number of calendar days after receipt of order (ARO).

WARRANTY

Bidders shall state warranty terms and conditions of both the truck chassis and collection body in the space provided, and provide a copy of the manufacturers' warranties with the bid.

TRAINING

Upon delivery, or within one (1) week after delivery of the street sweeper to the City, the successful bidder shall, at the City's option, provide training for Shop Maintenance and Streets Division personnel pertaining to the use, maintenance and repair of this street sweeper. The training shall be provided at the City's Corporation Yard and Maintenance Shop facility. This training shall be coordinated with the City's Shop Superintendent at least two (2) weeks prior to

delivery of the equipment. There shall be no additional charges for providing this training.

MANUALS

One (1) set of all relevant manuals shall be delivered to the City, including but not necessarily limited to, chassis and drive train operator's manual, sweeper body operator's manual, chassis parts manual and sweeper body parts manual.

BID PROPOSAL

Each bidder's proposal shall clearly state the total price, make and model, and terms of payment. All bids must remain firm for sixty (60) days and must be signed by a duly authorized representative of the bidding company.

ACCEPTANCE OF BIDS

The City of Porterville reserves the right to reject any or all bids and to accept the bid or bids that in its opinion best meets the requirements outlined herein.

BID SUBMISSION INSTRUCTIONS

Prior to the bid submittal time, bidders shall complete and return, as instructed herein, the **DETAILED SPECIFICATIONS** and **BID PROPOSAL**, together with all other requirements, in a sealed envelope clearly marked "**BID NO. TBA CNG POWERED REGENERATIVE AIR STREET SWEEPER.**" A duplicate set of Detailed Specifications and Bid Proposal is included for bidders' convenience.

DETAILED SPECIFICATIONS

CNG POWERED REGENERATIVE AIR STREET SWEEPER

The following are the City of Porterville's minimum specifications for Compressed Natural Gas (CNG) powered Regenerative Air Street Sweeper. The City anticipates purchasing one (1) truck with this solicitation. **Bidder must complete and return these specifications with their bid.**

Specification	Specify
1. General specifications: Truck shall be a conventional cab design with two axles. Shall be equipped with full crossover design to be operable from either seating position.	
2. Frame/Cross Members: The frame shall be heavy duty, designed and built for severe service application. RBM of 1,000,000 lbs/inch per rail.	
3. Cab Exterior: Shall be conventional design with a one piece hood that hinges forward.	
4. Bumper: Front bumper shall be painted steel	
5. Tow hooks: Two (2) tow hooks shall be frame mounted, (front).	
6. Windows: Factory tint on front & side glass, rear glass to be clear. Shall include sunvisors on both sides.	
7. Doors: Cab shall be equipped with standard one piece, front hinged doors with electric powered or manual roll up windows.	
8. Assist handles: Grab handles shall be provided on both sides of cab to assist entry and exit.	
9. Dome lights: Shall be activated from switches on both doors.	
10a. Mirrors: Two stainless steel, West-Coast type, one on each side, two 8 inch convex, one each side.	

Specification	Specify
10b. Mirrors Cont'd: Shall include two 8 inch convex mounted to front fenders to provide visibility of gutter brooms.	_____
11. Seats: Two person configuration, with air suspension seats for both seating positions.	_____
12. Gauges: Operator instrument panel to be provided for both sides of cab and shall include the following: road speed, engine speed, hour meter, oil pressure, engine coolant temp., transmission temperature, voltmeter, dual air pressure, and fuel level.	_____
13. Air Conditioning: Factory-equipped, recirculating, heating/air conditioning system.	_____
14. Windshield wipers: Dual electric or air-operated, intermittent/variable speed windshield wipers with washer function.	_____
15. Radio: AM/FM radio with auxiliary input on front.	_____
16. Seat belts: 3-point driver's and passenger's seat belts with retractors for all seats.	_____
17. Emergency supplies: One (1), twenty (20) lb. ABC approved fire extinguisher and mounting bracket, one (1) set of triangle reflectors	_____
18A. Engine: Minimum shall be Cummins inline 6 cylinder, spark-ignited, natural gas engine rated at a minimum of 300 horsepower and 1000 ft lbs torque with compressed natural gas fuel system installed. Conversions will not be allowed. The system shall include a minimum 50 diesel gallon equivalent of CNG storage for use by both engines, electronic control unit, fuel regulators, and all parts required for a complete installation. The completed system shall be CARB-certified.	_____

Specification

Specify

- 18B. The engine shall have a road-speed limit set for a maximum 58 mph. The City requires that a methane detection system shall provide warning to the operator if methane gas is present within the cab or engine compartment area. The system shall meet or exceed all applicable governmental standards for such systems when installed on street sweeper vehicles.
-

- 19A. **CNG storage tanks:** Shall have a minimum service life of 15 years, and shall be protected from damage. All components used to modify the power train and fuel systems shall conform to the current applicable National Fire Protection Association (NFPA) standards and shall be engineered and certified for the specific fuel type. The CNG system will be designed to the current regulations, safety, reliability and longevity of FMVSS-304, ANSI NGV3.1 (NGV-2) and NFPA-52 regulations/codes.
-

- 19B. System shall have two NGV-1 fill valves rated at 3,600 psi. OPW LB-36 fill valves or equal. One fill receptacle will be mounted on the fuel management module and a second on the left front bumper. Both receptacles shall be equipped with ignition interrupt circuits. An auxiliary fuel gauge shall be mounted in the dash area, visible from either seating position, driven by a transducer located on the high pressure side of the fuel system.
-

20. **Engine Protection:** Shall be equipped with an on-board, electronic, diagnostic and operational monitoring system. The system shall, at minimum, provide engine protection, operator notification, and shutdown in the event of loss of oil pressure, low coolant level, and high coolant temperature.
-

Specification	Specify
21. Cooling system: Radiator shall be capable of sufficiently cooling engine with vehicle fully loaded at an ambient temperature of 115 degrees F. Shall also include an automatic fan clutch, silicone radiator coolant and heater hoses, or approved equal and extended life coolant.	_____
Electrical system: Shall have a 12 volt electrical system, with 12 volt starting and charging systems.	_____
23. Charging system: Shall be equipped with a 12 volt, minimum 130 amp rated size alternator	_____
24. Batteries: Shall be Group 31 maintenance free and of sufficient number to have a minimum CCA rating as required by the engine mfr. to start the furnished engine at 10 degrees F, and include a battery shut-off switch installed in the ground circuit.	_____
25. Electrical wiring: Shall be multi-stranded, low voltage insulated automotive type, and routed in protective harnesses. Where harnesses pass through metal structures, rubber or silicone grommets shall be used to protect the integrity of the harnesses.	_____
26. Starter: Shall be 12 volt rated, electric type, properly sized to crank and start the engine furnished in temperatures down to 10 degrees F.	_____
27A. Lighting: Shall be equipped with all necessary lights for compliance with all State and Federal regulations, including 4 red rear lights for stop/turn, 2 clear lights for back up, and flashing rear amber warning lights. The rear amber flashing lights shall comply with Vehicle Code 25280.	_____

22.

Specification	Specify
27B. Lighting: Shall be equipped with L.E.D. rear turn signal flashers, brake lights, and warning flashers for long life and reliability. Shall also include front mounted fog lamps.	_____
27C. Shall be equipped with a back-up alarm and reverse motion sensor.	_____
28. Transmission: Shall be Allison RDS 3500 or approved equal.	_____
29. Transmission cooling: Shall be in accordance with Allison Transmission recommendations for ambient temperatures from 10 degrees F to 115 degrees F. A transmission oil temperature gauge with warning light and buzzer shall be installed.	_____
30. Front axle: Shall have a minimum rated capacity of 12,000 lbs.	_____
31. Front suspension: Front springs shall be taper or multi-leaf type and have a minimum capacity of 12,000 lbs, less any unsprung weight. Front axle shall be equipped with premium, long-life shock absorbers rated for the axle provided.	_____
32. Front brakes: Shall be air-operated drum type. Shall be minimum 15" x 4" size, Meritor Q-plus, or Eaton, or approved equal, S-cam type with non-asbestos brake lining and automatic slack adjusters.	_____
33. Wheelbase: Length shall be as required to install the sweeper body described.	_____

Specification

Specify

34. **Steering:** Shall be equipped for left and right seating positions, full time power steering. Steering shall be set to the maximum wheel cut available and provide the minimum turning radius possible for the chassis configuration. Both steering columns shall be equipped with tilt adjustment.
35. **Drive Shaft:** The drive shafts and all their components shall be adequate for the torque rating of the engine and transmission provided. If the vehicles require a two-section drive shaft due to wheelbase requirements, then an intermediate support bearing shall be provided.
36. **Rear axles:** Shall be a Meritor, or Dana or approved equal, with a minimum load capacity of 20,000 lbs. The rear axle shall be single speed and geared to within the range of 5.86-6.60 to 1 ratio.
37. **Rear suspension:** Shall be rated for 21,000 lbs. minimum.
38. **Rear brakes:** Shall be Meritor Q-plus, Eaton or approved equal. Minimum 16.5" x 7" size brake shoes, with automatic slack adjusters.
39. **Brake air compressor:** Shall be minimum 18 CFM rated capacity, liquid cooled design that is gear driven off of the engine. The discharge line shall be DOT approved compressor discharge.

Specification

Specify

40. **ABS:** Vehicle shall be equipped with a WABCO, four channel anti-lock braking system, or approved equal.

41. **Air tanks/lines:** Vehicle air lines shall be nylon, and air reservoirs shall be constructed of steel. There shall be sufficient air tanks to meet or exceed all Federal and State regulations that apply. All air reservoirs shall be equipped with pull cord drain valves or remote drain valves such that operator may easily drain the air daily without the need to crawl under the vehicle.

42. **Air dryer:** Shall be equipped with an air dryer installed in an easily serviceable location.

43. **Air brake system:** Shall conform to all current Federal and State regulations at the date of manufacture.

44. **Front wheels/tires:** Front wheels shall be hub-pilot steel, painted. Tires shall be 11R22.5, 14 ply rating and filled with foam filling.

45. **Rear wheels/tires:** Rear wheels shall be hub-pilot steel, painted. Tires shall be 11R22.5, 14 ply rating with foam filling.

46. **Paint:** Manufacturer's standard white

Specification	Specify
47. Sweeper engine: Shall be designed to run on CNG and be CARB certified. Horsepower rating shall be a minimum of 99 hp @ 2500 rpm and a torque rating of 260 lb. ft. @ 1400 rpm.	_____
48. Air filter: Shall be a dual safety element type Air cleaner and include a restriction indicator.	_____
49. Cooling system: Radiator shall be capable of sufficiently cooling engine when operating at manufacturer recommended range at ambient temperature of 110 deg F. Shall be filled with proper ratio of Extended Life Coolant and water.	_____
50. Blower: Shall be rated at not less than 20,000 CFM, belt driven off of auxiliary engine.	_____
51. Blower shall be constructed of abrasion resistant steel or aluminum with rubber coating.	_____
52. Blower housing shall not be an integral part of the body. Replacement of the blower housing must be possible without any cutting or welding of the housing and/or body.	_____
53. The blower shall be mounted and supported on both sides by sealed or heavy-duty greasable bearings. Greasing of the bearings must be possible from ground level without tilting the body.	_____
54. The blower must not be directly exposed or open to the dust separator to preclude carry-over of material from the separator into the blower and blower housing.	_____

Specification

Specify

55. **Pickup Head:** Shall be spring balanced, all steel fabricated with separated upper and lower chambers where pressurized air is blasted from the upper chamber through and elongated blast orifice, to the lower chamber.
56. The pickup head shall be not less than 87" wide and 30" long.
57. The pickup head shall have a minimum of 14" diameter pressure hose that connects the blower outlet with the pickup head.
58. The pickup head shall have a minimum of 12.75" diameter suction hose with a quick disconnect coupling to enable inspection of the suction hose as well as inlet area of the pickup head.
59. The pressure side shall be equipped with a vacuum enhancer/leaf bleeder which is controlled from inside the cab with position indicator on the control.
60. **Curtains:** The front and rear curtains shall be removable without removing the pickup head head from the unit.
61. **Skids:** The pickup head shall be equipped with side mounted adjustable steel runners with carbide inserts with a minimum width of 1 1/8" for maximum pickup performance and durability.
62. The pickup head shall be raised and lowered by a rocker switch on the control panel inside the cab.

Specification

Specify

63. **Gutter brooms:** The right and left side brooms shall be a free floating trailing arm design with inward motion safety to prevent damage when sweeping and encountering a fixed obstacle. The trailing arm shall be of parallelogram design for simple, non-binding operation and for constant bristle and wear pattern.
64. The brooms shall be 42" diameter minimum, with hydraulically driven rotation.
65. Adjustable or automatic down pressure shall be controlled by a rocker switch on the control panel inside the cab for both left and right gutter brooms.
66. The side broom assemblies shall have greaseless pivot pins for ease of maintenance.
67. Each side broom shall be controlled by a rocker switch on the control panel inside the cab.
68. The side broom control system must allow the broom to be retracted while sweeping, to provide scrubbing action in front of the pickup head. This feature shall be controlled from the operator seat.
69. Both side brooms shall include tilting mechanisms to allow operator to change inward/outward angle of the brooms. This feature will be controlled by switches mounted on the control panel inside the cab.
70. Hopper: Shall be a minimum 7.3 cubic yards capacity, and shall be constructed of 10 gauge steel sides and 1/4 inch floor.

Specification	Specify
71. A weight actuated full load indicator shall be mounted in the cab on the control panel.	
72. Suction inlet to hopper must have an abrasion resistant, replaceable liner or “chute.”	
73. The hopper shall be of a “dump body” design or use of a moving raker attached to the rear door.	
74. The hopper floor shall be sloped a minimum of 10 degrees to facilitate dumping.	
75. The hopper rear door shall be hinged at the top and opened by means of hydraulic cylinder. There shall be a switch to control this function from the control panel inside the cab, as well as a switch mounted to the right side of the hopper to allow viewing of the dumping of debris.	
76. For maximum safety, the rear hopper door shall be equipped with door prop if required by design.	
77. The hopper rear door shall be equipped with an automatic lock mechanism to provide optimal sealing between the hopper and rear door.	
78. The rear door shall have a water resistant rubber seal. Foam seals are not acceptable.	
79. Two screens shall be installed to allow air to move freely from the hopper into the dust separator. the screens shall be hinged and easily lowered to facilitate cleaning and inspection.	

Specification	Specify
80. The hopper shall be coated with a wear resistant liner, minimum of 50 Mils thick, to protect the hopper as well as facilitate dumping of debris. Bare steel, including stainless, are not acceptable.	
81. An inspection door shall be built into the both sides of the hopper.	
82. A hopper drain shall be incorporated into the rear hopper door, and include a screen to keep larger debris from clogging the drain and shall be hinged or removable for ease of cleaning.	
83. Dust separator shall be designed so that it will not plug with regular debris and shall include a means to open for inspection and cleaning.	
84. Water tank: Shall be constructed of polyethylene and minimum size of 220 gallons. There shall be a sight tube on the tank visible from the ground, as well as a "Low Water Warning" system to alert operator inside the cab.	
85. Shall include a water filter easy to access and clean from the ground, with a shutoff valve at the inlet to the filter to prevent loss of water from the tank.	
86. All water plumbing shall be external to the operator cab.	
87. Water System: Water system must be PM10 certified and AQMD Rule 1186 compliant.	
88. Spray Nozzles: Shall be provided at both gutter brooms, pickup head, inside hopper and the length of the front bumper. Spray nozzles shall be individually controlled by section to provide operator control from switches on the control panel inside the cab.	

Specification	Specify
89. A pressurized wash down system shall be included with a hose and handgun.	_____
90. Must include a minimum 20 ft. by 2.5 inch fill hose with hydrant fittings. Body shall have a hose rack and hydrant wrench.	_____
91. Hopper wash down nozzles to be mounted to inside of rear hopper door, with fill hose to connect system to hydrant.	_____
92. Hydraulic system: Reservoir must be minimum of 20 gallons, and include a 10 micron, spin-on cartridge filter accessible from the ground. Must have a sight tube mounted to tank, visible from ground.	_____
93. Pneumatic system (If applicable): A separate air tank shall be provided for all sweeper air components. Shall include pressure protector device for the chassis to protect chassis air system at pressures below 85 psi.	_____
94. Air cylinders (If applicable): All air cylinders shall be interchangeable and must be rated to 150 psi. Must have a separate rod seal and wiper to prevent contamination entering the cylinder. Each cylinder shall be controlled by a single, two position, solenoid valve mounted on a manifold with common input and exhaust.	_____
95. Sweeper electrical system: Shall be independent of the chassis electrical system, include one(1) 925 CCA, 12 volt battery. Shall have a minimum 95 amp alternator.	_____

Specification

Specify

96a. **Sweeper lighting:** Shall include 2 front fender mounted flood lamps to illuminate gutter brooms, 1 front bumper mounted flood lamp to illuminate curb-side gutter in front of truck, and 2 rear door mounted to illuminate behind sweeper.

96b. **Warning lights:** Cab-roof mounted, mini LED light bar with 6 amber light heads. 2 rear door mounted flashing amber warning lights, 1 rear door mounted amber Arrow Board for directional warning.

97. **Controls:** All sweeper controls shall be mounted on a stationary central console that allows for use from either right or left seating positions. this allows operator to view important auxiliary engine information/gauges from either position.

98. Controls shall include all sweep, spray, water and lighting functions. Console shall also include controls for auxiliary engine ignition, throttle, broom controls, and manual or automatic reset circuit breakers.

99a. Control console shall include the following instruments: Tachometer, hour meter, oil pressure, voltage, and coolant temperature for the auxiliary engine.

99b. Console shall also include the following warning indicators: "Body up" (if applicable), "Body Full," and "Rear Door Open."

100. **Paint:** Manufacturer's standard white.

BID PROPOSAL
CNG POWERED REGENERATIVE AIR STREET SWEEPER
BID NO. TBA

The undersigned bidder, having carefully examined the requirements and provisions for providing one (1) CNG Powered Regenerative Air Street Sweeper, hereby agrees to sell and deliver said equipment to the City of Porterville, strictly in accordance with the terms and specifications heretofore described.

The undersigned further declares that he/she has not directly or indirectly entered into any agreement, participated in any collusion, or otherwise taken any action in restraint of free competitive bidding in connection with said bid.

BIDDER HEREBY PROPOSES TO FURNISH TO THE CITY OF PORTERVILLE, FOR THE TOTAL PRICE LISTED, INCLUDING ALL APPLICABLE TAXES AND CHARGES, THE FOLLOWING EQUIPMENT:

One CNG Street Sweeper	Price:	\$ _____
	8.50% Sales Tax :	\$ _____
	Delivery:	\$ _____
	Doc Fee:	\$ _____
	TOTAL PRICE:	\$ _____

MANUFACTURER, MODEL, AND DESCRIPTION: (Truck Chassis and Sweeper Body. Enclose mfg. literature)

PARTS: Percentage rate of mark-up to City over dealer cost _____% (Provide published parts price lists).

BID PROPOSAL (CONT.)

CNG POWERED REGENERATIVE AIR STREET SWEEPER

BID NO. TBA

WARRANTY: Bidder shall list all standard warranties applicable. Warranty start date shall be the date the complete unit(s) is put in service and not the date of delivery to the City of Porterville.

ESTIMATED DELIVERY: _____ days ARO

TERMS (Payment Discounts/Quantity Discounts):

Bidder to indicate here how long (in months) price will remain in effect for possible additional purchase: _____

Date Signed: _____

Name of Firm

Authorized Signature

Business Address

Name (in Print)

Title

City

State

Zip

Telephone



CITY COUNCIL AGENDA – OCTOBER 6, 2015

SUBJECT: Authorization to Negotiate a Contract - OHV Park Management Services

SOURCE: Parks and Leisure Services

COMMENT: The 30-acre Porterville Off-Highway Vehicle (OHV) Park includes a youth track, 50 cc track, quad track, and main motocross track. Amenities include restrooms, ample parking, picnic areas, drinking fountain, and spectator viewing. Currently, the City of Porterville Parks and Leisure Services Department administers the daily operations of the facility.

A few of the reasons the City has chosen to explore the possibility of leasing the facility include: a contractor would be able to increase park services, create less of a negative financial impact on the annual budget, and free up staff administrative time to focus on new and upcoming projects. Several cities opt to utilize a contractor to run their OHV facility with the closest being the City of Tulare.

Authorization to advertise for proposals for Off-Highway Vehicle (OHV) management services for the Porterville OHV Park was given by City Council on July 21, 2015. Request for Proposals were re-issued on September 2, 2015, after the first round didn't produce any responsive quotes. RFPs were sent to a number of area Off-Highway Vehicle (OHV) Park social media sites, advertised at the OHV Park, City website, and in the local newspaper.

The only RFP submitted the second round was by Friends of Kern Open Space. Staff feels that Friends of Kern Open Space is qualified to provide all the required management services included in the request for proposals. Friends of Kern Open Space have indicated that they will rely on some local individuals who are very familiar with the Porterville OHV Park to assist with the management and promotion of the facility. Some of their program planning would include having youth camps, creating a racing series to include the Porterville OHV Park and the track they manage in Bakersfield, and bringing more sanctioned races to Porterville. Staff and the Parks and Leisure Services Commission are pleased with Friends of Kern Open Space's interest and recommend negotiating a contract with them.

RECOMMENDATION: That the City Council:

1. Authorize staff to negotiate an OHV Park management services contract with Friends of Kern Open Space, for the City to receive not less than 26% of OHV Park revenue; and

2. Authorize the Mayor to sign all contract documents when completed.

ATTACHMENTS: 1. OHV Proposal

Appropriated/Funded: MB

Review By:

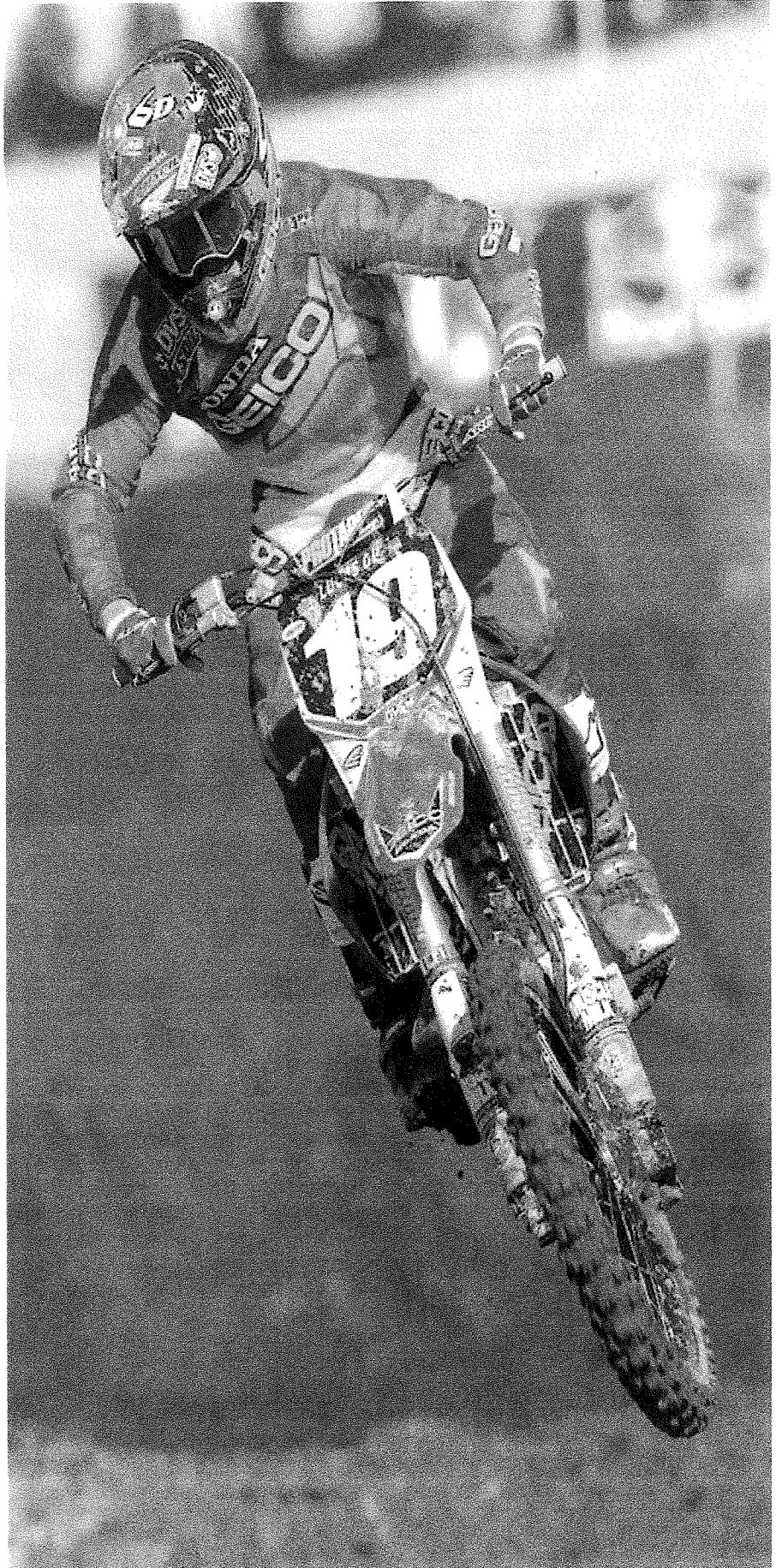
Department Director:

Donnie Moore, Parks and Leisure Services Director

Final Approver: John Lollis, City Manager

Articles of Incorporation:
purpose statement.

To pursue, provide and protect the interests of those who venture off road to participate in Off Highway Motor Vehicle Recreation (OHMVR); to develop better and more enthusiastic relations between the general public, the media and off road enthusiasts; to encourage rider participation in events; to encourage discussion among members of matters pertaining to OHMVR; to sponsor and promote organized events; and in general to perform any acts therewith not forbidden by laws of the state of California.



To: City of Porterville

RE: OHV Park

Friends of Kern Open Space non –profit would like to propose a partnership with the City of Porterville to operate and fund the OHV Park in accordance with the rules and safety guidelines set forth in the RFQ/P.

FOKOS will provide regular staffing for operating days will include 2 equipment operators/ track safety personnel and 1 person at registration. The daily rate for personnel will be a flat fee of \$450. Any revenues beyond labor will bill split with 50/50 with the City. The city of Porterville will continue to utilize its OHV funds for “Hard” costs of Insurance, fuel, equipment, water etc.

Operating days will continue to be twice weekly as to not conflict with other area tracks, with the addition of 1 event monthly weather permitting.

The staff and volunteers from Friends of Kern Open Space are some of the best trained and experienced resources available in the area. A certified EMT, Darren Haynes is part of our full time staff, as well as longtime track builder and operator Rick Holenbeck who successfully kept the Tulare Park profitable for 10 + years in the past. FOKOS believes our skill and experience as well as our promotional capabilities will help move the track forward in a positive direction as well as bring new activities to the area.

F.O.K.O.S. is currently operating Kern County Raceway Park MX Track. Along with alternating operating days, staff and events, racing activities and out of the "Box" events are sure to bring more activity to the Park. Joint social media and website postings will reach out to the entire valley and beyond. E-TICKETPROMOTIONS.com is the promotional side of our operation. Currently The I-5 Bike Fest October 23-25 is a 3day event of 2 wheel motorsports action. Saturday night Supermoto has just completed its second season with Nascar at Kern County Raceway.

F.O.K.O.S also has exclusive relationships with in the OHV community and industry allowing us to form partnerships that bring much needed dollars to this project .F.O.K.O.S being a non-profit agency registered with CA OHMVR division can also apply for Ground Operations, as well as Safety and Education grant funding. FOKOS will apply for operating funds for the Porterville track if an agreement is reached, leaving revenues to be divided for matching funds.

Daily Activity Reports are kept for each operating day or event. All information and revenue is reported weekly to the CPA for F.O.K.O.S. and monthly reports will be issued. Any auditing necessary can be requested with reasonable notice, and performed in a timely manner. Signatures of riders on release forms will be reconciled with numbered wrist bands to insure correct accounting for each day.

Our Staff:

David J. Walker; President/Executive Director

5 years Track building

10 + years racing experience as AMA official, mechanic and rider.

Built KCRP MX in July of 2014 and operating to date.

Rick Pratt; Vice President of MX

OHV enthusiast since childhood. Competitive rider always.

Successful Home Builder and Businessman

Major contributor to non-profit and track.

Rick Hollenbeck; Track Builder/Operator

12 years successfully operating Tulare MX Park

MX Training and Education Specialist

Darren Haynes; EMT and Track Safety

3 years Certified EMT and Motorsports Fire Safety and Rescue Team

References:

Bob LeRude; Kern County Parks Director

661-331-2070

Dick Taylor; Director of Veteran's Affairs Kern County

661-332-8394

Jeff Stoller; Farmer/Businessman

661-345-8527

Rick Pearce; Businessman

661-201-1357

Shannon Grove; CA State Assembly District 34

661-395-2995

Friends of Kern Open Space non-profit #c2498785

661-496-8931 Bakersfield, CA 93309

Daily Activity Report

Date –

Event-

Weather-

Track Conditions-

Total Riders Today –

Total Spectators Today-

Total Dollars Today –

Concessions Total-

Staff Today

1.

2.

3.

4.

Notes-



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
8/25/2015

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER K2 INSURANCE MARKETING, INC 40960 California Oaks Rd #132 Murrieta, Ca 92562 Lic # OG71710	CONTACT NAME: Joy Lynn Hemme PHONE (A/C, No, Ext): 800 741 4911 FAX (A/C, No): 951 398 5170 E MAIL ADDRESS: Joy@k2brokers.com
INSURED Friends of Kern Open Space Inc DBA Kern County MX Park 712 Sesnon St Bakersfield, CA 93309	INSURER(S) AFFORDING COVERAGE INSURER A: ACE American Insurance Company INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:
NAIC # 22667	

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☐ PROJECT ☐ LOC ☒ OTHER: Per Event	X	X	OGLG27286902	08/24/15	08/24/16	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000 MED EXP (Any one person) \$ Excluded PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 5,000,000 PRODUCTS COMP/OP AGG \$ 5,000,000 Participant Lega Liability \$ 1,000,000
	AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ ALL OWNED AUTOS ☐ HIRED AUTOS ☐ SCHEDULED AUTOS ☐ NON OWNED AUTOS						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	UMBRELLA LIAB ☐ OCCUR EXCESS LIAB ☐ CLAIMS MADE DED ☐ RETENTION \$ ☐						EACH OCCURRENCE \$ AGGREGATE \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) if yes, describe under DESCRIPTION OF OPERATIONS below Y/N ☐ N/A						PER STATUTE ☐ OTH ER ☐ E.L. EACH ACCIDENT \$ E.L. DISEASE EA EMPLOYEE \$ E.L. DISEASE POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Practices Supervised practice on Tuesday and Saturdays weather permitting 83 Practices Included
Event(s) RACES October 24 25 2015 150 riders
March 2 3 2016 150 Riders
The Certificate Holder is included as an Additional Insured but only as respects to claims arising out of the negligence of the Named Insured

--	--

ACORD™ ADDITIONAL INTEREST

DATE (MM/DD/YYYY)
8/25/2015

AGENCY	PHONE (A/C, No, Ext): 800 741 4911 FAX (A/C, No): 951 398 5170	APPLICANT (First Named Insured)	PHONE (A/C, No, Ext): 661 496 8931
K2 INSURANCE MARKETING, INC. 40960 California Oaks Rd #132 Murrieta, Ca 92562 Lic. # OG71710		Friends of Kern Open Space Inc DBA Kern County MX Park 712 Sesnon St Bakersfield, CA 93309	
CODE:		EFFECTIVE DATE	EXPIRATION DATE
SUB CODE:		8/24/2015	8/24/2016
AGENCY CUSTOMER ID		CO/PLAN ACE American Insurance Company	
		POLICY NUMBER: OGLG27286902	
		ACCOUNT NUMBER:	

INTEREST	RANK:	NAME AND ADDRESS	REFERENCE #:	CERTIFICATE REQUIRED	INTEREST IN ITEM NUMBER
☒ ADDITIONAL INSURED		Kern County Raceway Park Inc 13500 Raceway Blvd Bakersfield, CA 93311			LOCATION:
☐ LOSS PAYEE					BUILDING:
☐ MORTGAGEE					VEHICLE:
☐ LIENHOLDER					BOAT:
☐ EMPLOYEE AS LESSOR					SCHEDULED ITEM NUMBER:
OTHER					
ITEM DESCRIPTION: 83 Practices + 2 Events Oct 24 25, 2015 & March 2 3, 2016 150 riders or less					

INTEREST	RANK:	NAME AND ADDRESS	REFERENCE #:	CERTIFICATE REQUIRED	INTEREST IN ITEM NUMBER
☒ ADDITIONAL INSURED		ANY "PARTICIPANT", "COMPETITION VEHICLE" OWNER AND "COMPETITION VEHICLE" SPONSOR.			LOCATION:
☐ LOSS PAYEE					BUILDING:
☐ MORTGAGEE					VEHICLE:
☐ LIENHOLDER					BOAT:
☐ EMPLOYEE AS LESSOR					SCHEDULED ITEM NUMBER:
OTHER					
ITEM DESCRIPTION: 83 Practices + 2 Events Oct 24 25, 2015 & March 2 3, 2016 150 riders or less					

INTEREST	RANK:	NAME AND ADDRESS	REFERENCE #:	CERTIFICATE REQUIRED	INTEREST IN ITEM NUMBER
☒ ADDITIONAL INSURED		ANY PERSON OR ORGANIZATION ENGAGED IN OPERATING, MANAGING, SANCTIONING OR SPONSORING THE "COVERED PROGRAM", INCLUDING OFFICIALS OF THE "COVERED PROGRAM".			LOCATION:
☐ LOSS PAYEE					BUILDING:
☐ MORTGAGEE					VEHICLE:
☐ LIENHOLDER					BOAT:
☐ EMPLOYEE AS LESSOR					SCHEDULED ITEM NUMBER:
OTHER					
ITEM DESCRIPTION: 83 Practices + 2 Events Oct 24 25, 2015 & March 2 3, 2016 150 riders or less					

INTEREST	RANK:	NAME AND ADDRESS	REFERENCE #:	CERTIFICATE REQUIRED	INTEREST IN ITEM NUMBER
☐ ADDITIONAL INSURED					LOCATION:
☐ LOSS PAYEE					BUILDING:
☐ MORTGAGEE					VEHICLE:
☐ LIENHOLDER					BOAT:
☐ EMPLOYEE AS LESSOR					SCHEDULED ITEM NUMBER:
OTHER					
ITEM DESCRIPTION:					

INTEREST	RANK:	NAME AND ADDRESS	REFERENCE #:	CERTIFICATE REQUIRED	INTEREST IN ITEM NUMBER
☐ ADDITIONAL INSURED					LOCATION:
☐ LOSS PAYEE					BUILDING:
☐ MORTGAGEE					VEHICLE:
☐ LIENHOLDER					BOAT:
☐ EMPLOYEE AS LESSOR					SCHEDULED ITEM NUMBER:
OTHER					
ITEM DESCRIPTION:					

INTEREST	RANK:	NAME AND ADDRESS	REFERENCE #:	CERTIFICATE REQUIRED	INTEREST IN ITEM NUMBER
☐ ADDITIONAL INSURED					LOCATION:
☐ LOSS PAYEE					BUILDING:
☐ MORTGAGEE					VEHICLE:
☐ LIENHOLDER					BOAT:
☐ EMPLOYEE AS LESSOR					SCHEDULED ITEM NUMBER:
OTHER					
ITEM DESCRIPTION:					

INTEREST	RANK:	NAME AND ADDRESS	REFERENCE #:	CERTIFICATE REQUIRED	INTEREST IN ITEM NUMBER
☐ ADDITIONAL INSURED					LOCATION:
☐ LOSS PAYEE					BUILDING:
☐ MORTGAGEE					VEHICLE:
☐ LIENHOLDER					BOAT:
☐ EMPLOYEE AS LESSOR					SCHEDULED ITEM NUMBER:
OTHER					
ITEM DESCRIPTION:					



CITY COUNCIL AGENDA – OCTOBER 6, 2015

SUBJECT: Authorization of Additional Funding for W. North Grand Avenue Reconstruction Project (Newcomb to Prospect)

SOURCE: Public Works

COMMENT: On December 16, 2014, the City Council awarded the W. North Grand Avenue Reconstruction Project to MAC General Engineering, Inc. The project consists of reconstructing W. North Grand Avenue from Prospect Street to approximately 600 feet west of Newcomb Street. The project also includes installing curb, gutter, sidewalks, driveways, storm drains, and related appurtenances.

Currently, the project is under construction, and the bottom coarse of asphalt concrete between Newcomb Street and Prospect Street was recently installed. The payment for asphalt concrete is based on the total tonnage placed on the project. During this phase of work, it became apparent that the weight of the asphalt concrete was heavier (167 lbs./cubic foot) than the original estimated asphalt concrete weight (150 lbs./cubic foot), which creates a substantial increase in the anticipated asphalt concrete quantities. As explained to staff, the local rock quarries are now encountering a heavier, higher quality rock due to the migration into the hillsides of these quarries.

It is now anticipated that the asphalt concrete tonnage will exceed our original estimated amount by 750 tons due to the heavier rock. This equates to an additional \$60,937.50 and, as a result, the final contract costs will exceed the funding amount authorized by City Council. In conjunction with the increase in asphalt concrete tonnage, there have been a number of unforeseen conditions to be addressed during construction, requiring staff to work with each property owner to help resolve. Placement of the asphalt concrete is one of the last items to be completed on this project and unfortunately staff was unable to anticipate the cost increase earlier in the construction project. Staff is requesting additional funding to complete the asphalt concrete portion of the project.

The construction project excluded the intersection at Prospect Street and W. North Grand Avenue and started on the west side of the intersection and progressed west to the city limits. The pavement in the intersection was ground and repaved as a change order on the Prospect Street Reconstruction and Concrete Improvements Project completed in the summer of 2010. Currently, this intersection is deteriorating, likely caused by the quality of the asphalt concrete at the time and due to recent utility cuts. This intersection, if not repaired, would be the only area with substandard pavement along W. North Grand, from east of Highway 65 to west of Newcomb Street. The repair of this intersection will cost

\$29,862 to provide a fully- reconstructed roadway between the limits described herein. Staff is requesting additional funding to complete the repair of this intersection.

Originally, this project consisted of installing sidewalk only on the south side of the project, as the north side was in the jurisdiction of Tulare County. During construction, the north side between Prospect and Newcomb Streets was annexed into the City. On June 16, 2015, Council approved additional funding for the installation of sidewalk on the north side of W. North Grand Avenue from Prospect Street to Newcomb Street. Currently, the area west of Newcomb Street on the north side of W. North Grand Avenue is in the process of becoming annexed into the City; the Council-approved application has been submitted to LAFCo and will be considered by that Commission in November. Because of the anticipated approval of this additional annexation, it is appropriate to consider improvements to City standards at this time. In order to complete this section of sidewalk to provide for a complete project, additional funding of \$25,000 plus \$2,750 in contingencies would be needed for a total of \$27,500. If LAFCo does not approve the annexation, this element of the project could be eliminated from the contract.

Staff recommends that Council authorize additional funding to W. North Grand Avenue Reconstruction Project for the amount to include the additional asphalt concrete necessary to complete the project and the amount necessary to repair the Prospect Street intersection, which is \$90,799.50, with an additional \$9,079.95 for construction contingency for a total of \$99,879.45. Staff also recommends that Council authorize additional funding to the project for the installation of sidewalk west of Newcomb Street, contingent upon LAFCo's approval of the annexation, in the amount of \$25,000 with \$2,750 as construction contingency for a total of \$27,500. Upon approval of additional funding for sidewalk, staff will notify the property owners of reimbursement costs associated with the additional sidewalk and will set a public hearing, all in accordance with the City's Municipal Code.

Special Gas Tax Funds are the funding source and there are funds available to appropriate for the additional asphalt and concrete improvements.

RECOMMENDATION: That City Council:

1. Authorize the appropriation of \$99,879.45 of additional funding from Special Gas Tax Funds to the W. North Grand Avenue Reconstruction Project for additional asphalt concrete to properly complete the project;
2. Authorize the appropriation of \$27,500 of additional funding from Special Gas Tax Funds to the W. North Grand Avenue Reconstruction Project for the installation of sidewalks on the north side of W. North Grand Avenue, from Newcomb Street to approximately 600 feet west of Newcomb Street; and

3. Authorize staff to set a Public Hearing for October 20, 2015, seeking public input regarding establishing a reimbursement agreement for the installation of sidewalks contingent upon the approval of the recently submitted application to LAFCo for the annexation of the area west of Newcomb Street, north of W. North Grand Avenue.

ATTACHMENTS: 1. Locator Map

Appropriated/Funded: MB

Review By:

Department Director:

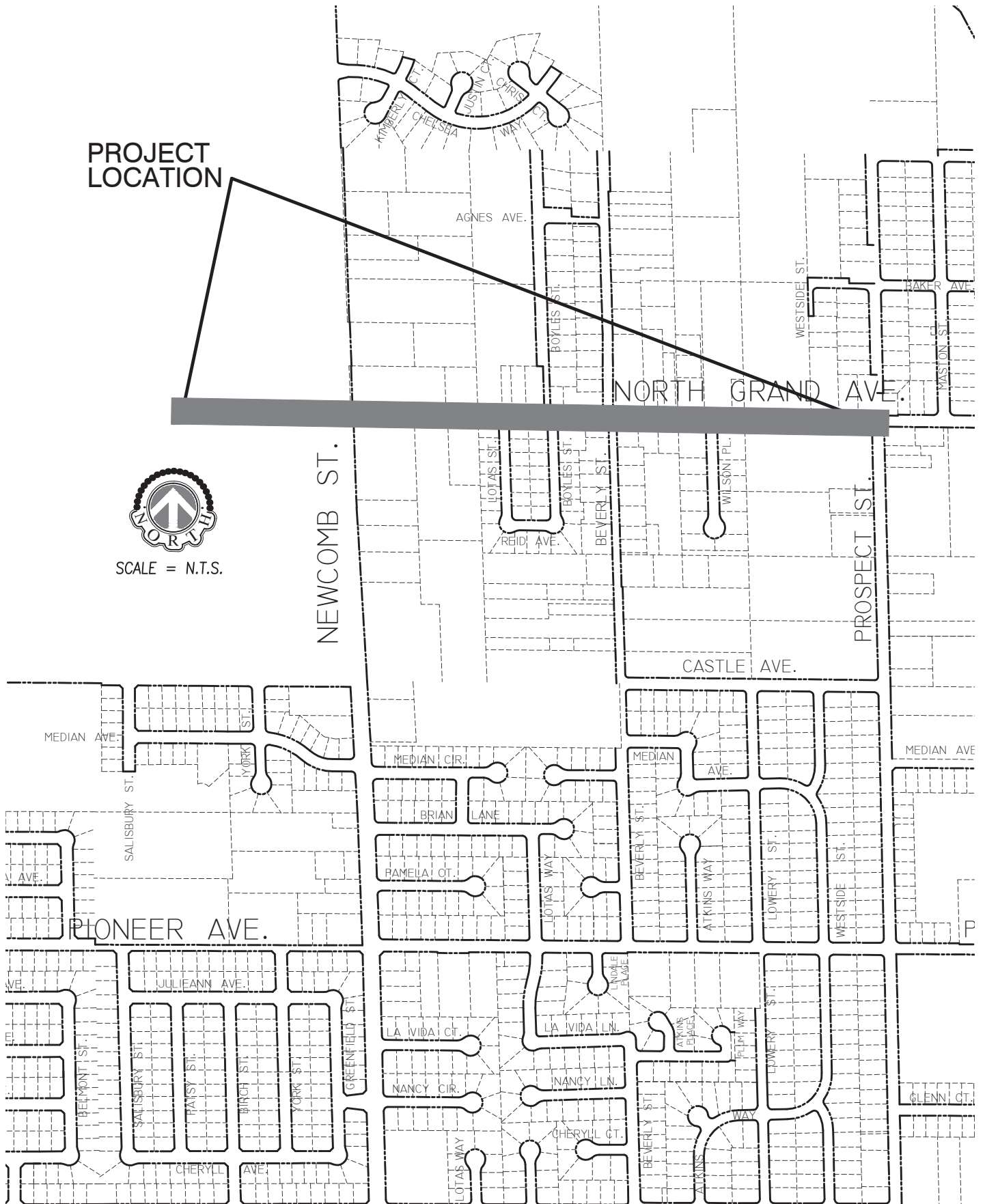
Mike Reed, City Engineer

Final Approver: John Lollis, City Manager

PROJECT
LOCATION



SCALE = N.T.S.



CITY OF PORTERVILLE

ENGINEERING DIVISION

291 NORTH MAIN STREET
PORTERVILLE, CA. 93257
(559) 782-7462

NORTH GRAND RECONSTRUCTION PROJECT NEWCOMB TO PROSPECT

OWNER	-
APN	-
AREA	-
ACRES	-
SCALE	N.T.S.
DATE	-
DRAWN BY	-
CHECKED BY	-



CITY COUNCIL AGENDA – OCTOBER 6, 2015

SUBJECT: Program Supplement to the Local Agency-State Master Agreement – Purchase of Four Compressed Natural Gas (CNG) Refuse Trucks Project

SOURCE: Public Works

COMMENT: The Department of Transportation has submitted Program Supplement Agreement Number N053 and requests that the City execute said agreement. The executed agreement shall become a part of the Agency-State Agreement for Federal-Aid Project No. 06-5122R.

The attached Program Supplement is for the purchase four (4) CNG Refuse Trucks.

RECOMMENDATION: That the City Council:

1. Approve the program supplement by passing a resolution authorizing the Mayor to sign the subject program supplement; and
2. Direct the City Clerk to return the signed program supplement to the Department of Transportation.

ATTACHMENTS:

1. Program Supplement No. N053
2. Draft Resolution

Appropriated/Funded: MB

Review By:

Department Director:

Mike Reed, City Engineer

Final Approver: John Lollis, City Manager

PROGRAM SUPPLEMENT NO. N053
to
ADMINISTERING AGENCY-STATE AGREEMENT
FOR FEDERAL-AID PROJECTS NO 06-5122R

Adv Project ID **Date:** September 11, 2015
0615000114 **Location:** 06-TUL-0-PTRV
Project Number: CMLNI-5122(081)
E.A. Number:
Locode: 5122

This Program Supplement hereby adopts and incorporates the Administering Agency-State Agreement for Federal Aid which was entered into between the Administering Agency and the State on 02/20/07 and is subject to all the terms and conditions thereof. This Program Supplement is executed in accordance with Article I of the aforementioned Master Agreement under authority of Resolution No. _____ approved by the Administering Agency on _____
(See copy attached).

The Administering Agency further stipulates that as a condition to the payment by the State of any funds derived from sources noted below obligated to this PROJECT, the Administering Agency accepts and will comply with the special covenants or remarks set forth on the following pages.

PROJECT LOCATION:

City of Porterville Corporation Yard.

TYPE OF WORK: Purchase four (4) CNG refuse trucks.

LENGTH: 0.0(MILES)

Estimated Cost	Federal Funds		Matching Funds	
	M40E		LOCAL	OTHER
\$1,182,000.00		\$1,046,000.00	\$136,000.00	\$0.00

CITY OF PORTERVILLE

STATE OF CALIFORNIA
Department of Transportation

By _____
Title _____
Date _____
Attest _____

By _____
Chief, Office of Project Implementation
Division of Local Assistance
Date _____

I hereby certify upon my personal knowledge that budgeted funds are available for this encumbrance:

Accounting Officer _____

Date 9/11/15' \$1,046,000.00

Chapter	Statutes	Item	Year	Program	BC	Category	Fund Source	AMOUNT

For individuals with sensory disabilities, this document is available in alternate formats. For information, call (915) 654-6410 or TDD (916) -3880 or write Records and Forms Management, 1120 N. Street, MS-89, Sacramento, CA 95814.

SPECIAL COVENANTS OR REMARKS

1. A. The ADMINISTERING AGENCY will advertise, award and administer this project in accordance with the current published Local Assistance Procedures Manual.

B. ADMINISTERING AGENCY agrees that it will only proceed with work authorized for specific phase(s) with an "Authorization to Proceed" and will not proceed with future phase(s) of this project prior to receiving an "Authorization to Proceed" from the STATE for that phase(s) unless no further State or Federal funds are needed for those future phase(s).

C. Award information shall be submitted by the ADMINISTERING AGENCY to the District Local Assistance Engineer within 60 days of project contract award and prior to the submittal of the ADMINISTERING AGENCY'S first invoice for the construction contract.

Failure to do so will cause a delay in the State processing invoices for the construction phase. Attention is directed to Section 15.7 "Award Package" of the Local Assistance Procedures Manual.

D. ADMINISTERING AGENCY agrees, as a minimum, to submit invoices at least once every six months commencing after the funds are encumbered for each phase by the execution of this Project Program Supplement Agreement, or by STATE's approval of an applicable Finance Letter. STATE reserves the right to suspend future authorizations/obligations for Federal aid projects, or encumbrances for State funded projects, as well as to suspend invoice payments for any on-going or future project by ADMINISTERING AGENCY if PROJECT costs have not been invoiced by ADMINISTERING AGENCY for a six-month period.

If no costs have been invoiced for a six-month period, ADMINISTERING AGENCY agrees to submit for each phase a written explanation of the absence of PROJECT activity along with target billing date and target billing amount.

ADMINISTERING AGENCY agrees to submit the final report documents that collectively constitute a "Report of Expenditures" within one hundred eighty (180) days of PROJECT completion. Failure of ADMINISTERING AGENCY to submit a "Final Report of Expenditures" within 180 days of PROJECT completion will result in STATE imposing sanctions upon ADMINISTERING AGENCY in accordance with the current Local Assistance Procedures Manual.

E. Administering Agency shall not discriminate on the basis of race, religion, age, disability, color, national origin, or sex in the award and performance of any Federal-assisted contract or in the administration of its DBE Program Implementation Agreement. The Administering Agency shall take all necessary and reasonable steps under 49 CFR Part 26 to ensure nondiscrimination in the award and administration of Federal-assisted contracts. The Administering Agency's DBE Implementation Agreement is incorporated by reference in this Agreement. Implementation of the DBE Implementation Agreement, including but not limited to timely reporting of DBE commitments and utilization, is a legal

SPECIAL COVENANTS OR REMARKS

obligation and failure to carry out its terms shall be treated as a violation of this Agreement. Upon notification to the Administering Agency of its failure to carry out its DBE Implementation Agreement, the State may impose sanctions as provided for under 49 CFR Part 26 and may, in appropriate cases, refer the matter for enforcement under 18 U.S.C. 1001 and/or the Program Fraud Civil Remedies Act of 1986 (31 U.S.C. 3801 et seq.).

F. Any State and Federal funds that may have been encumbered for this project are available for disbursement for limited periods of time. For each fund encumbrance the limited period is from the start of the fiscal year that the specific fund was appropriated within the State Budget Act to the applicable fund Reversion Date shown on the State approved project finance letter. Per Government Code Section 16304, all project funds not liquidated within these periods will revert unless an executed Cooperative Work Agreement extending these dates is requested by the ADMINISTERING AGENCY and approved by the California Department of Finance.

ADMINISTERING AGENCY should ensure that invoices are submitted to the District Local Assistance Engineer at least 75 days prior to the applicable fund Reversion Date to avoid the lapse of applicable funds. Pursuant to a directive from the State Controller's Office and the Department of Finance; in order for payment to be made, the last date the District Local Assistance Engineer can forward an invoice for payment to the Department's Local Programs Accounting Office for reimbursable work for funds that are going to revert at the end of a particular fiscal year is May 15th of the particular fiscal year. Notwithstanding the unliquidated sums of project specific State and Federal funding remaining and available to fund project work, any invoice for reimbursement involving applicable funds that is not received by the Department's Local Programs Accounting Office at least 45 days prior to the applicable fixed fund Reversion Date will not be paid. These unexpended funds will be irrevocably reverted by the Department's Division of Accounting on the applicable fund Reversion Date.

G. As a condition for receiving federal-aid highway funds for the PROJECT, the Administering Agency certifies that NO members of the elected board, council, or other key decision makers are on the Federal Government Exclusion List. Exclusions can be found at www.sam.gov.

H. STATE and ADMINISTERING AGENCY agree that any additional funds which are made available for any new phase(s) of work by future Federal obligations will be encumbered on this PROJECT by use of a Federal Highway Administration-approved "Authorization to Proceed" (E-76) STATE Finance Letter. ADMINISTERING AGENCY agrees that Federal funds available for reimbursement will be limited to the amounts obligated by the Federal Highway Administration.

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY
OF PORTERVILLE AUTHORIZING THE MAYOR TO SIGN
PROGRAM SUPPLEMENT NO. N053
TO ADMINISTER THE AGENCY-STATE AGREEMENT
FOR FEDERAL-AID PROJECTS NO. 06-5122R

BE IT RESOLVED by the City Council of the City of Porterville that the Mayor is hereby authorized to execute the document known as Program Supplement No. N053 to the Local Agency-State Master Agreement No. 06-5122R, for the purchase of four (4) CNG Refuse Trucks.

PASSED, APPROVED AND ADOPTED this 6th day of October, 2015.

Milt Stowe, Mayor

ATTEST:
John D. Lollis, City Clerk

By Patrice Hildreth, Chief Deputy City Clerk

Dir _____ Appropriated/Funded _____ CM _____

Item No. _____



CITY COUNCIL AGENDA – OCTOBER 6, 2015

SUBJECT: Program Supplement to the Local Agency-State Master Agreement – Purchase of One Compressed Natural Gas (CNG) Street Sweeper Project

SOURCE: Public Works

COMMENT: The Department of Transportation has submitted Program Supplement Agreement Number N054 and requests that the City execute said agreement. The executed agreement shall become a part of the Agency-State Agreement for Federal-Aid Project No. 06-5122R.

The attached Program Supplement is to purchase one (1) CNG Street Sweeper.

RECOMMENDATION: That the City Council:

1. Approve the program supplement by passing a resolution authorizing the Mayor to sign the subject program supplement; and
2. Direct the City Clerk to return the signed program supplement to the Department of Transportation.

ATTACHMENTS:

1. Program Supplement No. N054
2. Draft Resolution

Appropriated/Funded: MB

Review By:

Department Director:
Mike Reed, City Engineer

Final Approver: John Lollis, City Manager

PROGRAM SUPPLEMENT NO. N054
to
ADMINISTERING AGENCY-STATE AGREEMENT
FOR FEDERAL-AID PROJECTS NO 06-5122R

Adv Project ID **Date:** September 17, 2015
0615000115 **Location:** 06-TUL-0-PTRV
Project Number: CMLNI-5122(082)
E.A. Number:
Locode: 5122

This Program Supplement hereby adopts and incorporates the Administering Agency-State Agreement for Federal Aid which was entered into between the Administering Agency and the State on 02/20/07 and is subject to all the terms and conditions thereof. This Program Supplement is executed in accordance with Article I of the aforementioned Master Agreement under authority of Resolution No. _____ approved by the Administering Agency on _____.
(See copy attached).

The Administering Agency further stipulates that as a condition to the payment by the State of any funds derived from sources noted below obligated to this PROJECT, the Administering Agency accepts and will comply with the special covenants or remarks set forth on the following pages.

PROJECT LOCATION:

City of Porterville Corporation Yard.

TYPE OF WORK: Purchase one (1) street sweeper.

LENGTH: 0.0(MILES)

Estimated Cost	Federal Funds		Matching Funds	
	M40E		LOCAL	OTHER
\$282,000.00		\$249,000.00	\$33,000.00	\$0.00

CITY OF PORTERVILLE

STATE OF CALIFORNIA
Department of Transportation

By _____

Title _____

Date _____

Attest _____

By _____
Chief, Office of Project Implementation
Division of Local Assistance

Date _____

I hereby certify upon my personal knowledge that budgeted funds are available for this encumbrance;

Accounting Officer _____

Date 9/17/15

\$249,000.00

Chapter	Statutes	Item	Year	Program	BC	Category	Fund Source	AMOUNT

9/17/2015

0615000115

RQS 061600000180

LOCAL ASSISTANCE

For individuals with sensory disabilities, this document is available in alternate formats. For information, call (915) 654-6410 of TDD (916) -3880 or write Records and Forms Management, 1120 N. Street, MS-89, Sacramento, CA 95814.

SPECIAL COVENANTS OR REMARKS

1. A. The ADMINISTERING AGENCY will advertise, award and administer this project in accordance with the current published Local Assistance Procedures Manual.

B. ADMINISTERING AGENCY agrees that it will only proceed with work authorized for specific phase(s) with an "Authorization to Proceed" and will not proceed with future phase(s) of this project prior to receiving an "Authorization to Proceed" from the STATE for that phase(s) unless no further State or Federal funds are needed for those future phase(s).

C. Award information shall be submitted by the ADMINISTERING AGENCY to the District Local Assistance Engineer within 60 days of project contract award and prior to the submittal of the ADMINISTERING AGENCY'S first invoice for the construction contract.

Failure to do so will cause a delay in the State processing invoices for the construction phase. Attention is directed to Section 15.7 "Award Package" of the Local Assistance Procedures Manual.

D. ADMINISTERING AGENCY agrees, as a minimum, to submit invoices at least once every six months commencing after the funds are encumbered for each phase by the execution of this Project Program Supplement Agreement, or by STATE's approval of an applicable Finance Letter. STATE reserves the right to suspend future authorizations/obligations for Federal aid projects, or encumbrances for State funded projects, as well as to suspend invoice payments for any on-going or future project by ADMINISTERING AGENCY if PROJECT costs have not been invoiced by ADMINISTERING AGENCY for a six-month period.

If no costs have been invoiced for a six-month period, ADMINISTERING AGENCY agrees to submit for each phase a written explanation of the absence of PROJECT activity along with target billing date and target billing amount.

ADMINISTERING AGENCY agrees to submit the final report documents that collectively constitute a "Report of Expenditures" within one hundred eighty (180) days of PROJECT completion. Failure of ADMINISTERING AGENCY to submit a "Final Report of Expenditures" within 180 days of PROJECT completion will result in STATE imposing sanctions upon ADMINISTERING AGENCY in accordance with the current Local Assistance Procedures Manual.

E. Administering Agency shall not discriminate on the basis of race, religion, age, disability, color, national origin, or sex in the award and performance of any Federal-assisted contract or in the administration of its DBE Program Implementation Agreement. The Administering Agency shall take all necessary and reasonable steps under 49 CFR Part 26 to ensure nondiscrimination in the award and administration of Federal-assisted contracts. The Administering Agency's DBE Implementation Agreement is incorporated by reference in this Agreement. Implementation of the DBE Implementation Agreement, including but not limited to timely reporting of DBE commitments and utilization, is a legal

SPECIAL COVENANTS OR REMARKS

obligation and failure to carry out its terms shall be treated as a violation of this Agreement. Upon notification to the Administering Agency of its failure to carry out its DBE Implementation Agreement, the State may impose sanctions as provided for under 49 CFR Part 26 and may, in appropriate cases, refer the matter for enforcement under 18 U.S.C. 1001 and/or the Program Fraud Civil Remedies Act of 1986 (31 U.S.C. 3801 et seq.).

F. Any State and Federal funds that may have been encumbered for this project are available for disbursement for limited periods of time. For each fund encumbrance the limited period is from the start of the fiscal year that the specific fund was appropriated within the State Budget Act to the applicable fund Reversion Date shown on the State approved project finance letter. Per Government Code Section 16304, all project funds not liquidated within these periods will revert unless an executed Cooperative Work Agreement extending these dates is requested by the ADMINISTERING AGENCY and approved by the California Department of Finance.

ADMINISTERING AGENCY should ensure that invoices are submitted to the District Local Assistance Engineer at least 75 days prior to the applicable fund Reversion Date to avoid the lapse of applicable funds. Pursuant to a directive from the State Controller's Office and the Department of Finance; in order for payment to be made, the last date the District Local Assistance Engineer can forward an invoice for payment to the Department's Local Programs Accounting Office for reimbursable work for funds that are going to revert at the end of a particular fiscal year is May 15th of the particular fiscal year. Notwithstanding the unliquidated sums of project specific State and Federal funding remaining and available to fund project work, any invoice for reimbursement involving applicable funds that is not received by the Department's Local Programs Accounting Office at least 45 days prior to the applicable fixed fund Reversion Date will not be paid. These unexpended funds will be irrevocably reverted by the Department's Division of Accounting on the applicable fund Reversion Date.

G. As a condition for receiving federal-aid highway funds for the PROJECT, the Administering Agency certifies that NO members of the elected board, council, or other key decision makers are on the Federal Government Exclusion List. Exclusions can be found at www.sam.gov.

H. STATE and ADMINISTERING AGENCY agree that any additional funds which are made available for any new phase(s) of work by future Federal obligations will be encumbered on this PROJECT by use of a Federal Highway Administration-approved "Authorization to Proceed" (E-76) STATE Finance Letter. ADMINISTERING AGENCY agrees that Federal funds available for reimbursement will be limited to the amounts obligated by the Federal Highway Administration.

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY
OF PORTERVILLE AUTHORIZING THE MAYOR TO SIGN
PROGRAM SUPPLEMENT NO. N054
TO ADMINISTER THE AGENCY-STATE AGREEMENT
FOR FEDERAL-AID PROJECTS NO. 06-5122R

BE IT RESOLVED by the City Council of the City of Porterville that the Mayor is hereby authorized to execute the document known as Program Supplement No. N054 to the Local Agency-State Master Agreement No. 06-5122R, for the purchase of one (1) CNG Street Sweeper.

PASSED, APPROVED AND ADOPTED this 6th day of October, 2015.

Milt Stowe, Mayor

ATTEST:
John D. Lollis, City Clerk

By Patrice Hildreth, Chief Deputy City Clerk

Dir _____ Appropriated/Funded _____ CM _____

Item No. _____



CITY COUNCIL AGENDA – OCTOBER 6, 2015

SUBJECT: Consideration of Street Closure for Zalud House Museum Pioneer Days & Rib Cook-Off

SOURCE: Parks and Leisure Services

COMMENT: Parks and Leisure Services is planning a fundraiser event for the Zalud House Museum. The 4th Annual Zalud House Museum Pioneer Days & Rib Cook-Off is scheduled for October 10, 2015, from 6:00 AM-4:00 PM on Main Street in the area between Morton and Putnam. Some of the activities will include: rib tasting, queen pageants, a live shoot-out, live music, a beer garden, food booths, re-enactments and more.

In support of this event, it is requested that the City Council approve a temporary closure of Main Street between Morton and Putnam, and Thurman and Cleveland between Division and the alley west of Second Street.

This application has been routed and reviewed by all departments involved. Staff comments are included for Council's information.

RECOMMENDATION: That the City Council authorize the temporary closure of Main Street between Morton and Putnam Avenues; and Thurman and Cleveland Avenues between Division Street and the alley west of Second Street, for the Zalud House Museum Pioneer Days & Rib Cook-Off on October 10, 2015, 6:00 AM-4:00 PM.

ATTACHMENTS:

1. Event Map
2. Internal Civic Event Form

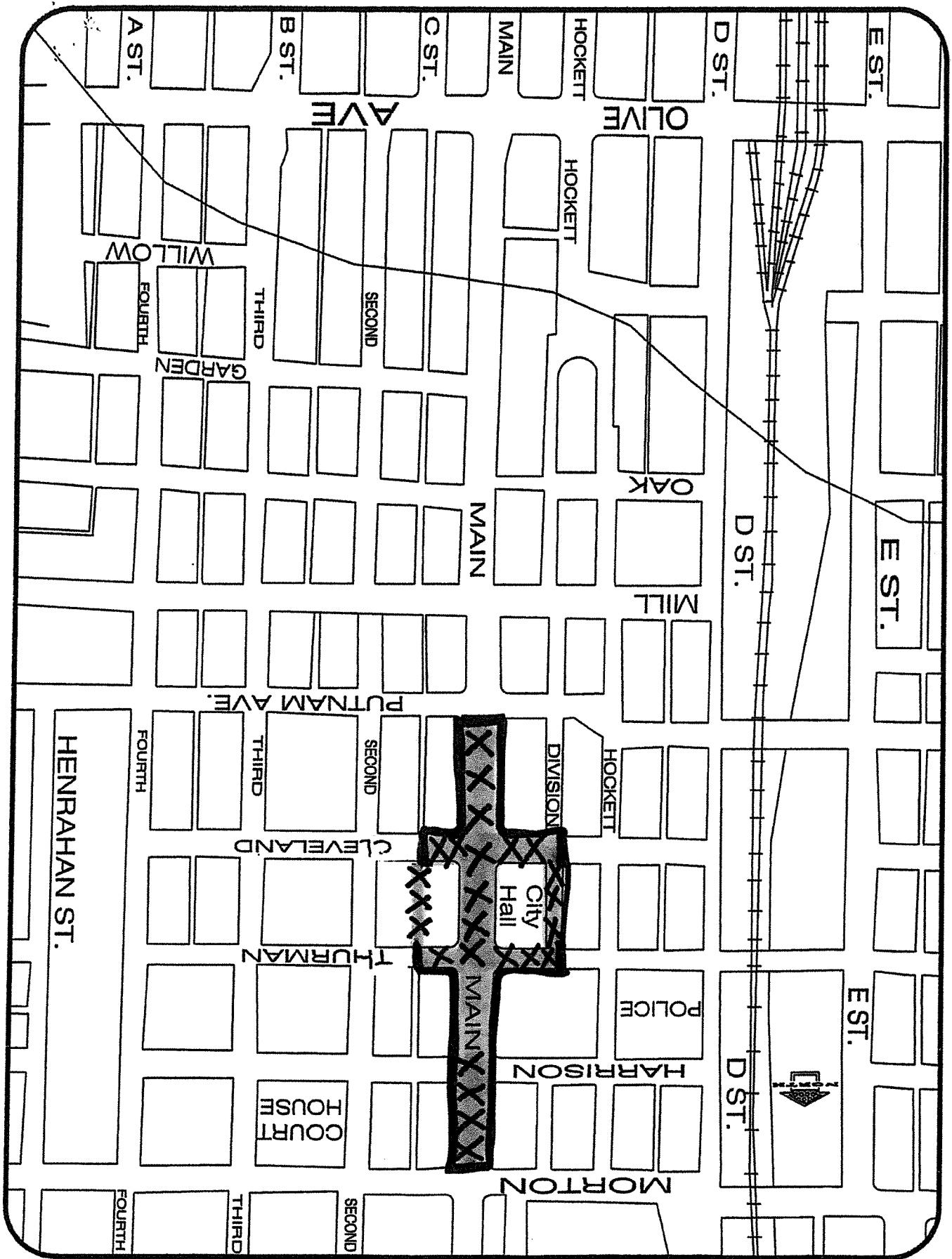
Appropriated/Funded: MB

Review By:

Department Director:

Donnie Moore, Parks and Leisure Services Director

Final Approver: John Lollis, City Manager



CITY OF PORTERVILLE

Internal Community Civic Event

(For events primarily sponsored and organized by City Departments)



Application Date: 8/11/2015 Event Date: 10/10/2015

Location of Event Downtown Porterville/ Centennial Park area

Name of Event: Zalud House Museum Pioneer Days & Rib Cook-off

Sponsoring Department: Parks & Leisure Services

Department Contact Tonya Hall, 791-7697

Affiliated Organizations: _____

City Services Requested:

Barricades (Quantity)	20	Refuse Pickup:	Yes	No		
Amplified Noise Permit	<table border="1"><tr><td>Yes</td><td>No</td></tr></table>	Yes	No	Police Assistance:	Yes	No
Yes	No					
Parks Facility Application	<table border="1"><tr><td>Yes</td><td>No</td></tr></table>	Yes	No	Street Sweeping:	Yes	No
Yes	No					
Assembly Permit	<table border="1"><tr><td>Yes</td><td>No</td></tr></table>	Yes	No			
Yes	No					
Other:	_____ _____ _____					

Staff Comments (list special requirements or conditions for event):

P&LS Director: _____

Donnie Moore: Clean up after horses. _____

Public Works Director: _____

Mike Reed: NC _____

Community Dev. Director: _____

Jenni Byers: NC _____

Field Services Manager: _____

Bryan Stiles: Get barricades @ 555 N. Prospect _____

Fire Chief: _____

Glen Irish: NC _____

Police Chief: _____

Kroutil & Contreras: Approved, See attached OAP _____

Administrative Services Mgr.: _____

Patrice Hildreth: NC _____

Transit: Richard Tree: NC _____

CITY OF PORTERVILLE
OUTSIDE AMPLIFIER PERMIT
(City Ordinances #18-9 & 18-14)



This application must be submitted ten (10) days prior to the date of the event. A copy of this permit must be at the operating premises of the amplifying equipment for which this registration is issued.

- 1 Name and home address of the applicant: TONYA HALL, 291 N. MAIN,
PORTERVILLE, CA. 93257
- 2 Address where amplification equipment is to be used: CENTENNIAL PARK AREA
- 3 Names and addresses of all persons who will use or operate the amplification equipment: TONYA HALL
291 N. MAIN STREET
- 4 Type of event for which amplification equipment will be used: PIONEER DAYS & RIB
COOK-OFF (ZALUD HOUSE FUNDRAISER)
10-10-15
- 5 Dates and hours of operation of amplification equipment: 7AM - 3PM
- 6 A general description of the sound amplifying equipment to be used: MIC, SPEAKERS, ANNOUNCEMENT
LIVE MUSIC, BLANK GUN FIRE & CANNON BLASTS.

Section 18-9

It shall be unlawful for any person within the city to use or operate or cause to be operated or to play any radio, phonograph, jukebox, record player, loudspeaker, musical instrument, mechanical device, machine, apparatus, or instrument for intensification or amplification of the human voice or any sound or noise in a manner so loud as to be calculated to disturb the peace and good order of the neighborhood or sleep of ordinary persons in nearby residences or so loud as to unreasonably disturb and interfere with the peace and comfort,

The operation of any such instrument, phonograph, jukebox, machine or device in such manner as to be plainly audible at a distance of one hundred feet (100') from the building, structure, vehicle, or place in which, or on which it is situated or located shall be prima facie evidence of a violation of this section. (Ord. Code § 6311)

Section 18-14

It shall be unlawful for any person to maintain, operate, connect, or suffer or permit to be maintained, operated, or operated, or connected any or sound amplifier in such a manner as to cause any sound to be projected outside of any building or out of doors in any part of the city, except as may be necessary to amplify sound for the proper presentation of moving picture shows, or exhibiting for the convenient hearing of patrons within the building or enclosure in which the show or or exhibition is given, without having first procured a permit from the chief of police, which permit shall be granted at the will of the chief of police upon application in writing therefore, but which permit, when granted, shall be revocable by the city council whenever any such loudspeaker or sound amplifier shall by the council be deemed objectionable, and any such permit may be so revoked with or without notice, or with or without a formal hearing, at the option of the council, and in the event of the revocation of any such permit, the same shall not be renewed, except upon application as the first instance. (Ord. Code § 6312)

Penal Code Section 415 (2) Any of the following persons shall be punished by imprisonment in the county jail for a period of not more than 90 days, a fine of not more than four hundred dollars (\$400), or both such imprisonment and fine: (2) Any person who maliciously and willfully disturbs another person by loud and unreasonable noise.

I hereby certify that I have read and answered all statements on this registration form and that they are true and correct.

Tonya Hall
Signature of Applicant

8/11/15
Date

THIS OUTSIDE AMPLIFIER PERMIT HAS BEEN APPROVED. HOWEVER, WE URGE YOU TO REMAIN CONSIDERATE OF THE GENERAL PEACE AND ORDER OF THE NEIGHBORS IN THE AREA. FAILURE TO ABIDE BY THESE REGULATIONS CAN RESULT IN REVOCATION OF THE PERMIT.

Chris Lutz
City of Porterville, Chief of Police/Designee

8-18-15
Date

CITY OF PORTERVILLE
Community Civic Event Application

Proposed Event: Pioneer Days Celebration & Rib Cook-Off

Date of Event: October 10, 2015

Location of Event: Centennial Park & Surrounding Area

Recommendations/Requirements:

- All street closures in the city require City Council approval.
- If event organizers anticipate the need to have vehicles removed from the associated streets and alleys, the streets in question must be properly posted, in accordance with the California Vehicle Code, well in advance of the event. Event organizers **shall** contact Lt. Dominic Barteau or Lt. Richard Standridge of the Porterville Police Department no less than 30 days prior to the event if vehicle removal is to be authorized. Either can be contacted at 559-782-7410 or 559-782-7400.
- If the sales and consumption of alcoholic beverages are anticipated, a beer garden shall be established and alcohol may only be sold and consumed within the designated beer garden. A minimum of two (2) security guards shall be assigned to control the beer garden while it is in operation. No persons under the age of 21 shall be allowed to enter the beer garden and no alcohol shall be allowed to leave the beer garden. The consumption of alcohol at any other event site shall be strictly prohibited.
- Event organizers shall have applied and been granted a temporary license to sell alcohol from the California Department of Alcoholic Beverage Control.
- Food vendors should provide inspection certificates from the Tulare County Health Department to event organizers, to ensure safe food products.
- An Outside Amplifier Permit has been requested and granted. However, event organizers shall not allow music to be played so loud as to unreasonably disturb the peace and good order of any residents or business establishments in the surrounding area.
- Amplified music shall not continue after 10:00 p.m.

Chris Contreras, Lieutenant
Porterville Police Department



CITY COUNCIL AGENDA – OCTOBER 6, 2015

SUBJECT: Annual Library Food for Fines Campaign

SOURCE: Parks and Leisure Services

COMMENT: The Library and Literacy Commission and staff propose to conduct the 9th Annual Food for Fines Campaign from October 19 to December 18, 2015. The library benefits from this program by recovering lost library materials and from the clearing of fines on patron accounts.

During the implementation of this campaign last year, the library collected 1,714 items of food and waived \$1,029 in fines. Staff will once again coordinate with the local Kiwanis Club who annually distribute food through their Family Food Basket program.

Program Outline:

- For every can of food submitted during the drive, \$1 of overdue fees will be waived, up to \$10 per account.
- The cans of food and other non-perishables must not be damaged or expired.
- Staff will track transactions by how many food items were collected and the total of fines waived.

RECOMMENDATION: That the City Council authorize the 9th Annual Food for Fines Campaign to run October 19 through December 18, 2015.

ATTACHMENTS:

Appropriated/Funded:

Review By:

Department Director:

Donnie Moore, Parks and Leisure Services Director

Final Approver: John Lollis, City Manager



CITY COUNCIL AGENDA – OCTOBER 6, 2015

SUBJECT: Approval for Community Civic Event - Veterans' Homecoming Committee - Veterans' Day Parade - November 11, 2015

SOURCE: Finance

COMMENT: The Veterans' Homecoming Committee is requesting approval to hold its annual Veterans' Day Parade on Wednesday, November 11, 2015, from 6:00 a.m. to 12:00 p.m. They are requesting the closure of Main Street from Doris Avenue to Orange Avenue and also the streets per the attached map.

This request is made under the Community Civic Events Ordinance No. 1326, as amended. The application has been routed according to the ordinance regulations and reviewed by all departments involved. The requirements are listed on the attached copy of the Application, Agreement, Exhibit A and Exhibit B. A map showing the desired street closures is included.

RECOMMENDATION: That the City Council approve the Community Civic Event Application and Agreement from the Veterans' Homecoming Committee, subject to the Restrictions and Requirements contained in the Application and Agreement, Exhibit A and Exhibit B of the Community Civic Event Application.

ATTACHMENTS: 1. Community Civic Event Application, Agreement, Exhibit A, Exhibit B, Map, Outside Amplifier Permit and Certificate of Liability Insurance.

Appropriated/Funded:

Review By:

Department Director:

Maria Bemis, Finance Director

Final Approver: John Lollis, City Manager

CITY OF PORTERVILLE

291 N. Main Street, Porterville, CA 93257
559-782-7451 Fax: 784-4569 www.ci.porterville.ca.us



(Incomplete applications can delay permit process)

APPLICATION AND AGREEMENT FOR A PERMIT TO HOLD A COMMUNITY CIVIC EVENT OR OTHER ACTIVITY TO BE HELD ON PUBLIC PROPERTY

DO YOU HAVE? Event Flyer? E-mail address? Website?
Application date: 8-26-2015 Event date: 11-11-2015
Event time: 1000 - 1200
Name of Event: VETERANS DAY PARADE

Sponsoring organization: Homecoming Committee Phone # 559-781-7759
Address: 1900 W. Olive.

* Authorized representative: DON R. DOWLING Phone # 559-970-2659
Address: 1238 HINDA VISTA.

Event chairperson: DON DOWLING Phone # _____

Location of event MAIN ST. PORTERVILLE
(Location map must be attached)

Type of event: PARADE

Non-profit organization status: BL# 7536
(IRS Determination)

City services requested (fees associated with these services will be billed separately):
Barricades (quantity): 85 Street sweeping Yes ☒ No ☐
Police protection Yes ☒ No ☐ Refuse pickup Yes ☒ No ☐
Other: _____

Parks facility application required: Yes ☐ No ☐ Attached ☐
Assembly permit required: Yes ☐ No ☐ Attached ☐

STAFF COMMENTS (list special requirements or conditions for event):

Appr.	Deny	
_____	_____	Bus. Lic. Spvr. _____
_____	_____	Pub. Works Dir. _____
_____	_____	Comm. Dev. Dir. _____
_____	_____	Field Svcs. Mgr. _____
_____	_____	Fire Chief _____
_____	_____	Parks Dir. _____
_____	_____	Police Chief _____
_____	_____	Admin. Svcs. Dir. _____

CITY OF PORTERVILLE

APPLICATION AND AGREEMENT FOR A PERMIT TO HOLD A COMMUNITY CIVIC EVENT OR OTHER ACTIVITY TO BE HELD ON PUBLIC PROPERTY

What constitutes a Community Civic Event?

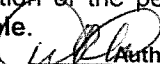
A non-profit organization wishes to sponsor an event that is open to the community at large and will utilize public property. Most of the time, Community Civic Events require street or sidewalk closures. This application must be submitted **NO LESS THAN 30 DAYS PRIOR** to the date of the event in order to obtain City Council approval.

All City Code requirements are described in ordinance 15-20 (e) 1-23 and as amended in ordinance 1613. For a full description please visit our City of Porterville website at www.ci.porterville.ca.us/govt/CityClerk/, Porterville Municipal Codes. For questions or concerns please call 559-782-7451 or 559-782-7457. Any person who violates the provisions in this code, shall be deemed guilty of either a misdemeanor or an infraction, with penalties of one hundred (\$100) for the first violation.

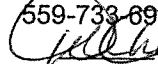
Liability insurance: The sponsoring organization/applicant agrees to provide and keep in force during the term of this permit a policy of liability and property damage insurance against liability for personal injury, including accidental death, as well as liability for property damage which may arise in any way during the term of this permit. **The City of Porterville and Successor Agency to the Porterville Redevelopment Agency shall be named as additional insured.** A Certificate of Liability Insurance and Additional Insured Endorsement sample forms are enclosed for your convenience. **This original certificate and endorsement shall be submitted to the Finance Department prior to the City of Porterville Council's approval.** *The council shall condition the granting of a CCE permit upon the sponsoring entity's filing with the council a policy of public liability insurance in which the city has been named as insured or coinsured with the permittee. The policy of insurance shall insure the city, its officers, and its employees against all claims arising out of, or in connection with, the issuance of the CCE permit or the operation of the permittee or its agents or representatives, pursuant to the permit. The policy of insurance shall provide coverage of no less than one million dollars (\$1,000,000.00) per occurrence of bodily injury and property damage, combined single limit. (Ordinance 15-20(e) 18)*

 Authorized Representative Initials

Alcohol liability insurance: Organization/Applicant will obtain an alcohol permit if any alcoholic beverages are to be served. The insurance policy shall be endorsed to include **full liquor liability** in an amount not less than one million dollars (\$1,000,000) per occurrence. The City of Porterville shall be named as additional insured against all claims arising out of or in connection with the issuance of this permit or the operation of the permitted, his/her agents or representatives pursuant the permit. **Claims-made policies are not acceptable.**

 Authorized Representative Initials

Health permit: Organization/Applicant **will obtain or ensure** that all participants obtain a 'Temporary Food Facilities' permit(s) from the Tulare County Public Health Department, if any food is to be served in connection with this Community Civic Event. To contact the Tulare County Environmental Health Department located at 5957 S. Mooney Blvd., Visalia, CA, 93277, call 559-733-6441, or fax information to 559-733-6932; or visit their website: www.tularehhsa.org.

 Authorized Representative Initials

First aid station: Organization/Applicant will establish a first aid station, with clearly posted signs, to provide basic emergency care, such as ice/hot packs, bandages, and compresses.

 Authorized Representative Initials

Agreement: The sponsoring organization/applicant agrees to comply with all provisions of the Community Civic Event Ordinance 15-20(e), as amended, and the terms and conditions set forth by City Council and stated in Exhibit 'A.' The sponsoring organization/applicant agrees, during the term of this permit, to secure and hold the City free and harmless from all loss, liability, and claims for damages, costs and charges of any kind or character arising out of, relating to, or in any way connected with his/her performance of this permit. Said agreement to hold harmless shall include and extend to any injury to any person or persons, or property of any kind whatsoever and to whomever belonging, including, but not limited to, said organization/applicant, and shall not be liable to the City for any injury to persons or property which may result solely or primarily from the action or non-action of the City or its directors, officers, or employees.

Veterans Homecoming Committee		Aug 26 2015
(Name of Organization)	(Signature)	(Date)

VENDOR/PARTICIPANT LIST IN CONNECTION WITH THE APPLICATION AND
AGREEMENT FOR A PERMIT TO HOLD A COMMUNITY CIVIC EVENT OR OTHER ACTIVITY
TO BE HELD ON PUBLIC PROPERTY

Location: MAIN ST Event date: 11-11-2015 Event time: 1000-1200

[illegible]

3 of 4

CITY OF PORTERVILLE

REQUEST FOR STREET CLOSURES AND PUBLIC PROPERTY USAGE IN CONNECTION WITH THE
APPLICATION AND AGREEMENT FOR A PERMIT TO HOLD A COMMUNITY CIVIC EVENT OR OTHER
ACTIVITY TO BE HELD ON PUBLIC PROPERTY

Name of event: VETERANS HOME COMING COMMITTEE

Sponsoring organization: VETERANS DAY PARADE

Event date: 11-11-2015 Hours: 0500 - 1200.

ATTACH MAP MARKING AREAS TO BE CLOSED OR USED:

Closed

Street Name	From	To	Activity
MAIN STREET	HENDERSON DORIS	ORANGE	PARADE
2ND ST	"	"	"
HOCKESS ST.	"	"	"
ALL CROSS STREETS -			
	Please see map		
Sidewalks	From	To	Activity
Parking lots and spaces	Location		Activity

Requirements for Community Civic Event

Veterans Homecoming Committee

Veterans Day Parade

November 11, 2015

Finance Director:

M. Bemis

Public Works Director, Acting:

M. Reed

Community Development Manager:

J. Phillips

No comments.

Field Services Manager:

B. Styles

This is a City sponsored parade. City will supply barricades for street closures, trash and recycling containers, sweepers and clean- up crew.

Fire Chief:

G. Irish

No comment.

Parks and Leisure Services Director:

D. Moore

Public to stay out of Main Street planters. Vehicles to remain off of grass at Centennial Plaza.

Police Captain:

J. Hall

Please see proposed conditions and requirements on Exhibit B.

Administrative Services Director:

P. Hildreth

Please see attached Exhibit A, page 2.

Requirements for Community Civic Event

Sponsor: Veterans Homecoming Committee
Event: Veterans Day Parade
Event Chairman: Don Dowling
Location: Main Street from Doris Ave. to Orange Ave.
Date of Event: November 11, 2015

RISK MANAGEMENT: Conditions of Approval

1. The following street sections are not authorized for closure and shall remain open to vehicular traffic.
 - a. Division Street and Hockett Street between Oak Avenue and Olive Avenue
 - b. Oak Avenue from Division Street to 'D' Street
 - c. Streets adjacent to the Police Station and Fire Station No.1
 - d. Orange Avenue, east and west traffic flow.
2. That the Veterans Homecoming Committee provide a Certificate of Commercial General Liability Insurance Coverage evidencing coverage of not less than \$1,000,000 per occurrence, and having the appropriate Endorsement naming the City of Porterville, its Officers, Employees, Agents and Volunteers and the Successor Agency to the Porterville Redevelopment Agency as Additional Insured against all claims arising from, or in connection with, the Sponsoring Organization's operation and sponsorship of the aforementioned Community Civic Event.
 - a. Said Certificate of Insurance shall be an original (fax and xerographic copies not acceptable), the Certificate shall be signed by an agent authorized to bind insurance coverage with the carrier, and the deductible, if any, shall not be greater than \$1,000.
 - b. Said insurance shall be primary to the insurance held by the City of Porterville, be with a company having an A. M. Best Rating of no less than A: VII, and the insurance company must be an admitted insurer in the State of California.
3. The use of sidewalks, during this event, for any purpose other than normal pedestrian traffic, e.g., food booths, sales booths, displays, bleachers, etc., is prohibited within a ten-foot radius of all walk-up Versa-Teller operations.

CITY OF PORTERVILLE - POLICE DEPARTMENT

Community Civic Event Application

Proposed Event: Veteran's Day Parade

Date of Event: 11-11-15

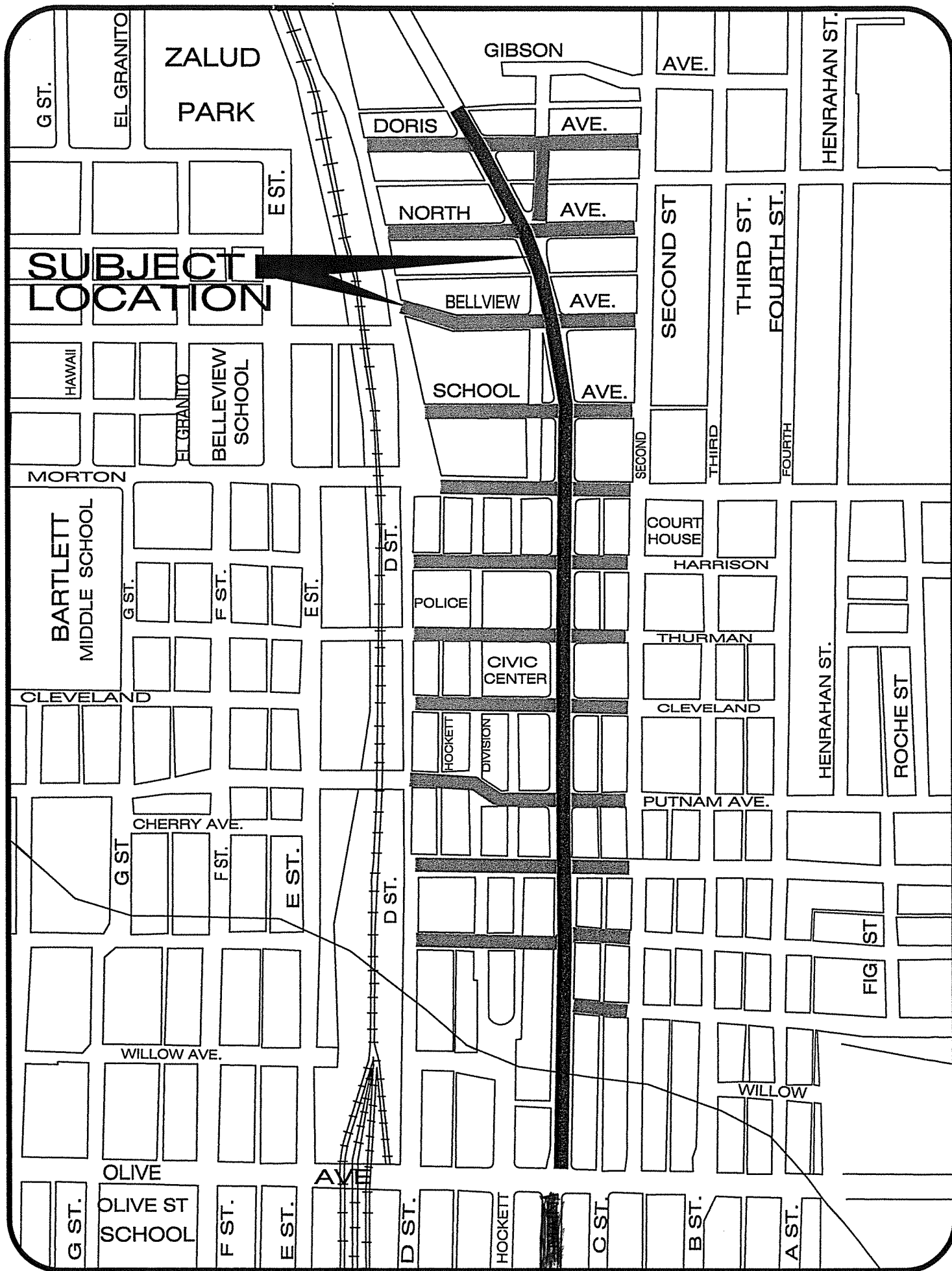
Location of Event: Main Street

Recommendations/Requirements:

- City Council approval is required for all street closures.
- Ensure adequate barricades/barriers are used to warn motorists of non-access and prevent vehicle access to those designated areas.
- Veteran's Homecoming Committee should meet with street vendors to coordinate rules regarding their activities, such as:
 - Staying off the parade route and crossing in front of floats or groups
 - Shall not sell silly string, snap caps or party poppers
 - Ensure each vendor has properly obtained a City business license
- Food vendors should be situated where they minimally block the sidewalk.
- Food vendors should provide inspection certificates from the Tulare County Health Department to members of the Veteran's Homecoming Committee, to ensure safe food products.
- Throwing candy from vehicles, floats, or any parade entry is prohibited. This results in children scampering to catch or find candy in a crowded environment, and causes others to run out into the street. This practice creates significant and unnecessary risk for parade goers. All registered parade entrants should be informed of this prohibition and efforts taken to cease this practice.
- An Outside Amplifier Permit has been requested and granted. However, event organizers shall not allow music or other amplifications to be played so loud as to unreasonably disturb the peace and good order of the business establishments or neighborhoods in the area.
- Event organizers shall coordinate all policing/traffic/parking/posting concerns with Lt. Rich Standridge well in advance of the event. He can be contacted at 559-782-7410/559-782-7400.

Captain John Hall, Porterville Police Department

EXHIBIT B



ORANGIE ST.

CITY OF PORTERVILLE
OUTSIDE AMPLIFIER PERMIT
(City Ordinances #18-9 & 18-14)



This application must be submitted ten (10) days prior to the date of the event. A copy of this permit must be at the operating premises of the amplifying equipment for which this registration is issued.

- 1 Name and home address of the applicant: DON R. DOWLING, 1238 LINDA VISTA.
- 2 Address where amplification equipment is to be used: CITY HALL,
- 3 Names and addresses of all persons who will use or operate the amplification equipment: _____
- 4 Type of event for which amplification equipment will be used: PARADE
- 5 Dates and hours of operation of amplification equipment: 0600 - 1200
- 6 A general description of the sound amplifying equipment to be used: _____

Section 18-9

It shall be unlawful for any person within the city to use or operate or cause to be operated or to play any radio, phonograph, jukebox, record player, loudspeaker, musical instrument, mechanical device, machine, apparatus, or instrument for intensification or amplification of the human voice or any sound or noise in a manner so loud as to be calculated to disturb the peace and good order of the neighborhood or sleep of ordinary persons in nearby residences or so loud as to unreasonably disturb and interfere with the peace and comfort.

The operation of any such instrument, phonograph, jukebox, machine or device in such manner as to be plainly audible at a distance of one hundred feet (100') from the building, structure, vehicle, or place in which, or on which it is situated or located shall be prima facie evidence of a violation of this section. (Ord. Code § 6311)

Section 18-14

It shall be unlawful for any person to maintain, operate, connect, or suffer or permit to be maintained, operated, or operated, or connected any or sound amplifier in such a manner as to cause any sound to be projected outside of any building or out of doors in any part of the city, except as may be necessary to amplify sound for the proper presentation of moving picture shows, or exhibiting for the convenient hearing of patrons within the building or enclosure in which the show or or exhibition is given, without having first procured a permit from the chief of police, which permit shall be granted at the will of the chief of police upon application in writing therefore, but which permit, when granted, shall be revocable by the city council whenever any such loudspeaker or sound amplifier shall by the council be deemed objectionable, and any such permit may be so revoked with or without notice, or with or without a formal hearing, at the option of the council, and in the event of the revocation of any such permit, the same shall not be renewed, except upon application as the first instance. (Ord. Code § 6312)

Penal Code Section 415 (2) Any of the following persons shall be punished by imprisonment in the county jail for a period of not more than 90 days, a fine of not more than four hundred dollars (\$400), or both such imprisonment and fine: (2) Any person who maliciously and willfully disturbs another person by loud and unreasonable noise.

I hereby certify that I have read and answered all statements on this registration form and that they are true and correct.

Don R. Dowling
Signature of Applicant

8-26-2015
Date

THIS OUTSIDE AMPLIFIER PERMIT HAS BEEN APPROVED. HOWEVER, WE URGE YOU TO REMAIN CONSIDERATE OF THE GENERAL PEACE AND ORDER OF THE NEIGHBORS IN THE AREA. FAILURE TO ABIDE BY THESE REGULATIONS CAN RESULT IN REVOCATION OF THE PERMIT.

[Signature]
City of Porterville, Chief of Police/Designee

9/14/15
Date



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
08/17/2015

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Lockton Affinity, LLC P.O. Box 879610 Kansas City, MO 64187-9610	CONTACT NAME: Lockton Affinity, LLC	
	PHONE (A/C, No, Ext): 800-669-9944 FAX (A/C, No): 913-652-7599 E-MAIL ADDRESS:	
INSURED Veterans Homecoming Committee 1900 West Olive Porterville, CA 93257	INSURER(S) AFFORDING COVERAGE	NAIC #
	INSURER A: AIX Spec. Ins. Co.	12833
	INSURER B:	
	INSURER C:	
	INSURER D:	
	INSURER E:	
	INSURER F:	

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

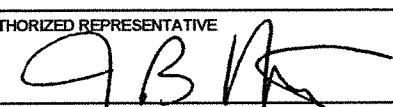
INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☒ POLICY ☐ PRO-JECT ☐ LOC ☐ OTHER:	X		HFZ-CL-0020212-4	09/16/2015	09/16/2016	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ Excluded PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
	AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ ALL OWNED AUTOS ☐ HIRED AUTOS ☐ SCHEDULED AUTOS ☐ NON-OWNED AUTOS						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	UMBRELLA LIAB ☐ OCCUR EXCESS LIAB ☐ CLAIMS-MADE DED ☐ RETENTION \$ ☐						EACH OCCURRENCE \$ AGGREGATE \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A				PER STATUTE ☐ OTH-ER ☐ E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Description and Date of Event: Veterans Day Parade. November 11, 2015

CERTIFICATE HOLDER

CANCELLATION

The City of Porterville & Successor Agency to the Porterville Redevelopment Agency Attn: Anita Gustuson 291 North Main Porterville, Ca. 93257	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 
---	---

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THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

BLANKET ADDITIONAL INSURED – CERTIFICATE HOLDER

This endorsement modifies insurance provided under the following:

BUSINESSOWNERS COVERAGE FORM

Paragraph **C., Who Is An Insured** of **SECTION II - LIABILITY** is changed to include as an insured any person or organization named as an additional insured on a certificate of insurance issued by us or our agent, but only to the extent of their liability arising out of your operations while providing service for the additional insured.

All other terms and conditions of this policy shall remain unchanged.



CITY COUNCIL AGENDA – OCTOBER 6, 2015

SUBJECT: Approval for Community Civic Event - Porterville Kiwanis Club - Running Dead 3K Run and Food Drive

SOURCE: Finance

COMMENT: Porterville Kiwanis Club is requesting approval to hold a 3K run, Friday evening, October 16, 2015, from 6:00 p.m. to 10:00 p.m. The run will start and end at the Porterville Kiwanis Community Center and will use the Veteran's Park trail on the south side of the park. A movie and vendors will be set up at the Porterville Kiwanis Community Center. Although no street closures are requested, volunteers will be posted at intersections and will be monitoring the route.

This application is submitted in accordance with the Community Civic Events Ordinance No. 1326, as amended, and has been routed according to the ordinance regulations and reviewed by all departments involved. All requirements are listed on the attached Application, Agreement, and Exhibit A and Exhibit B.

RECOMMENDATION: That the City Council approve the Community Civic Event Application and Agreement from the Porterville Kiwanis Club, subject to the Restrictions and Requirements contained in the Application, Agreement, Exhibit A and Exhibit B of the Community Civic Event Application.

ATTACHMENTS:

1. Community Civic Event Application and Agreement, Exhibit A, Exhibit B, Map, Outside Amplifier Permit, and Certificate of Liability.

Appropriated/Funded: MB

Review By:

Department Director:

Maria Bemis, Finance Director

Final Approver: John Lollis, City Manager

CITY OF PORTERVILLE

291 N. Main Street, Porterville, CA 93257
559-782-7451 Fax: 784-4569 www.ci.porterville.ca.us



(Incomplete applications can delay permit process)

APPLICATION AND AGREEMENT FOR A PERMIT TO HOLD A COMMUNITY CIVIC EVENT OR OTHER ACTIVITY TO BE HELD ON PUBLIC PROPERTY

DO YOU HAVE? Event Flyer? E-mail address? Website?
Application date: 9/15/15 Event date: 10/16/15
Event time: 6:00pm - 10pm

Name of Event: Running Dead - 3K Run and Food drive

Sponsoring organization: Kiwanis of Porterville Phone #
Address: 450 N. Newcomb St.

Authorized representative: Traci Martinez Phone # 202-9482
Address:

Event chairperson: Traci Martinez Phone # same

Location of event Veterans Park - Trail on South section
(Location map must be attached)

Type of event: 3K Run

Non-profit organization status: BL# 003008
(IRS Determination)

City services requested (fees associated with these services will be billed separately):
Barricades (quantity): 0 Street sweeping Yes No X
Police protection Yes No X Refuse pickup Yes No X
Other:

Parks facility application required: Yes No X Attached
Assembly permit required: Yes No X Attached

STAFF COMMENTS (list special requirements or conditions for event):

Appr.	Deny	
<u></u>	<u></u>	Bus. Lic. Spvr. <u></u>
<u></u>	<u></u>	Pub. Works Dir. <u></u>
<u></u>	<u></u>	Comm. Dev. Dir. <u></u>
<u></u>	<u></u>	Field Svcs. Mgr. <u></u>
<u></u>	<u></u>	Fire Chief <u></u>
<u></u>	<u></u>	Parks Dir. <u></u>
<u></u>	<u></u>	Police Chief <u></u>
<u></u>	<u></u>	Admin. Svcs. Dir. <u></u>

CITY OF PORTERVILLE

APPLICATION AND AGREEMENT FOR A PERMIT TO HOLD A COMMUNITY CIVIC EVENT OR OTHER ACTIVITY TO BE HELD ON PUBLIC PROPERTY

What constitutes a Community Civic Event?

A non-profit organization wishes to sponsor an event that is open to the community at large and will utilize public property. Most of the time, Community Civic Events require street or sidewalk closures. This application must be submitted NO LESS THAN 30 DAYS PRIOR to the date of the event in order to obtain City Council approval.

All City Code requirements are described in ordinance 15-20 (e) 1-23 and as amended in ordinance 1613. For a full description please visit our City of Porterville website at www.ci.porterville.ca.us/govt/CityClerk/, Porterville Municipal Codes. For questions or concerns please call 559-782-7451 or 559-782-7457. Any person who violates the provisions in this code, shall be deemed guilty of either a misdemeanor or an infraction, with penalties of one hundred (\$100) for the first violation.

Liability insurance: The sponsoring organization/applicant agrees to provide and keep in force during the term of this permit a policy of liability and property damage insurance against liability for personal injury, including accidental death, as well as liability for property damage which may arise in any way during the term of this permit. **The City of Porterville and Successor Agency to the Porterville Redevelopment Agency shall be named as additional insured.** A Certificate of Liability Insurance and Additional Insured Endorsement sample forms are enclosed for your convenience. **This original certificate and endorsement shall be submitted to the Finance Department prior to the City of Porterville Council's approval.** The council shall condition the granting of a CCE permit upon the sponsoring entity's filing with the council a policy of public liability insurance in which the city has been named as insured or coinsured with the permittee. The policy of insurance shall insure the city, its officers, and its employees against all claims arising out of, or in connection with, the issuance of the CCE permit or the operation of the permittee or its agents or representatives, pursuant to the permit. The policy of insurance shall provide coverage of no less than one million dollars (\$1,000,000.00) per occurrence of bodily injury and property damage, combined single limit. (Ordinance 15-20(e) 18)

 Authorized Representative Initials

Alcohol liability insurance: Organization/Applicant will obtain an alcohol permit if any alcoholic beverages are to be served. The insurance policy shall be endorsed to include **full liquor liability** in an amount not less than one million dollars (\$1,000,000) per occurrence. The City of Porterville shall be named as additional insured against all claims arising out of or in connection with the issuance of this permit or the operation of the permitted, his/her agents or representatives pursuant the permit. **Claims-made policies are not acceptable.**

 Authorized Representative Initials

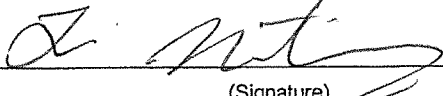
Health permit: Organization/Applicant **will obtain or ensure** that all participants obtain a 'Temporary Food Facilities' permit(s) from the Tulare County Public Health Department, if any food is to be served in connection with this Community Civic Event. To contact the Tulare County Environmental Health Department located at 5957 S. Mooney Blvd., Visalia, CA, 93277, call 559-733-6441, or fax information to 559-733-6932; or visit their website: www.tularehhsa.org.

 Authorized Representative Initials

First aid station: Organization/Applicant will establish a first aid station, with clearly posted signs, to provide basic emergency care, such as ice/hot packs, bandages, and compresses.

 Authorized Representative Initials

Agreement: The sponsoring organization/applicant agrees to comply with all provisions of the Community Civic Event Ordinance 15-20(e), as amended, and the terms and conditions set forth by City Council and stated in Exhibit 'A.' The sponsoring organization/applicant agrees, during the term of this permit, to secure and hold the City free and harmless from all loss, liability, and claims for damages, costs and charges of any kind or character arising out of, relating to, or in any way connected with his/her performance of this permit. Said agreement to hold harmless shall include and extend to any injury to any person or persons, or property of any kind whatsoever and to whomever belonging, including, but not limited to, said organization/applicant, and shall not be liable to the City for any injury to persons or property which may result solely or primarily from the action or non-action of the City or its directors, officers, or employees.

Kiwanis of Porterville		9/15/15
(Name of Organization)	(Signature)	(Date)

VENDOR/PARTICIPANT LIST IN CONNECTION WITH THE APPLICATION AND AGREEMENT FOR A PERMIT TO HOLD A COMMUNITY CIVIC EVENT OR OTHER ACTIVITY TO BE HELD ON PUBLIC PROPERTY

Location: Veterans Park Event date: 10/16/15 Event time: 6:00

[illegible]

CITY OF PORTERVILLE

REQUEST FOR STREET CLOSURES AND PUBLIC PROPERTY USAGE IN CONNECTION WITH THE
APPLICATION AND AGREEMENT FOR A PERMIT TO HOLD A COMMUNITY CIVIC EVENT OR OTHER
ACTIVITY TO BE HELD ON PUBLIC PROPERTY

Name of event: Running Dead 3K run & Food Drive

Sponsoring organization: Kiwanis of Porterville

Event date: Vet's Park Hours: 6:00pm - 10pm

ATTACH MAP MARKING AREAS TO BE CLOSED OR USED:

Closed

<u>Street Name</u>	<u>From</u>	<u>To</u>	<u>Activity</u>
<u>Sidewalks</u>	<u>From</u>	<u>To</u>	<u>Activity</u>
<u>Parking lots and spaces</u>	<u>Location</u>		<u>Activity</u>
	Trail on South Side of Veteran's Park		
	Sidewalks on South Side		

Requirements for Community Civic Event
Kiwanis Running Dead 3K Run and Food Drive
Porterville Kiwanis Club
October 16, 2015

Finance Director:
M. Bemis

Public Works Director, Acting:
M. Reed

Community Development Manager: No comments.
J. Phillips

Field Services Manager: No comments.
B. Styles

Fire Chief, Acting:
G. Irish

Parks and Leisure Services Director: No parking on the grass per Municipal
D. Moore Code.

Police Lieutenant: Please see Recommendations/
C. Contreras Requirements in Exhibit B.

Administrative Services Director: Proposed waiver should have language
P. Hildreth indicating that all participants under the age of
18 years old must have a parent or legal
guardian sign on their behalf. A separate
signature block for "Parent/Legal/Guardian"
should be added.

Requirements for Community Civic Event

Sponsor: Porterville Kiwanis Club
Event: Kiwanis Running Dead 3K Run and Food Drive
Event Chairman: Traci Martinez
Location: Veteran's Park, south side of park
Date of Event: October 16, 2015

RISK MANAGEMENT: Conditions of Approval

That the Kiwanis International, All Clubs and Their Members, provide a Certificate of Commercial General Liability Insurance Coverage evidencing coverage of not less than \$1,000,000 per occurrence, and having the appropriate Endorsement naming the City of Porterville and Successor Agency to the Porterville Redevelopment Agency, its Officers, Employees, Agents and Volunteers as 'Additional Insured' against all claims arising from, or in connection with, the Permitted operation and sponsorship of the aforementioned Community Civic Event. If the event is located in the City of Porterville's Redevelopment Agency area, the same conditions apply.

1. Said Certificate of Insurance shall be an original (fax and xerographic copies not acceptable), the Certificate shall be signed by an agent authorized to bind insurance coverage with the carrier, and the deductible, if any, shall not be greater than \$1,000.
- a. Said insurance shall be primary to the insurance held by the City of Porterville, be with a company having an A.M. Best Rating of no less than A: VII, and the insurance company must be an 'admitted' insurer in the State of California.

CITY OF PORTERVILLE - POLICE DEPARTMENT
Community Civic Event Application

Proposed Event: Kiwanis Running Dead 3K Run and Food Drive

Date of Event: October 16th, 2015

Location of Event: 450 North Newcomb Street

Recommendations/Requirements:

Your application to conduct/hold a "Running Dead 3K Run/Walk/Crawl and Food Drive" has been received and approved pursuant to the following concerns and conditions:

1. Participants/Pedestrians must obey all traffic related laws.
2. No requests have been made in relation to street closures for this event. However, all street closures must be approved by City Council.
2. Participants/Pedestrians must not interfere with or impede the normal flow of vehicle or pedestrian traffic.
3. No Outside Amplifier Permit has been requested.
4. Event organizers should consider "follow up" vehicles that have first aid supplies, water, etc., so as to treat or pick up and transport any participant who becomes ill or is otherwise unable to complete the course.
5. Event organizers must contact Porterville Police Lieutenant's Dominic Barteau or Richard Standridge well in advance of the event in order to discuss police participation and other traffic related concerns. Both can be reached at 559-782-7410.

Chris Contreras, Lieutenant
Porterville Police Department

Exhibit B

Prospect St.

Henderson

Veteran's
Park

Trail

Sidewalk

Morton

Newcomb

CITY OF PORTERVILLE
OUTSIDE AMPLIFIER PERMIT
(City Ordinances #18-9 & 18-14)



No Amplified Equipment Used

Application must be submitted ten (10) days prior to the date of the event. A copy of this permit must be at the event premises of the amplifying equipment for which this registration is issued.

Name and home address of the applicant: _____

Address where amplification equipment is to be used: _____

Names and addresses of all persons who will use or operate the amplification equipment: _____

Type of event for which amplification equipment will be used: _____

Dates and hours of operation of amplification equipment: _____

General description of the sound amplifying equipment to be used: _____

Ordinance 18-9 It shall be unlawful for any person within the city to use or operate or cause to be operated or to play any radio, phonograph, jukebox, record player, loudspeaker, musical instrument, mechanical device, machine, apparatus, or instrument for intensification or amplification of the human voice or any sound in a manner so loud as to be calculated to disturb the peace and good order of the neighborhood or sleep of ordinary persons in nearby residences or so loud as to unreasonably disturb and interfere with the peace and comfort.

The operation of any such instrument, phonograph, jukebox, machine or device in such manner as to be plainly audible at a distance of one hundred feet (100') from the building, structure, vehicle, or place in which, or on which it is situated or located shall be prima facie evidence of a violation of this section. Ord. Code § 6311)

Ordinance 18-14 It shall be unlawful for any person to maintain, operate, connect, or suffer or permit to be maintained, operated, or operated, or connected with or sound amplifier in such a manner as to cause any sound to be projected outside of any building or out of doors in any part of the city, except as may be necessary to amplify sound for the proper presentation of moving picture shows, or exhibiting for the convenient hearing of patrons within the building or enclosure in which the show or exhibition is given, without having first procured a permit from the chief of police, which permit shall be granted at the will of the chief of police upon application in writing therefor, but which permit, when granted, shall be revocable by the city council whenever any such loudspeaker or sound amplifier shall by the council be deemed objectionable, and any such permit may be so revoked with or without notice, or with or without a formal hearing, at the option of the council, and in the event of the revocation of any such permit, the same shall not be renewed, except upon application as the first instance. (Ord. Code § 6312)

Ordinal Code Section 415 (2) Any of the following persons shall be punished by imprisonment in the county jail for a period of not more than 90 days, a fine of not more than four hundred dollars (\$400), or both such imprisonment and fine: (2) Any person who maliciously and willfully disturbs another person by loud and unreasonable noise.

I hereby certify that I have read and answered all statements on this registration form and that they are true and correct.

Signature of Applicant

Date

THIS OUTSIDE AMPLIFIER PERMIT HAS BEEN APPROVED. HOWEVER, WE URGE YOU TO REMAIN CONSIDERATE OF THE GENERAL PEACE AND ORDER OF THE NEIGHBORS IN THE AREA. FAILURE TO ABIDE BY THESE REGULATIONS CAN RESULT IN REVOCATION OF THE PERMIT.

City of Porterville, Chief of Police/Designee

Date



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
9/18/2015

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Hylant Group Inc-Indianapolis 301 Pennsylvania Parkway, #201 Indianapolis IN 46280		CONTACT NAME: Lisa Christenson PHONE (A/C, No, Ext): 317-817-5172 FAX (A/C, No): 317-817-5151 E-MAIL ADDRESS: kiwaniscert@hylant.com	
INSURED KIWAN03 Kiwanis International, All Clubs and Their Members 3636 Woodview Trace Indianapolis IN 46268		INSURER(S) AFFORDING COVERAGE INSURER A : Lexington Insurance Company INSURER B : INSURER C : INSURER D : INSURER E : INSURER F :	NAIC # 19437

COVERAGES

CERTIFICATE NUMBER: 629606528

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	GENERAL LIABILITY ☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR ☒ Liquor Liability GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☐ PRO-JECT ☐ LOC	Y		013136005	11/1/2014	11/1/2015	EACH OCCURRENCE \$2,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$500,000 MED EXP (Any one person) \$5,000 PERSONAL & ADV INJURY \$2,000,000 GENERAL AGGREGATE \$2,000,000 PRODUCTS - COMP/OP AGG \$2,000,000 Liquor Liability \$1,000,000
A	AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ ALL OWNED AUTOS ☒ HIRED AUTOS ☐ SCHEDULED AUTOS ☒ NON-OWNED AUTOS			013136005	11/1/2014	11/1/2015	COMBINED SINGLE LIMIT (Ea accident) \$1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ Aggregate \$3,000,000
	UMBRELLA LIAB ☐ EXCESS LIAB DED ☐ RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A				WC STATU-TORY LIMITS ☐ OTH-ER ☐ E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
A	Self-Insured Retention			013136005	11/1/2014	11/1/2015	All Claims \$75,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

Certificate Holder is named as Additional Insured as respects to General Liability only regarding the following Kiwanis event (setup, take down & rain date(s) during the policy term are included):
10/16/2015 or any future date(s) during the policy term. Porterville Kiwanis Club 5K Zombie Run held at Veterans Park, 450 N Newcomb, Porterville, CA

CERTIFICATE HOLDER

CANCELLATION

City of Porterville, CA 291 N. Main St. Porterville, CA 93257	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE <i>Judy K. Wilson</i>
---	--

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THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED – DESIGNATED PERSON OR ORGANIZATION

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART.

SCHEDULE

Name of Person or Organization:

City of Porterville, CA
291 N. Main St.
Porterville, CA 93257

(If no entry appears above, information required to complete this endorsement will be shown in the Declarations as applicable to this endorsement.)

WHO IS AN INSURED (Section II) is amended to include as an insured the person or organization shown in the Schedule as an insured but only with respect to liability arising out of your operations or premises owned by or rented to you.



CITY COUNCIL AGENDA – OCTOBER 6, 2015

SUBJECT: Request for Proclamation - Eleanor Foerster

SOURCE: Administrative Services

COMMENT: At its meeting of October 1, 2013, the Council amended the process by which proclamations are approved. The new process requires that all proclamations must be sponsored by one Council Member, after which the request is then placed on the Council's agenda for consideration and approval by a majority of the Council.

Marilyn Pankey has requested that the Council consider approval of a proclamation to recognize long-time Porterville resident Eleanor Foerster. Vice Mayor Hamilton is sponsoring this proclamation request. If approved, the proclamation will be presented at the October 20th City Council meeting.

RECOMMENDATION: That the City Council consider approval of the request for proclamation in recognition of Eleanor Foerster.

ATTACHMENTS: 1. Proclamation Request

Appropriated/Funded: N/A

Review By:

Department Director:

Patrice Hildreth, Administrative Services Dir

Final Approver: John Lollis, City Manager



City of Porterville
REQUEST FOR PROCLAMATION



SEP 21 2015

CITY OF PORTERVILLE
CITY CLERK OFFICE

Date of Request: 7-14-15

Name of Event/Individual: Eleanor Foerster
i.e. "Porterville Tourism Week", "Mr. John Doe"

Name of Sponsoring Organization: AAUW

Name of Contact Person: Marileyn R. Pankey

Address: 1916 W. Pamela Ave, Prville

Phone: 782-1724 FAX: _____

E-mail: mpankey34a@att.net

I would like the proclamation: ☒ presented at a Council Mtg. ☐ mailed ☐ call for pick-up

Date(s) of Event: 10-6-15

Date of Council Meeting to be presented, if applicable: 10-6-15
(Council meets 1st and 3rd Tuesdays of each month.)

Individual or representative attending Council Meeting to receive proclamation:
Virginia Turrolo or Marileyn R. Pankey

Please attach a sample of your proclamation, or the pertinent information needed to formulate your proclamation 3-4 weeks in advance. If assistance is needed, or if you need a sample provided, or to return this form, contact:

Office of City Clerk
291 North Main Street
Porterville, CA 93257
(559) 782-7464 / Fax (559) 782-7452

All requests require a sponsorship by a member of the Council prior to being placed on a City Council Agenda for consideration, and are subject to approval by a majority of the Council.

City Clerk's Section

Request Received: 09/21/15 Sponsored by: Vice Mayor Hamilton Date: 09/22/15

Approved by Council: yes ☐ no ☐ Date: _____

Notification to Contact person done (date): _____ in writing ☐ by phone ☐

Items (s) ☐ mailed _____ ☐ faxed _____ ☐ picked up _____

Comment: _____

BIOGRAPHY

A local resident since the 1930's, **ELEANOR FOERSTER** distinguished herself in many ways, contributing to community, church, youth, education and the arts. Her legacy will live on for generations beyond her eight decades in the Porterville area.

Eleanor and her family were early members of the Plainview Mennonite congregation (the church having been established in 1912). After a few years in the Wasco area, Eleanor and family returned to the Porterville area, and she graduated from Porterville Union High School in 1949. From there she proceeded to finish her Bachelor's Degree at Pomona College (1953) and returned to Porterville, joining the Porterville Public Schools faculty as an elementary teacher. Her family legacy includes her husband of more than 50 years, Herb, and their four children, all raised at the family home on West Mulberry Ave. Being a working mother did not stop her own educational goals – she completed her Master's Degree in 1978, and was credentialed in Learning Handicap and Pupil Personnel Services as well as Elementary Education and Administration. Although retired from the Porterville Schools in 1991, she continued to serve young people in the community in many ways.

Eleanor and Herb raised all four of their children in the Porterville area schools and the family attended the Porterville 1st Congregational Church, which she served in many leadership roles. The magnificent pipe organ that stands in the church was, in large part, a gift to the church from Eleanor's family. As a trustee, diaconate member, Christian education leader, choir member and faithful attendee, Eleanor was instrumental in securing National Register of Historic Places status for the church in 1999.

Named Chamber of Commerce's "Woman of the Year" in 2010, Eleanor contributed to the women's organizations in the community. She was recognized for more than 50 years of service to the AAUW appropriate honors, including lifetime membership. Her membership in PEO gives her the opportunity to support and provide education to women worldwide.

Eleanor's dedication to education and the arts also continued well beyond her retirement, as she developed the "Friends of Music," a support group for providing local concerts that worked in tandem with the AAUW to develop the Porterville Summer Strings. This summer music camp provides university-level training at little or no cost to local music students, grades 4 through 12. She energetically and enthusiastically supported the music programs in the local public schools and at Porterville College with her presence and presents.

The Foerster home on West Mulberry has always been a gardener's delight, and Eleanor's iris gardens often were prize-winning, and collaborated with Sutton Gardens. Some of the iris bulbs that she so treasured are with the Foersters at their new home in Claremont. Although the land was donated "anonymously," Porterville's first two Habitat for Humanity homes stand today curiously close to the Foerster's former property.

Porterville was Eleanor Foerster's home. She took care of Porterville as one might care for their own home, and the pride in ownership showed through in all she gave to the entire community.

(City Logo Here)

WHEREAS Eleanor Foerster dedicated so much to the Porterville community, including work with various civic, church, youth, education, and arts groups, and

WHEREAS Eleanor Foerster lived for more than eight decades in the Porterville area, herself attending local schools and churches; and

WHEREAS upon college graduation, Eleanor Foerster returned to the Porterville area to establish herself as a teacher and leader in the local public schools, and

WHEREAS Eleanor and her husband Herb Foerster, both teachers and community leaders, raised four children in the family's home while modeling community service by giving selflessly to their city and its organizations, and

WHEREAS Eleanor Foerster worked with local and national representatives to bring National Register of Historic Places recognition to Porterville's oldest standing church, and

WHEREAS Eleanor Foerster was previously named "Woman of the Year" by the Porterville Chamber of Commerce for her many years of dedicated service to the community, and

WHEREAS Eleanor Foerster enriched the lives of women and all citizens in Porterville through her more than 50 years of service to the American Association of University Women and PEO, and

WHEREAS Eleanor Foerster worked tirelessly for youth, community and collegiate arts and music programs throughout her life, and

WHEREAS Eleanor Foerster and her husband, Herb, supported projects that live and empower by being instrumental in the first Habitat for Humanity projects in the Porterville area, and

WHEREAS Eleanor and Herb have chosen to retire closer to children and family and to leave the area they have loved and served for more than eight decades, then

BE IT RESOLVED THAT the City of Porterville recognizes the eight decades of "The Good Life" that have been so much in evidence in ELEANOR FOERSTER, and proclaims her to be always a Citizen of Porterville, with the sincere thanks of the people of the city.

All appropriate Signatures

All Appropriate Dates



CITY COUNCIL AGENDA – OCTOBER 6, 2015

SUBJECT: Request for Proclamation - Friends of Libraries Week - October 18-24,2015

SOURCE: Administrative Services

COMMENT: At its meeting of October 1, 2013, the Council amended the process by which proclamations are approved. The new process requires that all proclamations must be sponsored by one Council Member, after which the request is then placed on the Council's agenda for consideration and approval by a majority of the Council.

The Parks and Leisure Services Library Division has requested that the Council consider approval of a proclamation to proclaim October 18 through 24, 2015, as "Friends of Libraries Week." Mayor Stowe is sponsoring this proclamation request. If approved, the proclamation will be presented at the October 20th City Council meeting.

RECOMMENDATION: That the City Council consider approval of the request to proclaim October 18 through 24, 2015, as "Friends of Libraries Week."

ATTACHMENTS: 1. Proclamation Request

Appropriated/Funded: N/A

Review By:

Department Director:

Patrice Hildreth, Administrative Services Dir

Final Approver: John Lollis, City Manager



City of Porterville
REQUEST FOR PROCLAMATION

Date of Request: 9-16-15

Name of Event/Individual: National Friends of Libraries Week
i.e. "Porterville Tourism Week", "Mr. John Doe"

Name of Sponsoring Organization: City Parks Dept Library Division

Name of Contact Person: Vikki Cervantes

Address: 41 W. Thurman Ave

Phone: Ext 7495 FAX: _____

E-mail: _____

I would like the proclamation: ☒ presented at a Council Mtg. ☐ mailed ☐ call for pick-up

Date(s) of Event: Oct 18-24, 2015

Date of Council Meeting to be presented, if applicable: Oct. 20, 2015
(Council meets 1st and 3rd Tuesdays of each month.)

Individual or representative attending Council Meeting to receive proclamation:

Friends of the Porterville Library - Board members

Please attach a sample of your proclamation, or the pertinent information needed to formulate your proclamation. If assistance is needed, or if you need a sample provided, or to return this form, contact:

Office of City Clerk
291 North Main Street
Porterville, CA 93257
(559) 782-7464 / Fax (559) 782-7452

All requests require a sponsorship by a member of the Council prior to being placed on a City Council Agenda for consideration, and are subject to approval by a majority of the Council. Please see the attached language regarding the process and timelines for submittal.

City Clerk's Section

Request Received: 09-16-15 Sponsored by: Mayor Stowe Date: 09-16-15

Approved by Council: yes ☐ no ☐ Date: _____

Notification to Contact person done (date): _____ in writing ☐ by phone ☐

Items (s) ☐ mailed _____ ☐ faxed _____ ☐ picked up _____

Comment: _____

National Friends of Libraries Week 2015

Whereas, The Friends of the Porterville Library raise money that enables our library to move from good to great -- providing the financial support for additional programming, equipment, summer reading program incentives, and other materials for special events throughout the year; and

Whereas, the work of our Friends constantly highlights the fact that our library is a cornerstone of the community, providing opportunities for all to engage in the joy of life-long learning and connect with the thoughts and ideas of others from ages past to the present; and

Whereas, the Friends understand the critical importance of well funded libraries and advocate to ensure that our library gets the resources it needs to provide a wide variety of services to all ages including, but not limited to, access to print and electronic materials, along with expert assistance in research, readers' advisory, and children's services; and

Whereas, the Friends gift of their time and commitment to the library sets an example for all in how volunteerism leads to positive civic engagement and the betterment of our community;

Now, therefore, I, Milt Stowe, Mayor of the City of Porterville, on behalf of the Porterville City Council, do hereby proclaim October 18th-20th, 2015, as Friends of Libraries week in the City of Porterville, California, and urge everyone to join the membership of our Friends of the Library and thank them for all they do to make our library and community so much better.



CITY COUNCIL AGENDA – OCTOBER 6, 2015

SUBJECT: Request for Proclamation - Pink Heals Day - November 1, 2015

SOURCE: Administrative Services

COMMENT: At its meeting of October 1, 2013, the Council amended the process by which proclamations are approved. The new process requires that all proclamations must be sponsored by one Council Member, after which the request is then placed on the Council's agenda for consideration and approval by a majority of the Council.

Kim Latham has requested that the Council consider approval of a proclamation to proclaim November 1, 2015, as "Pink Heals Day." Vice Mayor Hamilton is sponsoring this proclamation request. If approved, the proclamation will be presented at the October 20th City Council meeting.

RECOMMENDATION: That the City Council consider approval of the request to proclaim November 1, 2015, as "Pink Heals Day."

ATTACHMENTS: 1. Proclamation Request

Appropriated/Funded: N/A

Review By:

Department Director:

Patrice Hildreth, Administrative Services Dir

Final Approver: John Lollis, City Manager

Comment: _____

For Pink Heals Proclamation. National Pink Heals Day, November 1, 2015.

The pink fire engine and patrol car bring love and hope for people who desperately need support.

We ask organizations like the Police and Fire Departments to set the example by wearing PINK!

We also ask the local Politicians and Educators along with the citizens of each community to join the efforts.

We bring our pink vehicles to your events so that you may hold a fundraiser and generate proceeds that will stay in Tulare County..... to help with bills, co-pays, research and/or general financial help for families that may be struggling.

Founder: Dave Graybill "We drive hundreds of miles at a time, carrying these signatures of very special people, mostly women, some men, and a few children. We are just drivers with a special message, a message from them, to all of us who've not fought this battle yet. They tell us to load our guns, rally the troops and stand by their side, to at the very least show support and if we must join them in the fight, to end this fight with one swift blow."

Our Goal:

To provide you with a program that maintains fund raising dollars locally in support of women, their families and community based initiatives and doesn't take any money for itself.

The Pink Heals program gives the community, elected leaders and local businesses the ability to align with an initiative that benefits the community directly without aligning with a single cause, a specific disease or a large charity. A Pink Heals event may benefit a person with a disease, a local hospital, a local research center, a community center, a community improvement goal, etc. but it doesn't align with any one particular initiative. Think of Pink Heals as an accreditation mechanism for events in your city or town. If an event or business is supported with the Pink Heals logo then the money raised is staying in your community and supporting initiatives that are philanthropic AND altruistic and not making money from your volunteerism.

Our Mission Statement:

Pink Heals provides communities with a program that:
maintains the majority of fund raising dollars locally,
empowers the people to make decisions about how their hard earned money is distributed
and forces the recipients of donated dollars to be accountable for spending.

The Pink Heals Tour, coming to Porterville in April 2016, takes pink fire trucks and police cars across the country, carrying the Care Enough to Wear Pink and the Pink Heals Movement to local communities.

Pink Heals was founded in 2007 with the focus on helping women who are battling or have battled cancer; Pink Heals recognizes the importance that the women in our lives have on our families and communities.

For Pink Heals Proclamation. National Pink Heals Day, November 1, 2015.

Pink Heals helps to raise awareness and funds for local women and community initiatives.

Pink Heals brings a community together out of Love, Not on behalf of a cause, a ribbon, or a large corporate charity. Pink Heals uses the color PINK to represent women and their families, NOT a specific disease. This is NOT about breast cancer, but about ALL illnesses and needs within a community that can be cured or supported by keeping fund raising money local!

Inherent leaders and businesses are embracing this initiative. The program doesn't align a leader or a business with one specific charity or sponsor. It aligns them with the women in their community, their fire fighters, their police department, their tax based groups and constituents. Leaders support local fund raising through Pink Heals and their constituents support their leader with votes. Businesses support their patrons and their patrons choose that business for their goods and services.



CITY COUNCIL AGENDA – OCTOBER 6, 2015

SUBJECT: Consideration of Revocation of Business License - Best Massage, 52 E. Mill Avenue, Porterville

SOURCE: Finance

COMMENT: The purpose of this item is to consider whether the business license for Best Massage, located at 52 East Mill Avenue, held by Dehong (Judy) Marchtaler, should be revoked. This item is a public hearing item continued from September 15, 2015. Businesses in the City of Porterville are required to obtain a business license pursuant to Chapter 15 of the Porterville Municipal Code. Pursuant to Section 15-12, "The City Council reserves the right to revoke the license granted any person, when, after notice to the licensee and upon hearing had, it shall appear the business licensed is unlawful, immoral or a menace to the public health, safety, morals, peace or general welfare, or is, or has been carried on in an illegal or immoral manner, or in such manner as to constitute a menace to the health, safety, morals, peace or general welfare of the people of the city."

On multiple occasions within the last year, the Police Department has received complaints of illicit activities occurring at the Best Massage business. Three times this year, police investigations conducted at several massage businesses, including Best Massage, have led to arrests for prostitution, the last arrest at the business occurring less than two weeks ago on September 24th, after the business owner had received notice of this hearing. Summaries of the crime reports containing the public information related to the arrests are attached. The first arrest occurred while there was a different owner listed for the business; however, several of the different individual's licenses that were listed for the business at that time remain listed for the current business. The District Attorney has filed criminal actions concerning the April and August 2015 incidents. The September 2015 incident was forwarded to the District Attorney for potential prosecution. Police officers also found indications that Zi-Rong Wong, the most recent arrestee, was using the business as her residence.

In addition to the arrests for prostitution, the City was unable to locate individual local business licenses for the last two arrestees: Xin Lu (arrest August 2015) and Zi-Rong Wong (September 2015). The City was unable to locate a State license (CMTC) for Zi-Rong Wong. The local business license information currently maintained by the City related to Best Massage is attached.

In light of the information provided above and attached to this report, City staff believes that Best Massage has met the standard for revocation of its business license. The City recommends that the City Council hold the public

hearing, consider the information in this report and testimony from City staff, any testimony provided by the business owner, and any other relevant testimony, and determine whether to revoke the Best Massage business license.

RECOMMENDATION: That the City Council:

1. Hold the hearing to consider the revocation of the business license for Best Massage, located at 52 East Mill Avenue; and
2. Take action to revoke the business license for Best Massage.

ATTACHMENTS:

1. September 25, 2015 Letter to Jim Oliver with attached business license information and crime/incident reports
2. September 29, 2015 Letter to Jim Oliver with summary of 09/24/15 crime report

Appropriated/Funded: MB

Review By:

Department Director:

Maria Bemis, Finance Director

Final Approver: John Lollis, City Manager

NANCY A. JENNER
JULIA M. LEW
CHAD M. LEW

LAW OFFICES OF
MCCORMICK KABOT JENNER & LEW
A PROFESSIONAL CORPORATION
4010 SOUTH DEMAREE STREET
VISALIA, CALIFORNIA 93277

TELEPHONE
(559) 734-6729

FACSIMILE
(559) 734-8762

INTERNET
WWW.MKJW.COM

MATTHEW C. PIERCE

S.L. KABOT, of Counsel
WALTER McCORMICK (1926 - 2005)

September 25, 2015

James B. Oliver
P.O. Box 57 at
340 E. Tulare Ave.
Tulare, California 93275

COPY

Re: City of Porterville Business License Revocation Hearing – Best Massage, 52 E. Mills, Porterville

Dear Mr. Oliver:

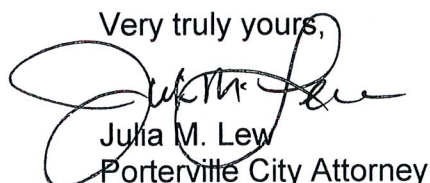
Per our discussion last week, enclosed please find the documentation the City of Porterville intends to rely on at the Business License Revocation Hearing to be held on October 6, 2015, that it currently has in its possession.

The documentation includes the business license information the City has on file concerning your client, Dehong Marchtaler ("Judy"), and several employees/contractors. The City did not find a business license in its system for the individual arrested at the premises in August. Also included are summaries of the crime reports from the June and August 2015 incidents, and a summary of an incident report made that contained additional complaints, as required by the California Public Records Act. [See Government Code Section 6254(f).] The actual investigative reports are exempt from disclosure under the Act. It is my understanding that criminal cases have been filed concerning both the June and August occurrences.

Additionally, I need to make you aware that another arrest for prostitution occurred at your client's business yesterday afternoon. I will provide you the public information the City has concerning the incident as soon as I have received it. This office and City staff will include information concerning this latest occurrence in its presentation to the City Council in further support of its recommendation to revoke the license.

In addition to the enclosed documentation and any subsequent information provided, the agenda item and staff report will be available via the City's website after 5:00 p.m. on Thursday, October 1st.

Very truly yours,


Julia M. Lew
Porterville City Attorney

encl

cc: John Lollis, City Manager



CITY OF PORTERVILLE
 291 N. MAIN ST., PORTERVILLE, CA. 93257
 (559) 782-7457
 Fax (559) 784-4569

Took over business

DUE	PAST DUE
For Period	Beginning Ending
Temporary License For:	6/30/2015
Day(s) From	Thru
6/1/15	

Application for City Business License

FEE MUST ACCOMPANY APPLICATION

Allow 10 to 21 days for necessary inspections and approvals. Licensee is responsible for compliance with all ordinances of the City of Porterville i.e. Fire, Health, Building and Zoning Codes

☐ RENEWAL ☒ NEW ☒ OWNERSHIP CHANGE ☐ ADDRESS CHANGE ☐ NAME CHANGE

LICENSE NO.

TAX NO.

CA. LIC.

BUSINESS NAME *Best Massage*
52 E Mill St, Porterville, CA
 MAILING ADDRESS *93257*
 EMAIL ADDR. *Same As Above*

BUSINESS ADDRESS *52 E Mill Ave, Porterville, CA*
93257
 FAX #
 BUSINESS PHONE NO. *559 782 9266*

PLEASE INDICATE OWNERSHIP STATUS: ☒ INDIVIDUAL ☐ PARTNERSHIP ☐ CORPORATION ☐ NON-PROFIT
 List owners, partners, or officers Title SS# Residence Address City Zip Residence Phone
(Judy)
Dehony Marchtaler
 DESCRIPTION OF BUSINESS (give details) *Massage parlor*
13060 Banning St Victorville CA
760 265 3572

Amusement Devices on Premises? ☒ Yes ☒ No Number
 Coin Operated Machines ☐ Yes ☒ No Number
 Provide separate list (name, address, phone if owned and operated by vending company).
 Do you store hazardous or flammable materials? ☐ Yes ☒ No
 If so, list type and quantity.
 Contact Name & Phone #
 1. *Herb Marchtaler* *1-760-221-0128*
 2. *Holly Castro* *909-638-8014*

IMPORTANT READ AND SIGN BELOW -- RETURN WITH FEE. VALIDATED LICENSE WILL BE MAILED TO YOU

FROM	TO	FEE	FROM	TO	FEE
.01	25,000.00	25.00	200,000.01	300,000.00	135.00
25,000.01	50,000.00	47.50	300,000.01	400,000.00	160.00
50,000.01	75,000.00	65.00	400,000.01	600,000.00	185.00
75,000.01	100,000.00	80.00	600,000.01	800,000.00	210.00
100,000.01	150,000.00	95.00	800,000.01	1,000,000.00	235.00
150,000.01	200,000.00	110.00	1,000,000.01	AND OVER	260.00

Add \$1.00 license fee/State Tax (SB1186)

PLUS 25.00 EA ADDITIONAL 200,000.00
 ESTIMATE GROSS RECEIPTS *\$125076/30/2015*

FEES DUE: \$

REFUNDS for overpayment must be requested in writing within six months of payment date.

PAST DUE - Cumulative penalty of 25% per month will be added to fee

I certify the above information is correct. (make any corrections as needed.)

Signed by *[Signature]* Office/Title *[Signature]* Application Date *5/26/15*

ALL BUSINESS SIGNS WITHIN THE CITY LIMITS MUST BE APPROVED BY THE PLANNING DEPARTMENT.

NOTE: Additional City permits may be necessary before the owner can commence business.

Approved	Date	FOR OFFICE USE ONLY	Approved	Date	Approved	Date
1. Licensing		3. Building	<i>[Signature]</i>	<i>6/2</i>	5. Police	<i>FYI</i>
2. Accounting <i>FIS</i>		4. Fire	<i>[Signature]</i>	<i>5/28</i>	6. Planning	<i>[Signature]</i>

REQUIREMENTS/CONDITIONS

AMOUNT PAID	DATE ISSUED	BY	SIC#	SCHEDULE	DT BUSINESS DISCONTINUED	LICENSE NUMBER
				T2		<i>02850</i>

Notify City if you change your business address, name, ownership, nature of business, or if you are no longer doing business in Porterville.

PLEASE RETURN ALL COPIES



CITY OF PORTERVILLE
291 N. MAIN ST., PORTERVILLE, CA. 93257
(559) 782-7457

DUE	PAST DUE
For Period	Beginning 7/1/2014/ Ending 12/31/2014
Temporary License For:	
Day(s) From	Thru

Application for City Business License

FEE MUST ACCOMPANY APPLICATION

Allow 10 to 21 days for necessary inspections and approvals. Licensee is responsible for compliance with all ordinances of the City of Porterville i.e. Fire, Health, Building and Zoning Codes.

☐ RENEWAL ☒ NEW ☐ OWNERSHIP CHANGE ☐ ADDRESS CHANGE ☐ NAME CHANGE

LICENSE NO. TAX NO. CA. LIC.

BUSINESS NAME Y. Chua Chen BUSINESS ADDRESS 52 E MILL AVE
MAILING ADDRESS 664 LOBIAC CT 2 PORTERVILLE CA 93207
FAX # BUSINESS PHONE NO.
EMAIL ADDRESS SUNNYVALE CA 94087

PLEASE INDICATE OWNERSHIP STATUS: ☐ INDIVIDUAL ☐ PARTNERSHIP ☐ CORPORATION ☐ NON-PROFIT
List owners, partners, or officers Title SS# Residence Address City Zip Residence Phone
408-507-3012

DESCRIPTION OF BUSINESS (give details)

message

☐ Yes ☐ No Amusement Devices on Premises? Number ☐ Yes ☐ No Coin Operated Machines Number Provide separate list (name, address, phone if owned and operated by vending company).
Do you store hazardous or flammable materials? ☐ Yes ☐ No
If so, list type and quantity. Contact person's & Phone
1. 626 632 5558 Tiam wei
2. 408 507 6828 x11

IMPORTANT READ AND SIGN BELOW - RETURN WITH FEE. VALIDATED LICENSE WILL BE MAILED TO YOU

FROM	TO	FEE	FROM	TO	FEE
.01	25,000.00	25.00	200,000.01	300,000.00	135.00
25,000.01	50,000.00	47.50	300,000.01	400,000.00	160.00
50,000.01	75,000.00	65.00	400,000.01	600,000.00	185.00
75,000.01	100,000.00	80.00	600,000.01	800,000.00	210.00
100,000.01	150,000.00	95.00	800,000.01	1,000,000.00	235.00
150,000.01	200,000.00	110.00	1,000,000.01	AND OVER	260.00

State Mandated Tax SB1186 Add \$1.00

PLUS 25.00 EA ADDITIONAL 200,000.00

Estimate GROSS RECEIPTS: \$ 12/31/2014

FEES DUE: \$ 260.00 REFUNDS for overpayment must be requested in writing within six months of payment date.
PAST DUE - Cumulative penalty of 25% per month will be added to fee

I certify the above information is correct. (make any corrections as needed.)

Signed by X Y. Chua Chen Office/Title _____ Application Date 7-24-14

ALL BUSINESS SIGNS WITHIN THE CITY LIMITS MUST BE APPROVED BY THE PLANNING DEPARTMENT.

NOTE: Additional City permits may be necessary before the owner can commence business.

Approved	Date	FOR OFFICE USE ONLY	Date	Approved	Date
		Approved			
1. Licensing		3. Building		5. Police	
2. Accounting		4. Fire		6. Planning	

REQUIREMENTS/CONDITIONS

AMOUNT PAID	DATE ISSUED	BY	SIC#	SCHEDULE	DT BUSINESS DISCONTINUED	LICENSE NUMBER
\$ <u>260.00</u>	<u>7-24-14</u>	<u>Chen</u>		<u>T2</u>		<u>02551</u>

Notify City if you change your business address, name, ownership, nature of business, or if you are no longer doing business in Porterville.

PLEASE RETURN ALL COPIES



CITY OF PORTERVILLE

291 N. MAIN ST., PORTERVILLE, CA. 93257
(559) 782-7457

Application for City Business License

DUE		PAST DUE
For	Beginning	6/30/2015
Period	Ending	
Temporary License For:		
Day(s) From		Thru

FEE MUST ACCOMPANY APPLICATION

Allow 10 to 21 days for necessary inspections and approvals. Licensee is responsible for compliance with all ordinances of the City of Porterville i.e. Fire, Health, Building and Zoning Codes

☒ RENEWAL ☒ NEW ☐ OWNERSHIP CHANGE ☐ ADDRESS CHANGE ☐ NAME CHANGE

LICENSE NO.

TAX NO.

CA. LIC.

BUSINESS NAME

BOOTH RENTAL Li Jiang

BUSINESS ADDRESS

52 E. Mill Ave, porterville
CA 93257

MAILING ADDRESS

664 Kodiak Ct Apt 2

FAX #

E-MAIL ADDRESS

meirhi.sheng@163.com

BUSINESS PHONE NO.

559 782-9266

PLEASE INDICATE OWNERSHIP STATUS: ☒ INDIVIDUAL ☐ PARTNERSHIP ☐ CORPORATION ☐ NON-PROFIT

List owners, partners, or officers

Title

SS#

Residence Address

City

Zip

Residence Phone

Li Jiang

porterville CA 93257

408 507 8652

DESCRIPTION OF BUSINESS (give details)

massage

☐ Yes ☒ No Amusement Devices on Premises? ☐ Yes ☒ No Coin Operated Machines ☐ Yes ☒ No Number

Do you store hazardous or flammable materials?

☐ Yes ☒ No

If so, list type and quantity.

1. Contact Name & Phone #
Li Jiang & 408 507 8652
2.

IMPORTANT READ AND SIGN BELOW- RETURN WITH FEE- VALIDATED LICENSE WILL BE MAILED TO YOU

FROM	TO	FEE	FROM	TO	FEE
.00	25,000.00	25.00	200,000.01	300,000.00	135.00
25,000.01	50,000.00	47.50	300,000.01	400,000.00	160.00
50,000.01	75,000.00	65.00	400,000.01	600,000.00	185.00
75,000.01	100,000.00	80.00	600,000.01	800,000.00	210.00
100,000.01	150,000.00	95.00	800,000.01	1,000,000.00	235.00
150,000.01	200,000.00	110.00	1,000,000.01	AND OVER	260.00

ADD \$1.00 MANDATED STATE TAX Li Jiang

ESTIMATE GROSS RECEIPTS: \$ 200,000.00

6/30/2015

FEES DUE: \$

REFUNDS for overpayment must be requested in writing within six months of payment date.

PAST DUE - Cumulative penalty of 25% per month will be added to fee

I certify the above information is correct. (make any corrections as needed.)

Signed by Li Jiang Office/Title Application Date 6/30/2015

ALL BUSINESS SIGNS WITHIN THE CITY LIMITS MUST BE APPROVED BY THE PLANNING DEPARTMENT.

NOTE: Additional City permits may be necessary before the owner can commence business.

Approved	Date	FOR OFFICE USE ONLY	Date	Approved	Date
1. Licensing		3. Building	4/10	5. Police	F47
2. Accounting	FIS	4. Fire	4/11	6. Planning	4/20/15

REQUIREMENTS/CONDITIONS

AMOUNT PAID	DATE ISSUED	BY	SIC#	SCHEDULE	DT BUSINESS DISCONTINUED	LICENSE NUMBER
				T2		02794

Notify City if you change your business address, name, ownership, nature of business, or if you are no longer doing business in Porterville.

PLEASE RETURN ALL COPIES



CITY OF PORTERVILLE
291 N. MAIN ST., PORTERVILLE, CA. 93257
(559) 782-7457

City

Booth Rental

DUE		PAST DUE	
For	7/1/13	Beginning	12/31/2013
Period		Ending	
Temporary License For:			
Day(s) From		Thru	

Application for City Business License

FEE MUST ACCOMPANY APPLICATION

Allow 10 to 21 days for necessary inspections and approvals. Licensee is responsible for compliance with all ordinances of the City of Porterville i.e. Fire, Health, Building and Zoning Codes.

☐ RENEWAL ☒ NEW ☐ OWNERSHIP CHANGE ☐ ADDRESS CHANGE ☐ NAME CHANGE

LICENSE NO. TAX NO. CA. LIC.

BUSINESS NAME

WBI WBI. TIAN

BUSINESS ADDRESS

52 E MILL AVE

MAILING ADDRESS

*52 E MILL ST
PORTERVILLE CA 93257*

BUSINESS PHONE NO. *559-782-9266*

PLEASE INDICATE OWNERSHIP STATUS: ☒ INDIVIDUAL ☐ PARTNERSHIP ☐ CORPORATION ☐ NON-PROFIT

List owners, partners, or officers Title SS# Residence Address City Zip Residence Phone

TIAN WEI TIAN WEI WBI

DESCRIPTION OF BUSINESS (give details)

Massage

Amusement Devices on Premises? ☐ Yes ☒ No Number _____

Coin Operated Machines ☐ Yes ☒ No Number _____

Provide separate list (name, address, phone if owned and operated by vending company).

Do you store hazardous or flammable materials? ☐ Yes ☒ No

If so, list type and quantity.

Contact Name & Phone #

1. *TIAN WEI WBI* & *626-632-5651*

2.

IMPORTANT READ AND SIGN BELOW -- RETURN WITH FEE. VALIDATED LICENSE WILL BE MAILED TO YOU

FROM	TO	FEE	FROM	TO	FEE
.00	25,000.00	25.00	200,000.01	300,000.00	135.00
25,000.01	50,000.00	47.50	300,000.01	400,000.00	160.00
50,000.01	75,000.00	65.00	400,000.01	600,000.00	185.00
75,000.01	100,000.00	80.00	600,000.01	800,000.00	210.00
100,000.01	150,000.00	95.00	800,000.01	1,000,000.00	235.00
150,000.01	200,000.00	110.00	1,000,000.01	AND OVER	260.00

State mandated tax SB-1186, add \$1.00

PLUS 25.00 EA ADDITIONAL 200,000.00
ESTIMATE GROSS RECEIPTS: \$ *12/31/2013*

REFUNDS for overpayment must be requested in writing within six months of payment date.
PAST DUE - Cumulative penalty of 25% per month will be added to fee

FEE DUE: *26.00*

I certify the above information is correct. (make any corrections as needed.)

Signed by *TIAN WEI WBI* Office/Title *Tiemi wbi* Application Date *6/28/2013*

ALL BUSINESS SIGNS WITHIN THE CITY LIMITS MUST BE APPROVED BY THE PLANNING DEPARTMENT.

NOTE: Additional City permits may be necessary before the owner can commence business.

FOR OFFICE USE ONLY		Approved		Date	
1. Licensing	☒	3. Building	☒	5. Police	<i>FYI</i>
2. Accounting	<i>FIS</i>	4. Fire	☒	6. Planning	☒

REQUIREMENTS/CONDITIONS

AMOUNT PAID	DATE ISSUED	BY	SIC#	SCHEDULE	DT BUSINESS DISCONTINUED	LICENSE NUMBER
<i>26.00</i>	<i>6/28/13</i>	<i>gc</i>		<i>T2</i>		<i>02273</i>

Notify City if you change your business address, name, ownership, nature of business, or if you are no longer doing business in Porterville

PLEASE RETURN ALL COPIES



CITY OF PORTERVILLE
291 N. MAIN ST., PORTERVILLE, CA. 93257
(559) 782-7457

DUE	PAST DUE
For Period	Beginning Ending
Temporary License For:	
Day(s) From	Thru 12-31-14

Application for City Business License

FEE MUST ACCOMPANY APPLICATION

Allow 10 to 21 days for necessary inspections and approvals. Licensee is responsible for compliance with all ordinances of the City of Porterville i.e. Fire, Health, Building and Zoning Codes.

☐ RENEWAL ☒ NEW ☐ OWNERSHIP CHANGE ☐ ADDRESS CHANGE ☐ NAME CHANGE

LICENSE NO.

TAX NO.

CA. LIC.

BUSINESS NAME

SU. QIN FAN

BUSINESS ADDRESS

Best Massage

MAILING ADDRESS

6121. HART. AVE
TEMPLE CITY CA 91780

52. E Mill. PORTERVILLE

BUSINESS PHONE NO.

PLEASE INDICATE OWNERSHIP STATUS: ☐ INDIVIDUAL ☐ PARTNERSHIP ☐ CORPORATION ☐ NON-PROFIT

List owners, partners, or officers

Title

SS#

Residence Address

City

Zip

Residence Phone

SU. QIN FAN

626-238-3470

DESCRIPTION OF BUSINESS (give details)

* Massage

Amusement Devices on Premises? ☐ Yes ☒ No Number _____ Coin Operated Machines ☐ Yes ☒ No Number _____ Provide separate list (name, address, phone if owned and operated by vending company).

Do you store hazardous or flammable materials?

☐ Yes ☐ No

If so, list type and quantity.

Contact Person

Phone

626-822-8448 (HILAN)

IMPORTANT READ AND SIGN BELOW -- RETURN WITH FEE. VALIDATED LICENSE WILL BE MAILED TO YOU

FROM	TO	FEE	FROM	TO	FEE
.00	25,000.00	25.00	200,000.01	300,000.00	200.00
25,000.01	50,000.00	50.00	300,000.01	400,000.00	300.00
50,000.01	75,000.00	75.00	400,000.01	600,000.00	400.00
75,000.01	100,000.00	100.00	600,000.01	800,000.00	500.00
100,000.01	150,000.00	125.00	800,000.01	1,000,000.00	600.00
150,000.01	200,000.00	150.00	1,000,000.01	AND OVER	700.00
			PLUS 100.00	EA ADDITIONAL 200,000.0	

Estimate ENTER LAST 6 MONTHS GROSS RECEIPTS: \$

FEES DUE: \$226.00

REFUNDS for overpayment must be requested in writing within six months of payment date.

PAST DUE - Cumulative penalty of 25% per month will be added to fee

I certify the above information is correct. (make any corrections as needed.)

Signed by K. SU. QIN FAN Office/Title _____ Application Date 2/4/7/14

ALL BUSINESS SIGNS WITHIN THE CITY LIMITS MUST BE APPROVED BY THE PLANNING DEPARTMENT.

NOTE: Additional City permits may be necessary before the owner can commence business.

Approved	Date	FOR OFFICE USE ONLY	Approved	Date	Approved	Date
1. Licensing		3. Building		5. Police		
2. Accounting		4. Fire		6. Planning		

REQUIREMENTS/CONDITIONS

AMOUNT PAID	DATE ISSUED	BY	SIC#	SCHEDULE	DT BUSINESS DISCONTINUED	LICENSE NUMBER
\$226.00	7-24-14	Shen		T1		02550

Notify City if you change your business address, name, ownership, nature of business, or if you are no longer doing business in Porterville.

PLEASE RETURN ALL COPIES



CITY OF PORTERVILLE
291 N. MAIN ST., PORTERVILLE, CA. 93257
(559) 782-7457

DUE		PAST DUE	
For Period	Beginning	Ending	
		4/25	6/30/2011
Temporary License For:			
Day(s) From		Thru	

Application for City Business License

FEE MUST ACCOMPANY APPLICATION

Allow 10 to 21 days for necessary inspections and approvals. Licensee is responsible for compliance with all ordinances of the City of Porterville i.e. Fire, Health, Building and Zoning Codes

☐ RENEWAL ☒ NEW ☐ OWNERSHIP CHANGE ☐ ADDRESS CHANGE ☐ NAME CHANGE

LICENSE NO.

TAX NO.

CA. LIC.

BUSINESS NAME

BEST MASSAGE

BUSINESS ADDRESS

52 E Mill St Ave

MAILING ADDRESS

52 E Mill St Ave
Porterville CA 93257

Porterville CA 93257

BUSINESS PHONE NO.

PLEASE INDICATE OWNERSHIP STATUS: ☒ INDIVIDUAL

☐ PARTNERSHIP

☐ CORPORATION

☐ NON-PROFIT

List owners, partners, or officers

Title

SS#

Residence Address

City

Zip

Residence Phone

Tie Mei Wang

2649 Muscatel Ave Rosemead CA 91

DESCRIPTION OF BUSINESS (give details)

massage therapy

Amusement Devices on Premises?
☐ Yes ☒ No Number

Coin Operated Machines
☐ Yes ☒ No Number

Provide separate list (name, address, phone if owned and operated by vending company).

Do you store hazardous or flammable materials?

☐ Yes ☒ No

If so, list type and quantity.

Contact Name & Ph. #

1. Li Jiang Yang 626-822-8
2.

IMPORTANT READ AND SIGN BELOW -- RETURN WITH FEE. VALIDATED LICENSE WILL BE MAILED TO YOU

FROM	TO	FEE	FROM	TO	FEE
.00	25,000.00	25.00	200,000.01	300,000.00	135.00
25,000.01	50,000.00	47.50	300,000.01	400,000.00	160.00
50,000.01	75,000.00	65.00	400,000.01	600,000.00	185.00
75,000.01	100,000.00	80.00	600,000.01	800,000.00	210.00
100,000.01	150,000.00	95.00	800,000.01	1,000,000.00	235.00
150,000.01	200,000.00	110.00	1,000,000.01	AND OVER	260.00

PLUS 25.00 EA ADDITIONAL 200,000.00

ESTIMATE GROSS RECEIPTS: 6/30/2011

FEES DUE: \$

REFUNDS for overpayment must be requested in writing within six months of payment date.

PAST DUE - Cumulative penalty of 25% per month will be added to fee

I certify the above information is correct. (make any corrections as needed.)

Signed by

Office/Title

OWNER

Application Date

4/11/2011

ALL BUSINESS SIGNS WITHIN THE CITY LIMITS MUST BE APPROVED BY THE PLANNING DEPARTMENT.

NOTE: Additional City permits may be necessary before the owner can commence business.

Approved

Date

FOR OFFICE USE ONLY

Approved

Date

Approved

Date

1. Licensing

3. Building

5. Police

2. Accounting

4. Fire

6. Planning

REQUIREMENTS/CONDITIONS

AMOUNT PAID	DATE ISSUED	BY	SIC#	SCHEDULE	DT BUSINESS DISCONTINUED	LICENSE NUMBER
				T2		003795

Notify City if you change your business address, name, ownership, nature of business, or if you are no longer doing business in Porterville.

PLEASE RETURN ALL COPIES

CRIME REPORT(s) SUMMARY – LU, XIN

Date and Time of Occurrence: 08/06/15, 15:19 hours

Location of Occurrence: 52 East Mill Avenue, Porterville CA 93257

Time and Nature of Response:

Undercover operation conducted in response to receipt of several complaints concerning possible prostitution occurring at the business.

Date of Report(s): 08/07/15

Arrestee Information:

Xin Lu, Sex –F, height 5'7", weight 148, hair black, eyes black, dob 12/07/69

Factual Circumstances surrounding the crime:

Porterville police officers conducted an undercover operation as a result of receiving complaints. Per the operation, an undercover officer entered the business and was quoted a price for services that potentially included acts of prostitution by Lu. The officer then returned at a later time, with a discreet communications device which allowed assisting detectives not on the premises to overhear the incident and an audio recorder to record the incident. Lu engaged in specific actions that led the undercover officer to form an opinion that the crime of prostitution was being initiated, and she was arrested by the assisting detectives.

Arrest/Booking/Release Information:

Xin Lu was booked and then released based on her execution of an Agreement to Appear.

CRIME REPORT(s) SUMMARY – JIANG, LI

Date and Time of Occurrence: 04/08/15, 12:33 hours

Location of Occurrence: 52 East Mill Avenue, Porterville CA 93257

Time and Nature of Response:

Undercover operation conducted in response to receipt of a complaint concerning possible prostitution occurring at the business.

Date of Report(s): 04/08/15

Arrestee Information:

Li Jiang, Sex –F, height 5'3", weight 100, hair black, eyes brown, dob 01/26/64

Factual Circumstances surrounding the crime:

Porterville police officers conducted an undercover operation as a result of receiving a complaint. Per the operation, an undercover officer entered the business with a discreet communications device which allowed assisting detectives not on the premises to overhear the incident and an audio recorder to record the incident for evidentiary purposes. Jiang engaged in specific actions that led the undercover officer to form an opinion that the crime of prostitution was being initiated, and she was arrested by the assisting detectives.

Arrest/Booking/Release Information:

Li Jiang was booked and then released based on her execution of a Promise to Appear.

COMPLAINT/INCIDENT REPORT(s) SUMMARY – BEST MESSAGE

Date and Time of Occurrence(s): 09/01/15, 09/17/15, 09/19/15

Location of Occurrence: n/a

Time and Nature of Incident/Response:

Complaints were made and documentation was provided from an individual (received from an unknown source) to the police department containing photographs of alleged prostitution occurring at an unknown location alleged to be 52 East Mill, Porterville, allegations of multiple occasions where male customers have entered the business with alcohol, where male customers have entered the premises after business hours, allegations of having found condoms and lubricant in the business's trash, and allegations of individuals possibly living at the premises.

Date of Report: 09/19/15

NANCY A. JENNER
JULIA M. LEW
CHAD M. LEW

LAW OFFICES OF
MCCORMICK KABOT JENNER & LEW
A PROFESSIONAL CORPORATION
4010 SOUTH DEMAREE STREET
VISALIA, CALIFORNIA 93277

TELEPHONE
(559) 734-6729

FACSIMILE
(559) 734-8762

MATTHEW C. PIERCE

S.L. KABOT, of Counsel
WALTER McCORMICK (1926 - 2005)

INTERNET
WWW.MKJW.COM

September 29, 2015

James B. Oliver
P.O. Box 57 at
340 E. Tulare Ave.
Tulare, California 93275

Re: City of Porterville Business License Revocation Hearing – Best Massage, 52 E. Mills, Porterville

Dear Mr. Oliver:

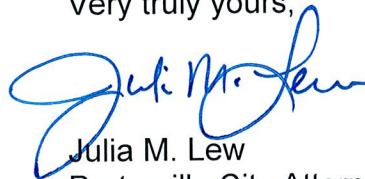
As I provided in my letter of September 25, 2015, enclosed is the summary of the crime report for Zi-Rong Wong, arrested at Best Massage on September 24, 2015. The City is still trying to track down a local business license for this arrestee. We have also been unable to locate a State license (CMTC) for her.

Additionally I'd like to note that I stated an incorrect date in my prior letter. The first arrest at the location this year occurred in April and not June.

The agenda item and staff report will be available via the City's website after 5:00 p.m. on Thursday, October 1st. I will be out of the office Thursday and Friday of this week, but I will be checking my messages periodically.

Thank you.

Very truly yours,



Julia M. Lew
Porterville City Attorney

encl

cc: John Lollis, City Manager

ltroliver092915.docx

CRIME REPORT(s) SUMMARY – WONG, ZI-RONG

Date and Time of Occurrence: 09/24/15, 14:12 hours

Location of Occurrence: 52 East Mill Avenue, Porterville CA 93257

Time and Nature of Response:

Undercover operation conducted with Porterville Police Department and Tulare Police Department in response to receipt of several complaints concerning possible prostitution occurring at the business.

Date of Report(s): 09/24/15

Arrestee Information:

Wong, Zi-Rong, Sex –F, height 5'6", weight 110, hair black, eyes brown, dob 12/26/80

Factual Circumstances surrounding the crime:

Porterville and Tulare police officers conducted an undercover operation as a result of receiving complaints. Per the operation, an undercover officer entered the business equipped with a discreet audio device and requested and began receiving a massage. Wong engaged in specific actions and communications that led the undercover officer to form an opinion that the crime of prostitution was being initiated, and she was arrested by the assisting detectives. Detectives also noticed clothing, personal items, a bed, cook-top, microwave and refrigerator that appeared to indicate the individual was living at the premises.

Arrest/Booking/Release Information:

Wong was booked and then released based on her execution of an Agreement to Appear.



CITY COUNCIL AGENDA – OCTOBER 6, 2015

SUBJECT: Zoning Administrator Determination 2015-034 Regarding a Medical Cannabis Cultivation Permit

SOURCE: Community Development

COMMENT: On September 4, 2015, Ms. Jennifer McCool was denied a Medical Cannabis Cultivation Permit by Zoning Administrator Determination 2015-034. The permit was denied based on the applicant being unable to comply with Section 301.23 e (2) of the Porterville Development Ordinance (PDO) which states: "No medical cannabis cultivation site shall be located within 100 feet of a sensitive use "use, sensitive" as defined in Chapter 700." Chapter 700 defines sensitive use as any cemetery/religious institution; school; public building regularly frequented by children; public park; or boys' and girls' club, or similar youth organization. The subject site is immediately adjacent to a church.

Section 301.23 (j) of the PDO states "The Zoning Administrator shall deny any application for a medical cannabis permit, or extension thereof, which does not demonstrate satisfaction of the minimum requirements of this chapter." Chapter 612 of the PDO establishes a procedure for appeals of final decisions by the Zoning Administrator to the City Council. The City Council shall review the appeal within thirty (30) days of the appeal being filed and the City Council shall then render its decision within thirty (30) days of the date the hearing is closed (§612.04 (c) and (f) respectively).

The applicant submitted in writing an appeal to Zoning Administrator Determination 2015-034, the action being appealed and the grounds for the appeal (Attachment 1). Essentially the applicant argues that between the grow site and the church are several barriers that would block the view including a six foot fence, trees, and recreational vehicles.

The Community Development Department has consistently interpreted and determined distance between uses to be property line to property line rather than use to use or use to structure. The applicant's property is immediately adjacent to an existing church. Due to this proximity, the applicant's medical cannabis cultivation permit was denied.

RECOMMENDATION: That the City Council consider the appeal consistent with Section 301.23 of the Porterville Development Ordinance.

ATTACHMENTS:

1. Request for Appeal
2. Section 301.23 of Development Ordinance

Appropriated/Funded: MB

Review By:

Department Director:

Jenni Byers, Community Development Director

Final Approver: John Lollis, City Manager

Date 9-14-15
Jennifer Mccool



RECEIVED
SEP 14 2015
CITY OF PORTERVILLE
ADMINISTRATIVE SERVICES

Jennifer Mccool
100 ft to a sensitive use "church"



because I need my medical cannabis an it's
not my fault I live by a church an I'm not
able to move away. The reason I grow cannabis
an use ^{cannabis} for my, seziure's an eplisiy, I have a 6 foot
fence up around ~~my cannabis~~ plus oleanders are
In front of that fence then I have a toy hauler
traviler trailer plus a modern home that blocks
the View from the church then I have
a wood fence that goes all the way around
my cannabis, this is the only one that premitting
me from obtaining the permit, because the
cannabis is within a 100 feet of the Church
Property.

Jennifer Mccool
9-14-15

district. For example, if transitional housing is a multi-family use proposed in the RM-1 district, it is subject only to the same restrictions as other multi-family uses in the RM-1 district.

301.23 Medical Cannabis Cultivation

(a) Purpose and Intent

- (1) The City Council of the City of Porterville, based on evidence presented to it in the proceedings leading to the adoption of this chapter, hereby finds that the cultivation, preparation, and distribution of medical cannabis in the city has caused and is causing ongoing impacts to the community. These impacts are intensified by the activities of those who are abusing the current State statutory provisions for the cultivation, processing and distribution of cannabis for nonmedical, improper and illegal purposes. These impacts include increases in various types of crime due to outdoor grows, damage to buildings containing indoor grows, including improper and dangerous electrical alterations and use, inadequate ventilation leading to mold and mildew, increased frequency of home-invasion robberies and related crimes. Many of these impacts have fallen disproportionately on residential neighborhoods, but nonetheless also negatively impact properties in the commercial districts. These impacts have also created an increase in response costs, including code enforcement, building, land use, fire, and police staff time and expenses.
- (2) The City Council also acknowledges that the voters of the State of California have provided a criminal defense to the cultivation, possession and use of medical cannabis for medical purposes under the Compassionate Use Act, but that the Compassionate Use Act does not address land use or building code impacts or issues arising from the resulting increase in cannabis cultivation within the city.
- (3) The purpose and intent of this chapter is to regulate the cultivation, preparation and distribution of medical cannabis in a manner that protects the public health, safety, and welfare of the community and mitigates for the cost to the community of the oversight of these activities.

(b) Interpretation and Applicability

- (1) No part of this chapter shall be deemed to conflict with federal law as contained in the Controlled Substances Act, 21 U.S.C. Section 800 et seq., nor to otherwise permit any activity that is prohibited under that Act or any other local, state, federal law, statute, rule or regulation. The cultivation, preparation, and distribution of medical cannabis in the city is controlled by the provisions of this chapter of the Porterville Development Ordinance.
- (2) Nothing in this chapter is intended to, nor shall it be construed to, preclude a landlord from limiting or prohibiting cannabis cultivation, smoking or other related activities by tenants.

- (3) Nothing in this chapter is intended to, nor shall it be construed to, burden any defense to criminal prosecution otherwise afforded by California law.
 - (4) Nothing in this chapter is intended to, nor shall it be construed to, exempt any cannabis related activity from any and all applicable local and state construction, electrical, plumbing, land use, or any other building or land use standards or permitting requirements.
 - (5) Nothing in this chapter is intended to, nor shall it be construed to, make legal any cultivation, transportation, sale or other use of cannabis that is otherwise prohibited under California law.
 - (6) All cultivation, preparation and distribution of medical cannabis within city limits shall be subject to the provisions of this chapter and other applicable provisions of this Code, regardless of whether cultivation, preparation, or distribution existed or occurred prior to adoption of this chapter.
- (c) **Definitions:** For the purpose of this chapter, the following definitions shall apply unless the context clearly indicates or requires a different meaning:
- (1) **Accessory Structure.** A residential accessory structure shall include any uses that are customarily related to a residence, including garages, greenhouses, storage sheds, studios, and workshops. Any accessory structure must be compliant with Section 301.01 and any other applicable provisions of the Municipal Code.
 - (2) **Dwelling Unit.** A room or suite of rooms including one (1) and only one (1) kitchen, and designed or occupied as separate living quarters for one (1) family.
 - (3) **Medical Cannabis** (also known as medical marijuana). Cannabis, including constituents of cannabis, THC and other cannabinoids, used as a physician-recommended form of medicine or herbal therapy.
 - (4) **Medical Cannabis Cooperative or Collective.** Any person, association, cooperative, affiliation, or collective of persons who provide education, referral, or network services, and/or facilitation or assistance in the cultivation, preparation or distribution of medical cannabis.
 - (5) **Medical Cannabis Cultivation Area.** The area allowed for the growing and preparation of medical cannabis.
 - (6) **Medical Cannabis Cultivation Facility.** A facility at which medical cannabis is grown and harvested for supply to a medical cannabis preparation facility and/or a medical cannabis distribution facility.
 - (7) **Medical Cannabis Distribution.** The supply to a qualified patient by any person, including a primary caregiver, cooperative or collective, of medical cannabis that is not grown in the qualified patient's residence.
 - (8) **Medical Cannabis Distribution Facility/Dispensary.** Any facility or location where the primary purpose is to distribute medical cannabis as a medication upon recommendation by a physician and where medical cannabis is made available to

or distributed by or to a primary caregiver or a qualified patient in strict accordance with the Compassionate Use Act of 1996 (Cal. Health and Safety Code §§ 11362.5 et seq.).

- (9) **Medical Cannabis Preparation.** Includes, but is not limited to: manicuring, drying, curing, pressing, cooking, baking, infusing, grinding, bagging, packaging, rolling.
 - (10) **Medical Cannabis Preparation Facility.** A facility at which medical cannabis is processed for supply to a medical cannabis distribution facility.
 - (11) **Qualified Patient.** As defined in Cal. Health and Safety Code §§ 11362.7 et seq., and as it may be amended from time to time.
 - (12) **Residence.** A legal dwelling unit.
- (d) **Severability:** If any part of this chapter is held to be invalid or inapplicable to any situation by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this chapter.
- (e) **Cultivation Generally:** A qualified patient shall be allowed to cultivate medical cannabis for their own personal use. Cultivation of medical cannabis for said use shall be in conformance with the following standards:
- (1) No more than one medical cannabis cultivation area shall be permitted on a legal parcel, regardless of the number of dwelling units on the parcel;
 - (2) No medical cannabis cultivation site shall be located within 100 feet of a sensitive use “use, sensitive” as defined in Chapter 700;
 - (3) The residence shall remain at all times a residence with legal and functioning cooking, sleeping and sanitation facilities. Medical cannabis cultivation shall remain at all times accessory to the residential use of the property;
 - (4) The qualified patient shall reside at the residence where the medical cannabis cultivation occurs;
 - (5) Cultivation of medical cannabis for personal use shall occur only on the parcel occupied by a qualified patient and shall be for the exclusive use of the qualified patient and otherwise in conformance with this chapter (i.e. no collectives or cooperatives);
 - (6) Cultivation of medical cannabis for personal use shall not displace required off-street parking, or violate any other provisions of the Porterville Municipal Code;
 - (7) Qualified patients shall have no more than the number of plants the patient is permitted under State law to have, provided that in no case shall any parcel/dwelling have more than 20 plants; with not more than 20 cultivated outdoors and/or 20 cultivated indoors within an Accessory Structure;
 - (8) The use of gas products (e.g., CO₂, butane, etc.) for medical cannabis cultivation is prohibited;
 - (9) There shall be no exterior evidence of medical cannabis cultivation occurring at

the property, from a public right-of-way;

- (10) Medical cannabis cultivation is prohibited as a home occupation;
- (11) No distribution of medical cannabis cultivated for personal use shall be allowed other than as otherwise authorized by this Code;
- (12) Medical cannabis cultivation shall be an accessory use to a primary residential use on a property within the RS-1 and RS-2 zones, or at a single-family residence within the RM-1, RM-2 or RM-3 zones. Medical cannabis cultivation is not allowed in multi-family developments or in mobile home parks;
- (13) The cultivation of medical cannabis shall not adversely affect the health or safety of the residents of the property on which it is cultivated, or nearby properties through creation of mold, mildew, dust, glare, heat, noise, noxious gasses, odor, smoke, traffic, vibration, surface runoff, or other impacts, or be hazardous because of the use or storage of materials, processes, products or wastes pursuant to the standards contained in Chapter 306 Performance Standards of this Code;
- (14) Medical cannabis cultivation lighting shall not exceed 1,200 watts;
- (15) The accessory structure(s) shall at all times meet the requirements of the latest adopted version of the California Building, Fire, Mechanical, Electrical and Plumbing Codes (collectively California Codes);
- (16) All electrical equipment used in the cultivation of medical cannabis, (e.g., lighting and ventilation) shall be plugged directly into a wall outlet or otherwise hardwired and permits obtained pursuant to the California Building, Electrical, Mechanical, Plumbing or other state or local laws rules and regulations;
- (17) Prior to performing any work on electrical wiring/rewiring the applicant shall first obtain a building, mechanical and/or electrical permit from the Building Division;
- (18) If required by California Building or Fire Code, the wall(s) adjacent to the cultivation area shall be constructed with 5/8-inch Type X moisture-resistant drywall;
- (19) The growing of medical cannabis outdoors shall comply with the setback requirements for the primary residence on the property subject to the zoning classification of the property;
- (20) Medical Cannabis plants shall be grown in an area enclosed with a solid view obscuring fence, secured with self-closing and locking gates, and shall not exceed a maximum height of five (5) feet for properties with a six (6) foot tall fence. In the alternative, plants may grow to a maximum height of seven (7) feet if the area is fenced and screened to eight (8) feet in compliance with applicable Development Ordinance and California Building Code standards; and
- (21) Areas for cultivation of medical cannabis shall be secured, locked, and fully enclosed and rendered inaccessible to minors.

(f) Preparation

A qualified patient shall be allowed to prepare for personal use medical cannabis cultivated on the property or within his or her private residence or accessory structure.

Preparation of medical cannabis cultivated at the residence shall be in conformance with the following standards:

- (1) Only medical cannabis cultivated at the residence in conformance with this chapter shall be allowed to be prepared for use at the residence;
 - (2) The primary use of a dwelling unit shall remain at all times a residence with legal and functioning cooking, sleeping and sanitation facilities. Medical cannabis preparation shall remain at all times accessory to the residential use of the property;
 - (3) The medical cannabis preparation shall be in compliance with the current adopted edition of the California Codes;
 - (4) The use of gas products (e.g., CO₂, butane, etc.) for medical cannabis preparation is prohibited;
 - (5) The preparation of medical cannabis shall not adversely affect the health or safety of the residents, residence or accessory building in which it is processed, or nearby properties through creation of mold, mildew, dust, glare, heat, noise, noxious gasses, odor, smoke, traffic, vibration, surface runoff, or other impacts, or be hazardous because of the use or storage of materials, processes, products or wastes pursuant to the standards contained in Chapter 306 Performance Standards of this Code; and
 - (6) Cultivation of medical cannabis for personal use shall not displace required off-street parking, or violate any other provisions of the Porterville Municipal Code.
- (g) Medical cannabis preparation is prohibited as a home occupation.
- (h) No sale or distributing of medical cannabis processed for personal use shall be allowed.
- (i) **Individual Distribution Prohibited.** Medical cannabis cultivated or processed for personal use as provided for in this chapter shall not be distributed to any person, cooperative or collective, unless as otherwise proscribed by this Article.
- (j) **Cultivation Permit:**
- (1) Prior to commencing any medical cannabis cultivation, the person(s) owning, leasing, occupying, or having charge or possession of any legal parcel or premises where medical cannabis cultivation is proposed to occur must obtain a medical cannabis cultivation permit from the Community Development Director or his or her designee. The following information will be required with the initial permit application and subsequent permit extensions:
 - a. A notarized signature from the owner of the property consenting to the cultivation of cannabis at the premises on a form acceptable to the City.
 - b. The name of each person owning, leasing, occupying, of having charge of any legal parcel or premises where medical cannabis will be cultivated.

- c. The name of each qualified patient or primary caregiver who participates in the medical cannabis cultivation.
 - d. A copy of the a current valid medical recommendation or county-issued medical marijuana card for each qualified patient identified as required above, and for each qualified patient for whom any person identified as required above is the primary caregiver.
 - e. The physical site address of where the marijuana will be cultivated.
 - f. A signed consent form, acceptable to the City, authorizing City staff, including the Police Department authority, to conduct an inspection of the cultivation area without notice.
 - g. Proof that the applicant and any resident has had no drug related felony convictions within the past seven (7) years.
- (2) The initial permit shall be valid for no more than two (2) years and may be extended in increments of two (2) years.
 - (3) To the extent permitted by law, any personal or medical information submitted with a medical cannabis cultivation permit application or permit extension shall be kept confidential and shall only be used for purposes of administering this chapter.
 - (4) The Zoning Administrator may, in his or her discretion, deny any application for a medical cannabis cultivation permit, or extension thereof, where he or she finds, based on articulated facts, that the issuance of such permit, or extension thereof, would be detrimental to the public health, safety, or welfare. The Zoning Administrator shall deny any application for a medical cannabis permit, or extension thereof, which does not demonstrate satisfaction of the minimum requirements of this chapter. Failure to comply with requirements twice within a permitting period constitutes grounds for permit revocation and serves as a basis for denial of any new application or extension. The denial of any permit application, or permit extension, shall be subject to appeal pursuant to Section 601.11 Appeals.
 - (5) The City may establish a fee or fees required to be paid upon filing of any application for permit(s) as provided by this Chapter, which fees shall not exceed the reasonable cost of administering this chapter, including but not limited to review of applications for permits, monitoring and inspections, and enforcement costs. Said fee or fees shall be established by Resolution of the City Council.
- (k) **Medical Cannabis Cultivation or Distribution Facility/Dispensary.** Medical cannabis distributing facilities or dispensaries are not a permitted use and are prohibited in any and all zoning designations or districts within the city limits.
 - (l) **Enforcement.** Any violation of this chapter is subject to any and all penalties as prescribed in the Porterville Municipal Code, in addition to being subject to other remedies provided by law, including but not limited to, injunctive relief, nuisance abatement action, summary abatement of immediately hazardous conditions, and all other applicable fines, penalties and remedies. This chapter is adopted to address public health and safety issues, and as such, carries with it an express legislative

intent to be interpreted strictly, enforced with an emphasis on public and community safety, and enforced rigorously in a manner such as to deter further violations.

- (m) **Appeals.** With the exception of the appeal process set forth in subsection (J)(4) for consideration of applications for permits, any other decisions made by the Zoning Administrator related to the application and enforcement of this Section including, but not limited to decisions to suspend, revoke or modify a permit, shall be subject to the appeal provisions set forth in Chapter 612 Appeals of the Porterville Development Code.



CITY COUNCIL AGENDA – OCTOBER 6, 2015

SUBJECT: Zoning Administrator Determination 2015-035 Regarding a Medical Cannabis Cultivation Permit

SOURCE: Community Development

COMMENT: On September 8, 2015, Ms. Shana McGill was denied a Medical Cannabis Cultivation Permit by Zoning Administrator Determination 2015-035. The permit was denied based on the applicant being unable to comply with Section 301.23e(12) of the Porterville Development Ordinance (PDO) which states: "Medical cannabis cultivation shall be an accessory use to a primary residential use on a property within the RS-1 and RS-2 zones, or at a single-family residence within the RM-1, RM-2 or RM-3 zones. Medical cannabis cultivation is not allowed in multi-family developments or in mobile home parks." The parcel has two residential dwelling units.

Section 301.23(j) of the PDO states that "The Zoning Administrator shall deny any application for a medical cannabis permit, or extension thereof, which does not demonstrate satisfaction of the minimum requirements of this chapter." Chapter 612 of the PDO establishes a procedure for appeals of final decisions by the Zoning Administrator to the City Council. The City Council shall review the appeal within thirty (30) days of the appeal being filed and the City Council shall then render its decision within thirty (30) days of the date the hearing is closed (§612.04(c) and (f) respectively).

The applicant submitted in writing an appeal to Zoning Administrator Determination 2015-034, the action being appealed and the grounds for the appeal (Attachment 1). Essentially the applicant argues that while there are two residences on the one parcel, the residences are separated between a fence, both residences have their own driveways, and have separate utilities. They have had correspondence with the second residence and claim the other residence does not have an issue with the McGill's medical cannabis cultivation.

Section 301.23e(12) of the Porterville Development Ordinance clearly identifies residential uses where cultivation sites can be permitted in the various zones. The applicant's lot in question is located within the RM-2 (Medium Density Residential) zone. In addition, Chapter 700 defines multi-family residential as two (2) or more dwelling units on a lot. Due to these land use standards, the applicant's medical cannabis cultivation permit was denied.

RECOMMENDATION: That the City Council consider the appeal consistent with Section

301.23 of the Porterville Development Ordinance

- ATTACHMENTS:
1. Request for Appeal
 2. Section 301.23 of Development Ordinance

Appropriated/Funded: MB

Review By:

Department Director:

Jenni Byers, Community Development Director

Final Approver: John Lollis, City Manager

SEP 16 2015

CITY OF PORTERVILLE
CITY MANAGER# 1
Pg 1

To whom it may concern

My name is Shana McGill. I reside at [REDACTED] Porterville. I have lived there in the same residence for almost 7 years. I have been a medical cannabis grower since I moved here. I came down to the city hall to get everything done that I needed to do and was denied because there was 2 residents on 1 property. I have had no problems were I have been growing my medical cannabis. We have no violent, no theft, no cop activity. I don't live in apartments nor duplexes, our driveway are not connected in anyway. There 2 houses are not connected, there is a fence between both homes, our gas, water, trash, electric, ^(etc) is all different. I understand rule #12 states no dual residences but we are not duplex or apartments. my grow site is totally out of site of other residents in the front house. I have been at this residence for almost 7 years, I have been registered with the porterville police department from day 1

and no problem's. The family in the front house 166^{#B} is totally ok with us growing our medical cannabis.

I am not a co-op, I don't, sell, trade or give my medication. Under 420 it states one grow per partial it is legal in state of California. So I am asking you to please reconsider, rule #12 due to having 2 residents on 1 partial, because there are many people here in Porterville that are in the same situation that I am.

Thank you
Shana McGill
Anthony McGill



166 #B
Driveway



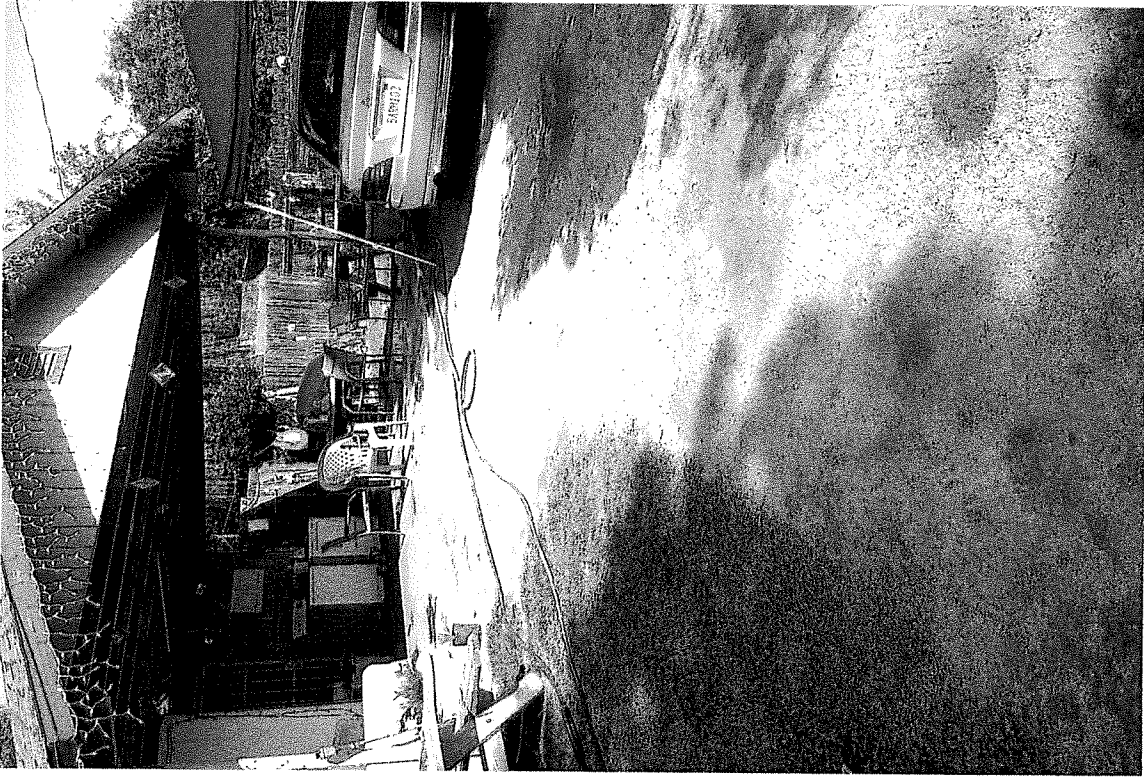
mail Boxes



166^{#A} Driveway



166^A fence Between
Both homes



166 #A
Backyard



Fence Between,
Both Homes

SEP 16 2015

CITY OF PORTERVILLE
CITY MANAGER# 1
Pg 1

To whom it may concern

My name is Shana McGill. I reside at [REDACTED] Porterville. I have lived there in the same residence for almost 7 years. I have been a medical cannabis grower since I moved here. I came down to the city hall to get everything done that I needed to do and was denied because there was there was 2, residents on 1 property. I have had no problems were I have been growing my medical cannabis. We have no violent, no theft, no cop activity. I don't live in apartments nor duplexes, our driveway are not connected in anyway. There 2 houses are not connected, there is a fence between both homes, our gas; water, trash, ^(etc) electric, is all different. I understand rule #12 states no dual residences but we are not duplex ~~OR~~ apartments. my grow site is totally out of site of other residents in the front house. I have been at this residence for almost 7 years, I have been registered with the porterville police department from day 1

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Thank you
Shana McGill
Anthony McGill



Driveway



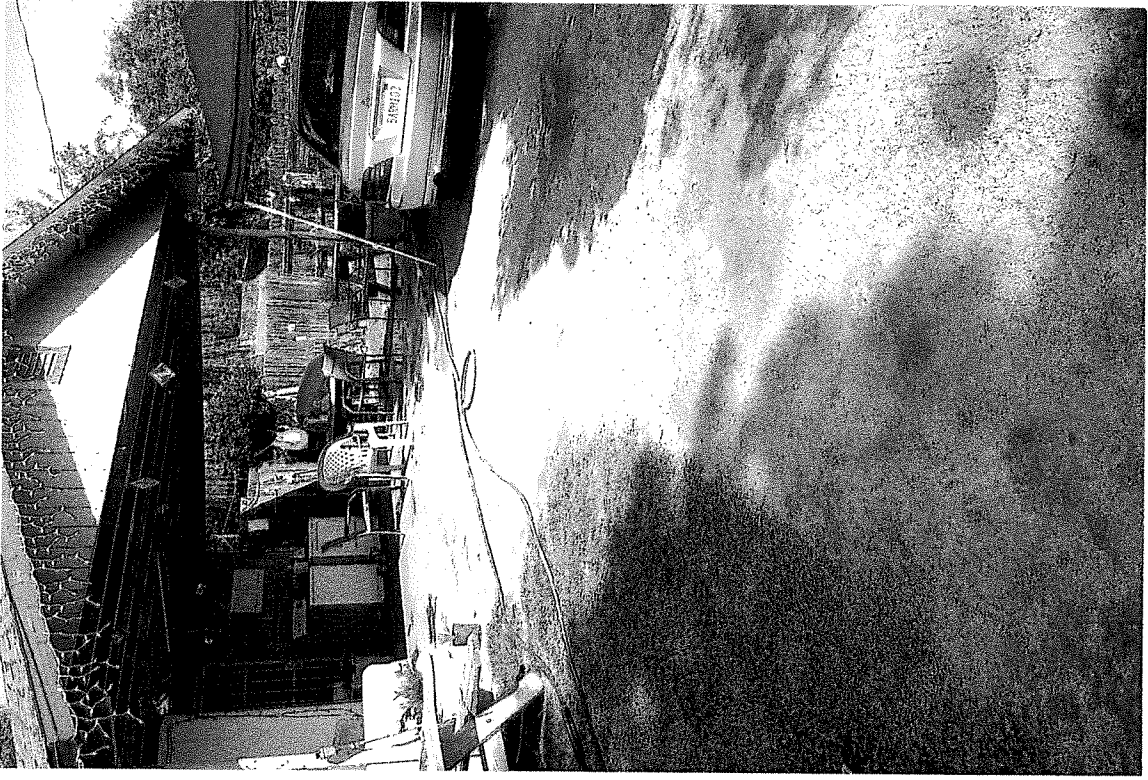
mail Boxes



[REDACTED] Fence Between
Both homes



[REDACTED] Driveway



Backyard



Fence Between,
Both Homes



CITY COUNCIL AGENDA – OCTOBER 6, 2015

SUBJECT: Housing Element Public Informational Meeting

SOURCE: Community Development

COMMENT: Staff is currently working with LeSar Development Corporation, the consultant, to prepare the 5th Cycle Housing Element as required by the State. The Housing Element contains the City's goals, policies, and strategic plan for addressing the most critical housing needs in the community over the next eight years. The Housing Element is designed to provide the City with a coordinated and comprehensive strategy for promoting the production of safe, decent, and affordable housing within the community.

This public hearing will provide an overview of the highlights of this important planning document, and allow an opportunity for the public to share comments on the draft currently under review by the California Department of Housing and Community Development (HCD). No action is required of the City Council as a result of this public hearing; however, all comments received will become a part of the record presented to HCD and the City Council during their consideration of the final Housing Element in December 2015.

RECOMMENDATION: That the City Council:

1. Accept public comment;
2. Direct staff to work with staff at the California Department of Housing and Community Development on the draft 5th Cycle Housing Element; and
3. Continue the public hearing to the meeting of December 15, 2015.

ATTACHMENTS: 1. Draft 5th Cycle Housing Element

Appropriated/Funded: MB

Review By:

Department Director:

Jenni Byers, Community Development Director

Final Approver: John Lollis, City Manager



City of Porterville Housing Element 2015-2023



100% Draft
September 2015

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Chapter 1

Introduction

Chapter 1: Introduction

The 2015-2023 Housing Element is a component of the Porterville 2030 General Plan. The Housing Element contains the City's goals, policies, and strategic plan for addressing the most critical housing needs in the community over the next eight years. The Housing Element is designed to provide the City with a coordinated and comprehensive strategy for promoting the production of safe, decent, and affordable housing within the community.

Community Context

The City of Porterville is located in southeast Tulare County, along the foothills of the Sierra Nevada Mountains, 165 miles north of Los Angeles, 171 miles east of the Pacific Coast. Roughly between the major market areas of Northern and Southern California, Porterville is a key gateway city to Sequoia National Park and the southern Sierra Nevada region.

Tulare County is one of the most productive agricultural areas in the nation, and Porterville is significantly influenced by agriculture and supportive industries, although the economy is more diversified today than in past years. Specifically, Porterville has grown into a regionally important medical and educational center. The Sierra View Medical Center boasts state of the art equipment and accreditation from the nationally recognized Joint Commission. Additionally, Porterville Unified School District's Pathways Program was developed in 2009 to provide students a series of career-themed pathways, and is now nationally recognized as a model of Career Technical Education. The City is also a desirable location for shipping and warehousing business, due to its advantageous location between Northern and Southern California. Porterville is included in the Sequoia Valley Enterprise Zone offering tax incentives to stimulate business.

Incorporated in 1902 with a population of 2,906, Porterville has grown to a community of 55,852 in 2015, according to the Department of Finance population and housing estimates. Similar to Tulare County, Porterville has experienced rapid growth since 1960, with a 50 percent or greater increase during the decades of the 1970s and 1980s. The Tulare County Association of Governments (TCAG) predicts less rapid growth in Porterville through 2025, with an expected population increase of 2.3 percent from 2015.¹ As the City continues to grow into areas where urban services and infrastructure are not yet in place, this expected population growth will pose a challenge in helping ensure that all members of the community have access to decent and affordable housing.

Porterville has undergone significant changes in ethnic composition, with an increasing Hispanic population that now accounts for almost half of all residents. In particular, 45 percent of the population speaks Spanish. The City is also home to an increasing proportion of younger residents, as the City has seen an increase in the proportion of families with children.

The housing stock in Porterville consists predominantly of single-family homes. On par with the Tulare County's homeownership trends, approximately 57 percent of households in Porterville are homeowners, compared to 56 percent Countywide.

¹ Tulare County Association of Governments (TCAG), 2015
<http://www.tularecog.org/DocumentCenter/View/373>

In preparing a housing plan to address the housing needs of residents, the City has set forth policies and programs that:

- Preserve existing housing stock and conserve existing affordable housing opportunities in Porterville
- Expand the City's low and moderate income housing opportunities
- Address the housing needs of special populations, including seniors, female-headed households, persons with disabilities, first-time homebuyers, large families, and homeless individuals and families
- Assure that all present and future residents have equal access to housing, commensurate with the financial capacity, without discrimination
- Address and Reduce Governmental Constraints
- Ensure Adequate Services to Infrastructure and Housing

State Policy and Authorization

The California Legislature has identified the attainment of a decent home and suitable living environment for every resident as the State's primary housing goal. Recognizing the important role of local planning programs in pursuing this goal, the Legislature has mandated that all jurisdictions prepare a housing element as part of the comprehensive general plan. Section 65302(c) of the Government Code sets forth the specific components to be contained in a community's housing element.

This Housing Element covers a period extending from adoption to January 31, 2023 and builds on the progress made under previous Porterville Housing Elements. The City has previously adopted five Housing Elements, the most recent being the 2009-2014 City of Porterville Housing Element adopted in 2010.

A critical measure of compliance with the State Housing Element Law is the City's ability to accommodate its share of the regional housing needs, as allocated in the Regional Housing Needs Assessment (RHNA) Plan prepared by the Tulare County Association of Governments. For Tulare County, the RHNA covers the period between January 1, 2014 and September 30, 2023. Therefore, while the Housing Element is an eight-year document, the City has 9.75 years (January 1, 2014 to September 30, 2023) to fulfill the RHNA.

Housing Element Components

Section 65302(c) of the Government Code (GC) sets forth the specific components to be contained in a community's housing element. **Figure 1.1** summarizes these State requirements and identifies the sections in the Porterville Housing Element where these requirements are addressed. The City of Porterville used HCD's Building Blocks website. Section numbers in **Figure 1.1** refer to the Government Code (Article 10.6). Notable changes from the 2009-2014 Housing Element are indicated.

Figure 1.1: Required Housing Element Components

Required Housing Element Components	Page #	Changes*
I. Public Participation (Section 65583(c)(8))		
Description of diligent effort to include all economic segments of the community and/or their representatives in the development and update of the housing element (e.g., types of outreach, meetings, appropriate languages, list of invitees and general comments and how they were incorporated).	14-15	Updated
II. Review and Revise (Section 65588)		
Progress in implementation - A description of the actual results or outcomes of the prior element's goals (i.e., what happened), objectives, policies, and programs. Include quantification of results where possible (e.g., number of units rehabilitated) and may be qualitative where necessary (e.g., mitigation of governmental constraints).	85-90	Updated
Effectiveness of the element – For each program, include an analysis comparing significant differences between what was projected or planned in the earlier element and what was achieved. Analyze the differences to determine where the previous housing element met, exceeded, or fell short of what was anticipated.	85-90	Updated
Appropriateness of goals, objectives, policies and programs – A description of what has been learned based on the analysis of progress and effectiveness of the previous element. A description of how the goals, objectives, policies, and programs in the updated element are being changed or adjusted to incorporate what has been learned from the results of the previous element.	85-90	Updated
III. Housing Needs Assessment (Section 65583(a)(1 and 2))*		
Quantification and analysis of existing and projected housing needs	70	Updated
Populations and employment trends, including documentation of projections	18	Updated
Housing and Household characteristics, including:		
• Level of payment compared with ability to pay (overpaying housings)	31	Updated
• Housing stock conditions	39	Updated
• Overcrowded households	33	Updated

Required Housing Element Components	Page #	Changes*
Existing and projected needs for all income levels, including:		
• Regional Housing Need Allocation (RHNA)	67	Updated
• Existing housing need for extremely low income households	67	Updated
• Projected housing need for extremely low income households based on RHNA or Census	67	Updated
IV. Persons with Special Needs (Section 65583 (a)(7))*		
Identification and analysis of any special housing needs including:		
• Elderly	34	Updated
• Persons with disabilities, including developmental disabilities	35	Updated
• Large households	38	Updated
• Farmworkers (seasonal and permanent)	36	Updated
• Female headed households	28	Updated
• Homeless (annual and seasonal)	36	Updated
V. At-risk Units (Section 65583(a)(9))*		
Inventory of at-risk units (10 years from the housing element due date) (Section 65583(a)(9)(A))	N/A	N/A
Analyze risk of updated inventory of at-risk units	N/A	N/A
Evaluate the loss of any at-risk units	N/A	N/A
Estimate of replacement versus preservation costs (Section 65583(a)(9)(B))	N/A	N/A
Identification of qualified entities (Section 65583(a)(9)(C))	N/A	N/A
Identification of potential funding (Section 65583(a)(9)(D))	N/A	N/A
VI. Potential Governmental and Non-governmental Constraints (Section 65583(a)(5 and 6))*		
Include an analysis of actual and potential governmental constraints for each of the following:		
• Land use controls (e.g. parking lot coverage, heights, unit sizes, open space requirements, floor area ratios, growth controls, caps on units or population or voter approval requirements)	49-51	Updated
• Building codes and their enforcement (e.g., current CBC, any local amendments and local code enforcement programs)	53	No changes

Required Housing Element Components	Page #	Changes*
Site improvement requirements (e.g., street widths, etc.)	49-51	No Changes
Fees and other exactions (e.g, analyze all planning and impact fees and impact on total development costs)	54	Updated
Local processing and permit procedures (e.g., typical processing times, permit types by housing type, decision-making criteria and bodies)	95	No changes
Housing for persons with disabilities (e.g., definition of family concentration requirements, reasonable accommodation procedures)	62	Updated
Potential and actual constraints on the development of a variety of housing types for all income levels, including multifamily rental housing, factory-built housing, mobiles homes, housing for agricultural employees, supportive housing, single-room occupancy units, emergency shelters and transitional housing	59-60	Updated
Local efforts to remove governmental constraints that hinder the locality from meeting its share of the regional housing need	92	Updated
Local efforts to remove governmental constraints that hinder meeting the need for housing for persons with disabilities, supportive housing, transitional housing and emergency shelters	92	Updated
<u>Potential of Non-governmental Constraints</u> Include an analysis of actual and potential non-governmental constraints for each of the following:	45-48	Updated
Availability of financing	47	Updated
Price of land	46	Updated
Cost of construction	45	Updated
Market rents	46	Updated
<u>Programs to Mitigate Identified Constraints</u>	93-101	Updated
VII. Sites Inventory and Analysis (Section 65583(a)(3) and 65583.2))*		
List of properties by parcel number or other unique, reference showing for each parcel (Section 65583.2(b)(1) – (3): - Size - General plan designation - Zoning category	Appendix E, 68-72	Updated

Required Housing Element Components	Page #	Changes*
- For non-vacant sites, description of existing uses - Number of units that can be accommodated on each site		
General description of environmental constraints to the development of housing (Section 65583.2(b)(4))	62	No changes
General description of infrastructure (planned/available) including water, sewer and other dry utilities, including availability and access to distribution facilities (Section 65583.2(b)(5))	62	No changes
In determining the number of units on each site, indicate how the number of units was determined. - If development is required at minimum density, indicate the number of units at the minimum density. No further analysis is needed. - If development is not required at minimum density, demonstrate how the number of units were determined and adjust, if necessary, for local land use controls.	69	Updated
For non-vacant sites, specify the additional development potential for each site within the planning period and provide an explanation of the methodology to determine development potential considering factors, including the extent to which existing uses may constitute an impediment to additional residential development, development trends, market conditions and regulatory or other incentives to encourage additional residential development (Section 65583.2(b)(7))	70	Updated
Demonstration of zoning to accommodate the housing need for lower income households (Section 65583.2(c)(3)) and (d) – (f))	52	Updated
Indicate those sites that can accommodate lower income households	67-72	Updated
- For sites that can accommodate lower income households, but with allowed densities less than the “deemed appropriate” density, provide analysis demonstrating how the adopted densities accommodate the need for lower income housing. The analysis must include: - Market demand - Financial feasibility - Project experience with a zone providing housing for lower income households (65583.2(c)(3)(A))	N/A	N/A
Map of sites included in the inventory (Section 65583.2(b)(7))	160	Updated

Required Housing Element Components	Page #	Changes*
Summary table of sites included in the inventory by income category in comparison to the RHNA and, if applicable, any carryover obligation (Section 65584.09)	72	Updated
Number of units built between the start of the projection period and the deadline for adoption of the housing element (Government Code Section 65583.1(d))	71	Updated
Number of units proposed using alternative provisions such as rehabilitation conversion, preservation or second units (Section 65583.1)	N/A	N/A
Identification of zoning for a variety of types:	49-61	Updated
• Multifamily rental housing	51	Updated
• Factory-built housing	60	Updated
• Mobilehomes	60	Updated
• Housing for agricultural employees	60	Updated
• Emergency shelters	61	Updated
• Transitional and supportive housing	61	Updated
• Carryover obligation	N/A	N/A
VIII. Quantified Objectives and Housing Programs (Section 65583(b) and (c)(1 through 6))		
Provide statement of quantified objectives (Section 65583(b)):		
Maximum of number of units, by income group, including extremely low-income of: • New Construction • Rehabilitation • Conservation	75	Updated
Include programs (Section 65583(c) and (c)(7)) with: • Schedule of specific actions; • Timeline for implementation with a beneficial impact in the planning period; and • Identification of agencies and officials responsible for implementing each program	94	Updated
Programs(s) providing adequate sites (Section 65583(c)(1)):		
• Programs to rezone and any other programs needed to address a shortfall of sites to accommodate the regional housing need,	N/A	N/A

Required Housing Element Components	Page #	Changes*
if applicable, and any programs included pursuant to Section 65583.2(h) and (i) or carryover obligation pursuant to Section 65584.09		
Programs to rezone and any other programs needed to address a shortfall of capacity for housing for farmworkers that could not be accommodated on sites identified in the inventory, if applicable	N/A	N/A
If applicable, programs to facilitate a variety of housing types, including multifamily rental, factory-built housing, mobilehomes, housing for agricultural employees, supportive housing, single room occupancy, emergency shelters and transitional and supportive housing	94	Updated
Programs to assist in the development of housing for extremely low, very low, low and moderate income households (Section 65583(c)(2))	94-95	Updated
Program(s) to address governmental constraints (Section 65583(c)(3)):	100	Updated
Programs to address governmental constraints and where appropriate and legally possible, to remove constraints to the maintenance, improvement and development of housing	98-100	Updated
Program to remove constraints on housing for persons with disabilities and provide reasonable accommodation for housing for persons with disabilities	98	Updated
Program(s) to conserve and improve the condition of the existing affordable housing stock (Section 65583(c)(4))	98-100	Updated
Program(s) to promote housing opportunities for all persons (Section 65583(c)(5))	98-99	Updated
Program(s) to preserve at-risk units (Section 65583(c)(6))	N/A	N/A
IX. Quantified Objectives and Housing Programs (Section 5422.5)		
Adopt Programs to require the local agency to use portions of surplus land for affordable housing, as applicable.	96	Updated
X. Other Requirements		
Description of general plan consistency (Section 65583(c)(7))	14	No changes
Analysis of construction, demolition and conversion of housing for lower income households in the Coastal Zone (Section 65588)	N/A	N/A
Description of opportunities for energy conservation in residential development (Section 65583(a)(8))	78	No changes

Required Housing Element Components	Page #	Changes*
Water and Sewer Priority (Section 65589.7)*	82	Updated
SB 5 and AB 162 (Flood Hazard Land Management)*	66	No changes

*This column notes if changes were made from the 2009-2014 Housing Element.

**Early compliance with these regulations allows for a streamlined review through HCD.

Relationship to Porterville General Plan

The Housing Element is a component of the Porterville General Plan, which provides policies and programs to guide development in the City. State law requires consistency among sections of the General Plan. As such, goals and policies contained in the Housing Element should be consistent with the goals and policies set forth in the other elements of the General Plan. The City will continue to ensure consistency between the Housing Element and other General Plan elements. If future changes to any element are necessary for internal consistency, any change will be proposed to the City Council for consideration.

Public Outreach

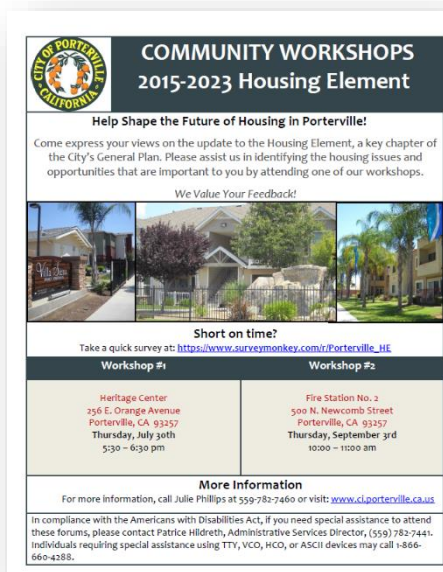
Community involvement is critical to developing policies and programs that meet the housing needs of residents. In preparing this Housing Element, the City garnered community input through community workshops and through a community needs survey.

Community Workshops

The City held two community workshops (July 30 and Sept. 3, 2015) to discuss and explain the housing element process and to receive input on the housing issues most important to residents and service providers. The City also provided housing surveys at the Heritage Center, City Library, City Hall, and First Time Homebuyer Workshops from June 2015 through August 2015.

The City advertised the workshops through direct mailings to over 70 service providers, realtors, and lenders, as well as publishing a newspaper advertisement. Flyers about the workshops were also placed at the City Hall. Workshop attendees included concerned residents, community leaders, lenders, realtors, and service providers, including those serving the homeless, disabled, and persons of lower incomes. Specifically, interested residents, civic leaders, lenders and insurers, real estate and management companies, homeless, disabled, and other special needs groups and the following agencies posted notices and/or were noticed to attend the meetings:

- CCFCC
- Salvation Army
- Rescue Mission
- PSW Independent Living Program
- Central California Legal Services
- Central California Family Crisis Center Media
- Porterville Recorder & Noticiero (Local Newspapers)
- Post Office



The flyer is titled "COMMUNITY WORKSHOPS 2015-2023 Housing Element" and features the City of Porterville logo. It encourages residents to "Help Shape the Future of Housing in Porterville!" by expressing their views on the update to the Housing Element, a key chapter of the City's General Plan. It includes a survey link: https://www.surveymonkey.com/r/Porterville_HLE. The flyer lists two workshops: Workshop #1 at the Heritage Center on Thursday, July 30th, 5:30 - 6:30 pm, and Workshop #2 at Fire Station No. 2 on Thursday, September 3rd, 10:00 - 11:00 am. It also provides contact information for Julie Phillips at 559-782-7460 or www.ci.porterville.ca.us. A disclaimer at the bottom states that the City complies with the Americans with Disabilities Act and provides special assistance for individuals requiring TTY, VCO, HCO, or ASCII devices.

Workshop #1	Workshop #2
Heritage Center 256 E. Orange Avenue Porterville, CA 93257 Thursday, July 30th 5:30 - 6:30 pm	Fire Station No. 2 500 N. Newcomb Street Porterville, CA 93257 Thursday, September 3rd 10:00 - 11:00 am

- Local Real Estate Offices (Melson Realty, Century 21, Home Realty, Letsinger, Remax, & Ringe/Moore Realty)
- Local Title/ Lending Companies (Chicago Title, Stewart Title, Country Club, CTX)

Housing Needs Survey

The City developed a housing needs survey to gather input from residents and service providers on housing issues, including housing needs, housing policies and programs, and fair housing issues. The survey was made available from June to August 2015 in both English and Spanish and advertised on the City's webpage; through flyers, via email, and Facebook; at public counters, and distributed to service providers and workshop attendees. A copy of the survey in English and Spanish is included in **Appendix B** of the report.

In total, 136 people completed the survey.

The following provides an overview of the data gathered from the housing needs survey:

- Eighty four percent were residents of Porterville and 16 percent were not.
- More than half (62 percent) of respondents who indicated they are residents of Porterville have lived there for 21 or more years, followed by 17 percent who have lived there for 11-20 years. Thirteen percent have lived there for 6-10 years and 9 percent for 1-5 years.
- Most of respondents live in the Northwest quadrant (33 percent). Twenty-six percent live in the Northeast quadrant and 25 percent are located in the Southeast quadrant. Fifteen percent live in the Southwest quadrant.
- Sixty-eight percent of those who live in Porterville rent and 32 percent own their homes.
- More than half (52 percent) of respondents work in Porterville and 48 percent indicated that they do not.
- Most respondents (85 percent) live in a single-family unit, followed by those who live in an apartment (7 percent) and duplex (3 percent). Three respondents live in a mobile home and one lives in a condominium.
- More than half (64 percent) of respondents think that the housing options available in the City meet their needs. Twenty-percent indicated that the options available do not meet their needs.
- Respondents most frequently identified low-rent apartments, senior housing, and emergency shelters and transitional housing as the types of affordable housing that are most needed in Porterville.
- When asked what the City can do to help make housing more affordable in Porterville, respondents most frequently identified the following:
 - Provide financial assistance to low-income households
 - Provide technical assistance to private loan applications
 - Promote development of affordable housing
- The following highlights the responses survey respondents provided regarding the priority level of specific programs:

- More than half of respondents indicated that first time homebuyer assistance programs and homeless shelters are of high priority.
- Transitional housing, single-family housing rehabilitation, multifamily housing rehabilitation, increased development density were identified as being of moderate priority.

Data and Information Sources

The information for this Housing Element Update came from a variety of sources. The primary sources used were:

- U.S. Census (Census 2000 and 2010)
- American Community Survey (ACS) data 2009-2013 (5-year estimates)
- California Department of Finance Housing and Population Estimates
- Tulare County Association of Governments (TCAG)
- Federal Department of Housing and Urban Development (HUD) Comprehensive Housing Affordability Strategy (CHAS) data systems
- City of Porterville



Chapter 2

Housing Needs Assessment

Chapter 2: Housing Needs Assessment

Introduction

Porterville is committed to addressing the current and projected need for housing for all residents of the City. This chapter provides a discussion and analysis of key population, employment, and housing characteristics in the City. Population trends provide a snapshot of the demographic composition and changes that impact the need for housing in Porterville. Employment data is used to identify the concentration of jobs for different segments of the labor force. Housing characteristics offer information on the housing stock and quality of housing available in the City. Tulare County and Porterville's neighboring jurisdictions are often used as baseline comparison within this Chapter.

This Needs Assessment integrates data from the following sources:

- United States Census
- Tulare County Association of Governments
- American Community Survey
- United States Department of Finance
- United States Department of Agriculture
- California Department of Finance
- California Department of Developmental Services
- Kings/Tulare County Continuum of Care (the Alliance)
- Housing Authority of Tulare County (HATC)

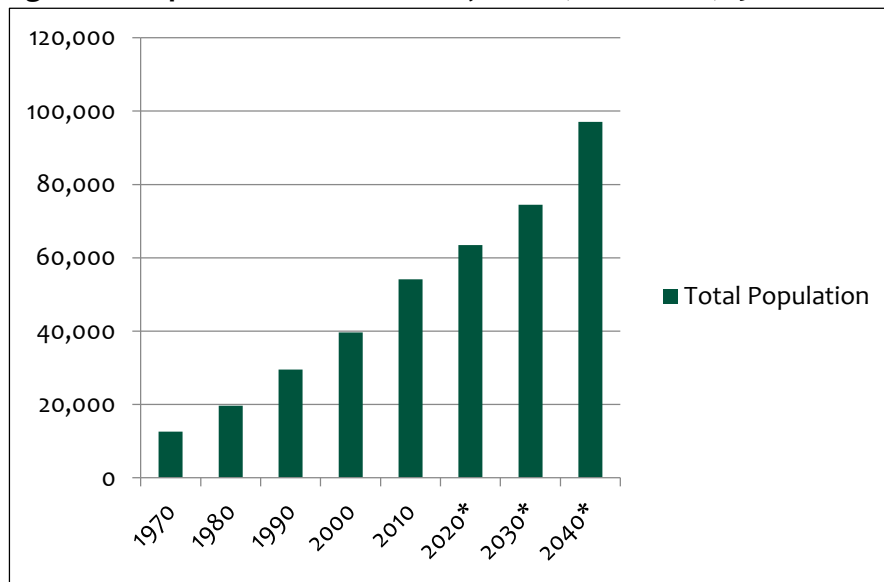
Additionally, this section incorporates data drawn from Porterville's 2015-2020 Consolidated Plan, which is heavily informed by data sets provided by the Department of Housing and Urban Development (HUD). Known as Comprehensive Housing Affordability (CHAS) data, HUD periodically receives custom tabulations of data from the U.S. Census Bureau that are largely unavailable through standard Census products. Whenever possible, CHAS data is used to analyze the extent of housing problems and housing needs in Porterville, particularly for low-income households.

Population Growth Trends and Projections

The City of Porterville (City) is the third largest city in the County of Tulare (County) with an estimated population of 55,852 as of 2015.² As shown in **Figure 2.1**, the City's population has increased steadily for several decades and is expected to continue to grow over the next 25 years. **Figure 2.2** shows a 37 percent increase in the City's population from 2000 to 2010. Tulare County Association of Government (TCAG) growth projections indicate that Porterville's population will continue to grow by 17 percent from 2010 to 2020 and again (17 percent) from 2020 to 2030. In the decade between 2030 and 2040, the City's population is expected to grow by 37 percent and reach 97,097 residents.

² California Department of Finance, 2015

Figure 2.1: Population Trends and Projections, Porterville, 1970-2040



Source: U.S. Census Bureau; TCAG

*TCAG Projections

Figure 2.2: Population Trends and Projections, Porterville, 2000-2040

	2000	2010	2020*	2030*	2040*
Total Population	39,615	54,165	63,505	74,455	97,097
Population Change	10,052	14,550	9,340	10,950	22,642
% Population Change	34%	37%	17%	17%	30%

Source: U.S. Census Bureau, TCAG

*TCAG Projections

Figure 2.3 compares the growth rate of the City to that of other jurisdictions within Tulare County and to the County as a whole. Porterville's population growth rate from 2000 to 2010 was similar to that of Visalia and Tulare County but significantly greater than other jurisdictions in the County. According to TCAG population growth projections, the growth rate for all cities within the County is expected to be identical or nearly identical. The time period between 2010 and 2020 is anticipated to represent a 17 percent growth rate for nearly all cities, with the exception of Tulare, which is expected to grow by 18 percent and Visalia by 21 percent.

Figure 2.3: Population Growth Trends and Projections, Porterville and Tulare County, 2000 to 2020

Jurisdiction	2000	2010	2020*	Percent Change	
				2000-2010	2010-2020
Porterville	39,615	54,165	63,505	37%	17%
Dinuba	16,844	21,453	25,110	27%	17%
Exeter	9,168	10,334	12,058	13%	17%
Farmersville	8,737	10,558	12,354	21%	17%
Lindsay	10,297	11,768	13,731	14%	17%
Tulare	43,994	59,278	69,877	35%	18%
Visalia	91,565	124,442	150,225	36%	21%
Woodlake	6,651	7,279	8,520	9%	17%
Tulare County	368,021	442,179	520,542	20%	18%

Source: U.S. Census Bureau

*TCAG Projections

Age Characteristics

The age characteristics of the City provide insight regarding current and projected housing demands, as different age groups have diverse housing needs and preferences. **Figure 2.4** compares the median age of Porterville residents to that of Tulare County and the State of California as a whole from 2000 to 2013. In 2000, the median age of Porterville residents was 28.6, which increased marginally to 28.8 in 2010. According to ACS estimates, the City's median age rose to 29.6 in 2013, which nearly matched the countywide median age of 29.9. Overall, the population of the City and County remains younger than the population of the state as a whole, which had a median age of 35.4 in 2013.

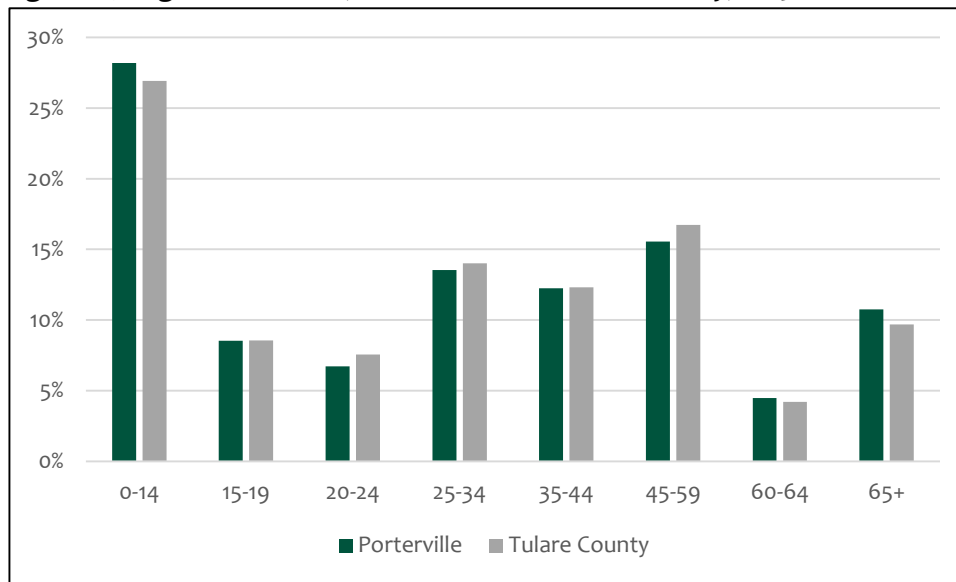
Figure 2.4: Median Age, Porterville, Tulare County, and California, 2000 – 2013

	2000	2010	2013
Porterville	28.6	28.8	29.6
Tulare County	29.2	29.6	29.9
California	33.3	35.2	35.4

Source: 2000 Census; 2010 Census; 2009-2013 American Community Survey 5-Year Estimates

The age distribution of Porterville residents is very similar to that of the County as a whole. As shown in **Figure 2.5**, as of 2013, residents 14 years and younger represented nearly 30 percent of Porterville's total population. In the County, this age group constituted nearly 27 percent of Tulare County's population. The population aged 45-59 is the second largest age group in Porterville and Tulare County, followed by residents ages 25 to 34. Those aged 60 to 64 represent the smallest age group in both the City and County. This data indicates that the age distribution for the City's population is comparable to the age profile of the County as a whole. **Figure 2.6** shows that from 2000 to 2010, the population of Porterville residents grew in every age range but the age composition of the overall population remained nearly the same.

Figure 2.5: Age Distribution, Porterville and Tulare County, 2013



Source: 2009-2013 American Community Survey 5-Year Estimates

Figure 2.6: Population Age Distribution, Porterville, 2000 and 2010

Age Range	2000		2010		Percent Change
Total population	39,615	100%	54,165	100%	37%
Under 5 years	3,759	9.5%	5,342	9.9%	42%
5 to 9 years	3,919	9.9%	5,136	9.5%	31%
10 to 14 years	3,684	9.3%	4,804	8.9%	30%
15 to 19 years	3,598	9.1%	4,736	8.7%	32%
19 and younger	14,960	38%	20,018	37%	34%
20 to 24 years	2,882	7.3%	4,015	7.4%	39%
25 to 34 years	5,541	14%	7,712	14.2%	39%
35 to 44 years	5,559	14%	6,554	12.1%	18%
45 to 54 years	4,439	11.2%	6,094	11.3%	37%
55 to 59 years	1,376	3.5%	2,534	4.7%	84%
60 to 64 years	1,120	2.8%	2,145	4%	92%
20 to 64	20,917	53%	29,054	54%	39%
65 to 74 years	1,738	4.4%	2,690	5%	55%
75 to 84 years	1,402	3.5%	1,670	3.1%	19%
85 years and over	598	1.5%	733	1.4%	23%
65 and older	3,738	9%	5,093	9.4%	36%

Source: U.S. Census Bureau

Racial and Ethnic Composition

As shown in **Figure 2.7**, in the decade between 2000 and 2010, the overall population of Porterville grew by 37 percent, with the greatest population growth occurring among Pacific Islanders (75 percent), Hispanic/Latinos (71 percent), and Asians (33 percent). This trend shows the diversifying population of the City, which is now a “majority-minority,” with Whites constituting 30 percent of the population, compared to 42 percent in 2000. Currently, natural increases, not immigration, make up the majority of the growth in the non-White population. With Hispanic/Latino families having a higher than average birth rate compared to other ethnic groups, this population is expected to continue to grow. Asian, Black/African American, and White populations are expected to stabilize or decrease.³

³ California Coalition for Rural Housing. *San Joaquin Valley Fair Housing and Equity Assessment*. April 2014. <http://www.frbsf.org/community-development/files/SJV-Fair-Housing-and-Equity-Assessment.pdf>

Figure 2.8 compares Porterville’s racial/ethnic composition to that of Tulare County. The racial/ethnic composition of Porterville is reflective of the County’s, with the largest groups being predominantly Hispanic and White, followed by Asian and Black. In 2013, 63 percent of Porterville’s population was Hispanic, 23 percent was White, 5 percent was Asian, and 0.7 percent was Black. During this same time period, 61 percent of the County’s population was Hispanic, 32 percent was White, 3 percent was Asian, and 1 percent was Black.

Figure 2.7: Population by Race and Ethnicity, Porterville, 2000 – 2010

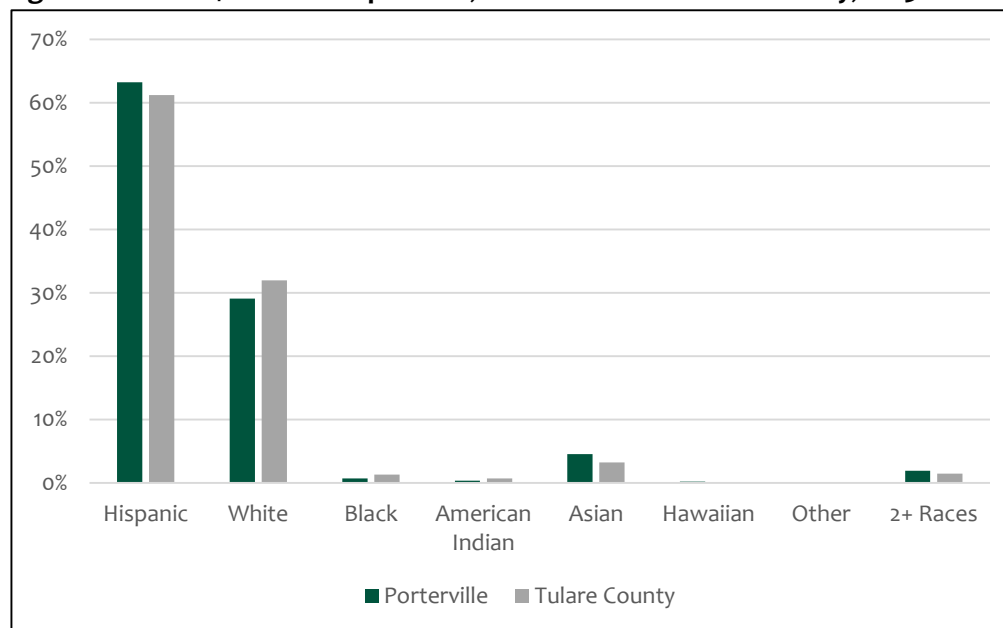
Race/Ethnicity	2000 Population	% of Total	2010 Population	% of Total	Percent Change
Asian	1,761	4%	2,349	4%	33%
American Indian, Alaska Native	378	1%	461	1%	22%
Black/African American	406	1%	454	1%	12%
Hispanic/Latinos	19,589	49%	33,549	62%	71%
White	16,649	42%	16,423	30%	-1%
Pacific Islander	28	0.1%	49	0.1%	75%
Other*	804	2%	880	2%	9%
Total	39,615	100%	54,165	100%	37%

Source: 2000 Census; 2010 Census

*Some Other Race / Two or More Races

Note: Totals may not add to 100% due to rounding

Figure 2.8: Racial/Ethnic Composition, Porterville and Tulare County, 2013



Source: 2009-2013 American Community Survey 5-Year Estimates

Education

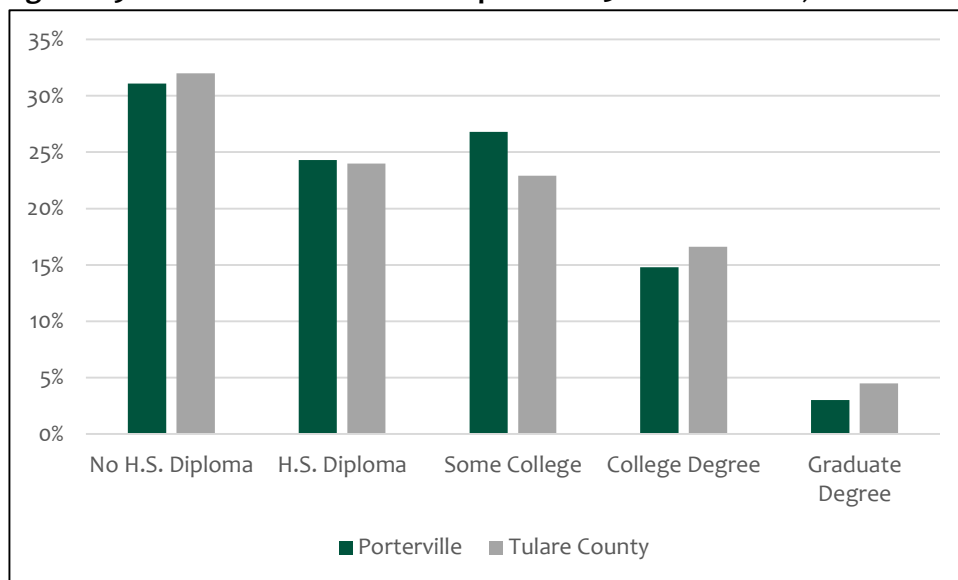
Figure 2.9 compares the educational attainment for residents 25 years of age and older of Porterville to that of the County as a whole.

The educational attainment of Porterville residents is as follows:

- 31 percent have not graduated high school;
- 24 percent have graduated high school (including equivalency), but no further education;
- 27 percent have some college, but no degree;
- 15 percent have a college degree; and
- 3 percent have a graduate or professional degree.

Overall, nearly 70 percent of Porterville residents have at least a high school diploma or higher and 10 percent have a bachelor's degree or higher. Approximately 90 percent of the workforce 25 years of age and older does not hold an advanced or professional degree, making it more difficult for them to compete for jobs requiring higher education or technical skills.

Figure 2.9: Educational Attainment Population 25 Years or Older, Porterville and Tulare County, 2013



Source: 2009-2013 American Community Survey 5-Year Estimates

Employment Trends

Industrial Profile

Figure 2.10 shows historical employment rates within the Visalia-Porterville MSA, by major industry categories. Overall, non-farm jobs account for 77 percent of employment within the MSA (113,500 jobs), compared to 23 percent of on-farm jobs (34,200 jobs). Within the non-farm category, 97,800 service providing jobs account for the majority of employment opportunities (66 percent), with the greatest percentages found in government (20 percent), retail (11 percent), and education/health services (9 percent).

Within the time period of 2000-2013 non-farm jobs have increased 14 percent, while on-farm jobs have decreased by 2 percent. Within the non-farm category, goods producing jobs decreased by 7 percent, while service providing jobs increased by 19 percent. The greatest job growth was seen in the education/health services field (54 percent), followed by transportation, warehousing & utilities (41 percent); leisure and hospitality (35 percent); and professional and business services (24 percent). The largest employment shrinkage was seen in the construction (19 percent) and information (18 percent) industries.

Figure 2.10: Employment by Industry, Visalia-Porterville MSA, 2000 – 2013

Jobs by Industry of Employment	2000		2013		% Change
	Number	% of Total	Number	% of Total	
Goods Producing	16,900	13%	15,700	11%	-7%
Construction	5,200	4%	4,200	3%	-19%
Manufacturing	11,700	9%	11,600	8%	-1%
Service Providing	82,300	61%	97,800	66%	19%
Educational & Health Services	8,200	6%	12,600	9%	54%
Financial Activities	3,900	3%	3,800	3%	-3%
Government	28,300	21%	30,000	20%	6%
Information	1,100	1%	900	1%	-18%
Leisure & Hospitality	7,400	6%	10,000	7%	35%
Professional & Business Services	8,500	6%	10,500	7%	24%
Retail Trade	13,900	10%	16,600	11%	19%
Transportation, Warehousing & Utilities	4,600	3%	6,500	4%	41%
Wholesale Trade	3,600	3%	3,800	3%	6%
Other Services	2,800	2%	3,100	2%	11%
Total Non-farm	99,200	74%	113,500	77%	14%
Total On-Farm	34,900	26%	34,200	23%	-2%
Total Jobs by Industry of Employment	134,100	100%	147,700	100%	10%

Source: California Employment Development Department (EDD) Industry Employment & Labor Force by Annual Average, Visalia-Porterville MSA, 2013

As shown in **Figure 2.11**, Porterville residents are employed in various industries, with the largest percentage (29 percent) of employed residents concentrated in the educational services, health care, and social assistance industry. The next largest employment sector in Porterville is the agriculture, forestry, fishing, and hunting and mining, which employs 13 percent of employed residents. Porterville's concentration of industry employment is similar to that of Tulare County as a whole, which also consists of the largest percentage of employed residents being concentrated in the educational services, health care, and social assistance industry, followed by the agriculture, forestry, fishing, and hunting and mining industry.

Figure 2.11: Industrial Profile, Porterville and Tulare County, 2013

Industry	Porterville		Tulare County	
	Number	Percent	Number	Percent
Agriculture, forestry, fishing and hunting, and mining	2,549	13%	30,328	18%
Construction	719	4%	8,140	5%
Manufacturing	983	5 %	12,764	8%
Wholesale Trade	753	4%	7,819	5%
Retail Trade	2,540	13%	18,888	11 %
Transportation and warehousing, and utilities	833	4%	7,803	5%
Information	224	1%	1,437	1%
Finance and insurance, and real estate and rental and leasing	666	3%	6,297	4%
Professional, scientific, and management, and administrative and waste management services	759	4%	10,402	6%
Educational Services, and health care and social assistance	5,683	29%	35,548	21%
Arts, entertainment, and recreation, and accommodation and food services	1,432	7%	11,835	7%
Other services, except public administration	855	4%	6,635	4%
Public administration	1,652	8%	10,949	6.5%
Totals	19,648	100%	168,845	100%

Source: 2009-2013 American Community Survey 5-Year Estimates

Major Employers

Figure 2.12 provides an overview of major employers in Porterville. The following four major employers provide the largest employment base for residents and non-residents of the City:

- Porterville Public Schools (1,580 employees);
- Wal-Mart Distribution (1,094 employees); and

- Sierra View District Hospital (942 employees).

Figure 2.12: Major Employers, Porterville

Company Name	Category	Employment
Porterville Public Schools	Education	1,580
Porterville Developmental Center	Treatment of developmentally disabled	1,243
Wal-Mart Distribution	Distribution/Truck/Transportation	1,094
Sierra View District Hospital	General Hospital	942
Family Health Care	Health Care Corporation Office and Local Clinics	229
Eagle Mountain Casino	Casino/Restaurant	515
City of Porterville	Municipal Services	542
Wal-Mart Retail Store	Retail Sales	253
Burton School District	Education	442
Foster Farms	Food Processing	454
Beckman Coulter, Inc.	Printed circuit boards for medical & bioanalytical instrumentation	166
U.S. Forest Service	U.S. Forest Service	49
Save Mart (Olive and Henderson)	Grocery	129
Bank of Sierra	Financial	196
Porterville Sheltered Workshop	Training of developmentally disabled	219
McDonalds	Restaurant	171
Bethesda Lutheran Communities	In-Home Care for developmentally disabled	54
E.M. Tharp	Truck Maintenance	92
Sierra Forest Products	Lumber and Forest Humus	119

Source: City of Porterville

Unemployment

Overall, as shown in **Figure 2.13**, unemployment rates in the Visalia-Porterville Metropolitan Statistical Area (MSA) increased by 6.6 percentage points from 2000 to 2010 and decreased by 3 percentage points from 2010 to 2013. This suggests that unemployment rates in the City have not yet reached pre-recession levels. High unemployment rates contribute to the demand for low-cost housing and the need for housing assistance.

Figure 2.13: Unemployment Rates, Visalia-Porterville MSA, 2000 – 2013

	2000	2005	2010	2013
Annual Average Unemployment Rate	10.4%	9.5%	17.0%	14.0%

Source: California Employment Development Department (EDD) Historical Civilian Labor Force, Visalia-Porterville MSA

Household Characteristics

Household Type

Figure 2.14 shows the characteristics of households in Porterville. In 2010, the City had 15,644 households. Seventy nine percent of households were family households and 21 percent were nonfamily households. Married couples with children under 18 years of age represented 46 percent of households. Seventeen percent of households were single-parent households. Nearly 70 percent (2,962 households) of single-parent households were female-headed households and 30 percent (1,315 households) were male-headed households. Nonfamily households make up 21 percent of the total number of households.

Figure 2.14: Household Characteristics, Porterville, 2000-2010

Households by Type	2000		2010	
	Number	Percent	Number	Percent
Total households	11,884	100%	15,644	100%
Family households (families)	9,170	77%	12,309	79%
With own children under 18 years	5,646	48%	7,131	46%
Husband-wife family	6,310	53%	8,032	51%
With own children under 18 years	3,676	31%	4,459	29%
Male householder, no wife present	-	-	1,315	8%
With own children under 18 years	-	-	817	5%
Female householder, no husband present	3,676	31%	2,962	19%
With own children under 18 years	3,676	31%	1,855	12%
Nonfamily households	2,714	23%	3,335	21%
Householder living alone	2,266	19%	2,679	17%
Households 65 years and over	988	8%	1,102	7%

Household Size

Figure 2.15 compares the average household size of Porterville to that of its neighboring jurisdictions and the County as a whole. The average household size for jurisdictions within Tulare County ranges from 2.58 to 4.08. Porterville's average household size is 3.39 slightly greater than the countywide average of 3.36.

Figure 2.15: Average Household Size, Porterville and Tulare County, 2010

Jurisdiction	Average Household Size
Porterville	3.39
Dinuba	3.81
Exeter	3.04
Farmersville	4.08
Lindsay	3.87
Tulare	3.36
Visalia	2.98
Woodlake	3.70
Tulare County	3.36

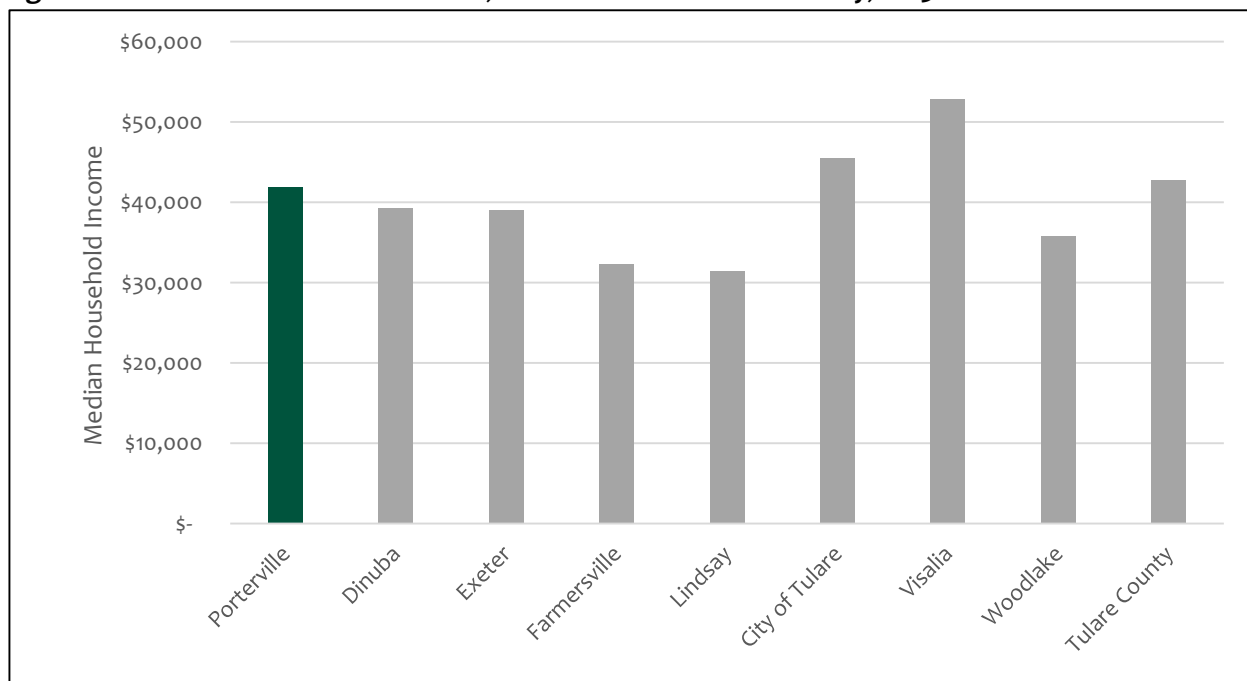
Source: U.S. Census

Household Income

Household income is one of the most important factors affecting housing opportunity. A household's income determines its ability to balance housing costs with other basic necessities of life. Income levels can and often do vary considerably among households and affect housing choices such as tenure (ownership or rental), type, and location.

According to the 2013 U.S. Census, the median household income for Porterville (\$41,095) was similar to that of Tulare County as a whole. **Figure 2.16** compares the median household incomes for Porterville with nearby cities and Tulare County. Of all cities in Tulare County, only the cities of Tulare and Visalia had a median household income above the County's median household income (\$42,708).

Figure 2.16: Median Household Income, Porterville and Tulare County, 2013



Source: 2009-2013 American Community Survey 5-Year Estimates

Housing Problems

This section provides an overview of the housing needs present in the City, including the degree and distribution of housing problems within multiple income brackets. Within the CHAS data, HUD identifies four housing problems:

1. Housing unit lacking complete kitchen facilities,
2. Housing unit lacking complete plumbing facilities,
3. Overcrowded with more than 1 person per room, and
4. Cost burdened, with household paying more than 30 percent of income toward housing costs (including utilities).

In addition, HUD identifies severe housing problems:

1. Severely overcrowded, with more than 1.5 persons per room, and
2. Severely cost burdened families paying more than 50 percent of income toward housing costs (including utilities).

Cost Burden

Cost burden is the most common housing problems in the City, with 43 percent of households in the City experiencing cost burden or severe cost burden. As a whole, 43 percent of City households (6,865 households) are cost burdened and spending more than 30 percent of their income on housing costs and nineteen percent (3,040) are severely cost burdened and paying more than 50 percent of their income on housing costs.

Among severely cost burdened households paying more than 50 percent of their income toward housing costs, Black/African American households experience a disproportionate need, with 35 percent (35 households) experiencing severe cost burden, compared to 18 percent (2,665 households) of the jurisdiction as a whole.

Note: Due to insufficient data, Pacific Islander households paying 30-50 percent of their income toward housing costs are excluded from this analysis. Cost burdened American Indian, Alaska Native and Pacific Islander households paying more than 50 percent of their income on housing costs are also not included in this analysis. Additionally, households with no or negative income are not considered in the analysis, as they cannot by definition have a cost burden, although they still may require housing assistance.

Figure 2.17: Percentage of Disproportionate Cost Burden

Housing Cost Burden	<=30%		30-50%		>50%	
	#	%	#	%	#	%
Jurisdiction as a whole	8,980	59%	3,515	23%	2,665	18%
White	4,455	67%	1,210	18%	1,020	15%
Black / African American	35	35%	30	30%	35	35%
Asian	380	67%	130	23%	55	10%
American Indian, Alaska Native	105	85%	19	15%	0	-
Pacific Islander	0	-	0	-	55	-
Hispanic	3,865	52%	2,070	28%	1,495	20%

Source: 2007-2011 CHAS

Note: Totals may not add to 100% due to rounding

Figure 2.18 demonstrates the degree of housing cost burden for renter and owner households within the City. HUD defines housing cost burden as households paying more than 30 percent of their incomes toward housing cost, including utilities, and severe cost burden as those paying more than 50 percent of their income towards housing costs.

Overall, 43 percent of households in the City experience either cost burden or severe cost burden. Among owners, 19 percent are cost burdened and 16 percent are severely cost burdened. Among renter households, 30 percent are cost burdened and 23 percent are severely cost burdened. This means that over half (53 percent) of the renter household population in Porterville is living in housing considered to be unaffordable, and nearly one in four (23 percent) are paying more than half their income towards housing costs.

Figure 2.18: Housing Cost Burden by Tenure, Porterville, 2011

Housing Cost Burden	Owner	% Owners	Renter	% Renters	Total	% Total
Cost Burden <=30%	6,035	64%	3,075	46%	9,110	57%
Cost Burden >30% to <=50%	1,825	19%	2,005	30%	3,830	24%
Cost Burden >50%	1,525	16%	1,510	23%	3,035	19%
Cost Burden not available	25	0%	65	1%	90	1%
Total	9,410	100%	6,660	100%	16,070	100%

Source: 2007-2011 CHAS

Note: Totals may not add to 100% due to rounding

Figure 2.19 shows the distribution of housing cost burden by race/ethnicity. Per HUD definitions, a disproportionate housing need exists when any racial/ethnic group experiences a housing need that is 10 percent or greater than the total population. As a whole, 43 percent of City households (6,865 households) are cost burdened and spending more than 30 percent of their income on housing costs and nineteen percent (3,040) are severely cost burdened and paying more than 50 percent of their income on housing costs.

Among severely cost burdened households paying more than 50 percent of their income toward housing costs, Black/African American households experience a disproportionate need, with 35 percent (35 households) experiencing severe cost burden, compared to 18 percent (2,665 households) of the jurisdiction as a whole.

Note: Due to insufficient data, Pacific Islander households paying 30-50 percent of their income toward housing costs are excluded from this analysis. Cost burdened American Indian, Alaska Native and Pacific Islander households paying more than 50 percent of their income on housing costs are also not included in this analysis. Additionally, households with no or negative income are not considered in the analysis, as they cannot by definition have a cost burden, although they still may require housing assistance.

Figure 2.19: Housing Cost Burden by Race/Ethnicity, Porterville, 2011

Housing Cost Burden	<=30%	%	30-50%	%	>50%	%	Total	No / negative income (not computed)
Jurisdiction as a Whole	8,980	59%	3,515	23%	2,665	18%	15,160	155
White	4,455	67%	1,210	18%	1,020	15%	6,685	45
Black / African American	35	35%	30	30%	35	35%	100	0
Asian	380	67%	130	23%	55	10%	565	0
American Indian, Alaska Native	105	85%	19	15%	0	0%	124	0
Pacific Islander*	0	0%	0	0%	55	100%	55	0
Hispanic	3,865	52%	2,070	28%	1,495	20%	7,430	85

Source: 2007-2011 CHAS

Note: Totals may not add to 100% due to rounding.

*Pacific Islander and American Indian, Alaska Native household analysis is not included due to insufficient data

Overcrowding

Following cost burden, the second most common housing problem in the City is overcrowding. “The Census defines overcrowding as an average of more than one person per room in a housing unit (excluding kitchens, porches, and hallways). The incidence of overcrowded housing is a general measure of whether there is an available supply of adequately sized housing units.”⁴

Two percent of households (895 households) are overcrowded, with more than one person per room. Eighty-one percent of overcrowded households have incomes at or below 80% Area Median Income (AMI).

Figure 2.20: Crowding Information

	Renter Households					Owner Households				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	220	230	150	135	735	45	55	100	70	270
Multiple, unrelated family households	15	15	0	20	50	0	30	50	20	100
Other, non-family households	40	0	0	25	65	0	0	0	0	0
Total need by income	275	245	150	180	850	45	85	150	90	370

Source: 2007-2011 CHAS

Disproportionate Housing Need

As previously mentioned, a disproportionate need exists when any racial or ethnic group within an income level experiences a housing problem (e.g., lacking complete kitchen facilities, more than one person per room) at least 10 percentage points more frequently than the entire population at that income level. This section analyzes the extent of housing problems in the City and identifies populations that have a disproportionately greater need. **Figure 2.21** provides an overview of racial/ethnic groups at different income categories experiencing disproportionate housing need for low to moderate income (LMI) households. For example:

- Eighty-one percent of Hispanic households (1,120 households) in the 50-80% AMI category experience housing problems, compared to 71 percent (1,715 households) of the jurisdiction as a whole.
- Seventy-nine percent of Asian households (15 households) in the 80-100% AMI category experience housing problems, compared to 45 percent of the jurisdiction as a whole.

While not an LMI income category, it is worth noting that 59 percent of Hispanic households (395 households) and 79 percent of Asian households (15 households) in the 80-100% AMI category

⁴ <http://www.hcd.ca.gov/housing-policy-development/housing-element/examples/screen05sample2.pdf>

experience housing problems, compared to 45 percent (585 households) of the jurisdiction as a whole.

Note: Due to insufficient HUD data, this analysis does not include Black/African American, American Indian, Alaska Native, or Pacific Islander households in the 0-30% AMI income bracket. It also does not include Black/African American or American Indian, Alaska Native households in the 30-50% and 50-80% AMI income brackets. Additionally, households with no or negative income are not counted in the analysis as they cannot by definition be cost burdened although they still may require housing assistance.

Figure 2.21: Percentage of Disproportionate Housing Need by Race and income Category, 2011

	0-30% AMI		30-50% AMI		50-80% AMI		80-100% AMI	
	#	%	#	%	#	%	#	%
Jurisdiction as a Whole	1,985	87%	1,715	71%	1,720	54%	585	45%
White	660	85%	555	63%	575	49%	165	30%
Black / African American	35	-	0	-	20	-	0	-
Asian	60	80%	20	21%	30	55%	15	79%
American Indian, Alaska Native	0	-	4	50%	14	48%	0	-
Pacific Islander	0	-	0	-	0	-	0	-
Hispanic	1,235	88%	1,120	81%	1,050	56%	395	59%

Source: 2007-2011 CHAS

Note: Totals may not add to 100% due to rounding

Special Needs Groups

Several subpopulations experience greater difficulty in finding and obtaining decent, affordable housing that meets their needs. This section provides an overview of the following special needs groups in Porterville:

- Seniors and Elderly,
- Persons with disabilities,
- Farmworkers,
- Persons living with HIV/AIDS, and
- Large Households.

Seniors and Elderly

HUD defines elderly as age 62 and older, while the U.S. Census defines elderly as age 65 and older. Seniors and elderly individuals are often reliant on a fixed income, and experience higher health care costs. For the purposes of this analysis, the term elderly will be used and it will refer to those aged 62 and older.

Elderly residents generally face a unique set of housing needs, largely due to physical limitations, lower household incomes, and the rising costs of health care. Unit sizes and access to transit, health care, and other services are important housing concerns for this population. Housing affordability

represents a key issue for seniors, many of whom are living on fixed incomes. The demand for senior housing serving various income levels is expected to increase as the baby boom generation ages.⁵

Households comprised of individuals 62 and over represent 29 percent of the total number of households in the City and the population 65 and over represents approximately 9 percent of the City's total population. To address the needs of the senior and elderly subpopulation, the Housing Authority of Tulare County (HATC) subsidizes housing for LMI seniors and owns and manages a total of 105 assisted senior housing units in the City. In the City, there are a total of 2,769 persons listed on the public housing and Section 8 waiting lists. Approximately 961 of these persons were elderly or near elderly (55 or over).

Persons with Disabilities

HUD defines disability as a physical or mental impairment that substantially limits one or more of the major life activities for an individual. Persons with disabilities often face unique barriers to securing affordable housing that provides them with the accommodations that they need. Persons with disabilities may require units equipped with wheelchair accessibility or other special features that accommodate physical or sensory limitations. Access to transit, health care, services, and shopping also are important factors for this population.⁶

Disabled persons make up 11 percent of the total population of the City. Currently, there are a total of 23 households containing at least one disabled member living in public housing in the City and 436 households containing at least one disabled member utilizing Section 8 countywide. Additionally, there are a total of 2,939 households with at least one disabled member in the Porterville Area public housing and countywide Section 8 waiting lists. HATC manages a total of four accessible units in its public housing stock in the City of Porterville, with 17 individuals currently on the waiting list.

According to California Department of Developmental Services consumer counts, 2,168 individuals were under Porterville Developmental Center (PDC) care as of March 2015. PDC is a facility operated by the State of California to serve individuals with developmental disabilities. PDC offers 24-hour services to individuals in need of urgent medical or behavioral care that are not available through other community services. PDC also operates the Secure Treatment Program to serve individuals with the following conditions:⁷

- Mild to moderate range of intellectual disability,
- Have come in contact with the legal system,
- Have been determined to be a danger to themselves or others and/or incompetent to stand trial, and
- Have been determined by the court to meet the criteria requiring treatment in a secure setting.

In order to assist in the housing needs for persons with Developmental Disabilities, the City of

⁵ Joint Center for Housing Studies. "Housing America's Older Adults: Meeting the Needs of an Aging Population." 2014. http://www.jchs.harvard.edu/sites/jchs.harvard.edu/files/jchs-housing_americas_older_adults_2014.pdf

⁶ National Council on Disability. "The State of Housing in America in the 21st Century: A Disability Perspective." January 2010. <http://www.ncd.gov/publications/2010/Jan192010>

⁷ California Department of Developmental Services

Porterville will implement programs to facilitate additional housing opportunities in Porterville for persons with disabilities, especially persons with developmental disabilities. As required by the California Building Standards Code (2013), new housing units must conform to accessibility standards for all occupancy classifications.⁸ The City is currently working with the Tulare County Housing Authority on new projects that will provide special needs housing.

Farmworkers

Agricultural workers have unique housing needs, as they may have limited incomes and unstable employment. Often times, their employment is dependent upon seasonal labor and some may be migrant farm workers who travel into the City for a set period of time.

Estimating the population size or characteristics of farmworkers is challenging for various reasons, including “the mobile nature of the population, the seasonal nature of agricultural work, the varying agriculture tasks performed and the fact that there is no local, state or national agency responsible for collecting this information.”⁹ According to the 2012 Agricultural Census, a total of 245 farms within Tulare County employed 9,518 migrant farm workers—8,097 of which worked on farms with hired labor and 1,421 of which worked on farms with only contract labor. As of 2013, 2,549 persons in Porterville are employed in the “farming, fisheries, and forestry occupations,” representing 13 percent of all workers.

Persons Living with HIV/AIDS

Stable and affordable housing that is available to persons living with HIV/AIDS and their families helps assure they have consistent access to the level of medical care and supportive services that are essential to their health and welfare. Stable and affordable housing can also result in fewer hospitalizations and decreased emergency room care. In addition, housing assistance, such as short-term help with rent or mortgage payments, may prevent homelessness among persons with HIV/AIDS and their families.¹⁰

In the County, from April 2006 through June 2014, a total of 413 cases of AIDS were reported; 187 individuals are still living. During the same period, a total of 129 HIV cases were reported; 121 individuals are still living.¹¹ According to the 2013 County Health Status Profiles, an average of 11.7 AIDS cases were reported in the County from 2009-2011 among the population 13 years and over.¹²

Homeless

The Kings/Tulare County Continuum of Care (the Alliance) is a consortium of partners working to address the housing and supportive service needs of the homeless population located in the Kings and Tulare County region. Every year, the Alliance conducts the PIT count — a point-in-time (PIT) count of sheltered and unsheltered homeless persons on a single night of the year. Data gathered from the PIT count allows the Alliance and housing and service providers to disseminate this data

⁸ Division of the State Architect. “Accessibility Frequently Asked Questions.”

<http://www.dgs.ca.gov/dsa/Programs/progAccess/accessfaqs.aspx#faq14>

⁹ National Center for Farmworker Health, Inc. “Enumeration & Population Estimates.” <http://www.ncfh.org/?pid=23>

¹⁰ National AIDS Housing Coalition. “HOPWA.” <http://nationalaidshousing.org/legisadvocacy/hopwa/>

¹¹ California Office of Aids. “HIV/AIDS Surveillance in California.” June 2014.

¹² California Department of Public Health. “County Health Status Profiles 2013.” <http://www.cdph.ca.gov/pubsforms/Pubs/OHIRProfiles2013.pdf>

and publish an annual report that provides an overview of the extent of homelessness in the region, which helps to inform future initiatives to address the housing and service needs of the homeless.

On January 29, 2014, the night of the Tulare/Kings County PIT count, 763 persons were identified as homeless in the region – 140 (18 percent) of which were located in the City. Ninety-nine (71 percent) of the total homeless persons counted in the City were adults and 41 (29 percent) were children under the age of 18. Twenty-three percent of homeless households were families with children (20), while 77 percent were households with only adults. There were no unaccompanied youth counted on the night of the PIT count.

The PIT count captured in-depth information about subpopulations experiencing homelessness within the community. On the night of January 29, 2014, more than half (54 percent) of the City's homeless population reported having a disabling condition. This includes individuals who reported a physical disability (41 individuals), serious mental illness (30 individuals), substance abuse issues (28 individuals), or HIV/AIDS (1 individual). Additionally, a total of 57 individuals (41 percent) were identified as being chronically homeless. This number included 25 persons in families and 32 individuals.

The number of homeless persons who reported themselves as victims of domestic violence indicates that it continues to be a cause of homelessness in the community. During the PIT count, there were 62 homeless individuals (44 percent) that reported being victims of domestic violence.

Data gathered from the 2014 PIT count indicates that non-Hispanic Whites (17 individuals) make up more than three quarters (68 percent) of the total sheltered homeless population. The Black or African American population represents the next largest sheltered racial group (20 percent).

Non-Hispanic Whites constitute the largest portion of the unsheltered homeless population (86 percent), followed by the American Indian or Alaska Native population at 10 percent and the Native Hawaii or Pacific Islander population at four percent.

Figure 2.22: Race and Ethnicity of Homeless

Race	Sheltered	Unsheltered
White, Non-Hispanic	17	43
Black or African American	5	0
Asian	0	0
American Indian or Alaska Native	0	5
Native Hawaii or Pacific Islander	0	2
Multiple Races	3	0
Ethnicity	Sheltered	Unsheltered
Hispanic	41	24
Non-Hispanic	25	49

Data Source: Data Source: Kings/Tulare Continuum of Care on Homelessness 2014 PIT Report

According to the results gathered from the 2014 PIT count, a total of 20 families experiencing homelessness in the City were identified. These families make up a total of 66 homeless family members. Four homeless veterans were identified during the PIT count.

Approximately 62 percent of the sheltered homeless population is Hispanic, while 38 percent of the sheltered homeless population is non-Hispanic. Thirty-three percent of the unsheltered homeless population is Hispanic and 67 percent is non-Hispanic.

Large Households

Large households are considered a special needs group because larger dwelling units are generally more expensive and their supply is often limited. **Figures 2.23 and 2.24** demonstrate the percentage of owner and renter occupied large households in Porterville and Tulare County. In Porterville, 25 percent of owner-occupied housing units are large households and 28 percent are renter-occupied. Large household trends in the City are reflective of greater patterns in the number of large households present in Tulare County, which consists of 23 percent of owner-occupied and 29 percent of renter-occupied large households.

Figure 2.23: Owner-Occupied Large Housing Units, Porterville and Tulare County, 2010

Jurisdiction	Persons in Household			Total Households
	5	6	7+	
Porterville	1,034	600	599	8,996
Percent of Total	12%	7%	7%	100%
Tulare County	8,425	4,436	4,478	76,586
Percent of Total	11%	6%	6%	100%

Source: US Census

Figure 2.24: Renter-Occupied Large Housing Units, Porterville and Tulare County, 2010

Jurisdiction	Persons in Household			Total Households
	5	6	7+	
Porterville	897	485	455	6,678
Percent of Total	13%	7%	7%	100%
Tulare County	7,356	4,174	4,052	53,766
Percent of Total	14%	8%	8%	100%

Source: US Census

Housing Stock Characteristics

Housing Growth

Figure 2.25 provides an overview of housing growth trends in Porterville, neighboring jurisdictions, and the County as a whole. From 2000 to 2010, the number of housing units in Porterville increased by 32 percent. Porterville's housing growth trends during this time period was in line with that of the cities of Visalia and Tulare but significantly faster than other jurisdictions in the County. TCAG growth projections indicate that the decade between 2010 and 2020 will represent a 16 percent growth

increase in Porterville. This is comparable to the growth projections for other cities within Tulare County.

Figure 2.25: Housing Growth Trends, Porterville and Tulare County, 2000-2020

Jurisdiction	2000	2010	2020*	Percent Change	
				2000-2010	2010-2020
Porterville	11,884	15,644	18,183	32%	16%
Dinuba	4,493	5,593	6,490	24%	16%
Exeter	3,001	3,378	3,907	13%	16%
Farmersville	2,151	2,595	3,002	21%	16%
Lindsay	2,717	3,014	3,486	11%	16%
Tulare	13,543	17,720	20,708	31%	17%
Visalia	30,883	41,349	49,486	34%	20%
Woodlake	1,777	1,966	2,281	11%	16%
Tulare County	110,385	130,352	152,128	18%	17%

Source: U.S. Census Bureau, TCAG

*TCAG Projections

Total Dwelling Units

Figure 2.26 provides an overview of the total number of dwelling units in Porterville. In 2000, two percent of total dwelling units were vacant. This percentage increased to 9 percent in 2013. The total number of occupied dwelling units decreased from 94 percent in 2000 to 91 percent in 2013.

Figure 2.26: Occupied and Vacant Dwelling Units, Porterville, 2000-2013

Jurisdiction	2000		2013		Percent Change
	Number of Units	Percentage	Number of Units	Percentage	
Total Dwelling Units	12,691	100%	17,960	17,960	42%
Total Occupied Dwelling Units	11,884	94%	16,417	91%	38%
Total Vacant Dwelling Units	807	2%	1,543	9%	91%

Source: 2009-2013 American Community Survey 5-Year Estimates; U.S. Census 2000

Housing Type

As demonstrated in **Figure 2.27**, Porterville's housing stock is largely (73 percent) comprised of attached or detached single-family units. From 2000 to 2015, the total number of housing units in Porterville increased by approximately 34 percent. During this 15-year period, there was an increase in housing units of all structure types, with the greatest growth in units in mobile homes (67 percent), followed by attached or detached single-family structures (37 percent). Multi-family

structures of two to four units increased by 27 percent and those of five or more units increased by 13 percent.¹³

Figure 2.27: Housing Units by Structure Type, Porterville, 2000-2015

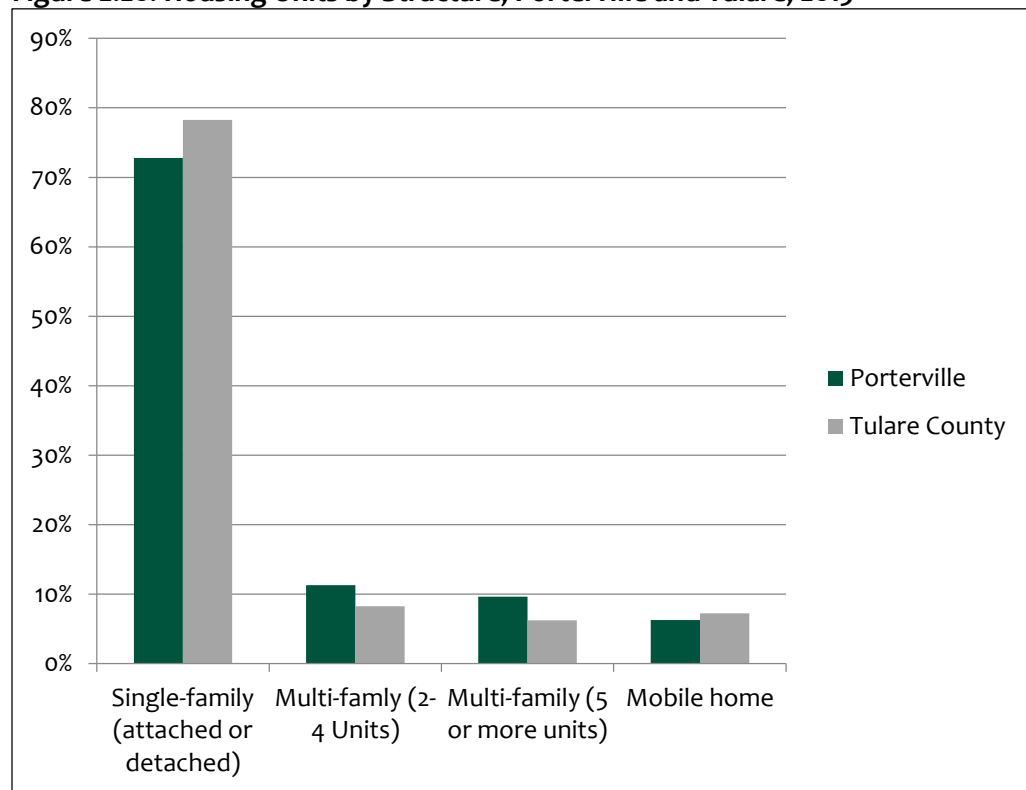
Structure Type	2000		2015		Percent Change
	Number of Units	Percentage	Number of Units	Percentage	
Single-family (Attached or detached)	9,112	72%	12,441	73%	37%
Multi-family (2-4 units)	1526	12%	1931	11%	27%
Multi-family (5 or more units)	1453	11%	1645	10%	13%
Mobile home	640	5%	1071	6%	67%
Total	12,731	100%	17,088	100%	34%

Source: State of California, Department of Finance, *E-5 Population Estimates for Cities, Counties, and the State, 2011-2015*; U.S. Census Bureau

Figure 2.28 compares Porterville’s housing units by structure type to those of Tulare County, as of 2015. In both Porterville and Tulare County, attached or detached single-family units make up most of the housing stock. Compared to the County, the City has a smaller percentage of attached or detached single-family structures and a slightly greater percentage of multi-family structures of two to four units and five or more units. The percentage of mobile homes present in both Porterville and Tulare County is nearly identical.

¹³ It is important to clarify that manufactured homes built on separate single-family residences count towards mobile home production.

Figure 2.28: Housing Units by Structure, Porterville and Tulare, 2015



Source: State of California, Department of Finance, *E-5 Population Estimates for Cities, Counties, and the State, 2011-2015*

Housing Tenure

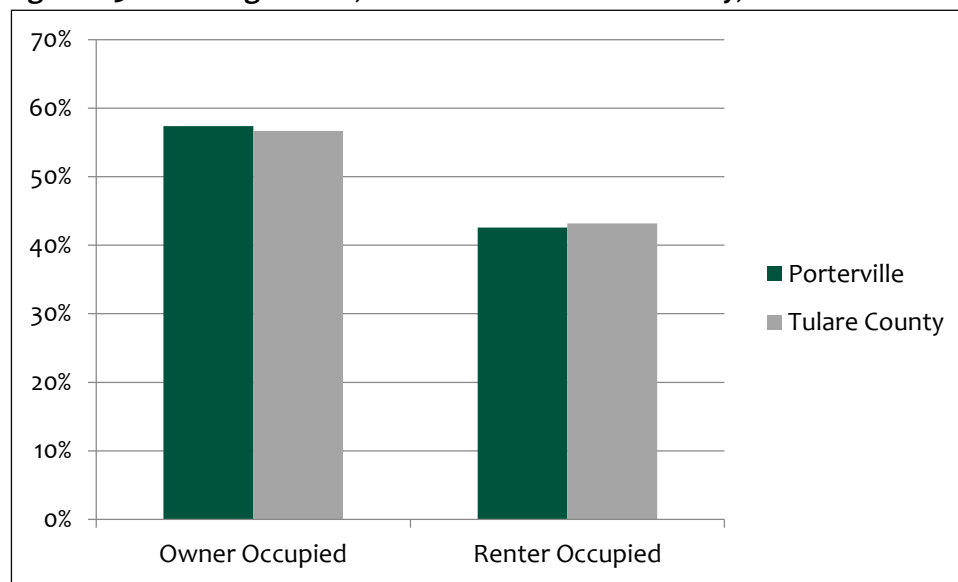
Tenure is an important market characteristic because it is directly related to housing types and turnover rates. As of 2010, 57 percent of the City's occupied housing units were owner occupied and 43 percent were renter occupied. As shown in **Figure 2.29**, this reflects a one percent increase in owner occupied units from 2000 to 2010. **Figure 2.30** shows that Porterville's housing tenure is on par with that of Tulare County, which consists of 57 percent of owner occupied housing units and 43 percent of renter occupied housing units.

Figure 2.29: Housing Tenure, Porterville, 2000-2010

Tenure	2000		2010		Percent Change
	Number	Percent	Number	Percent	
Owner Occupied	6,698	56%	8,996	57%	34%
Renter Occupied	5,186	44%	6,678	43%	29%
Total Occupied Housing Units	11,884	100.0%	15,664	100.0%	31.8%

Source: U.S. Census Bureau

Figure 2.30: Housing Tenure, Porterville and Tulare County, 2010



Source: U.S. Census Bureau

Housing Conditions

Characteristics commonly used to evaluate the housing supply are age of housing stock, the number of vacant/abandoned units, and the risk of lead-based paint (LBP). Building age is used to estimate the number of homes with lead-based paint (LBP), as LBP was prohibited on residential units after 1978. For the purposes of this Housing Element, units built before 1980 are used as a baseline for units that contain LBP. **Figure 2.31** provides an overview of the age of housing stock in the City. Approximately 48 percent of households (7,773 units) are over 35 years old (built before 1980) and are at risk of LBP hazard.

Data on the number of units that lack complete plumbing and kitchen facilities is often used to assess the condition of a jurisdiction's housing stock. According to 2011 estimates, less than one percent of housing units lack these facilities. The Porterville City Council has adopted City Codes specifically designed to address blight and to maintain a clean environment for all citizens in the community. The duties of the Code Enforcement Division includes, but is not limited to, addressing quality of life issues and problems involving property maintenance by abating hazardous conditions which threaten the life, health, safety and welfare of the public. The code enforcement officers do this by working in partnership with the business and property owners in Porterville.

Figure 2.31: Age of Housing Stock, Porterville, 2011

Year Unit Built	Owner-Occupied		Renter-Occupied		Total	
	#	%	#	%	#	%
2000 or later	1,793	19%	803	12%	2,596	16%
1980-1999	3,454	37%	2,245	34%	5,699	35%
1950-1979	3,577	38%	2,774	42%	6,351	40%
Before 1950	586	6%	836	13%	1,422	9%
Total	9,410	100%	6,658	101%	16,068	100%

Source: 2007-2011 CHAS

Note: Totals may not add to 100% due to rounding



Chapter 3

Housing Constraints

Chapter 3: Housing Constraints

Providing adequate and affordable housing opportunities is an important goal for Porterville. However, many factors can limit the development, maintenance, and improvement of housing. These constraints include market mechanisms, government regulations, environmental conditions, and the availability of urban infrastructure. This chapter addresses the potential constraints affecting the development and improvement of housing in Porterville.

Market Constraints

Market constraints significantly affect the cost of housing in Porterville, and can pose barriers to housing production and affordability. Land and construction costs are key factors determining housing price. The availability of financing also influences access to housing. All of these market-related factors have the potential to act as constraints on the production of new housing. Although such constraints are largely market-driven, jurisdictions have some ability to institute programs and policies to address the constraints. The discussion below analyzes these market constraints and where feasible, introduces the activities the City can undertake to mitigate their impacts.

Construction Costs

Construction costs are the largest component of total costs for a single-family detached unit, accounting for 30 to 40 percent of the finished sale price. According to RS Means Residential Square Foot Costs (2015)¹⁴, construction costs for an average one-story single-family home (1,600 square feet of living area) built of stucco on wood frame total \$126.99 per square foot in the Porterville area.

Multi-family construction built of stucco on concrete block with wood joists total \$155.46 per square foot in the Porterville area (RS Means Commercial, 2015). Density bonuses for senior and affordable housing can enhance this per-unit cost reduction for multi-family developments.

Construction costs are usually consistent throughout the region and fluctuate in response to costs of construction materials and labor market trends. The City has little ability in influencing such cost factors. Gap financing is available for low-income first time home buyers under the City's First Time Homebuyer Assistance Program, funded with both CDBG and HOME funds when available. Gap financing options are discussed in more detail later in this Chapter.

¹⁴ RSMeans is an online resource for construction books and other related products.

Market Rents in Porterville

A survey of rental housing listings in Porterville was conducted to assess rental market conditions (see **Figure 3.1**). The survey indicated that the majority of apartments available were one- and two-bedroom units. Larger rental housing units with three bedrooms or more were primarily single-family homes available for rent. Because four-bedroom apartments are rare, large families often need to rent a single-family home to avoid overcrowded conditions.

Rental prices in Porterville ranged from \$425 for a studio unit to \$1,350 for a three- to four-bedroom single-family rental home. The overall average rental price for all unit sizes surveyed was \$769. A review of rental housing rates in Porterville shows that rents in the City generally fall within the range of the HUD-determined fair market rents for Tulare County (see **Figure 3.2**). Based on the State Income Limits for 2015 established by HCD, the average rent by unit size is affordable to Low Income Households in the City of Porterville.¹⁵

Figure 3.1 Fair Market Rents in Porterville, July 2015

Unit Size	Rental Range	Average
Studio/Efficiency	\$425 - \$975	\$571
1 bedroom	\$475 - \$975	\$703
2 bedroom	\$550 - \$1,145	\$752
3 bedroom	\$750 - \$1,350	\$1,053
4 bedroom ¹⁶	--	--

Source: Zillow.com, Apartments.com, Trulia.com, accessed July 2015

Figure 3.2: Fair Market Rents in Tulare County, 2015

Unit Size	Fair Market Rent
Studio/Efficiency	\$577
1 bedroom	\$592
2 bedroom	\$771
3 bedroom	\$1,136
4 bedroom	\$1,321

Source: HUD User 2015

Land Costs

Land costs vary depending on whether the site is vacant or has an existing use that must be cleared. Land costs are also affected by the presence of site constraints like slopes, rocky soils, and seismic/flood hazards. Easy connections to urban infrastructure, including roads and municipal utilities, typically increase land value.

¹⁵ This analysis assumes that 30 percent of household income can be spent on rent.

¹⁶ No properties available for analysis during research.

The City faces increasing development pressure with a limited supply of vacant, unconstrained land. In June 2015, 97 undeveloped residential land parcels were listed for sale, ranging in price from \$45,000 (for 1 acre) to \$3.5 million (for 93 acres).¹⁷ In recent years, a majority of the growth and development in Porterville has occurred in the Northwest and Southwest portions of the City.¹⁸ Porterville's new 2030 General Plan hopes to redirect future growth into the eastern sections of the City thereby promoting redevelopment in the downtown area.

The cost differences among properties with similar zonings are due primarily to two factors: location and availability of infrastructure. Areas toward the edge of the City where infrastructure is not yet available command lower land costs than in the central City areas, but require more infrastructure improvements to make the land "developable", ultimately increasing the cost of development. To the extent feasible, the City assists with infrastructure improvements using local, State and Federal funds and has undergone an extensive rezone program to encourage higher density housing units to meet housing needs.

Availability of Financing

The availability of financing affects a person's ability to purchase or improve a home. Under the Home Mortgage Disclosure Act (HMDA), lending institutions must disclose information on the disposition of loan applications by the income, gender, and race of the applicants. This applies to all loan applications for home purchases and improvements, whether financed at market rate or through government-backed programs. Government-backed loans include those insured or guaranteed by the Federal Housing Administration (FHA), the Veterans' Administration (VA), the Farm Service Administration (FSA), or the Rural Housing Service (RHS).

The primary concern in a review of lending activity is to determine whether home financing is available to a City's residents. The data presented in this section include the disposition of loan applications submitted to financial institutions for home purchase and home improvement loans in Porterville.

Figure 3.3 below does not indicate that race or ethnicity were factors in home purchase loan approval rate in Conventional and Government-backed Loans.

Figure 3.3: Approval Rate of Conventional Home Purchase Loan and Government Back Home Purchase Loan by Race/Ethnicity

	Asian	Black Or African American	Hispanic Or Latino	White
Conventional Home Purchase Loan	83%	100%	75%	83%
Government Backed Home Purchase Loan	74%	76%	86%	86%

Source: FFIEC HMDA Aggregate Reports, Visalia-Porterville MSA, 2013

Figures 3.4 through **3.5** below also do not clearly indicate that race, ethnicity, or income was a factor in the home purchase loan approval rate in Conventional and Government Backed Loans.

¹⁷ www.realtor.com, accessed June, 2015.

¹⁸ The dividing boundary between the Northwest and Southwest portion of the City is Jaye Street.

Figure 3.4: Conventional Home Purchase Loan Approval Rate by Race and Income

	Asian	Black Or African American	Hispanic Or Latino	White
Less than 50% Median Income	50%	100%	44%	53%
50-79%	57%	100%	78%	74%
80-99%	100%	100%	74%	83%
100-119%	80%	100%	64%	77%
120%+	87%	100%	82%	87%

Source: FFIEC HMDA Aggregate Reports, Visalia-Porterville MSA 2013

Figure 3.5: Government-Backed Home Purchase Loan Approval Rate by Race/Ethnicity and Income

	Asian	Black Or African American	Hispanic Or Latino	White
Less than 50% Median Income	0%	NA	67%	75%
50-79%	86%	100%	85%	87%
80-99%	0%	100%	80%	100%
100-119%	60%	100%	88%	85%
120%+	95%	43%	87%	90%

Source: FFIEC HMDA Aggregate Reports, Visalia-Porterville MSA 2013

Governmental Constraints

Local land use policies and regulations can exert significant influence on housing prices and availability. Land use controls (e.g., zoning), site improvement requirements, fees and exactions, permit processing procedures, and other related factors can individually and collectively act as constraints upon the development, maintenance, and improvement of housing. This section analyzes Porterville's land use policies and regulations, permit processing procedures, and fees as potential constraints.

Land Use Controls

Overview of General Plan Land Use Policy

The City's Development Ordinance is the primary tool used to manage the development of residential units in Porterville. The Residential Districts described in the Development Ordinance include the following:

- RR: Rural Residential
- RS-1: Very Low Density Residential

- RS-2: Low Density Residential
- RM-1: Low-Medium Density Residential
- RM-2: Medium Density Residential
- RM-3: High Density Residential
- DRM-2: Downtown Medium Density Residential
- DRM-3: Downtown High Density Residential
- D-MX: Downtown Mixed-Use

Residential Development Standards

Zoning ordinances and other land-use controls have a direct effect on the availability and range of housing choices within a community. The zoning ordinance establishes the densities and intensities for all new development within the City and determines requirements such as lot size, number of dwelling units per acre, setback needs, and building height.

Exclusionary zoning practices, such as those that limit where, how, or if affordable housing can be developed, or that restrict development such as prohibiting small-lot homes, mobile homes, or group homes, can decrease the number of affordable housing opportunities. The City's zoning ordinance includes residential districts, downtown zones, and commercial zones that all allow for a variety of housing types for residential development.

Figure 3.4: Land Use Designations

Zoning District	Code	Allowed Residential Structures	Maximum Density
Rural Residential	RR	Detached single-family dwellings, group residential facilities, limited residential care facilities	0.2 units per acre
Very Low Density Residential	RS-1	Detached single-family dwellings, group residential facilities, limited residential care facilities	3.1 units per acre
Low Density Residential	RS-2	Attached or detached single-family dwellings, group residential facilities, limited residential care facilities	7.5 units per acre
Low-Medium Density Residential	RM-1	Attached or detached single-family dwellings, multi-family residential units, group residential facilities, limited residential care facilities, general residential care facilities*, and mobilehome parks*	11.3 units per acre

Zoning District	Code	Allowed Residential Structures	Maximum Density
Medium Density Residential	RM-2	Attached or Detached Single-family dwellings, multi-family residential units, group residential facilities, limited residential care facilities, general residential care facilities*, and mobilehome parks*	15.0 units per acre
High Density Residential	RM-3	Attached or detached single-family dwellings, multi-family residential units, group residential facilities, limited residential care facilities, general residential care facilities*, and mobilehome parks*	30.0 units per acre
Downtown Medium Density Residential	DRM-2	Attached single- and multi-family dwellings, group residential facilities, and limited residential care facilities	16.5 units per acre
Downtown High Density Residential	DRM-3	Attached single- and multi-family dwellings, group residential facilities, and limited residential care facilities	33.0 units per acre
Downtown Mixed Use	D-MX	Multi-family dwellings, group residential facilities, limited residential care facilities, and single room occupancy hotels*	41.0 units per acre

Source: Porterville Development Ordinance, 2010

*Permitted with a conditional use permit

Figure 3.5 Residential Development Standards

Development Standard	RR	RS-1	RS-2	RM-1	RM-2	RM-3	DRM-2	DRM-3	D-MX
Minimum Lot Area (SF)	2.5 acres	12,500	6,000	6,000	6,000	6,000	6,000	6,000	-
Maximum Density (dwelling units per acre)	0.2	3.1	7.5	11.3	15.0	30.0	16.5	33.0	41.0
Minimum Area per Dwelling Unit (SF)	-	-	-	3,000	1,500	1,000	6,000	6,000	-
Maximum Building Coverage (% of lot)	10	30	45	45	50	60	50	60	-
Maximum Height Limit (feet)	35	35	35	35	50	50	35	40, 50 with CUP	40, 50 with CUP
Minimum Side Yard Setback	30	5	5	5	5	5	5	5	0;10 ¹⁹
Minimum Rear Yard Setback	30	10	10	10	10	10	10	10	0;10 ²⁰
Minimum Front Yard Setback	30	15	15	15	15	15	10	10	0; 10 ²¹

Source: Porterville Development Ordinance, 2010

Single-Family Residential Land Use Designations and Development Standards

Single-family homes are allowed within the RS-1, RS-2, RM-1, RM-2, and RM-3 zones. Allowing for such flexibility, helps meets the housing needs of the City especially for large families seeking 5 or more bedroom houses. The RR, RS-1, RS-2, RM-1, and RSR districts allow for largely single-family residential zones, but second units and mobile homes are allowed. Transitional housing is allowed in the RM-1 District.

Generally, development standards in the single-family residential zoning districts constrain development, but does not hinder a developer's ability to build at densities encouraged within the given General Plan Land Use Designation. Minimum lot sizes within permitted single-family home zones range from 6,000 to 12,500 square feet. Smaller lot sizes (as small as 3,200 square feet) have been allowed within Planned Development zones and overlay areas. City staff have observed that Porterville's housing market tends to favor the 6,000- to 8,000-square-foot lot sizes.

¹⁹ The front yard setback is 0, but 10 feet on Main Street and for ground floor residential.

²⁰ Ibid.

²¹ Ibid.

Multi-Family Residential Land Use Designations and Development Standards

Multi-family dwellings can be constructed in the RM-1, RM-2, RM-3, DRM-2, DRM-3, and D-MX zones. Social service facilities including homeless shelters and emergency shelters are allowed with a conditional use permit within the RM-3, DRM-2, DRM-3, and D-MX zones.²² Residential care facilities are allowed within RM-3 and DRM-3 zones. The maximum density allowed within the RM-3 and DRM-3 zones is 30.0 and 33.0 units per acre, respectively.

Parking Standards

Porterville's residential parking requirements are relatively simple and similar to parking regulations in other Central Valley jurisdictions. These requirements are summarized in **Figure 3.6**. All single-family dwellings, mobile homes, and condominiums must have two covered parking spaces. Garages are preferred, but open carports are allowed. Porterville's relatively large lot size accommodates such parking requirements without constraining housing development. Multiple-family developments must provide one covered space (garage or carport) and one-half open space per unit, regardless of number of bedrooms. This is a relatively low requirement, as many jurisdictions typically require two or more spaces per unit with three or more bedrooms. This requirement is lower than the parking standards established in the State density bonus law.

Figure 3.6: Parking Requirements, 2010

Residential Use Classification	Required Parking Spaces
Single-family, Detached Single-family, Attached	2 for each dwelling unit. For new construction, all spaces shall be covered. For existing development, at least one space per dwelling shall be covered and all existing covered parking spaces shall be maintained.
Second Unit	In addition to parking required for the existing residence, an additional one (1) covered space for efficiency units and one (1) bedroom units, two (2) covered parking spaces for two (2), three (3), and four (4) bedroom units, and one (1) parking space per bedroom thereafter shall be provided.
Multi-family Residential	1 per studio unit. 1.5 per one-bedroom unit. 2 per 2-bedroom unit. Additional bedrooms above 2: 0.5 space/bedroom. One space for each unit shall be designated for the unit and covered. One additional guest parking space shall be provided for every 3 units.
Small Family Day Care Home	None, beyond what is required for the residential use.
Large Family Day Care Home	1 per non-resident employee. 1 passenger loading space, on or off-site. (Required spaces are in addition to those required for the primary residential use).
Group Residential	1 per bed, bedroom, or dwelling unit, whichever is greatest, plus 1 guest parking space per 3 units.
Manufactured Home Park	2 on-site spaces for each dwelling unit. At least one required space shall be covered.

²² This classification excludes transitional housing facilities that provide living accommodations for a longer term.

Residential Use Classification	Required Parking Spaces
Residential Care, Limited	None, beyond what is required for the residential use.

Source: Porterville Development Ordinance, 2010

Overall, the parking requirements in Porterville are lenient. Allowing the construction of carports in lieu of garages can further reduce overall housing cost, as open carport construction is usually much less expensive than enclosed garage construction.

Zoning Overlays

In addition to the development standards established for the residential and mixed use zone districts, overlay districts of the Zoning Ordinance provide additional regulations for residential development. The following zoning overlays apply to residential development in portions of the City²³:

Hillside Zone - All development within the Hillside Development Zone is subject to hillside development and design standards. Review criteria and limitations on maximum density are based on slope.

Single Story Overlay - The Single Story (S) Overlay District is intended to ensure the scale of new development is compatible with existing development and uses in transitional zones.

Density Bonuses

Local jurisdictions have the authority to implement policies and programs that promote the development and integration of affordable housing units, such as density bonuses. A density bonus is a zoning tool that is designed to encourage and grant developers exceptions to zoning and development standards in exchange for providing a public benefit to the community, such as funding for affordable housing or construction of affordable housing units.²⁴ According to Chapter 302 of the City's Municipal Code, the City shall grant a density bonus in the following amounts over the otherwise allowable maximum residential density permitted by the City's Development Ordinance and the General Plan, and one or more additional concessions or incentives, consistent with Government Code Section 65915 and section 302.03 of the Development Ordinance, if the applicant applies for and proposes to construct any one of the following:

1. Lower Income Units. A density bonus of 20 percent if 10 percent of the total units of a housing development are affordable to lower income households, as defined in Section 50079.5 of the Health and Safety Code.
2. Very Low Income Units. A density bonus of 20 percent if 5 percent of the total units of a housing development are affordable to very low income households, as defined in Section 50105 of the Health and Safety Code.
3. Senior Citizen Housing Development. A density bonus of 20 percent if a housing development qualifies as a Senior Citizen Housing Development, as defined in Section 51.3 of the Civil Code.

²³ City of Porterville. "Porterville Development Ordinance."

<http://www.ci.porterville.ca.us/depts/communitydevelopment/PortervilleDevelopmentOrdinance.cfm>

²⁴ Puget Sound Regional Council. "Featured Tool: Density Bonuses*." <http://www.psrc.org/growth/hip/alltools/density-bonus/>

4. Moderate Income Units in Condominium and Planned Use Developments. A density bonus of 5 percent if 10 percent of the total dwelling units in a condominium project or in a Planned Development are affordable to persons and families of moderate income, as defined in Section 50093 of the Health and Safety Code.²⁵

Additionally, the number of units to which the applicant is entitled may exceed the percentage specified in the previous subsection under the following provisions:

1. Lower Income Dwellings. For each additional 1 percent increase above 10 percent units affordable to lower income households, the density bonus shall be increased by 1.5 percent up to a maximum density bonus of 35 percent of the maximum allowable residential density for the site.
2. Very Low Income Dwellings. For each additional 1 percent increase above 5 percent in the proportion of units affordable to very low income households, the density bonus shall be increased by 2.5 percent, up to a maximum of 35 percent of the maximum allowable residential density for the site.
3. Condominium and Planned Development Units. For each additional 1 percent increase above 10 percent units affordable to moderate income households, the density bonus shall be increased by 1 percent, up to a maximum of 35 percent of the maximum allowable residential density for the site.

These density bonuses are applicable to residential projects of 5 or more units and senior housing projects of more than 35 units.

Building Codes

Building codes set guidelines that identify minimum standards to ensure that building and non-building structures protect the health and safety of the community. Local building codes, however, often mandate that costly improvements be made to meet regulation requirements.

The various building codes in use by most jurisdictions in California are updated periodically to reflect the latest materials and construction techniques available to the construction industry. The City adopted the 2010 California Building Code, which is grounded on the International Building Code. In addition, the City adopted the 2010 California Green Building Standards Code which encourages sustainable construction practices. The City's building codes prove to be in line with those of other California jurisdictions and do not have negative consequences on the development of affordable housing in the City.²⁶

Growth Management

The Porterville 2030 General Plan guides sustainable physical and economic growth, while conserving natural and cultural resources. The Plan seeks to establish a well-defined compact urban form, as clearly defined urban edges reflect a commitment to focus future growth within the City in order to prevent urban sprawl and protect environmentally sensitive areas. The main strategy to achieve this is the Urban Development Boundary (UDB). The UDB protects the health, safety, welfare, and quality

²⁵ City of Porterville. "Porterville Development Ordinance."

<http://www.ci.porterville.ca.us/depts/communitydevelopment/PortervilleDevelopmentOrdinance.cfm>

²⁶ City of Porterville. "City Council Approves Adoption of California Building and Fire Codes."

<http://www.ci.porterville.ca.us/mods/BusinessHere/>

of life of the residents of Porterville by concentrating future residential, commercial, and industrial growth in areas already served by urban services or areas where such services are to be provided. Tulare County Local Agency Formation Commission (LAFCO) allows the UDB to be reviewed and amended every five years to ensure an adequate land supply is provided to accommodate 10 years of residential land demand and 20 years of non-residential land demand.²⁷

Other elements of the Plan aim to manage growth as well. The Plan's Open Space & Conservation Element reinforces the limits of urban development by designating land around the growth area as Agriculture/Rural/Conservation, Park, and Rural Residential. In addition, the Land Use Element designates a mix of land uses that meet the housing and economic development needs of the community while balancing growth so that Downtown is once again the "heart of the City" and environmental and cultural resources are protected. In recent years, the majority of the growth and development has occurred in other areas of the City. The Plan re-centers the City on Downtown by promoting growth in this portion of the Planning Area.²⁸

Fees and Exactions

As with many other jurisdictions across California, the City collects permit and development impact fees to offset the administrative and service costs generated from these projects, such as processing permits and building inspections. These fees include, but are not limited to, development impact fees, permit issuance fees, engineering and public works fees, and subdivision processing fees. Each of these fees is used to pay for the necessary local infrastructure needed to support the development and to cover the cost of processing the permits. California law requires that City-enforced fees be reasonable and relative to the cost of providing specific services. These fees, however, may limit the supply of affordable housing produced due to the additional costs associated with housing construction.

Development in the City is typically required to pay a range of development fees, including, water service fee, transportation impact, and storm drainage fee. In Porterville, development impact fees average about \$16,500 for a single-family home and \$60,000 per structure for a multiple-family project. The costs of service and infrastructure are nearly three times as much for multiple-family projects because in most cases they require larger/increased capacity that involves higher costs associated with the project. The City does not usually waive fees for the development of affordable housing. However, HOME and other funds may be used to help bridge the financial gap for affordable housing.

²⁷ City of Porterville. "Porterville 2030 General Plan."
http://www.ci.porterville.ca.us/depts/CommunityDevelopment/documents/Chapter2LandUse_000.pdf

²⁸ Ibid

Figure 3.7 demonstrates the estimated residential development impact fees in the City.

Figure 3.7: Community Development and Public Works Fees

Porterville Fee Schedule ²⁹	
<i>Community Development Fees</i>	
Airport Master Plan	\$2
Annexation (Major)	\$3,670
Appeals	\$316
CEQA Compliance	
Notice of Exemption	\$79
Negative Declaration	\$1,105
EIR	Consultant cost + 10% contingency + 10% admin
Certificate of Compliance	\$655
Conditional Use Permit (CUP) - Standard	\$1,164
Minor Use Permit (MUP)	\$614
Hazardous Waste Conditional Use Permit	\$20,000
Development Agreement	\$1,211
Extraterritorial Service Agreements	
Base Fee	\$150
Annexation Deposit per sq. ft.	\$0.0136
Flood Plain Review	\$244
General Plan (Text on CD)	\$5
General Plan Amendment	\$1,599
Home Occupation Permit	\$59
Lot Line Adjustment	\$616
Lot Line Merger and Un-merger	\$616

²⁹ City of Porterville. "Public Fee Schedule."

<http://www.ci.porterville.ca.us/depts/communitydevelopment/documents/FeeScheduleEffective20150201.pdf>

Porterville Fee Schedule ²⁹	
Modification of Conditional Use Permit, Tentative Map, Variance or Planned Unit Development	\$150
Parking District	\$2,500
Parcel Map Waiver	\$59
Parcel Map (Tentative)	\$1,500
Parcel Map (Final)	\$955
Parcel Map Time Extension	\$237
Preliminary Project Site Review	Small = \$250 Medium = \$500 Large = \$750
Planned Development or Specific Plan	\$1,818
Temporary Cargo Container Placement	
Short Term	\$296
Long Term 3 or fewer	\$217
Long Term 4 or more	\$454 + \$79/6 mth
Temporary Structure Permit	\$454
Temporary Sign Permit	\$19.75
Temporary Use of Right-of-Way Permit	\$145
Subdivision Map (Tentative)	\$3,004
Plus per lot fee of:	\$39
Subdivision Map (Final)	\$1,672
Plus per lot fee of:	\$40
Subdivision Map Extension	\$316
Subdivision/Parcel Map Extension	\$118
Zone Change	\$1,105
Zone Variance	\$1,026
Zoning Administrator Permits	\$138

Porterville Fee Schedule ²⁹	
Zoning Compliance Letter	\$79
Zoning Maps	\$6
Development Ordinance Amendment	\$4,213
Development Ordinance (CD)	\$5
General Research in Excess of 30 Minutes	\$79/hr
300-foot Radius Maps and Labels	\$26.50
<i>Public Works Fees</i>	
Aerial Maps	\$159
City Map	\$80
Development and Improvement Modification Request Fees	\$159
Improvement Plan Checking	<\$100k = \$2,390 \$100k-\$200k = \$3,187 >\$200k = \$3,984
Municipal Utility Services Policy	\$797
Standard Plans and Specifications Book	\$319
Property Information Service	\$159
Public Improvement Inspection Fees <i>Based on Estimated Costs of Improvements</i>	<\$100k = \$4,262 \$100k-\$200k = \$6,254 >\$200k = \$8,246
Public Works Utility Permit Inspection	\$319
Miscellaneous Public Works Construction Permit Fees	\$319
Right-of-Way Encroachment	\$1,414
Subdivision Inspection <i>Based on Estimated Costs of Improvements</i>	<\$100k = \$7,170 \$100k-\$200k = \$9,162 >\$200k = \$11,154

Porterville Fee Schedule ²⁹	
Documentation for Water Meter Service (Excludes Meter and Materials)	\$20
Documentation for Water Meter Installation (Excludes Meter and Materials)	\$20
Traffic Control Permit	\$199
Oversized Haul Permit	\$16
Street and Alley Abandonment (Plus Title Research)	\$637
General Research in Excess of 30 Minutes	\$817

Figure 3.8: Residential Developer Impact Fees

Impact Fee	Hillside Development	Single Family (R-1)	Duplex (R-2)	Multi-Family (R-3 & R-4)	Mobile Homes
Water Acreage Fee/Acre	\$1,410	\$2,941	\$7,363	\$17,190	\$0
Sewer Acreage Fee/Acre	\$981	\$1,797	\$4,175	\$9,739	\$0
Storm Drain Fee/Acre	\$0	\$4,845	\$6,463	\$9,695	\$0
Transportation Fee/Unit	\$0	\$1,036	\$701	\$701	\$0
Park Impact Fee/Unit	\$0	\$644	\$500	\$500	\$361

Source: City of Porterville Developer Impact Fee Summary, 2013³⁰

While fees represent a substantial part of residential construction costs, Porterville's fees are in line with those charged in other neighboring communities. The City has one of the lowest planning fees within the County. A brief survey demonstrates the below average cost in planning fees charged by the City. For example, Porterville requires a fee of \$1,105 for a zone change, while all other cities' fees, except the City of Lindsay, are higher. The low fees in the City, do not act as a constraint against building affordable housing and as a result, fees have not affected the City's competitiveness for affordable housing with neighboring communities.

³⁰ City of Porterville. "Developer Impact Fee Summary."

<http://www.ci.porterville.ca.us/depts/Finance/documents/DeveloperImpactFeeSummaryReport12-13.pdf>

Figure 3.9: Planning Application Fees: Surrounding Jurisdictions

Jurisdiction	General Plan Amendment	Zone Change	Tentative Tract Map	Variance
Porterville	\$1,599	\$1,105	\$1,500	\$1,026
Dinuba	\$2,459	\$1,601	\$2,013	\$665
Lindsay	\$500	\$475	\$950	\$230
Visalia	\$2,173	\$3,532	\$2,786	\$1,318
Tulare County	\$10,321	\$6,451	\$2,007	\$3,490

Source: City and County Planning Departments

Development Review Process

The processing time needed to obtain development permits and required approvals is commonly cited by the development community as a prime contributor to the high cost of housing. Depending on the magnitude and complexity of the development proposal, the time which elapses from application submittal to project approval may vary considerably. Factors that can affect the length of development review on a proposed project include: rezoning or general plan amendment requirements, public hearing required for Council review, or a required Negative Declaration or Environmental Impact Report (EIR).

When residential projects are initiated in the City, specific approvals are required that involve permits and inspections. The most common housing applications and permit processing times are indicated in **Figure 3.10**. Also, depending on the level of environmental review required, the processing time for a project may be lengthened.

Figure 3.10: Approximate Entitlement Processing Times

Process	Timeframe
Conditional Use Permit	30-45 Days
Variance	30 Days
Planned Unit Development	3-6 Months
Single-Family Subdivision	3-6 Months
General Plan Amendment	30-45 Days
Zone Change	3-6 Months

The City continues to improve its “Plan Check” building permit procedure. The entire process now has a two-week turnaround to developers, in most cases, from the date of submittal. A flowchart detailing this expedited process can be found in the Appendix C. When projects are submitted, to the City, staff reviews each project for verification of compliance with all applicable state and local codes. Other projects require additional review by the Project Review Committee (PRC). The PRC is

made up of representatives from each department including Police, Fire, Building, Planning and Engineering. PRC reviews proposed projects that require additional review, input and some cases discretionary approval from the City Council. Once a project has received all necessary approvals the two week “Plan Check” process may begin.

The City Council serves as the Planning Commission and therefore, projects requiring a public hearing process only need to go before one governing body. Construction of individual single- family homes requires building permits only and takes between two and four weeks. Multiple- family apartments require only staff-level reviews (when constructed in zones where they are permitted by right), with total processing time averaging between four and six months. The City does not have a design review procedure that may involve multiple rounds of revisions.

Provisions for a Variety of Housing Types

To maximize the availability of housing opportunities for City residents, the City’s public policies and practices must allow for a diverse set of housing options. The City is currently involved in various efforts to provide diverse housing opportunities for all residents, including farmworker housing, zoning that allows for the development of SROs, second dwelling units, manufactured housing, residential care facilities, and emergency shelters, transitional housing, and supportive housing.

Farmworker Housing

Little land within the City limits is designated for agricultural uses, but the areas surrounding Porterville are some of the most productive agricultural land in the country. The City’s General Plan includes an Agriculture/Rural/Conservation land use designation that preserves agricultural and resource conservation areas in which incidental residential uses are allowed. Clustered housing, in particular, is strongly encouraged as it makes the provision of infrastructure more cost-effective.

While no zoning district is established to implement large-scale commercial agricultural uses, the RR (Rural Residential) district does allow small scale agricultural uses and farmworker housing for 12 units. In addition, the AC (Agricultural/Conservation) zone also allows for a single-family unit for agricultural employees as an additional use.³¹

Single-Room Occupancy (SRO)

State law requires that local jurisdictions provide housing options for extremely low income households. Single-room occupancy is a housing option that is often viable to extremely low income households, such as the homeless, those with mental illnesses, substance abuse issues, and AIDS. SROs ensure that even the most disadvantaged populations have the opportunity to access extremely low-cost affordable housing. SRO housing is permitted via a conditional use permit in the Downtown Mixed-Use (D-MX) zone.³²

³¹ City of Porterville. “Porterville Development Ordinance.”
<http://www.ci.porterville.ca.us/depts/communitydevelopment/PortervilleDevelopmentOrdinance.cfm>

³² Ibid

Second Dwelling Units

Second dwelling units are defined as a second permanent dwelling that is accessory to a primary dwelling on the same site. A second unit provides complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking, sanitation, and parking, and if attached to the primary dwelling, is provided exterior access separate from the primary dwelling. Second dwelling units are designed to offer occupants housing at a more affordable cost and give multi-generational households the opportunity to live in close proximity to one another but in more private spaces. The City permits the construction of second dwelling units in any R district where a primary single family dwelling has been previously established or is proposed to be established in conjunction with construction of second unit zones.³³

Manufactured Housing

Manufactured housing is a type of low-cost, prefabricated housing that can be an affordable housing option for low and moderate income households. The City's Development Code defines manufactured homes as "a structure constructed on or after June 15, 1976, in compliance with state standards in effect at the time of construction, is transportable in one or more sections, is built on a permanent chassis and designed to be used as a single-family dwelling with or without a foundation system when connected to the required utilities, and includes the plumbing, heating, air conditioning, and electrical systems." Manufactured home includes any structure that meets all the requirements of this definition and with respect to which the manufacturer voluntarily files a certification and complies with the standards established under the national manufactured housing construction and safety act of 1974."³⁴ A manufactured home may be located in any residential zone where a conventional single-family detached dwelling is permitted subject to the same restrictions on density and to the same property development regulations.

Mobile Homes

The City's Development Code defines mobile homes as "a structure constructed prior to June 15, 1976 in compliance with state standards in effect at the time of construction, is transportable in one (1) or more sections, is built on a permanent chassis and designed to be used as a single-family dwelling with or without a foundation system when connected to the required utilities, and includes the plumbing, heating, air conditioning, and electrical systems."³⁵ Further, the City's Development Code defines mobile home parks as mobile housing in a planned development with common area amenities. Spaces for mobile homes may be rented, leased, or owned through a subdivision, cooperative, condominium or other form of resident ownership. Mobile home parks are permitted in the RM-1, RM-2, and RM-3 Zones, with a conditional use permit, on a minimum gross site area of 10 acres.³⁶

Residential Care Facilities

Residential care facilities licensed or supervised by a Federal, State, or local health/welfare agency provide 24-hour non-medical care of unrelated persons who are handicapped and in need of personal

³³ Ibid

³⁴ Sterling Codifiers. "City of Porterville Municipal Code." http://www.sterlingcodifiers.com/codebook/index.php?book_id=679

³⁵ Ibid.

³⁶ City of Porterville. "Porterville Development Ordinance." <http://www.ci.porterville.ca.us/depts/communitydevelopment/PortervilleDevelopmentOrdinance.cfm>

services, supervision, or assistance essential for sustaining the activities of daily living or for the protection of the individual in a family-like environment. Pursuant to State law, licensed residential care facilities serving six or fewer persons are considered a regular residential use. The City's Zoning Ordinance permits residential care facilities serving more than six persons in the RM-1, RM-2, RM-3, DRM-2, and DRM-3 districts with a conditional use permit. Residential care facilities serving six or fewer persons are permitted in all residential zones.³⁷

Emergency Shelters, Transitional Housing, Supportive Housing

Local jurisdictions are expected to identify sites in which emergency and transitional housing shelters can be developed. Emergency shelters are housing options with minimal supportive services for homeless persons that is limited to occupancy of six months or fewer by a homeless person. State law (SB 2) mandates that local jurisdictions permit emergency shelters in at least one zoning district to adequately accommodate for at least one year-long emergency shelter.³⁸ The City permits social service facilities, including emergency shelters, in the RM-3, CMX, D-MX, DRM-2, and DRM-3 zoning districts via a conditional use permit.³⁹ Further, social service facilities are allowed by right in the CR and CG zone districts.

Additionally, AB 2634 mandates that local jurisdictions address the need for transitional and supportive housing.⁴⁰ Transitional housing refers to temporary rental housing of six months or longer that is re-circulated after the period of stay of each individual or family is up. Supportive housing is a type of permanent housing which combines housing with supportive services, such as health care and case management, to those living in such units as a cost-efficient method of helping individuals to achieve stability. Under supportive housing, tenants must have access to supportive services to help them reach independence and self-sufficiency. The City permits transitional and supportive housing in all zoning districts that allow residential uses, subject only to the restrictions that would apply to a residential use of the same type. Section 301.22 of the City's Development Ordinance clarifies this accommodation.⁴¹

Figure 3.11 provides a comprehensive list of the transitional and permanent supportive housing opportunities serving individuals in need of this type of housing in the City.

Figure 3.11: Homeless Housing Inventory in the City

Type	Agency	Program(s)	Description
Emergency Shelter	Central California Family Crisis Center	Porterville Women's Shelter	Serves single women, women with children, and victims of domestic violence.

³⁷ Ibid

³⁸ California Department of Housing and Community Development. "Senate Bill No. 2 Chapter 633." http://www.hcd.ca.gov/hpd/sb_2_bill_20071013_chaptered.pdf

³⁹ City of Porterville. "Porterville Development Ordinance." <http://www.ci.porterville.ca.us/depts/communitydevelopment/PortervilleDevelopmentOrdinance.cfm>

⁴⁰ California Government Legislative Information. "Bill Number: AB2634." http://www.leginfo.ca.gov/pub/05-06/bill/asm/ab_2601-2650/ab_2634_bill_20060930_chaptered.html

⁴¹ City of Porterville. "Housing Element." http://www.ci.porterville.ca.us/depts/CommunityDevelopment/documents/FinalDraftConsolidatedPlan2010.March10_11.pdf

Type	Agency	Program(s)	Description
Emergency Shelter	Porterville Area Coordinating Council	Utility and Rent Assistance, Emergency Shelter Assistance	Serves single men, single women, and families.
Transitional Housing	Central California Family Crisis Center	Transitional Housing Program	Serves women with children who are victims of domestic violence.
Transitional Housing	Aspiranet	THP Plus Kings Co.	Serves transitioning age youth ages 18-24.
Transitional Housing	EMQ Families First Inc.	Crossroads TAY Housing	Serves transitioning age youth ages 18-24.

Source: Kings/Tulare Continuum of Care on Homelessness Homeless Housing Inventory, 2013

Reasonable Accommodation

Both the Federal Fair Housing Act and the California Fair Employment and Housing Act direct local governments to make reasonable accommodations (i.e. modifications or exceptions) in their zoning laws and other land use regulations when such accommodations may be necessary to afford disabled persons an equal opportunity to use and enjoy a dwelling. For example, it may be reasonable to accommodate requests from persons with disabilities to waive a setback or lot coverage requirement to allow for accessibility improvements for the mobility impaired. Whether a particular modification is reasonable depends on the circumstances.

To create a process for making requests for reasonable accommodation, the City adopted a reasonable accommodation process ordinance within Chapter 610 of the City's Development Ordinance.⁴² Chapter 610, titled "Adjustments", authorizes staff to work with a developer to accommodate specific concessions to achieve reasonable accommodation adjustments protected by State or federal law. Chapter 610 includes a detailed procedure of review, which includes specific terms of a regulatory agreement be established prior to review by the City Council.

Environmental/Infrastructure Constraints

A community's environmental setting affects the feasibility and cost of developing housing. Environmental issues range from the availability of water to the suitability of land for development due to potential exposure to seismic, flooding, wildfire and other hazards. If not properly recognized and accommodated in residential design, these environmental features could potentially endanger lives and property. This section summarizes and analyzes the most pertinent environmental and infrastructure constraints to housing in Porterville.

Seismic and Geologic Hazards

The City of Porterville contains a wide variety of soil types which have a significant bearing on land planning and development. Porterville Clay is the most prominent soil type located within the City,

⁴² City of Porterville. "Porterville Development Ordinance."

http://www.ci.porterville.ca.us/depts/CommunityDevelopment/documents/600Series-Effective2014_01_03.pdf

comprising approximately 18 percent of the total area. City Building Code Regulations require a preliminary soil report for every new subdivision.

The majority of the City's planning area is at elevations between 400 and 800 feet. However, the eastern portion of Porterville is in the Sierra Nevada foothills where elevations reach almost 1,800 feet above sea level. Slopes can be greater than 30 percent grade. Development which occurs on slopes greater than 25 percent exacerbates soil erosion, increases the risk of landslides and wildland fires, and harms the visual aesthetics of the area.

There are no known active earthquake faults in the City. The closest active faults are Owens Valley fault group and Sierra Nevada Fault Zone (50 miles to the east of the City), the San Andreas Fault Zone (70 miles to the west), and an unnamed fault group north of Bakersfield (40 miles to the south). Other potentially active faults exist near Tulare Buttes, about 30 miles north of Porterville. These faults are small and have not exhibited any activity in the last 200 years. It is possible, but unlikely, that previously unknown faults could become active in the area.

Flooding Hazards

Porterville, like all other land in Tulare County, is in the Tulare County Flood Control District. The climate is relatively arid; however, development continues to increase the amount of impervious surfaces, surface run-off and therefore storm drainage must be managed. The average annual precipitation in the Porterville area is approximately 10 inches. However, portions of the Tule River watershed which contribute to flooding in Porterville have a mean annual precipitation of 40 inches. Eighty-five percent of the annual precipitation occurs between November and April.

There are two natural channels for storm water discharge in the City, the Tule River and Porter Slough. Flows in the natural waterways are largely controlled by the Success Dam, but still pose some flooding hazards, particularly in the lower-lying western portions of the City. Flash flooding has occurred in low-lying drainage areas at the base of the foothills. The main channel of the Tule River can pass flows of about 10,000 cubic feet per second (cfs) before extensive damage occurs. Damage to urban property would occur at flows of approximately 16,000 cfs. Porter Slough has a designated capacity of 450 cfs and is an officially designated floodway of Tule River.

There are also seven irrigation ditch companies and storage reservoirs which divert and manage surface water within the Planning Area. In addition to delivering water for irrigation, the ditches provide extra capacity to carry peak flood flows and urban storm water runoff. Minor flooding or ponding may occur on the valley floor if irrigation canals or reservoirs overflow.

In Porterville, the storm flood hazard is considered to be low because the City does not permit development in the flood plain without adequate mitigation measures. Flood zone mapping by the Federal Emergency Management Authority (FEMA) indicates that approximately six percent of the City is located within the 100-year floodplain and another five percent is located within the 500-year floodplain. These two floodplains closely correspond to the watercourses that flow through the city.

Although subsequent infrastructure and drainage improvements have reduced the threat of flooding in many areas prone to inundation, the City requires a flood certificate and appropriately raised floor plates for any development proposed in an identified hazardous flood zone.

Wildland/Urban Fire Hazards

Fire hazard potential is largely dependent on the extent and type of vegetation, known as surface fuels, that exists within a region. Fire hazards are typically highest in heavily wooded, undeveloped areas as trees are a greater source of fuel than low-lying brush or grassland. Suburban, urban areas, or rocky barren areas have minimal surface fuels and therefore typically have the lowest fire hazard.

Due to the wooded nature of the Sierra Nevada foothills and hot summers, land located in the northeast portion of the City near Lake Success is considered to have a high to very high risk of fire. The fire season has over 100 days of temperatures in excess of 90 degrees Fahrenheit, usually between May and October. Forty-three percent of the City is considered to have a moderate fire hazard.

Even though Porterville is not considered to be a fire-prone city, structural fires pose a greater risk to life and property than wildland fires. The City of Porterville requires all new development and subdivisions to meet or exceed the California Fire Code provisions, which address topography, geology, climate, and development conditions. The Public Works Department and Fire Department review all development applications during the review process.

Hazardous Materials Hazards

The California Code of Regulations defines a hazardous material as “a substance that, because of physical or chemical properties, quantity, concentration, or other characteristics, may either (1) cause an increase in mortality or an increase in serious, irreversible, or incapacitating, illness or (2) pose a substantial present or potential hazard to human health or environment when improperly treated, stored, transported or disposed of, or otherwise managed.” Hazardous wastes are hazardous materials that no longer have practical use, such as substances that have been discarded, discharged, spilled, contaminated, or are being stored prior to proper disposal. A hazardous materials incident involves the uncontrolled release of a hazardous substance during storage, use, or transport.

Areas where historic or on-going activities have resulted in the known or suspected release of hazardous materials into the soil and groundwater are identified by Environmental Data Resources, Inc. In Porterville, contaminated sites are largely associated with leaking underground storage tanks and are predominately clustered around primary transportation corridors including State Route 65 (SR 65), Main Street, Henderson Avenue, and Olive Avenue. Most sites are associated with retail and commercial uses (e.g., gas stations, convenience stores, car washes, etc.), but a few are associated with local industrial and agricultural uses.

The City’s Emergency Operations Plan also mentions the possibility of illegal drug manufacturing sites as sources of hazardous materials and incidents. Residue and hazardous waste are often dumped illegally and pose a threat to public health.

Infrastructure Constraints

Residential development can also be constrained by a limited availability of infrastructure, including roads, water and sewer lines, and other related facilities. The City has adopted master plans for its water and sewer systems. These plans reflect anticipated population growth within the plan period

as well as relevant general plan policies. The plans direct infrastructure expansion towards desired areas. All the sites identified for future residential development in Chapter 4, Housing Resources, are located within the water and sewer master plan areas. The master plans include technical strategies and financial mechanisms to bring infrastructure to the growth areas.

Other types of urban infrastructure, such as highways, rail lines, canals, and airports, however, pose potential constraints upon housing, in that housing near these and other similar facilities is usually undesirable due to ambient noise, pollution, safety/hazards, or related factors. Many noise impacts from such facilities can be mitigated on-site with soundwalls, insulated windows, and other noise-attenuating features. Requirements for such features pose a minor housing constraint based on costs. However, the proximity to such noise sources is typically reflected in lower land costs.



Chapter 4

Housing Resources

Chapter 4: Housing Resources

This section analyzes the resources available for the development, rehabilitation, and preservation of housing in Porterville. This analysis includes an evaluation of the availability of land resources for future housing development, the City's ability to satisfy its share of the region's future housing needs, the financial resources available to support housing activities, and the administrative resources available to assist in implementing the City's housing programs and policies. Additionally, this section presents opportunities for energy conservation.

Regional Housing Needs Allocation

Projected Housing Needs

State Housing Element law requires that a local jurisdiction accommodate a share of the region's projected housing needs for the planning period. This share, called the Regional Housing Needs Allocation (RHNA), is important because State law mandates that jurisdictions provide sufficient land to accommodate a variety of housing opportunities for all economic segments of the community. Compliance with this requirement is measured by the jurisdiction's ability in providing adequate land to accommodate the RHNA. The Tulare County Association of Government (TCAG), as the regional planning agency, is responsible for allocating the RHNA to individual jurisdictions within the region. The Final RHNA was adopted by the TCAG Board on June 30, 2014. The Final HCD review and certification of the adopted Housing Element is required 18 months after Board adoption (December 30, 2015).

The RHNA is distributed by income category. For the 2015-2023 Housing Element update, the City of Porterville is allocated a RHNA of 3,196 units (see **Figure 4.1**):

Figure 4.1: RHNA Allocation, Porterville, 2014-2023

Housing Affordability		Allocation	
Household Income Level	Definition of Category	Housing Units	Percentage of Units
Extremely Low/Very-Low Income	Households earning up to 50% of AMI	623	19.5%
Low Income	Households earning 51-80% of AMI	576	18.0%
Moderate Income	Households earning 81-120% of AMI	566	17.7%
Above Moderate Income	Households earning more than 120% of AMI	1,431	44.8%
Total		3,196	100.0%

The City's share of the regional housing need will be met through the implementation of a variety of strategies (e.g., available and appropriately zoned land, units built since the beginning of baseline Regional Housing Needs Allocation (RHNA) period, and second units). The primary method for addressing the adequate sites requirement will be addressed through the identification of available vacant and non-vacant sites that are suitable and appropriately zoned.

Progress towards RHNA

Since the RHNA uses January 1, 2014 as the baseline for growth projections for the Housing Element planning period of 2015-2023, jurisdictions may count toward the RHNA any new units built or issued certificates of occupancy since January 1, 2014. From January 1, 2014 to August 19, 2015, 181 housing units have been built (building permits finalized) in Porterville, all of which are moderate income based on an analysis of market-rate affordability measures. With these credits, the City has a remaining RHNA of 3,079 housing units, including 623 very low income units, 576 low income units, 449 moderate income units, and 1,431 above moderate income units. **Figure 4.2** summarizes the units that can be credited towards the City's RHNA. A detailed listing of units built can be found in Appendix D. It should be noted that an additional 80 units of affordable housing (Very Low Income, Low Income) are expected to be finalized before the end of the calendar year.⁴³

Figure 4.2: Credits towards RHNA

	Affordability Level				
	Total # of Units	Very Low Income 0-50% AMI	Low Income 51-80% AMI	Moderate Income 81-120% AMI	Above Moderate Income >120% AMI
Units Constructed (building permits finalized) between January 1, 2014 and June 30, 2015					
Single-Family	13	--	--	13	--
Multifamily	168	--	--	168	--
Total	181	--	--	181	--
2014-2023 RHNA	3,196	623	576	566	1,431
Remaining RHNA after Credits	3,015	623	576	385	1,431

Availability of Sites for Housing

An important component of the Housing Element is the identification of land resources and an assessment of these sites' ability to meet the city's projected housing need. This section discusses how Porterville will achieve its remaining regional share of housing in a manner that achieves the City's goals and objectives.

⁴³ Figure 4.2 – Credits Towards RHNA does not account for the additional 80 units of affordable housing expected to be finalized before the end of the calendar year.

Housing element law requires that jurisdictions demonstrate that there is adequate land available to accommodate the jurisdiction's share of the region's projected growth. This is accomplished through an evaluation of the city's vacant and underutilized land that allows residential development.

The City's land inventory was developed with the use of a combination of resources including the City's GIS database, updated Assessor's data, field surveys, and review of the City's Development Ordinance. The compilation resulted in not only an identification of sites, but also an estimate of potential development capacity for these sites. The majority of the land available for residential development is located in the Medium Density Residential and High Density Residential zones. The inventory includes both small and large residentially and non-residentially zoned parcels and parcels which are substantially vacant or underutilized which could be developed for more intense residential uses. A detailed listing of vacant and underutilized inventory parcels can be found in Appendix E.

Vacant Land

Consistent with HCD Guidelines, the methodology for determining realistic capacity on each identified site must account for land use controls and site improvements. In estimating realistic capacity, a density factor at 80 percent of the maximum permitted densities was used. The realistic capacity or expected density approach for the housing sites takes into account development trends, site constraints, and the potential for some non-residential uses (as a part of a mixed-use development).

There is approximately 353 acres of vacant residential land in Porterville. Of the 353 vacant acres, approximately 187 acres has the realistic capacity to accommodate 4,481 higher density (30 units/acre or more maximum) units for lower income housing (RM-3, DRM-3). An additional 166 acres of Low and Medium Density Residential can facilitate moderate and above-moderate income housing, with a realistic capacity of 887 units (RR, RM-1, RM-2, DRM-2). **Figure 4.4** summarizes Porterville's residential development potential on vacant land by land use designation and zoning.

Figure 4.4: Residential Development Potential on Vacant Sites by Land Use Designation

Land Use Designation (Zoning)	Maximum Density (Units/Acre)	# of Parcels	Acreage	Maximum Unit Capacity	Realistic Unit Capacity
Rural Residential (RR)	0.2	9	89.12	18	14
Very Low Density Residential (RS-1)	3.1	--	--	--	--
Low Density Residential (RS-2)	7.5	--	--	--	--
Low-Medium Density Residential (RM-1)	11.3	14	17.93	203	162
Medium Density Residential (RM-2)	15.0	56	58.08	871	697
High Density Residential (RM-3)	30.0	68	186.56	5,597	4,477

Land Use Designation (Zoning)	Maximum Density (Units/Acre)	# of Parcels	Acreage	Maximum Unit Capacity	Realistic Unit Capacity
Downtown Medium Density Residential (DRM-2)	16.5	8	1.03	17	14
Downtown High Density Residential (DRM-3)	33.0	1	0.17	6	4
Total	--	156	352.88	6,712	5,368

Underutilized Land

In addition to vacant sites, future housing units can also be accommodated on underutilized lots where developments are not built out to the maximum density permitted. Specifically, underutilized sites meet less than half of the maximum density allowable for the zoning district.

The City's underutilized sites inventory encompasses approximately 1,052 acres of land with residential development potential. The higher density underutilized parcels (30 units/acre or more) have the capacity to reasonably accommodate 55 additional housing units affordable to low income families (RM-3, DRM-3). An additional 110 moderate income units can be reasonably accommodated on the 9 acres of Medium Density Residential land in the underutilized sites inventory (RM-2, DRM-2). Further, lower density parcels in the RS-1 and RS-2 zones have the capacity to reasonably accommodate an additional 5,140 units. **Figure 4.5** presents a summary of the development capacity on Porterville's underutilized land.

Figure 4.5: Residential Development Potential on Underutilized Sites by Land Use Designation

Land Use Designation (Zoning)	Maximum Density (Units/Acre)	# of Parcels	Acreage	Maximum Unit Capacity	Realistic Unit Capacity
Rural Residential (RR)	0.2	--	--	--	--
Very Low Density Residential (RS-1)	3.1	52	315.27	977	782
Low Density Residential (RS-2)	7.5	354	726.39	5,448	4,358
Low-Medium Density Residential (RM-1)	11.3	--	--	--	--
Medium Density Residential (RM-2)	15.0	35	8.06	121	97
High Density Residential (RM-3)	30.0	8	1.61	48	39
Downtown Medium Density Residential (DRM-2)	16.5	2	0.94	16	13

Land Use Designation (Zoning)	Maximum Density (Units/Acre)	# of Parcels	Acreage	Maximum Unit Capacity	Realistic Unit Capacity
Downtown High Density Residential (DRM-3)	33.0	5	0.59	20	16
Downtown Mixed-Use (D-MX)	41.0	--	--	--	--
Total	--	456	1,053	6,630	5,305

Adequacy of Housing Sites for RHNA

Porterville's vacant and underutilized sites include capacity for 5,553 residential units.⁴⁴ **Figure 4.5** compares Porterville's 2014-2023 RHNA allocations with the Housing Inventory Sites and indicates that the City can adequately accommodate the RHNA. A complete listing of sites is contained in Appendix E. In estimating potential units by income range for the 5,533 total estimated units, it is assumed that:

- All of the units in the 0.2 – 7.5 units/acre range are assumed to produce units in the Above Moderate Income category (RR, RS-1, RS-2).
- All of the units in the 11.3 – 16.5 units/acre range are assumed to produce units in the Moderate Income category (RM-1, RM-2, DRM-2).
- All of the units in the 30.0 – 33.0 units/acre range are assumed to produce units in the Very Low and Low Income categories (RM-3, DRM-3).⁴⁵

	Affordability Level				
	Total # of Units	Very Low Income 0-50% AMI	Low Income 51-80% AMI	Moderate Income 81-120% AMI	Above Moderate Income >120% AMI
2014-2023 RHNA	3,196	623	576	566	1,431
Units Constructed	181	--	--	117	0
Potential Housing on Vacant Land ⁴⁶	5,368	2,240	2,241	873	14
Potential Housing on Underutilized Land ⁴⁷	5,305	27	28	110	5,140
Total	10,854	2,267	2,269	1,100	5,154
RHNA Surplus/Deficit	7,658	1,644	1,693	534	3,723

⁴⁴ Based on sum of realistic unit capacity.

⁴⁵ Potential units within this density threshold are split evenly between very low and low income categories.

⁴⁶ Based on sum of realistic unit capacity.

⁴⁷ Ibid.

Financial Resources

The availability of Federal, State, and local financing resources are essential to the construction and rehabilitation of housing. While the level of Federal and State funding for affordable housing has decreased from previous years, there are a variety of financial resources that the City and affordable housing developers can utilize to increase and/or maintain the housing stock for its low and very-low income residents. The following table presents funding available in the City.

Federal Funds
Community Development Block Grant (CDBG) CDBG is the largest federal housing-related program for affordable housing. It is a "pass-through" program that allows local governments to use federal funds to alleviate poverty and blight. Cities with populations of over 50,000 receive CDBG funds directly from the U.S. Department of Housing and Urban Development (HUD), while smaller cities usually use county-administered CDBG funds. HUD makes allocations based on a formula that takes population, poverty, and housing distress into account. CDBG funds are used for a variety of housing efforts including activities aimed at reducing costs for private development (helping fund site acquisition, improvement, and other soft costs); housing acquisition and rehabilitation through short and long-term loans, grants or loan guarantees; direct payment of rent or mortgage and housing counseling services; and fair housing activities. CDBG funds are best used in combination with other subsidy sources or to provide pre-development funding to initiate housing development. The City anticipates approximately \$3,300,000 in CDBG funding from 2015-2020.
HOME Investment Partnership Program (HOME) The City of Porterville does not qualify to receive HOME funds directly from HUD. Instead, the City applies to HCD directly for HOME grants on a competitive basis. In addition to its annual CDBG entitlement, the City anticipates annual HOME Investment Partnerships Program (HOME) funds will be available to meet the goals of the Consolidated Plan. The City's HOME dollars come from program income, and will be used to meet affordable housing needs. As previously discussed, in addition to its annual CDBG entitlement, the City anticipates annual HOME Investment Partnerships Program (HOME) funds will be available to meet the goals of the Consolidated Plan. HOME funding is intended to be used for various housing-related programs and activities. HOME funds are generally used to address the housing needs of jurisdictions through the preservation or creation of affordable housing. New construction, housing rehabilitation, assistance to homebuyers, and tenant-based rental assistance are all eligible uses of HOME funds. The City's HOME dollars come from program income, and will be used to meet affordable housing needs.

Housing Choice Voucher Program (Section 8 Rental Assistance)

Formerly known as the Section 8 program, the Housing Choice Voucher Program is administered by the Tulare County Housing Authority. This rental voucher program subsidizes the gap between the fair market rent of the unit and what a low-income household can afford for rent. Although this long-standing federal assistance program is not expected to increase in size or scope, it remains an important program for affordable housing by helping to balance household income and housing costs. As of May 2015, 483 Porterville households were receiving Section 8 Housing Choice Vouchers, which accounted for nearly two and a half million dollars.

Low Income Housing Tax Credits (LIHTC)

LIHTC represents a significant resource for affordable housing development in Porterville. The City has five (5) large multi-family complexes that have received LIHTC and provided 383 units. The last one constructed was Villa Siena, a 70 unit family complex which opened in 2011. While the City cannot apply directly for LIHTC, the City works diligently with developers proposing affordable housing projects using LIHTC to package a strong application. The City made a recommendation to assist in the approval of an LIHTC application for the Newcomb Court Apartments, an 80 affordable unit project that is currently under construction. This project will be monitored by Tulare County Housing Authority.

The LIHTC program provides federal and state tax credits for private developers and investors who agree to set aside all or an established percentage of their rental units for low-income households for no less than 30 years. Tax credits may also be utilized on rehabilitation projects, contributing to the preservation program. The program begins when developers and investors apply for an allocation of tax credits from the California Tax Credit Allocation Committee (CTCAC). Tax credits are awarded on a competitive basis at varying times. Compliance is monitored according to Internal Revenue Service (IRS) rules and regulations.

Created by the 1986 Tax Reform Act, the Low Income Housing Tax Credits (LIHTC) program has been used in combination with City and other resources to encourage the construction and rehabilitation of rental housing for lower-income households. The program allows investors an annual tax credit over a 10-year period, provided that the housing meets the following minimum low-income occupancy requirements: 20 percent of the units must be affordable to households at 50 percent of area median income (AMI), or 40 percent of the units must be affordable to those at 60 percent of AMI. The total credit over the 10-year period has a present value equal to 70 percent of the qualified construction and rehabilitation expenditures. The tax credit is typically sold to large investors at a syndication value. These credits are available for all projects meeting the above-mentioned criteria and are applied for independently of City programs.

Section 202 Supportive Housing for the Elderly Program

The Section 202 program offers interest-free capital advances to private and nonprofit sponsors to finance the construction, rehabilitation, or acquisition of housing structures serving as supportive housing for very low-income elderly persons, including the frail elderly. This program also offers rent subsidies to make these projects affordable. The City can work with private nonprofit organizations and nonprofit consumer cooperatives to leverage these funds.⁴⁸

Section 811 Supportive Housing for Persons with Disabilities

The Section 811 program offers funding to develop and subsidize affordable rental housing that provides supportive services to very low- and extremely low-income adults with disabilities. The program works in two different ways. It provides interest-free capital advance and operating subsidies to nonprofit developers to create affordable housing for individuals with disabilities. It can also provide project rental assistance state agencies, which can be applied to various sources, including Federal Low-Income Housing Tax Credits, Federal HOME Funds.⁴⁹

Affordable Housing Program (AHP)

AHP awards grants to private sector developers and local organizations to develop affordable rental and homeownership opportunities for low-income households. The City can partner with developers or local organizations to apply for AHP grants.

State Funds

Multi-Family Housing Program

If California's Housing and Community Development Department awards Multi-Family Housing Program loans to assist rental housing developments affordable to low-income households in the City, the City will help developers identify local funding.

National Housing Trust Fund (HTF)

States and state-designated entities are eligible grantees for the HTF. HUD will allocate HTF funds by formula annually. A State must use at least 80 percent of each annual grant for rental housing; up to 10 percent for homeownership; and up to 10 percent for the grantee's reasonable administrative and planning costs. During 2015, States will begin developing their HTF Allocation Plans and solicit input from their constituents and submit these plans to HUD along with their 2016 Annual Action Plans. HUD anticipates that grantees will receive their HTF allocations by summer 2016.

Veterans Housing and Homeless Prevention Program via Proposition 41, the Veterans Housing and Homeless Prevention Bond Act of 2014

On June 3, 2014 voters passed the Veterans Housing & Homeless Prevention Act (Proposition 41), which re-appropriates \$600 million from the \$1 billion underutilized California Veterans Farm and Home Loan program. Prop. 41 realigns these existing monies for the development, rehabilitation,

⁴⁸ http://portal.hud.gov/hudportal/HUD?src=/program_offices/housing/mfh/progdesc/eld202

⁴⁹ http://portal.hud.gov/hudportal/HUD?src=/program_offices/housing/mfh/progdesc/disab811

or preservation of multifamily affordable housing units and permits the funds to be used for wraparound services for veterans once they are placed in affordable housing units. Other programs shall be established to leverage existing resources, prioritize projects that combine housing with supportive services, promote public-private partnerships, and create other financing opportunities. Minimum levels of funding for four regions across the state are based on the count of homeless individuals and extremely low-income individuals.

Affordable Housing Innovation Fund (AHIF)

The AHIF provides funding for pilot programs to work toward an innovative, cost-saving method to create or preserve affordable housing. The fund administers the following five programs:

1. Affordable Housing Innovation Program – Loan Fund
2. Affordable Housing Innovation Program – Practitioner Fund
3. Local Housing Trust Fund
4. Innovative Homeownership Program
5. Construction Liability Insurance Reform Pilot Program

Building Equity and Growth in Neighborhoods Program (BEGIN)

BEGIN provides grants to cities and counties to help reduce local regulatory barriers to create affordable homeownership opportunities for qualifying first-time low- and moderate-income homebuyers through down-payment assistance loans.

CalHome

CalHome funding is intended to provide grants to local public agencies and nonprofits to help low and very-low income households become or remain homeowners through deferred-payment loans.⁵⁰

Department of Housing and Community Development (HCD) Bond Issuances

Many HCD programs have historically been funded by one-time State bond issuances and, as such, are subject to limited availability of funding.

California Housing Finance Agency (CalHFA)

CalHFA is a State agency that provides financing and programs to support affordable housing opportunities in California. CalHFA offers multiple mortgage loan programs, down payment assistance programs, and funding for the construction, acquisition, and rehabilitation of affordable ownership units. In addition to their first-time homebuyer program, the CalHFA has a Multifamily lending program for predevelopment, financing, and preservation of affordable and senior housing projects. CalHFA is also responsible for administering Mental Health Services Act funding. MSHA Housing Program funds are allocated for the development, acquisition, construction, and/or rehabilitation of permanent supportive housing. Though not a widely used funding source, as funding sources become scarcer, MSHA funds may become more popular in the future.

⁵⁰ <http://www.hcd.ca.gov/financial-assistance/calhome/>

Administrative Resources

City of Porterville Community Development Department

The Community Development Department is responsible for the general planning and development review functions undertaken by the City. Specific duties include preparing development ordinance amendments and design guidelines for Council approval, reviewing development applications, conducting investigations, and making reports and recommendations on planning and land use, economic development activities, zoning, subdivisions, development plans, and environmental controls. The Department also coordinates activities with Porterville school districts related to school sites and the Porterville Municipal Airport in consultation with Tulare County, and the County's Airport Land Use Commission.

Housing Authority of Tulare County

The Housing Authority of the County of Tulare provides rental assistance to very low income families, seniors, and the handicapped throughout the County. The Housing Authority offer many different programs, including the conventional public housing program, the housing choice voucher program, the farm labor program for families with farm labor income, and senior housing programs. The Housing Authority also owns or manages several individual subsidized rental complexes.

Non-profit Housing Developers

Due to the high cost of housing development, many communities have found that partnerships with nonprofit housing developers are an effective tool for creating affordable housing units. In recent years, the City has worked with the following nonprofit housing developers to create affordable housing in the development of the low-income tax credit projects and are in discussion with both Habitat for Humanity and Self-Help Enterprises for both new construction affordable projects, rehabilitation projects, and preservation of housing at risk of converting to current market rates.

In addition, the following agencies have expressed interest in assisting in the preservation of housing at risk of converting to market rate in Tulare County, including the City of Porterville:

- Christian Church Homes of Northern California and
- Self-Help Enterprises.

Opportunities for Energy Conservation

Utility-related costs can directly impact the affordability of housing in California. Title 24 of the California Administrative Code sets forth mandatory energy standards for new development and requires adoption of an "energy budget." In turn, the home-building industry must comply with these standards, while localities are responsible for enforcing the energy conservation regulations.

The following are among the alternative ways to meet these energy standards.

- Alternative 1: The passive solar approach which requires proper solar orientation, appropriate levels of thermal mass, south-facing windows, and moderate insulation levels.
- Alternative 2: Generally requires higher levels of insulation than Alternative 1, but has no thermal mass or window-orientation requirements.
- Alternative 3: Also is without passive solar design but requires active solar water heating in exchange for less stringent insulation and/or glazing requirements.

Additional energy conservation measures include: (1) locating the home on the northern portion of the sunniest location of the site; (2) designing the structure to admit the maximum amount of sunlight into the building and to reduce exposure to extreme weather conditions; (3) locating indoor areas of maximum usage along the south face of the building and placing corridors, closets, laundry rooms, power core, and garages along the north face; and (4) making the main entrance a small enclosed space that creates an air lock between the building and its exterior; orienting the entrance away from winds; or using a windbreak to reduce the wind velocity against the entrance.

The City assists lower income households with energy conservation improvements. The City's Housing Rehabilitation Loan Program (HRLP) covers weatherization improvements as eligible activities to be funded with CDBG, HOME Program Income and HOME grant funds when available. The guidelines have been revised to encourage homeowners to incorporate the list of green improvements into these projects.

Additionally, the City promotes and provides through its Energy Conservation Program, referrals to local programs including CSET, Proteus, Edison and other agencies for energy conservation and residential weatherization opportunities. The program extends into the City's Housing Rehabilitation Loan program to require the use of recycled materials whenever possible and energy efficient appliances and equipment. Contractors that bid on housing rehabilitation projects must complete a City provided "Green Improvements" checklist with their bids for a project.

Water and Sewer Priority

SB 1087, Chapter 727 (2005) requires local governments to consider water and sewer services for lower income households when conducting their Housing Element analysis. The statute requires local governments to provide a copy of the adopted Housing Element to water and sewer providers. Furthermore, it requires water and sewer service providers must grant priority for service allocations to proposed development projects that include affordable housing units to lower-income households.

In compliance with SB 1087, the City of Porterville's projected water uses were reviewed in early 2015. Due to the historic drought, water availability is less than it would be in wet years, and

additional infrastructure is needed. Wells and additional water and sewer infrastructure are planned in the City's General Plan, and the City is currently initiating updates to the infrastructure master plans. Implementation of those master plans will assure adequate infrastructure capacity to serve build-out of the 2030 General Plan, which includes, among other things, housing needed for lower income households. In the interim, as affordable housing projects are proposed, the City will work with the developer to find affordable solutions to develop capacity if it is not available.



Chapter 5

Evaluation of 2009 Housing Element Accomplishments

Chapter 5: Evaluation of 2009 Housing Element Accomplishments

In order to develop an effective housing plan for the 2015-2023 period, the City must evaluate the achievements of the existing housing programs. This assessment allows the City to revise the programs as necessary to ensure that City resources are being used in the most effective manner to meet the housing needs of residents.

Accomplishments since 2009

The 2009 Housing Element had a production goal of 5,473 units in the City. Among these units, 1,224 were designated for very low income households, 862 for low income households, 979 for moderate-income households, and 2,409 for above moderate-income households. Between 2009 and 2014, the total housing production in the City was 247 units, with a majority of units consisting of single-family homes. Based on listed prices/rents and deed restrictions, the income distribution of these units was:

- 49 units affordable to very low-income households (4 percent of allocation)
- 24 units affordable to low-income households (3 percent of allocation)
- 97 units affordable to moderate-income households (10 percent of allocation)
- 77 units affordable to above-moderate-income households (3 percent of allocation)

To supplement the City's limited CDBG and redevelopment housing set-aside funds, the City continued to apply for funding available under various funding programs. As needed, the City applied for HOME funds administered by the State HCD. Specifically, to promote affordable home ownership opportunities in the City, the City continues its First-Time Home Buyer (FTHB) program, and pursued and received funding from various local, State, and Federal programs. Funding for the FTHB program include:

- \$800,000 HOME Funds in 2010
- \$600,000 CalHOME funds in 2011
- Program income from HOME and CDBG funds

The City recognized affordable homeownership opportunities are aspirations of many in the community. Since 2009, approximately 200 units were assisted with these funding sources. The City has also offered homebuyer education classes monthly to help many understand the process and financial responsibility of home ownership.

In addition, the City continued to operate its Housing Rehabilitation Loan Program (HRLP) using primarily CDBG and State HOME funds. Since 2009, 49 units have been assisted. Funding for the HRLP includes:

- Annual allocations from the CDBG program
- Program income from HOME and CDBG funds
- CalHome 2011 Grant

Preserving the existing affordable housing stock is an important goal in the City. During the last ten years, two rental projects at risk of conversion to market-rate uses, Evergreen and Alderwood Apartments, extended their commitment to providing affordable housing opportunities in the City. Other affordable multi-family and single-family affordable housing projects constructed over the last five (5) years include the 14 unit St. James Place mixed use project (\$1 million in HOME Funds), Sequoia Village at Rivers Edge (\$1 million in HOME Funds), the Date Avenue Family Apartments (\$115,000 in RDA Funds), and the single-family housing project Casas Buena Vista, receiving FTHB assistance from all of the City's FTHB funding sources.

Figure 5.1 provides a detailed assessment of the accomplishments of each program contained in the 2009 Housing Element. In addition, the continued appropriateness of the programs for the 2015-2023 period is also discussed.

Figure 5.1: Program Evaluation, 2009-2014 Housing Element

Program Name	Implementation Actions and Progress		
	2009 Objective	Progress and Evaluation	Action
Program A.1 Housing Rehabilitation Program	Assist low income single-family homeowners with needed repairs by providing direct, 30-year, deferred loans of up to \$40,000.	Evaluation: The city continues to perform outreach activities to promote participation in this program and continues to work with families on waiting list to increase participation, by education on program requirements to increase the number of qualified applicants. Status: Same	Retain
Program A.2 Preservation of Affordable Rental Housing	Monitor the at-risk status of projects annually and contact project owners to discuss preservation options and incentives.	Evaluation: The City continues to monitor the at-risk status of projects annually and contact project owners to discuss preservation options and incentives. Status: Same	Retain
Program B.1 Vacant and Underutilized Sites Inventory	Annually, or upon major General Plan amendments or annexation, update the sites inventory and provide information on available sites to interested developers.	Evaluation: The City's Planning Division works with the Housing Division to review and monitor the sites inventory, making this information available to developers. With the conclusion of this Housing Element Cycle, the information will be made available for review through the City's website, and then updated accordingly as appropriate. Status: Same	Retain
Program B.2 Mixed-Use Development	Identify potential sites for redevelopment into mixed-use projects and offer incentives to promote mixed-use projects.	Evaluation: Mixed use development is a land use option that can result in more walkable communities. Buildings more than one story are strongly encouraged. Status: To date, there have been no true mixed use developments resulting from this zoning designation, however, the City remains optimistic that this use will gain momentum.	Retain

Program Name	Implementation Actions and Progress		
	2009 Objective	Progress and Evaluation	Action
Program B.3 Infill Development	Encourage and develop infill incentives.	Evaluation: As the City continues to attract new businesses and residences, previously unattractive or awkwardly located properties gain new appreciation. The City intends to encourage the higher densities that infill allows. Status: Staff is currently developing an infill development policy that will allow developers a clearer understanding of the opportunities and incentives associated with infill development.	Retain
Program C.1 Home Buyer Assistance	Assist income-qualified homebuyers in Porterville through the First-Time Home Buyer and other programs.	Evaluation: The city continues to assist FTHB through the FTHB program and continue to apply for funding under the HOME and CalHome when funds are available. Status: Same	Retain
Program C.2 Home Buyer Education Classes	Provide home buyer education classes in English and Spanish to low income persons and families once a month during the evenings.	Evaluation: The city continues to hold FTHB workshops on a monthly basis alternating between English and Spanish. The city continues to market FTHB Education program via, city webpage, social media, partner outreach, community housing fairs, and information at public counters. Status: Same	Retain
Program C.3 Mortgage Credit Certificate Program	The City participates in the County Mortgage Credit Certificates (MCC) program. The MCC program is administered by the Housing Authority of Tulare County (HATC) and allows lower and moderate income first-time homebuyers to take 20 percent of their annual mortgage interest as a dollar-for-dollar tax credit against their federal income tax.	Evaluation: Porterville maintains a willingness to participate in such a program, but has not had any interest in recent years. Status: Staff will look for ways to further promote this program, and consider in the 6th cycle whether or not it is beneficial to Porterville homeowners.	Retain

Program Name	Implementation Actions and Progress		
	2009 Objective	Progress and Evaluation	Action
Program C.4 Section 8 Rental Assistance	Promote the use of Section 8 with property owners and developers	Evaluation: Promotes the use of Section 8 Via City Webpage, newsletter, and brochures at public counters. Encourages property owners to rent units through this program by providing information at public counters and referring property owners to the HATC. Work with affordable housing developers to obtain Section 8 assistance for new construction projects by providing letter of support for funding application. Status: Same	Retain
Program C.5 Local, State, and Federal Funding	Pursue available local, state, and federal funding sources in cooperation with private developers, non-profit housing corporations, the HATC, and other interested entities to provide affordable housing and to preserve housing that is at-risk of converting to market rate	Evaluation: The City continued to pursue a variety of funding sources, including HOME, and CalHome, and CDBG funds when available for the production and rehabilitation of affordable housing. Millions of dollars were received from these sources since 2003. The City supports the Tulare/Kings Continuum of Care Strategy, applications for McKinney funds, and efforts by the Housing Authority of Tulare County. This program is continued in the 2009 Housing Element. Status: Same	Retain
Program D.1 Local, State, and Federal Funding	Amend Zoning Ordinance to incorporate provisions for emergency shelters, transitional housing, supportive housing, and residential care facilities for six or fewer persons by the end of 2009	Evaluation: This effort was completed with the new General Plan and comprehensive Development Ordinance revision in 2010. Status: Complete.	Omit
Program D.2 Single Room Occupancy (SRO) Units	Establish objective and appropriate development standards in the Zoning Ordinance for SRO Units.	Evaluation: This effort is underway, with anticipation to develop a SRO Ordinance in spring 2016. Status: Underway	Retain

Program Name	Implementation Actions and Progress		
	2009 Objective	Progress and Evaluation	Action
Program D.3 Housing for Persons with Disabilities	Explore techniques and incentives to encourage the development of housing for persons with disabilities.	Evaluation: The City implements State standards for accessibility in housing. City staff works with applicants to ensure accessibility improvements, and allows encroachments into setbacks for ramps or other accessibility improvements. The 2003-08 Housing Element contains a program to address constraints for persons with disabilities as set forth under SB 520. Additionally, the City HRLP provides assistance for improvements for low-income families. The City is currently updating the Zoning Ordinance to implement a process for granting reasonable accommodations for persons with disabilities with regard to planning and zoning. Status: Same	Retain
Program D.4 Farmworker Housing	Amend Zoning Ordinance to incorporate provisions for farmworker housing by end of 2009	Evaluation: This objective was completed as planned in the 4 th Cycle, and farmworker housing is accommodated in the AC zone- where rural, large scale agricultural uses are allowed. Status: Complete	Omit
Program E.1 Fair Housing	Porterville cooperates with federal, state, and regional agencies to promote open housing choice and equal housing opportunity.	Evaluation: The City continues to promote equal opportunity for all persons. The City updated the Analysis of Impediments to Fair Housing Choice (AI) in 2014. This program will be included in the 2015 Housing Element and will be reviewed and updated for the 2015 Consolidated Plan. Status: Same	Retain
Program F.1 Zoning Ordinance Revisions	To facilitate and encourage the development, rehabilitation, and preservation of housing in Porterville, the City will address several zoning revisions.	Evaluation: The City continues to review the Development Ordinance as needed to encourage sustainable and responsible development. At this time, no additional housing related modifications are planned, but in the event they arise, an ordinance amendment would be considered. Status: Same	Retain
Program F.2 Fee Deferral	Adopt a permanent ordinance by the end of 2009 to defer the payment of certain impact fees until occupancy.	Evaluation: On April 17, 2012, City Council approved Resolution 37-2012, allowing multi-unit housing developments for low- and moderate-income families to be eligible for the Development Fee Payment Plan program. Status: Complete	Omit

Program Name	Implementation Actions and Progress		
	2009 Objective	Progress and Evaluation	Action
Program G.1 Infrastructure Improvements	Leverage redevelopment funds, CDBG, and other funding sources for necessary infrastructure improvements to encourage the production of affordable housing units.	Evaluation: CDBG funds will continue to be available for these projects. Status: 4 parking lots have been improved this period using such funds.	Retain
Program G.2 Energy Conservation	Provide referrals to energy conservation programs offered by both public and quasi-public agencies. Require the use of energy-efficient materials, appliances, equipment, and processes for the HRLP.	Evaluation: Weatherization and energy conservation programs were allowed and encouraged under the City's housing rehabilitation program. Self-Help Housing and CSET provide assistance and referrals to the City program and conversely the City has been referring eligible clients to Self-Help and CSET for assistance. No separate program on weatherization is included in the Housing Element, but such conservation efforts are noted through the Building Division. Status: Same	Retain



Chapter 6

Housing Plan

Chapter 6: Housing Plan

This section of the Housing Element establishes the housing goals, objectives, and policies for the City's 2015-2023 planning period. It includes programs from the previous Housing Element period that have been revised to improve the success of the program during this planning period.

Goals and Policies

Goal 1: Preserve the existing housing stock and conserve existing affordable housing opportunities in Porterville.	
Policy 1.1	The City will encourage private reinvestment and rehabilitation of housing in older residential neighborhoods.
Policy 1.2	The City will pursue local, state, and federal funding assistance that is appropriate to the City's rehabilitation needs.
Policy 1.3	The City will assist interested individuals and non-profit housing corporations to acquire and/or rehabilitate housing in need of rehabilitation with the objective of preserving such units as affordable housing.
Policy 1.4	The City will work with the Tulare County Housing Authority and other non-profit housing corporations to preserve Section 8 and other rent-subsidized units in the City.
Goal 2: Expand the City's low- and moderate-income housing opportunities.	
Policy 2.1	While promoting the provision of housing for all economic segments of the community, the City will seek to ensure design quality in all new residential development.
Policy 2.2	The City will pursue local, state, and federal funding assistance that is appropriate to Porterville's needs to expand affordable housing opportunities for low- and moderate-income households.
Policy 2.3	The City will encourage government-assisted, below-market-rate housing units to be interspersed within the development and be outwardly indistinguishable from market-rate units.
Policy 2.4	The City will provide for the development of secondary residential units, as required by State law, while protecting the single-family character of neighborhoods.
Policy 2.5	The City will continue to provide assistance that enables low-and moderate income households to become first-time homebuyers.
Goal 3: Address the housing needs of special populations, including seniors, female-headed households, persons with disabilities, first-time homebuyers, large families, and homeless individuals and families.	
Policy 3.1	The City will maintain an adequate supply of appropriately designated land for special needs housing, including seniors, disabled persons, large households, farmworkers, the homeless, and transitional persons.
Policy 3.2	The City will encourage the development and rehabilitation of housing that is accessible to persons with disabilities.
Policy 3.3	The City will pursue land use policies that allow small residential developments and individual housing units meeting special needs to be integrated into existing neighborhoods and new residential developments.

Policy 3.4	The City will work with surrounding jurisdictions to address the needs of transient homeless persons on a regional basis.
Policy 3.5	Continue to participate in the Kings/Tulare County Continuum of Care (“the Alliance”) and work with adjacent jurisdictions to develop additional shelter opportunities.
Goal 4: Assure that all present and future residents have equal access to housing, commensurate with the financial capacity, without discrimination.	
Policy 4.1	The City will provide public information on the state and federal fair housing laws.
Policy 4.2	The City will refer discrimination complaints and requests for services to appropriate fair housing agencies.
Policy 4.3	The City will cooperate with community-based organizations that provide services or information to victims of housing discrimination.
Goal 5: Address and Reduce Governmental Constraints.	
Policy 5.1	The City will establish and maintain development standards that support housing production while protecting quality of life goals.
Policy 5.2	The City will continue to provide for timely and coordinated processing of residential development projects to encourage housing production within Porterville.
Policy 5.3	The City will review its fee structure, including development fees, impact fees, and other municipal costs, periodically to ensure that they do not unduly constrain the production of housing, especially affordable housing.
Goal 6: Ensure Adequate Services to Infrastructure and Housing.	
Policy 6.1	New residential projects shall be designed to facilitate alternative modes of travel.
Policy 6.2	The City will promote infill residential development within other older parts of the City where adequate public facilities and services are already in place.
Policy 6.3	The City will support policies and programs that will help achieve compliance with Federal and State regulations relating to stormwater pollution prevention.
Policy 6.4	When water and sewer capacities are limited, the City will work with water and sewer service providers to ensure new affordable housing projects receive priority for allocation, pursuant to State law.

Programs and Actions

The goals and policies contained in the Housing Element address Porterville’s identified housing needs and are implemented through a series of housing programs. These programs define the specific actions the City will undertake to achieve the stated goals and policies. Funding sources for implementing the eight-year objectives are also listed. These housing programs include programs currently in operation in the City and new programs that have been added to address the City’s unmet housing needs. A housing program often implements more than one policy and sometimes, more than one goal. The programs are categorized by the primary goal for which the programs are intended.

Goal 1: Preserve the existing housing stock and conserve existing affordable housing opportunities in Porterville.	
Policy 1.1: Housing Rehabilitation Program	
Program Description	This program assists low income single-family homeowners with needed repairs by providing direct, 30-year, deferred loans of up to \$40,000. The funds may be used to correct code violations, safety repairs, accessibility improvements, lead-based paint, and energy conservation measures. Currently, there is a long waiting list of applicants for home rehabilitation assistance. The City is processing loans for applicants on the waiting list and once the list is exhausted the City will reopen the program for new applications.
Program Activities	- Continue to offer rehabilitation assistance to income-qualified households - Continue to market this program at public counters and through other media (e.g. newspaper)
Quantified Objective	Assist approximately 5 households with current funding through 2020, with an objective of assisting 1-2 households annually if additional funding becomes available
Responsible Agency	Community Development Department
Funding Sources	CDBG entitlement funds and program income; HOME funds and program income
Policy 1.2: Preservation of Affordable Rental Housing	
Program Description	Several publicly assisted housing projects may be at risk of converting to market-rate housing due to expiration of subsidy contracts. To the extent feasible, the City will work to preserve the affordability of these units in partnership with the property owners, public agencies, and other interested parties.
Program Activities	- Monitor the at-risk status of projects annually and contact project owners to discuss preservation options and incentives. - Work with the HATC to provide technical assistance to tenants regarding the availability of Section 8 vouchers in case units are converted to market-rate housing. Work with property owners and nonprofit housing providers to pursue the preservation of at-risk units. Pursue State and Federal funding programs to

	preserve the at-risk units either through acquisition and/or rehabilitation, affordability covenants, or other means.
Quantified Objectives	Work to preserve the affordability of 5 units
Responsible Agency	Community Development Department
Funding Sources	• Rural Development subsidy renewals • HUD Section 8 vouchers • State Farmworker Housing funds • HOME funds

Goal 2: To expand the City's low- and moderate-income housing opportunities.	
Policy 2.1: Home Buyer Assistance	
Program Description	The City recognizes homeownership is a desire of many Porterville residents. Through the First-Time Home Buyer (FTHB) program and development of affordable ownership housing, the City extends affordable homeownership opportunities for many lower income households. First-Time Low Income Home Buyer Program: Under this program, the applicant must be a first-time home buyer that earns 80 percent or less of the area median income. The applicant must also be able to qualify with a participating lender for a first mortgage and provide a percentage of the down payment from their own personal assets. The City provides a secured second trust deed loan to fill the gap, providing down payment and closing cost assistance up to \$40,000. Existing homes to be financed under this program include homes constructed before 1978, as long as the dwelling unit passes a visual assessment that reveals no sign of deteriorated paint surfaces that could contain lead paint.
Program Activities	Continue to assist income-qualified homebuyers in Porterville through the First-Time Home Buyer and other programs.
Quantified Objective	Assist 5 households to purchase first home, with an objective of assisting 1 households annually if additional funding becomes available.
Responsible Agency	Community Development Department
Funding Sources	• CalHOME funds (when available) • CDBG program income • HOME funds
Policy 2.2: Home Buyer Education Classes	
Program Description	The City currently provides home buyer education classes in English and Spanish to low income persons and families once a month during the evenings. The class provides information on the advantages and disadvantages of home ownership, how to work with a realtor, what to look for in selecting a home, understanding the loan and escrow process, and learning how to maintain a home. Upon completion of the class, the participant receives a Certificate of Completion making them eligible to participate in the City's First Time Home Buyer Program.
Program Activities	Continue to offer Home Buyer Education Class once a month.
Quantified Objective	N/A
Responsible Agency	Community Development Department
Funding Sources	CDBG entitlement funds
Policy 2.3: Mortgage Credit Certificate Program	
Program Description	The City participates in the County Mortgage Credit Certificates (MCC) program. The MCC program is administered by the Housing Authority of Tulare County (HATC) and allows lower and moderate income first-time homebuyers

	to take 20 percent of their annual mortgage interest as a dollar-for-dollar tax credit against their federal income tax.
Program Activities	Continue to adopt resolution of approval to participate in this program.
Quantified Objective	N/A
Responsible Agency	City Council
Funding Source	MCC federal income tax credits to provide assistance via the County program; no funding required from the City
Policy 2.4: Section 8 Rental Assistance	
Program Description	The HATC administers the Section 8 Rental Assistance program for Porterville. The Section 8 program extends rental subsidies to very low income households who cannot afford the cost of rental housing. The Section 8 program offers a voucher that pays the difference between the current fair market rent established by HUD and what a tenant can afford to pay (typically at 30 percent of household income).
Program Activities	• Promote the use of Section 8 via City website, newsletter, and brochures at public counters. • Encourage property owners to rent units through this program by providing information at public counters and referring property owners to the HATC. • Work with affordable housing developers to obtain Section 8 assistance for new construction projects by providing letter of support for funding application.
Quantified Objective	N/A
Responsible Agency	HATC; Community Development Department
Funding Source	HUD Section 8 allocation
Policy 2.5: Local, State, and Federal Funding	
Program Description	Development of affordable housing in Porterville, particularly for extremely low and very low income housing, typically requires substantial leveraging with public funds. Often, multiple layers of funding are required to address the deep subsidies required. The City will continue to pursue available local, state, and federal funding sources in cooperation with private developers, non-profit housing corporations, the HATC, and other interested entities to provide affordable housing and to preserve housing that is at-risk of converting to market rate. Funding will be targeted to facilitate the development of housing for families (including large families and farmworker families), seniors, and persons with disabilities.
Program Activities	• Continue to work closely with developers to pursue Low Income Housing Tax Credits by expediting project review. • Annually identify programs to pursue based on the likelihood of funding, including HOME, and Cal-Home funds and other State and Federal funds.

	Pursue funding for extremely low, very low, and low income housing, including housing for persons with disabilities.
Quantified Objective	N/A
Responsible Agency	Community Development Department
Funding Source	General fund

Goal 3: Address the housing needs of special populations, including seniors, female-headed households, persons with disabilities, first-time homebuyers, large families, and homeless individuals and families.	
Policy 3.1: Expedited Entitlement Process for Special Populations Housing	
Program Description	Actively seek and encourage the development of affordable housing for special populations.
Program Activities	Continue to provide financial assistance, regulatory incentives (e.g., density bonuses), and priority permit processing for special populations housing development that provide 25 percent or more units at rents affordable to extremely-low, very low, low, and moderate incomes.
Quantified Objective	N/A
Responsible Agency	Community Development Department, City Council
Funding Source	• CDBG Fund • HOME Fund • General Fund
Policy 3.2: Remove Constraints and Provide Reasonable Accommodations for Housing Designed for Persons with Disabilities	
Program Description	Enforce State handicapped, accessibility, and adaptability standards for persons with Disabilities, pursuant to SB 520.
Program Activities	• Continue to enforce reasonable accommodation standards. • Provide information and related resources to the public regarding accessibility issues. • Encourage accessibility in all new and rehabilitated developments.
Quantified Objective	N/A
Responsible Agency	Community Development Department
Funding Source	General fund

Goal 4: To assure that all present and future residents have equal access to housing, commensurate with the financial capacity, without discrimination.	
Policy 4.1 – 4.3: Fair Housing	
Program Description	Porterville cooperates with federal, state, and regional agencies to promote open housing choice and equal housing opportunity. Depending on the nature of the complaints, Porterville currently refers complaints regarding housing discrimination to the Legal Aid of Central California, California Rural Legal Aid, and Self Help Enterprises, Tulare County Housing Authority (Fair Housing Unit), and State Department of Fair Employment and Housing.
Program Activities	• Continue to provide fair housing referrals. • Continue to post fair housing posters and referral information at City Hall, public counters, and community facilities. • In conjunction with the Five-year Consolidated Plan process, review and update, if necessary the Analysis of Impediments to Fair Housing Choice. • Continue to update housing resources on City website, including fair housing and legal assistance agencies, the State Department of Fair Employment and Housing, California Association of Realtors, and U.S. Department of Housing and Urban Development (local office of Civil Rights Monitoring)
Quantified Objective	N/A
Responsible Agency	Community Development Department
Funding Source	General fund; CDBG entitlement funds, and HOME funds

Goal 5: Address and Reduce Governmental Constraints, and Advocate for the Production of Affordable Housing	
Policy 5.2 – 5.3: Expedited Entitlement Process	
Program Description	When appropriate and feasible, require all City departments to expedite processes and allow waivers of development fees as a means of promoting the development of affordable housing.
Program Activities	Continue to reduce processing time and costs for affordable housing projects.
Quantified Objective	N/A
Responsible Agency	All City Departments
Funding Source	General Fund

Goal 6: Ensure Adequate Services to Infrastructure and Housing.	
Policy 6.1: Infrastructure Improvements	
Program Description	Infrastructure improvements represent a significant cost factor for housing development in Porterville. The City will continue to evaluate appropriate projects for receiving financial assistance.
Program Activities	• Continue to leverage CDBG and other funding sources for necessary infrastructure improvements to encourage the production of affordable housing units. • Continue to pursue additional funding sources to expand affordable housing opportunities.
Quantified Objective	N/A
Responsible Agency	Community Development Department, Public Works Department
Funding Source	CDBG Funds
Policy 6.2 Energy Conservation	
Program Description	The City provides referrals to local programs including CSET, Proteus, Edison and other agencies for energy conservation and residential weatherization opportunities. The effort extends into the City's Housing Rehabilitation Loan Program (HRLP) to require the use of recycled materials whenever possible and energy efficient appliances and equipment. Contractors that bid on HRLP projects must complete a City provided "Green Improvements" checklist with their bids for a project.
Program Activities	• Continue to provide referrals to energy conservation programs offered by both public and quasi-public agencies. • Continue to require the use of energy-efficient materials, appliances, equipment, and processes for the HRLP
Quantified Objective	N/A
Responsible Agency	Community Development Department
Funding Source	CDBG and HOME funds

Appendix A: Community Engagement Materials



COMMUNITY WORKSHOPS

2015-2023 Housing Element

Help Shape the Future of Housing in Porterville!

Come express your views on the update to the Housing Element, a key chapter of the City's General Plan. Please assist us in identifying the housing issues and opportunities that are important to you by attending one of our workshops.

We Value Your Feedback!





Short on time?

Take a quick survey at: https://www.surveymonkey.com/r/Porterville_HE
Survey closes Tuesday, August 5th

Workshop #1	Workshop #2
Heritage Center 256 E. Orange Avenue Porterville, CA 93257 Thursday, July 30th 5:30 – 6:30 pm	Fire Station No. 2 500 N. Newcomb Street Porterville, CA 93257 Thursday, September 3rd 10:00 – 11:00 am

More Information

For more information, call Julie Phillips at 559-782-7460 or visit: www.ci.porterville.ca.us

In compliance with the Americans with Disabilities Act, if you need special assistance to attend these forums, please contact Patrice Hildreth, Administrative Services Director, (559) 782-7441. Individuals requiring special assistance using TTY, VCO, HCO, or ASCII devices may call 1-866-660-4288.



TALLERES COMUNITARIOS 2015-2023 Elemento de Vivienda

¡Ayude a Moldear el Futuro de Vivienda en Porterville!

Venga a expresar sus opiniones sobre la actualización del Elemento de Vivienda, un capítulo importante del Plan General de la ciudad. Por favor venga a uno de nuestros talleres para ayudar a identificar los problemas de vivienda y oportunidades importantes para usted.

¡Valoramos sus comentarios!



¿No tiene mucho tiempo?

Tome una encuesta breve: https://www.surveymonkey.com/r/PortervilleSpanish_HE

¡La fecha límite para completar la encuesta es el 5 agosto!

Taller #1

Taller #2

Heritage Center
256 E. Orange Avenue
Porterville, CA 93257
jueves, 30 de julio
5:30 – 6:30 pm

Fire Station No. 2
500 N. Newcomb Street
Porterville, CA 93257
jueves, 3 de septiembre
10:00 – 11:00 am

Mas Informacion

Para mas informacion, llame a Lupe Diaz al 559-782-7460 o visite: www.ci.porterville.ca.us

En cumplimiento con el Acto de Americanos con Disabilidades, si usted necesita asistencia especial para asistir a estas reuniones, por favor llame a Patrice Hildreth, Directora de Servicios Administrativos (559) 782-7441. Individuos que requieren asistencia especial usando aparatos TTY, VOC, HCO, o ASCII pueden llamar al 1-866-288-1311.



City of Porterville | HOUSING ELEMENT UPDATE

HOUSING NEEDS SURVEY

1. Do you live in Porterville?

a. Yes b. No

If yes, please answer the following questions:

How long have you lived in Porterville?

a. 1-5 years b. 6-10 years
c. 11-20 years d. 21+ years

What quadrant do you live in?

☐ 1) Northwest ☐ 2) Northeast
☐ 3) Southwest ☐ 4) Southeast

Do you currently rent or own your home in Porterville?

a. Rent b. Own

2. Do you work in Porterville?

a. Yes b. No

3. What kind of housing unit do you currently live in?

a. Single-family home b. Apartment c. Duplex
d. Condominium e. Other (specify): _____

4. Do you think the housing options available in the City meet your needs?

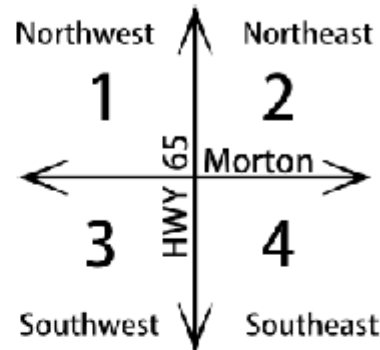
a. Yes b. No c. Not sure (specify) _____

5. What types of affordable housing are most needed in Porterville? (Circle all that apply)

a. Condominiums b. Town Homes
c. Large Family Units d. Low-rent Apartments
e. Senior Housing f. Secondary Dwelling Units
g. Housing for Persons with Disabilities h. Farmworker Housing
i. Mobile Homes j. Emergency Shelters, Transitional Housing,
Supportive Housing
k. Other (specify) _____

6. What do you think the City can do to help make housing more affordable? (Circle all that apply)

a. Provide financial assistance to low-income households
b. Provide technical assistance to private loan applications
c. Promote development of affordable housing
d. Other (specify): _____





Ciudad de Porterville | ELEMENTO DE VIVIENDA

Encuesta de necesidades de vivienda

1. ¿Vive en la Ciudad de Porterville?

- a. Sí b. No

Si marco sí, por favor responda a las siguientes preguntas:

¿Cuánto tiempo ha vivido en Porterville?

- a. 1-5 años b. 6-10 años
c. 11-20 años d. 21+ años

¿En cual vecindario vive?

- ☐ 1) Noroeste ☐ 2) Noreste
☐ 3) Suroeste ☐ 4) Sureste

¿Es propietario o alquila su casa?

- a. Alquilo b. Soy dueño

2. ¿Trabaja usted en Porterville?

- a. Sí b. No

3. ¿En qué tipo de vivienda vive?

- a. Casa b. Apartamento c. Dúplex
d. Condominio e. Otro (especifique): _____

4. ¿Cree que las opciones de vivienda disponibles satisfacen sus necesidades?

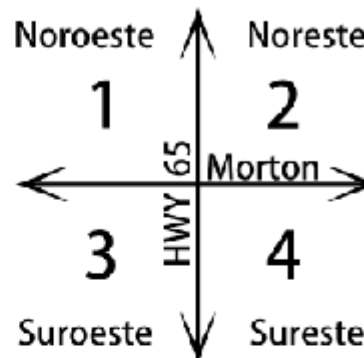
- a. Sí b. No c. No estoy seguro(a) (especifique) _____

5. ¿Qué tipos de viviendas accesibles son más necesarias en Porterville? (Elija todas las respuestas que aplican)

- | | |
|--|--|
| a. Condominios | b. Conjunto urbano de viviendas |
| c. Casas grandes | d. Apartamentos de bajos ingresos |
| e. Viviendas para personas mayores | f. Vivienda secundaria |
| g. Vivienda para personas discapacitadas | h. Vivienda para trabajadores agrícolas |
| i. Casas móviles | j. Refugio de emergencia, Vivienda de transición, vivienda con apoyo |
| k. Otro (especifique) _____ | |

6. ¿Que puede hacer la ciudad para hacer viviendas en Porterville mas accesibles? (Elija todas las respuestas que apliquen)

- a. Proporcionar asistencia financiera a los hogares de bajos ingresos
b. Proveer asistencia técnica para solicitudes de préstamos privados
c. Promover el desarrollo de viviendas accesibles
d. Otro (especifique): _____





City of Porterville | HOUSING ELEMENT UPDATE

HOUSING NEEDS SURVEY

1. Do you think it is hard to find affordable housing in Porterville?
 - a. Yes
 - b. No

2. Do you think there is an unmet need for housing in Porterville for the following special needs groups? (Choose all that apply)
 - a. Homeless
 - b. Seniors
 - c. Farm workers
 - d. Persons with disabilities
 - e. Large households (5+ people)
 - f. Female headed households
 - g. Other _____

3. What do you feel is the greatest constraint to providing housing in Porterville?
 - a. City regulations (setbacks, height restrictions, housing type restrictions, etc.)
 - b. Building and fire codes
 - c. Permit fees
 - d. Processing time
 - e. Other (specify) _____

4. Do you have any other comments, questions, or concerns?

6. If you would like to receive updates on this planning process, please provide your email address:

THANK YOU for completing this survey. Please return this form by Tuesday, August 5th to Julie Phillips at City of Porterville, 291 N. Main Street, Porterville, CA, or fax to (559) 781-6437 or you can e-mail to jphillips@ci.porterville.ca.us. Spanish versions of the survey are also available online or by contacting Julie Phillips by phone at 559-782-7460 or email at jphillips@ci.porterville.ca.us.



Ciudad de Porterville | ELEMENTO DE VIVIENDA

Encuesta de necesidades de vivienda

1. ¿Cree que es difícil encontrar una vivienda accesible en Porterville?
 - a. Sí
 - b. No
2. ¿Cree que hay una necesidad de viviendas accesibles para los siguientes grupos con necesidades especiales (Elija todos los que aplican)
 - a. Personas sin hogar
 - b. Personas mayores
 - c. Trabajadores agrícolas
 - d. Personas discapacitadas
 - e. Familias numerosas (Familias de cinco o mas personas)
 - f. Hogares con cabeza de familia femenina
 - g. Otro _____
3. ¿Cuál es la mayor limitación en proveer viviendas en Porterville?
 - a. Regulaciones de la ciudad (restricciones de edificios, restricciones de tipo de vivienda, etc.)
 - b. Codigos de construccion y de seguridad contra incendios
 - c. Cuotas de permisos
 - d. Tiempo de procesamiento
 - e. Otro (especifique) _____
4. ¿Tiene otras preguntas o comentarios?

5. Si desea recibir información sobre el elemento de vivienda, por favor proporcione su dirección de correo electrónico: _____

GRACIAS por completar la encuesta. Por favor devuelva esta encuesta antes del 5 de agosto a Julie Phillips a: City of Porterville, 291 N. Main Street, Porterville, CA, o por fax al (559) 781-6437 o via correo electronico a jphillips@ci.porterville.ca.us.

Appendix B: Fee Schedule



City of Porterville

FEE SCHEDULE Effective February 1, 2015

Note: Prices do not include sales tax, where applicable

Community Development Fees

Airport Master Plan Hard Copy	\$2
<u>Annexation</u> (See also LAFCO fees below)	
Major Annexation	\$3,670
Minor Annexation	\$1,835
Appeals	\$316
<u>CEQA/NEPA Compliance</u>	
<i>(Does not include County or State fees)</i>	
Notice of Exemption	\$79
Negative Declaration, Finding of No Significant Impact, EIR or EIS:	
Actual consultant cost, plus 10% contingency, plus 10% administrative cost	
Certificate of Compliance	\$655
<u>Conditional Use Permits</u>	
Standard	\$1,164
Minor	\$614
Hazardous Waste	\$20,000
Development Agreement	\$1,211
<u>Extraterritorial Service Agreements</u>	
Base Fee	\$150
Annexation Deposit per sq ft	\$0.0136
Flood Plain Review	\$244
General Plan (Document on CD)	\$5
General Plan Amendment	\$1,599
Home Occupation Permit	\$59
Lot Line Adjustment	\$616
Lot Line Merger or Reversion	\$616

Modification of Conditional Use Permit, Tentative Map, Variance, or Planned Unit Development	\$150
Parking District In-Lieu	\$2,500
<u>Parcel Maps</u>	
Waiver	\$59
Tentative Map	\$1,500
Final Map	\$955
Time Extension	\$237
Map Exception	\$118

Project Review Committee (PRC)

(See Table on Reverse for Project Description)

Small	\$250
Medium	\$500
Large	\$750
Planned Dev. or Specific Plan	\$1,818
<u>Temporary Cargo Container Placement</u>	
Short Term	\$296
Long Term 3 or fewer	\$217
Long Term 4 or more	\$454 + \$79/6 mth

Temporary Structure Permit	\$454
Temporary Sign Permit	\$19.75
Temporary Use of Right-of-Way	\$145

Subdivision Maps

Tentative	\$3,004
Plus Tentative per lot fee	\$39
Final	\$1,672
Plus Final per lot fee	\$40
Time Extension	\$316
Map Exception	\$118

Zone Change	\$1,105
Zone Variance	\$1,026
Zoning Administrator Permits	\$138
Zoning Compliance Letter	\$79
Zoning Map (Color, 24x36)	\$6
Development Ordinance Amendment	\$4,213
Development Ordinance (On CD)	\$5
General Research exceeding 30 min	\$79/hr
300-foot radius maps and labels	\$26.50

LAFCo Processing Fees

(Note these fees are subject to change without notice. For most recent and complete fee information, visit LAFCo website at

<http://lafco.co.tulare.ca.us/documents/FeeSchedule.pdf>)

Annexation	\$3,476
Island Annexation	\$1,791
Extraterritorial Service Requests:	
By Executive Officer	\$121 plus actual
By LAFCo	\$334 plus actual
An additional acreage fee from the State Board of Equalization is charged to process annexations.	

Public Works Fees

Aerial Maps	\$159
City Map	\$80
Development and Improvement Modification Request	\$159

Improvement Plan Checking

Based on Estimated Cost of Improvements

≤ \$100,000	\$2,390
> \$100,000 AND ≤ \$200,000	\$3,187
> \$200,000	\$3,984

Municipal Utility Services Policy	\$797
Standard Plans & Specifications Book	\$319
Property Information Service	\$159

Public Improvement Inspection

Based on Estimated Cost of Improvements

≤ \$100,000	\$4,262
> \$100,000 AND < \$200,000	\$6,254
≥ \$200,000	\$8,246

Public Works Utility Permit Inspection	\$319
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Miscellaneous Public Works Construction Permit	\$319
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Right-of-Way Encroachment	\$1,414
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Subdivision Inspection

Based on Estimated Cost of Improvements

≤ \$100,000	\$7,170
> \$100,000 AND < \$200,000	\$9,162
≥ \$200,000	\$11,154

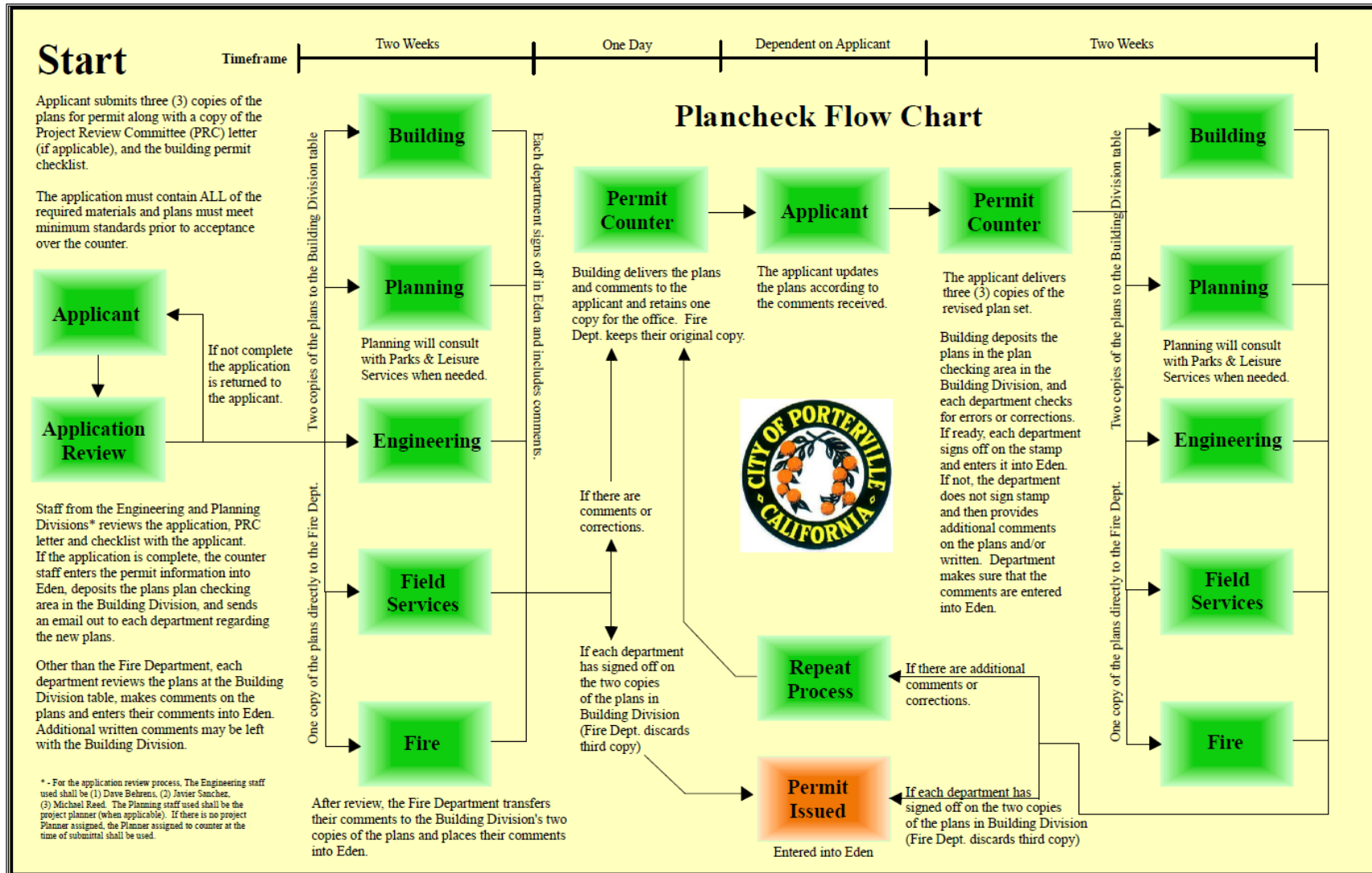
Documentation for Water

Excludes meter and materials

Water Meter Service	\$20
Water Meter Installation	\$20
Traffic Control Permit	\$199
Oversized Haul Permit	\$16
Street and alley abandonment	\$637
General Research in excess of 30 minutes	\$817

Project Size (Exhibit A)	Small	Medium	Large
New commercial or industrial structures and additions from 500 SF to less than 1,000 SF.	X		
New commercial or industrial structures and additions from 1,000 SF to less than 10,000 SF		X	
New commercial or industrial structures and additions 10,000 SF or larger in size			X
Multiple-family developments with four (4) to six (6) units or consisting of two (2) to three (3) structures	X		
Multiple-family developments with seven (7) to eleven (11) units or consisting of four (4) to six (6) structures		X	
Multiple-family developments with more than twelve (12) units or consisting of more than six (6) structures			X
Change in occupancy	X		
Any project that requires a discretionary approval, except *residential parcel maps.			X
*Residential parcel maps		X	

Appendix C: Plan Check Flow Chart



Appendix D: Credits towards RHNA

	Affordability Level					
	Total # of Units	Very Low Income 0-50% AMI	Low Income 51-80% AMI	Moderate Income 81-120% AMI	Above Moderate Income >120% AMI	Methodology of Affordability Determination
Approved/Permitted/Entitled Units						
512 S MILO ST	1			1		Sales Price
2129 W CLARE AVE	1			1		Sales Price
1873 W MONTE LN	1			1		Sales Price
2163 W CLARE AVE	1			1		Sales Price
2149 W CLARE AVE	1			1		Sales Price
2143 W CLARE AVE	1			1		Sales Price
2169 W CLARE AVE	1			1		Sales Price
502 S MILO ST	1			1		Sales Price
496 S BAY OAK ST	1			1		Sales Price
516 S BAY OAK ST	1			1		Sales Price
493 S MILO ST	1			1		Sales Price
532 S MILO ST	1			1		Sales Price
522 S MILO ST	1			1		Sales Price
1711 W Henderson Ave	168			168		Rent Price
Total	181	--	--	181	--	
2014-2023 RHNA		623	576	566	1,431	
Remaining RHNA after Credits		623	576	385	1,431	

Appendix E: Available Land Inventory Summary

Site	APN	Zone	GP Designation	Allowable Density (Units/acre)	Acres	Realistic Unit Capacity	Existing Use	Infrastructure Capacity	On-site Constraints
1	261094007	DRM-2 (Medium Density Residential)	Medium Density Residential	16.5	0.17	2.0	Vacant	Yes	None
2	261115006	DRM-3 (High Density Residential)	High Density Residential	33	0.10	3.3	SFR	Yes	None
3	261115011	DRM-3 (High Density Residential)	High Density Residential	33	0.10	3.3	SFR	Yes	None
4	248080046	RM-1 (Low Medium Density Residential)	Low Medium Density Residential	11.3	0.32	3.6	Vacant	Yes	None
5	248080050	RM-1 (Low Medium Density Residential)	Low Medium Density Residential	11.3	1.10	12.4	Vacant	Yes	None
6	253070030	RM-1 (Low Medium Density Residential)	Low Medium Density Residential	11.3	0.92	10.4	Vacant	Yes	Adjacent to estate homes
7	245040038	RM-2 (Medium Density Residential)	Medium Density Residential	15	0.88	13.1	Agriculture (berry vines)	Yes	None
8	246290037	RM-2 (Medium Density Residential)	Medium Density Residential	15	0.26	3.9	Vacant	Yes	None
9	251221011	RM-2 (Medium Density Residential)	Medium Density Residential	15	0.20	3.0	Vacant	Yes	None

Site	APN	Zone	GP Designation	Allowable Density (Units/acre)	Acres	Realistic Unit Capacity	Existing Use	Infrastructure Capacity	On-site Constraints
10	251222021	RM-2 (Medium Density Residential)	Medium Density Residential	15	0.16	2.4	SFR	Yes	None
11	251292010	RM-2 (Medium Density Residential)	Medium Density Residential	15	0.58	8.7	Vacant	Yes	None
12	251301003	RM-2 (Medium Density Residential)	Medium Density Residential	15	0.92	13.9	Vacant	Yes	None
13	251301005	RM-2 (Medium Density Residential)	Medium Density Residential	15	0.22	3.3	Vacant	Yes	None
14	251301037	RM-2 (Medium Density Residential)	Medium Density Residential	15	0.34	5.2	Vacant	Yes	None
15	253050094	RM-2 (Medium Density Residential)	Medium Density Residential	15	0.26	4.0	Vacant	Yes	None
16	253050102	RM-2 (Medium Density Residential)	Medium Density Residential	15	0.33	4.9	Vacant	Yes	None
17	253132002	RM-2 (Medium Density Residential)	Medium Density Residential	15	0.15	2.2	Vacant	Yes	None
18	260090059	RM-2 (Medium Density Residential)	Medium Density Residential	15	0.56	8.4	Floodway	Yes	None
19	260174002	RM-2 (Medium Density Residential)	Medium Density Residential	15	0.26	3.9	Vacant	Yes	None

Site	APN	Zone	GP Designation	Allowable Density (Units/acre)	Acres	Realistic Unit Capacity	Existing Use	Infrastructure Capacity	On-site Constraints
20	260207006	RM-2 (Medium Density Residential)	Medium Density Residential	15	0.13	2.0	Vacant	Yes	None
21	260320003	RM-2 (Medium Density Residential)	Medium Density Residential	15	1.00	15.0	Vacant	Yes	None
22	260320032	RM-2 (Medium Density Residential)	Medium Density Residential	15	0.48	7.2	Vacant	Yes	None
23	251180010	RM-3 (High Density Residential)	High Density Residential	30	0.95	28.4	Vacant	Yes	None
24	251180012	RM-3 (High Density Residential)	High Density Residential	30	0.47	14.1	Vacant	Yes	None
25	251191003	RM-3 (High Density Residential)	High Density Residential	30	0.86	25.9	Vacant	Yes	None
26	251193017	RM-3 (High Density Residential)	High Density Residential	30	0.25	7.5	Vacant	Yes	None
27	251202006	RM-3 (High Density Residential)	High Density Residential	30	0.39	11.8	Vacant	Yes	None
28	251202020	RM-3 (High Density Residential)	High Density Residential	30	0.21	6.2	SFR	Yes	None
29	252160032	RM-3 (High Density Residential)	High Density Residential	30	0.09	2.6	SFR	Yes	None

Site	APN	Zone	GP Designation	Allowable Density (Units/acre)	Acres	Realistic Unit Capacity	Existing Use	Infrastructure Capacity	On-site Constraints
30	252240005	RM-3 (High Density Residential)	High Density Residential	30	0.44	13.2	Vacant	Yes	None
31	252313010	RM-3 (High Density Residential)	High Density Residential	30	0.39	11.7	Vacant	Yes	None
32	260204009	RM-3 (High Density Residential)	General and Service Commercial	30	0.17	5.1	Vacant	Yes	None
33	260221008	RM-3 (High Density Residential)	High Density Residential	30	0.17	5.1	Vacant	Yes	None
34	261125011	DRM-3 (High Density Residential)	High Density Residential	33	0.05	1.7	SFR	Yes	None
35	260241017	RM-3 (High Density Residential)	High Density Residential	30	0.14	4.1	Vacant	Yes	None
36	260241021	RM-3 (High Density Residential)	High Density Residential	30	0.91	27.3	Vacant	Yes	None
37	245150054	RM-3 (High Density Residential)	High Density Residential	30	12.62	378.6	Blighted abandoned building	Yes	None
38	261030082	RM-2 (Medium Density Residential)	High Density Residential	15	1.34	20.1	Vacant	Yes	None

Site	APN	Zone	GP Designation	Allowable Density (Units/acre)	Acres	Realistic Unit Capacity	Existing Use	Infrastructure Capacity	On-site Constraints
39	261161001	DRM-2 (Medium Density Residential)	Medium Density Residential	16.5	0.77	12.7	SFR	Yes	None
40	261161002	DRM-2 (Medium Density Residential)	Medium Density Residential	16.5	0.07	1.2	Vacant	Yes	None
41	261161006	DRM-2 (Medium Density Residential)	Medium Density Residential	16.5	0.10	1.6	Vacant	Yes	None
42	260250002	RM-2 (Medium Density Residential)	Medium Density Residential	15	0.20	2.9	Vacant	Yes	None
43	260310008	RM-2 (Medium Density Residential)	Medium Density Residential	15	0.29	4.4	Vacant	Yes	None
44	261168013	DRM-2 (Medium Density Residential)	Medium Density Residential	16.5	0.09	1.4	Vacant	Yes	None
45	261168014	DRM-2 (Medium Density Residential)	Medium Density Residential	16.5	0.09	1.4	Vacant	Yes	None
46	260310049	RM-2 (Medium Density Residential)	Medium Density Residential	15	0.16	2.4	Vacant	Yes	None
47	260310050	RM-2 (Medium Density Residential)	Medium Density Residential	15	0.14	2.1	Vacant	Yes	None

Site	APN	Zone	GP Designation	Allowable Density (Units/acre)	Acres	Realistic Unit Capacity	Existing Use	Infrastructure Capacity	On-site Constraints
48	260250026	RM-3 (High Density Residential)	High Density Residential	30	3.91	117.4	Vacant	Yes	None
49	260250031	RM-3 (High Density Residential)	Parks and Recreation	30	1.14	34.3	Vacant	Yes	None
50	260260002	RM-3 (High Density Residential)	High Density Residential	30	4.85	145.5	Vacant	Yes	None
51	260260006	RM-3 (High Density Residential)	Parks and Recreation	30	2.11	63.3	Vacant	Yes	None
52	260310016	RM-3 (High Density Residential)	High Density Residential	30	4.72	141.6	Vacant	Yes	None
53	260310042	RM-3 (High Density Residential)	High Density Residential	30	1.05	31.4	Vacant	Yes	None
54	260310043	RM-3 (High Density Residential)	High Density Residential	30	1.39	41.6	Vacant	Yes	None
55	260320010	RM-3 (High Density Residential)	High Density Residential	30	3.35	100.6	Vacant	Yes	None
56	260320035	RM-3 (High Density Residential)	High Density Residential	30	2.99	89.8	Vacant	Yes	None
57	251291022	RM-2 (Medium Density Residential)	Medium Density Residential	15	0.19	2.9	Vacant	Yes	None

Site	APN	Zone	GP Designation	Allowable Density (Units/acre)	Acres	Realistic Unit Capacity	Existing Use	Infrastructure Capacity	On-site Constraints
58	245150055	RM-3 (High Density Residential)	High Density Residential	30	4.83	144.9	Vacant	Yes	None
59	251272001	RM-2 (Medium Density Residential)	Medium Density Residential	15	0.67	10.1	Vacant	Yes	None
60	261180008	RM-2 (Medium Density Residential)	Medium Density Residential	15	0.09	1.4	Vacant	Yes	None
61	261180009	RM-2 (Medium Density Residential)	Medium Density Residential	15	0.09	1.4	Vacant	Yes	None
62	261180010	RM-2 (Medium Density Residential)	Medium Density Residential	15	1.20	18.0	Vacant	Yes	None
63	261180019	RM-2 (Medium Density Residential)	Medium Density Residential	15	0.72	10.8	Vacant	Yes	None
64	261180025	RM-2 (Medium Density Residential)	Medium Density Residential	15	1.54	23.1	Storage	Yes	None
65	261180026	RM-2 (Medium Density Residential)	Medium Density Residential	15	2.44	36.6	Vacant	Yes	A portion of it is within the floodway
66	261060029	RM-2 (Medium Density Residential)	Medium Density Residential	15	0.97	14.5	Vacant	Yes	None

Site	APN	Zone	GP Designation	Allowable Density (Units/acre)	Acres	Realistic Unit Capacity	Existing Use	Infrastructure Capacity	On-site Constraints
67	261060030	RM-2 (Medium Density Residential)	Medium Density Residential	15	0.97	14.5	Vacant	Yes	None
68	252080058	RM-3 (High Density Residential)	High Density Residential	30	0.42	12.7	MFR	Yes	None
69	261180017	RM-2 (Medium Density Residential)	Medium Density Residential	15	0.91	13.6	Vacant	Yes	Slope would make development unlikely or expensive
70	261180018	RM-2 (Medium Density Residential)	Medium Density Residential	15	0.32	4.8	Vacant	Yes	Slope would make development unlikely or expensive
71	252231001	RM-3 (High Density Residential)	High Density Residential	30	0.87	26.1	Vacant	Yes	None
72	252240001	RM-3 (High Density Residential)	High Density Residential	30	0.10	3.1	Vacant	Yes	None
73	255170021	RR (Rural Residential)	Agriculture Rural Conservation	0.25	23.36	5.8	Vacant	None in place, steep terrain	None
74	261294006	RM-2 (Medium Density Residential)	Medium Density residential	15	0.46	6.9	Vacant	Yes	None

Site	APN	Zone	GP Designation	Allowable Density (Units/acre)	Acres	Realistic Unit Capacity	Existing Use	Infrastructure Capacity	On-site Constraints
75	261294007	RM-2 (Medium Density Residential)	Medium Density residential	15	0.54	8.1	Vacant	Yes	None
76	252214004	RM-3 (High Density Residential)	High Density Residential	30	0.22	6.5	Vacant	Yes	None
77	251222025	RM-2 (Medium Density Residential)	Medium Density Residential	15	0.13	1.9	Vacant	Yes	None
78	251222026	RM-2 (Medium Density Residential)	Medium Density Residential	15	0.19	2.8	Vacant	Yes	None
79	240050032	RM-3 (High Density Residential)	High Density Residential	30	4.62	138.7	Vacant	Yes	None
80	240050033	RM-3 (High Density Residential)	High Density Residential	30	2.84	85.2	Vacant	Yes	None
81	240050034	RM-3 (High Density Residential)	High Density Residential	30	14.60	438.0	Vacant	Yes	None
82	246070095	RM-2 (Medium Density Residential)	Medium Density Residential	15	2.86	42.8	Vacant	Yes	None
83	254040032	RM-3 (High Density Residential)	High Density Residential	30	4.30	129.0	Vacant	Yes	None
84	254040033	RM-3 (High Density Residential)	High Density Residential	30	4.74	142.2	Vacant	Yes	None

Site	APN	Zone	GP Designation	Allowable Density (Units/acre)	Acres	Realistic Unit Capacity	Existing Use	Infrastructure Capacity	On-site Constraints
85	254040034	RM-3 (High Density Residential)	High Density Residential	30	4.75	142.4	Vacant	Yes	None
86	254040035	RM-3 (High Density Residential)	High Density Residential	30	4.75	142.5	Vacant	Yes	None
87	254050048	RM-3 (High Density Residential)	High Density Residential	30	4.76	142.7	Vacant	Yes	None
88	254050049	RM-3 (High Density Residential)	High Density Residential	30	4.80	143.9	Vacant	Yes	None
89	254050050	RM-3 (High Density Residential)	Medium Density Residential	30	4.85	145.4	Vacant	Yes	None
90	261167008	DRM-2 (Medium Density Residential)	Medium Density Residential	16.5	0.17	2.8	Vacant	Yes	None
91	261167009	DRM-2 (Medium Density Residential)	Medium Density Residential	16.5	0.17	2.8	SFR	Yes	None
92	261168023	DRM-2 (Medium Density Residential)	Medium Density Residential	16.5	0.17	2.8	Vacant	Yes	None
99	261168024	DRM-2 (Medium Density Residential)	Medium Density Residential	16.5	0.17	2.8	Vacant	Yes	None
100	261180024	RM-2 (Medium Density Residential)	Medium Density Residential	15	0.45	6.8	Storage	Yes	None

Site	APN	Zone	GP Designation	Allowable Density (Units/acre)	Acres	Realistic Unit Capacity	Existing Use	Infrastructure Capacity	On-site Constraints
101	261093018	DRM-3 (High Density Residential)	High Density Residential	33	0.17	5.6	SFR	Yes	None
102	261093019	DRM-3 (High Density Residential)	High Density Residential	33	0.17	5.6	SFR	Yes	None
103	261093020	DRM-3 (High Density Residential)	High Density Residential	33	0.17	5.6	Vacant	Yes	None
104	245520042	RM-3 (High Density Residential)	Medium Density residential	30	3.11	93.4	Vacant	Yes	None
105	261127016	DRM-3 (High Density Residential)	High Density Residential	33	0.22	7.4	Commercial	Yes	None
106	261127017	DRM-3 (High Density Residential)	High Density Residential	33	0.46	15.3	Office	Yes	None
107	248080001	RM-1 (Low Medium Density Residential)	Low Medium Density Residential	11.3	4.80	54.2	Vacant	Yes	None
108	248080062	RM-1 (Low Medium Density Residential)	Low Medium Density Residential	11.3	0.42	4.7	Vacant	Yes	None
109	248031024	RM-2 (Medium Density Residential)	Low Density Residential	15	0.44	6.6	Vacant	Yes	None
110	248080007	RM-1 (Low Medium Density Residential)	Low Medium Density Residential	11.3	0.21	2.4	Vacant	Yes	None

Site	APN	Zone	GP Designation	Allowable Density (Units/acre)	Acres	Realistic Unit Capacity	Existing Use	Infrastructure Capacity	On-site Constraints
111	248080057	RM-1 (Low Medium Density Residential)	Low Medium Density Residential	11.3	2.82	31.8	Vacant	Yes	None
112	248080067	RM-1 (Low Medium Density Residential)	Low Medium Density Residential	11.3	0.35	3.9	Vacant	Yes	None
113	248080068	RM-1 (Low Medium Density Residential)	Low Medium Density Residential	11.3	0.32	3.6	Vacant	Yes	None
114	260160041	RM-2 (Medium Density Residential)	Medium Density residential	15	1.01	15.1	Vacant	Yes	Landlocked by owner's other parcel 260-160-042
115	252260055	RM-3 (High Density Residential)	Professional Office	30	1.28	38.5	Vacant	Yes	None
116	252080037	RM-3 (High Density Residential)	High Density Residential	30	0.73	21.9	Vacant	Yes	None
117	253050007	RM-1 (Low Medium Density Residential)	Low Medium Density Residential	11.3	3.35	37.9	Vacant	Yes	None
118	253050047	RM-1 (Low Medium Density Residential)	Low Medium Density Residential	11.3	0.44	4.9	Vacant	Yes	None
119	253050048	RM-1 (Low Medium Density Residential)	Low Medium Density Residential	11.3	0.87	9.8	Vacant	Yes	None

Site	APN	Zone	GP Designation	Allowable Density (Units/acre)	Acres	Realistic Unit Capacity	Existing Use	Infrastructure Capacity	On-site Constraints
136	253050049	RM-1 (Low Medium Density Residential)	Low Medium Density Residential	11.3	0.87	9.8	Vacant	Yes	None
137	253050075	RM-1 (Low Medium Density Residential)	Low Medium Density Residential	11.3	1.15	13.0	Vacant	Yes	None
138	247210044	RM-2 (Medium Density Residential)	Medium Density Residential	15	1.45	21.7	Vacant	Yes	None
140	255170001	RM-3 (High Density Residential)	High Density Residential	30	12.87	386.2	Vacant	Yes	None
141	255170024	RM-3 (High Density Residential)	High Density Residential	30	1.25	37.6	Vacant	Yes	None
142	255170029	RM-3 (High Density Residential)	High Density Residential	30	8.90	266.9	Vacant	Yes	None
143	255170035	RR (Rural Residential)	Low Density Residential	0.25	7.29	1.8	Vacant	Yes	None
144	255170036	RR (Rural Residential)	Low Density Residential	0.25	4.93	1.2	Vacant	Yes	None
146	255170037	RR (Rural Residential)	Low Density Residential	0.25	15.08	3.8	Vacant	Yes	None
147	255010010	RR (Rural Residential)	Rural Residential	0.25	7.52	1.9	Vacant	None in place	None
148	252225009	RM-3 (High Density Residential)	High Density Residential	30	0.17	5.2	Floodway	Yes	None

Site	APN	Zone	GP Designation	Allowable Density (Units/acre)	Acres	Realistic Unit Capacity	Existing Use	Infrastructure Capacity	On-site Constraints
149	246070037	RM-2 (Medium Density Residential)	Medium Density Residential	15	1.50	22.6	Vacant	Yes	None
150	246070038	RM-2 (Medium Density Residential)	Medium Density Residential	15	0.48	7.2	Vacant	Yes	None
152	251090006	RM-2 (Medium Density Residential)	Medium Density residential	15	0.94	14.1	Vacant	Yes	None
153	252191006	RM-3 (High Density Residential)	High Density Residential	30	0.21	6.3	Vacant	Yes	None
155	251272021	RM-2 (Medium Density Residential)	Medium Density Residential	15	0.58	8.7	Vacant	Yes	None
156	251210075	RM-2 (Medium Density Residential)	Medium Density Residential	15	2.82	42.2	Vacant	Yes	None
157	252293008	RM-3 (High Density Residential)	High Density Residential	30	0.55	16.5	Vacant	Yes	None
158	255250015	RM-3 (High Density Residential)	High Density Residential	30	14.25	427.4	Vacant	Yes	None
159	246290029	RM-2 (Medium Density Residential)	Medium Density Residential	15	0.76	11.3	Vacant	Yes	None
160	246290031	RM-2 (Medium Density Residential)	Medium Density Residential	15	1.43	21.5	SFR	Yes	None

Site	APN	Zone	GP Designation	Allowable Density (Units/acre)	Acres	Realistic Unit Capacity	Existing Use	Infrastructure Capacity	On-site Constraints
161	246290033	RM-2 (Medium Density Residential)	Medium Density Residential	15	0.88	13.3	Vacant	Yes	None
162	246080032	RM-3 (High Density Residential)	High Density Residential	30	8.52	255.6	Vacant	Yes	None
163	261280010	RR (Rural Residential)	Parks and Recreation	0.25	12.53	3.1	Vacant	Yes	None
164	262240076	RR (Rural Residential)	Parks and Recreation	0.25	3.98	1.0	Vacant	Yes	None
165	262250005	RR (Rural Residential)	Parks and Recreation	0.25	9.90	2.5	Vacant	Yes	None
166	261280010	RR (Rural Residential)	Parks and Recreation	0.25	4.54	1.1	Vacant	Yes	None
167	259340011	RM-2 (Medium Density Residential)	Medium Density Residential	15	1.11	16.6	Vacant	Yes	None
168	247030042	RM-2 (Medium Density Residential)	Medium Density Residential	15	4.47	67.0	Vacant	Yes	None
169	255250006	RM-2 (Medium Density Residential)	Medium Density Residential	15	5.99	89.9	Vacant	Yes	None
170	247030044	RM-2 (Medium Density Residential)	Medium Density Residential	15	4.82	72.2	Vacant	Yes	None
171	247250073	RM-2 (Medium Density Residential)	Medium Density Residential	15	0.92	13.7	Vacant	Yes	None

Site	APN	Zone	GP Designation	Allowable Density (Units/acre)	Acres	Realistic Unit Capacity	Existing Use	Infrastructure Capacity	On-site Constraints
172	252120003	RM-2 (Medium Density Residential)	Parks and Recreation	15	2.93	43.9	Vacant	Yes	None
173	251110020	RM-3 (High Density Residential)	High Density Residential	30	1.77	53.0	Vacant	Yes	None
174	251110025	RM-3 (High Density Residential)	High Density Residential	30	3.36	100.8	Vacant	Yes	None
175	255210007	RM-3 (High Density Residential)	High Density Residential	30	19.83	594.9	Vacant	Yes	None
176	251170014	RM-3 (High Density Residential)	Retail Centers	30	2.50	75.0	Vacant	Yes	None
177	251180004	RM-3 (High Density Residential)	Retail Centers	30	2.14	64.1	Vacant	Yes	None
178	251180007	RM-3 (High Density Residential)	High Density Residential	30	0.95	28.4	Vacant	Yes	None
179	251180025	RM-3 (High Density Residential)	High Density Residential	30	0.50	14.9	Vacant	Yes	None
180	252080046	RM-3 (High Density Residential)	High Density Residential	30	0.54	16.1	Vacant	Yes	None

Site	APN	Zone	GP Designation	Allowable Density (Units/acre)	Acres	Realistic Unit Capacity	Existing Use	Infrastructure Capacity	On-site Constraints
181	252080047	RM-3 (High Density Residential)	High Density Residential	30	0.16	4.8	Vacant	Yes	None
182	260184013	RM-3 (High Density Residential)	High Density Residential	30	0.10	3.0	Vacant	Yes	None
183	261311007	RM-2 (Medium Density Residential)	Medium Density Residential	15	0.14	2.1	Vacant	Yes	None
184	261311008	RM-2 (Medium Density Residential)	Parks and Recreation	15	0.14	2.1	Vacant	Yes	None
185	252251006	RM-3 (High Density Residential)	High Density Residential	30	0.70	20.9	Vacant	Yes	None
186	252251010	RM-3 (High Density Residential)	High Density Residential	30	0.18	5.3	Vacant	Yes	None
188	252251020	RM-3 (High Density Residential)	High Density Residential	30	1.04	31.3	Vacant	Yes	None
189	252251025	RM-3 (High Density Residential)	High Density Residential	30	1.69	50.6	Vacant	Yes	None
190	245030009	RM-2 (Medium Density Residential)	Medium Density Residential	15	4.45	66.8	Vacant	Yes	None
191	252301027	RM-3 (High Density Residential)	High Density Residential	30	0.92	27.7	Vacant	Yes	None

Site	APN	Zone	GP Designation	Allowable Density (Units/acre)	Acres	Realistic Unit Capacity	Existing Use	Infrastructure Capacity	On-site Constraints
192	252301030	RM-3 (High Density Residential)	High Density Residential	30	1.60	48.0	Vacant	Yes	None
193	252301031	RM-3 (High Density Residential)	High Density Residential	30	1.60	47.9	Vacant	Yes	None
194	253050103	RM-3 (High Density Residential)	High Density Residential	30	0.27	8.0	Vacant	Yes	None
195	253050104	RM-3 (High Density Residential)	High Density Residential	30	0.23	6.8	Vacant	Yes	None
196	253050105	RM-3 (High Density Residential)	High Density Residential	30	0.23	6.8	Vacant	Yes	None
197	253050106	RM-3 (High Density Residential)	High Density Residential	30	0.23	6.8	Vacant	Yes	None
198	253050107	RM-3 (High Density Residential)	High Density Residential	30	0.91	27.3	Vacant	Yes	None
199	253050108	RM-3 (High Density Residential)	High Density Residential	30	0.88	26.5	Vacant	Yes	None
200	253050109	RM-3 (High Density Residential)	High Density Residential	30	0.91	27.3	Vacant	Yes	None
201	259132010	RM-2 (Medium Density Residential)	Medium Density Residential	15	0.48	7.1	Vacant	Yes	None

Site	APN	Zone	GP Designation	Allowable Density (Units/acre)	Acres	Realistic Unit Capacity	Existing Use	Infrastructure Capacity	On-site Constraints
202	259140002	RM-2 (Medium Density Residential)	Medium Density Residential	15	1.01	15.1	Vacant	Yes	None
203	260160011	RM-2 (Medium Density Residential)	Medium Density Residential	15	0.77	11.5	Vacant	Yes	Landlocked by owner's other parcel 260-160-043
204	261040036	RM-2 (Medium Density Residential)	Industrial	15	0.21	3.2	MFR	Yes	None
205	261040041	RM-2 (Medium Density Residential)	Industrial	15	0.16	2.4	MFR	Yes	None
206	261233011	RM-2 (Medium Density Residential)	Medium Density Residential	15	0.15	2.3	MFR	Yes	None
207	261233014	RM-2 (Medium Density Residential)	Medium Density Residential	15	0.16	2.4	MFR	Yes	None
208	261030016	RM-3 (High Density Residential)	High Density Residential	30	0.14	4.3	SFR	Yes	None
210	261030017	RM-3 (High Density Residential)	High Density Residential	30	0.19	5.6	SFR	Yes	None
211	261040021	RM-3 (High Density Residential)	High Density Residential	30	0.27	8.2	SFR	Yes	None

Site	APN	Zone	GP Designation	Allowable Density (Units/acre)	Acres	Realistic Unit Capacity	Existing Use	Infrastructure Capacity	On-site Constraints
212	243170007	RS-1 (Very Low Density Residential)	Education	3.1	11.98	29.7	Education	Yes	None
213	243170009	RS-1 (Very Low Density Residential)	Education	3.1	2.18	5.4	Education	Yes	None
214	243170014	RS-1 (Very Low Density Residential)	Low Density Residential	3.1	7.09	17.6	Low Density Residential	Yes	None
215	243170015	RS-1 (Very Low Density Residential)	Low Density Residential	3.1	28.17	69.9	Low Density Residential	Yes	None
216	243170018	RS-1 (Very Low Density Residential)	Education	3.1	3.37	8.4	Education	Yes	None
217	243180003	RS-1 (Very Low Density Residential)	Low Density Residential	3.1	1.88	4.7	Low Density Residential	Yes	None
218	243180015	RS-1 (Very Low Density Residential)	Low Density Residential	3.1	1.39	3.5	Low Density Residential	Yes	None
219	243180033	RS-1 (Very Low Density Residential)	Low Density Residential	3.1	5.85	14.5	Low Density Residential	Yes	None
220	243180034	RS-1 (Very Low Density Residential)	Low Density Residential	3.1	5.42	13.4	Low Density Residential	Yes	None
221	243180035	RS-1 (Very Low Density Residential)	Low Density Residential	3.1	5.12	12.7	Low Density Residential	Yes	None

Site	APN	Zone	GP Designation	Allowable Density (Units/acre)	Acres	Realistic Unit Capacity	Existing Use	Infrastructure Capacity	On-site Constraints
222	243180036	RS-1 (Very Low Density Residential)	Low Density Residential	3.1	5.99	14.9	Low Density Residential	Yes	None
223	243190008	RS-1 (Very Low Density Residential)	Low Density Residential	3.1	3.63	9.0	Low Density Residential	Yes	None
224	243190019	RS-1 (Very Low Density Residential)	Low Density Residential	3.1	1.93	4.8	Low Density Residential	Yes	None
225	243440001	RS-1 (Very Low Density Residential)	Commercial Mixed Use	3.1	9.62	23.9	Commercial Mixed Use	Yes	None
226	243440003	RS-1 (Very Low Density Residential)	Commercial Mixed Use	3.1	9.20	22.8	Commercial Mixed Use	Yes	None
227	243440004	RS-1 (Very Low Density Residential)	Low Density Residential	3.1	7.01	17.4	Low Density Residential	Yes	None
228	243440005	RS-1 (Very Low Density Residential)	Low Density Residential	3.1	20.15	50.0	Low Density Residential	Yes	None
229	243440006	RS-1 (Very Low Density Residential)	Low Density Residential	3.1	20.19	50.1	Low Density Residential	Yes	None
230	243440008	RS-1 (Very Low Density Residential)	Low Density Residential	3.1	3.18	7.9	Low Density Residential	Yes	None
231	245010044	RS-1 (Very Low Density Residential)	Low Density Residential	3.1	4.79	11.9	Low Density Residential	Yes	None

Site	APN	Zone	GP Designation	Allowable Density (Units/acre)	Acres	Realistic Unit Capacity	Existing Use	Infrastructure Capacity	On-site Constraints
232	245010049	RS-1 (Very Low Density Residential)	Low Density Residential	3.1	4.71	11.7	Low Density Residential	Yes	None
233	245010050	RS-1 (Very Low Density Residential)	Low Density Residential	3.1	9.86	24.4	Low Density Residential	Yes	None
234	245010088	RS-1 (Very Low Density Residential)	Low Density Residential	3.1	0.48	1.2	Low Density Residential	Yes	None
235	245010089	RS-1 (Very Low Density Residential)	Low Density Residential	3.1	0.48	1.2	Low Density Residential	Yes	None
236	245010090	RS-1 (Very Low Density Residential)	Low Density Residential	3.1	0.48	1.2	Low Density Residential	Yes	None
237	245010091	RS-1 (Very Low Density Residential)	Low Density Residential	3.1	16.53	41.0	Low Density Residential	Yes	None
238	247100004	RS-1 (Very Low Density Residential)	Low Density Residential	3.1	10.08	25.0	Low Density Residential	Yes	None
239	247110006	RS-1 (Very Low Density Residential)	Low Density Residential	3.1	3.21	8.0	Low Density Residential	Yes	None
240	248060031	RS-1 (Very Low Density Residential)	Low Density Residential	3.1	72.94	180.9	Low Density Residential	Yes	None
241	254160004	RS-1 (Very Low Density Residential)	Very Low Density Residential	3.1	5.61	13.9	Very Low Density Residential	Yes	None

Site	APN	Zone	GP Designation	Allowable Density (Units/acre)	Acres	Realistic Unit Capacity	Existing Use	Infrastructure Capacity	On-site Constraints
242	255010001	RS-1 (Very Low Density Residential)	Low Density Residential	3.1	8.45	21.0	Low Density Residential	Yes	None
243	255170039	RS-1 (Very Low Density Residential)	Low Density Residential	3.1	4.69	11.6	Low Density Residential	Yes	None
244	255240011	RS-1 (Very Low Density Residential)	Low Density Residential	3.1	8.97	22.2	Low Density Residential	Yes	None
245	255250017	RS-1 (Very Low Density Residential)	Low Density Residential	3.1	1.38	3.4	Low Density Residential	Yes	None
246	269150021	RS-1 (Very Low Density Residential)	Very Low Density Residential	3.1	0.51	1.3	Very Low Density Residential	Yes	None
247	269160001	RS-1 (Very Low Density Residential)	Very Low Density Residential	3.1	0.46	1.2	Very Low Density Residential	Yes	None
248	269160002	RS-1 (Very Low Density Residential)	Very Low Density Residential	3.1	0.47	1.2	Very Low Density Residential	Yes	None
249	269160004	RS-1 (Very Low Density Residential)	Very Low Density Residential	3.1	0.47	1.2	Very Low Density Residential	Yes	None
250	269160005	RS-1 (Very Low Density Residential)	Very Low Density Residential	3.1	0.47	1.2	Very Low Density Residential	Yes	None
251	269160011	RS-1 (Very Low Density Residential)	Very Low Density Residential	3.1	0.93	2.3	Very Low Density Residential	Yes	None

Site	APN	Zone	GP Designation	Allowable Density (Units/acre)	Acres	Realistic Unit Capacity	Existing Use	Infrastructure Capacity	On-site Constraints
252	269160012	RS-1 (Very Low Density Residential)	Very Low Density Residential	3.1	0.53	1.3	Very Low Density Residential	Yes	None
253	269160014	RS-1 (Very Low Density Residential)	Very Low Density Residential	3.1	0.53	1.3	Very Low Density Residential	Yes	None
254	269160015	RS-1 (Very Low Density Residential)	Very Low Density Residential	3.1	0.52	1.3	Very Low Density Residential	Yes	None
255	269160016	RS-1 (Very Low Density Residential)	Very Low Density Residential	3.1	0.52	1.3	Very Low Density Residential	Yes	None
256	269160021	RS-1 (Very Low Density Residential)	Very Low Density Residential	3.1	0.48	1.2	Very Low Density Residential	Yes	None
257	269160023	RS-1 (Very Low Density Residential)	Very Low Density Residential	3.1	0.48	1.2	Very Low Density Residential	Yes	None
258	269170002	RS-1 (Very Low Density Residential)	Very Low Density Residential	3.1	0.47	1.2	Very Low Density Residential	Yes	None
259	269170004	RS-1 (Very Low Density Residential)	Very Low Density Residential	3.1	0.47	1.2	Very Low Density Residential	Yes	None
260	269170013	RS-1 (Very Low Density Residential)	Very Low Density Residential	3.1	0.48	1.2	Very Low Density Residential	Yes	None
261	269170014	RS-1 (Very Low Density Residential)	Very Low Density Residential	3.1	0.48	1.2	Very Low Density Residential	Yes	None

Site	APN	Zone	GP Designation	Allowable Density (Units/acre)	Acres	Realistic Unit Capacity	Existing Use	Infrastructure Capacity	On-site Constraints
262	269170027	RS-1 (Very Low Density Residential)	Very Low Density Residential	3.1	0.48	1.2	Very Low Density Residential	Yes	None
263	269170029	RS-1 (Very Low Density Residential)	Very Low Density Residential	3.1	0.48	1.2	Very Low Density Residential	Yes	None
264	240250039	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.26	1.5	Low Density Residential	Yes	None
265	240250040	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.30	1.8	Low Density Residential	Yes	None
266	240270001	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.37	2.2	Low Density Residential	Yes	None
267	240270030	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.42	2.5	Low Density Residential	Yes	None
268	240300028	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.37	2.2	Low Density Residential	Yes	None
269	240300029	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.27	1.6	Low Density Residential	Yes	None
270	240300030	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.20	1.2	Low Density Residential	Yes	None
271	240300031	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.19	1.2	Low Density Residential	Yes	None
272	240300032	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.19	1.2	Low Density Residential	Yes	None
273	240300033	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.19	1.2	Low Density Residential	Yes	None
274	240300034	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.20	1.2	Low Density Residential	Yes	None
275	240300035	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.21	1.3	Low Density Residential	Yes	None

Site	APN	Zone	GP Designation	Allowable Density (Units/acre)	Acres	Realistic Unit Capacity	Existing Use	Infrastructure Capacity	On-site Constraints
276	240300036	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.22	1.3	Low Density Residential	Yes	None
277	240300037	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.22	1.3	Low Density Residential	Yes	None
278	240300038	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.21	1.3	Low Density Residential	Yes	None
279	240300039	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.31	1.9	Low Density Residential	Yes	None
280	240300040	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.22	1.3	Low Density Residential	Yes	None
281	240300041	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.24	1.5	Low Density Residential	Yes	None
282	240300042	RS-2 (Low Density Residential)	Low Density Residential	7.5	8.43	50.6	Low Density Residential	Yes	None
283	240320016	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.23	1.4	Low Density Residential	Yes	None
284	240320017	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.21	1.2	Low Density Residential	Yes	None
285	240320018	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.21	1.2	Low Density Residential	Yes	None
286	243180030	RS-2 (Low Density Residential)	Low Density Residential	7.5	1.47	8.8	Low Density Residential	Yes	None
287	243180041	RS-2 (Low Density Residential)	Low Density Residential	7.5	1.14	6.8	Low Density Residential	Yes	None
288	243220011	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.52	3.1	Low Density Residential	Yes	None
289	243230025	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.19	1.1	Low Density Residential	Yes	None
290	243230040	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.24	1.4	Low Density Residential	Yes	None

Site	APN	Zone	GP Designation	Allowable Density (Units/acre)	Acres	Realistic Unit Capacity	Existing Use	Infrastructure Capacity	On-site Constraints
291	243290006	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.31	1.8	Low Density Residential	Yes	None
292	243290014	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.43	2.6	Low Density Residential	Yes	None
293	245030019	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.16	1.0	Low Density Residential	Yes	None
294	245030021	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.15	0.9	Low Density Residential	Yes	None
295	245030022	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.15	0.9	Low Density Residential	Yes	None
296	245030023	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.15	0.9	Low Density Residential	Yes	None
297	245030025	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.15	0.9	Low Density Residential	Yes	None
298	245030028	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.18	1.1	Low Density Residential	Yes	None
299	245030035	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.28	1.7	Low Density Residential	Yes	None
300	245030037	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.37	2.2	Low Density Residential	Yes	None
301	245030038	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.30	1.8	Low Density Residential	Yes	None
302	245030039	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.18	1.1	Low Density Residential	Yes	None
303	245030040	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.15	0.9	Low Density Residential	Yes	None
304	245030041	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.18	1.1	Low Density Residential	Yes	None
305	245030042	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.15	0.9	Low Density Residential	Yes	None

Site	APN	Zone	GP Designation	Allowable Density (Units/acre)	Acres	Realistic Unit Capacity	Existing Use	Infrastructure Capacity	On-site Constraints
306	245030044	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.18	1.1	Low Density Residential	Yes	None
307	245040017	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.23	1.4	Low Density Residential	Yes	None
308	245040027	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.35	2.1	Low Density Residential	Yes	None
309	245040037	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.71	4.3	Low Density Residential	Yes	None
310	245040044	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.22	1.3	Low Density Residential	Yes	None
311	245040045	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.30	1.8	Low Density Residential	Yes	None
312	245040046	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.24	1.5	Low Density Residential	Yes	None
313	245040047	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.22	1.3	Low Density Residential	Yes	None
314	245040048	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.22	1.3	Low Density Residential	Yes	None
315	245040049	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.22	1.3	Low Density Residential	Yes	None
316	245040050	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.22	1.3	Low Density Residential	Yes	None
317	245040051	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.32	1.9	Low Density Residential	Yes	None
318	245040052	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.32	1.9	Low Density Residential	Yes	None
319	245040053	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.31	1.8	Low Density Residential	Yes	None
320	245040054	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.17	1.0	Low Density Residential	Yes	None

Site	APN	Zone	GP Designation	Allowable Density (Units/acre)	Acres	Realistic Unit Capacity	Existing Use	Infrastructure Capacity	On-site Constraints
321	245040055	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.18	1.1	Low Density Residential	Yes	None
322	245040056	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.18	1.1	Low Density Residential	Yes	None
323	245040057	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.18	1.1	Low Density Residential	Yes	None
324	245040059	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.15	0.9	Low Density Residential	Yes	None
325	245040060	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.15	0.9	Low Density Residential	Yes	None
326	245040061	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.15	0.9	Low Density Residential	Yes	None
327	245040062	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.17	1.0	Low Density Residential	Yes	None
328	245050007	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.23	1.4	Low Density Residential	Yes	None
329	245050029	RS-2 (Low Density Residential)	Low Density Residential	7.5	1.03	6.2	Low Density Residential	Yes	None
330	245060023	RS-2 (Low Density Residential)	Low Density Residential	7.5	4.69	28.2	Low Density Residential	Yes	None
331	245101008	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.07	0.4	Low Density Residential	Yes	None
332	245111004	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.16	1.0	Low Density Residential	Yes	None
333	245132001	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.22	1.3	Low Density Residential	Yes	None
334	245132020	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.17	1.0	Low Density Residential	Yes	None
335	245132021	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.16	0.9	Low Density Residential	Yes	None

Site	APN	Zone	GP Designation	Allowable Density (Units/acre)	Acres	Realistic Unit Capacity	Existing Use	Infrastructure Capacity	On-site Constraints
336	245133025	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.20	1.2	Low Density Residential	Yes	None
337	245133026	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.19	1.1	Low Density Residential	Yes	None
338	245134014	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.15	0.9	Low Density Residential	Yes	None
339	245134015	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.15	0.9	Low Density Residential	Yes	None
340	245134016	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.15	0.9	Low Density Residential	Yes	None
341	245134018	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.14	0.8	Low Density Residential	Yes	None
342	245134019	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.14	0.8	Low Density Residential	Yes	None
343	245134020	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.15	0.9	Low Density Residential	Yes	None
344	245142021	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.24	1.4	Low Density Residential	Yes	None
345	245143037	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.17	1.0	Low Density Residential	Yes	None
346	245143040	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.16	1.0	Low Density Residential	Yes	None
347	245143045	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.15	0.9	Low Density Residential	Yes	None
348	245143046	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.15	0.9	Low Density Residential	Yes	None
349	245202001	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.19	1.1	Low Density Residential	Yes	None
350	245207002	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.19	1.1	Low Density Residential	Yes	None

Site	APN	Zone	GP Designation	Allowable Density (Units/acre)	Acres	Realistic Unit Capacity	Existing Use	Infrastructure Capacity	On-site Constraints
351	245233001	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.17	1.0	Low Density Residential	Yes	None
352	245233002	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.17	1.0	Low Density Residential	Yes	None
353	245233003	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.18	1.1	Low Density Residential	Yes	None
354	245233004	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.17	1.0	Low Density Residential	Yes	None
355	245233005	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.16	1.0	Low Density Residential	Yes	None
356	245304004	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.14	0.9	Low Density Residential	Yes	None
357	245304005	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.14	0.9	Low Density Residential	Yes	None
358	245304006	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.14	0.9	Low Density Residential	Yes	None
359	245304013	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.14	0.9	Low Density Residential	Yes	None
360	245304014	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.14	0.9	Low Density Residential	Yes	None
361	245304015	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.14	0.9	Low Density Residential	Yes	None
362	245350028	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.18	1.1	Low Density Residential	Yes	None
363	245350029	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.17	1.0	Low Density Residential	Yes	None
364	245540013	RS-2 (Low Density Residential)	Low Density Residential	7.5	2.52	15.1	Low Density Residential	Yes	None
365	245540053	RS-2 (Low Density Residential)	Low Density Residential	7.5	1.78	10.7	Low Density Residential	Yes	None

Site	APN	Zone	GP Designation	Allowable Density (Units/acre)	Acres	Realistic Unit Capacity	Existing Use	Infrastructure Capacity	On-site Constraints
366	246162016	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.22	1.3	Low Density Residential	Yes	None
367	246180052	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.17	1.0	Low Density Residential	Yes	None
368	247021016	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.29	1.8	Low Density Residential	Yes	None
369	247021018	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.59	3.5	Low Density Residential	Yes	None
370	247021041	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.27	1.6	Low Density Residential	Yes	None
371	247021054	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.28	1.7	Low Density Residential	Yes	None
372	247022011	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.15	0.9	Low Density Residential	Yes	None
373	247030053	RS-2 (Low Density Residential)	Low Density Residential	7.5	1.21	7.3	Low Density Residential	Yes	None
374	247030054	RS-2 (Low Density Residential)	Low Density Residential	7.5	1.20	7.2	Low Density Residential	Yes	None
375	247030055	RS-2 (Low Density Residential)	Low Density Residential	7.5	1.26	7.6	Low Density Residential	Yes	None
376	247030056	RS-2 (Low Density Residential)	Low Density Residential	7.5	3.03	18.2	Low Density Residential	Yes	None
377	247030059	RS-2 (Low Density Residential)	Low Density Residential	7.5	5.96	35.8	Low Density Residential	Yes	None
378	247030060	RS-2 (Low Density Residential)	Low Density Residential	7.5	13.31	79.8	Low Density Residential	Yes	None
379	247030067	RS-2 (Low Density Residential)	Low Density Residential	7.5	4.62	27.7	Low Density Residential	Yes	None
380	247030068	RS-2 (Low Density Residential)	Low Density Residential	7.5	5.06	30.4	Low Density Residential	Yes	None

Site	APN	Zone	GP Designation	Allowable Density (Units/acre)	Acres	Realistic Unit Capacity	Existing Use	Infrastructure Capacity	On-site Constraints
381	247030069	RS-2 (Low Density Residential)	Low Density Residential	7.5	4.25	25.5	Low Density Residential	Yes	None
382	247040017	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.40	2.4	Low Density Residential	Yes	None
383	247070006	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.65	3.9	Low Density Residential	Yes	None
384	247070007	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.56	3.3	Low Density Residential	Yes	None
385	247080001	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.16	1.0	Low Density Residential	Yes	None
386	247080002	RS-2 (Low Density Residential)	Low Density Residential	7.5	4.71	28.3	Low Density Residential	Yes	None
387	247080010	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.27	1.6	Low Density Residential	Yes	None
388	247090020	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.57	3.4	Low Density Residential	Yes	None
389	247090026	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.65	3.9	Low Density Residential	Yes	None
390	247090027	RS-2 (Low Density Residential)	Low Density Residential	7.5	1.20	7.2	Low Density Residential	Yes	None
391	247100020	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.10	0.6	Low Density Residential	Yes	None
392	247100029	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.28	1.7	Low Density Residential	Yes	None
393	247100031	RS-2 (Low Density Residential)	Low Density Residential	7.5	1.39	8.3	Low Density Residential	Yes	None
394	247120007	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.64	3.9	Low Density Residential	Yes	None
395	247120011	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.34	2.0	Low Density Residential	Yes	None

Site	APN	Zone	GP Designation	Allowable Density (Units/acre)	Acres	Realistic Unit Capacity	Existing Use	Infrastructure Capacity	On-site Constraints
396	247120021	RS-2 (Low Density Residential)	Low Density Residential	7.5	9.52	57.1	Low Density Residential	Yes	None
397	247130003	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.22	1.3	Low Density Residential	Yes	None
398	247130023	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.34	2.0	Low Density Residential	Yes	None
399	247130045	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.22	1.3	Low Density Residential	Yes	None
400	247130052	RS-2 (Low Density Residential)	Low Density Residential	7.5	3.27	19.6	Low Density Residential	Yes	None
401	247130057	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.36	2.2	Low Density Residential	Yes	None
402	247140001	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.68	4.1	Low Density Residential	Yes	None
403	247140008	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.35	2.1	Low Density Residential	Yes	None
404	247140011	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.15	0.9	Low Density Residential	Yes	None
405	247140012	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.25	1.5	Low Density Residential	Yes	None
406	247140061	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.23	1.4	Low Density Residential	Yes	None
407	247140062	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.48	2.9	Low Density Residential	Yes	None
408	247180005	RS-2 (Low Density Residential)	Low Density Residential	7.5	3.92	23.5	Low Density Residential	Yes	None
409	247180027	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.27	1.6	Low Density Residential	Yes	None
410	247180032	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.32	1.9	Low Density Residential	Yes	None

Site	APN	Zone	GP Designation	Allowable Density (Units/acre)	Acres	Realistic Unit Capacity	Existing Use	Infrastructure Capacity	On-site Constraints
411	247180034	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.18	1.1	Low Density Residential	Yes	None
412	247190002	RS-2 (Low Density Residential)	Low Density Residential	7.5	8.89	53.3	Low Density Residential	Yes	None
413	247190023	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.39	2.4	Low Density Residential	Yes	None
414	247190026	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.29	1.7	Low Density Residential	Yes	None
415	248043013	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.86	5.2	Low Density Residential	Yes	None
416	248044003	RS-2 (Low Density Residential)	Low Density Residential	7.5	3.38	20.3	Low Density Residential	Yes	None
417	248050016	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.55	3.3	Low Density Residential	Yes	None
418	248050017	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.55	3.3	Low Density Residential	Yes	None
419	248050018	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.55	3.3	Low Density Residential	Yes	None
420	248050021	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.53	3.2	Low Density Residential	Yes	None
421	248050027	RS-2 (Low Density Residential)	Low Density Residential	7.5	1.23	7.4	Low Density Residential	Yes	None
422	248060017	RS-2 (Low Density Residential)	Low Density Residential	7.5	31.24	187.4	Low Density Residential	Yes	None
423	248080019	RS-2 (Low Density Residential)	Low Density Residential	7.5	16.08	96.5	Low Density Residential	Yes	None
424	248080020	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.51	3.0	Low Density Residential	Yes	None
425	248080066	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.31	1.9	Low Density Residential	Yes	None

Site	APN	Zone	GP Designation	Allowable Density (Units/acre)	Acres	Realistic Unit Capacity	Existing Use	Infrastructure Capacity	On-site Constraints
426	248090048	RS-2 (Low Density Residential)	Low Density Residential	7.5	2.41	14.5	Low Density Residential	Yes	None
427	251103014	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.16	1.0	Low Density Residential	Yes	None
428	251232009	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.28	1.7	Low Density Residential	Yes	None
429	251240051	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.45	2.7	Low Density Residential	Yes	None
430	252073046	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.21	1.2	Low Density Residential	Yes	None
431	252073047	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.21	1.3	Low Density Residential	Yes	None
432	253015014	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.06	0.4	Low Density Residential	Yes	None
433	253045014	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.10	0.6	Low Density Residential	Yes	None
434	253060018	RS-2 (Low Density Residential)	Public Institutional	7.5	0.69	4.2	Public Institutional	Yes	None
435	253090022	RS-2 (Low Density Residential)	Low Medium Density Residential	7.5	0.19	1.2	Low Medium Density Residential	Yes	None
436	253121026	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.17	1.0	Low Density Residential	Yes	None
437	253124015	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.25	1.5	Low Density Residential	Yes	None
438	253220057	RS-2 (Low Density Residential)	Low Density Residential	7.5	1.14	6.8	Low Density Residential	Yes	None
439	254010002	RS-2 (Low Density Residential)	Low Density Residential	7.5	16.25	97.5	Low Density Residential	Yes	None
440	254010003	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.33	2.0	Low Density Residential	Yes	None

Site	APN	Zone	GP Designation	Allowable Density (Units/acre)	Acres	Realistic Unit Capacity	Existing Use	Infrastructure Capacity	On-site Constraints
441	254010006	RS-2 (Low Density Residential)	Low Density Residential	7.5	31.48	188.9	Low Density Residential	Yes	None
442	254010009	RS-2 (Low Density Residential)	Low Density Residential	7.5	9.53	57.2	Low Density Residential	Yes	None
443	254010011	RS-2 (Low Density Residential)	Low Density Residential	7.5	8.81	52.9	Low Density Residential	Yes	None
444	254010032	RS-2 (Low Density Residential)	Low Density Residential	7.5	2.93	17.6	Low Density Residential	Yes	None
445	254010045	RS-2 (Low Density Residential)	Low Density Residential	7.5	7.61	45.7	Low Density Residential	Yes	None
446	254010046	RS-2 (Low Density Residential)	Low Density Residential	7.5	8.72	52.3	Low Density Residential	Yes	None
447	254010059	RS-2 (Low Density Residential)	Low Density Residential	7.5	14.04	84.3	Low Density Residential	Yes	None
448	254030017	RS-2 (Low Density Residential)	Low Density Residential	7.5	2.29	13.8	Low Density Residential	Yes	None
449	254030018	RS-2 (Low Density Residential)	Low Density Residential	7.5	3.34	20.0	Low Density Residential	Yes	None
450	254030019	RS-2 (Low Density Residential)	Low Density Residential	7.5	4.56	27.4	Low Density Residential	Yes	None
451	254030020	RS-2 (Low Density Residential)	Low Density Residential	7.5	4.69	28.2	Low Density Residential	Yes	None
452	254030022	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.37	2.2	Low Density Residential	Yes	None
453	254030023	RS-2 (Low Density Residential)	Low Density Residential	7.5	1.23	7.4	Low Density Residential	Yes	None
454	254030024	RS-2 (Low Density Residential)	Low Density Residential	7.5	4.61	27.7	Low Density Residential	Yes	None
455	254040008	RS-2 (Low Density Residential)	Low Density Residential	7.5	10.48	62.9	Low Density Residential	Yes	None

Site	APN	Zone	GP Designation	Allowable Density (Units/acre)	Acres	Realistic Unit Capacity	Existing Use	Infrastructure Capacity	On-site Constraints
456	254040017	RS-2 (Low Density Residential)	Low Density Residential	7.5	9.22	55.3	Low Density Residential	Yes	None
457	254040031	RS-2 (Low Density Residential)	Low Density Residential	7.5	19.40	116.4	Low Density Residential	Yes	None
458	254060032	RS-2 (Low Density Residential)	Low Density Residential	7.5	9.72	58.3	Low Density Residential	Yes	None
459	254072017	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.15	0.9	Low Density Residential	Yes	None
460	254073014	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.14	0.8	Low Density Residential	Yes	None
461	254073025	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.14	0.8	Low Density Residential	Yes	None
462	254084003	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.15	0.9	Low Density Residential	Yes	None
463	254090001	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.58	3.5	Low Density Residential	Yes	None
464	254090011	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.42	2.5	Low Density Residential	Yes	None
465	254110003	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.38	2.3	Low Density Residential	Yes	None
466	254110011	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.40	2.4	Low Density Residential	Yes	None
467	254110016	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.29	1.7	Low Density Residential	Yes	None
468	254110018	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.38	2.3	Low Density Residential	Yes	None
469	254120088	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.71	4.2	Low Density Residential	Yes	None
470	254130053	RS-2 (Low Density Residential)	Low Density Residential	7.5	2.55	15.3	Low Density Residential	Yes	None

Site	APN	Zone	GP Designation	Allowable Density (Units/acre)	Acres	Realistic Unit Capacity	Existing Use	Infrastructure Capacity	On-site Constraints
471	254130056	RS-2 (Low Density Residential)	Very Low Density Residential	7.5	0.49	2.9	Very Low Density Residential	Yes	None
472	254140002	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.50	3.0	Low Density Residential	Yes	None
473	254140003	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.66	3.9	Low Density Residential	Yes	None
474	254140010	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.45	2.7	Low Density Residential	Yes	None
475	254140011	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.40	2.4	Low Density Residential	Yes	None
476	254140012	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.46	2.7	Low Density Residential	Yes	None
477	254140014	RS-2 (Low Density Residential)	Low Density Residential	7.5	3.25	19.5	Low Density Residential	Yes	None
478	254150005	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.18	1.1	Low Density Residential	Yes	None
479	254150006	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.29	1.7	Low Density Residential	Yes	None
480	254150007	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.17	1.0	Low Density Residential	Yes	None
481	254150008	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.17	1.0	Low Density Residential	Yes	None
482	254150009	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.18	1.1	Low Density Residential	Yes	None
483	254160001	RS-2 (Low Density Residential)	Low Density Residential	7.5	2.02	12.1	Low Density Residential	Yes	None
484	254160002	RS-2 (Low Density Residential)	Low Density Residential	7.5	2.65	15.9	Low Density Residential	Yes	None
485	254160003	RS-2 (Low Density Residential)	Low Density Residential	7.5	2.91	17.4	Low Density Residential	Yes	None

Site	APN	Zone	GP Designation	Allowable Density (Units/acre)	Acres	Realistic Unit Capacity	Existing Use	Infrastructure Capacity	On-site Constraints
486	254160006	RS-2 (Low Density Residential)	Very Low Density Residential	7.5	0.49	2.9	Very Low Density Residential	Yes	None
487	255170020	RS-2 (Low Density Residential)	Low Density Residential	7.5	38.32	229.9	Low Density Residential	Yes	None
488	255170041	RS-2 (Low Density Residential)	Low Density Residential	7.5	52.07	312.4	Low Density Residential	Yes	None
489	255190008	RS-2 (Low Density Residential)	Low Density Residential	7.5	31.76	190.6	Low Density Residential	Yes	None
490	255190022	RS-2 (Low Density Residential)	Low Density Residential	7.5	32.92	197.5	Low Density Residential	Yes	None
491	255250016	RS-2 (Low Density Residential)	Low Density Residential	7.5	5.56	33.3	Low Density Residential	Yes	None
492	259040037	RS-2 (Low Density Residential)	Low Density Residential	7.5	44.86	269.2	Low Density Residential	Yes	None
493	259160010	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.14	0.9	Low Density Residential	Yes	None
494	259160025	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.14	0.9	Low Density Residential	Yes	None
495	259160032	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.16	1.0	Low Density Residential	Yes	None
496	259160033	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.18	1.1	Low Density Residential	Yes	None
497	259160035	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.18	1.1	Low Density Residential	Yes	None
498	259160039	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.14	0.8	Low Density Residential	Yes	None
499	259160040	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.14	0.8	Low Density Residential	Yes	None
500	259160041	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.14	0.8	Low Density Residential	Yes	None

Site	APN	Zone	GP Designation	Allowable Density (Units/acre)	Acres	Realistic Unit Capacity	Existing Use	Infrastructure Capacity	On-site Constraints
501	259160042	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.14	0.8	Low Density Residential	Yes	None
502	259160043	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.14	0.8	Low Density Residential	Yes	None
503	259160044	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.14	0.8	Low Density Residential	Yes	None
504	259160045	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.14	0.8	Low Density Residential	Yes	None
505	259160046	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.16	1.0	Low Density Residential	Yes	None
506	259160047	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.14	0.9	Low Density Residential	Yes	None
507	259160048	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.14	0.8	Low Density Residential	Yes	None
508	259160049	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.14	0.8	Low Density Residential	Yes	None
509	259160050	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.14	0.8	Low Density Residential	Yes	None
510	259160051	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.14	0.8	Low Density Residential	Yes	None
511	259160052	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.14	0.8	Low Density Residential	Yes	None
512	259160053	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.14	0.8	Low Density Residential	Yes	None
513	259160054	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.14	0.8	Low Density Residential	Yes	None
514	259160055	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.14	0.8	Low Density Residential	Yes	None
515	259160056	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.14	0.8	Low Density Residential	Yes	None

Site	APN	Zone	GP Designation	Allowable Density (Units/acre)	Acres	Realistic Unit Capacity	Existing Use	Infrastructure Capacity	On-site Constraints
516	259160057	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.14	0.8	Low Density Residential	Yes	None
517	259160058	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.14	0.8	Low Density Residential	Yes	None
518	259160059	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.14	0.8	Low Density Residential	Yes	None
519	259160060	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.14	0.8	Low Density Residential	Yes	None
520	259160061	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.14	0.8	Low Density Residential	Yes	None
521	259160062	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.14	0.8	Low Density Residential	Yes	None
522	259160063	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.14	0.9	Low Density Residential	Yes	None
523	259160064	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.16	1.0	Low Density Residential	Yes	None
524	259160065	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.16	0.9	Low Density Residential	Yes	None
525	259160066	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.16	0.9	Low Density Residential	Yes	None
526	259160067	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.16	0.9	Low Density Residential	Yes	None
527	259160068	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.16	0.9	Low Density Residential	Yes	None
528	259160069	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.16	0.9	Low Density Residential	Yes	None
529	259160070	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.16	0.9	Low Density Residential	Yes	None
530	259160071	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.16	0.9	Low Density Residential	Yes	None

Site	APN	Zone	GP Designation	Allowable Density (Units/acre)	Acres	Realistic Unit Capacity	Existing Use	Infrastructure Capacity	On-site Constraints
531	259160072	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.16	0.9	Low Density Residential	Yes	None
532	259160073	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.15	0.9	Low Density Residential	Yes	None
533	259160074	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.16	0.9	Low Density Residential	Yes	None
534	259160075	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.22	1.3	Low Density Residential	Yes	None
535	259160076	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.22	1.3	Low Density Residential	Yes	None
536	259160077	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.16	0.9	Low Density Residential	Yes	None
537	259160078	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.16	1.0	Low Density Residential	Yes	None
538	259160079	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.18	1.1	Low Density Residential	Yes	None
539	259160080	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.22	1.3	Low Density Residential	Yes	None
540	259160081	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.25	1.5	Low Density Residential	Yes	None
541	259330029	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.17	1.0	Low Density Residential	Yes	None
542	259330030	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.16	0.9	Low Density Residential	Yes	None
543	259330031	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.18	1.1	Low Density Residential	Yes	None
544	259330032	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.15	0.9	Low Density Residential	Yes	None
545	259330033	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.19	1.1	Low Density Residential	Yes	None

Site	APN	Zone	GP Designation	Allowable Density (Units/acre)	Acres	Realistic Unit Capacity	Existing Use	Infrastructure Capacity	On-site Constraints
546	259330034	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.28	1.7	Low Density Residential	Yes	None
547	259330035	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.29	1.7	Low Density Residential	Yes	None
548	259330036	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.18	1.1	Low Density Residential	Yes	None
549	259330037	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.14	0.9	Low Density Residential	Yes	None
550	259330038	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.18	1.1	Low Density Residential	Yes	None
551	259330039	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.16	0.9	Low Density Residential	Yes	None
552	259330040	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.18	1.1	Low Density Residential	Yes	None
553	259330041	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.17	1.0	Low Density Residential	Yes	None
554	259330042	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.16	1.0	Low Density Residential	Yes	None
555	259330043	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.19	1.1	Low Density Residential	Yes	None
556	259330044	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.15	0.9	Low Density Residential	Yes	None
557	259330045	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.19	1.1	Low Density Residential	Yes	None
558	259330046	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.29	1.7	Low Density Residential	Yes	None
559	259330047	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.29	1.8	Low Density Residential	Yes	None
560	259330048	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.19	1.2	Low Density Residential	Yes	None

Site	APN	Zone	GP Designation	Allowable Density (Units/acre)	Acres	Realistic Unit Capacity	Existing Use	Infrastructure Capacity	On-site Constraints
561	259330049	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.15	0.9	Low Density Residential	Yes	None
562	259330050	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.19	1.1	Low Density Residential	Yes	None
563	259330051	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.16	1.0	Low Density Residential	Yes	None
564	259330052	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.17	1.0	Low Density Residential	Yes	None
565	259330053	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.14	0.9	Low Density Residential	Yes	None
566	259330054	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.14	0.8	Low Density Residential	Yes	None
567	259330055	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.14	0.8	Low Density Residential	Yes	None
568	259330056	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.14	0.8	Low Density Residential	Yes	None
569	259330057	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.16	1.0	Low Density Residential	Yes	None
570	259330058	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.14	0.8	Low Density Residential	Yes	None
571	259330059	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.14	0.8	Low Density Residential	Yes	None
572	259330060	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.14	0.8	Low Density Residential	Yes	None
573	259330061	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.14	0.8	Low Density Residential	Yes	None
574	259360050	RS-2 (Low Density Residential)	Low Density Residential	7.5	4.44	26.6	Low Density Residential	Yes	None
575	259370003	RS-2 (Low Density Residential)	Low Density Residential	7.5	18.02	108.1	Low Density Residential	Yes	None

Site	APN	Zone	GP Designation	Allowable Density (Units/acre)	Acres	Realistic Unit Capacity	Existing Use	Infrastructure Capacity	On-site Constraints
576	260102020	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.29	1.7	Low Density Residential	Yes	None
577	260104006	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.15	0.9	Low Density Residential	Yes	None
578	260111011	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.16	1.0	Low Density Residential	Yes	None
579	260112026	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.24	1.4	Low Density Residential	Yes	None
580	261165001	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.21	1.3	Low Density Residential	Yes	None
581	261165002	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.09	0.5	Low Density Residential	Yes	None
582	261190005	RS-2 (Low Density Residential)	Parks and Recreation	7.5	0.53	3.2	Low Density Residential	Yes	None
583	261190007	RS-2 (Low Density Residential)	Low Density Residential	7.5	1.45	8.7	Low Density Residential	Yes	None
584	261190008	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.96	5.8	Low Density Residential	Yes	None
585	261190009	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.98	5.9	Low Density Residential	Yes	None
586	261190011	RS-2 (Low Density Residential)	Low Density Residential	7.5	1.02	6.1	Low Density Residential	Yes	None
587	261200004	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.86	5.1	Low Density Residential	Yes	None
588	261200005	RS-2 (Low Density Residential)	Low Density Residential	7.5	1.08	6.5	Low Density Residential	Yes	None
589	261200030	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.55	3.3	Low Density Residential	Yes	None
590	261200031	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.43	2.6	Low Density Residential	Yes	None

Site	APN	Zone	GP Designation	Allowable Density (Units/acre)	Acres	Realistic Unit Capacity	Existing Use	Infrastructure Capacity	On-site Constraints
591	261200033	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.55	3.3	Low Density Residential	Yes	None
592	261200034	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.48	2.9	Low Density Residential	Yes	None
593	261210005	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.82	4.9	Low Density Residential	Yes	None
594	261210019	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.87	5.2	Low Density Residential	Yes	None
595	261210020	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.92	5.5	Low Density Residential	Yes	None
596	261210025	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.33	2.0	Low Density Residential	Yes	None
597	262034008	RS-2 (Low Density Residential)	Low Density Residential	7.5	1.13	6.8	Low Density Residential	Yes	None
598	262042024	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.07	0.4	Low Density Residential	Yes	None
599	262250016	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.66	4.0	Low Density Residential	Yes	None
600	268070006	RS-2 (Low Density Residential)	Low Density Residential	7.5	1.96	11.7	Low Density Residential	Yes	None
601	268070008	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.85	5.1	Low Density Residential	Yes	None
602	268080029	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.96	5.7	Low Density Residential	Yes	None
603	268090001	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.43	2.6	Low Density Residential	Yes	None
604	268090007	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.97	5.8	Low Density Residential	Yes	None
605	268100001	RS-2 (Low Density Residential)	Low Density Residential	7.5	3.72	22.3	Low Density Residential	Yes	None

Site	APN	Zone	GP Designation	Allowable Density (Units/acre)	Acres	Realistic Unit Capacity	Existing Use	Infrastructure Capacity	On-site Constraints
606	268100005	RS-2 (Low Density Residential)	Low Density Residential	7.5	9.54	57.2	Low Density Residential	Yes	None
607	268110025	RS-2 (Low Density Residential)	Low Density Residential	7.5	25.93	155.6	Low Density Residential	Yes	None
608	269010028	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.97	5.8	Low Density Residential	Yes	None
609	269021002	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.80	4.8	Low Density Residential	Yes	None
610	269021004	RS-2 (Low Density Residential)	Low Density Residential	7.5	1.46	8.7	Low Density Residential	Yes	None
611	269021009	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.47	2.8	Low Density Residential	Yes	None
612	269021016	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.16	1.0	Low Density Residential	Yes	None
613	269040034	RS-2 (Low Density Residential)	Low Density Residential	7.5	1.11	6.7	Low Density Residential	Yes	None
614	269040035	RS-2 (Low Density Residential)	Low Density Residential	7.5	1.65	9.9	Low Density Residential	Yes	None
615	269120001	RS-2 (Low Density Residential)	Low Density Residential	7.5	3.67	22.0	Low Density Residential	Yes	None
616	269120002	RS-2 (Low Density Residential)	Low Density Residential	7.5	35.92	215.5	Low Density Residential	Yes	None
617	269120009	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.90	5.4	Low Density Residential	Yes	None

Appendix F: Available Land Inventory Summary Map





Legend

-  UDB
-  City Limits
-  Un & Under-Developed Properties
-  Parcels





Legend

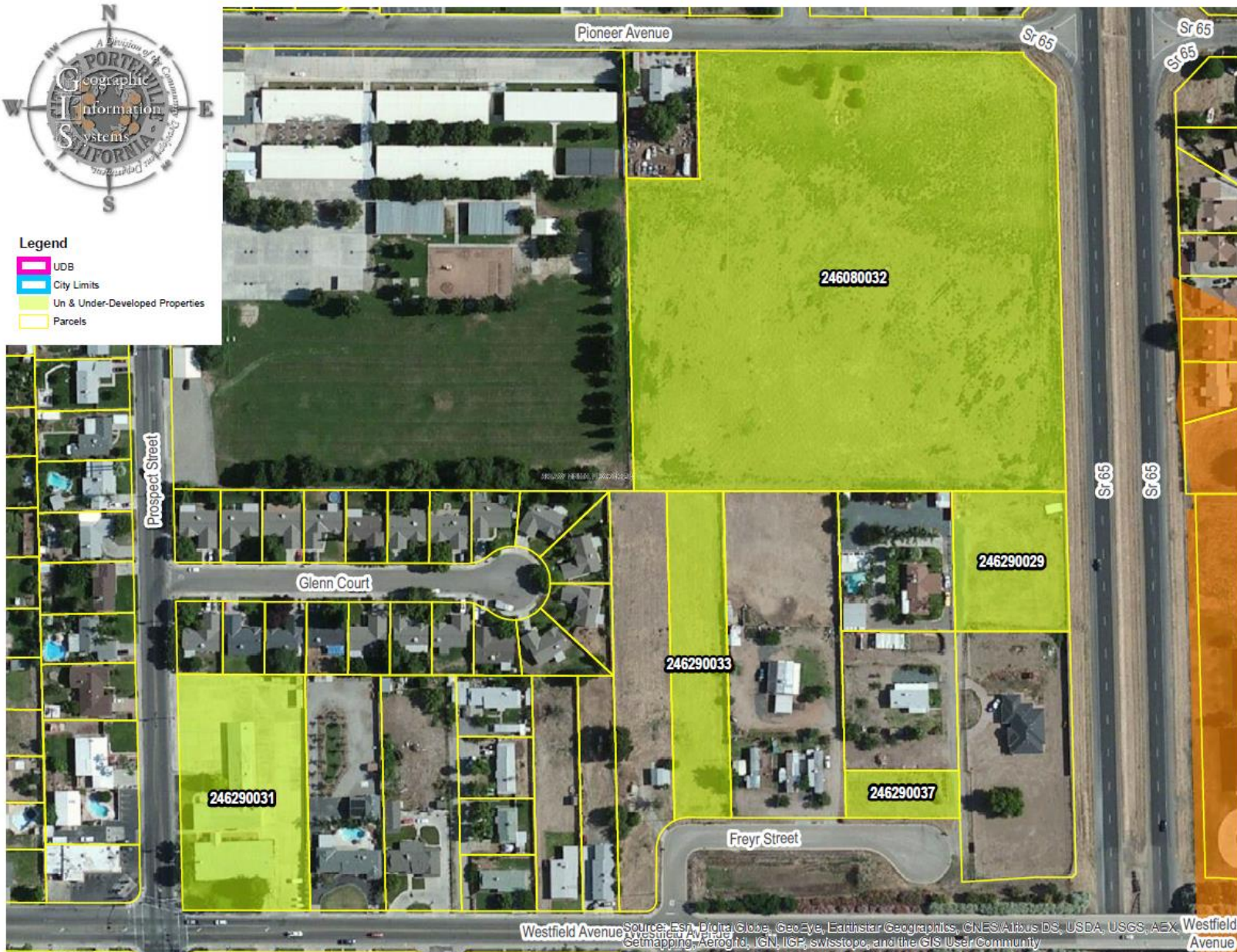
- UDB
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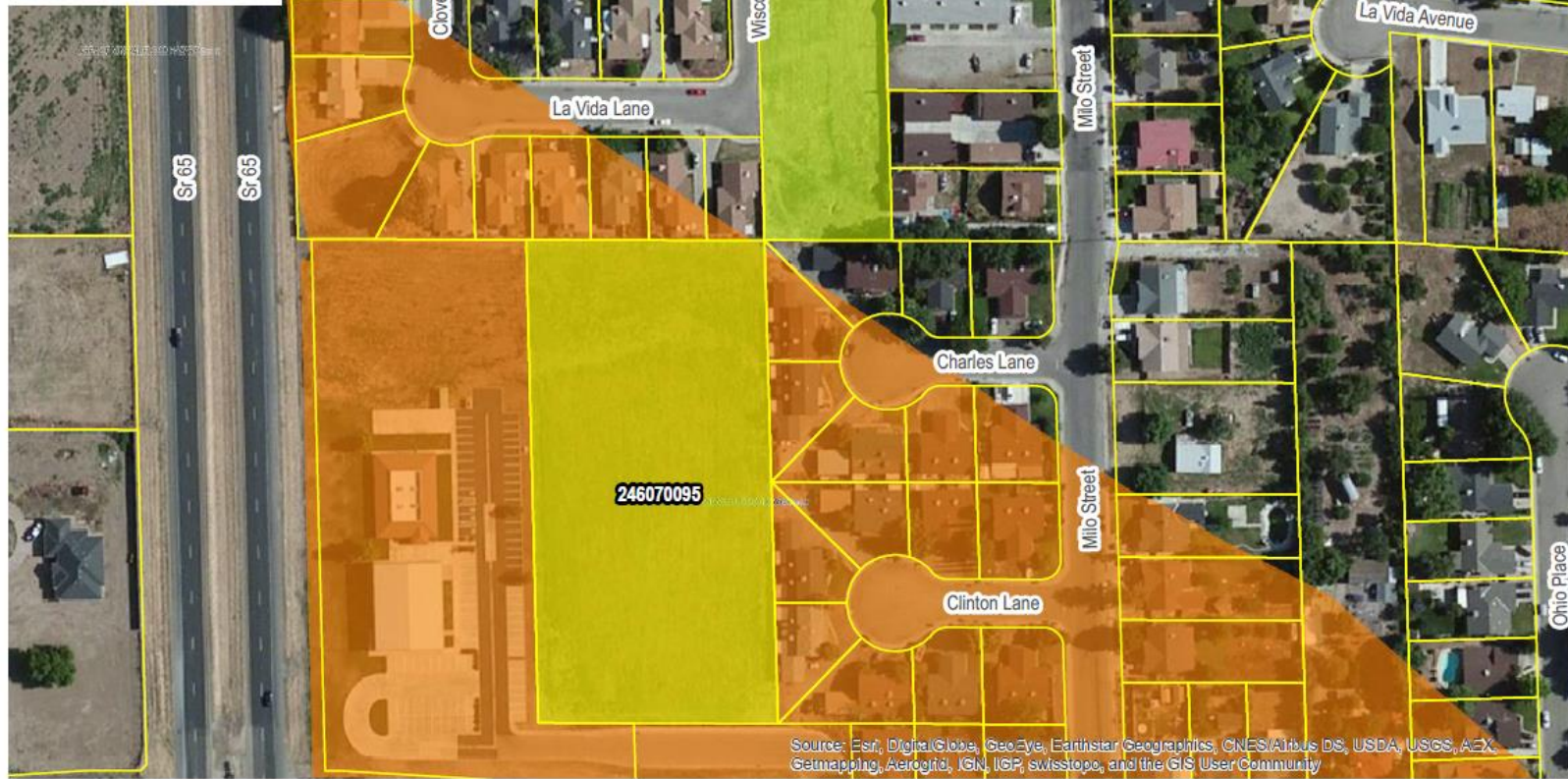
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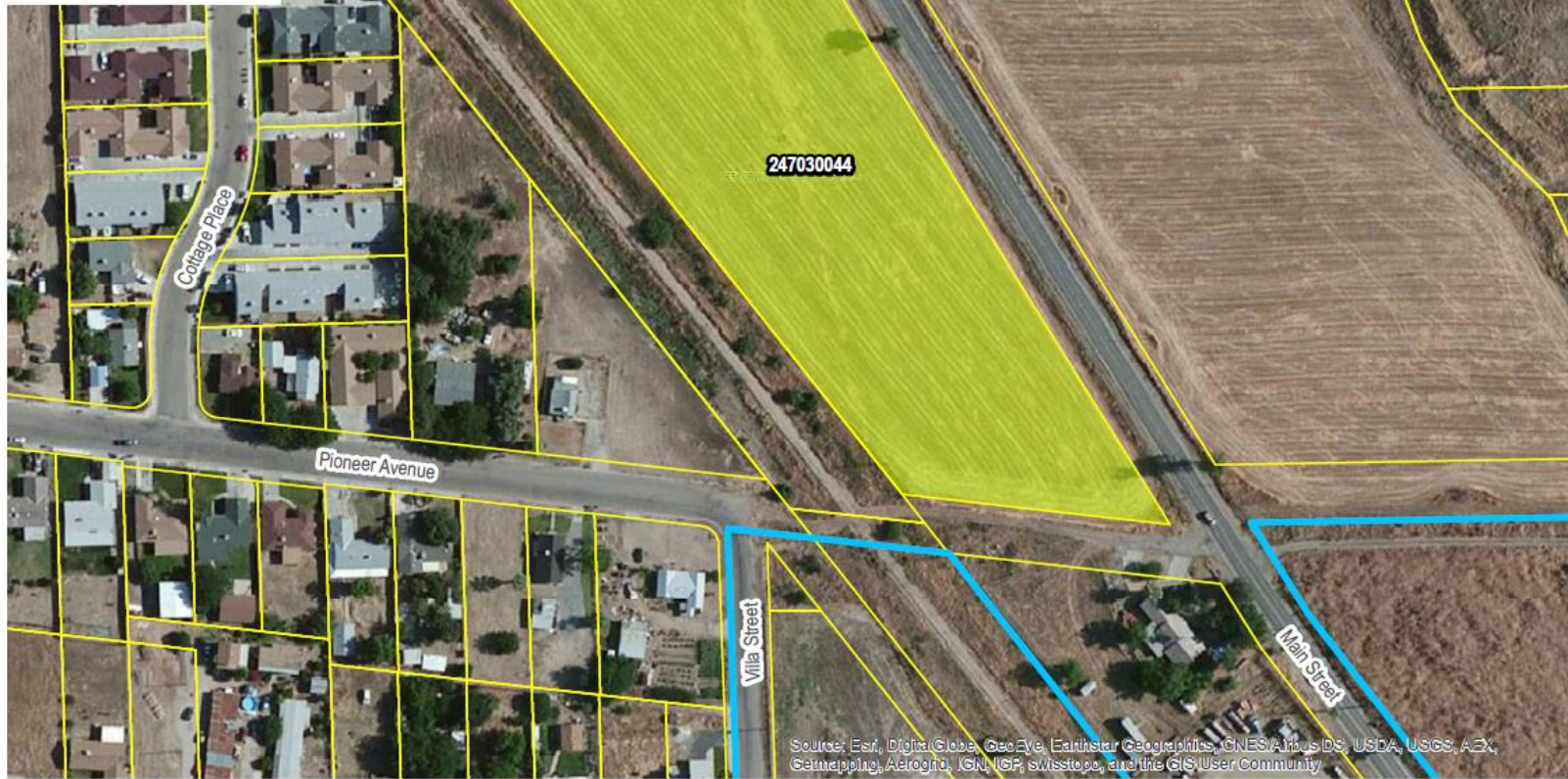
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Legend

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Source: Esri, Digital Globe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community



Legend

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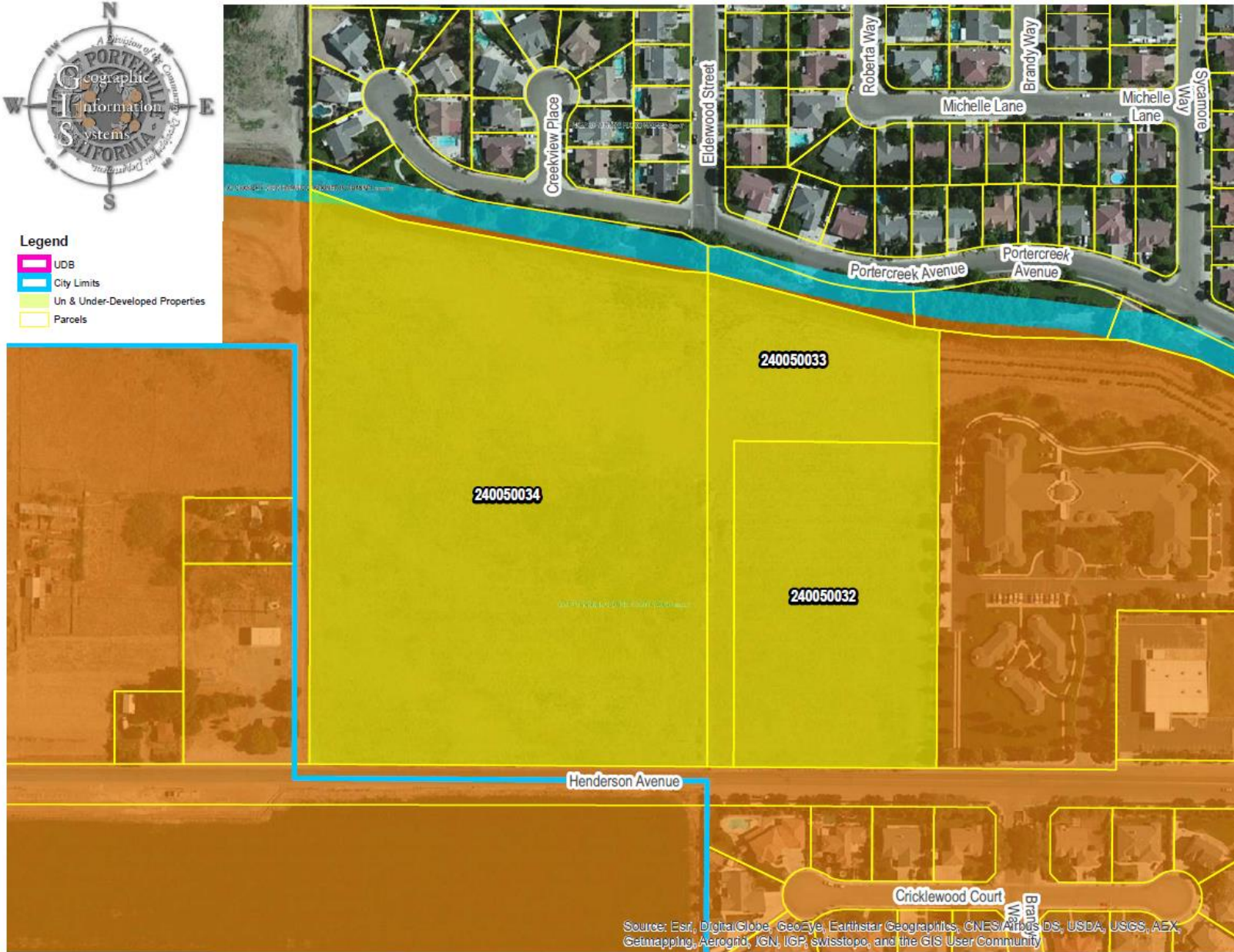


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Legend

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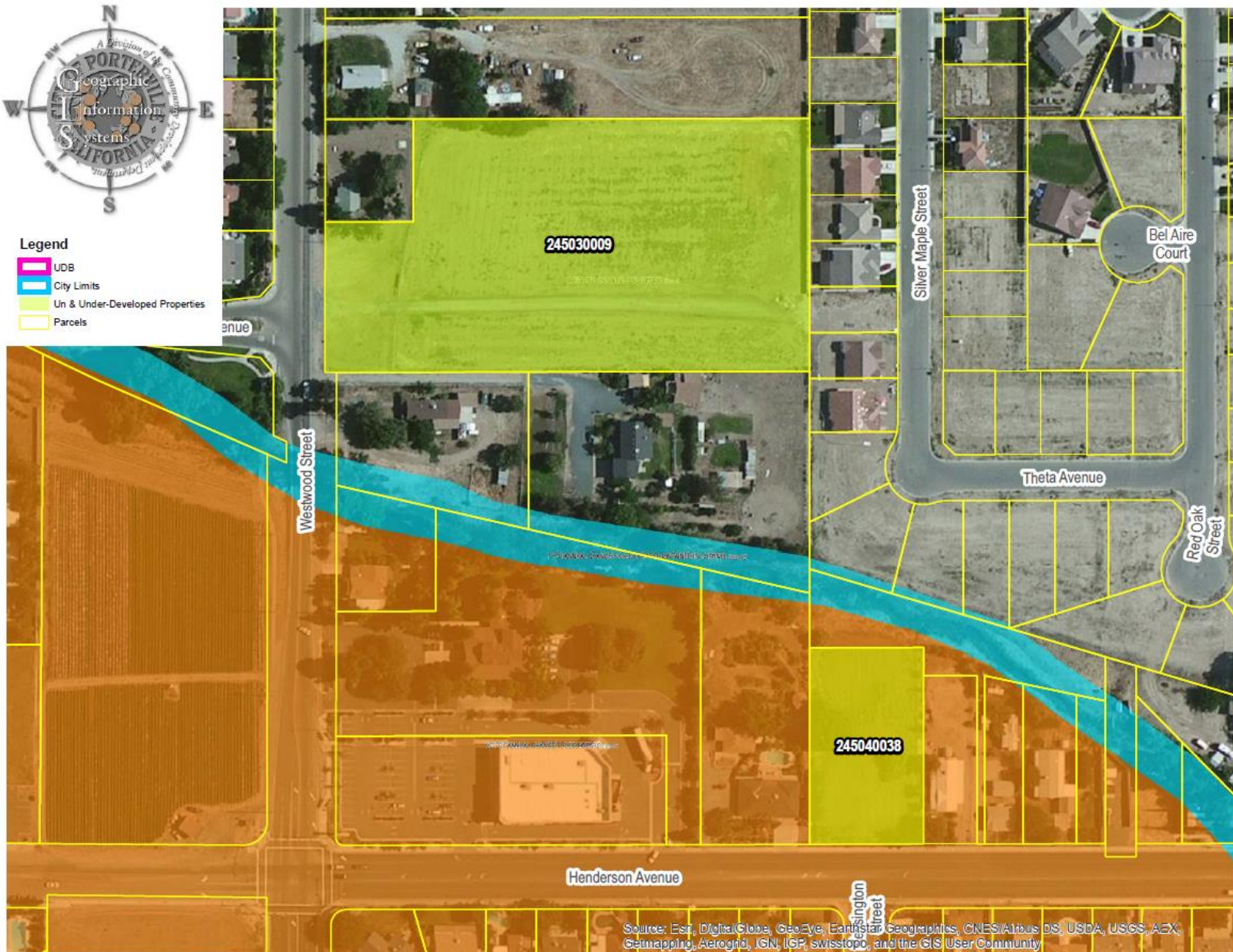


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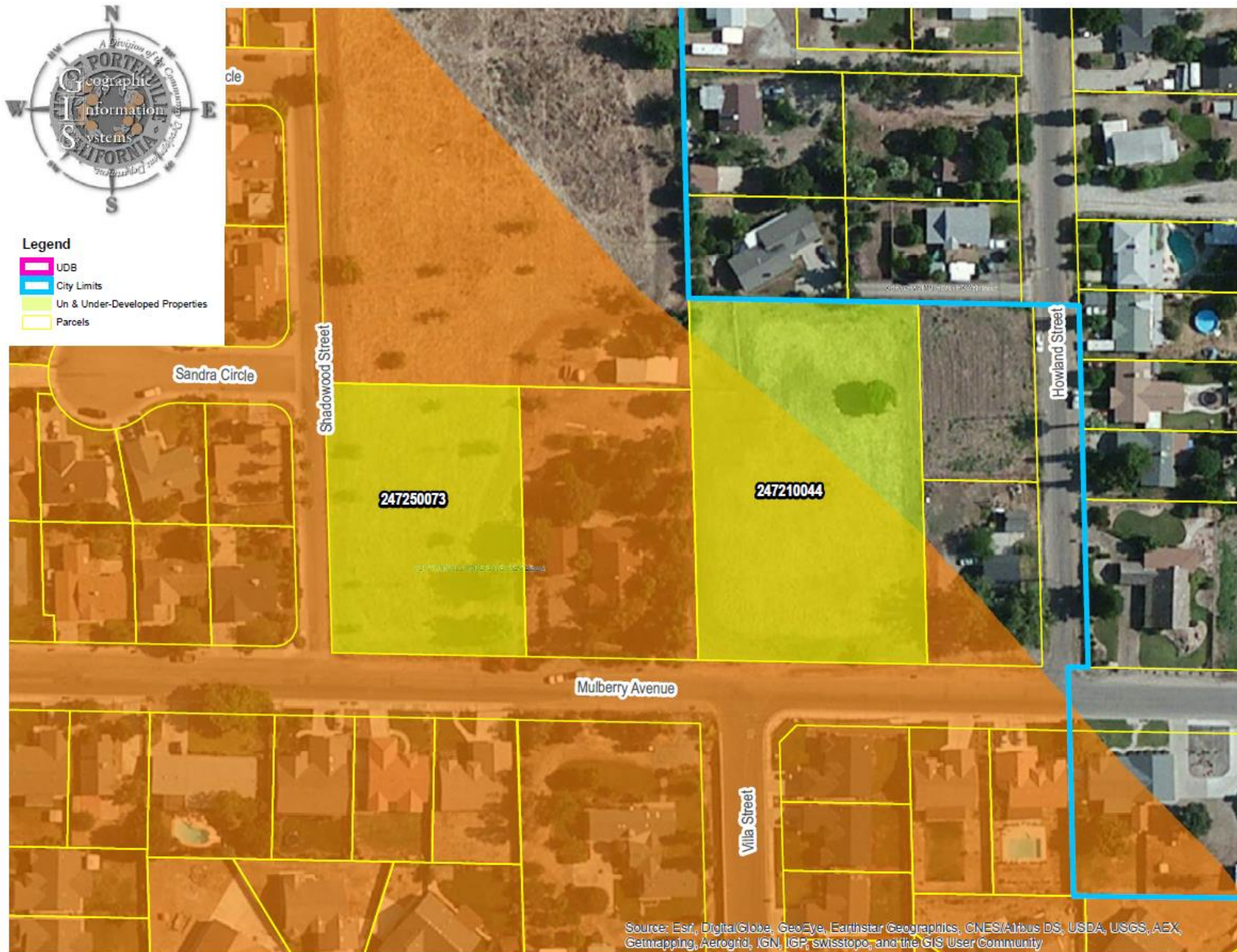


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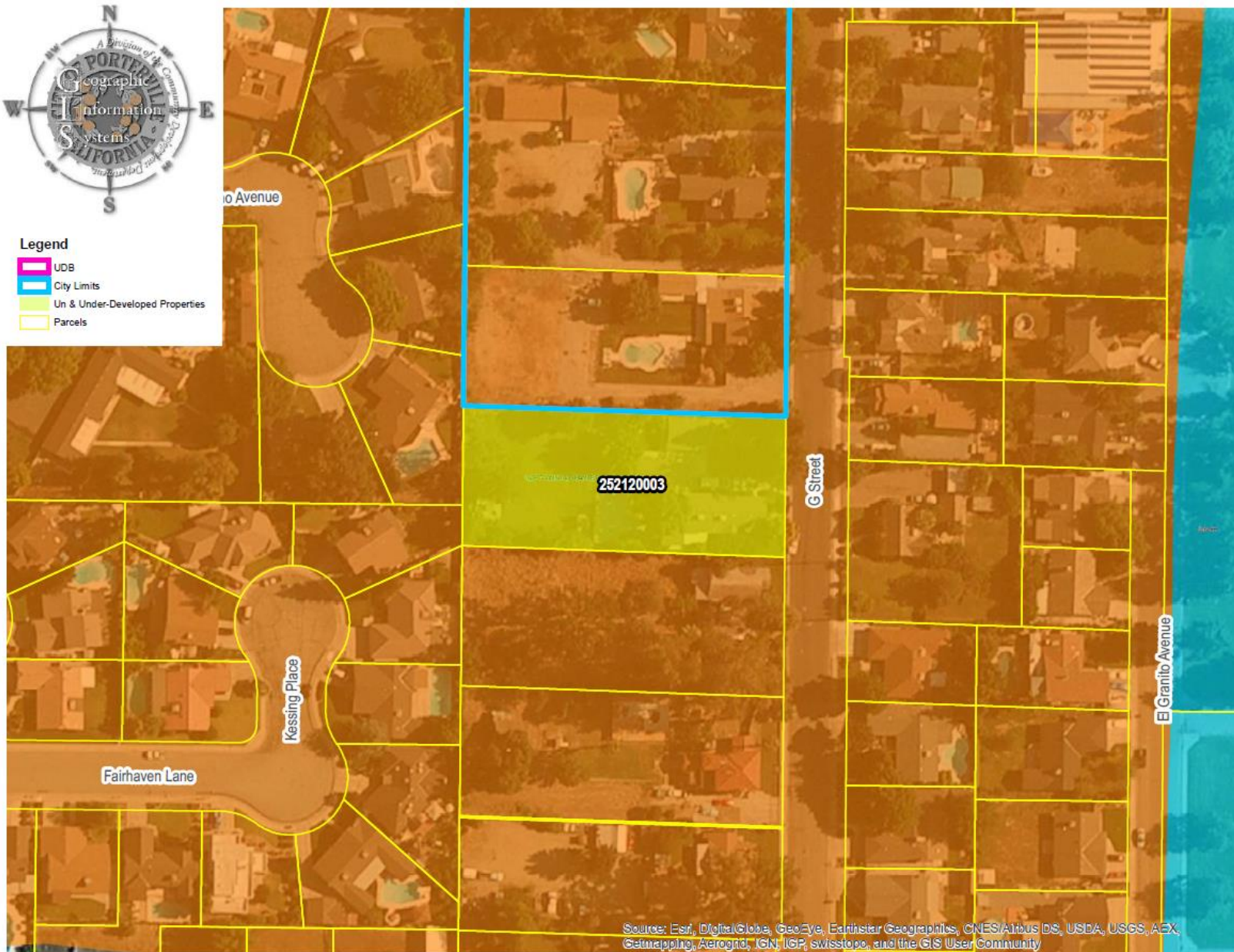
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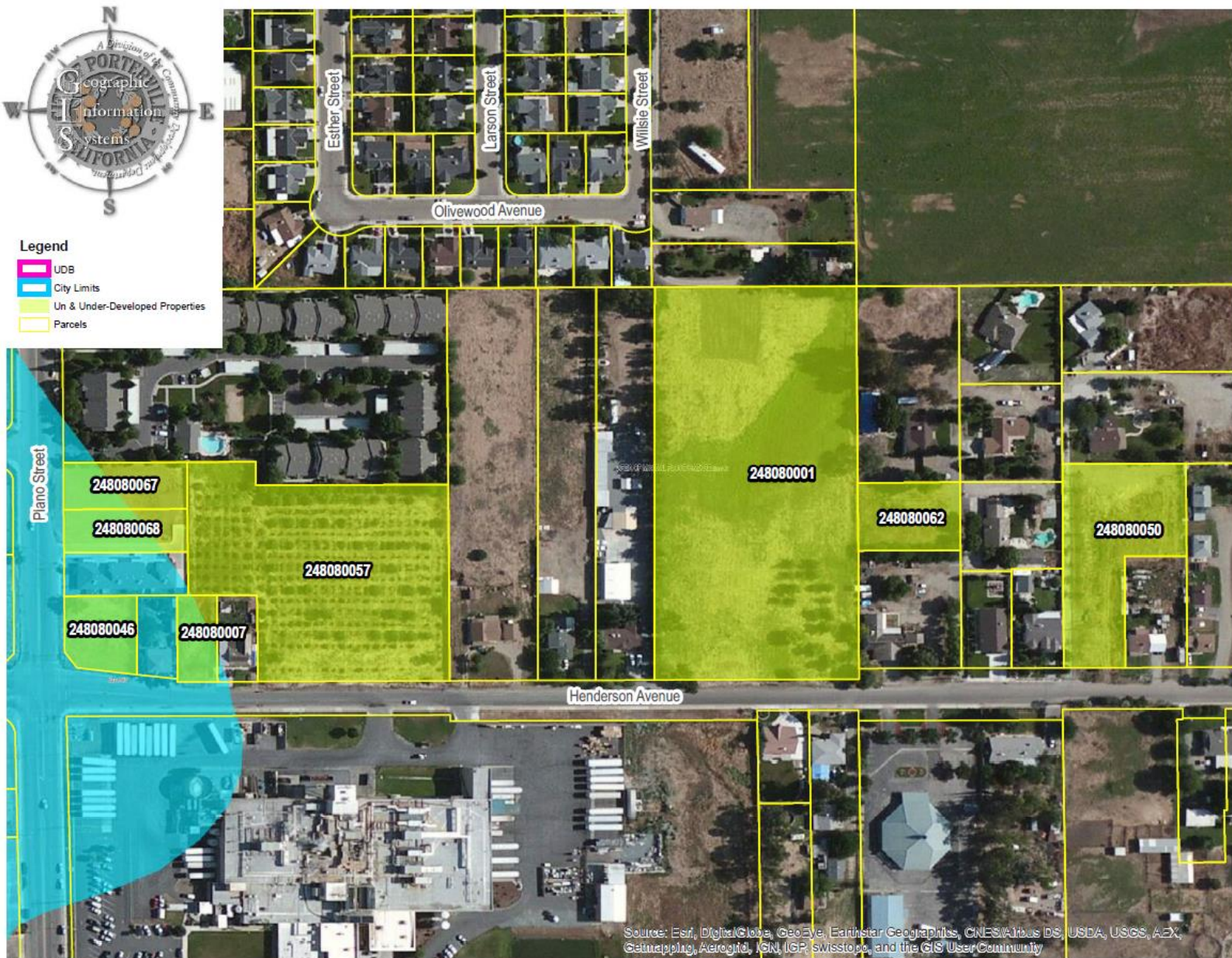






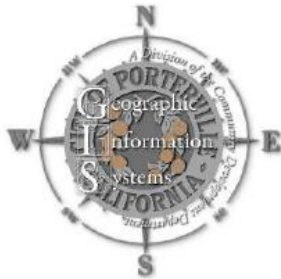
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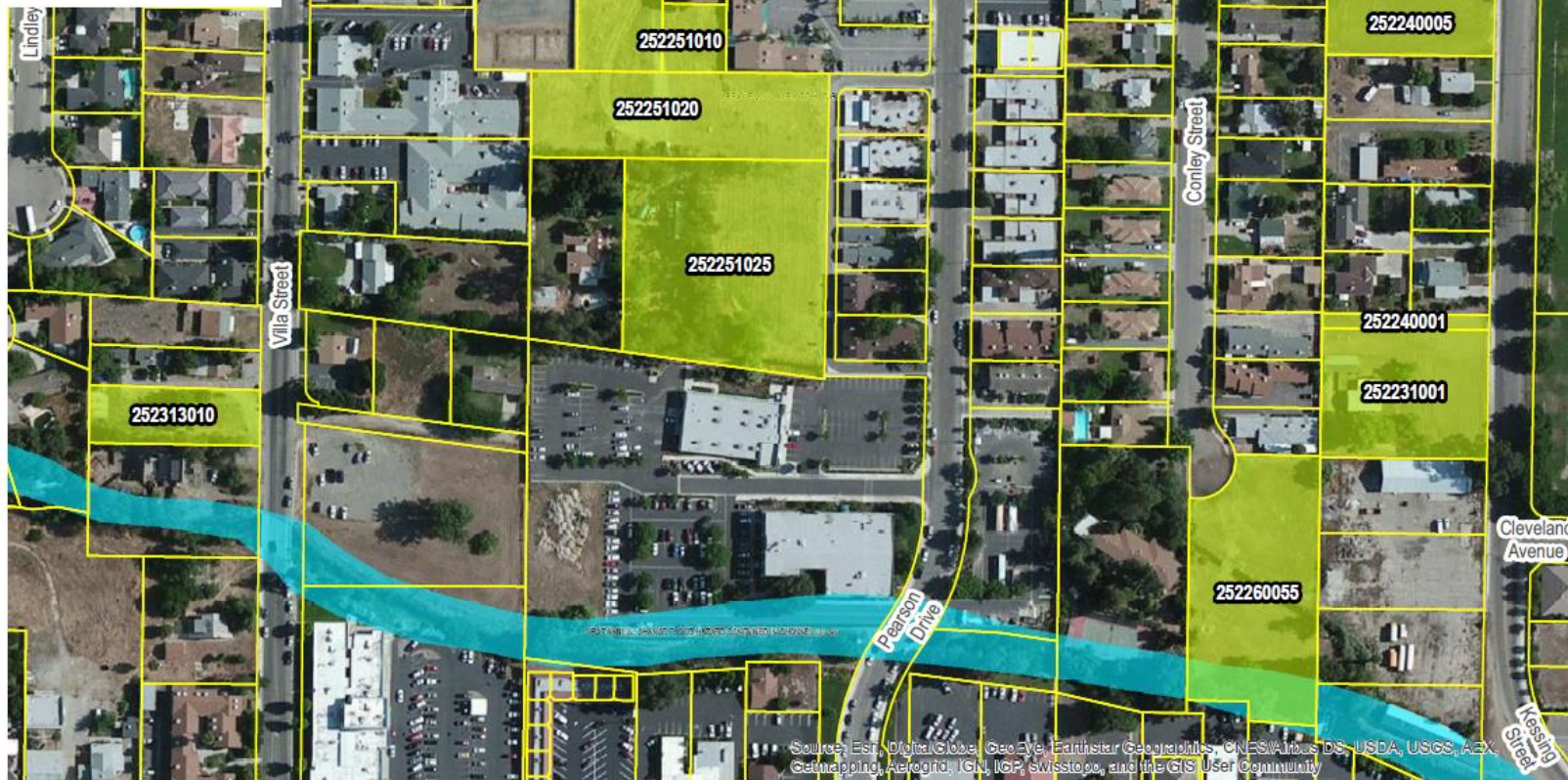
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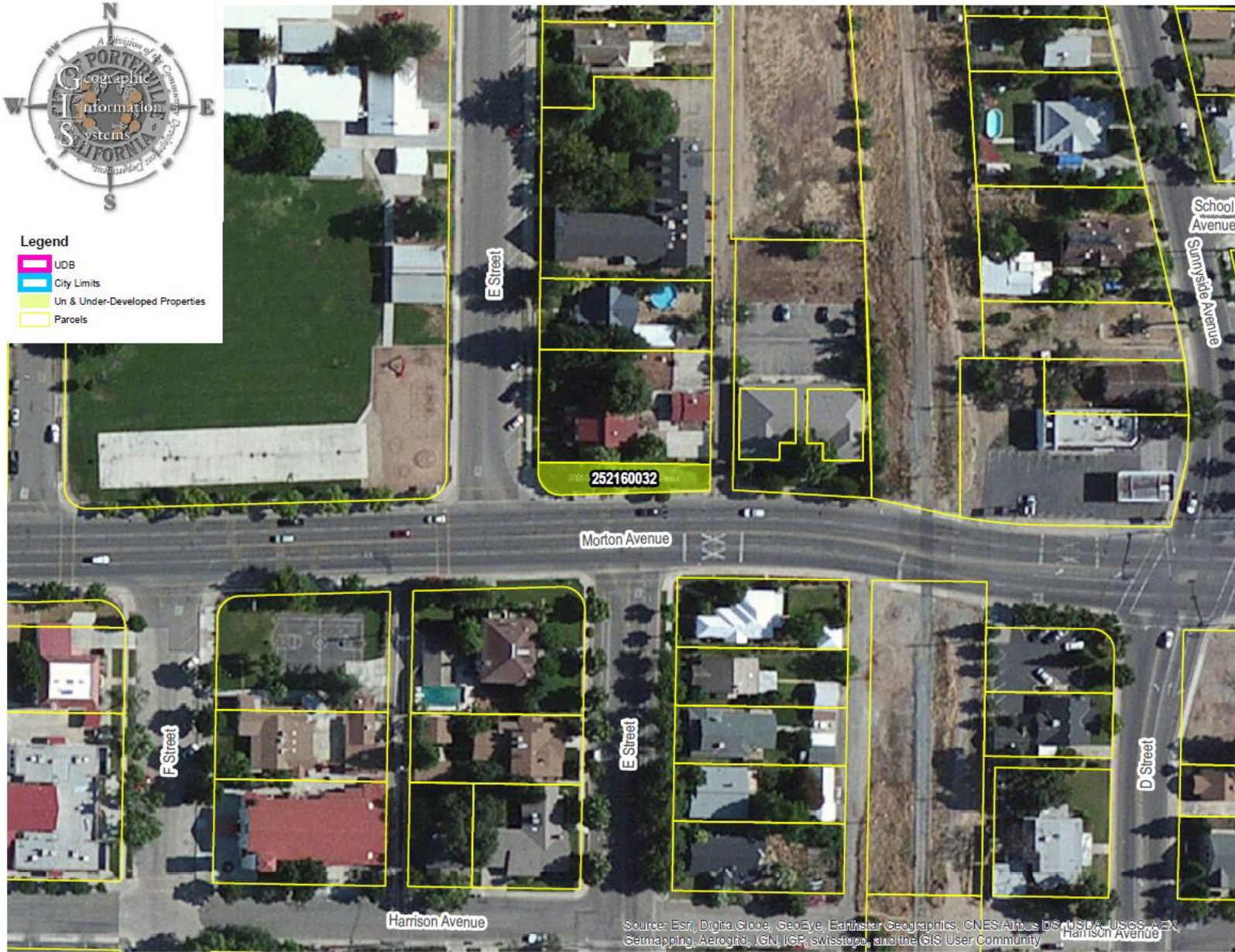
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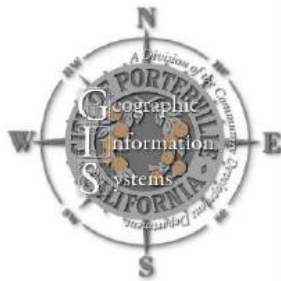


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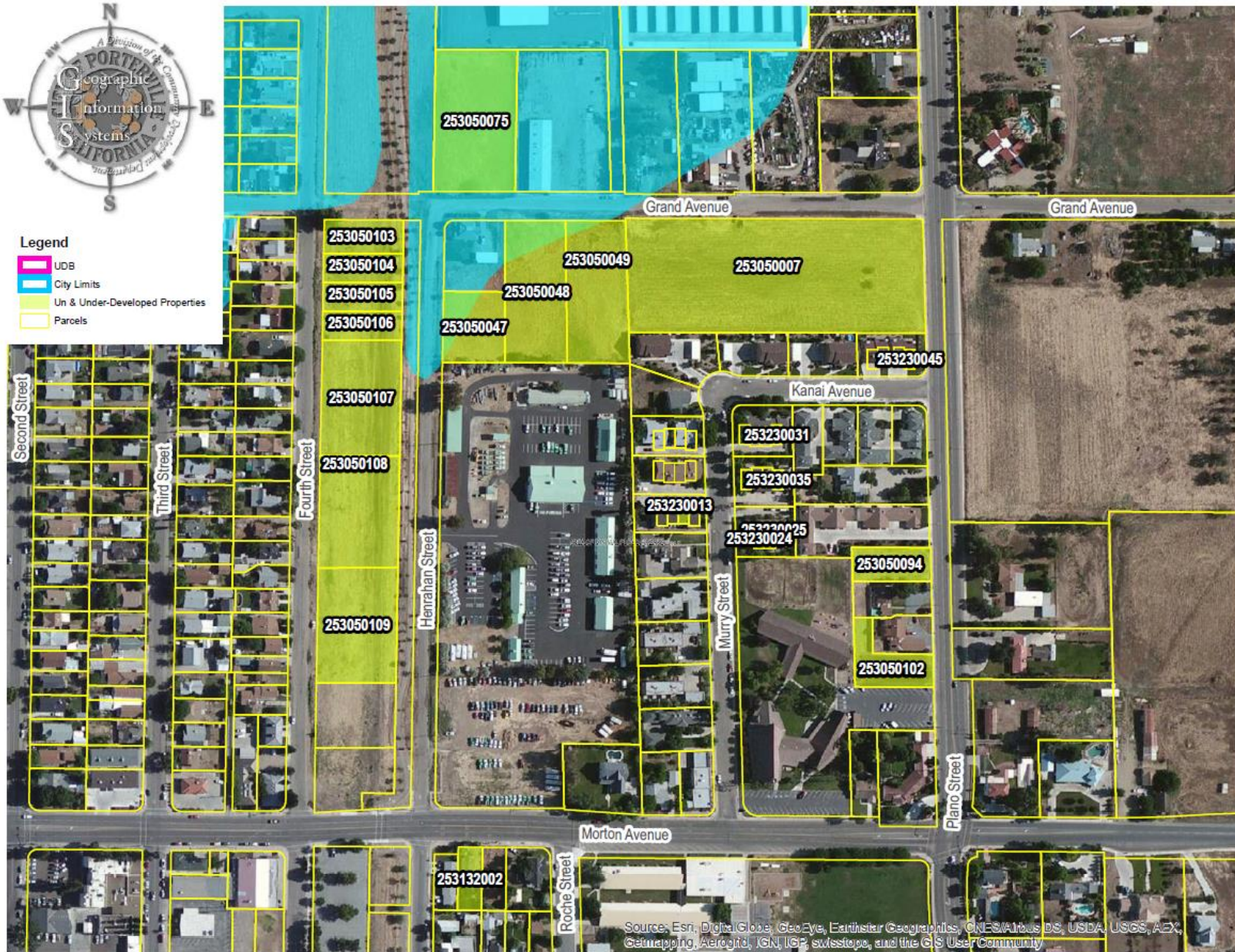


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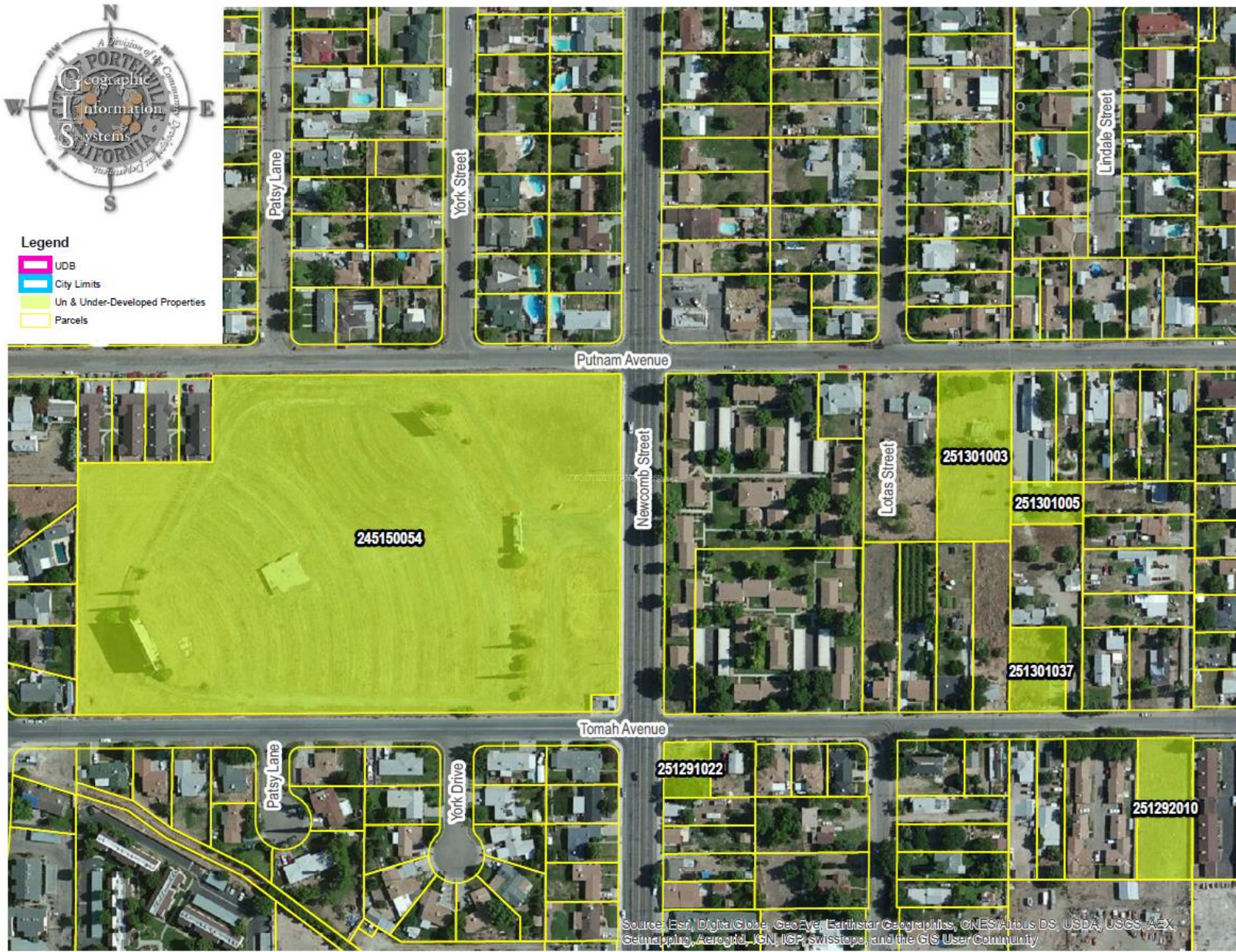


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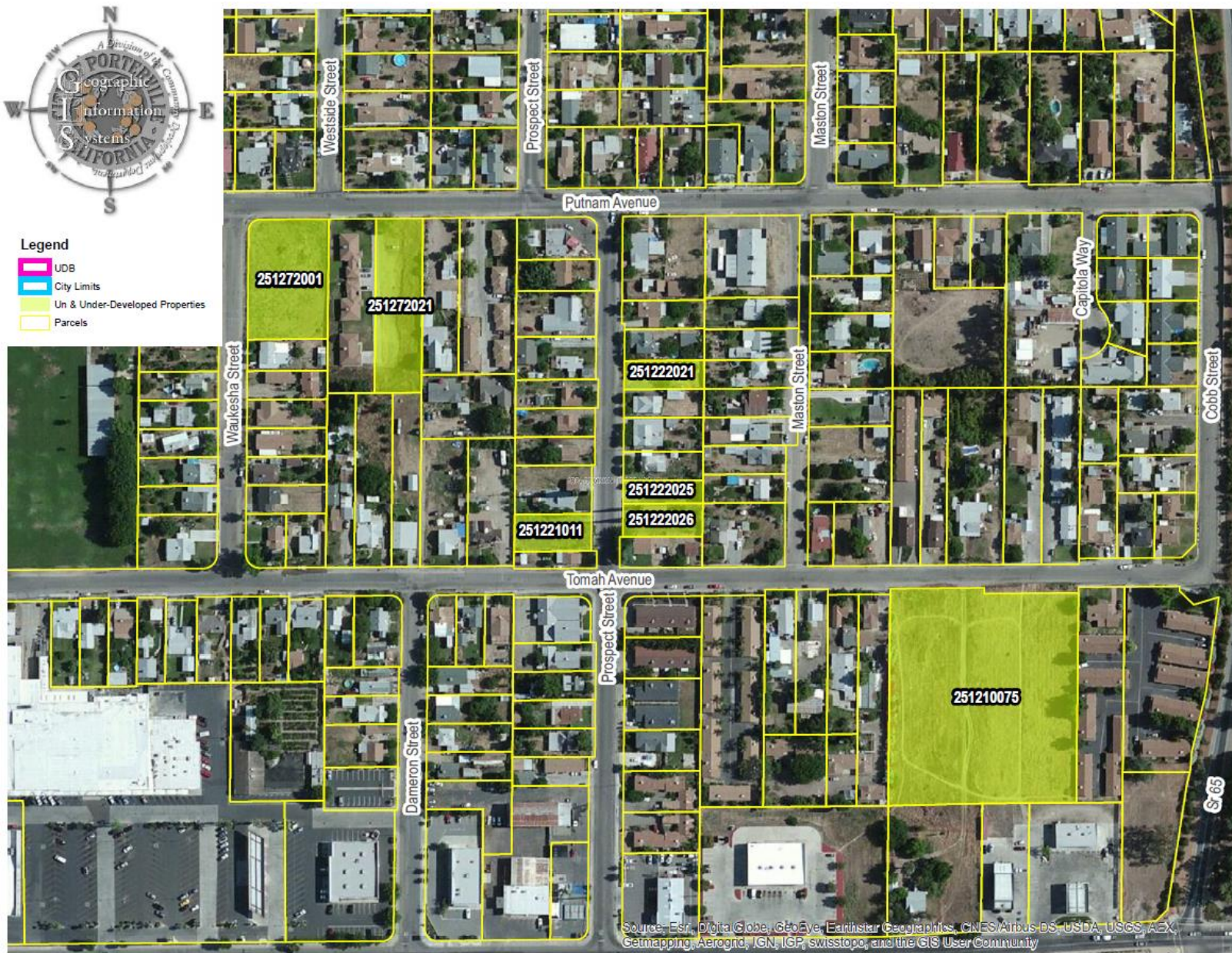


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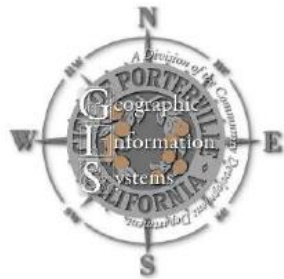


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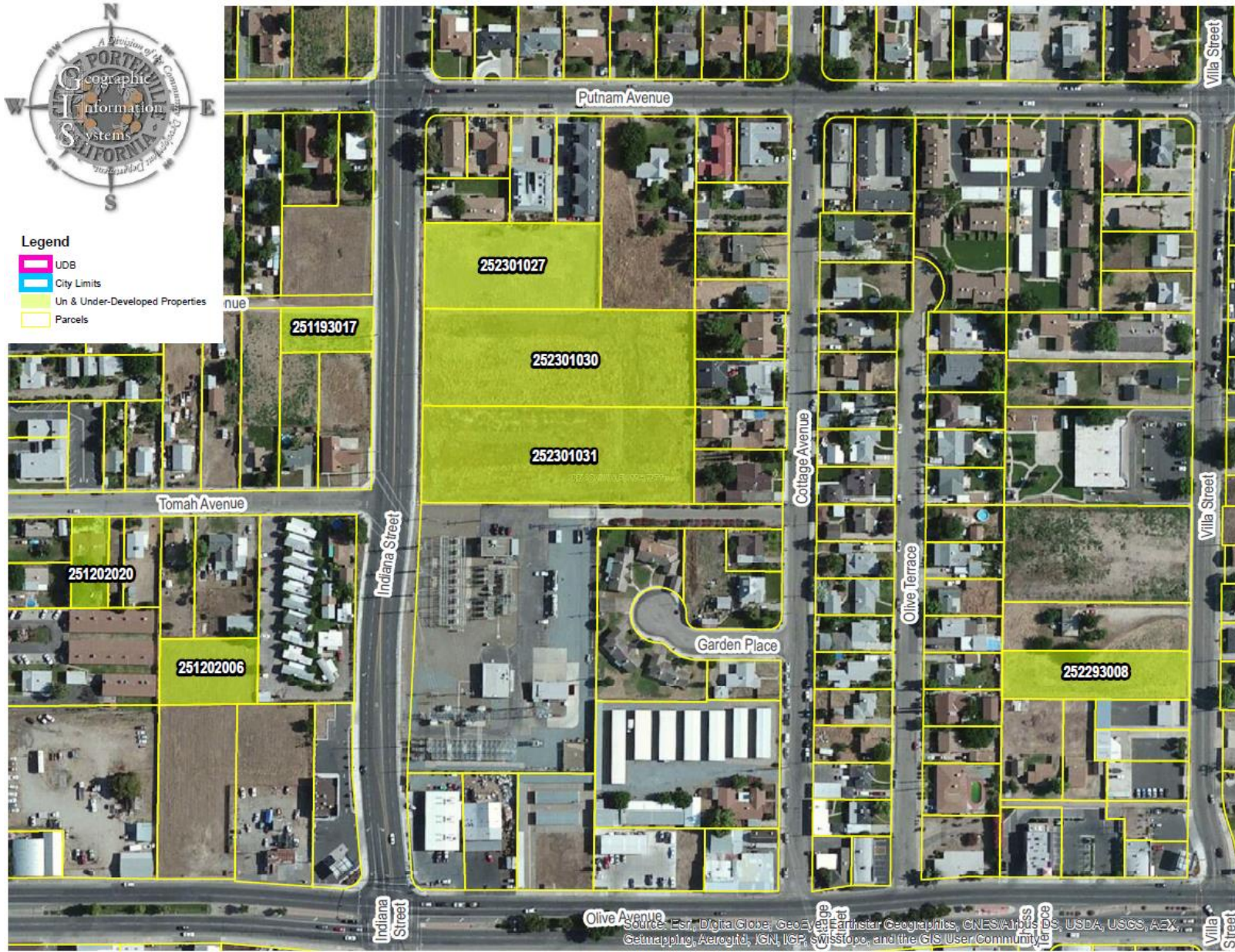
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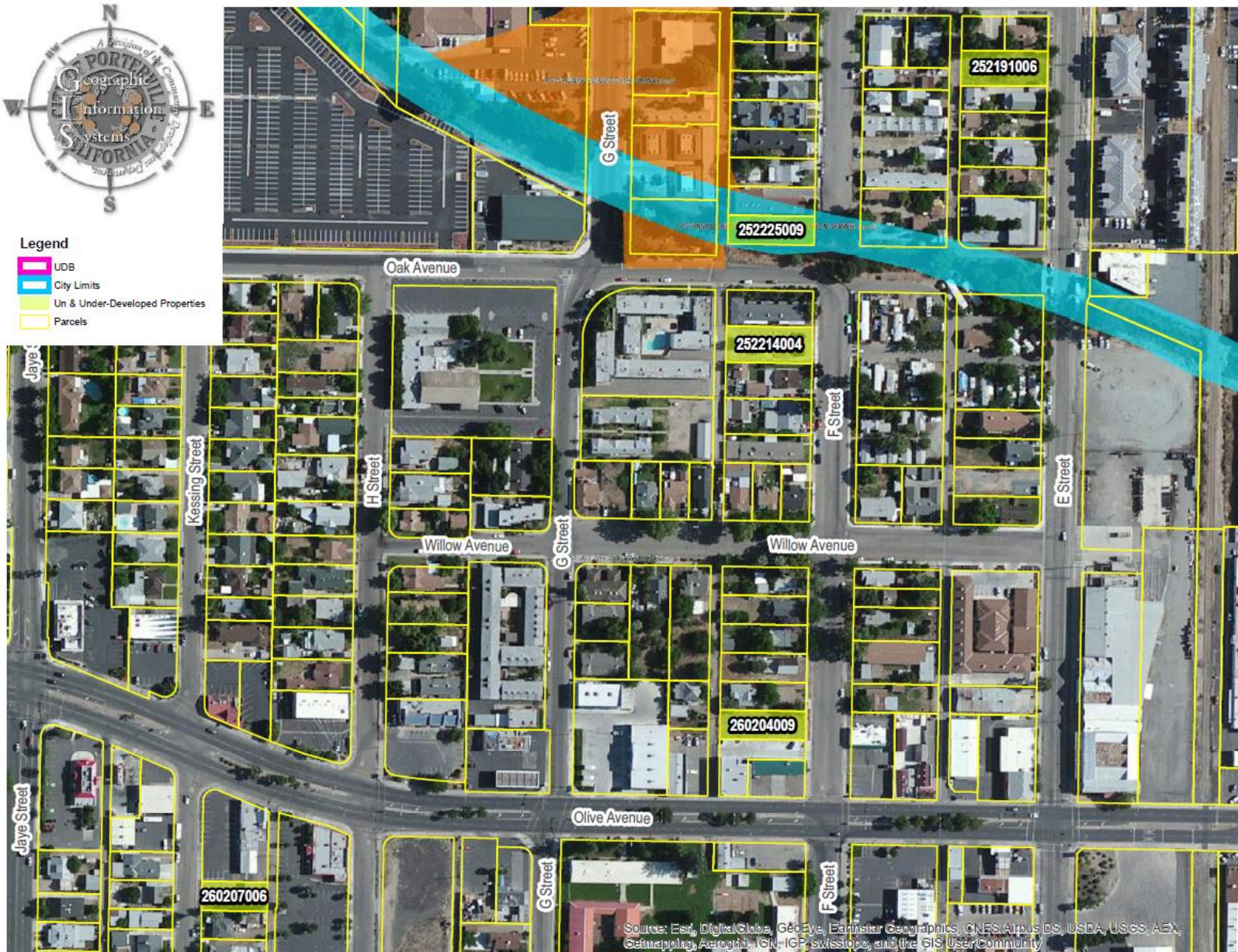


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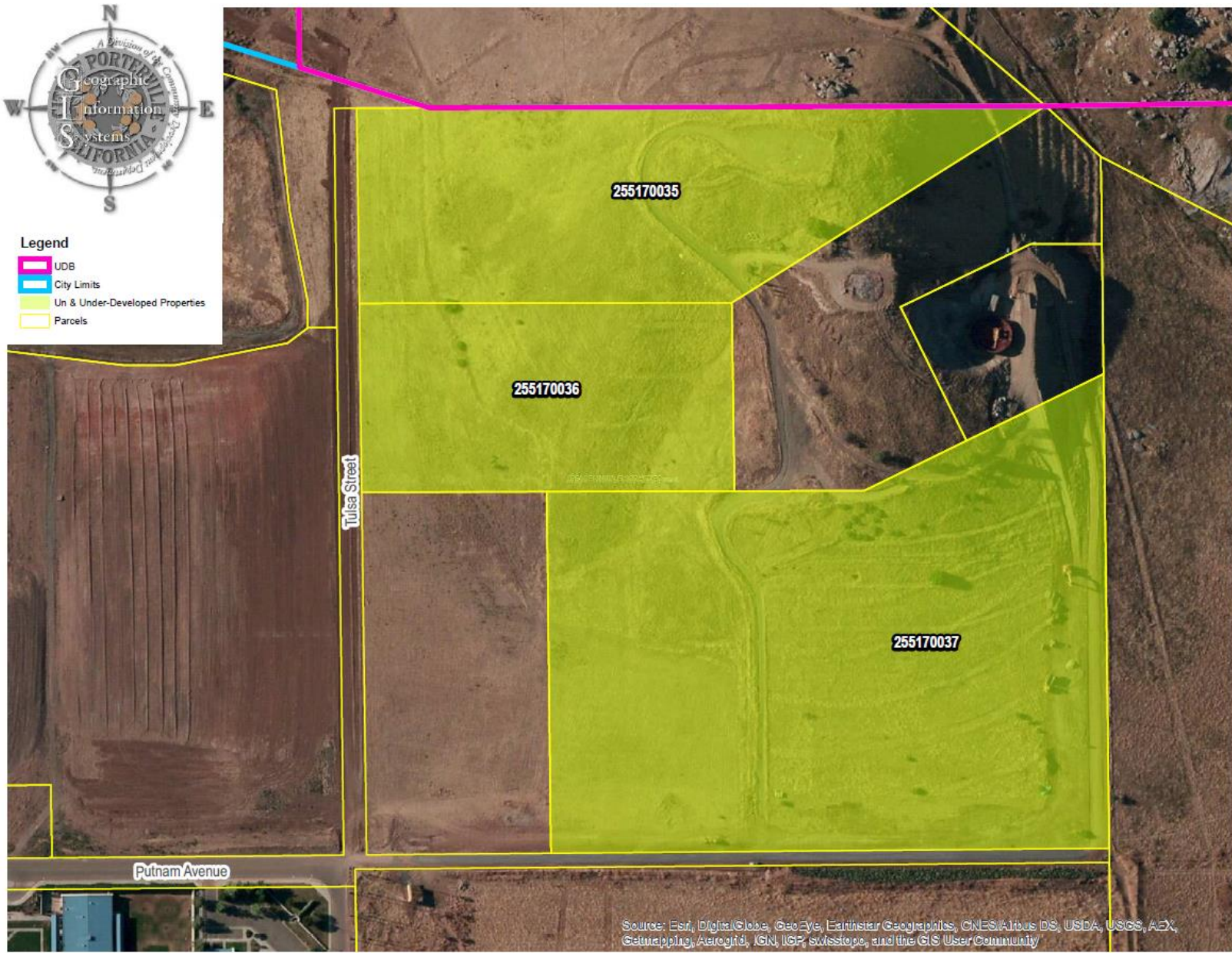


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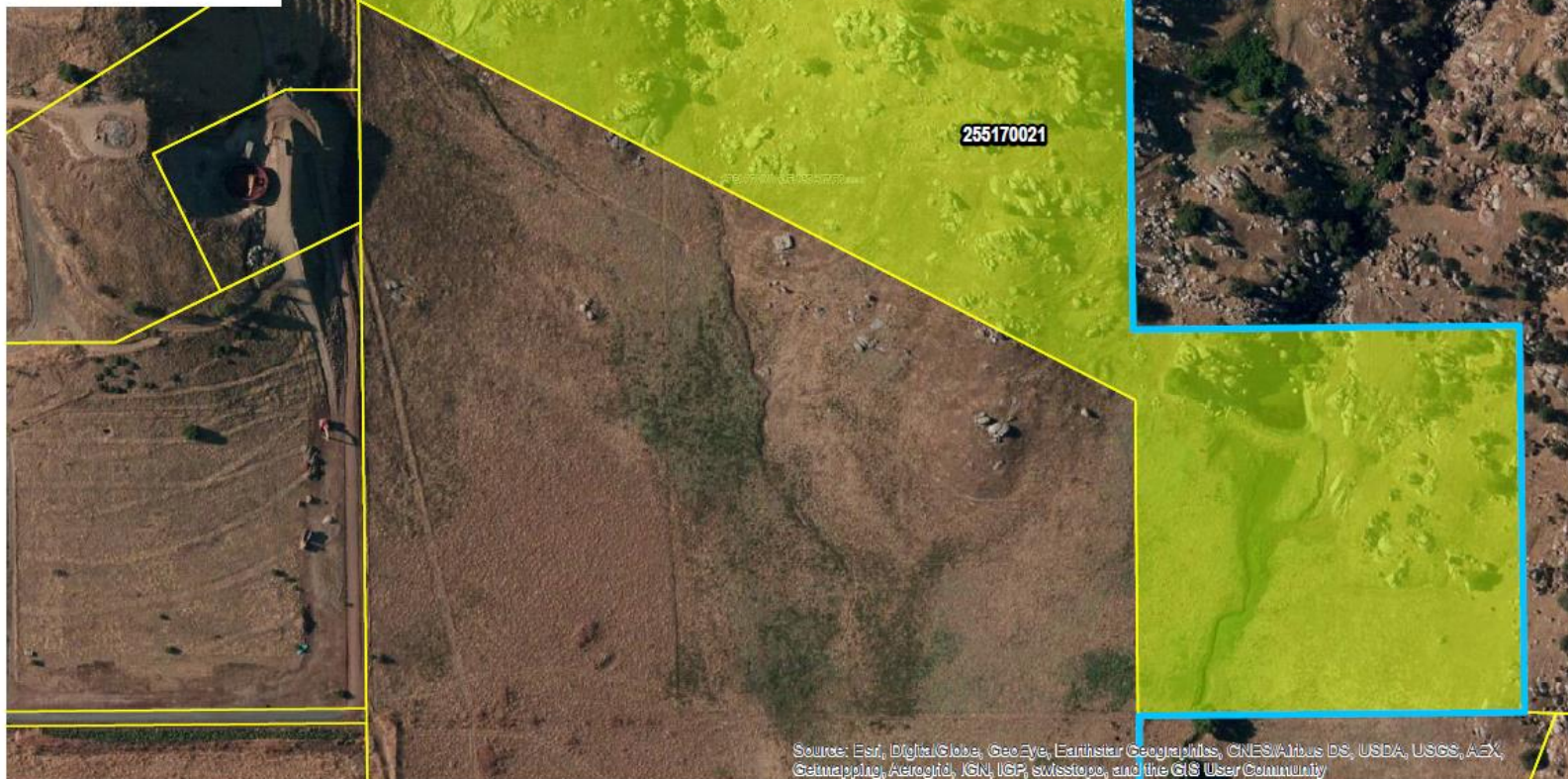


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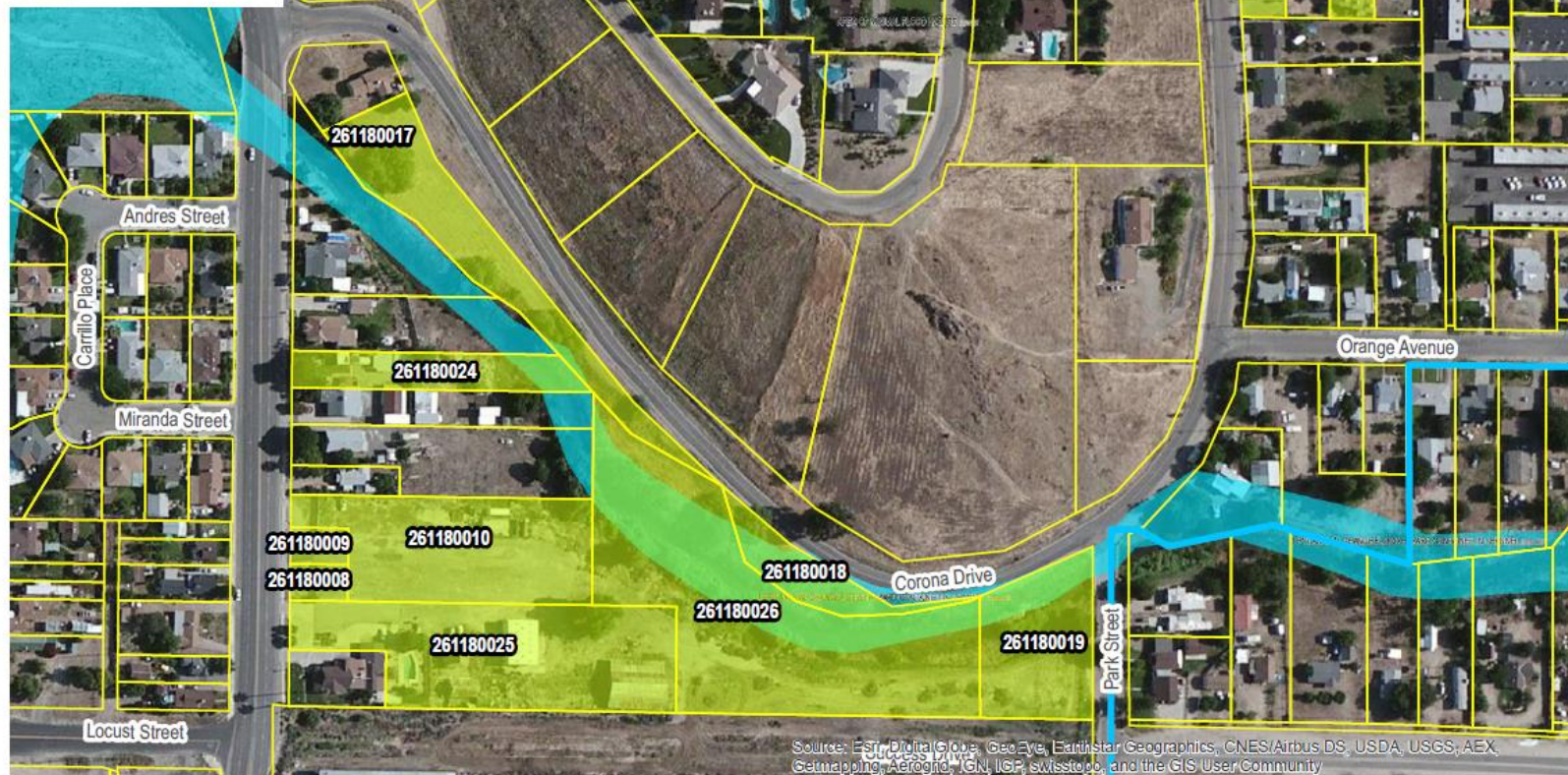


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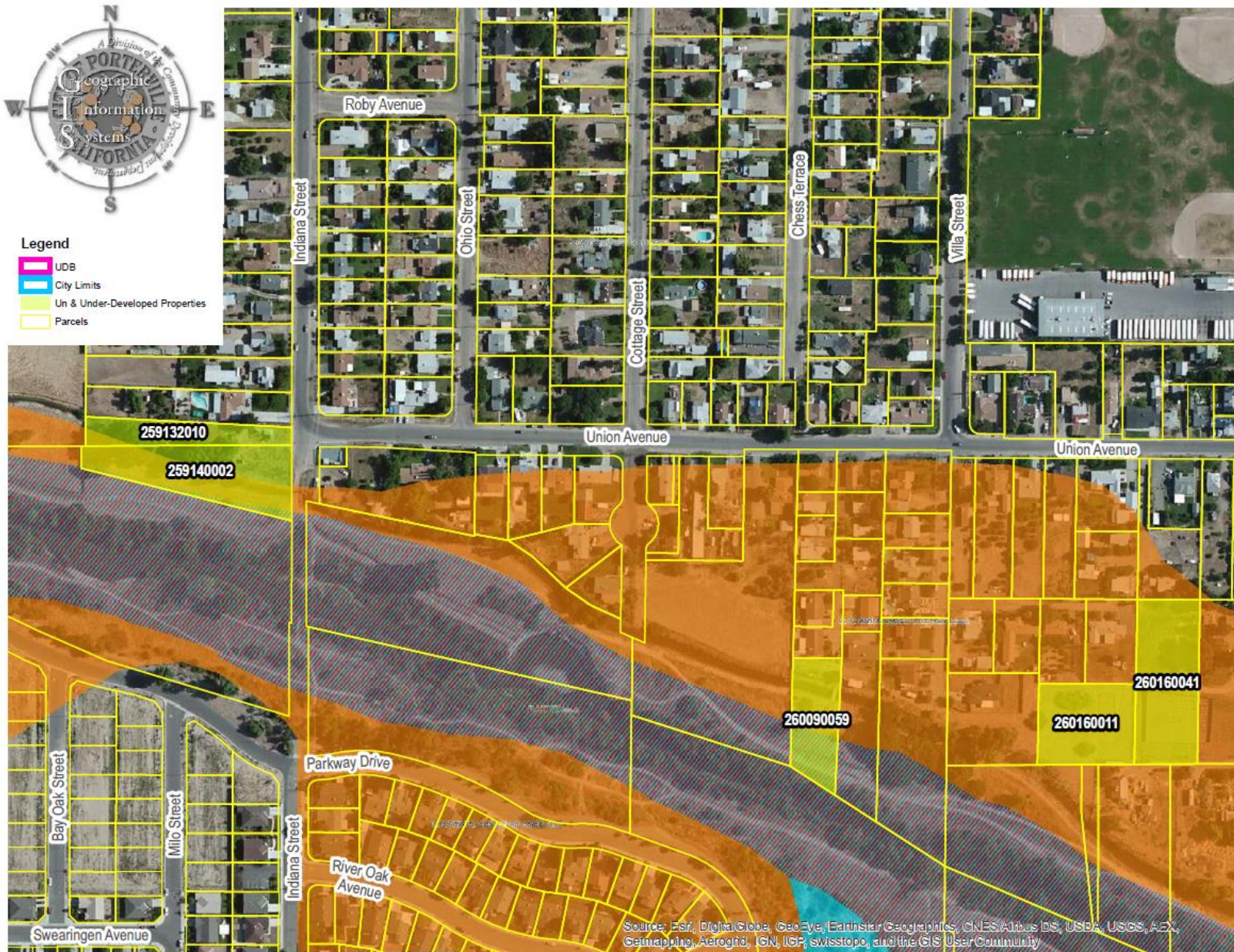
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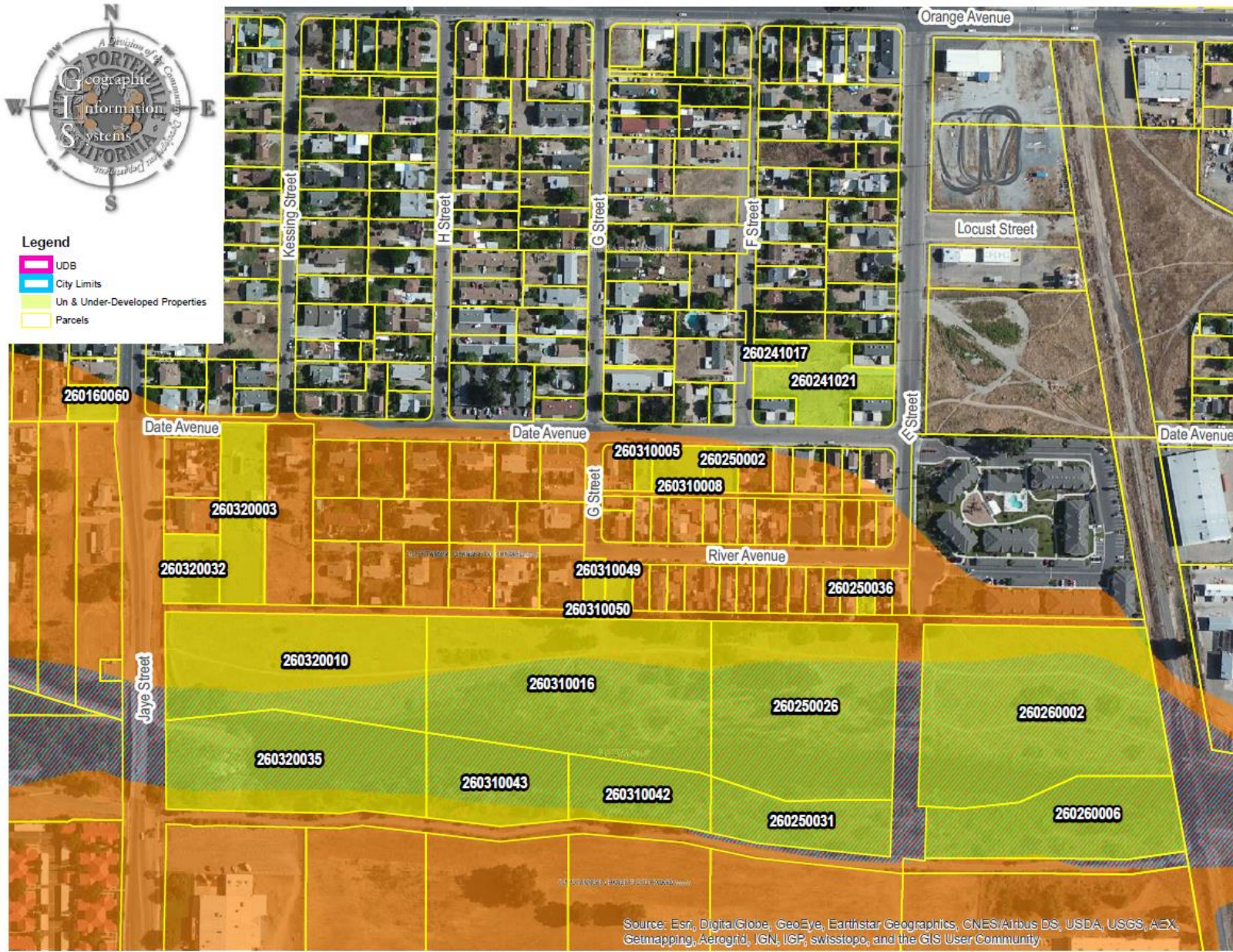
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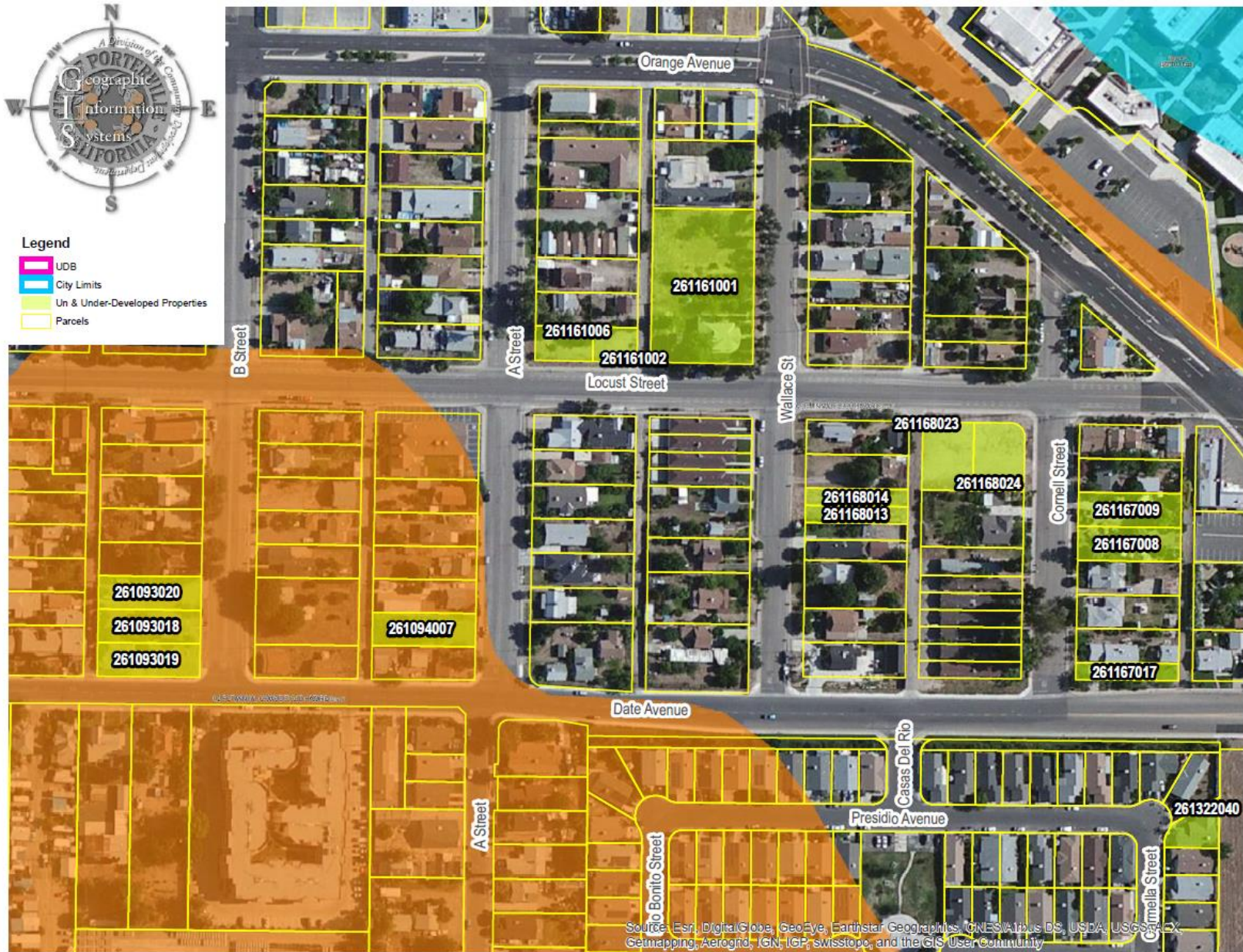


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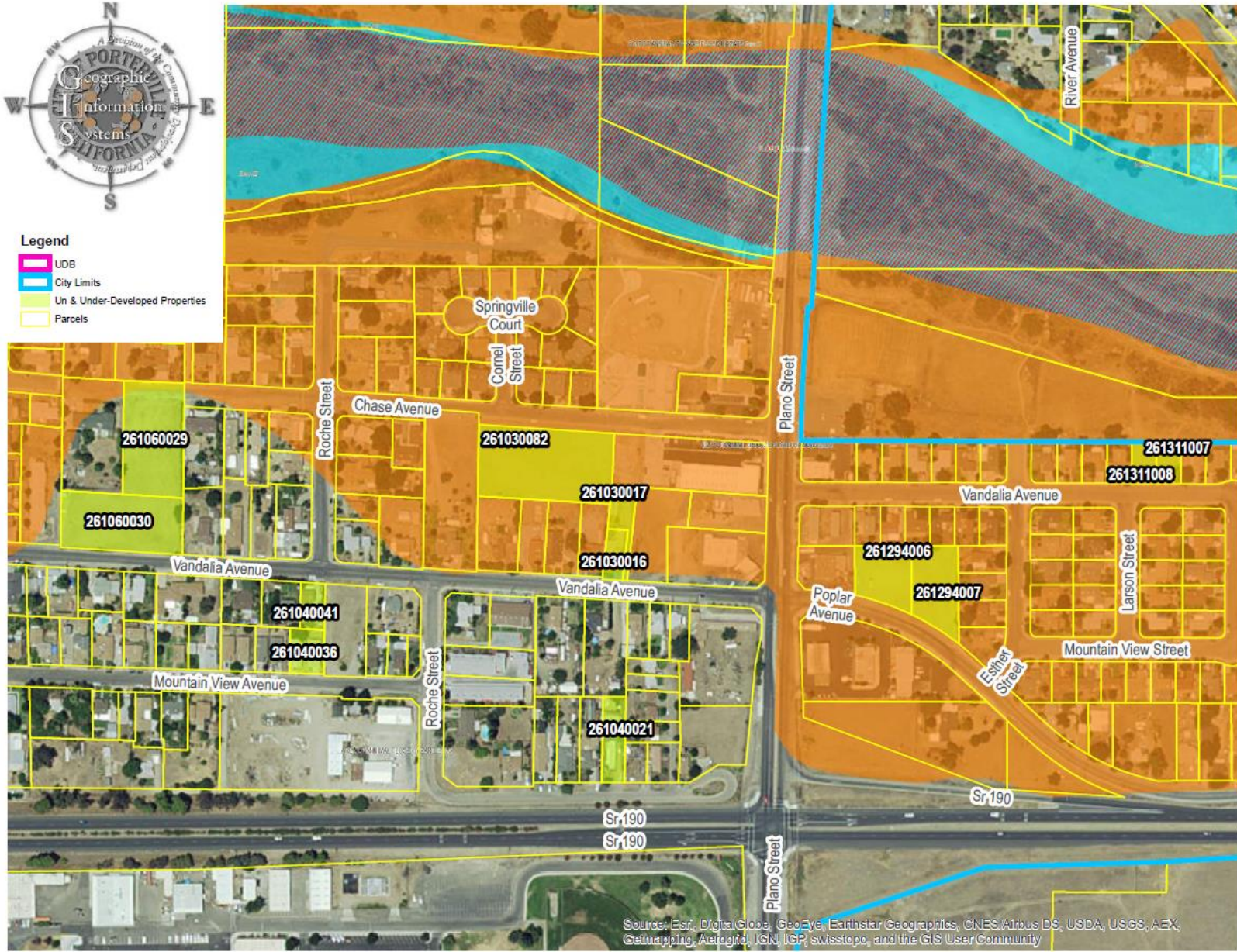
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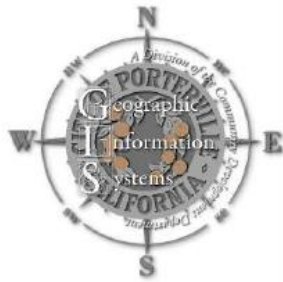




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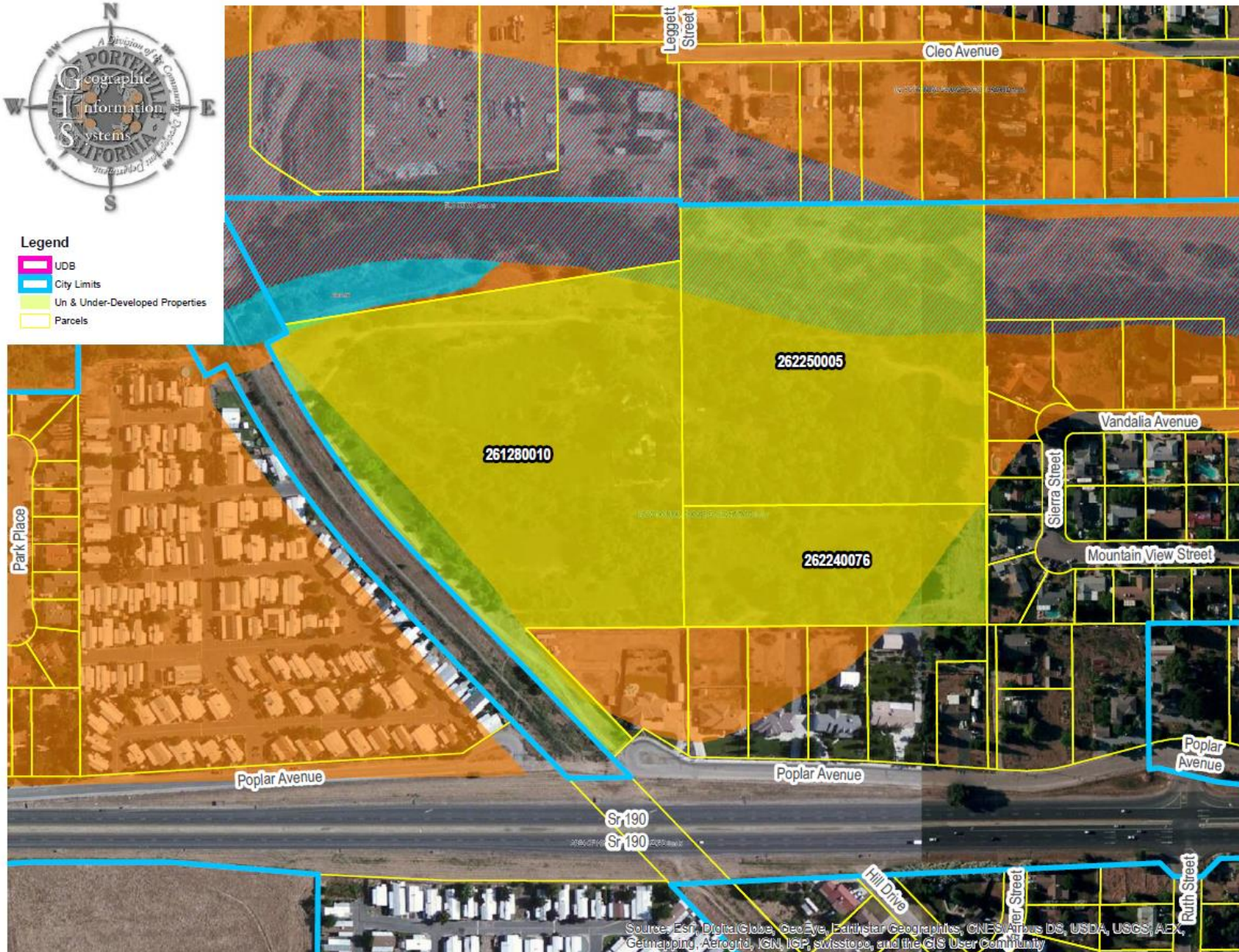
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CITY COUNCIL AGENDA – OCTOBER 6, 2015

SUBJECT: Modification No. 2 to Conditional Use Permit 3-94 (PRC Item 2015-027-M)

SOURCE: Community Development

BACKGROUND:

On May 3, 1994, City Council approved Conditional Use Permit 3-94 (CUP 3-94), via Resolution 33-94, to allow for the development of a 13,620 square foot Veterans Memorial Hall located at 1900 W. Olive Avenue. On October 4, 1994, City Council approved the modification of the “D” Overlay, (Resolution 99-94) to allow the development of a 10,000 square foot Veterans Memorial Hall in lieu of the 13,620 square foot building, approved by the City Council early that same year, in the then Multiple-Family Residential with a Design Review Overlay, R-4(D), zoning district.

On October 21, 1996, the Zoning Administrator approved Modification No. 1 to CUP 3-94 via Zoning Administrator Resolution ZA1-96 which allowed a one-foot reduction in the required five-foot setback, enabling the placement of a 350 square foot storage unit. The storage unit is located on the east side of the property. The current Porterville Development Ordinance (PDO) would allow such a reduction by Zoning Administrator approval rather than a modification to the Conditional Use Permit, but since the 1996 zoning administrator resolution is a part of the development history, this project is being entitled Modification No. 2.

COMMENT: The Porterville Veterans Memorial District is requesting approval for Modification No. 2 to CUP 3-94 to allow the conversion of an existing 2,000 square foot patio into storage area and the construction of a new 2,000 square foot patio.

The Veterans Memorial Hall is a legal nonconforming use located within the Retail Center (CR) zoning district. Community Centers are not permitted in the CR zoning district under current land use regulations. However, pursuant to Section 307.07, Changes and Substitutions of Nonconforming Uses of the PDO, no legal nonconforming use shall be substantially expanded without the approval of a conditional use permit. Since the current land use has an existing conditional use permit, a Modification to CUP 3-94 is required.

ANALYSIS: On August 26, 2015, the Project Review Committee met with the applicant, Ms. Donna Shamley, to discuss the proposed project. The Porterville Veterans Memorial District proposes to convert the existing patio into eight storage rooms, with a hallway that leads to the new 2,000 square foot patio which will extend into the on-site drainage basin. To ensure that the reduced on-site drainage basin will capture necessary runoff, the Engineering Division requested that the

applicant submit drainage calculations during building permit submittal.

Upon site inspection, staff noted two cargo containers. The applicant confirmed that the cargo containers will only be utilized during construction until the new storage rooms and patio are complete. Staff recommends a condition of approval that the cargo containers be removed after project completion, prior to final inspection. The proposed storage area and patio addition will not create a demand for additional on-site parking. The addition will be architecturally compatible with existing structures and the development will not have an adverse effect on surrounding areas. The proposed location, size, design and operating characteristics are compatible with the surrounding land use and conditions of approval are in place to protect the public's safety and interest.

ENVIRONMENTAL REVIEW:

On September 24, 2015, the Environmental Coordinator made a preliminary determination that the project is exempt from the California Environmental Quality Act under Class 1 (Existing Facilities) Section 15301(e)(1), since the addition will not result in an increase of floor area of more than 2,500 square feet.

RECOMMENDATION:

That the City Council adopt the draft Resolution approving Modification No. 2 to Conditional Use Permit 3-94 (PRC 2015-027-M) to allow the conversion of the existing patio into storage and the addition of a 2,000 square foot patio for the Porterville Veterans Memorial District subject to conditions of approval.

ATTACHMENTS:

1. Locator Map
2. Existing Site Plan
3. Proposed Floor Plan
4. Resolution 33-94
5. Resolution 99-94
6. Zoning Administrator Resolution 1-96
7. Draft Resolution

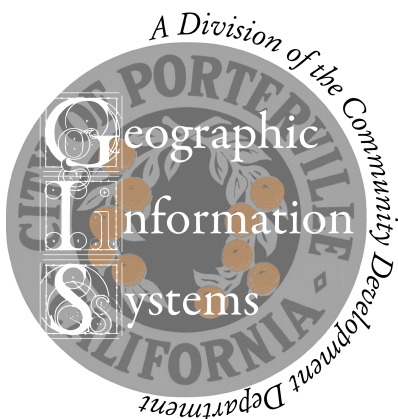
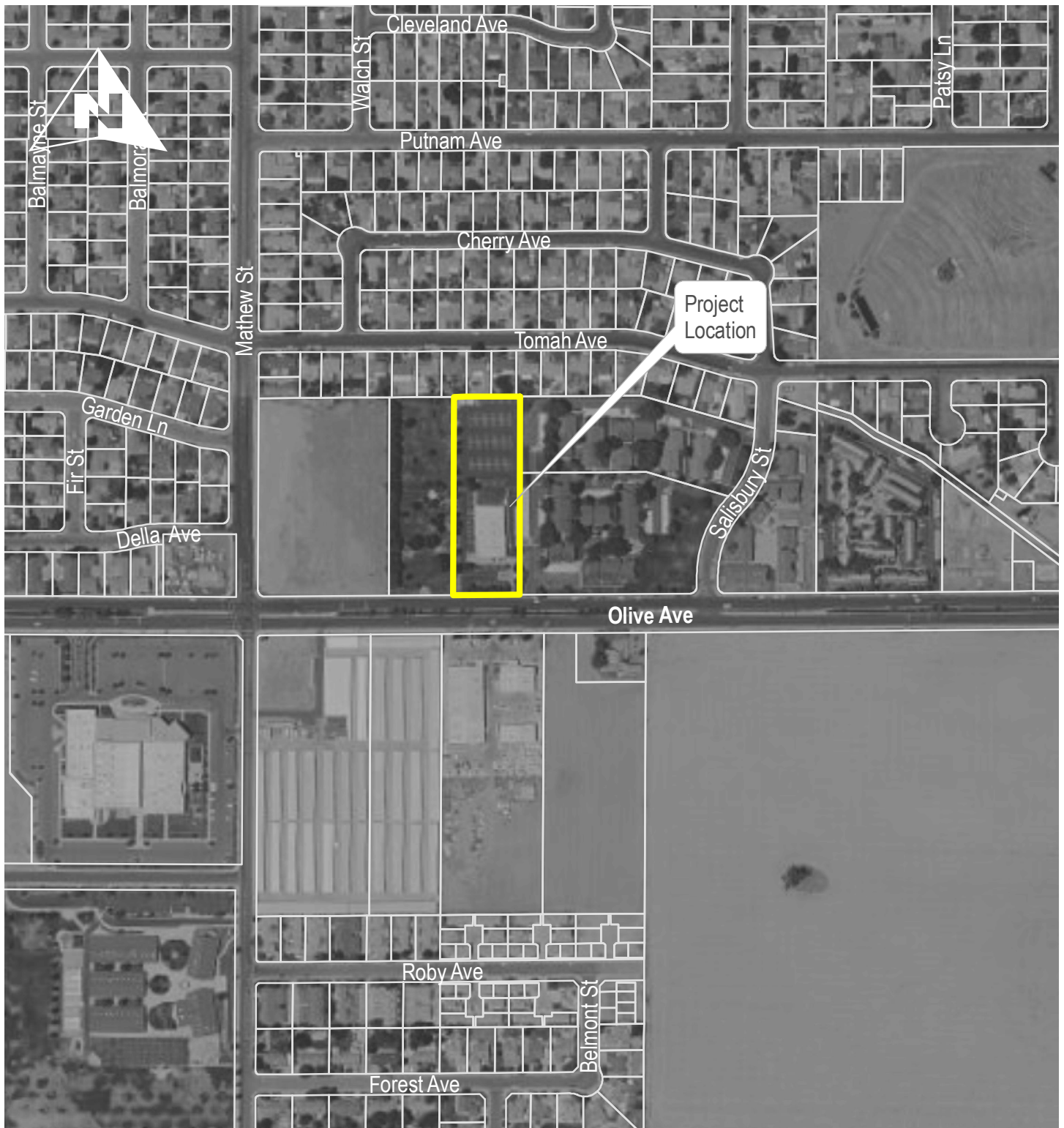
Appropriated/Funded:

Review By:

Department Director:

Jenni Byers, Community Development Director

Final Approver: John Lollis, City Manager



PRC 2015-027
Patio Conversion and Addition
@ 1900 W Olive Ave
Project Locator Map
1" = 400 ft.



LEGEND

SPK	SPRINKLER
TR	REDWOOD TREE
RD	PALM TREE
TC	TOP OF CURB
P	PAVEMENT
GS	GROUND SHOT
FH	FIRE HYDRANT
HB	HOSE BIBB
SLT	STREET LIGHT

REVISIONS			
NO.	DATE	BY	DESCRIPTION

Project Name:

PROPOSED BUILDING EXPANSION

ROBERTS
ENGINEERING

P.O. BOX 908, 342 N. 2nd St.
PORTERVILLE, CALIFORNIA 93257
(559)784-6326
www.robertsengineering.com

Client:

**PORTERVILLE VETERANS
MEMORIAL DISTRICT
1900 WEST OLIVE AVENUE
PORTERVILLE, CA 93257**

DRAWN BY: da

DATE: OCTOBER 22, 2014

JOB NO.: 2014.014

Sheet Title:

TOPOGRAPHIC SURVEY

Sheet No.

1

of 4 Sheets



Owner:
Porterville Veterans Memorial District
Mr. Don Dowling
1900 West Olive Avenue
Porterville, CA 93257

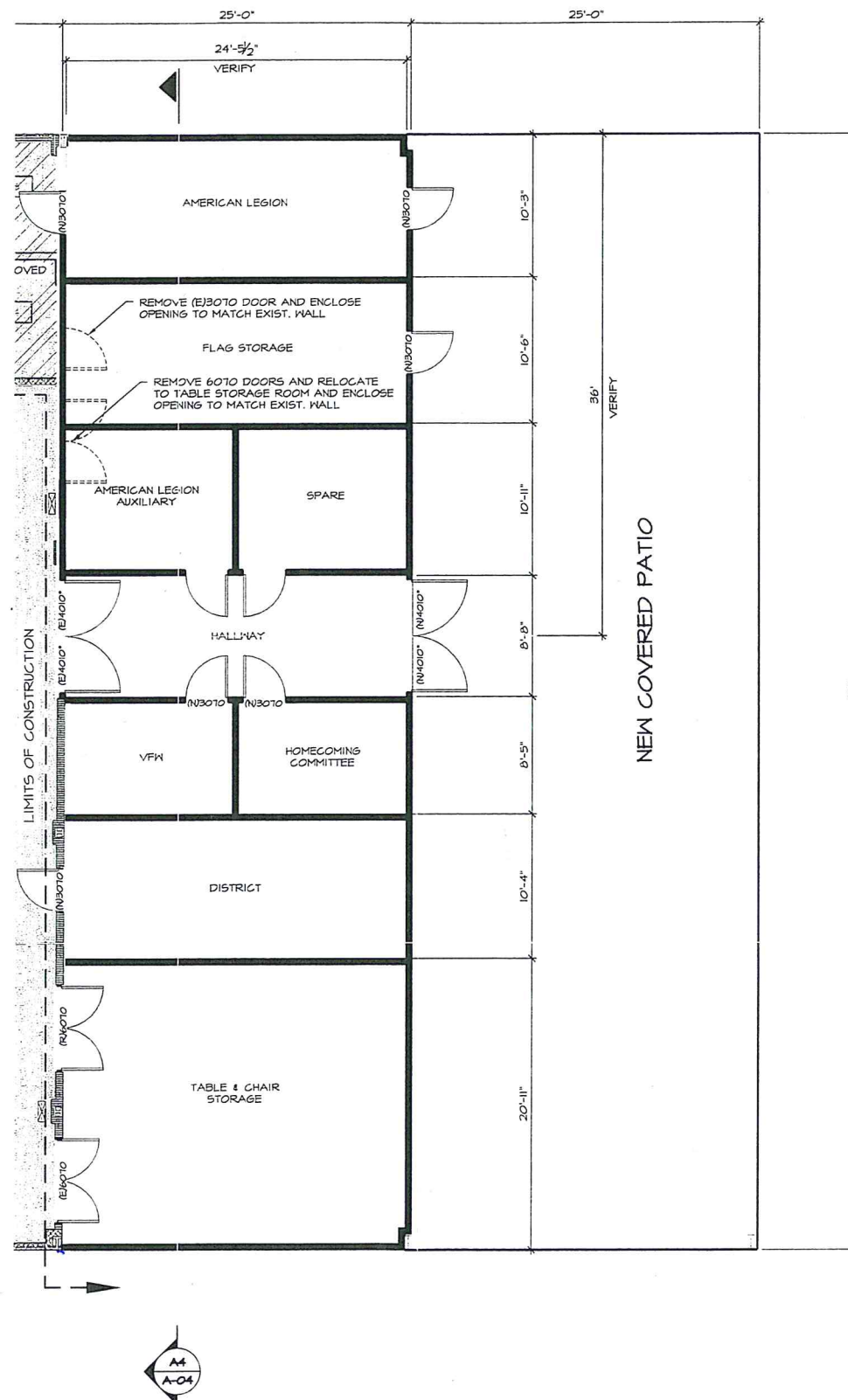
Engineer:
Roberts Engineering
Donna Shamley
P. O. Box 908
Porterville, CA 93258

Parcel size: 184 feet +/- x 565 feet +/-
Area: 2.42 acres (developed)

APN: 245-150-058

We are not proposing any changes to the existing building other than the enclosure of the existing patio area and the addition of a new covered patio area.

The parking, landscaping, drive approaches, fencing, etc, will all remain as it exists.

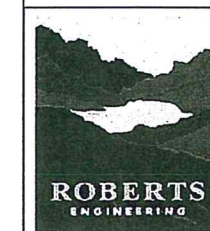


FLOOR PLAN

SCALE 3/16" = 1'-0"

REVISIONS			
NO.	DATE	BY	DESCRIPTION

Project Name:
PROPOSED BUILDING EXPANSION



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Client:
**PORTERVILLE VETERANS
MEMORIAL DISTRICT
1900 WEST OLIVE AVENUE
PORTERVILLE, CA 93257**

DRAWN BY: ds
DATE: JUNE 22, 2015
JOB NO.: 2014.014

Sheet Title:
**FLOOR
PLAN**

Sheet No.
A-01.00
of 0 Sheets

RESOLUTION NO. 33-94

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF PORTERVILLE CONTAINING FINDINGS
AND CONDITIONS IN SUPPORT OF APPROVAL OF
CONDITIONAL USE PERMIT 3-94 TO ALLOW THE
DEVELOPMENT OF A VETERANS MEMORIAL HALL
IN THE R-4(D) ZONE LOCATED ON THE NORTH SIDE
OF OLIVE AVENUE 350± FEET EAST OF MATHEW STREET

WHEREAS: The City Council of the City of Porterville at its regularly scheduled meeting of May 3, 1994, conducted a public hearing in consideration of Conditional Use Permit 3-94, being a request to allow the development of a 13,620 square foot Veterans Memorial Hall in the R-4(D) (Multiple-Family Residential with a Design Review Overlay) zone. Said Memorial Hall will be located on the north side of Olive Avenue 350± feet east of Mathew Street; and

WHEREAS: A modification of the Standard Plans and Specifications has been requested to allow the development of a discontinuous, meandering sidewalk on the north side of Olive Avenue in front of the proposed Veterans Memorial Hall; and

WHEREAS: Due to the unique aesthetic aspects of this proposal, such a deviation from the Standard Plans and Specifications is in order; and

WHEREAS: The City Council considered the following findings relative to the subject Conditional Use Permit:

1. That the proposed project is consistent with the site's General Plan land use designation and zoning.
2. That the site is physically suitable for the type of development proposed.
3. That the design of the project or the proposed improvements are not likely to cause substantial environmental damage.

4. That a Negative Declaration was prepared for this project indicating that such will not have a significant effect on the environment.
5. That the proposed location of the project and the conditions under which it will be operated and maintained will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.
6. That the standards of population density, site area dimensions, site coverage, yard spaces, height of structures, distance between structures, off-street parking facilities, and landscaped areas will produce an environment of stable and desirable character consistent with the objectives of the Zoning Ordinance.

NOW, THEREFORE, BE IT RESOLVED: That the City Council of the City of Porterville does hereby approve Conditional Use Permit 3-94 and the requested modification of the Standard Plans and Specifications to allow the development of the discontinuous, meandering sidewalk proposed, subject to the following conditions:

1. The developer/applicant shall submit the following with the building permit application:
 - a. Two sets of plans signed by an architect or engineer;
 - b. A soils report and compaction test (if applicable) for the building pad;
 - c. Energy and structural calculations;
 - d. Compliance with State and Federal disabled access laws;
 - e. Approval of the Tulare County Health Department;
 - f. Grease trap interceptor plans to be installed pursuant to the Uniform Plumbing Code.
2. The developer/applicant shall comply with the City Master Plans, Standard Specifications for Public Works Construction (1991 Edition), Standard Plans and Specifications, the Tulare County Hazardous Waste Management Plan, the Manual of Traffic Controls, the Porterville Circulation Element, and the Tulare County Congestion Management Program.
3. The developer/applicant shall pay all applicable fees in accordance with the Municipal Code and State law.
4. The developer/applicant shall comply with Chapter 70 of the Uniform Building Code including provision of a

grading and drainage plan signed by a licensed civil engineer. The developer/applicant shall follow City Retaining Wall Standards at Lot Lines adopted by the City Council January 3, 1989.

5. The developer/applicant shall construct and/or repair street, curb, gutter, sidewalk, etc. along the full frontage of the parcel, except where they exist and are in good condition in the opinion of the City Engineer (Ord. No. 1306).
6. The developer/applicant shall dedicate right-of-way for a street width that matches the ultimate width in the adopted Land Use and Circulation Element and/or the width established by the City Council, and dedication of required corner radii.
7. The developer/applicant shall move existing utility structures (for example, poles, splice boxes, vaults, etc.) to a position that provides a minimum of four feet (4') of clear space in the sidewalk area and a minimum of two feet (2') of clear space from the curb face to the structure, unless they are below grade (Title 24 OSA).
8. The developer/applicant shall provide street lights on Marbelite poles following Southern California Edison Company specifications, as approved by the City Engineer. Do not use wood poles without prior written approval of the City Engineer.
9. The developer/applicant shall design and improve the parking lot in conformance with Section 2206 of the Zoning Ordinance.
10. The developer/applicant shall, under City inspection, remove all existing abandoned and unnecessary items, to the satisfaction of the City Engineer, before the issuance of a certificate of occupancy (for example, foundations, septic tanks, irrigation pipes, etc.).
11. The developer/applicant shall abandon existing wells, if any, after first obtaining an abandonment permit from the County Department of Environmental Health, and providing the City Engineer with proof of compliance with County regulations before performing any grading or issuance of the building permit, whichever comes first.
12. The developer/applicant shall follow Ordinance No. 1288 on waste water discharge requirements and before issuance of a building permit, shall complete and submit the following:

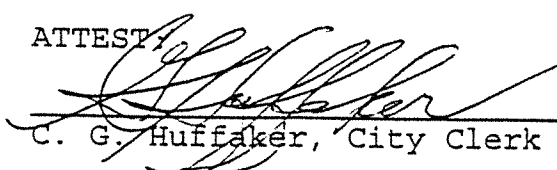
- a. Waste Water Survey for Nonresidential Establishments;
- b. Application for Waste Water Discharge Permit, including payment of the application fee.

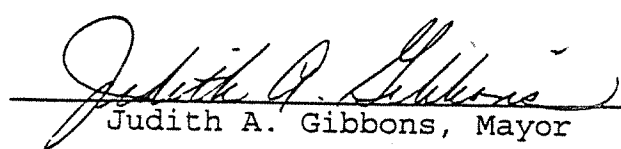
If Ordinance No. 1288 requires a Discharge Permit, based on the response to the Waste Water Survey for Nonresidential Establishments, then the developer/applicant shall provide monitoring facilities to allow inspection, sampling, and flow measurement of the flows in the building sewer and drainage system.

13. The developer/applicant shall install a refuse container enclosure according to City standards.
14. Seating capacity within the Veterans memorial Hall shall be limited to 660 persons until such time as additional parking is provided with Phase 2 parking lot development.
15. The developer/applicant shall provide an easement for sewer along the site's northerly boundary if one does not already exist.
16. The developer/applicant shall construct a six (6) foot high masonry wall, to City standards, along the site's northerly property line.
17. The developer/applicant shall install a redwood header along the westerly and northerly edges of the Phase 1 asphalt parking lot.
18. The developer/applicant shall provide a total of 23 street trees (fee in lieu of), and landscaping must conform to the City's Water Efficient Landscape Ordinance.
19. The developer/applicant shall either upgrade the water system to provide adequate fire flow (1,500 gpm 20 psi residual) or install fire sprinklers.
20. The developer/applicant shall construct drainage facilities as required to serve the property (Ord. No. 1306). The developer/applicant shall design the drainage system so that the cross slope of Olive Avenue is not increased.

21. Development shall be in strict conformance with Exhibit "A" incorporated herein by this reference.

ATTEST


C. G. Huffaker, City Clerk


Judith A. Gibbons, Mayor

STATE OF CALIFORNIA)
 (SS
COUNTY OF TULARE)

I, C. G. HUFFAKER, the duly appointed City Clerk of the City of Porterville do hereby certify and declare that the foregoing is a full, true and correct copy of a resolution duly and regularly passed and adopted by the Council of the City of Porterville at a regular meeting of the Porterville City Council regularly called and held on the 3rd day of May, 1994.

THAT said resolution was duly passed adopted by the following vote:

AYES: Nicholson, Clark, Leavitt, . Gibbons
NOES: None
ABSENT: Gifford
ABSTAIN: None

C. G. HUFFAKER, City Clerk

By Georgia Hawley, Deputy City Clerk

RESOLUTION NO. 99-94

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF PORTERVILLE CONTAINING FINDINGS IN
SUPPORT OF THE APPROVAL OF "D" OVERLAY DESIGN
REVIEW 1-94 (MODIFICATION NO. 1), LOCATED ON THE NORTH
SIDE OF OLIVE AVENUE 350± FEET EAST OF MATHEW STREET

WHEREAS: The City Council at its regularly scheduled meeting of October 4, 1994, considered a modification of "D" Overlay Design Review 1-94 to allow the development of a 10,000 square foot Veterans Memorial Hall in lieu of the 13,620 square building approved by the City Council on May 3, 1994 in conjunction with Conditional Use Permit 3-94, in the R-4(D) (Multiple-Family Residential with a Design Review Overlay) zone, located on the north side of Olive Avenue 350± feet east of Mathew Street; and

WHEREAS: The applicants have requested a reduction in size and design for the project from the original 13,620 square foot Veterans Memorial Hall, as approved by the City Council on May 3, 1994 in conjunction with Conditional Use 3-94, to 10,000 square feet; and

WHEREAS: The requested modification of the project includes a reduction in the size of the project site from 2.93± acres to 2.42± acres as part of the overall scaling down of the proposal; and

WHEREAS: The City Council made the following findings with respect to the subject project:

1. That the proposed project is consistent with the site's General Plan land use designation and zoning.
2. That the site is physically suitable for the type of development proposed.
3. That the design of the project or the proposed

improvements are not likely to cause substantial environmental damage.

4. That a Negative Declaration was prepared for this project indicating that such will not have a significant effect on the environment.
5. That the proposed location of the project and the conditions under which it will be operated and maintained will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.
6. That the standards of population density, site area dimensions, site coverage, yard spaces, height of structures, distance between structures, off-street parking facilities, and landscaped areas will produce an environment of stable and desirable character consistent with the objectives of the Zoning Ordinance.

NOW, THEREFORE, BE IT RESOLVED: That the City Council of the City of Porterville does hereby approve "D" Overlay Design Review 1-94 (Modification No. 1), subject to the following conditions:

1. The developer/applicant shall comply with the City Master Plans, Standard Specifications for Public Works Construction (1991 Edition), Standard Plans and Specifications, the Tulare County Hazardous Waste Management Plan, the Manual of Traffic Controls, the Porterville Circulation Element, and the Tulare County Congestion Management Plan, the Manual of Traffic Controls, the Porterville Circulation Element, and the Tulare County Congestion Management Program.
2. The developer/applicant shall pay all applicable fees in accordance with the Municipal Code and State law.
3. The developer/applicant shall comply with Chapter 70 of the Uniform Building Code including provision of a grading and drainage plan signed by a licensed civil engineer. The developer/applicant shall follow City Retaining Wall Standards at lot lines as adopted by the City Council January 3, 1989.
4. The developer/applicant shall construct and/or repair street, curb, gutter, sidewalk, etc. along the full frontage of the parcel (a distance of 372± feet) except where they exist and are in good condition in the opinion of the City Engineer (Ordinance No. 1306). Said improvements will be allowed to be constructed for a distance of 186± feet along the site plan's southerly

frontage only if a Parcel Map is recorded prior to issuance of an occupancy permit creating a legal lot of record commensurate with the dimensions of the site plan for "D" Overlay Design Review 1-94 (Modification No. 1).

5. The developer/applicant shall dedicate right of way for a street width that matches the ultimate width in the adopted Land Use and Circulation Element and/or the width established by the City Council, and dedication of required corner radii.
6. The developer/applicant shall move existing utility structures (for example, poles splice boxes, vaults, etc.) to a position that provides a minimum of four feet (4') of clear space in the sidewalk area and a minimum of two feet (2') of clear space from the curb face to the structure, unless they are below grade (Title 24 OSA).
7. The developer/applicant shall provide street lights on marbelite poles following Southern California Edison Company specifications, as approved by the City Engineer. Use of wood poles is prohibited without prior written approval of the City Engineer.
8. The developer/applicant shall design and improve the parking lot in conformance with Section 2206 of the Zoning Ordinance.
9. The developer/applicant shall, under City inspection, remove all existing abandoned and unnecessary items, to the satisfaction of the City Engineer, before the issuance of a certificate of occupancy (for example, foundations, septic tanks, irrigation pipes, etc.).
10. The developer/applicant shall abandon existing wells, if any, after first obtaining an abandonment permit from the County department of Environmental Health, and providing the City Engineer with proof of compliance with County regulations before performing any grading or issuance of the building permit, whichever comes first.
11. The developer/applicant shall follow Ordinance No. 1288 on waste water discharge requirements and before issuance of a building permit, shall complete and submit the following:
 - a. Waste Water Survey for Nonresidential Establishments.
 - b. Application for Waste Water Discharge Permit, including payment of the application fee.

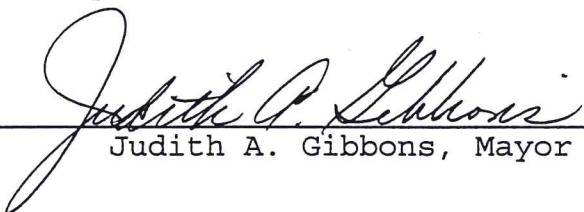
If Ordinance No. 1288 requires a Discharge Permit, based on the response to the Waste Water Survey for

Nonresidential Establishments, then the developer/applicant shall provide monitoring facilities to allow inspection, sampling, and flow measurement of the flows in the building sewer and drainage system.

12. The developer/applicant shall install a refuse container enclosure according to City standards.
13. Seating capacity within the Veterans Memorial Hall shall be limited to 695 persons based on the 139 parking spaces being proposed at five (5) persons per space in accordance with Article 22 of the City Zoning Ordinance.
14. The developer/applicant shall provide an easement for sewer along the site's northerly boundary, if one does not already exist.
15. Prior to issuance of an occupancy permit, the developer/application shall construct a six (6) foot high masonry wall, to City standards, along the site's northerly property line (a distance of 372± feet). Said wall will be allowed to be constructed for a distance of 186± feet along the site plan's northerly boundary only if a Parcel Map is recorded prior to issuance of an occupancy permit creating a legal lot of record commensurate with the dimensions of the site plan for "D" Overlay Design Review 1-94 (Modification No. 1).
16. The developer/application shall provide a total of 23 street trees (fee in lieu of), and landscaping must conform to the City's Water Efficient Landscape Ordinance.
17. The developer/applicant shall either upgrade the water system to provide adequate fire flow (1,500 gpm/20 psi residual) or install fire sprinklers.
18. The developer/applicant shall construct drainage facilities as required to serve the property (Ordinance No. 1306).
19. The developer/applicant shall design the drainage system so that the cross slope of Olive Avenues is not increased.
20. The developer/applicant shall submit the following with the building permit application:
 - a. Two sets of plans signed by an architect or engineer;
 - b. A soils report and compaction test (if applicable) for the building pad;
 - c. Energy and structural calculations;
 - d. Compliance with State and Federal disabled access

- laws;
- e. Approval of the Tulare County Health Department;
 - f. Grease trap interceptor plans to be installed pursuant to the Uniform Plumbing Code.

21. Development shall be in strict conformance with Exhibit "A" incorporated herein by this reference.


Judith A. Gibbons, Mayor

ATTEST:


C. G. Huffaker, City Clerk

STATE OF CALIFORNIA)
(SS
COUNTY OF TULARE)

I, C. G. HUFFAKER, the duly appointed City Clerk of the City of Porterville do hereby certify and declare that the foregoing is a full, true and correct copy of a resolution duly and regularly passed and adopted by the Council of the City of Porterville at a regular meeting of the Porterville City Council regularly called and held on the 4th day of October, 1994.

THAT said resolution was duly passed adopted by the following vote:

AYES: Clark, Leavitt, Gifford, Gibbons
NOES: None
ABSENT: Nicholson
ABSTAIN: None

C. G. HUFFAKER, City Clerk

By 
Georgia Hawley, Deputy City Clerk

RESOLUTION NO. ZA1-96

A RESOLUTION OF THE ZONING ADMINISTRATOR OF
THE CITY OF PORTERVILLE CONTAINING FINDINGS
AND CONDITIONS IN SUPPORT OF APPROVAL OF
CONDITIONAL USE PERMIT 3-94, MODIFICATION NO. 1
TO ALLOW THE ADDITION OF A 350± SQUARE FOOT
STORAGE UNIT WITHIN THE VETERANS MEMORIAL
HALL COMPLEX, LOCATED IN THE R-4(D) ZONE
ON THE NORTH SIDE OF OLIVE AVENUE 350±
FEET EAST OF MATHEW STREET

WHEREAS: The Zoning Administrator of the City of Porterville conducted a public hearing on October 21, 1996, in consideration of Conditional Use Permit 3-94, Modification No. 1, being a request to allow the addition of a 350± square foot storage unit within the Veterans Memorial Hall complex located in the R-4(D) (Multiple Family Residential with a Design Review Overlay) zone on the north side of Olive Avenue 350± feet east of Mathew Street; and

WHEREAS: A modification of the standard five (5) foot setback requirement for side yards within the R-4 zone has been requested to allow the proposed storage unit, to be located a minimum of four (4) feet from the subject site's easterly side yard property line; and

WHEREAS: Due to the existing site design of the Veterans Memorial Hall complex and relationship of the proposed storage unit to surrounding properties, such a modification from the standard five (5) foot side yard setback requirement in the R-4 zone is in order; and

WHEREAS: The Zoning Administrator considered the following findings relative to the subject Conditional Use Permit minor modification:

1. That the proposed 350± square foot storage unit addition constitutes a minor modification to the plans approved by City Council Resolution No. 33-94.
2. That the proposed project is consistent with the site's General Plan land use designation and zoning.
3. That the site is physically suitable for the type of development proposed.
4. That the design of the project or the proposed improvements are not likely to cause substantial environmental damage.
5. That addition of the proposed 350± square foot storage unit is Categorically Exempt from the provisions of the California Environmental Quality Act (CEQA) per Section 15303 of the CEQA Guidelines.
6. That the proposed location of the project and the conditions under which it will be operated and maintained will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.
7. That the standards of population density, site area dimensions, site coverage, yard spaces, height of structures, distance between structures, off-street parking facilities, and landscaped areas will produce an environment of stable and desirable character consistent with the objectives of the Zoning Ordinance.

NOW, THEREFORE, BE IT RESOLVED: That the Zoning Administrator of the City of Porterville does hereby approve Conditional Use Permit 3-94, Modification No. 1 and the requested modification of the required five (5) foot side yard setback within the R-4 zone to allow the installation of the proposed storage unit as shown on Exhibit "A", incorporated herein by this reference, subject to the following conditions:

1. The developer/applicant shall submit the following with the building permit application:
 - a. Two sets of plans signed by an architect or engineer;
 - b. Structural calculations;

- c. Compliance with all State and Federal disabled access laws and all applicable 1994 Building codes.
2. The developer/applicant shall pay all applicable fees, including building plan check fees, in accordance with the Municipal Code and State law at the time of building permit application submittal.



Ronald J. Mauck, Zoning Administrator

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PORTERVILLE
CONTAINING FINDINGS IN SUPPORT OF THE APPROVAL OF MODIFICATION NO. 2
TO CONDITIONAL USE PERMIT 3-94 (PRC 2015-027-M) TO ALLOW THE
CONVERSION OF EXISTING PATIO INTO STORAGE AREA AND THE
CONSTRUCTION OF A NEW PATIO AT VETERANS MEMORIAL HALL
LOCATED AT 1900 W. OLIVE AVENUE

WHEREAS: On May 3, 1994, City Council approved Conditional Use Permit 3-94 (Resolution 33-94) to allow for the development of a 13,620 square foot Veterans Memorial Hall in the R-4(D) zoning district; and

WHEREAS: On October 4, 1994, City Council approved modification of “D” Overlay, (Resolution 99-94) to allow the development of a 10,000 square foot Veterans Memorial Hall in lieu of the 13,620 square foot building; and

WHEREAS: On October 21, 1996, the Zoning Administrator approved Modification No. 1 to Conditional Use Permit 3-94 via Zoning Administrator Resolution ZA1-96 which allowed a one-foot reduction in the required five-foot setback, enabling the placement of a 350 square foot storage unit; and

WHEREAS: The City Council of the City of Porterville at its regularly scheduled meeting of October 6, 2015, conducted a public hearing to consider Modification No. 2 to Conditional Use Permit 3-94, to allow the conversion of the existing 2,000 square foot patio into storage area and the addition of a new 2,000 square foot patio within the Veterans Memorial Hall complex located at 1900 W. Olive Avenue in the CR (retail center) zone; and

WHEREAS: The City Council received testimony from all interested parties at its regularly scheduled meeting of October 6, 2015, related to the requested modification; and

WHEREAS: The City Council made the following findings:

1. That the project will advance the goals and objectives of, and is consistent with, the policies of the General Plan and any other applicable plan that the City has adopted.

This project supports and complies with Land Use Guiding Policy (LU-G-3) in that it will promote sustainability in the design and development of public and private development projects. Veterans Memorial Hall was established primarily for the benefit and service of the population of the community in which it is located.

2. That the proposed location, size, design, and operating characteristics of the proposed project are consistent with the purposes of the district where it is located and conforms in all significant respects with the General Plan adopted by the City Council.

The proposed location, size and operating characteristics are compatible with the surrounding land use and conditions of approval are in place to protect the public’s safety and interest. The conversion and patio addition will not create a demand for additional on-site parking. The addition will be architectural compatibility with

existing structures and the development will not have an adverse effect on surrounding areas.

3. On September 24, 2015, the Environmental Coordinator made a preliminary determination that the project is exempt from the California Environmental Quality Act pursuant to Section 15301(e)(1), of the California Code of Regulation (CEQA Guidelines).

This project is Categorically Exempt pursuant to CEQA Guidelines §15301(e)(1), Existing Facilities: The addition to the existing structure will not increase the floor area over 2,500 square feet.

NOW, THEREFORE, BE IT RESOLVED: That the City Council of the City of Porterville does hereby approve Modification No. 2 to Conditional Use Permit 3-94 (PRC 2015-027-M), as represented in the site plan incorporated herein as Exhibit "A," subject to the following conditions:

1. The developer/applicant will remove the cargo containers after project completion, prior to final inspection.
2. Unless otherwise noted, the developer/applicant shall comply with the City Master Plans and Standard Drawings, Standard Specifications for Public Works Construction (2012 Edition), and Standard Plans and Specifications (2010 Standards), except where they are in conflict with current access compliance regulations, the current California Building Code, the Tulare County Hazardous Waste Management Plan, the California Manual on Uniform Traffic Control Devices, the Porterville Circulation Element, and the Tulare County Congestion Management Program.
3. The developer/applicant shall pay all applicable fees according to the Municipal Code and State law. The developer/applicant is hereby notified that you have the right to pay fees, dedications, reservations or other exactions, under protest, pursuant to Government Code Section 66020(a). You have 90 days from the date fees are paid to file a written protest.
4. The developer/applicant shall comply with Appendix J, "Grading," of the current California Building Code, including provision of a grading and drainage plan signed by a licensed civil engineer or architect. Drainage calculations must be submitted to verify that reduced drainage area will capture necessary runoff. The developer/applicant shall comply with City Retaining Wall Standards (adopted by City Council January 3, 1989) at lot lines where such standards are applicable.
5. The developer/applicant shall construct and/or repair street, curb, gutter, sidewalk, etc. along the full parcel frontage, except where they exist and are determined to be in good condition and in compliance with current accessibility standards in the opinion of the City Engineer (Ord. No. 1306). Existing frontage improvements were evaluated and it was determined that a portion of the improvements are non-compliant. An accessible path of travel across the driveways serving the property must be provided

by altering the driveways (two on Olive Avenue) to provide a 4' minimum width sidewalk. The location of the accessible sidewalk paths will require pedestrian easements to be granted to the City.

6. The developer/applicant shall construct a pedestrian path of travel from the City sidewalk to onsite walks in a manner that is compliant with current accessibility standards.
7. The developer/applicant shall, under City inspection, remove all existing abandoned and unnecessary items, to the satisfaction of the City Engineer, before the issuance of a certificate of occupancy (for example, foundations, septic tanks, irrigation pipes, etc.).
8. The developer/applicant is hereby notified that the installation of an additional water meter, servicing the irrigation system, is required for monitoring actual water usage if the landscape area is 1000 square feet or more. A backflow device will be required on the new water meter.
9. The developer/applicant shall submit three (3) complete sets of plans, signed by a licensed Architect or Engineer, including two (2) sets of energy calculations and structural calculations.
10. Plan submittals shall comply with current access laws (both State and Federal). The most stringent Code shall prevail.
11. Plan submittals shall comply with all current applicable Codes.
12. The developer/applicant shall provide an exit analysis for the auditorium.
13. Steel studs or fire-resistant treated wood in Type II Construction is required per Section 603 of the California Building Code.
14. One-hour rated separation of the storage/assembly occupancies is required per Section 508 of the California Building Code.
15. The developer/applicant shall make payment of the required plan check fees at the time of building permit plan submittal.
16. The developer/applicant shall pay School Development fees and all other City fees at the time table determined by current City Ordinance.
17. The developer/applicant shall pay all fees according to the Municipal Code and State Law.
18. Main entrance's, paths of travel from the public sidewalk and required accessible parking stalls, and restrooms shall comply with current access laws (both State and

Federal). The most stringent Code shall prevail. Per discussion with the applicant, the following areas of the proposed project will need to be addressed as part of the construction project:

- Accessible parking to be made compliant. Five (5) stalls are required.
- Restrooms require an ambulatory stall to be provided.

19. The Building Official has designated the proposed construction to be a “S” Occupancy Classification.

20. Plans submitted with deferred items will automatically be rejected and are not guaranteed a complete plan review prior to said rejection.

21. Fire sprinkler calculations and plans set for new construction required for 10% or 10 new sprinkler heads.

PASSED, APPROVED AND ADOPTED this 6th day of October, 2015.

Milt Stowe, Mayor

ATTEST:

John D. Lollis, City Clerk

BY _____

Patrice Hildreth, Chief Deputy City Clerk

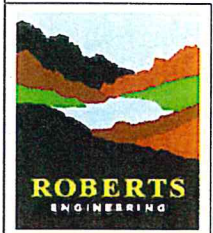


LEGEND

- SPRINKLER
- REDWOOD TREE
- PALM TREE
- TOP OF CURB
- PAVEMENT
- GROUND SHOT
- FIRE HYDRANT
- HOSE BIBB
- STREET LIGHT

REVISIONS			
NO.	DATE	BY	DESCRIPTION

Project Name:
PROPOSED BUILDING EXPANSION



P.O. BOX 908, 342 N. 2nd St.
PORTERVILLE, CALIFORNIA 93257
(559)784-6326
www.robertsengineering.com



Client:
**PORTERVILLE VETERANS
MEMORIAL DISTRICT
1900 WEST OLIVE AVENUE
PORTERVILLE, CA 93257**

DRAWN BY: da
DATE: OCTOBER 22, 2014
JOB NO.: 2014.014

Sheet Title:
**TOPOGRAPHIC
SURVEY**

Sheet No.
1
of 4 Sheets



CITY COUNCIL AGENDA – OCTOBER 6, 2015

SUBJECT: Interim Urgency Ordinance Prohibiting the Use of Land for the Purpose of Operating a Massage Oriented Business

SOURCE: Community Development

BACKGROUND: On November 4, 2014, City Council received a staff informational report regarding Assembly Bill 1147 (AB 1147). AB 1147 restored local regulatory authority over massage therapy businesses that employ therapists and practitioners that have been certified by the California Massage Therapy Council (CAMTC), as well as expanded the authority of counties and cities to regulate massage businesses through operating standards, and permit, licensing, and certification requirements.

COMMENT: On September 15, 2015, a public hearing was held and continued to October 6, 2015, to consider the revocation of a business license for a massage establishment due to illicit activity, namely, prostitution. City Council directed staff to prepare an ordinance that would provide specific regulations for massage oriented businesses, with a focus on assisting the legitimate businesses by reducing the number of illicit businesses operating in Porterville. Since that time, additional arrests have been made. Consequently, this issue proposes a current and immediate threat to the public health, therefore, staff recommends an interim ordinance that would temporarily prohibit the issuance of any new business licenses until staff has had time to study and address these issues and develop permanent standards for Council consideration.

ANALYSIS: Government Code §65858(a) allows a governing body to adopt an urgency measure to prohibit any use that may be in conflict with a contemplated zoning proposal. As the proposed ordinance is an interim urgency ordinance (moratorium), it would take effect immediately and be in effect for forty-five (45) calendar days. Staff intends to introduce permanent standards to the City Council at the meeting of November 17, 2015.

ENVIRONMENTAL REVIEW: The Environmental Coordinator made a determination that the adoption of the subject interim ordinance is not an activity subject to the California Environmental Quality Act (CEQA), according to the general rule that CEQA does not apply to activities that will not result in a direct or reasonably foreseeable indirect physical change in the environment.

RECOMMENDATION: That the City Council consider and adopt the proposed interim urgency ordinance, read by title only, and waive further reading.

Item No. 21.

ATTACHMENTS: 1. Draft Interim Ugency Ordinance

Appropriated/Funded: MB

Review By:

Department Director:

Jenni Byers, Community Development Director

Final Approver: John Lollis, City Manager

ORDINANCE NO.

AN INTERIM ORDINANCE OF THE CITY COUNCIL OF THE CITY OF
PORTERVILLE PROHIBITING THE USE OF LAND FOR THE PURPOSE OF
OPERATING A MASSAGE ORIENTED BUSINESS

BE IT ORDAINED by the City Council of the City of Porterville, as follows, to wit:

SECTION 1: The City Council of the City of Porterville herewith finds that there is a current and immediate threat to the public health, safety, or welfare, arising from the lack of procedures for determining the appropriateness of locations for massage oriented businesses, and from a lack of sufficient authority and controls to allow the City to impose appropriate and necessary conditions and regulations upon massage oriented businesses within the City of Porterville.

SECTION 2: The City Planning staff and City Attorney are presently studying the issues concerning location and regulation of massage oriented businesses.

SECTION 3: The City of Porterville does further herewith find and determine that further issuance of business licenses which in turn would allow the use of land for the purpose of operating a massage business prior to the adoption of any regulations concerning the location and standards of massage oriented businesses would result in that threat to public health, safety or welfare being exacerbated.

SECTION 4: That the City of Porterville does further herewith find and determine that there are significant public health, safety or welfare concerns relating to issues concerning:

- (a) Appropriate locations for massage oriented businesses;
- (b) Appropriate procedures to provide for staff and public input and comment on the siting of massage oriented businesses; and
- (c) Appropriate mechanisms being in place to impose appropriate and necessary conditions upon massage oriented businesses and practitioners.

All of which gives rise to a need to complete the study, within a reasonable time, of the potential and appropriate City zoning procedures and policies with regard to this particular land use, and in order to protect the public safety, health or welfare it is necessary to prohibit the use of land for the purpose of operating a massage oriented business until such time as said study is completed and the City Council has determined, what new and additional, if any, procedures and policies are necessary and appropriate to put in place.

SECTION 5: The City Council of the City of Porterville herewith finds that the adoption of the subject interim ordinance is not an activity subject to the California Environmental Quality Act, according to the general rule that CEQA does not apply to activities that will not result in a direct or reasonably foreseeable indirect physical change in the environment.

Ordinance No.

SECTION 6: This Ordinance shall remain in full force and effect for a period of forty-five (45) days from and after its passage and adoption.

SECTION 7: The City Council does herewith direct the City staff to prepare and submit to the City Council, for consideration of approval and issuance by the City Council, a written report describing the measures taken and to be taken to alleviate the conditions which led to the adoption of this Ordinance; and that said report shall be submitted to the City Council at least 10 days prior to the expiration of this Ordinance.

SECTION 8: For the reasons set forth hereinabove, the City Council of the City of Porterville does herewith declare and determine that it is necessary to protect the public safety, health or welfare by adopting this Ordinance (by the required 4/5's majority vote) as an urgency measure to take effect immediately upon passage and adoption.

PASSED, ADOPTED AND APPROVED this 6th day of October, 2015

Milt Stowe, Mayor

ATTEST:
John D. Lollis, City Clerk

BY _____
Patrice Hildreth, Chief Deputy City Clerk



CITY COUNCIL AGENDA – OCTOBER 6, 2015

SUBJECT: Extra-territorial Service Agreements - Three Requests for Water Connection

SOURCE: Community Development

COMMENT: City staff are in receipt of three individual requests for water connection. The first, the Baxley Street property, requests connection to a single-family residence within the City's Urban Development Boundary (UDB). The second, the Gibbons Avenue property, is a single-family residence outside the City's UDB, but within the Urban Area Boundary (UAB). The third, the Slaughter Avenue property, is requesting a "will-serve" letter as a component of a County-referred parcel map; this property is within the Roby Island, which was initially considered for annexation by Council in April 2015.

The Baxley Street property is an existing residence on nearly one acre (42,253 square feet) of land in East Porterville. The area lies within what was once the "East Porterville H2O Water District" service area, but the subject property was not served by the district. The property includes a residential well and receives sewer service from Porter Vista Public Utilities District. Because the size of the property exceeds 24,999 square feet, it does not meet the criteria identified in the established procedures for extension of municipal services (Resolution 75-2014). Further, it is relevant to note that the residence has burned down, and that as the property owners pursue building permits through Tulare County, a "will-serve" letter is required, leading to this requested connection. Water lines are in place along the frontage of the property. Prior to the adoption of the revised policies and procedures for annexations and extension of municipal services, the accepted precedent was to allow connections within former district boundaries with no limits or conditions. To continue that practice directly conflicts with City and LAFCo policies. However, because the property owner is willing to complete the Extra-territorial Service Agreement effort as defined by City policy, and because of the site plan as identified in submitted architectural drawings, Staff supports and would recommend authorization to provide water to the Baxley Street property, even though the size exceeds the maximum allowed, because of the parcel's inclusion in the defunct water district.

The Gibbons Avenue property, by contrast, does meet all conditions of Resolution 75-2014. The site includes an existing residence on a parcel approximately 11,800 square feet in size. An existing main line is in place along the frontage of the home. However, extension of services beyond the UDB, in light of the severe drought, could set a precedent that would negatively impact the City's water system. For this reason, staff would not support such a connection, but requests the Council consider the request and provide direction.

The Slaughter Avenue property is being brought forward for Council consideration at the request of the applicant's agent, Jim Winton. The site is located within Roby Island, just south of Olive Avenue and west of State Route 65, in the former "Rowland Water District" service area. The area is shown in the attached maps. The Slaughter Avenue property is not just a request for water, but includes a parcel map being considered by Tulare County. The project proposes a parcel map that would create two parcels, sized 12,500 sf (Parcel 1) and 43,028 sf (Parcel 2). The subject property is zoned R-1 per the County, and RS-2 (Low Density Residential) per the City's Development Ordinance. The parcel map as proposed splits an existing accessory structure (Proposed Parcel 2) from the primary residential structure (Proposed Parcel 1). The accessory structure, a large shop, has served a non-legal use in the past as a commercial business for the property owners, and would not be a legal use on a separate property, even by County standards. This use is incompatible with the RS-2 zone district and cannot be allowed. Further, the structure alone, without a primary residential structure, could not occupy its own lot. While the structures are pre-existing, the parcel map would create a non-conformance with the Development Ordinance, and in turn, a violation of the City-County Settlement Agreement. For this reason, in order for a parcel map to be approved, the commercial accessory structure would require conversion to a residential structure. The existing parcel is already served City water for the residential structure. It is unknown how, or if at all, the existing commercial accessory structure receives water. As with the recently approved annexation of Island 475 - the Mulberry/North Main Island, a request for connection within an island by default lends itself to an annexation process because the area is readily annexable. Correspondence to this effect between the City, County, and the applicant's agent are attached for Council's information, as well as the application materials received from Tulare County. Staff would recommend annexation of the subject island prior to authorization of a new connection to a new parcel, or for that matter, prior to approval of a parcel map.

Because of the unique challenges associated with approving the provision of the subject properties with water, the completed application materials were not required of the applicants at this time. If the Council would like staff to process the appropriate applications, additional information will be received from the applicants and the requests would return to the Council for consideration at a future meeting.

RECOMMENDATION: That the City Council:

1. Provide staff direction related to the Baxley Street Property;
2. Provide staff direction related to the Gibbons Avenue Property; and
- 3: Provide staff direction related to the Slaughter Avenue Property.

ATTACHMENTS:

1. Baxley Avenue Property Locator Map
2. Gibbons Avenue Property Locator Map
3. Slaughter Ave Property Locator Map

4. Slaughter Avenue Property General Plan Land Use Map
5. Slaughter Avenue Property Zoning Map
6. Slaughter Avenue Property Aerial Photo
7. Slaughter Avenue Property Existing Utility services
8. Application for Parcel Map submitted to Tulare County
9. Letter to County regarding Parcel Map
10. Letter to Applicant's Agent regarding application
11. Response from Applicant's Agent

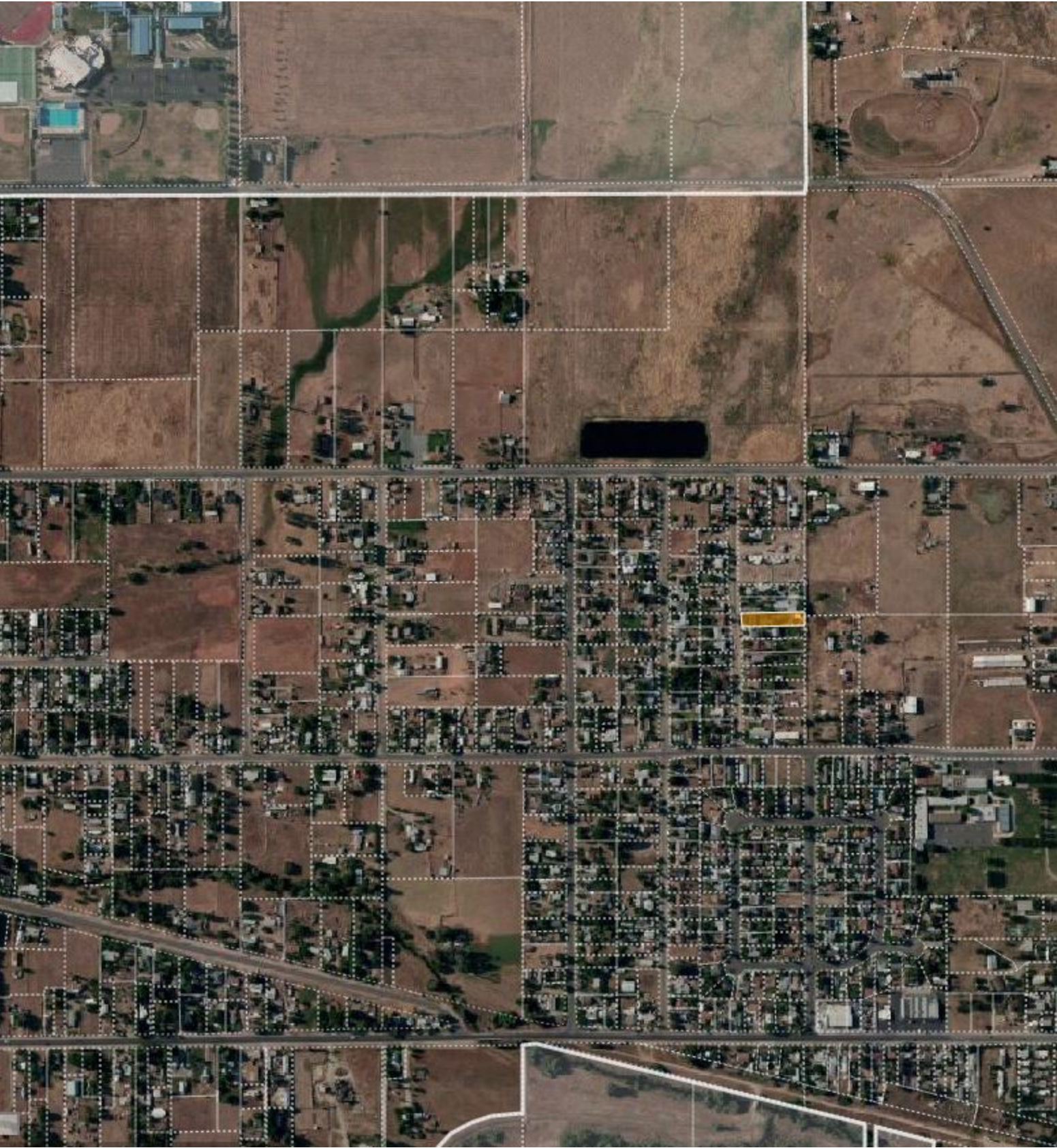
Appropriated/Funded: MB

Review By:

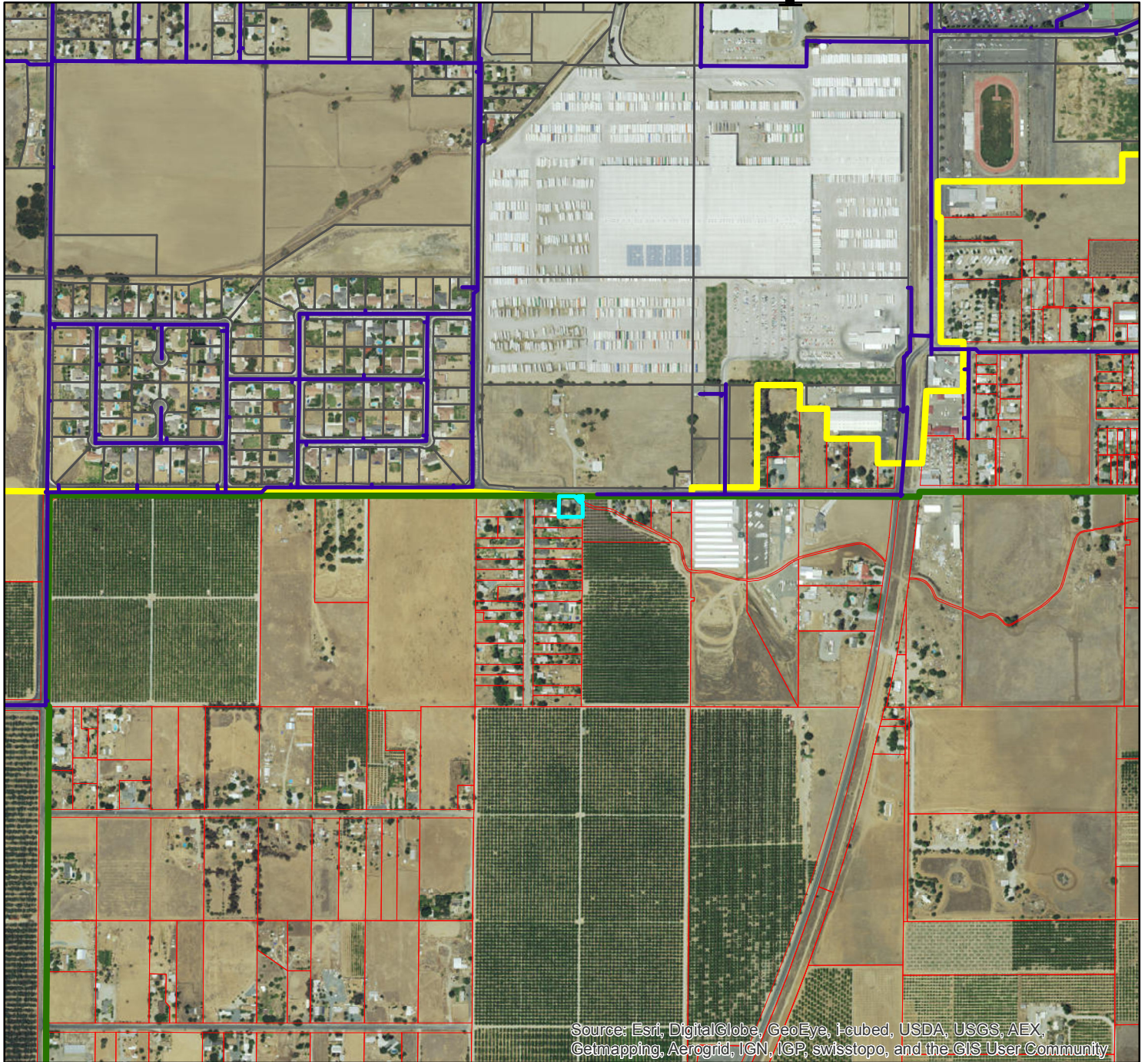
Department Director:

Jenni Byers, Community Development Director

Final Approver: John Lollis, City Manager



Locator Map



Legend



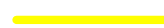
City Parcels



Water Line



311 W. Gibbons Avenue



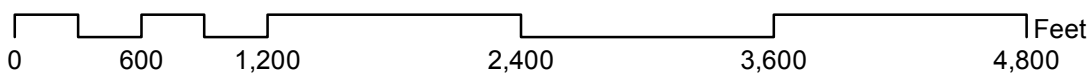
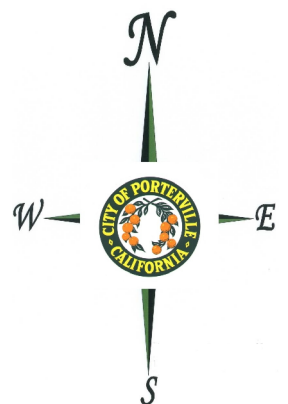
City Limits

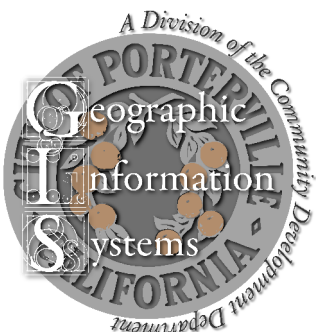
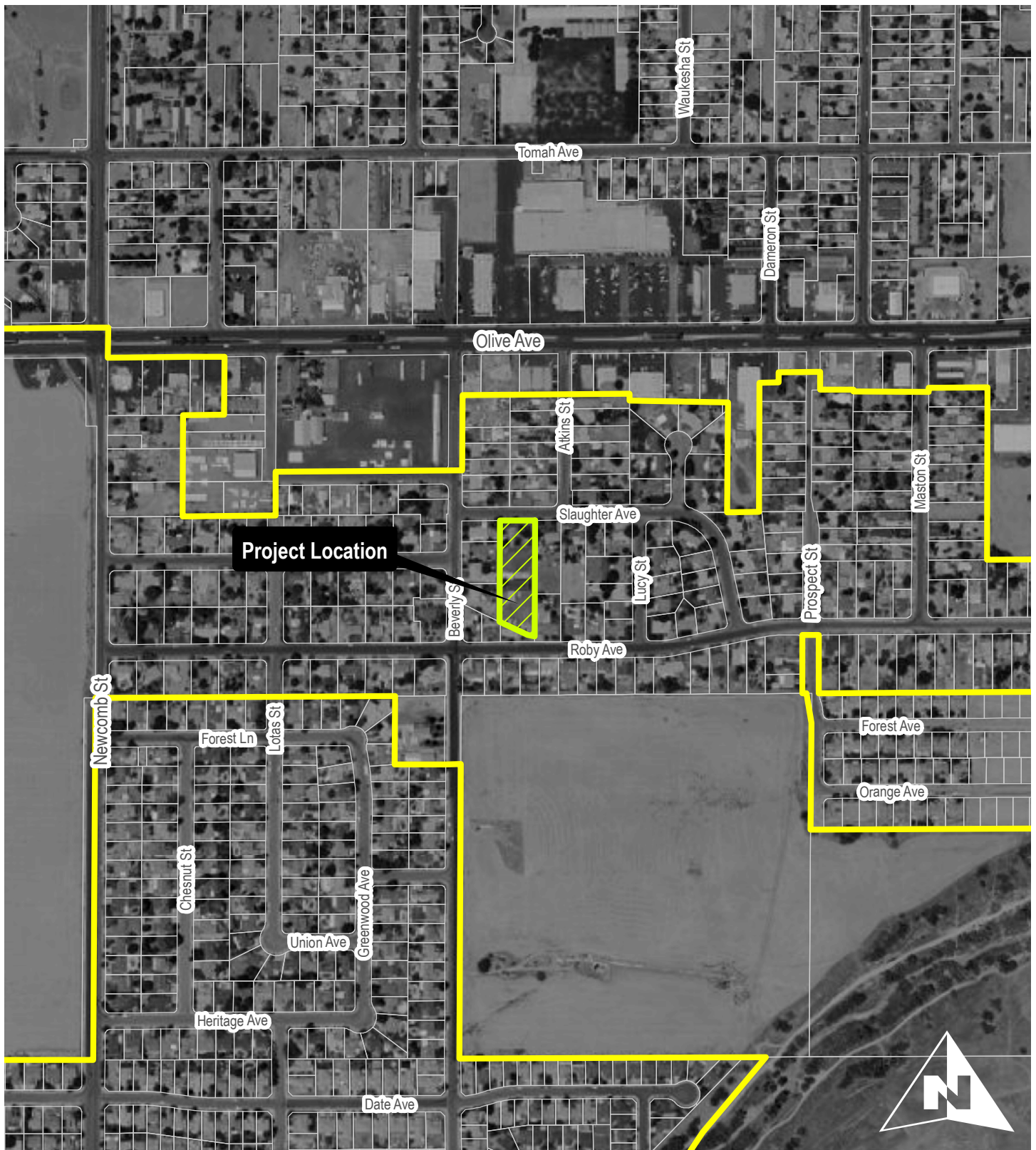


County Parcels



UDB





Tulare County PPM 15-014 County Referral Parcel Map in Roby Island Project Locator Map 1" = 500 ft.

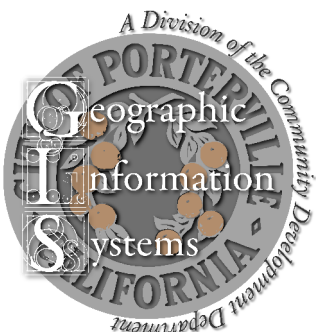
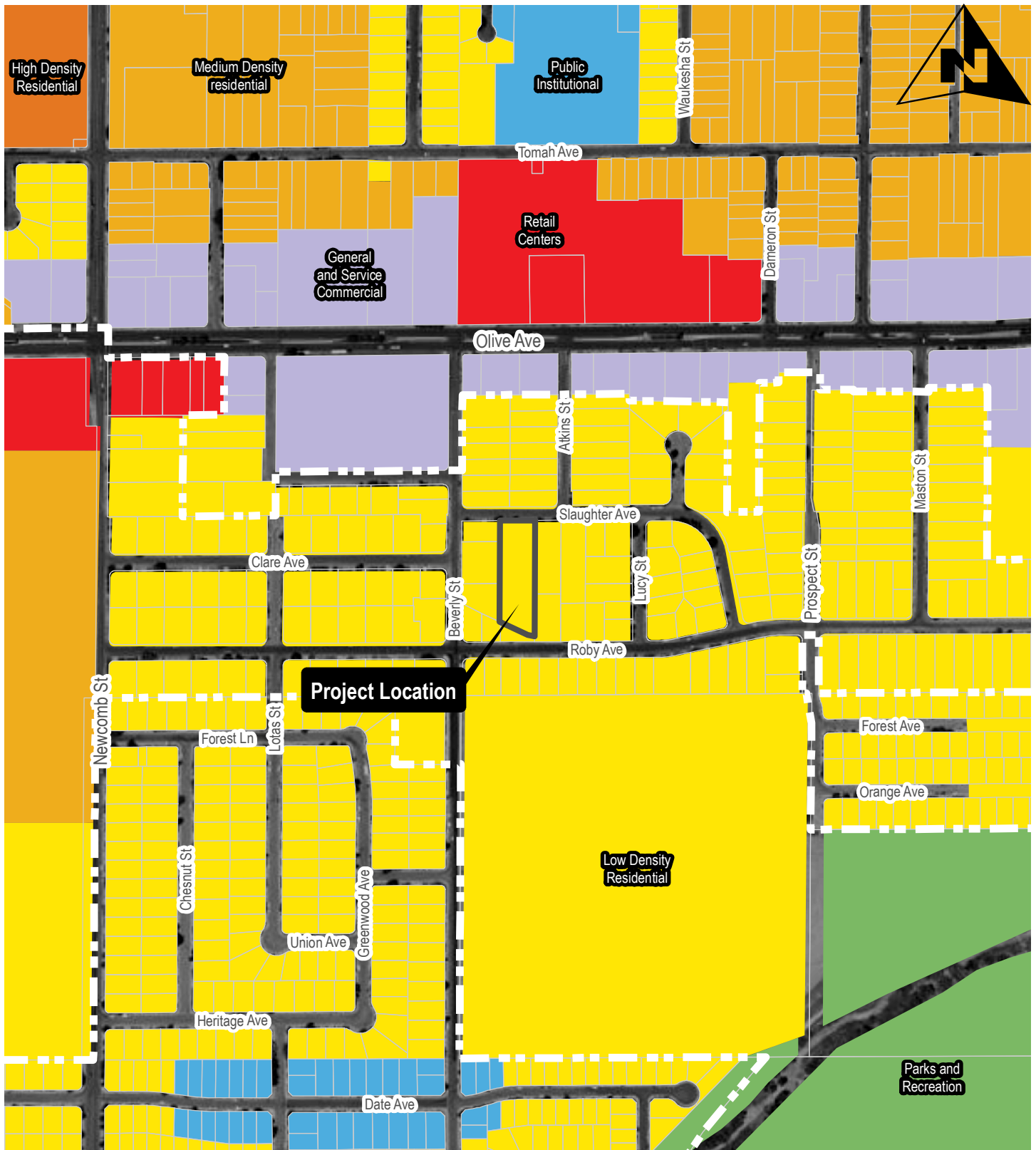
Legend

 Project Location

 City Limits

Parcels

 Parcels



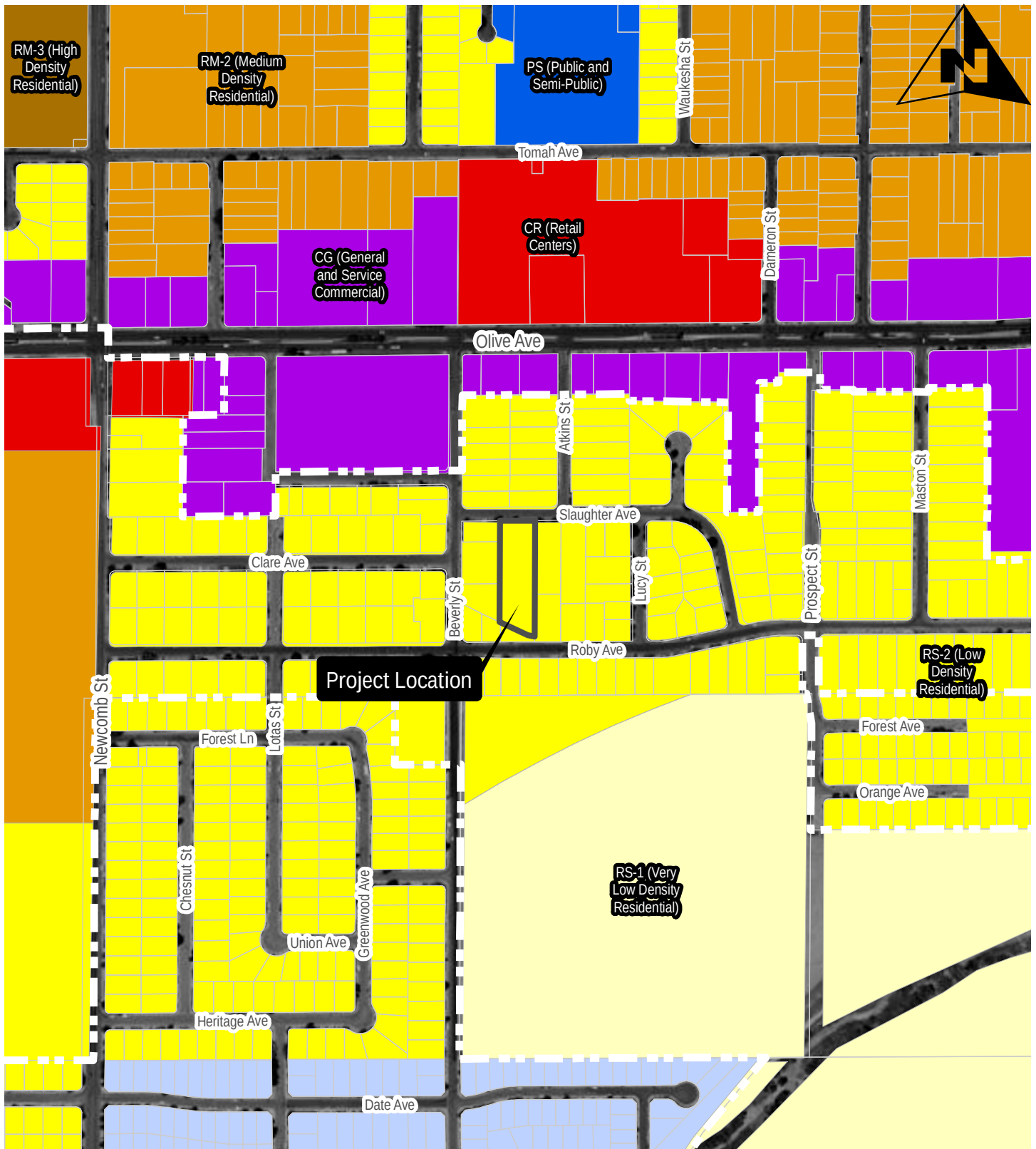
Tulare County PPM 15-014 County Referral Parcel Map in Roby Island General Plan Land Use Map 1" = 500 ft.

Legend

Project Location
 City Limits

Parcels

Parcels
 Low Density Residential
 Medium Density Residential
 High Density Residential
 Retail Centers
 General and Service Commercial
 Public Institutional
 Parks and Recreation



Tulare County PPM 15-014 County Referral Parcel Map in Roby Island Zoning (Pre-Zone) Map 1" = 500 ft.

Legend

- Project Location
- City Limits

Parcels

- Parcels
- RS-1 (Very Low Density Residential)
- RS-2 (Low Density Residential)
- RM-2 (Medium Density Residential)
- RM-3 (High Density Residential)
- CR (Retail Centers)
- CG (General and Service Commercial)
- PS (Public and Semi-Public)
- PD (Planned Development)



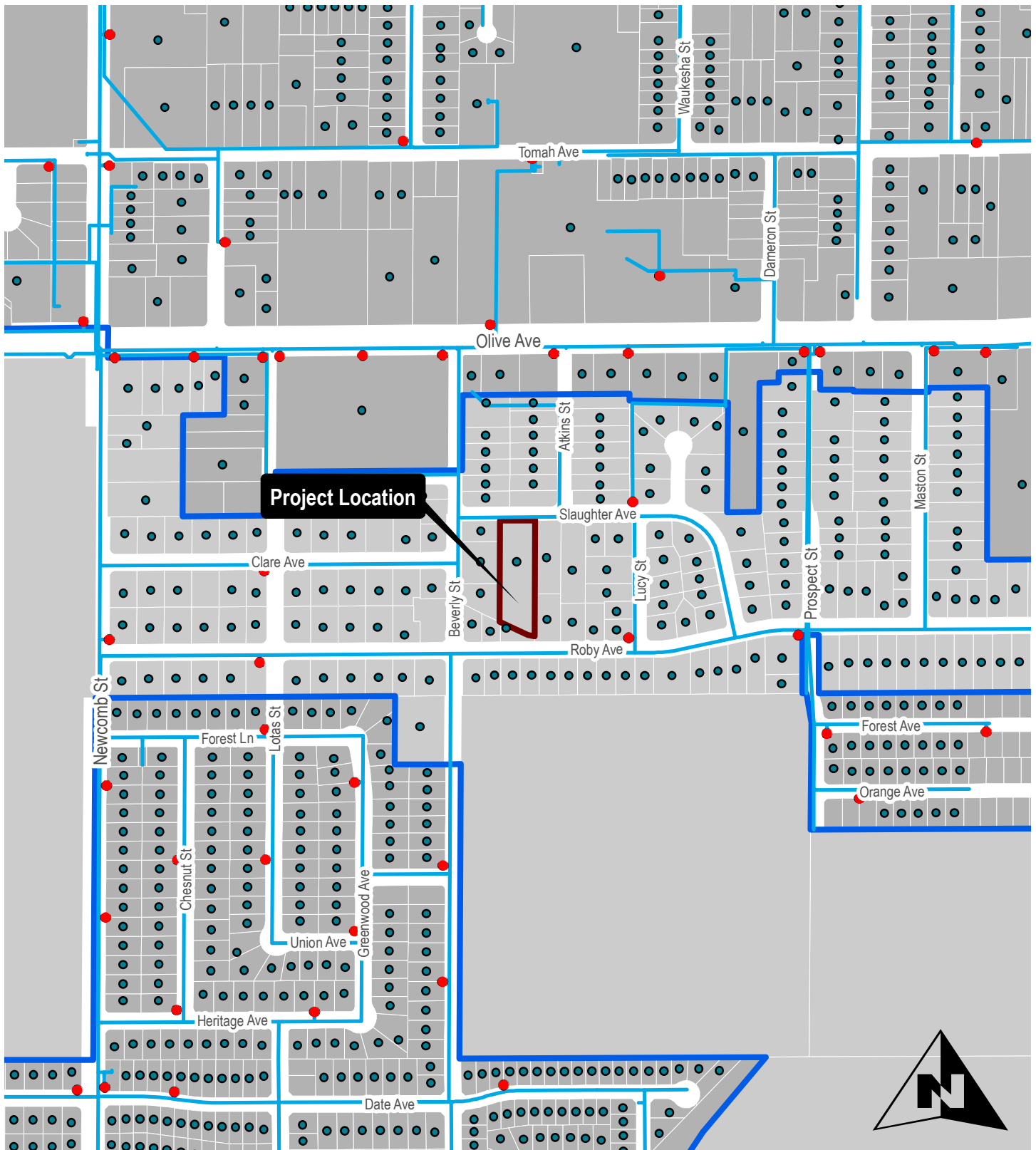
Tulare County PPM 15-014 County Referral Parcel Map in Roby Island Project Aerial Map 1" = 75 ft.

Legend

 Project Location

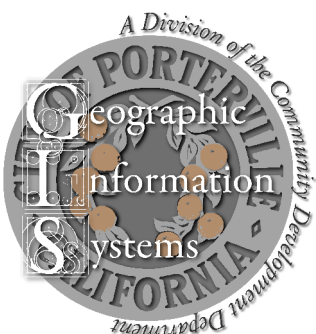
Parcels

 Parcels



Legend

- Fire Hydrants
- Existing Water Accounts
- Water Mains
- ▭ Project Location
- ▭ City Limits
- Parcels**
- Jurisdiction**
- CITY
- UDB (Urban Development Boundary)



Tulare County PPM 15-014 County Referral Parcel Map in Roby Island Existing City Services Map 1" = 500 ft.



TULARE COUNTY RESOURCE MANAGEMENT AGENCY APPLICATION

GENERAL INFORMATION / COVER SHEET



TENTATIVE PARCEL MAP

☐ Regular ☐ Vesting

General Information:

Applicant RICHARD & ELIZABETH TAGGARD

Mailing Address 1369 W. SLAUGHTER AVE #B City PORTERVILLE State CA Zip 93257

Phone (559) 333-1897

Cell Phone _____

E-Mail _____

NICKKI GALVAN

Property Owner (if different) SAME AS ABOVE

Mailing Address _____ City _____ State _____ Zip _____

Phone _____ Cell Phone _____ E-Mail _____

Agent (if applicable) JAMES WINTON & ASSOC.

Mailing Address 150 WEST MORTON AVENUE City PORTERVILLE State CA Zip 93257

Phone (559) 781-2700

Cell Phone N/A

E-Mail jwa@ocsnet.net

Site Address: 1369 W. SLAUGHTER - PORTERVILLE

Physical Location of Site (cross streets and nearest community): _____

EAST SIDE BEVERLY ST 140'±, BETWEEN SLAUGHTER AVE & ROBY AVE

Assessor's Parcel No(s): 259-012-008

THIS SPACE FOR OFFICE USE ONLY

Application Received/Reviewed by: JAS Project Number(s) PRM/5014

Use Description ONE PARCEL TO TWO (2) PARCELS

Current Zoning: R-1

Economic Development Project: _____

Land Use Designation: PORTERVILLE UAB + UDB

Agricultural Preserve & Contract Nos. (if applicable) _____

Filing Fee(s): \$2,256.00

Total Amount Paid: \$2,256.00

Date Received: 4/17/2015

Payment Type: CHECK # 5850

Receipt Number(s) R1502020

Existing Entitlements/References: _____

COUNTY HOURS: Monday-Thursday 7:30 a.m. to 5:30 p.m. – Friday 8:00 A.M. TO 12:00 P.M.

PERMIT CENTER HOURS: MONDAY-THURSDAY 9:00 A.M. TO 4:30 P.M.

V700-055.

SUMMARY OF REQUIREMENTS FOR SUBMITTAL OF A TENTATIVE PARCEL MAP

	Applicant	Staff
1. Completed Application(s)	☐	☒
2. Owner's Affidavit (<i>signed by property owner(s)</i>)	☐	☒
3. Filing Fee(s)	☐	☒
4. Tentative Parcel Map (15 copies) (<i>Note: additional copies may be required</i>)	☐	☒
5. "Will Serve" letter from the appropriate off-site community water and/or sewage disposal provider	☐	☐
6. Water availability information for all existing and/or proposed on-site domestic wells	☐	☐
7. Typed legal description of each parcel to be created, if final map waiver is requested (<i>prepared, stamped and dated by a licensed engineer or surveyor</i>)	☐	☐
8. Copy of the Assessor's map and a copy of the deed, contract of sale, or other legal description	☐	☒
9. Applications for Exceptions and/or Waiver of Final Parcel Map (<i>if applicable</i>)	☐	☒
10. Indemnification and Cost Recovery Agreement (<i>separate attachment</i>)	☐	☒
11. Request for Unused Fees Form (Signed by Applicant)	☐	☒

PLEASE FILL OUT THE FOLLOWING INFORMATION COMPLETELY. (ATTACH ADDITIONAL SHEETS IF NEEDED)

- Proposal – state exactly what is being proposed.
LAND DIVISION _____
- What is the present use of the project site?
RESIDENTIAL _____
- If only a portion of the parcel is being developed, how much area is involved within the project limits?
N/A _____
- Is this Tentative Parcel Map being processed in conjunction with a Special Use Permit, Zone Variance or Setback Variance? ☐ Yes ☒ No If so, Project No. _____

ENVIRONMENTAL SETTING

- Describe the project site, prior to the proposed parcel map, including all above and below ground developed improvements (*residences, outbuildings, barns, sheds, covers, shop buildings, septic tank-leach line systems, domestic/agricultural wells, fuel storage tanks, etc.*), including the size of each.
EXISTING IMPROVEMENTS ARE SHOWN ON THE TENTATIVE PARCEL MAP

- Describe the slopes (% of slopes and direction) and general terrain of the subject site.
SITE SLOPES WEST AT ABOUT 0.2%

- Trees: identify the type and size of any large trees on site.
LANDSCAPE TREES AT HOME SITE (PARCEL 1)

- Water courses: identify the name, type and location of any on-site or nearby water courses (*rivers, canals, ditches, streams, creeks natural drainage channels, etc.*).

THE RIVER IS SOUTH OF SITE

9. Describe the character and land use of the surrounding properties (orchards, vineyards, row crops, pasture, open space, water courses, railroads, roads, rural residential, subdivisions, commercial, schools, churches, vacant, city or county boundary):

Direction	Character/Land Use
North	RESIDENTIAL
South	RESIDENTIAL
East	RESIDENTIAL
West	RESIDENTIAL

10. Liquid waste disposal (please check appropriate box): ☒ Existing ☐ Proposed
☒ Septic Tank-Leach Lines: Size of tank 1,000 gallons & length of lines 100± ft.
☐ Seepage Pit - Size _____
☐ Community System – Name: _____
☐ Aerobic tank - Size of tank _____

11. Water supply (please check appropriate box): ☒ Existing ☐ Proposed
☐ Domestic Well – Size of pump _____ Gallons per minute _____
☐ Irrigation Well: _____
☐ Irrigation District – Name: _____
☐ Private Water Company – Name: _____
☒ Community System – Name: PORTERVILLE (EXISTING)

Note: A "Will Serve" letter must be provided from any off-site community water and/or sewage disposal provider and must be submitted as part of this application. In addition, water availability information for all existing and/or proposed on-site domestic wells must also be submitted with this application.

12. Source of energy (please check appropriate box):
☒ Electricity – Company name: SCE
☐ Natural Gas – Company name: _____
☒ Propane: Size of tank 500 GAL Provider GRIGGS

13. Will the project require the development of public service facilities (roads, sewer lines, water lines, etc.)? If so, describe the required development:
NO

**SUPPLEMENTAL INFORMATION FOR
APPLICATION OF ANY DEVELOPMENT PROJECT**

HAZARDOUS WASTE AND SUBSTANCES STATEMENT:

Per California Government Code Section 65962.5(f), before the County accepts as complete an application for any development project, the applicant or owner shall consult the State's lists of hazardous waste facilities, shall submit a signed statement to the County indicating whether the project is located on a site that is included on any of the lists. The "Identified Hazardous Waste Sites" list may be viewed on the web at <http://www.envirostor.dtsc.ca.gov/public> or reviewed at the Resource Management Agency Permit Center, 5961 South Mooney Blvd., Visalia, California.

Before any application can be accepted as complete by the Tulare County Resource Management Agency, the owner of the subject property, or the owner's authorized agent, must complete this form.

STATEMENT:

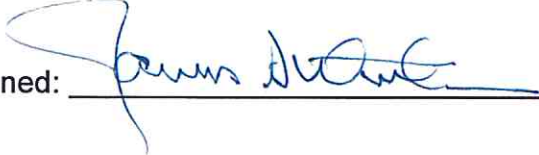
I have reviewed the "Identified Hazardous Waste Sites" list (which may be viewed on the web at <http://www.envirostor.dtsc.ca.gov/public>) dated N/A, 20 , and state that:

"The site(s) of the project subject to this application is / X is not on the "Identified Hazardous Waste Sites" list."

(If the site is on any of hazardous waste facilities lists, the applicant shall inform the County of which list, the date of the list, the regulatory identification number of the site on the list and corrective measures that will be taken to remove the site from the State list.)

CERTIFICATION:

I hereby certify that the information furnished herein presents to the best of my knowledge and belief, true and correct facts, statements, and information, and that I am the owner, or the authorized agent of the owner, of the subject property.

Signed: 

Dated: 4/2/15

OWNER'S AFFIDAVIT
(Must be signed by property owner)

STATE OF CALIFORNIA)
 SS.
COUNTY OF TULARE)

I, (We,) the undersigned, say:

I (We) own property involved in this application and I (we) have completed this application and other documents and maps required hereby to the best of my (our) ability and the statements and information above referred to are, in all respects, true and correct to the best of my (our) knowledge and belief.

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

Executed on March 1, 2015, at _____

Name: RICHARD TAGGARD Signature: [Signature]

Address: 1369 W. SLAUGHTER AVE #B PORTERVILLE State: CA Zip: 93257

Optional – additional property owner

Name: ELIZABETH TAGGARD Signature: [Signature]

Address: 1369 W. SLAUGHTER AVE #B PORTERVILLE State: CA Zip: 93257

If there is an agent, title company, or prospective buyer who desires notification of the Director's action on this application, please enter name here.

Name: _____

Relationship: _____

Address: _____

State: _____ Zip: _____

Telephone: _____

FAX No.: _____

Signed: _____ Date: _____

APPLICATION FOR EXCEPTIONS

Please check the type of exception requested and explain exactly and completely what the special circumstances or conditions are which affect the property and how the exception is appropriate for the proper design and/or function of the property.

LOT EXCEPTION

☐ Area _____

☐ Frontage _____

☐ Width _____

☐ Depth _____

☐ Width to Depth Ratio _____

☒ Other Lot Exception SECTION 17-01-1355e - FLAG LOT. THE EXISTING DEVELOPMENT OF THE SUBJECT PARCEL ACCOMODATES THE FLAG PARCEL CONFIGURATION. CITY OF PORTERVILLE ORDINANCE CODE SECTION 407.3(g)(5) ALLOWS FLAG LOTS.

ROAD EXCEPTION *(The developer's engineer may be required to provide additional information to the RMA Engineering Branch in the form of road centerline profiles on the particular exception requested.)*

☐ Width (graded) _____

☐ Width (paved) _____

☐ Radius of Curvature _____

☐ Cul-de-sac Length _____

☐ Radius of Cul-de-sac Paved or Graded _____

☐ Design Speed _____

☐ Other Road Exception _____

Notes: An Extension of Time for action on a Tentative Map is hereby granted as a part of this application, not to exceed the limits set forth in Government Code Section 65950.

Any Exception may be granted subject to any reasonable conditions, which are deemed necessary to effectuate the purposes of the Tulare County Subdivision Ordinance (reference Section 7-01-2645).

An incomplete application form is reason to reject this application.

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

Signed 
Applicant/Agent

Date 4/2/15

1/2 OF NE 1/4 OF NW 1/4 SEC. 34, T.21S., R.27E., M.D.B.&M.

PPM 15-014

TAX CODE AREA 259-01
126-001
4-131



TRACT NO. 199 02 R.M. 21-26
TRACT NO. 201 R.M. 21-48
POR. PUTNAM & BOATMAN'S SUB. R.M. 4-28
ASSESSOR'S MAPS BK. 259, PG. 01
COUNTY OF TULARE, CALIF.

NOTE - ASSESSOR'S BLOCK NUMBERS SHOWN IN ELLIPSES
ASSESSOR'S PARCEL NUMBERS SHOWN IN CIRCLES



SLAUGHTER AVE.

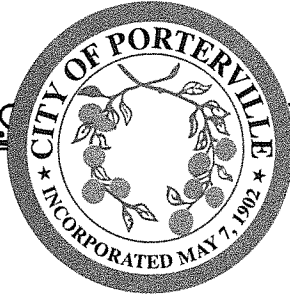
SUBJECT SITE

BEVERLY ST.

NORTH

ROBY

PPM 15-014



**Community Development
Department**

August 6, 2015

Economic Development and Planning Branch
Resource Management Agency
County of Tulare
5961 South Mooney Blvd.
Visalia, CA 93277
ATTN: Andrew Pacheco

RE: PPM 15-014 Parcel Map on Slaughter Avenue

Mr. Pacheco,

The project proposes a parcel map in a County island in Porterville, and would create two parcels, sized 12,500 sf (Parcel 1) and 43,028 sf (Parcel 2). According to the City of Porterville Annexation and Extraterritorial Services Policy and Procedures (enclosed), properties greater than 24,999 square feet cannot be served through an extraterritorial services agreement. In addition, because the parcel in question lies within a County island, it is uncontestably annexable. The "Roby Island" was evaluated in an April 2015 island annexation process, and as a result the City has already prepared and approved the environmental document for annexation, as well as prepared maps and legal descriptions for the annexation of the area. The City encourages the applicant to submit applications to the City of Porterville for the processing of this parcel map at their earliest convenience.

I would like to address the nature of a perceived exemption from the aforementioned Annexation and Extraterritorial Services Policy and Procedures. The subject parcels are within what was formerly the Rowland Water Company system. When that system was acquired by the City in 1985, the acceptance of those connections and the terms of the purchase agreement predated the state law (Cortese Knox Local Government Reorganization Act of 1985) that requires a formal extraterritorial services agreement. The purchase agreement does not override State law, and as such, the requested connection would require an extraterritorial service agreement.

Extraterritorial Service Agreements, per Tulare LAFCo Policy C-6, are in anticipation of a later change of organization (annexation), and this Policy specifies the criteria which would allow LAFCo to approve such an agreement. LAFCo Policy C-6.1.B notes as one of the eligibility criteria for an extraterritorial services agreement that "the affected territory is ineligible for near-term annexation for reasons outside the control of the provider-agency or deteriorated public health or safety conditions within the subject territory justify an emergency extension of services". This criteria cannot be met, as the island is readily annexable, and the request for a new connection is

not associated with public health and safety conditions, as the existing parcel and residence are already served. Further, as noted in the enclosed resolutions, the City's policy could not allow the requested extraterritorial service connection for three reasons: 1) the parcel is within a County island; 2) the parcel exceeds 24,999 square feet; and 3) Parcel 2 does not have a residential use associated with it.

For these reasons, the City recommends the applicant submit applications to the City of Porterville for the processing of this parcel map and the associated annexation. If you have any questions, please let us know. Thank you for the opportunity to provide comments.

Sincerely,

A handwritten signature in black ink, reading "Julie Phillips". The signature is fluid and cursive, with a large initial "J" and "P".

Julie Phillips, AICP
Community Development Manager

Enclosures: LAFCo Policy C-6

City of Porterville Resolutions 74-2014 and 75-2014



**Community Development
Department**

August 13, 2015

Jim Winton
Winton & Associates
150 W Morton Avenue
Porterville, CA 93257

RE: PPM 15-014 Parcel Map on Slaughter Avenue

Mr. Winton,

The County has asked that we reach out to you directly to share the City's comments on a proposed parcel map on Slaughter Avenue. I hope that after your receipt of this letter we can meet to discuss options and alternatives that may work for your client. The project proposes a parcel map in a County island in Porterville, and would create two parcels, sized 12,500 sf (Parcel 1) and 43,028 sf (Parcel 2). The subject property is zoned R-1 per the County, and RS-2 (Low Density Residential) per the City's Development Ordinance. The parcel map as proposed splits an existing commercial accessory structure from the primary residential structure. The accessory structure, a large shop, has been used in the past as a commercial business for the property owners, as South Central Valley Mortgage Services.

The aerial photo submitted as a part of the application shows no less than 30 cars parked in the vicinity of the accessory structure. Coupled with the closed violations on file with the County and a known affiliation with a former local business who maintains properties in a like fashion (CVMS), it is a reasonable presumption that a business either continues to operate at this location or would resume upon completion of the parcel map process. This use is incompatible with the RS-2 zone district and cannot be allowed. Further, the structure alone, without a primary residential structure, could not occupy its own lot. While the structures are pre-existing, the parcel map would create a non-conformance with the Development Ordinance, and in turn, a violation of the City-County Settlement Agreement.

Potential solutions and options for your client do exist, and these that I reference are certainly not intended to list the only alternatives. First, the shop could be converted to a residence. This condition could be placed on the parcel map in such a manner that if the condition is not met within a certain timeframe, the parcel map reverts back to the original acreage (Gov't Code §66499.16). Another option is configuration of the second parcel such that the accessory structure and the primary structure remain on the same parcel. Given the space between the two buildings, I realize

that may not work, but I do want to point out that the City is not limiting the property owner's ability to split a parcel, just requiring that the parcel map comply with the Development Ordinance in addition to the Subdivision Map Act.

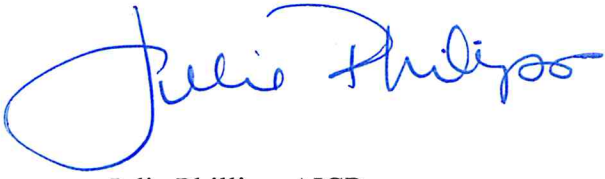
I do realize that your office has previously contacted the City about a will-serve letter, and it is unfortunate that the City's ability to provide such a letter was severely misrepresented during prior discussions. According to the City of Porterville Annexation and Extraterritorial Services Policy and Procedures (enclosed), properties greater than 24,999 square feet cannot be served through an extraterritorial services agreement. In addition, because the parcel in question lies within a County island, it is uncontestably annexable. The "Roby Island" was evaluated in an April 2015 island annexation process, and as a result the City has already prepared and approved the environmental document for annexation, as well as prepared maps and legal descriptions for the annexation of the area. The City encourages the applicant to submit applications to the City of Porterville if they choose to still move forward with a parcel map (either reconfigured or with conditions) that would meet the land use concerns addressed in this letter.

I would like to address the nature of a perceived exemption from the aforementioned Annexation and Extraterritorial Services Policy and Procedures. The subject parcel is within what was formerly the Rowland Water Company system. When that system was acquired by the City in 1985, the acceptance of those connections and the terms of the purchase agreement predated the state law (Cortese Knox Local Government Reorganization Act of 1985) that requires a formal extraterritorial services agreement. The purchase agreement does not override State law, and as such, the requested connection would require an extraterritorial service agreement.

Extraterritorial Service Agreements, per Tulare LAFCo Policy C-6, are in anticipation of a later change of organization (annexation), and this Policy specifies the criteria which would allow LAFCo to approve such an agreement. LAFCo Policy C-6.1.B notes as one of the eligibility criteria for an extraterritorial services agreement that "the affected territory is ineligible for near-term annexation for reasons outside the control of the provider-agency or deteriorated public health or safety conditions within the subject territory justify an emergency extension of services". This criteria cannot be met, as the island is readily annexable, and the request for a new connection is not associated with public health and safety conditions, as the existing parcel and residence are already served. Further, as noted in the enclosed resolutions, the City's policy could not allow the requested extraterritorial service connection for three reasons: 1) the parcel is within a County island; 2) the parcel exceeds 24,999 square feet; and 3) Parcel 2 does not have a residential use associated with it.

For these reasons, the City recommends the applicant submit applications to the City of Porterville for the processing of this parcel map and the associated annexation if they choose to move forward with the project. If you have any questions, please let us know. As noted in the beginning of the letter, I would welcome an opportunity to meet with you or call to discuss this project.

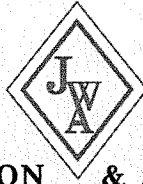
Sincerely,

A handwritten signature in blue ink that reads "Julie Phillips". The signature is fluid and cursive, with a large loop at the beginning of the first name.

Julie Phillips, AICP
Community Development Manager

Enclosures: LAFCo Policy C-6
City of Porterville Resolutions 74-2014 and 75-2014

Cc: Andrew Pacheco, Tulare County Resource Management Agency
Richard & Elizabeth Taggard



JAMES WINTON & ASSOCIATES

CIVIL ENGINEERING • PLANNING • LAND SURVEYING

150 West Morton Avenue
Porterville, California 93257

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RECEIVED

September 16, 2015

SEP 21 2015

Julie Phillips
Community Development Manager
City of Porterville
291 North Main Street
Porterville, CA 93257

Community Development Department

RE: PPM 15-014 (Parcel Map Slaughter Avenue)

Ms. Phillips,

We are in receipt of your correspondence dated August 13, 2015 concerning the above referenced Tentative Parcel Map and would like to respond and provide additional information related to the comments in the correspondence.

First of all, it is important to establish a time line for the record. The project was submitted to the County of Tulare on April 3, 2015. The Notice of Acceptance from Tulare County RMA was received April 27, 2015 indicating that the project had been accepted for processing on April 23, 2015. Our files indicate that a project review Consultation Notice dated April 23, 2015 was sent out by the Tulare County RMA Planning Division. The Consultation Agency List included the City of Porterville.

On May 28, 2015, in response to a request by the applicants representative for a Will Serve Letter, we received a telephone call from the Porterville Planning Department indicating that the City was not going to provide comments to the County, would not provide a Will Serve Letter, and that the property needed to annex to receive water service.

Note that the Consultation Notice indicates that the statutory limit for consideration of comments on the project was May 11, 2015.

I was surprised that the City was asked by the County to contact our office directly in relation to the project. I haven't had that occur in the past in the context of similar projects.

I am not aware of what additional information was provided to you in addition to the Consultation Notice, but your correspondence mentions that an aerial photograph submitted as part of the application shows no less than 30 parked cars on the property.

Our office did not submit an aerial photograph as part of the application. The County staff report included one aerial photo that shows 2 or 3 parked cars. I am not doubting that you have an aerial photo showing 30 parked automobiles, only the source of the aerial photo is questioned.

It appears from the discussion in your correspondence that you have some prejudice against this particular applicant. Your comments concerning the applicants integrity and character, i.e. known affiliation with a former local business that maintains properties in a like fashion, and the statement that there is a "reasonable presumption" that the applicant is or will in the future violate zoning laws is ill advised. It is unclear how the alleged affiliation with the business mentioned (CVMS) affects the proposal to divide the property on Slaughter Avenue. Based upon my discussions with the applicant, they have no business connection with CVMS.

We agree that operating a business in the County R-1 zone or in the City's RS-2 zone is not allowed without the processing of other required permits and approvals. It is unacceptable to make a determination on an application on the basis of what might happen in the future.

You indicate in your letter that there are options to the proposal as presented to the County in relation to the division of this property and are just requiring that the parcel map comply with the City's Development Code in addition to the Subdivision Map Act. We are quite aware of your concerns in relation to perceived non-compliance with your Development Code, however, you have not mentioned anything in relation to non-compliance with the Subdivision Map Act. If you feel there are items in the proposal as presented to the County that are not consistent with the Subdivision Map Act, we request that you provide us with that information.

You also suggest that the applicant submit applications for annexation of the site into the City of Porterville. You indicate that the City has already prepared and approved the environmental document for the annexation as well as the maps and legal descriptions for the annexation of the area. What you don't mention is that the annexation area was considered by the City Council on April 7, 2015 and was rejected for annexation to the City. Please explain why you suggest that the applicant should now make an application for annexation of the property to the City when the same application was rejected by the City Council less than 6 months ago.

Concerning the request that the City provide a Will Serve letter for the parcel proposed to be created by the application submitted to the County, you indicate that there was a perceived exemption from the annexation and Extra-territorial Services Policies and Procedures. It is unclear who perceived the exemption, however, you will not find it in any of the information that was provided to the County or that I have discussed up to this point. My position is that the property is not extra-territorial since the property is presently served water by virtue of being within the Rowland Water Company Service area. The supply and distribution system was constructed to provide water service within the service area. The Rowland Water Company was a full service water provider,

regulated by the California Public Utility Commission (CPUC) for more than twenty years prior to the purchase by the City of Porterville. The CPUC requires that water service to property within the service area be provided upon request. It seems that the City would be responsible for providing water service to the properties within the Rowland Water Company Service area under the same requirements that water service is provided to properties within the City. The subject parcel has an existing water service for the residence and is requesting a Will Serve Letter for a second service to serve the parcel proposed in the applications for the tentative parcel map to Tulare County.

There seems to be two distinct topics in your letter. The first being the conformance, or lack thereof, with the City's Development Code and the second being the provision of a water service to the subject site.

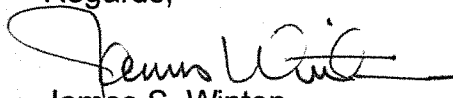
You mentioned that non-conformance with the Development Code would be a violation of the City/County Settlement Agreement. I am aware of the agreement, and my understanding is that it requires cooperation with and consideration of the City's comments in relation to development within the CACUB. To merely apply the City of Porterville Development Code zone requirements to projects within County jurisdiction would actually be applying conditions that were never adopted by the procedures required to establish or amend zoning and development requirements.

It is presumed that the City's comments related to suggested conditions to comply with the City's Development Code will be presented in the County staff report for consideration of the Tulare County Planning Commission during the public hearing for the project.

Regarding the request for a Will Serve Letter, the applicant is unable to proceed with the project at the County unless they secure the Will Serve Letter or an alternate water source.

As it appears, you are indicating that the City is refusing to provide the Will Serve Letter, therefore, we request this be taken to the City Council for their consideration.

Regards,



James S. Winton
Civil Engineer

cc: Richard and Elizabeth Taggard
cc: Aaron Bock
cc: Andrew Pacheco
cc: John Lollis
cc: Mike Reed

JSW/bg
Encls.



CITY COUNCIL AGENDA – OCTOBER 6, 2015

SUBJECT: Consideration of Koret Report - Evaluation of Porterville Animal Control Shelter Facility/Practices

SOURCE: Police

COMMENT: Early in 2015, staff at the Porterville Police Department contacted UC Davis Koret Shelter Medicine Program (KSMP) personnel and requested an evaluation of the City of Porterville's Animal Control Shelter Facility. On March 17, 2015, staff was authorized to enter into a contract with KSMP for said evaluation. KSMP was provided 2014 data with regard to animals being sheltered at the City of Porterville's Animal Control Facility in Lindsay and in July 2015, a site visit was completed by KSMP staff.

Utilizing the data provided by Porterville Police Department staff, as well as information gleaned from the site visit by KSMP staff, a comprehensive Porterville Animal Control Facility/Practices Evaluation Report was completed in August 2015 and forwarded to the Porterville Police Department. As documented in the report, KSMP staff determined that while Porterville Animal Control staff were striving to do their best work for the animals and people in our community, the shelter, in its current state, does not meet the Association of Shelter Veterinarians Guidelines for Standards of Care in Animal Sheltering (Guidelines), and the continued long-term use of the facility is not recommended.

Provided in the report is documentation listing major facility limitations with regard to housing, which were further delineated between dogs and cats. With regard to dogs, the identified limitations were single compartment kennels, thermoregulation, noisy environment, lack of proper lighting, and lack of sealing between the kennel walls and the floor (possibly resulting in spread of disease). With regard to cats, the identified limitations were single compartments that were too small, cages located on the floor, poor lighting in the clinic area, inadequate ventilation, lack of bedding and hiding places, and high risk practices of group housing of unrelated kittens. Each of these limitations are further explained in the report.

Another area in which major facility limitations were identified was in the area of Intake/Receiving. In this area, KSMP staff identified those limitations as lack of separation of species throughout the facility, lack of dedicated dog and cat intake rooms, no sally port, and limited storage. Again, each of these limitations are further explained in the report.

A third area in which major facility limitations were identified was in the area of general animal care. Limited storage space was again listed as a major facility limitation, as was lack of good food storage areas and areas to properly clean dishes and commonly used items, food storage in a unregulated temperature container, no grooming space, and limited or no use of outdoor space such as exercise yards, play yards, or meet and greet areas. Although not as extensively, the report further explains some of these limitations.

Further review of the report shows that based on evaluation of the 2014 data provided to KSMP, there is currently sufficient kennel spaces for dogs, but this evaluation reiterates that this is due to there only being single kennels and single kennels do not meet current best practices. Based on the evaluation of the 2014 data, it was determined that cat housing, even if retrofitted, is inadequate in number.

In addition, some minor issues were identified, such as bedding being on the ground and getting wet, lack of bedding in a few kennels, no animal weight scales, etc. Each of these issues were addressed and have been resolved, as well as several other minor identified issues that we had the current ability to address.

Included in the facility evaluation are general programmatic recommendations to help bring the entire animal control service more in line with the Guidelines. With regard to staffing, the report only directly addressed the need for hiring of a live-release coordinator for the shelter. However, documented calculations of hourly requirements with our current length of stay guidelines show that current staffing levels are not adequate to meet the basic standard of care to allow for 15 minutes each for basic care for dogs and cats and 15-45 minutes of intake time for dogs and cats.

Two of the other more "strongly" recommended issues that KSMP believes the Porterville Animal Control program address are: 1) the need to reconsider the facility's practice in accepting healthy cats; and 2) the need to decrease the length of stay in our facility. Each of these are addressed further in the report.

The above information is a quick overview of the Koret Report. Again, while staff was recognized for the volume and quality of work they do on a daily basis, the report describes serious limitations with the facility and provides recommendations with regard to the need to either consider building a new facility in or near Porterville, or make major and costly renovations to the existing shelter.

The Porterville Animal Control Commission has reviewed the Evaluation of Porterville Animal Control Shelter Facility/Practices report by KSMP in detail at their regular meeting on September 14th and at a Special Meeting on September 19th. The Commission unanimously agreed that a joint Study Session with the City Council would be highly advantageous to begin establishing what are

priorities/necessities for the improvement of the services offered by Animal Control and they intend to request such a session at the Council Meeting of October 6th.

RECOMMENDATION: That the City Council consider the Koret Report - Evaluation of Porterville Animal Control Facility/Practices and provide direction.

ATTACHMENTS: 1. Koret Report - Evaluation of Porterville Animal Control Facility/Practices

Appropriated/Funded: MB

Review By:

Department Director:

Eric Kroutil, Police Chief

Final Approver: John Lollis, City Manager

EVALUATION OF FACILITY/PRACTICES
AT
PORTERVILLE ANIMAL CONTROL SHELTER

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Facility Evaluation - Porterville Animal Control

July 2015

UC Davis Koret Shelter Medicine Program (KSMP) consultation team:

- Cynthia Karsten, DVM, KSMP/LazinAlive Outreach Veterinarian
- Denae Wagner, DVM, KSMP Veterinarian (facility design and use)
- Cynthia Delany, DVM, KSMP Veterinarian (data analysis)

Introduction

A very large thank you to everyone at the Porterville Animal Control for creating such an inviting atmosphere to our consultation team and for continuing to strive to do your best work for the animals and people in your community. From the general overview and evaluation of the animal shelter facility in Lindsey, it was found that it does not, in its current state, meet the Association of Shelter Veterinarians Guidelines for Standards of Care in Animal Sheltering, referred to hence as the Guidelines.

Evaluation of the Current Facility:

"Shelters must provide an environment that is conducive to maintaining animal health. Facilities must be appropriate for the species, the number of animals receiving care and the expected length of stay in order to ensure physical and psychological well-being of the animals. The design should provide for proper separation of animals by health status, age, gender, species, temperament and predator-prey status and include sufficient space for the shelter operations described in this document (intake, examination, holding, adoption, isolation, treatment, food storage, laundry and when necessary, euthanasia)".

- *Guidelines Standards of Care in Animal Shelters, ASV, 2010*

Dog Housing –

Major Facility Limitations:

1. Single compartment kennels
 - a. Kennels cleaned without removing the dogs
 - b. Dogs have very limited ability for choice within the housing unit
2. Thermoregulation
 - a. Hot and cold extremes likely
 - i. Lack of effective bedding
 1. Potential for bedding to get wet due to daily practices
 - b. Heating and cooling of the facility appears difficult to achieve because of open air environment; essentially kennels under a covered roof, sidewall curtains used in the winter
 - i. Pets should be provided access to a 60-80 degree controlled environment
3. Noisy environment – function of outdoor facility
4. Lighting in some of the dog kennels was not optimal
5. Kennel walls were not sealed well to the floor between kennels – disease transmission risk

- The primary enclosures for dogs do provide sufficient space to allow each animal, to make normal postural adjustments, e.g., to turn freely and to easily stand, sit, stretch, move their head, without touching the top of the enclosure, lie in a comfortable position with limbs extended, move about and assume a comfortable posture for feeding, drinking, urinating and defecating
 - However, the kennels are single sided creating many issues
 - There is not separation from where the dog(s) eliminate and where they eat and sleep
 - The kennels are being cleaned with the dogs inside and thus dogs were wet and spend a considerable amount of time in wet kennels (an unacceptable practice per the Guidelines) compromising welfare
 - Dogs do not have any choice of where to spend their time in their primary enclosure
- Most of the primary enclosures are structurally sound and maintained in safe, working condition to properly confine animals, prevent injury and keep other animals out,
 - However the sealant between many of the kennels is worn and thus water and debris from adjacent kennels were mixing during cleaning
 - There was one kennel noted to have a metal divider that was broken and thus had sharp edges exposed into the kennel. Once this was noted the dogs was moved to another kennel.
- The housing use is flexible (hold, adoption, quarantine, waiting for transport or isolation) with the use of gates that have been installed throughout the facility
 - The gates can be open or locked depending on the housing use to control public access
 - Public looking for lost pets or animals for adoption had to be escorted through the shelter by staff members
 - However, all housing is the same with the exception that about six kennels are doubles (i.e. twice the size of the other kennels)
 - Single sided
 - Open air
- With being open air, there is a lot of natural light in the dog housing areas, however it is not direct natural light for the animals
 - Artificial light is used in all dog housing areas, however at certain times of the day the lighting in the kennels made it difficult to see individual dog details
- The noise level was very loud during cleaning; it was lower once cleaning was complete and would increase periodically when people and/or dogs walked through the kennels
 - There was nothing of note that was being used to minimize noise
- Large fans and water misters were being utilized to cool the environment
 - Temperature readings were readings at 1:00 pm were 88 degrees F and at 4:00pm were 90 degrees F in the dogs kennel areas
 - The weather forecast for Porterville was Hi 93 degrees F and Lo 63 degrees F
 - There was not much cooling provided at the level where the animals are housed and dogs did not have a choice in how they interacted with their environment

- Positive pressure ventilation was not being utilized to reach into the kennel environments to the level of the animal
- Most animals had bedding but some animals did not have anything in their kennels to keep them up off of the wet concrete
 - Bedding in many of the kennels did get wet during cleaning and thus the dogs did not have the ability to be in a dry environment until the kennel dried by air drying
- The only drainage is on the outside aspect of the kennels and thus all water from the walkway flows through the kennels and into the drain based on the slope of the floor

Cat Housing –

Major Facility Limitations

1. Housing provided is single compartment and too small
 2. Cages located on floor
 3. Poor natural lighting in the clinic area
 4. Ventilation to the level of the cat within the housing unit was inadequate- part of this is the function of inadequate housing
 5. No bedding or hiding place provided in the cat housing unit
 6. High risk practices – group housing of unrelated kittens
- With the exception of 4 larger cages the primary enclosures for cats do not provide sufficient space to allow each cat, to make normal postural adjustments, e.g., to turn freely and to easily stand, sit, stretch, move their head, without touching the top of the enclosure, lie in a comfortable position with limbs extended, move about and assume a comfortable posture for feeding, drinking, urinating and defecating
 - The majority of the enclosures used to house cats and kittens did not have the minimum size recommendation (can be bigger) of 4'wide x 28" deep x 28"- 30" tall (providing 9.2 ft² floor space)
 - Compartmentalized housing with 2.5' to 3' x 28" double sided cages (11.5 ft² floor space) work well to achieve the minimum size requirements
 - Cat cages are stacked three high with the lowest cages on floor level
 - There is little flexibility in cat housing (hold, adoption or isolation) with the exception of the cattery
 - The cattery was used to house kittens up for adoption
 - Ideally litters should not be mixed and kittens should be housed in units that are easy to clean and disinfect
 - There was not any natural light in 'the clinic' where the cats were housed and the artificial lighting did not allow for good lighting into the enclosures to allow the cats to be seen well
 - The cattery did have good natural light
 - Fans were being used in 'the clinic' to move some air, however positive pressure ventilation that reaches into cage environments to the level of the animal was not being used
 - The noise level in 'the clinic' was surprisingly low based on its location between dog quarantine and dog adoption, however noise levels were not observed during kennel cleaning time
 - Cats are removed from their housing unit for cleaning leading to increased stress and increased risk of disease transmission based on staff having to handle all cats during cleaning

- Bedding and hiding places were not provided to the cats in any of the housing units (cages or the cattery)

Intake/Receiving

Major Facility Limitations

- 1. Lack of separation of species throughout facility**
 - a. Dogs and cats shared use of several areas**
 - b. High dog exposure to cats**
- 2. Lack of dedicated dog and cat intake rooms**
- 3. No sally port**
- 4. Limited storage**

- Owner surrender and OTC stray
 - There is no separation of species, all animals and people enter through the same entrance into a small lobby area
 - This is also the lobby used for people looking to adopt an animal or look for their lost pet
 - Animal care staff is called away from other duties to intake animal; there is not staff dedicated to the front office
- Field Stray
 - Staff is not given advanced notice to when field officers will be arriving at the shelter
 - Animal care staff helps intake the animals from the field taking them away from their other duties at the shelter
 - There is no a sally port.
 - Officers risk animal escapes on site.
 - No place to clean/disinfect transport vehicles
 - There is very little storage area
 - for carriers, cages, feral cages, temporary kennels
 - cleaning equipment
 - maintenance items
 - field items
 - Field officers do have universal scanners on their trucks and will do try to do field returns if a microchip or other identification is found on the animal
 - Dogs picked up in Porterville spend the night in the holding kennels in Porterville where they are supposed to be vaccinated on intake (reported to happen 90% of the time)
 - If the dogs were not vaccinated at the holding kennels, they were vaccinated once they got to the facility in Lindsey
 - There dogs are transports from the holding kennels to the facility in Lindsey the following morning by animal care staff
 - Occasionally dogs are RTO'd from the holding kennels if the owner can be located before the dogs are transported out
- Animal receiving/intake is done in the open area outside the holding kennels or in the conference room/staff kitchen adjacent to the holding kennels
 - The refrigerator that stores the vaccines also had food and drinks in it

- No exam table present
- The only scale available for weighting animals is a human scale where staff must stand on the scale and hold the animal
- The shelter does not have any temporary holding kennels/cages to be used during intake
- Dogs and cats are vaccinated on intake with appropriate core modified live vaccines (DHPP and Bordetella for dogs, FVRCP for cats)
- Animals are not routinely given oral or topical parasite treatment on intake
- Photos are supposed to be taken on intake however, many kennel cards were noted to not have photos
- At the time of the evaluation, photos were not being uploaded to the website to be viewed virtually by people looking for their lost pet

**General Animal Care Areas –
Major Facility Limitations**

1. Overall limited storage space throughout facility
2. Food preparation area lacked good food storage areas as well as areas to properly clean up dishes and other items commonly used daily
3. Food storage was in temperature unregulated container
 - a. Concerns for food spoilage – even for dry foods as the oils are susceptible to heat damage
4. No grooming space
5. Limited to no use of outdoor space - daily exercise yards, play yards, meet and greet areas

- There did not appear to be a food preparation area or an area for sanitation of dishes and other supplies
- The euthanasia room and animal disposal area was not observed
- Food was stored in a container without temperature regulation
 - Temperatures were not taken inside the container on the site visit
- There was not an area for grooming
- There was not an area where animals could have out of kennel or cage time

Current Facility Available Housing

2014 data was analyzed to determine the facility's basic housing needs. A simple calculator was created to look at the effects of LOS on housing unit needs (provided as an Excel document).

Current dog housing available: ~115 single compartment kennels

Dog housing needs based on 2014 data:

Using 2014 dog intake data and housing all dogs singly except for puppies (2 per kennel) with an overall shelter LOS of 14 days for strays, 10 days for owner surrenders and 8 days for puppies, an average of 69 kennels are needed. The peak month in 2014 was December with 89 housing units needed.

HOUSING UNITS NEEDED

2014 Dog Intake	Average Length of Stay:			Puppy	Housing units needed (1 adult/ kennel or 2 puppies/kennel)
	Stray Intake Adult	Owner Surrender	~20% juvenile	Stray	
				8: 72 hour hold plus time available	
				14: 72 hour hold plus time available	
				10: No hold, time available	
January	123	8	31		64
February	114	15	29		62
March	140	10	35		73
April	122	13	30		65
May	114	32	28		67
June	110	10	27		58
July	146	11	36		76
August	104	16	26		57
September	111	11	28		59
October	150	16	38		81
November	150	10	38		79
December	162	25	40		89
Total	1546	177	386		
Average					69
Peak					89

Conclusion: Although it appears there are sufficient kennel spaces for dogs if the length of stay parameters given are followed, the type of housing provided (single kennels) does not meet current best practices.

Current cat housing available:

Cattery: ~4-6 adult cats

Clinic: Cage housing units - if retrofitted to meet guidelines ~10-15 housing units

Cat housing needs based on 2014 data:

Using 2014 cat intake data and housing all cats singly except for kittens (2 per kennel) with an overall shelter LOS of 10 days for adults and 7 days for kittens, an average of 8 housing units are needed. The peak month in 2014 was May with 16 housing units needed.

HOUSING UNITS NEEDED

Average Length of stay:			Adults: 10
			Juveniles: 7
2014 Cat Intake	Adult Intake	Juvenile Intake	Housing Units Needed (1 adults/unit, 2 juveniles/unit)
January	16	2	3
February	12	5	3
March	22	9	5
April	15	53	9
May	27	98	16
June	30	83	15
July	17	69	11
August	13	53	8
September	19	28	6
October	20	45	9
November	19	6	4
December	33	8	6
Total	243	459	
Average			8
Peak			16

Although it appears there would be sufficient housing spaces for cat needs given the LOS parameters, all of the cat cage housing currently available has limitations and does not meet standards of care expected for animal sheltering.

In summary:

This facility does not provide sheltered animals with the type of housing that meets the Guidelines. The nearly all outdoor design of the facility makes it difficult to provide a large portion of the housed pet population with adequate ability to properly thermoregulate. The majority of cat cage housing is inadequate in size and type.

Continued long term use of this facility in its current state is not recommended.

Improvements could be made to this facility to better serve the animal care needs however some limitations will be difficult or expensive to overcome without major renovations.

Recommendations for Porterville Animal Control

July 2015

UC Davis Koret Shelter Medicine Program (KSMP):

- Cynthia Karsten, DVM, KSMP/LazinAlive Outreach Veterinarian

Below are general programmatic recommendations that will help to bring the entire animal control service more in line with the Guidelines. If additional assistance is desired to help implement the programmatic recommendations, a separate scope of work and contract can be created.

Overview of the top programmatic recommendations:

- Determine and function within the organization's capacity for care (C4C)
 - The main focus for this shelter will be on optimizing length of stay (LOS) for dogs
 - Utilize the CA state mandated 72 hour hold for stray dogs
 - Identify 'fast track' dogs and invest resources to move them through the shelter efficiently
- Improve dog housing and address dog welfare
 - Create compartmentalized housing (remodel vs. new construction discussion)
 - Discontinue the practice of cleaning kennels with dogs in them
 - Develop new protocol using Accel
 - Utilize spot cleaning throughout the day
 - Provide enrichment for dogs both in kennel and out of kennel
- Increase live release potential
 - Hire a live release coordinator
 - Increase traffic into the shelter
 - Increase the pool of adopters
 - Reach beyond the immediate community for adopters
 - Hold adoption events in town
 - Evaluate adoption process
 - Allow potential adopters to walk through the shelter openly
 - Shorten and keep the process focused, open-minded and conversational
- Discontinue the intake of healthy cats
 - Only intake sick, injured and those cats that are in immediate danger
 - Work with rescues groups to transfer out the cats that do need to come in
- Improve the intake protocol for all animals that do enter the shelter
- Improve cat housing for cats that must come in
 - Move cages to room off of lobby
 - Install portals in all stainless steel cages
 - House only adult cats in the cattery

Capacity for Care

Capacity for care (C4C), considered holistically, means meeting the needs of each animal admitted to a shelter, whether feral or friendly, stray or owner surrendered, young or old. The Five Freedoms of Animal Welfare provide a framework to define what it means to meet the needs of any animal in confinement. The Five Freedoms of Animal Welfare are:

- Freedom from hunger and thirst
- Freedom from discomfort

- Freedom from pain, injury and disease
- Freedom to express normal behavior
- Freedom from fear and distress

Assuring capacity for care also supports success in meeting a Sixth Freedom, the freedom from euthanasia for animals that are neither terminally ill nor dangerous. Providing high quality housing and minimizing length of stay (LOS) through pro-active management are two key factors in assuring capacity for care for every cat in the shelter.

The Association of Shelter Veterinarian's Guidelines for Standards of Care in Animal Shelters warns:

Every sheltering organization has a maximum capacity for care, and the population in their care must not exceed that level.

On the surface, this seems like a simple and logical statement. Operating within an organization's ability to provide care is the foundation on which all other guidelines for care must rest. If more animals are admitted *at any one time* than can be provided with an environment adequate to meet their needs; or if more animals are admitted *over time* than can be released alive, inevitably some elements of animals' mental or physical well-being will be compromised. This also creates an environment where staff is not able to do their best work and inevitably feel less fulfilled in the work they are doing every day.

- Provide training and resources for staff on capacity for care and the Five Freedoms
 - Article in Animal Sheltering May/June 2015 issue – *What's the perfect number? Analyzing shelter capacity can increase live releases*
 - The Million Cat Challenge Website
- Keep in mind that "outcome capacity" such as number of adoptions per day and rescue transports per month also drives the optimal number of animals to have in the building for maximum life-saving, even when there are adequate housing units available
 - Functioning within outcome capacity will enable your organization to give genuine chances to the most animals over time, by expanding the community safety net as well as releasing the most animals alive through the shelter
- Freedom to express normal behavior is extremely difficult to meet in the shelter setting, even with the best housing – thus limiting the amount of time an animal is in the shelter is the best way to provide this freedom
- The main focus for your shelter to stay within their capacity for care will be on length of stay (LOS) for dogs
 - Utilize the CA state mandated 72 hour hold for stray dogs to help move animals out of the shelter faster
 - Having the dogs' photos on-line as soon as dogs are impounded will allow people to see if their dog is at the shelter in real time
 - It has been found in working with numerous shelters that holding dogs longer does not improve RTO rates; people who will come looking for their dog will do so shortly after the dog goes missing
 - Historically in CA extending the stray holding period from 72 hours to 4-6 days failed to correspond with a significantly higher rate of return to owner for cats or dogs, however it did result in substantially greater demands for housing and care
 - Time in shelter is the largest risk factor for animals to become ill and thus shelters need to do all that they can to optimize an animal's LOS to only as long as it needs to be to achieve a positive outcome
 - Identify 'fast track' animals

- There are many animals that come to the shelter "ready to go", appeal to a broad range of adopters and have no particular barriers to adoption.
- Allow these 'fast track' animals to move through the shelter system quickly by investing resources (e.g. spay/neuter) which will leave space to provide the conditions and care that the slower track animals require to also have a chance at a positive outcome
- Start looking for outcomes as soon as the animal enters the facility
 - Ensure good quality photos that show the identifying features of the animal are posted on the website as soon as the animal is impounded
 - Allow the public to walk through the facility openly (not escorted) to look for potential adoption candidates

Note about LOS:

The concern is often raised that shortening LOS means hastening to euthanize. This should never be the case. For an animal certainly destined for euthanasia (e.g. for behavioral or medical reasons), shortening the LOS to that outcome will reduce stress for the animal as well as lowering the cost of care and leaving more space and time available for animals that have a chance at live release. However, euthanasia should never be substituted for a live outcome as a means of reducing length of stay. Rather, systematic efforts should be made to minimize length of stay to an appropriate outcome for every animal, whether that is return to owner, rescue, transfer, adoption, return to location of origin, or in the case of managed intake, perhaps never entering the shelter at all.

Canine Welfare and Enrichment

- Ensure *all* dogs have soft, clean bedding
 - Use the Perla beds or half of a carrier for small dogs
 - Use the large blue beds with sides for larger dogs
 - Use the elevated decking whenever possible to help with keeping the beds dry and clean
- Discontinue the practice of cleaning kennels with dogs in them
 - Options for cleaning include
 - Walking the dog during cleaning
 - Designating some kennels for holding where the dogs can be moved out to while their kennel is cleaned
 - Create exercise yards for the dogs to be in while their kennels are cleaned
 - Assign two kennels to every dog so that dogs can be moved into their clean kennel while their dirty kennel is cleaned
 - Eventually – have compartmentalized housing for all dog
- Utilize spot cleaning for dog kennels that house dogs > 5 months of age
 - Minimized the time dog spend in a wet environment
 - Shortens cleaning time – a very stressful and loud time for dogs
 - Do fully clean kennels between dogs and for puppies
- Measure out appropriate amounts of food to match the size and age of the animals
 - Free feeding makes monitoring appetite and thus overall health difficult
 - Having uneaten food in the kennels attracts flies and other insects
- Create a space for out of kennel time
 - Build secure exercise yards with shade structures in the area to the west of the shelter
 - Allow single dogs to utilize the yards with or without supervision

- Allow dogs to interact with supervision
 - Develop a clear protocol for which dogs can go to playgroup
 - http://www.centerforshelterdogs.org/Portals/0/CSD%20PDFs/Website%20CSD_Playgroup_Manual%2011.11.pdf
- Use food dispensing toys in kennel
 - Can be purchased or handmade
 - <http://www.sheltermedicine.com/library/pvc-food-dispensing-toy-how-to-make>
- Provide hiding areas for all shy/fearful dogs
 - Consider giving these dogs carriers in their runs to work on crate training
- Utilize treat buckets that reward calm behavior
 - http://www.centerforshelterdogs.org/Portals/0/CSD%20PDFs/Treat_Buckets.pdf
- Utilize daily monitoring sheets to be filled out by staff prior to cleaning to help provide information on the animals overall health and well-being (an example form has been provided)
 - Eating
 - Drinking
 - Urination/defecation
 - Behavior

Increase live release potential

- Hire a live release coordinator to market dogs for adoption outside of the community, to network with rescues and find other live release options for animal
- Increase traffic to the shelter
 - Change open hours to be more customer friendly
 - Consider 3-7 pm M-F and 12-5 pm Saturday
 - Allow people to make appoints to RTO an animal outside of these hours if they cannot make it to the shelter during normal business hours
 - Invest in bi-lingual marketing of the shelter so that folks know who and where you are
 - Let them know about some exciting changes that are going on
- Increase the pool of adopters
 - Reach beyond the immediate community for adopters
 - Put animals on all adoption site websites
 - PetFinder
 - <https://www.rescuegroups.org/services/pet-adoption-portal/>
 - Have adoption events in town at popular locations
- Purchase a high quality digital camera and lens for taking adoption photos
 - Consider having volunteers take nice photos of animals
 - Tips for taking great photos of shelter animals - <http://onepicturesaves.com/learning-videos/>
- Evaluate the current adoption process
 - Allow potential adopters to walk through the shelter openly without a staff escort
 - Shorten and keep the process focused, open-minded and conversational
 - Evaluate the adoption application
 - Good example - <http://gateway.hsus.org/files/adopters-welcome/Rely-on-conversations-instead-of-applications.pdf>

Intake Strategies

- Continue to shape the path to decrease the number of people bringing healthy animals to the shelter
 - Make it easy and desirable for people to do what we would like them to do
- Discontinue the intake of healthy cats

- Only take in sick, injured and those that are in immediate danger
- Work with rescue groups to take cats that do need to come in
- Work with people to hear the concern and work to solve their problem
 - Offer the rental of cat deterrents
 - Cat Stop - <http://www.amazon.com/Contech-CatStop-Ultrasonic-Outdoor-Deterrent/dp/B0001A9TE2>
 - Offer resources for TNR with local spay/neuter organizations
 - Provide resources on understanding and living successfully with community cats
 - http://www.humanesociety.org/issues/feral_cats/qa/feral_cat_FAQs.html
- Examples of effective communication with the community on why this management strategy was chosen
 - [Chico Animal Shelter](#) -
 - [Kitchener/Waterloo Humane Society](#)
- Another great resource – [Managing Community Cats: A Guide for Municipal Leaders](#)
- Have patrons make appointments to surrender an animal
 - Communicate effectively the benefits of making an appointment to surrender an animal
 - Eliminates any waiting time at the shelter
 - Allows the patron to schedule at a time that is good for them
 - Provides adequate time for information gathering for both parties to help facilitate prompt placement of the animal
 - Improves the experience of the animal once in the shelter since it happens at a planned time when the shelter has room
 - Provides a better working environment to have tasks (in this case animal intake) more predictable
 - Example of effective communication with the community on why this management strategy was chosen
 - http://animalhumanenm.org/pets/about/managed_admissions.php
- Work with owners on alternative solutions to intake
 - Behavior help by directing them to websites with great resources
 - <http://www.asPCA.org/Pet-care/virtual-pet-behaviorist>
 - <https://www.sfspca.org/behavior-training>
 - <http://www.animalhumanesociety.org/behavior/pet-behavior-and-training>
 - Free food
 - Spay/neuter assistance
 - Low cost medical options
 - Temporary boarding

Animal Intake

- Give oral pyrantel and topical flea/tick treatment to all animals at intake
 - This addresses a zoonotic concern as well as improves animal health and welfare
 - Charts have been provided on dosing amounts
- Purchase a floor scale and a table top scale to allow staff to obtain accurate weights on intake
 - Record on kennel card
- Purchase a small refrigerator (without a freezer compartment) for vaccine storage
 - Store ONLY vaccines in this refrigerator
- Provide staff with training and resources to estimate animal's age

- http://www.animalsheltering.org/resources/magazine/may_jun_1996/how_to_determine_age.html
- Redesign kennel card to include important information cage side
 - Available date
 - Weight
 - Estimated age
 - Where animals was found if stray
 - Remove statement about "WARNING - Please do not touch the dogs as you could be bitten"
 - People interacting with animals is how they choose their new family member

Improve cat housing for cats that must come in

- Move cages to the waiting room off of lobby (dimensions 10' x 12')
- Install portals in all stainless steel cages
 - [Manufactured Portals: Order Information and Instruction for Installation](#)
- House only adult cats in the cattery
 - 5-6 healthy cats can be housed in the cattery at one time
 - Provide food stations, water bowls, litter boxes and hiding places for each cat plus one more
- Provide hiding places for all cats housed in cages
 - Review the drawing of how to set up a compartmentalized cat cage from Dr. Wagner with all staff members
 - Using "curtailments" to cover part or all of the front of the kennel
 - <http://www.sheltermedicine.com/library/how-to-make-partial-cage-covers-aka-curtailments>
 - If/when cats cages are facing each other, cover part of the cage in a way that is off set from the cages across from each other in order to give the cats choice to look at the other cats or not
 - Alternatively, towels can be hung over elevated Kuranda beds to provide a hiding place
 - <http://www.aspcapro.org/resource/saving-lives-behavior-enrichment/hiding-places-mean-happiermore-adoptable-cats>

Recommendations for Porterville Animal Control

July 2015

Current Facility Considerations

Upgrade/Remodel Current Facility

Thoughts:

- The location of the current facility is 20 miles away from Porterville, the population center of the service area, which is likely creating a barrier in accessibility of the facility to community members (lower than expected reclaim rates, low adoption rates, lower than expected owner surrender rates).
- Major renovations would be needed to provide housing for dogs that are double compartment. Ideally this would be indoor/outdoor housing. The housing needs to provide dogs with a portion of their kennel being in a temperature controlled environment.
- Remodeling the current facility may be less expensive than building an entire new facility however remodel costs tend to run higher on a square footage cost basis. Bang for the buck may be substantially less.
- Improvements will not change some of the structural limitations of the current facility.
- The current building appears to have a solid foundation/shell, however integrating that with an enclosed building that is needed may require structural work that we can not anticipate.
- Current facility would likely provide more space than could be afforded in a new building given the current budget.
- Improvements could be phased in over time at the existing location - though this tends to cost more overall.
- The current facility appears to have ample outdoor space to create outdoor yards, exercise areas, meet and greet spaces to improve animal welfare.

Upgrading current kennels

To adhere to the Guidelines for Standards of Care in Animal Shelters and meet the Five Freedoms of Animal Welfare and current best practices in animal sheltering, all animals housed in a shelter must be provided compartmentalized/double-sided housing that allows an animal to eliminate away from where they eat and sleep. At least half of this unit must be in a conditioned environment: example - indoor/outdoor kennel or if desired fully indoors. This type of housing also allows for efficiency and safety for staff during daily animal care duties and reduces disease transmission risks. Please see [our information sheet on double compartment housing](#) for details.

- A major remodel would be expected to upgrade the facility to provide indoor/outdoor double compartment housing.
 - Essentially removing all existing kennels, re-plumbing and resurfacing the floor where needed along with all new heating and cooling ventilation system and either

rebuilding new indoor/outdoor kennels or putting in indoor elevated front to back double-sided kennels

- *Note on the raised kennels: There are some additional disadvantages to the elevated kennels as they can cause difficulty to some dogs as they enter and exit the kennel and the elevation can also be a safety hazard for staff-the need to lift dogs into the kennels can be problematic. The elevated kennels might save on some flooring and plumbing needs but to give you an idea of cost a local shelter received an estimate of \$500,000 for 60 elevated double-sided kennels from Shoreline Kennels about 3 years ago. Lifespan on these kennels in a shelter environment should not be expected to exceed 15 years.*

We are uncertain what this would cost and are concerned that upgrading this facility will leave the city with some substantially negative qualities of the current facility – primarily its location.

Additional Recommendations to upgrade the current facility:

In addition to providing adult dogs with compartmentalized housing (with at least one side being temperature controlled), puppies and some small dogs should have indoor housing where the environment can be more controlled in terms of temperature, noise and effectiveness of disinfection. To meet this need in your current facility you could:

- Move cat housing to the waiting room in the office building
 - The dimensions of this room are 10 ft. x 12 ft.
 - This could accommodate 8-10 double compartment cages
- House puppies and small dogs in 'the clinic'
- Install portals in all stainless steel cages that will house cats, puppies and small dogs
 - For detailed instructions see Manufactured Portals: Order Information and Instruction for Installation
- Purchase additional housing units to house puppies and small dogs in the clinic
 - Two 36" long by ~28-30" tall by ~28" deep stainless steel cages and install a portal in between.
 - We have found these to be the most affordable housing for small dogs/puppies

The current building has other limitations that are affecting welfare of the animals housed there. Additional upgrades that would improve welfare include:

- Improve the ventilation and cooling for all large dog kennels
 - Investigate use of large barn type fans in the aisle ways to move air through the interior of the building – being careful to not make drafts within the housing units
 - Set up swamp coolers in front of fans to further reduce temperature of air moving via fans. Expect maximum air cooling of about 10 degrees with evaporative cooling.
- Construct fenced exercise areas for dogs on the land to the west of the shelter facility

- Install shade structures
- Food storage should also be in a temperature controlled environment
 - This can be partially accomplished but putting a shade structure over the current food container. Additional cooling may be provided with a wall unit air conditioner.

Building a New Facility:

This option would provide a building located in a more central location to the population center of the area serviced as well as new construction that would be an improvement from the current facility even with the above mentioned upgrades. The largest challenge however is likely the cost of a new facility.

From our experience the cost of building an animal shelter in California in the current market is at an average cost of about \$400/ft² (range in California over the last 5 years: \$250 to >\$600/foot). Smaller facilities often cost more per square foot as they need all the more costly things a bigger shelter needs but with a smaller footprint. The \$1.5 million budget that is currently being discussed may not support an architect-designed type facility although we highly recommend further investigation as other structural building types may be able to provide for sheltering needs- such as lower cost metal type buildings.

It's important to note that a new building will not solve all the animal sheltering issues with the current facility. Simply building a new shelter without increasing staffing levels and implementing new practices (as outlined in the Porterville visit addendum program considerations report sent earlier) will leave Porterville in a similar animal sheltering situation - only at a new location. Consideration should be given on how to invest the money available or if additional funds can be allocated to the shelter construction and operations moving forward such that animal care, welfare and appropriate outcomes for the animals, working conditions for staff and services for the community can best be met.

2014 Intakes: Dogs

Intake time in minutes:

Healthy Stray	1:5
Healthy Owner Surrender	30
Confiscate	30
Quarantine	20
Sick/Injured stray	45

Intake Type

Intake Month	Healthy Stray	Owner Surrender	Confiscate	Quarantine	Sick or Injured (10% of stray)	Total monthly intake	Daily intake time needed (minutes)	Hours/day
January	139	8	1	10	15	173	108	1:8
February	129	15	1	5	14	164	105	1:8
March	158	10	2	1	18	188	118	2:0
April	137	13	4	1	15	170	109	1:8
May	128	32	2	5	14	181	123	2:0
June	123	10	2	2	14	151	96	1:6
July	164	11	2	5	18	200	126	2:1
August	117	16	1	3	13	150	97	1:6
September	125	11	2	2	14	154	98	1:6
October	169	16	3	1	19	208	132	2:2
November	169	10	3	2	19	203	127	2:1
December	182	25	2	1	20	230	149	2:5
Grand Total	1739	177	25	38	193	2172	Average	1:9

Cats

Intake time in minutes:

Healthy Stray	15
Healthy Owner Surrender	30
Quarantine	20
Sick/Injured stray	45

Intake Type

Intake Month	Healthy Stray	Owner Surrender	Quarantine	Sick or Injured	Total Monthly Intake	Daily intake time needed (minutes)	Hours/day
January	14	2		2	18	12	0.2
February	13	5		1	19	11	0.2
March	28			3	31	19	0.3
April	61			7	68	41	0.7
May	112	1	1	12	126	76	1.3
June	102	1		11	114	68	1.1
July	74	4		8	86	51	0.9
August	48	12	1	5	66	38	0.6
September	39	1	3	4	47	28	0.5
October	55	4		6	65	39	0.6
November	22	2		2	26	15	0.3
December	37			4	41	25	0.4
Grand Total	670	32	5	67	707	Average	0.6

2014

Dogs

HOURS PER DAY NEEDED FOR DAILY CARE

Average LOS:

Stray	23
Owner Surrender	31
Quarantine	26
Confiscate	29

Basic Care per animal (minutes)	15
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2014 Intake Intake Type

Intake Month	Stray	Owner Surrender	Quarantine	Confiscate	Total daily care needed (minutes)	Hours/day
January	154	8	10	1	2032	33.9
February	143	15	5	1	1949	32.5
March	175	10	1	2	2195	36.6
April	152	13	1	4	1992	33.2
May	142	32	5	2	2209	36.8
June	137	10	2	2	1771	29.5
July	182	11	5	2	2343	39.1
August	130	16	3	1	1789	29.8
September	139	11	2	2	1810	30.2
October	188	16	1	3	2445	40.7
November	188	10	2	3	2365	39.4
December	202	25	1	2	2738	45.6
Grand Total	1932	177	38	25	Average	35.6



Average LOS:

Stray	24
Owner Surrender	28
Quarantine	26

Basic Care per animal (minutes)	15
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2014 Intake Intake Type

Intake Month	Stray	Owner Surrender	Quarantine	Total daily care needed (minutes)	Hours/day
January	16	2		220	3.7
February	14	5		238	4.0
March	31			372	6.2
April	68			816	13.6
May	124	1	1	1515	25.3
June	113	1		1370	22.8
July	82	4		1040	17.3
August	53	12	1	817	13.6
September	43	1	3	569	9.5
October	61	4		788	13.1
November	24	2		316	5.3
December	41			492	8.2
Grand Total	670	32	5	Average	11.9

Goal:

Average LOS:

Stray	17
Owner Surrender	14
Quarantine	24
Confiscate	29

per animal (minutes)	15
----------------------	----

Dogs:

2014 Intake Intake Type

Intake Month	Stray	Owner Surrender	Quarantine	Confiscate	Total daily care needed (minutes)	Hours/day
January	154	8	10	1	1492	24.9
February	143	15	5	1	1388	23.1
March	175	10	1	2	1584	26.4
April	152	13	1	4	1424	23.7
May	142	32	5	2	1506	25.1
June	137	10	2	2	1273	21.2
July	182	11	5	2	1699	28.3
August	130	16	3	1	1260	21.0
September	139	11	2	2	1297	21.6
October	188	16	1	3	1744	29.1
November	188	10	2	3	1714	28.6
December	202	25	1	2	1919	32.0
Grand Total	1932	177	38	25	Average	25.4

Goal:



Average LOS:

Stray	17
Owner Surrender	14
Quarantine	24

Basic Care per animal (minutes)	15
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2014 Intake Intake Type

Intake Month	Stray	Owner Surrender	Quarantine	Total daily care needed (minutes)	Hours/day
January	16	2		150	2.5
February	14	5		154	2.6
March	31			264	4.4
April	68			578	9.6
May	124	1	1	1073	17.9
June	113	1		968	16.1
July	82	4		725	12.1
August	53	12	1	547	9.1
September	43	1	3	409	6.8
October	61	4		547	9.1
November	24	2		218	3.6
December	41			349	5.8
Grand Total	670	32	5	Average	8.3

2014 Outcomes Dogs

Time per:

Adoption	30
Euthanasia	20
RTO	30
Rescue	60
Died	10

Count of Outcome Type Outcome Type

Outcome Month	Adoption	Euthanasia	Return to Owner	Rescue	Died	Total Monthly Outcomes	Daily Staffing Needs (minutes)	Hours/day
January	11	39	40	82	1	173	241	4.0
February	21	38	17	128	4	208	321	5.3
March	20	41	23	88	4	176	248	4.1
April	15	54	19	92	11	191	258	4.3
May	14	21	15	86	4	140	216	3.6
June	8	31	14	100	8	161	245	4.1
July	11	84	24	44	14	177	184	3.1
August	10	22	21	131	9	193	311	5.2
September	7	28	23	48	8	114	147	2.5
October	15	79	25	88	11	218	272	4.5
November	12	60	27	80		179	239	4.0
December	14	48	29	114	5	210	305	5.1
Grand Total	158	545	277	1081	79	2140	Average	4.1

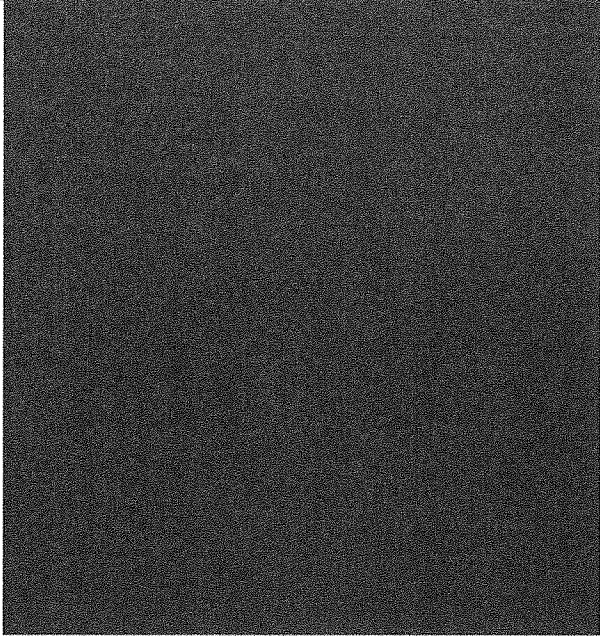
Cats

Time per:

Adoption	30
Euthanasia	20
RTO	30
Rescue	60
Died	10

Count of Outcome Type Outcome Type

Outcome Month	Adoption	Euthanasia	Return to Owner	Rescue	Died	Total Monthly Outcomes	Daily Staffing Needs (minutes)	Hours/day
January	3	8	1	7		19	23	0.4
February	6	4	1	11		22	32	0.5
March	2	22	1	8		36	35	0.6
April	3	29	1	12		47	48	0.8
May	4	65	1	4		95	63	1.1
June	4	66	1	15		93	81	1.4
July	3	43		19		85	76	1.3
August	1	67				81	50	0.8
September	7	33				57	35	0.6
October	6	25		7		56	43	0.7
November	6	34		15		63	61	1.0
December	1	16				19	12	0.2
Grand Total	46	412	6	98	111	673	Average	0.8



Porterville Capacity Report:

Supplemental Data

UC Davis Koret Shelter Medicine Program

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INTRODUCTION

The following table and figures were generated from data in the Porterville Animal Control Shelter's Shelter Pro© and Shelter Manager© shelter software systems via a customized report. The data was first analyzed for quality and common errors, and terminology was standardized to allow comparison with other shelter data sets. The emphasis of this analysis was on 2012-2014 data with consideration of year-to-date trends, however, 2010 and 2011 data are provided for the reader's consideration. Changes in terminology and software use may cause variance in data (for instance, if age was previously not entered or defaulted to adult, this can result in the appearance of increasing puppy and kitten intake, where in fact this is a reflection of data entry only). This variance is particularly likely between different providers of sheltering services but may also change over time as staff becomes better trained in software use.

LIVE INTAKE BY MONTH FOR 2014, BROKEN DOWN BY AGE CATEGORY

CATS AND KITTENS

Intake Month	Number Kittens	Intake Month	Number Cats
January	2	January	16
February	5	February	14
March	9	March	22
April	53	April	15
May	98*	May	28
June	83	June	31
July	69	July	17
August	53	August	13
September	28	September	19
October	45	October	20
November	6	November	20
December	8	December	33*
Kitten Total	459	Cat Total	248
Total Feline	707		

DOGS AND PUPPIES

Intake Month	Number Puppies	Intake Month	Number Dogs
January	45	January	128
February	33	February	131
March	46	March	142
April	32	April	138
May	42	May	139
June	34	June	117
July	43	July	157
August	24	August	126
September	14	September	140
October	37	October	171*
November	32	November	171*
December	61*	December	169
Puppy Total	443	Dog Total	1729
Total Canine	2172		

* Maximum intake months

2014 LENGTH OF STAY (LOS)

LOS All Dogs and All Cats

Average of LOS	Column Labels					
Row Labels	2010	2011	2012	2013	2014	2015
Cat	12	9	22	50	24	39
Dog	32	32	30	28	24	33
Grand Total	30	30	29	33	24	33

The average LOS for animals in this facility is longer than is generally recommended.

DOG LOS BREAKDOWN:

DOGS - By Age Group

LOS by Year

All Dogs by Outcome Type

Animal Type	DOG							
Average of LOS	Column Labels							
Row Labels		2010	2011	2012	2013	2014	2015	Grand Total
▼ Live Release		32	26	30	23	24	38	28
RTO		3	4	4	3	7	2	4
ADOPTED		54	46	38	30	26	20	41
RESCUED		29	26	34	28	28	48	31
▼ Died/Euth/Missing		31	40	32	35	24	23	33
MISSING		42	24	23	11	0		29
DECEASED		36	15	18	19	24	23	20
EUTHANIZED		30	45	37	37	24	23	35
Grand Total		31	32	30	28	24	33	29

Comments: These are extended LOS data to nearly every outcome. See comments below on LOS to "Died" (died in the shelter's care or in the foster system).

CAT LOS BREAKDOWN

LOS by Year All Cats by Outcome Type

Animal Type	CAT							
Average of LOS	Column Labels							
Row Labels		2010	2011	2012	2013	2014	2015	Grand Total
▼ Live Release		55	38	57	112	49	95	73
RTO				14	4	4	5	7
ADOPTED		32	14	47	125	60	117	83
RESCUED		107	64	80	69	45	93	62
▼ Died/Euth/Missing		6	8	15	35	18	14	19
MISSING			2	5	1			4
DECEASED		24	29	46	38	27	43	36
EUTHANIZED		5	5	5	34	15	5	16
Grand Total		12	9	23	50	24	46	29

Comments: There is an overall extended LOS to all outcomes. Extended LOS past about 14 days in an animal shelter can be an animal welfare concern due to the confinement housing typically used in most shelter facilities. The extended LOS to the outcome of "Died" is unusual as death (versus euthanasia) most commonly occurs acutely when severely ill or injured animals die soon after admission. All instances of animals dying in the shelter or foster system should be evaluated to ensure welfare concerns are avoided.

SHELTER INTAKE- DOG BREED DISTRIBUTION

Porterville Top 10 Dog Intakes by Breed

Ordered by Highest Intakes

Percent of Intakes = 85%

Animal Type

Dog

Count of Animal ID

Column Labels

Row Labels

2010

2011

2012

2013

2014

2015

Grand Total

CHIHUAHUA

521

617

573

564

527

159

2961

AMERICAN PIT BULL TERRIER

326

384

387

372

440

115

2024

TERRIER

240

360

429

412

356

76

1873

SHEPHERD

254

310

296

201

246

61

1368

LABRADOR RETRIEVER

105

121

189

112

125

33

685

GERMAN SHEPHERD

45

68

76

50

86

28

353

QUEENSLAND HEELER

44

67

42

53

30

22

258

BOXER

38

28

37

39

48

13

203

DACHSHUND

51

42

45

31

19

11

199

POODLE

21

37

18

31

50

13

170

Grand Total

1645

2034

2092

1865

1927

531

10094

Chihuahua make up ~25% and Pit Bulls make up ~20% of all intakes. Targeting these breeds for spay neuter services in your community may help reduce intakes of these breeds in the future.

INTAKE DATA

FELINE INTAKE

Intakes by Type by Year Cats

Animal Type CAT

Sum of Intake Total Column Labels

Row Labels	2010	2011	2012	2013	2014	Grand Total
STRAY	226	337	527	618	670	2378
CONFISCATE	1					1
QUARANTINE	2	2		2	5	11
OWNER SURRENDER		9	5	7	32	53
Grand Total	229	348	532	627	707	2443

CATS

Intakes by Month All Cats - Adults and Kittens

Intake Type (All)
Animal Type CAT

Sum of Intake Total Column Labels

Row Labels	2010	2011	2012	2013	2014	2015	Grand Total
January	5	7	13	33	18	20	96
February	6	5	8	29	19	21	88
March	23	18	7	15	31	40	134
April	22	29	35	60	68	4	218
May	33	59	63	137	126		418
June	35	47	77	107	114		380
July	39	30	69	71	86		295
August	24	55	69	59	66		273
September	12	34	70	41	47		204
October	18	28	62	51	65		224
November	9	13	32	15	26		95
December	3	23	27	9	41		103
Grand Total	229	348	532	627	707	85	2528

CANINE INTAKE

Intakes by Type by Year Dogs

Animal Type	DOG	
Sum of Intake Total	Column Labels	
Row Labels		
	2010	2011 2012 2013 2014 Grand Total
STRAY	1991	2200 2266 1918 1932 10307
CONFISCATE	17	21 11 9 25 83
QUARANTINE	18	41 42 41 38 180
OWNER SURRENDER	45	129 141 178 177 670
Grand Total	2071	2391 2460 2146 2172 11240

DOGS

Intakes by Month All Dogs - Adults and Puppies

Intake Type	(All)	
Animal Type	DOG	
Sum of Intake Total	Column Labels	
Row Labels		
	2010 2011 2012 2013 2014 2015 Grand Total	
January	1 148 193 164 203 173 215 1096	
February	2 161 195 211 191 164 148 1070	
March	3 190 155 220 202 188 219 1174	
April	4 152 172 160 177 170 8 839	
May	5 157 209 194 195 181 936	
June	6 183 202 200 161 151 897	
July	7 187 223 212 189 200 1011	
August	8 150 233 232 214 150 979	
September	9 199 189 254 162 154 958	
October	10 162 257 210 168 208 1005	
November	11 182 187 211 125 203 908	
December	12 200 176 192 159 230 957	
Grand Total	2071 2391 2460 2146 2172 590 11830	

OUTCOMES

FELINE OUTCOMES

Outcomes by Type by Year Cats

Animal Type	CAT	
Sum of Intake Total	Column Labels	
Row Labels		
▼ Live Release	2010	2011 2012 2013 2014 2015 Grand Total
RTO	30	19 80 140 146 30 445
ADOPTED	21	10 53 109 46 6 245
RESCUED	9	9 25 30 98 23 194
▼ Died/Euth/Missing	200	297 362 563 523 46 1991
MISSING		9 28 1 38
DECEASED	9	28 90 113 111 11 362
EUTHANIZED	191	260 244 449 412 35 1591
Grand Total	230	316 442 703 669 76 2436

Outcomes by Type by Year Cats

Animal Type	CAT	
Sum of Intake Total	Column Labels	
Row Labels		
▼ Live Release	2010	2011 2012 2013 2014 2015 Grand Total
RTO	13.04%	6.01% 18.10% 19.91% 21.82% 39.47% 18.27%
ADOPTED	0.00%	0.00% 0.45% 0.14% 0.30% 1.32% 0.25%
RESCUED	9.13%	3.16% 11.99% 15.50% 6.88% 7.89% 10.06%
▼ Died/Euth/Missing	3.91%	2.85% 5.66% 4.27% 14.65% 30.26% 7.96%
MISSING	86.96%	93.99% 81.90% 80.09% 78.18% 60.53% 81.73%
DECEASED	0.00%	2.85% 6.33% 0.14% 0.00% 0.00% 1.56%
EUTHANIZED	3.91%	8.86% 20.36% 16.07% 16.59% 14.47% 14.86%
Grand Total	83.04%	82.28% 55.20% 63.87% 61.58% 46.05% 65.31%
Grand Total	100.00%	100.00% 100.00% 100.00% 100.00% 100.00% 100.00%

CANINE OUTCOMES

Outcomes by Type by Year Dogs

Animal Type DOG

Sum of Intake Total Column Labels

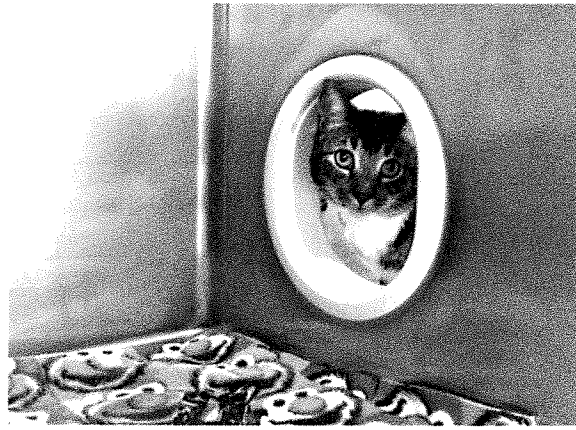
Row Labels	2010	2011	2012	2013	2014	2015	Grand Total
▼ Live Release	1224	1315	1902	1294	1516	373	7624
RTO	227	281	295	273	277	63	1416
ADOPTED	382	338	191	270	158	38	1377
RESCUED	615	696	1416	751	1081	272	4831
▼ Died/Euth/Missing	800	1006	575	895	625	183	4084
MISSING	54	58	45	8	1		166
DECEASED	35	106	105	80	79	12	417
EUTHANIZED	711	842	425	807	545	171	3501
Grand Total	2024	2321	2477	2189	2141	556	11708

Outcomes by Type by Year All Dogs - Adults and Puppies

Animal Type DOG

Sum of Intake Total Column Labels

Row Labels	2010	2011	2012	2013	2014	2015	Grand Total
▼ Live Release	60.47%	56.66%	76.79%	59.11%	70.81%	67.09%	65.12%
RTO	11.22%	12.11%	11.91%	12.47%	12.94%	11.33%	12.09%
ADOPTED	18.87%	14.56%	7.71%	12.33%	7.38%	6.83%	11.76%
RESCUED	30.39%	29.99%	57.17%	34.31%	50.49%	48.92%	41.26%
▼ Died/Euth/Missing	39.53%	43.34%	23.21%	40.89%	29.19%	32.91%	34.88%
MISSING	2.67%	2.50%	1.82%	0.37%	0.05%	0.00%	1.42%
DECEASED	1.73%	4.57%	4.24%	3.65%	3.69%	2.16%	3.56%
EUTHANIZED	35.13%	36.28%	17.16%	36.87%	25.46%	30.76%	29.90%
Grand Total	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%



Capacity for Care

Porterville Animal Services
Shelter Facility Planning

UC Davis Koret Shelter Medicine Program, 8/2015

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EXECUTIVE SUMMARY

INTRODUCTION

Shelter capacity has a profound impact on the functioning of an animal shelter, ongoing operational costs, staff health and safety, and ultimately the welfare and lives of the animals passing through the facility. “Capacity for Care” in the context of facility design defines a facility sufficient to meet the basic health and welfare needs of animals and provide for an optimal length of stay to the appropriate outcome. This encompasses not only the number of housing units, but the quality and type of housing provided. Adequate staffing and management practices must also be in place to support animal flow through the facility. Basic housing elements of Capacity for Care in a facility include:

- Number of housing units sufficient to support the flow of anticipated intake to the most positive possible outcome at an optimal length of stay
- Single housing of stray adults, bonded pairs and litters
- Group or co-housing used as a method of enrichment and varying animal presentation for animals awaiting rescue or adoption, not a requirement to accommodate needed capacity
- Double-compartment, adequately sized housing units to provide for animal health, safety and efficient care
- Operation below maximum capacity during average intake periods to allow for operation at no more than 100% capacity at times of peak intake

The required Capacity for Care (C4C) for a given facility depends on a combination of intake, outcome distribution (e.g. adoption versus euthanasia) and length of stay (LOS) to each outcome. Each of these factors can vary considerably over time, for instance with changes to the community perception of the shelter, population growth, and changes in shelter and field services management and policy.

The recommendations provided in this report are based on the assumption that the goal for a new or remodeled facility will be to meet public expectations for a modern animal shelter by further improving upon the community service standards and life-saving success achieved in the current facility. The predicted outcomes (e.g. adoption, rescue, euthanasia) used as a basis for the housing capacity recommendations reflect those achieved in 2014 or better, and the LOS to each outcome used in the capacity calculations reflect those documented as realistically achievable in well-managed, adequately staffed facilities with supportive policies and quality housing. Because policy affects required capacity and outcomes, selected policy considerations have been included along with housing recommendations.

These recommendations inevitably reflect a snapshot in time and are based on 2014 data with some information provided on potential emerging trends. However, substantial changes to intake, outcomes or policy will result in different capacity requirements. To the extent possible, the new facility should allow for flexible housing use, and housing recommendations should be revisited against the most current available shelter data prior to finalization of any design.

SUMMARY HOUSING RECOMMENDATIONS

AT 2014 INTAKE LEVELS AND OPTIMAL LENGTH OF STAY GIVEN CURRENT STAFFING AND PROGRAMS:

Housing requirements, 2014 intake		
Housing type	Dogs	Cats
Adoption/hold	100	24
Custody/quarantine	6	4
Special care	4	8
Isolation	8	4
Total	118 (up to ~ 140 dogs and puppies)	40 (up to ~ 65 cats and kittens at peak kitten season)

- ✓ Provide double-compartment cage and kennel housing in all housing areas in order to protect animal health, minimize length of stay, and maximize staffing efficiency and safety
- ✓ House animals singly, with the exception of bonded pairs, litters, and purpose-designed group housing rooms
- ✓ Combine holding areas for healthy stray and adoptable animals ("open selection") with public access to allow for maximum viewing of animals and flexible use
- ✓ Decrease housing requirements from the above recommendations without negatively impacting live release or public service through policy adjustments, including:
 - Eliminate intake of healthy cats and focus on admission of cats in immediate danger or distress (e.g. sick, injured, orphaned) or causing serious public health and safety concerns
 - Decrease the stray hold to live release for unidentified dogs from 7 days to 3; and eliminate the stray hold to live release for unidentified cats, litters of kittens and puppies
 - Hire a live release coordinator to shorten the length of stay to all positive outcomes as well as reducing euthanasia
- ✓ Ensure adequate staffing and policy support for pro-active length of stay management practices in the current as well as future facility

CURRENT DATA AND TRENDS

A customized report was generated from the shelter's software system. Trends from 2012-2015 year to date were evaluated, with an emphasis on 2014 data for development of capacity recommendations. Data used as the basis for this analysis are provided in the secondary document, "Porterville Capacity Report Supplemental Data".

INTAKE

- 2014 intake: Canine 2172, feline 707
- Feline intake has increased annually since 2010 with 2014 intake approximately twice that in 2011; however, year to date intake (through March 2015) has remained essentially unchanged compared to 2014
- Canine intake appears fairly stable with an average intake of about 2200 dogs annually from 2010-2014
- Intake per capita is ~ twice average and slightly below average for cats compared to the average of California shelters
- Owner surrenders represent an unusually small percentage of intake for both dogs (< 3%) and cats (<1%)
- The potential exists for intake to rise at a more welcoming facility, particularly for cats and owner surrendered animals
- Policy steps can mitigate the tendency for intake to rise if housing remains limited

LENGTH OF STAY

- The average length of stay (LOS) to live release for dogs at 24 days is longer than ideal for dogs and prolonged for cats at over 45 days. The voluntary 7 day hold period currently in use likely contributes to this longer length of stay along with the need for rescue/transfer to move animals out of the current shelter.
- The LOS to euthanasia for dogs has decreased but is still prolonged at over 21 days. This may represent a welfare or safety concern if medically or behaviorally untreatable dogs are confined long term; the reason for this prolonged holding time should be evaluated and addressed if possible prior to the move to a new facility.

OUTCOMES

- 2014 outcomes: Canine 70% live release, Feline 21% live release
- The "died in care" rates for both dogs and cats are elevated compared to other shelters
 - The reasons for all "died in care" outcomes should be investigated to ensure there is no welfare concern to be addressed and to assist in planning the new facility

- Live release is low for cats but has improved from ~ 13% in 2010 to > 20% in 2014. For dogs it has improved from 60% in 2010 to > 70% in 2014
- The potential exists to further improve live release rate at a new facility with improved animal health and presentation and easier public access

DESIGN IMPLICATIONS OF DATA ANALYSIS

INTAKE: The high per capita level of canine intake (approximately double the California average) suggests that preventive community programs such as spay/neuter, along with pro-active field service and strategic shelter policy as outlined below could substantially help offset the tendency for intake to rise with a new facility. Conversely, the relatively low per capita feline intake suggests that, without additional specific efforts to manage this, feline intake could increase substantially at a more welcoming and accessible facility. For both dogs and cats, management and communication practices can be put into place now to mitigate increased intake in the future. This is especially critical if the number of planned housing units will be limited even for the current intake. These practices could include:

- Discontinue admission of healthy stray and owner surrendered cats, as this practice is not required by law and resources currently allocated to healthy cat impoundment and euthanasia may be better directed elsewhere
- Schedule admission for owner surrendered animals as well as stray and feral cats if they are admitted
- Develop public messaging and web based resources providing positive alternatives to bringing animals to the shelter, such as:
 - Information and potentially material support (food, supplies) for finders of neonatal kittens
 - Lost and found facebook page and other web-based resource to assist finders in locating the owner of a lost pet without bringing the animal to the shelter
 - Guidance for rehoming pets and assistance with developing marketing materials (such as signage and web profiles) for found animals and pets that the owner can no longer keep
 - Information to assist owners in resolving housing, behavioral, or other issues leading them to consider surrendering their pet
- Prioritize field resolution of complaints and animals at large whenever consistent with public and animal safety

LENGTH OF STAY: The length of stay to all outcomes at PAC is longer than that achieved in shelters with modern facilities, pro-active management and adequate staffing. Some improvement in LOS can be expected as a result of a more welcoming and accessible facility conducive to animal health and well-being, and these assumptions have been included in development of the capacity recommendations in this report. However, without pro-active management practices, the largest shelter will eventually fill to a point of over-crowding. Ensuring sufficient trained staff and leadership to actively manage length of

stay (e.g. a live release coordinator or similar position) would benefit the functioning of the current shelter as well as allow for planning of an efficient and cost effective new facility.

OUTCOMES: The euthanasia rate for dogs and especially for cats is higher than could be expected for a well-managed, sufficiently staffed, modern shelter facility. Lower euthanasia rates were used in predicting the capacity requirements in this report, resulting in slightly higher capacity calculations as the ideal length of stay to adoption or rescue tends to be slightly longer than for euthanasia.

Some reduction in euthanasia would be expected as a natural consequence of a more welcoming, accessible facility, while others will also require adjustment of policy and programs. Recommendations to make these improvements while mitigating the impact on facility requirements have been made throughout this report (e.g. adjusting intake policy for cats, reducing the stray hold to live outcomes). The facility will still serve the population effectively even if reduced euthanasia is not achieved in the short term.

Actual and predicted outcomes used in report preparation:

Feline outcomes actual and predicted		
Outcome	2014 actual	Predicted
Reclaimed	0%	2%
Adopted	7%	50%
Died in care	17%	0%
Euthanized	62%	28%
Rescued	15%	20%

Canine outcomes actual and predicted		
Outcome	2014 actual	Predicted
Reclaimed	13%	20%
Adopted	7%	40%
Died in care	4%	0%
Euthanized	25%	20%
Rescued	51%	20%

HOUSING RECOMMENDATIONS FOR PORTERVILLE ANIMAL SHELTER

GENERAL NOTES ON HOUSING

INTAKE VARIATION, PEAK HOUSING USE AND LENGTH OF STAY:

Peak canine intake at Porterville Animal Control (PAC) has been 15-20% greater than the overall annual average. Canine housing capacity is recommended to allow operation at ~ 95-100% full at peak intake, resulting in operation at 80% or less (considered ideal) during average times. *This assumes pro-active length of stay and population management at all times; if the population is managed primarily in reaction to the shelter being full, insufficient flexibility will be available to accommodate intake fluctuations and maintain acceptable housing standards, regardless of total holding capacity.*

Peak feline intake has been over 100% greater than average. Flux in feline intake is partially offset by the fact that at peak times, the majority of feline admission consists of young kittens which can be housed at higher density (up to one litter per housing unit) and tend to have shorter lengths of stay. However, because of the dramatic difference in peak versus average feline intake, required capacity to accommodate maximum would operate at only ~ 50% full during average intake periods. Adjusting feline intake policy (including discontinuing healthy cat intake and/or scheduled admission for healthy strays and owner surrenders) could help mitigate this variation and allow a more efficiently planned and used facility.

LENGTH OF STAY:

Ideal LOS was calculated separately for “slow track” (e.g. adult cats, dog breeds that tend to stay longer), and “fast track” (e.g. kittens, puppies, highly adoptable breeds). Length of stay at the recommended capacity levels would allow slow track animals to be viewable for adoption on average for at least 3 weekends, and fast track animals viewable on average for at least 1 weekend. More details are provided in the appendix on [Length of Stay](#).

HOUSING TYPE AND NUMBER PER UNIT:

Except where noted, all housing is recommended as double compartment housing for a single animal, bonded pair, or litter. The number of total animals housed is based on the assumption that litters of puppies and kittens will be housed together (2-3 per unit on average) and a small percentage of adults (bonded pairs) will be cohoused. Custody/quarantine and isolation housing is assumed to be one animal or one litter of kittens per unit. Stray adult animals should never be co-housed unless they were picked up together (even then consideration should be given to single housing for safety reasons).

ADOPTION/HOLD HOUSING:

Combined recommendations have been made for adoption and hold housing. Facilities with this type of set up are commonly termed “open selection”. Combining these areas tends to facilitate management and shorten length of stay, as animals can be readily viewed for adoption and rescue during the stray holding period, and need not be moved from one part of the building to another to be made available after a holding period is completed. Custody, quarantine, and isolation housing are outside of this primary flow and are calculated separately.

FELINE HOUSING RECOMMENDATIONS

These recommendations are intended as a general guide. Ward numbers, layout, exact housing type and distribution should be finalized in consultation with the full design team.

Feline housing units (based on 7 day stray hold)					
Annual intake: 707		% Capacity: 95% at peak		Overall Length of stay: 18.6	
Housing type	Housing spaces	5' cage/condo	Small room	Group room	# of wards
Stray/adopt	20	14	1 (1-2 cats)	1 (3-4 cats)	1
Neonate/special care	10	6	0	0	1-2
Quarantine/custody	4	4	0	0	1
Feral	4-8	0	0	1-2	Outdoor pens
Isolation	4	4	0	0	1
Total housing units	42-46 (up to ~75 cats and kittens)	Comments: Intake may rise with new building; capacity should be increased accordingly. This assumes no change in cat intake policy.			

THESE CAPACITY RECOMMENDATIONS ARE BASED ON AN ASSUMPTION OF HIGH QUALITY HOUSING WITH A PRO-ACTIVE LENGTH OF STAY MANAGEMENT PROGRAM. IF THESE ASSUMPTIONS ARE NOT MET, CAPACITY WILL NEED TO INCREASE TO ACCOMMODATE HIGHER DISEASE RATES AND A LONGER LENGTH OF STAY.

COMMENTS FOR FELINE HOUSING:

ADOPTION/HOLD HOUSING: although most housing in adoption/hold for a high-flow shelter such as PAC should be double compartment cages or condos, 1 or 2 larger walk-in units for bonded pairs or small groups will appeal to a variety of adopters and meet the needs of cats staying longer. For planning purposes, count the number of cats/per group room as units, e.g. a group room for 3-4 cats would contribute 3-4 housing units.

Ideally cat condos should be a combination of side-to-side and up-to-down portalized housing, with the most flexible configuration being four compartment units that are portalized both side-to-side and up-to-down to allow conversion into one large four compartment unit or 2 double compartment units. For large scale adoption events, double compartment cages can be used short term (1-3 days) as single units to further increase the capacity for housing. More information on feline housing types and configuration can be found in the section on General Housing Recommendations.

NEONATE/SPECIAL CARE: This housing should be used for non-infectious cats that are not appropriate to house in the general adoption/hold area. Although neonatal housing will be the primary use during peak kitten season, other cats housed in this area could include cats with non-infectious medical conditions requiring additional care as well as feral cat and quarantine overflow.

FERAL HOUSING: If healthy feral cats are admitted, outdoor group housing with adequate protection from the elements is more humane, cost effective and easier on staff than cage housing. At least two group pens should be planned in order to allow all-in/all-out housing. Weekly or more often, all cats in a feral pen should be removed (rescued, returned to field, moved to individual housing or euthanized) and the pen cleaned prior to adding new cats.

OVERALL CAT NUMBERS VERSUS HOUSING UNIT NUMBERS: Housing recommendations are based on the assumption that kittens will be housed on average at 3 per housing unit (younger groups housed as litters, and older kittens housed between 1-3 kittens per unit). Because a high percentage of the population at peak season is kittens, the total number of felines that can be housed substantially exceeds the number of housing units at maximum. During non-kitten season, the number of cats housed should be lower than the number of actual housing units to avoid prolonged length of stay and inefficient use of staff time.

LENGTH OF STAY ASSUMPTIONS: Separate length of stay assumptions were made by intake type (e.g. stray, surrender, custody); by age (adult, kitten, neonate); and to each outcome type (e.g. reclaim, rescue, return to field, adoption and euthanasia). Rescue and adoption LOS are calculated to allow adult cats 3 weekends and kittens 2 weekends to be viewed for adoption, and adult cats 4 weekends and kittens 3 weekends to be made available for rescue. This LOS is based on an assumption of adequate housing and a pro-active management program. IF THESE ASSUMPTIONS ARE NOT MET, CAPACITY WILL NEED TO INCREASE TO ACCOMMODATE HIGHER DISEASE RATES AND A LONGER LENGTH OF STAY.

FELINE HOUSING CONTINGENCIES AND POLICY CONSIDERATIONS

FELINE ADMISSION POLICY: California state law does not require that municipalities provide field or sheltering services for healthy owned, stray, or feral cats. Currently the shelter admits less than 5% of the estimated stray/feral cat population in Porterville, too low a percentage to achieve feline population control or meaningful risk reduction. With only 1 in 5 cats leaving the shelter alive, the current capacity of the shelter for positive outcomes is far exceeded.

Discontinuing intake of healthy stray cats would allow a smaller facility to be planned as well as allowing the shelter program to concentrate on public health and safety priorities and provide improved care and outcomes for the animals truly requiring these services. Contacts can be provided for municipal facilities in California that have made this change in policy. A sample cat housing plan for this intake policy is provided below. If desired, more detailed recommendations can be developed in discussion with shelter management.

Feline housing units – targeted intake policy					
Annual intake: Estimated at ~ 300, including orphaned kittens, sick, injured and abused cats					
Housing type	Housing spaces	5' cage/condo	Small room	Group room	# of wards
Stray/adopt	8-12	8	0	0	1
Neonate/special care	8	8	0	0	1 (+/-partial divider)
Quarantine/custody	0-8	0	0	1-2	Indoor or outdoor pens
Isolation	4	4	0	0	1
Total housing units	20-32 (up to ~ 40-50 cats and kittens)	Comments: Increase adoption/stray holding spaces if substantial on-site adoption program planned; consider off-site adoption and rescue partnerships for additional live release options			

ADDITIONAL FELINE POLICY CONSIDERATIONS

Although changing intake policies would have the most substantial impact on cat housing requirements, costs and feline euthanasia reduction, additional policy changes could be implemented with or without a change in intake policy that would moderately affect housing requirements. These include:

STRAY HOLD CONSIDERATIONS: The most effective way to reunite stray cats with their owners is to leave them in place or return them (ideally sterilized and vaccinated) to the location found. Reducing or eliminating the stray hold to live outcome for unidentified cats and litters of kittens would not be expected to negatively impact the number of cats reunited with their families while also potentially reducing costs and improving feline health and live release. Eliminating the stray hold, if any, to live outcome for kittens is particularly beneficial as it minimizes the amount of time these vulnerable youngsters spend in the shelter. This policy could be coupled with aggressive promotion of microchipping and physical identification to ensure that pet cats that happen to stray will be held for ample time and reunited with their families even if brought to the shelter.

- Reducing the stray hold to the legally required 3 days in California would reduce the need for housing by 4 units
- Eliminating the stray hold to a live outcome for cats (differential hold) would reduce the need for housing by a further 4 units

RETURN TO FIELD CONSIDERATIONS: Return to Field (RTF), also termed trap/neuter/return (TNR), could occur for adult cats with zero time in the shelter if it could be taken on by a local group interested in starting this community program. This would alleviate the need to plan for feral cat housing, as the few sick and injured feral cats that might still come to the shelter would generally be held for a minimal time prior to euthanasia, and could be accommodated in quarantine/custody or special care housing.

CANINE HOUSING RECOMMENDATIONS

These recommendations are intended as a general guide. Ward numbers, layout, exact housing type and distribution should be finalized in consultation with the full design team.

Canine housing units						
Annual intake: 2172		% Capacity: 95% peak/75% average		Overall Length of stay: 21		
Housing type	Housing spaces	Cage/puppy	Small	Med/large	XL	# of wards
Stray/adopt	98	10	26	58	4	TBD
Quarantine/Confiscate	10	0	0	8	2	1
Special care	8	2	0	5	1	1
Isolation	8	2	0	6	0	1-2
Total housing units	124 (up to ~145 dogs and puppies at peak)	Comments: Intake may rise with new building; capacity should be increased according to expectations.				

THESE CAPACITY RECOMMENDATIONS ARE BASED ON AN ASSUMPTION OF HIGH QUALITY HOUSING WITH A PRO-ACTIVE LENGTH OF STAY MANAGEMENT PROGRAM. IF THESE ASSUMPTIONS ARE NOT MET, CAPACITY WILL NEED TO INCREASE TO ACCOMMODATE HIGHER DISEASE RATES AND A LONGER LENGTH OF STAY

COMMENTS FOR CANINE HOUSING:

ADOPTION/HOLD HOUSING: All canine adoption/hold housing should be planned as double compartment housing for a single dog, bonded pair, or litter of puppies. Medium/large dog housing should be back-to-back runs separated by a transfer door. This housing type should also be used for litters of puppies. Small dog and single puppy housing can be smaller back-to-back runs, or to conserve space, cage style housing with side-to-side compartments separated by a transfer door or portal. Flexibility in permitting public access to a portion of adoption/hold housing should be planned for times when additional housing is needed for dangerous or sick dogs beyond that provided in isolation and custody holding. More information on canine housing types, sizes and configurations can be found in the section on general housing recommendations.

ADOPTION/HOLD HOUSING BALANCE: At the predicted rate of adoption and length of stay to adoption, approximately 1/4 of dogs in adoption/hold housing would be on a path to adoption. The remainder would be on stray hold or on a path to another outcome (e.g. rescue or euthanasia). Currently a high percentage of canine live outcome is accounted for by rescue. If adoptions increase in the new building to replace the majority of rescue outcomes, that balance would shift to about 1/3 of dogs in adoption/hold on a path to adoption. Based on this, up to 1/3 of adoption/hold should be considered

adoption-oriented housing and placed towards the entrance of the adoption/hold area with ready access to get-acquainted rooms.

OVERALL DOG NUMBERS VERSUS HOUSING UNIT NUMBERS: As noted above, housing recommendations are based on housing adult dogs singly and cohousing bonded pairs and litters of puppies. This results in a higher number of canines housed than housing units available. Pro-active management will be necessary to maintain the facility at only ~ 80% full in order to accommodate times of peak intake.

CANINE HOUSING CONTINGENCIES AND POLICY CONSIDERATIONS

Substantial potential exists for cost savings on a new facility through policy and staffing adjustments that could also benefit efficiency, costs, animal health and welfare, and the life-saving success achieved at the current facility. The most significant policy and programmatic changes impacting canine housing requirements would be adjusting the stray holding period and hiring a designated “live release coordinator” or equivalent to reduce the length of stay to live outcomes.

STRAY HOLD REDUCTION: As at many shelters, the length of stay for stray dogs to owner reclaim is ~ 3 days. Even for dogs not reclaimed in this time period, the majority that will ever be reclaimed will either have some form of identification or some contact by an owner or caretaker within the first three days. Reducing the stray hold for unidentified dogs from the current 7 days to the legally required 72 hours could substantially decrease length of stay(with all the attendant benefits in terms of animal health, well-being, live release, and housing requirements), while minimally affecting the number of dogs reclaimed. This policy could be coupled with increased attention to web-based posting of found dogs both at the shelter and held by community members, and promotion of canine licensing and identification to further increase the number of dogs reunited with their families. *Reducing the stray hold from 7 days to 3 would decrease the recommended housing numbers by ~ 20 runs.*

LIVE RELEASE COORDINATOR: The LOS to rescue and adoption used in planning is substantially longer than that found at many California shelters, and the percentage of dogs reclaimed (typically with the shortest LOS of any outcome) was targeted at a modest 20%. These LOS assumptions were based on the limited staffing available to actively coordinate live outcomes such as: actively seeking rescue opportunities; marketing animals for adoption; and facilitating owner reclaim by web-based and social media posting and other means. The housing recommendations provided above were based on a length of stay beyond the stray hold of 17 and 11 days to rescue and adoption respectively, similar to what has been achieved currently for rescue and slightly shorter for adoption to account for increased foot traffic at a new facility. Active management could reduce that to ~ 8-9 days to each outcome, still allowing at least 2 weekends on average for adoption or rescue of slow track dogs and at least 1 weekend for adoption or rescue of fast track dogs. *Reducing the length of stay to rescue and adoption by this amount would decrease the recommended housing numbers by ~ 20-25 runs.*

A sample canine housing plan based on lowering the stray holding *and* reducing length of stay by hiring a live release coordinator is provided below. Considerations for housing would be the same as described for the original housing plan.

Canine housing units						
Annual intake: 2172		% Capacity: 95% peak/75% average			Overall Length of stay: 21	
Housing type	Housing spaces	Cage/puppy	Small	Med/large	XL	# of wards
Stray/adopt	58	6	18	32	2	TBD
Quarantine/Confiscate	6			5	1	1
Special care	8	2		5	1	1
Isolation	8	2		6		1-2
Total housing units	80 (up to ~95 dogs and puppies at peak)	Comments: This assumes a 3 day stray hold for unidentified dogs and reduced length of stay to live outcomes achieved by a live release coordinator or equivalent position				

APPENDIX: OVERVIEW OF CAPACITY FOR CARE AND FACILITY DESIGN

Shelter capacity has a profound impact on the functioning of an animal shelter, ongoing operational costs, staff health and safety, and ultimately the welfare and lives of the animals passing through the facility. “Capacity for Care” in the context of facility design defines a facility sufficient to meet the basic health and welfare needs of animals and provide for an optimal length of stay to the appropriate outcome. This encompasses not only the number of housing units, but the quality and type of housing provided. Adequate staffing and management practices must also be in place to support animal flow through the facility.

FLOW CAPACITY VERSUS PHYSICAL HOLDING CAPACITY

No amount of physical holding capacity will be sufficient to resolve issues with homeless and abandoned animals in a community. Even the largest facility will eventually fill if more animals are admitted than are either released alive or euthanized over time. Rather, the holding capacity of the facility must be sufficient to support the *required flow of animals over time*. The required holding capacity to support a given level of flow (intake) depends on length of stay (LOS).

The goal of a new facility should be sufficient housing to support an optimal length of stay for the anticipated intake. Holding capacity that exceeds this number will increase daily care costs and time investment with no further gain in live release. By consuming time and resources that could otherwise be spent on programs to support enrichment, adoptions and rescue, excessive holding capacity can ultimately impair animal welfare and compromise live release.

Holding capacity below the required level, or of inadequate quality, will likewise result in constant overcrowding, increased disease levels, compromised welfare, greater costs and higher euthanasia. The relationship between LOS and required housing capacity is illustrated in [Appendix on Housing and LOS, Tables 1 and 2](#).

OPTIMAL LENGTH OF STAY

The optimal length of stay is defined as the shortest possible time to reach the best possible result for each animal, given the capacity of the organization and community for adoption, transfer, and other live outcomes. Optimal LOS is an average, *not a time limit*, and includes sufficient time to evaluate the behavioral and medical requirements of each animal, perform any needed services prior to adoption (e.g. spay/neuter surgery), and make the animal available for adoption or rescue for a reasonable time period (including ensuring viewing or rescue/transport opportunities on weekends if needed). This requires a pro-active approach to moving animals through the shelter system with adequate staffing at each step of the way.

Just as simply holding animals longer is not in itself a means to save their lives, rushing to euthanasia is not a means to optimize LOS. In fact, reduced LOS is linked to [increased life-saving success](#). Additional

information on management considerations for Capacity for Care and Length of Stay are provided in Additional Resources for Capacity for Care and LOS.

HOUSING QUALITY, LENGTH OF STAY AND CAPACITY FOR CARE

Housing quality is the basis on which Capacity for Care rests. Even if provided in sufficient numbers, housing of inadequate quality will inevitably result in higher disease levels, greater animal stress, increased staff risks, increased costs for daily care, and reduction of the shelter's long term capacity to save lives and serve the community.

In addition to being of sufficient size to allow normal movement and accommodate materials to meet the animal's basic comfort needs (e.g. bed, hiding place, toy, food and water bowls), adequate housing for singly housed animals is *double-compartment* (two compartments separated by a transfer door or portal). Double compartment housing serves a number of critical functions:

- Allows separation of eating/sleeping areas from elimination areas, resulting in lower stress for animals, reduced fecal contamination of food and water, maintenance of good housebreaking habits, and improved public presentation
 - Separation of living and elimination areas has been defined as a required element of housing by the Association of Shelter Veterinarians' Guidelines for Standards of Care: "*A primary enclosure must allow animals to sit, sleep and eat away from areas of their enclosures where they defecate and urinate.*"(page 7)
- Provides animals with environmental choices, which has been linked to more rapid display of "adoptable" behavior and reduced length of stay to adoption
- Allows confinement of animals to a single compartment rather than removal during cleaning, lowering staff risks and liability due to animal escapes and dramatically reducing disease transmission
- Substantially decreases staff time for cleaning compared to single compartment housing (by as much as 75% or more) and reduces chemical use and costs by permitting spot cleaning for most animals on a daily basis
- Back-to-back compartments for dogs (vs side-to-side) have the additional benefit of protecting dogs from being sprayed by water, chemicals and aerosolized particles when the adjacent runs are sprayed, as all dogs can be confined to one side of the runs while the other side is cleaned

Co-housing of animals is acceptable for bonded pairs and as a strategy for enrichment in adequately sized and planned group housing. However, pairing up or group housing of unrelated animals as a means to conserve space creates a number of risks and has been defined as an unacceptable practice by the Association of Shelter Veterinarians Guidelines of Standards of Care (page 31):

"Random grouping of animals is an unacceptable practice. Animals must not be housed in the same enclosure simply because they arrived on the same day or because individual kennel space is insufficient."

Therefore, THE RECOMMENDED NUMBER OF HOUSING UNITS FOR DOGS AND CATS REFERS TO DOUBLE COMPARTMENT UNITS HOUSING A SINGLE ANIMAL, BONDED PAIR, OR LITTER. **More information on desirable housing characteristics and site location can be found in the appendix on housing characteristics.**

APPENDIX: LENGTH OF STAY METHODS AND GENERAL CONSIDERATIONS

In preparing this capacity report, overall weighted average length of stay (LOS) for cats and dogs were calculated based on the intake category (intake type, breed for dogs, age for cats), outcome type (e.g. reclaim, rescue, return to field, adoption, euthanasia) and the optimal projected length of stay to each outcome for each intake type. A shorter LOS to most outcomes is used in capacity calculations compared to the LOS currently achieved at an existing facility. Length of stay at a facility with an optimal number of high quality housing units (single housing for most adult dogs, double compartment housing) will tend to decrease for a number of reasons including:

- Reduced disease transmission and injuries, leading to fewer animals requiring treatment and less time in treatment
- Improved behavioral presentation in the kennel, lower stress, and greater ease of monitoring in single, double-compartment housing allowing animals to be accurately placed on the appropriate pathway early in their stay (e.g. friendly, healthy animals to adoption, fearful animals to rescue if needed, dangerous/untreatable animals to euthanasia if not reclaimed)
- Reduced staff time for cleaning and daily care, allowing refocusing of efforts on customer service, rescue networking, animal marketing and other activities that enhance live release and speed animals to the appropriate outcome
- Increased foot traffic associated with a more welcoming and attractive facility
 - Doubling foot traffic means each animal will be seen by an equal number of potential adopters in half the time
- Self-sustaining decreased length of stay due to fewer animals in the system at any one time at optimal capacity
 - Simply lowering the number of animals in the facility at any one time, *provided there is sufficient time for each animal to receive all needed services and be viewed for an adequate time period*, will decrease the length of stay for each one independent of all other factors

Management practices also strongly influence length of stay. Some management best practices are facilitated by improved housing (for instance, by promoting accurate behavioral and medical evaluation to help place animals on the appropriate pathway early in their stay). However, some management practices can optimize length of stay independent of facility. These should be initiated or expanded to the extent possible prior to the move to facilitate a smooth transition. Management practices to optimize LOS include (but are not limited to):

- Scheduled admission for non-emergency owner surrendered dogs and cats, healthy stray cats and foster returns to coincide with optimal flow (e.g. in order to be prepared for adoption on weekends)
- Pro-active pathway planning and daily population management rounds, ensuring that each animal is evaluated initially and reevaluated daily during its stay to identify the most appropriate

outcome, and that all steps are taken to move the animal to that outcome as soon as legally and logistically possible

- Adequate number and skill level of staff to perform all needed services, including initial intake evaluation, any required behavioral evaluation, and spay/neuter surgery with minimal delay.
- “Fast track/slow track” management that prioritizes rapid movement through the system for animals with high potential for adoption, and pro-active promotion of “slow track” animals through differential pricing, marketing or other methods

Pro-active planning is emphasized to manage length of stay and will be critical to maintaining the facility most of the time at the recommended level (commonly ~ 80% of maximum capacity), which allows for adequate housing to be assured even during times of peak intake. If the population is only managed in response to the shelter being full, this will not be possible. Additional information on length of stay management can be found in the appendix on Capacity for Care and Length of Stay resources.

APPENDIX: GENERAL RECOMMENDATIONS FOR HOUSING AND SITE LOCATION

A cornerstone of successful shelter design is the size and type of animal housing. It is critical that housing is double compartment and of the size recommended or larger. All animals are to be housed individually (exceptions – mothers and offspring, bonded pairs, juveniles, purpose designed group housing). If animals are expected to be housed in the animal shelter for periods beyond about 14 days then accommodation for housing space, out of housing time and provisions for behavioral needs, according to the individual animal, need to be provided; the housing recommendations provided here are not intended for extended stays. More information on facility design can be found [here](#).

CATS

HOLD/ISOLATION/QUARANTINE

- Double compartment caging/condos - Two 30" long by 28" deep by 28-30" high cages with a pass-through side to side between them. In general cages/condos can be longer but not taller or deeper. Housing units can be double stacked. Lowest unit should be elevated off the floor. These can be found in laminate, stainless steel or fiberglass units. Request quiet latches and hinges. Open bar doors are preferred for in cage ventilation and ability for interaction and because these units are bigger by volume the barred doors pretty much eliminate the need for mechanical ventilation.
 - Example: These are new 30" stainless steel cages that have been retrofitted with portals to make them double compartment



- The minimum size for double compartment cat housing is a 4' unit
 - Example 1): two 2x2 cages – notice the portal in the back

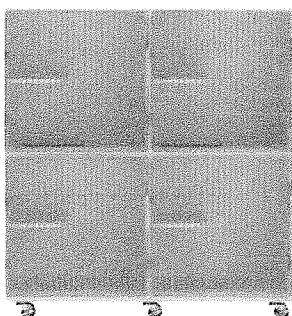


- Example 2): a 4' cage divided to provide a main living area and a litter box side

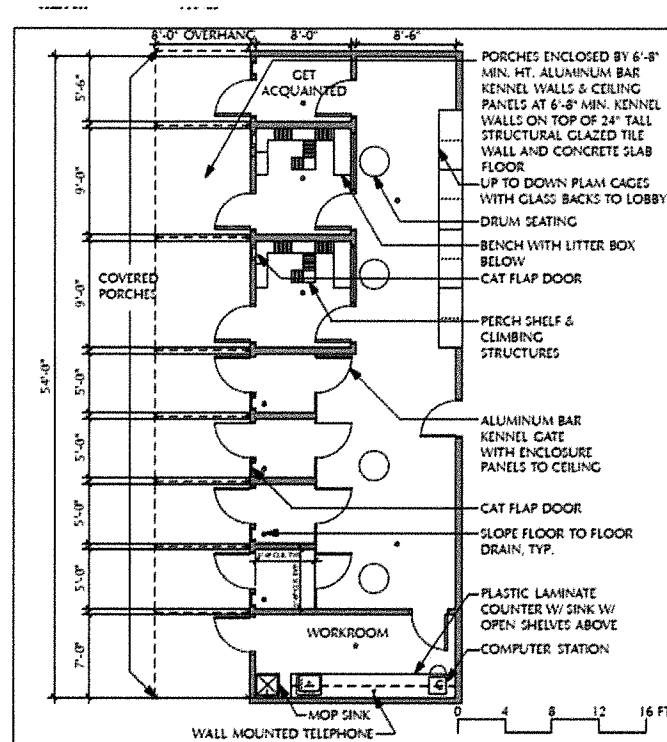


ADOPTION – PROVIDE A VARIETY OF HOUSING:

- May be combined with hold housing for “open selection” type facility and greater flexibility in use.
Caging - Adoption Quad – Four - 30” long by 28” deep by 28-30” high cages with pass through side to side and up to down. These are basically the same as the hold units but have an additional pass through up to down which provides a lot of housing flexibility and can work well to present cats at the eye level of the adopter when used in the up to down fashion. Request quiet latches and hinges. Open bar doors are preferred for in cage ventilation and ability for interaction between adopter and the cat and because these units are bigger by volume the barred doors pretty much eliminate the need for mechanical ventilation.
 - This example is a Shor-line laminate housing unit but many manufactures make similar models. The wide open cage fronts allow ample ventilation and are great for adopter/cat interactions.



- **Group rooms** - minimum of 18 ft²/cat. Rooms can be larger but maximum number of cats planned for a room should be no more than ~4 with some flexibility.
- **Individual cat room** - minimum size needed for a person to enter comfortably and sit in a chair and interact with a cat
 - Example: this schematic depicts some larger group rooms and some smaller individual cat rooms with access to outside porches

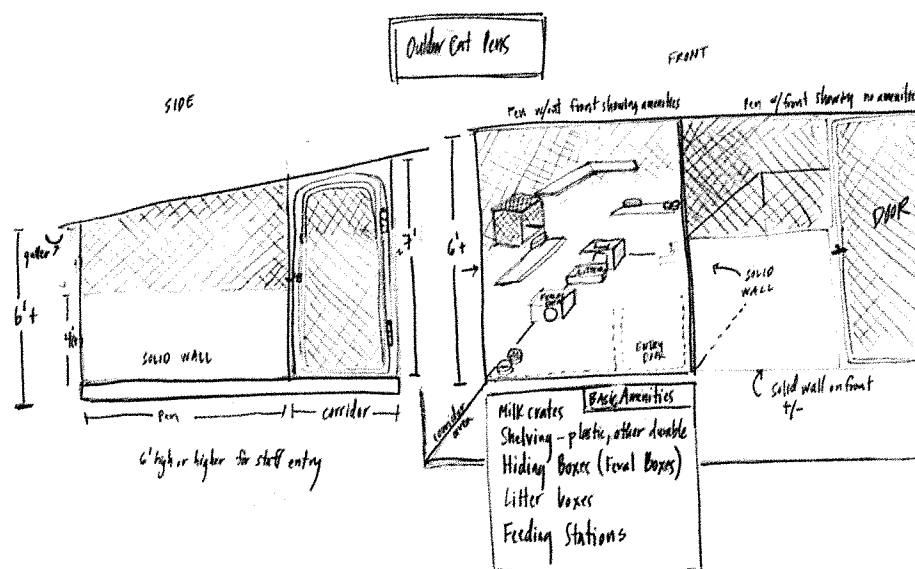


- Doors on individual and group housing can be partial bars/coated wire and glass to allow adopter interaction without staff assistance and a more open airy housing environment
 - Example: notice the coated wire below and above the glass viewing window in this individual cat room



OTHER FELINE HOUSING

- **Outdoor pens** – these can be provided as part of a barn enclosure or separate outdoor pen unit. These need to be covered and protected from rain, snow and sun. Between pens and sides need to have some component of solid wall surface of ~3-4'. The interior needs shelving, hiding boxes, litter boxes and feeding stations. These should be located in quiet, low traffic areas where possible and have a double door entry.
- Example: This is a rough sketch of what an outdoor pen may look like

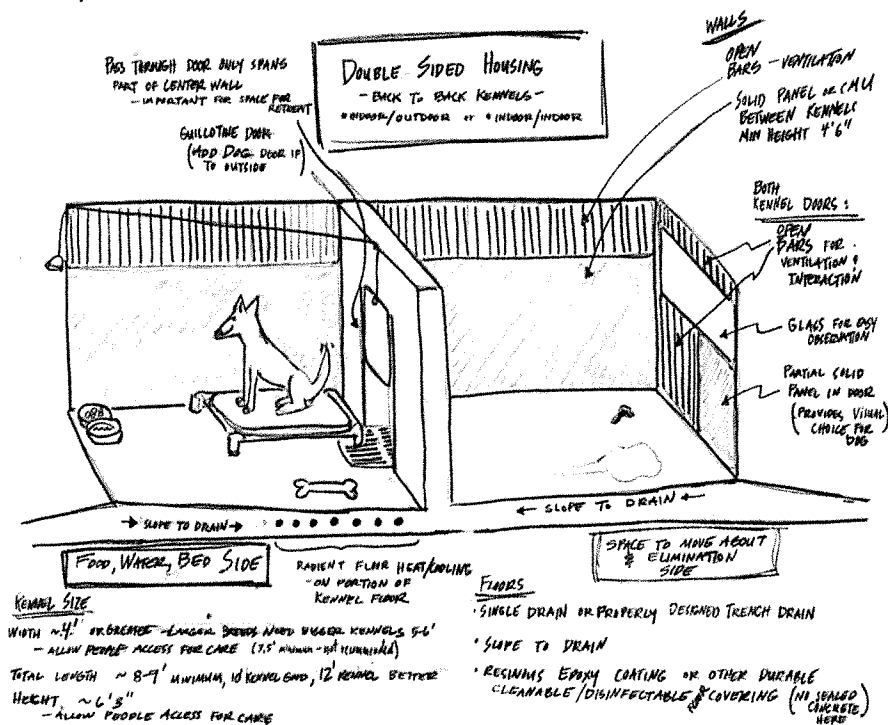


- **Temporary pens** for hoarding cases. Dog kennel type pens with tops can work well to process and house cat hoarding cases. These should be thought of as temporary housing and cases should be processed as quickly as possible. These should be set up with the needs of the animals housed in mind. This may be indoors or outdoors with good protection from the elements and have all needed amenities, including adequate shelving, hiding places and vertical space whether indoor or out.

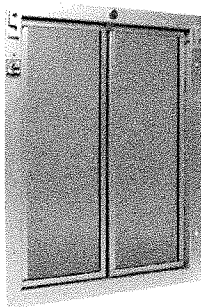
DOGS

HOLD/ISOLATION/QUARANTINE/ADOPTION – DOUBLE COMPARTMENT KENNELS

- These can be indoor/outdoor or indoor/indoor kennels with a pass through front to back or double stacked cages with a pass through side to side (Preference for indoor/outdoor kennels when possible - small dog kennels may be preferred indoors)
 - Example:

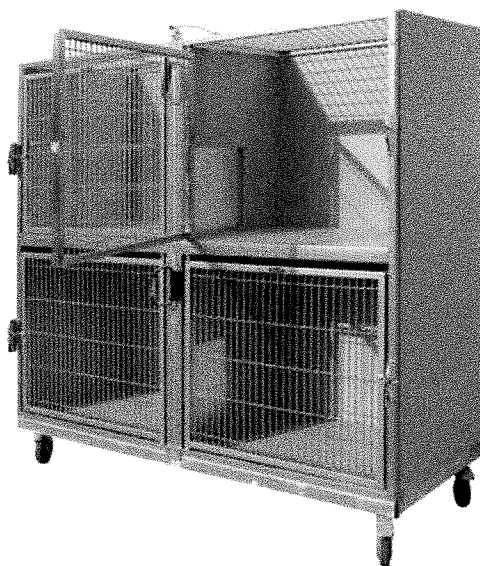


- Indoor/outdoor kennels should have in addition to the transfer door (or guillotine door), with the option of a dog door to maintain an indoor conditioned environment
 - Example: saloon style door by [Biteguard Kennelplex](#)



- Kennel doors: preference for doors with open bars/wire to allow ample ventilation and interaction for potential adopters
 - Hybrid doors with some amount of glass for people viewing can also work

- Open bars should always be low on the kennel door to allow the dog to interact with its environment and potential adopters as well as aid in ventilation
- Fully enclosed kennels or real life rooms need to be individually ventilated
- General kennel size
 - 4' wide by 10-12 feet long divided by a guillotine door pass through
 - Med/large kennel - fits most dogs
 - Always include a few kennels for giant breed dogs or co-housed dogs, mom and pups, etc.
 - XL kennel - 6' wide x 10-12' long divided by a guillotine door pass through
 - Make sure the guillotine door is big enough for giant breed dog
- Small dog housing – Hold/Quarantine/Isolation/Adoption (Ex: Chihuahua, some terriers and puppies) – these can be either kennel or cage housing
 - Small dog kennel - 3' wide by 6' long divided by a guillotine door pass through
 - Small dog cage - 6' wide by 28" deep by 30" tall divided by a side to side pass through
 - Example:



ADOPTION – PROVIDE A VARIETY OF HOUSING

- **Any of the above canine housing can work for adoption areas**
- **May be combined with canine hold housing for “open selection” type facility and greater flexibility**
- Real Life Room
 - Indoor/outdoor or Indoor/Indoor
 - Generally enclosed with some amount of glass for viewing

- Room is individually ventilated
- Ideally set up with amenities that might be found in a home - cleanable furniture (cement, plastic, etc.), dog bed, etc.
- Example: This large real life room co- houses two dogs and has access to a second compartment that is outdoors for urination and defecation needs



APPENDIX: LENGTH OF STAY RELATIONSHIP TO FLOW CAPACITY

Ideally shelter programs, community programs and community involvement would help keep intakes from dramatically increasing concurrent or subsequent to opening a new shelter facility, however some flexibility in capacity is always needed. One tool for meeting potential increased capacity needs of the future is by management of length of stay (LOS). Length of stay has a powerful impact on the total number of animals that can be served in a community and can serve to increase the annual capacity of a shelter without increasing daily inventory or physical housing requirements should more animals need sheltering care/services in the future.

Management of length of stay can also help accommodate seasonal fluctuations in intake, such as those that typically accompany kitten season at many shelters. Shortening the length of stay for kittens by reduced stray holding periods and pro-active foster care arrangements (e.g. a “Foster on Deck” system) can facilitate processing a high number of cats through the shelter safely during peak season without exceeding housing capacity.

The tables below show theoretical approximate capacity for annual throughput at two different housing levels, 72 units and 20 units (the minimum recommended number of non-isolation holding units for dogs and cats respectively at Porterville based on 2014 intake data). This assumes cohousing for juveniles (20% puppies, 60% kittens).

Table 1: Flow capacity of 72 housing units at variable length of stay (20% puppies)	
AVE. LOS	Annual Intake Served (flow capacity)
14	2253
13	2426
12	2628
11	2867
10	3154
9	3504
8	3942
7	4505

Table 2: Flow capacity of 20 housing units at variable length of stay (60% kittens)	
AVE. LOS	Potential Annual Intake Served
14	834
13	898
12	973
11	1062
10	1168
9	1298
8	1460
7	1669

APPENDIX: COMMUNITY COMPARISON

Per capita information is used to compare across communities. Per capita information are data expressed as a rate (intake per 1000 people of the community served). Although this is not frequently reported data in most sheltering statistics it is helpful in providing some general information for community assessment and future capacity needs/expectations. The California data comes from a mandatory reporting of annual rabies data to the state and is available publically. Several of the California counties are known for their progressive animal sheltering communities: San Francisco and Marin Counties in particular so it may be helpful/interesting to look at the similarities and differences in the per capita information compared to local data.

DOGS	Live Intake	Reclaimed	Adopted	Transferred	Live release	LR Rate	Euthanized	Died	Total Death	Median Income 2006-2010	Total Human Population (2010 Census)
CA dogs	12.5	2.2	3.7	0.8	6.7		4.7	0.1	4.9	\$61,400	383,325,211
Orange	5.8	1.8	2.7	0.1	4.6		2.0	0.0	2.0	\$74,344	301,023,210
San Bernardino	23.9	2.9	8.1	0.1	11.2		11.3	0.2	11.5	\$55,845	2,035,210
Porterville dogs PC	19.9	3.0	1.5	9.0	13.5		5.7	0.5	6.2		87,000
Porterville Numbers 2014 dogs	1729	265	129	779	1173	0.68	500	41	541		87,000
Porterville pups PC	5.1	0.1	0.3	3.5	3.9		0.5	0.4	1.0		87,000
Porterville Numbers 2014 pups	443	12	29	302	343	0.77	45	38	83		87,000
total dogs PC	25.0	3.2	1.8	12.4	17.4		6	0.9	7.2		87,000
total dogs numbers 2014	2172	277	158	1081	1516	0.70	545	79	624		87,000
Sacramento	6.6	1.8	2.6	0.4	4.7		4.3			\$56,439	1,418,788
San Francisco	4.3	1.2	1.2	0.0	2.4		0.8	0.0	0.8	\$71,304	805,235
Marin	3.4	3.4	3.3	0.1	6.8		0.2	0.0	0.2	\$89,268	252,409
Yolo County 2010	9.1	3.2	1.4	0.3	4.8		2.7	0.0	2.8	\$57,077	205,876
Yolo County 2013	8.0	2.9	2.2	2.1	7.2		0.5	0.0	0.5	\$57,620	209,816

CATS	Live Intake	Reclaimed	Adopted	Transferred	Live release	LR Rate	Euthanized	Died	Total Death	Median Income 2006-2010	Total Human Population (2010 Census)
CA cats	10.2	0.2	2.1	0.5	2.8		6.3	0.1	6.4	\$61,400	38,332,521
Orange	5.8	0.2	1.4	0.0	1.6		3.4	0.1	3.5	\$74,344	3,010,232
San Bernardino	18.9	0.2	2.9	0.1	3.1		14.8	0.3	15.1	\$55,845	2,035,210
Porterville cats PC	2.9	0.0	0.2	0.4	0.6		1.7	0.2	1.9		87,000
Porterville Numbers 2014 cats	248	1	16	32	49	0.20	149	19	168		87,000
Porterville kittens pc	5.3	0.0	0.3	0.8	1.1		3.0	1.1	4.1		87,000
Porterville numbers 2014 kittens	459	1	30	66	97	0.21	263	92	355		87,000
total cats PC	8.1	0.0	0.5	1.1	1.7		4.7	1.3	6.0		87,000
total cats numbers 2014	707	2	46	98	146	0.21	412	111	523		87,000
Sacramento	10.2	0.2	2.0	0.3	2.5		7.4	0.1	7.4	\$56,439	1,418,788
San Francisco	6.1	0.3	1.8	0.0	2.0		0.8	0.2	0.9	\$71,304	805,235
Marin	6.0	0.7	4.6	0.2	5.5		0.6	0.0	0.6	\$89,268	252,409
Yolo County 2010	10.5	0.6	1.2	1.7	3.5		6.9	0.1	7.0	\$57,077	205,876
Yolo County 2013	7.6	0.3	2.5	3.3	6.0		0.8	0.1	0.9	\$57,620	209,816

Per Capita Table Comments:

- The Porterville data is from 2014 while most of the California intake data is from 2011
- Porterville per capita data is accurate to the level of the 2014 data and the reported population served in your community
- California population data are census estimates for 2010
- Porterville per capita intake for cats is 8.1 and dogs is 25.0, cat intake is lower than the CA state average while dog intake 25.0 is double the state average
 - Marin County and San Francisco County are two of the more progressive California sheltering communities
 - Yolo County is a smaller Northern California Municipal shelter that is operating from a rather old facility but made some impressive programmatic changes. The 2010 year represents before and 2013 represents after these changes. Currently this shelter is over 90% live release for both dogs and cats.

PORTERVILLE HUMAN POPULATION GROWTH ESTIMATES

Projected growth:

- California as a whole is projected to grow by about 9% from 2010 to 2020 – or a little less than 1% annually
- Current Porterville population estimate: ~65,000, in addition the Porterville animal shelter also serves the communities of Lindsey ~12,000 and Wood Lake ~10,000. Total human population served ~87,000.
 - Estimated total population served in 2025: 95,700 (growth of about 1.0% annually)
 - If per capita intake remain consistent with the current rates of 25 for dogs and 8.1 for cats the estimated intakes for a population of 95,700 people in 2025 would be:
 - Dog intake ~ 2375
 - Cat intake ~ 770

ADDITIONAL RESOURCES FOR LENGTH OF STAY AND CAPACITY FOR CARE:

- Recent article in Animal Sheltering on Capacity for Care: [Finding your Magic Number](#)
- Understanding length of stay – [Information sheet](#)
- Fast track/slow track flow through planning – [Information sheet](#)
- Dr. Hurley's Conference Capacity for Care Lectures: Florida Shelter Medicine Course May 2014-
Video Recordings:

[Part 1](#)

[Part 2](#)

- Developing intake and adoption decision making criteria (includes scoring system information) – [Information sheet](#)
- Adoption driven capacity: your shelter's key to saving lives and providing great care – [Information sheet](#)
- New paradigms for shelters and community cats – [Information sheet](#)
- The [ASV Guidelines for Standards of Care in Animal Shelters](#)

FACILITY DESIGN GLOSSARY OF TERMS:

- Adoption – pet receives a new home
- Capacity, flow through – number of animals that can be served in a given facility annually
- Capacity, physical or holding – number of housing units or spaces within group housing
- Capacity for care (C4C) – A shelter’s capacity for care is based on its ability to provide animals the five freedoms of animal welfare and is based on housing quality and number; staffing and volunteer levels for daily care; and the rate of positive outcomes achieved at a given facility
- Community Cat – unowned or semi-owned cat living in community, regardless of socialization status
- Euthanasia – Euthanasia is derived from the Greek terms eu meaning good and thanatos meaning death. The term is usually used to describe ending the life of an individual animal in a way that minimizes or eliminates pain and distress. A good death is tantamount to the humane termination of an animal’s life. (From the AVMA Guidelines for the Euthanasia of Animals: 2013 Edition).
- Fast tracking – Pathway planning that prioritizes animals that are likely to appeal to a high percentage of adopters (e.g. by reason of age, breed, appearance, or behavior) for rapid movement through the shelter; this can free up space and resources for animals that appeal to a more select group of adopters
- Five Freedoms of Animal Welfare
 - Freedom from hunger and thirst
 - Freedom from discomfort
 - Freedom from pain, injury or disease
 - Freedom to express normal behavior
 - Freedom from fear and distress
- Human animal shelter housing
 - Individual animal housing - two compartments that are of adequate size (two kennels or cages) separated by some type of pass-through (guillotine/transfer door for dog kennels, portal for cat housing units). Double compartment housing is intended to house one shelter animal (exceptions: juvenile, nursing moms, bonded pairs). The expectation for length of time this housing will meet animals needs in a shelter is approximately 10-14 days or less
 - Can be used for hold and adoption housing needs
 - Various housing sizes can be used depending on animal needs and location in facility
 - Group housing for cats – provide 18ft² of floor-space/cat. Recommend small groups of up to about 4-5 cats.
 - Group housing for dogs not generally recommended for short term shelter care. Can be beneficial in longer term shelters or sanctuaries.
 - Co- housing of bonded pairs of cats or dogs can be beneficial with adequate space and monitoring to ensure both animals have access to food and resources (resource

guarding may emerge in confinement housing even when it has not previously been a problem)

- Juvenile – Usually a dog or cat that is less than 5 or 6 months of age
- Live Intake – Animals that are entering the shelter that will be in need of housing space.
 - Does not include animals that are deceased on arrival.
 - Does not include animals that are owner requested euthanasia unless these animals are housed in the shelter and potentially made available for adoption or rescue.
- Length of stay (LOS) – The number of days that an animal spends in a shelter from intake to outcome
 - Often reported as an average number when referring to groups of animals (dogs, cats, specific breeds, juveniles, etc.)
 - LOS is not used to decide how long an individual animal stays in the shelter (e.g. it is not a time limit)
- Neonate – A puppy or kitten too young to be placed for adoption (less than 6-8 weeks of age for kittens and less than 8 weeks of age for puppies, depending on shelter policy)
- Outcome – the method by which an animal leaves the shelter, e.g. reclaim, rescue, return to field, adoption, euthanasia
 - Over time the number of outcomes must equal the number of intake
- OS – owner surrender
- Rescue – animal moves out of the shelter facility to a rescuer or rescue group.
- Right sizing – Capacity (housing of appropriate number and type) and flexibility in space use to meet animal intake needs of the community now and into the future
 - Right sizing is the combination of facility capacity (housing and supporting care spaces) and shelter and/or community programs that address animal population control and the communities at risk or homeless animal care needs
- RTF – Return to Field: sterilization, vaccination, and ear tipping followed by return to the location found
- RTO – return to owner
- Stray – animal found roaming at large, with or without evidence of ownership
- TNR – trap, neuter, return (cats)
- Transfer – in general used to describe an animal that is moved from one shelter facility to another. Some shelters may use it to describe animals that are rescued or moved off campus with a live outcome.



CITY COUNCIL AGENDA – OCTOBER 6, 2015

SUBJECT: Consideration of a Military Banner Program

SOURCE: Parks and Leisure Services

COMMENT: On August 18, 2015, City Council began initial discussion of a military banner program. The Council agreed with the Parks and Leisure Services Commission that all active duty and veterans be eligible to be honored. The banners will be displayed on Main Street and then, depending on the amount displayed, will also be on Olive Street and/or Henderson Avenue. Council directed staff to bring back additional information on the production of the banners.

Included as an attachment is a draft of the program description and application. Information was based on what the Parks and Leisure Services recommended at their August 6, 2015, meeting. Any new recommendations from the October 1, 2015, Commission meeting will be brought to the Council during the Commission report.

Three local vendors can produce the banners. The estimated cost to produce a one-sided banner is \$150 and \$220 for a two-sided banner. The size of the banner will be 3' x 6' and will mount to the existing pole brackets around the city.

RECOMMENDATION: That the City Council provide direction to staff regarding a military banner program.

ATTACHMENTS:

1. Banner Mockup1
2. Military Banner Webpage
3. Military Banner Application
4. Jurupa Valley Banner

Appropriated/Funded: MB

Review By:

Department Director:

Donnie Moore, Parks and Leisure Services Director

Final Approver: John Lollis, City Manager



PORTERVILLE
PROUDLY HONORS

CORPORAL
JOHN SMITH
U.S. ARMY

Menu Options

[Activity Calendar](#)
[Adult & Senior Programs](#)
[Ballfields](#)
[Boards and Commissions](#)
[Child Enrichment Programs & Classes](#)
[City Library](#)
[City Parks](#)
[City Pool](#)
[Director's Message](#)
[Facebook](#)
[Facility and Park Reservations](#)
[FAQs](#)
[Heritage Center](#)
[Municipal Golf Course](#)
[OHV Park](#)
[Other Community Sports Contacts](#)
[Skate Park](#)
[Special Events](#)
[Volunteer](#)
[Youth Center](#)
[Youth Sports](#)
[Zalud House](#)

Contact Information

**Parks and Leisure
Heritage Center Office**
Facility Reservations and
Sport Registrations
256 East Orange Ave
(559) 791-7695
Email Us!

Administration Office
291 N Main St
(559) 782-7536

Parks & Leisure

Military Banner Program

Porterville's Military Banner Program was created to honor and recognize past and current military personnel. We recognize their service and commitment to our nation and community with a banner as a public expression of gratitude.

Criteria

To qualify for the Military Banner Program, the following criteria must be met.

- The honoree is a current or past member of the United States Armed Forces.
- The honoree must be a current or past City of Porterville resident.

Procedure

1. Submit completed nomination form along with an official military photo. The photo must be a 5"x7" or larger official military portrait of the service person in his or her uniform for display on the banner. Digital photographs with a resolution of 300 dpi or higher will also be accepted and are preferred.
2. City staff will review the submitted nomination form and contact the applicant within ten business days.
3. Nominations will be accepted on an on-going basis. Banners will only be raised at designated times of the year as determined by City staff.
4. Honorees will be included in the Staff Informational Reports section of the City Council agenda prior to banner being raised.
5. Once banners are raised, they will be up for a period of one year. After one year, banners will be presented to the honoree or applicant. The applicant may re-apply to the banner program on a yearly basis.
6. The cost of the banner is \$150 and shall be the responsibility of the applicant.

Nomination

Please complete the [Online Nomination Form](#) to have an individual considered for City recognition.

Prefer to mail in the nomination? Print the [nomination form](#) and submit along with photo and payment to:

*City of Porterville
Parks & Leisure Services
291 N. Main St.
Porterville, CA 93257*

Questions?

parks_leisure@ci.porterville.ca.us or (559) 782-7521



Porterville's Military Banner Program was created to honor and recognize past and current military personnel. We recognize their service and commitment to our nation and community with a banner as public expression of gratitude.



CRITERIA

To qualify for the Military Banner Program, the following criteria must be met:

- The honoree is a current or past member of the United States Armed Forces.
- The honoree must be a current or past City of Porterville resident.

PROCEDURE

1. Submit completed nomination form along with an official military photo. The photo must be a 5x7 or larger official military portrait of the service person in his or her uniform for display on the banner. Digital photographs with a resolution of 300 dpi or higher will also be accepted and are preferred.
2. City staff will review the submitted nomination form and contact the applicant within ten business days.
3. Nominations will be accepted on an on-going basis. Banners will only be raised at designated times of the year as determined by City staff.
4. Honorees will be included in the Staff Informational Reports section of the City Council agenda prior to banner being raised.
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6. The cost of the banner is \$150 and shall be the responsibility of the applicant.

NOMINATION

HONOREE INFORMATION



NAME:

First:

Last:

DATE OF
BIRTH:

____/____/____

BRANCH OF UNITED STATES MILITARY SERVICE:

☐ Army ☐ Marine Corps ☐ Navy ☐ Air Force ☐ Coast Guard

Rank:

APPLICANT INFORMATION

NAME:

First:

Last:

PHONE:

ADDRESS:

Street:

City:

State:

Zip:

EMAIL:

RELATIONSHIP
TO HONOREE:

MAIL/ DELIVER COMPLETED FORM TO:

City of Porterville, Parks & Leisure Services
291 N. Main St., Porterville, CA 93257

PLEASE INCLUDE PHOTO & PAYMENT

FOR OFFICE USE ONLY

DATE RECEIVED: _____

RESIDENCY CONFIRMED: YES ☐ NO ☐

PHOTO RECEIVED: YES ☐ NO ☐

MILITARY STATUS CONFIRMED: YES ☐ NO ☐ LOCATION OF BANNER: _____ BANNER RAISED: _____ REMOVED: _____



We proudly
Honor

.....
CORPORAL
Alexander G. Martinez

UNITED STATES MARINE CORPS



CITY COUNCIL AGENDA – OCTOBER 6, 2015

SUBJECT: Status and Review of Declaration of Local Drought Emergency

SOURCE: City Manager's Office

COMMENT: As previously reported to the City Council, Governor Brown issued Executive Order B-29-15 on Wednesday, April 1, 2015, which established drought-related mandates and restrictions, in addition to those already stipulated in previous Executive Orders B-26-14 and B-28-14. Of significance, the Governor directed the State Water Resources Control Board to impose restrictions to achieve a statewide 25% reduction in potable urban water usage through February 28, 2016, in comparison to the amount used in 2013, and with consideration given to per capita usage as a basis. The Governor further directed the Board to impose additional restrictions on commercial, industrial, and institutional properties with significant landscaping (cemeteries, golf courses, parks, schools, etc.), to also achieve a 25% reduction in potable water usage. Also of significance, the Board is directed to prohibit irrigation with potable water outside of newly constructed homes and buildings that is not delivered by drip or micro-spray systems.

At the City Council's last meeting on September 15th, the City Council took action in the continued affirmation of the adoption of a Resolution of Declaration of Local Emergency, due to local residences within the city having been identified as having wells that are now dry as a result of the drought.

Approximately twenty-five (25) residences within the city have been determined to currently have dry wells, most of which are concentrated in the vicinity of E. Vandalia Avenue between Main and Plano Streets, and it is anticipated that more could likely occur through the coming months. City staff has submitted a Mutual Aid Request to Tulare County OES to initiate the household tank program for identified properties within the city where wells are dry. As previously reported, City staff has resubmitted the E. Vandalia water connection project to the State for grant-funding consideration, and another survey of this area has been undertaken to determine if there are additional residences in the area with dry wells. Given staff's perception that the State is not inclined to provide funding for this water connection project, staff conducted an outreach meeting with the affected area residents on Thursday, September 10th to begin discussions regarding the formation of a water utility district.

As was also reported at the Council's September 15th meeting, staff continues to work with the State Department of Public Health's Division of Drinking Water on diminishing water quality issues being experienced by the Akin Water System and its customers. Through part of a broader grant-funded consolidation project currently under design, the State is advocating for a more immediate emergency

connection to the City's water system, for which the State will reimburse the City its costs for extending the necessary water main. The Akin Water System must also agree to pay the master meter costs for water used by its customers, which will be apportioned to the customers as determined by the system. To formalize the immediate emergency connection, a Draft Resolution and Agreement for reimbursement have been prepared for the City Council's consideration and approval.

At the City Council's September 1st meeting, the Council continued its authorization for the County to purchase up to 500,000 gallons of City water over the next thirty (30) days in support of the County's Household Tank Program in East Porterville, requiring that the water continue to be drawn exclusively from the City's "Jones Corner" water system. County OES has continued to work toward developing additional water sources, which representatives indicate that an additional two (2) sources have been secured, to assist in an ultimate goal to place 700 tanks in the East Porterville area. Also, as previously reported to Council, County OES has indicated that it will likely soon terminate its Mutual Aid Request with the City for the filling of tanks placed by PACC, due to 2,500-gallon tanks having been placed to replace the 300-gallon tanks.

City staff has been in continued coordination with both State and County representatives on the funding and development of the new well, with the Draft Agreement between the City and the County having been approved by the Council at its July 7th meeting. On Wednesday, September 9th, City staff received the Draft Agreement from the County with comments, which at the time of this writing, staff is still in the processing of addressing. It is anticipated that the City Council would consider the amended Draft Agreement at its meeting of October 20th.

RECOMMENDATION: That the City Council:

1. Receive the report of status and review of the Declaration of Local Emergency and determine the need exists to continue said Declaration;
2. Approve the Draft Resolution and Agreement for reimbursement of costs for the emergency connection of the Akin Water System; and
3. Approve the continued availability of water for purchase by Mutual Aid Agreement with the County of Tulare in support of the County Household Tank Program in East Porterville

ATTACHMENTS:

1. Resolution 49-2015 - Declaration of Local Emergency
2. Governor's Executive Order
3. Draft Agreement
4. CalOES Drought Update
5. Akin Water Connection Agreement
6. Draft Resolution-Akin Water

Appropriated/Funded:

Review By:

Department Director:

Final Approver: John Lollis, City Manager

RESOLUTION NO. 49-2015

A RESOLUTION OF THE CITY COUNCIL OF
THE CITY OF PORTERVILLE DECLARING A DROUGHT EMERGENCY
WITHIN THE CITY OF PORTERVILLE

WHEREAS: in response to the ongoing severe drought, the State Water Resources Control Board approved an emergency regulation to ensure water agencies, their customers, and state residents increase water conservation in urban settings or face possible fines or other enforcement; and

WHEREAS: as we enter the fourth year of severe drought, long-term forecasts indicate no relief of the current drought conditions, and suggest a warmer-than-average summer, resulting in increased domestic demand for water; and

WHEREAS: public and private potable water supplies continue to be threatened due to decreasing supplies of groundwater caused by the precipitation deficit and an extended state of groundwater overdraft; and

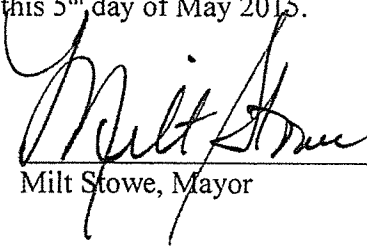
WHEREAS: the long-term ramifications of the current drought will have a significant impact on the city of Porterville and potentially pose a danger to the health and welfare of its residents; and

NOW, THEREFORE, BE IT RESOLVED: that the City Council of the City of Porterville does hereby proclaim that, due to drought conditions, a Local Emergency now exists in the city of Porterville and shall remain in effect for the duration of the emergency; and

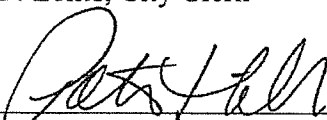
BE IT FURTHER RESOLVED: that the City Council of the City of Porterville requests the Governor and California Department of Water Resources make available California Disaster Assistance Act funding for the State of Local Emergency proclaimed on May 5, 2015, and seek all available forms of Federal assistance, to include a Presidential Declaration of Emergency and Individual Assistance and Public Assistance programs as applicable; and

BE IT FURTHER RESOLVED: that a copy of this resolution be forwarded to the State Director of the Office of Emergency Services.

PASSED, APPROVED, AND ADOPTED this 5th day of May 2015.


Milt Stowe, Mayor

ATTEST:
John D. Lollis, City Clerk


By: Patrice Hildreth, Chief Deputy City Clerk

Executive Department
State of California

EXECUTIVE ORDER B-29-15

WHEREAS on January 17, 2014, I proclaimed a State of Emergency to exist throughout the State of California due to severe drought conditions; and

WHEREAS on April 25, 2014, I proclaimed a Continued State of Emergency to exist throughout the State of California due to the ongoing drought; and

WHEREAS California's water supplies continue to be severely depleted despite a limited amount of rain and snowfall this winter, with record low snowpack in the Sierra Nevada mountains, decreased water levels in most of California's reservoirs, reduced flows in the state's rivers and shrinking supplies in underground water basins; and

WHEREAS the severe drought conditions continue to present urgent challenges including: drinking water shortages in communities across the state, diminished water for agricultural production, degraded habitat for many fish and wildlife species, increased wildfire risk, and the threat of saltwater contamination to fresh water supplies in the Sacramento-San Joaquin Bay Delta; and

WHEREAS a distinct possibility exists that the current drought will stretch into a fifth straight year in 2016 and beyond; and

WHEREAS new expedited actions are needed to reduce the harmful impacts from water shortages and other impacts of the drought; and

WHEREAS the magnitude of the severe drought conditions continues to present threats beyond the control of the services, personnel, equipment, and facilities of any single local government and require the combined forces of a mutual aid region or regions to combat; and

WHEREAS under the provisions of section 8558(b) of the Government Code, I find that conditions of extreme peril to the safety of persons and property continue to exist in California due to water shortage and drought conditions with which local authority is unable to cope; and

WHEREAS under the provisions of section 8571 of the California Government Code, I find that strict compliance with various statutes and regulations specified in this order would prevent, hinder, or delay the mitigation of the effects of the drought.

NOW, THEREFORE, I, EDMUND G. BROWN JR., Governor of the State of California, in accordance with the authority vested in me by the Constitution and statutes of the State of California, in particular Government Code sections 8567 and 8571 of the California Government Code, do hereby issue this Executive Order, effective immediately.

IT IS HEREBY ORDERED THAT:

1. The orders and provisions contained in my January 17, 2014 Proclamation, my April 25, 2014 Proclamation, and Executive Orders B-26-14 and B-28-14 remain in full force and effect except as modified herein.

SAVE WATER

2. The State Water Resources Control Board (Water Board) shall impose restrictions to achieve a statewide 25% reduction in potable urban water usage through February 28, 2016. These restrictions will require water suppliers to California's cities and towns to reduce usage as compared to the amount used in 2013. These restrictions should consider the relative per capita water usage of each water suppliers' service area, and require that those areas with high per capita use achieve proportionally greater reductions than those with low use. The California Public Utilities Commission is requested to take similar action with respect to investor-owned utilities providing water services.
3. The Department of Water Resources (the Department) shall lead a statewide initiative, in partnership with local agencies, to collectively replace 50 million square feet of lawns and ornamental turf with drought tolerant landscapes. The Department shall provide funding to allow for lawn replacement programs in underserved communities, which will complement local programs already underway across the state.
4. The California Energy Commission, jointly with the Department and the Water Board, shall implement a time-limited statewide appliance rebate program to provide monetary incentives for the replacement of inefficient household devices.
5. The Water Board shall impose restrictions to require that commercial, industrial, and institutional properties, such as campuses, golf courses, and cemeteries, immediately implement water efficiency measures to reduce potable water usage in an amount consistent with the reduction targets mandated by Directive 2 of this Executive Order.
6. The Water Board shall prohibit irrigation with potable water of ornamental turf on public street medians.
7. The Water Board shall prohibit irrigation with potable water outside of newly constructed homes and buildings that is not delivered by drip or microspray systems.

8. The Water Board shall direct urban water suppliers to develop rate structures and other pricing mechanisms, including but not limited to surcharges, fees, and penalties, to maximize water conservation consistent with statewide water restrictions. The Water Board is directed to adopt emergency regulations, as it deems necessary, pursuant to Water Code section 1058.5 to implement this directive. The Water Board is further directed to work with state agencies and water suppliers to identify mechanisms that would encourage and facilitate the adoption of rate structures and other pricing mechanisms that promote water conservation. The California Public Utilities Commission is requested to take similar action with respect to investor-owned utilities providing water services.

INCREASE ENFORCEMENT AGAINST WATER WASTE

9. The Water Board shall require urban water suppliers to provide monthly information on water usage, conservation, and enforcement on a permanent basis.
10. The Water Board shall require frequent reporting of water diversion and use by water right holders, conduct inspections to determine whether illegal diversions or wasteful and unreasonable use of water are occurring, and bring enforcement actions against illegal diverters and those engaging in the wasteful and unreasonable use of water. Pursuant to Government Code sections 8570 and 8627, the Water Board is granted authority to inspect property or diversion facilities to ascertain compliance with water rights laws and regulations where there is cause to believe such laws and regulations have been violated. When access is not granted by a property owner, the Water Board may obtain an inspection warrant pursuant to the procedures set forth in Title 13 (commencing with section 1822.50) of Part 3 of the Code of Civil Procedure for the purposes of conducting an inspection pursuant to this directive.
11. The Department shall update the State Model Water Efficient Landscape Ordinance through expedited regulation. This updated Ordinance shall increase water efficiency standards for new and existing landscapes through more efficient irrigation systems, greywater usage, onsite storm water capture, and by limiting the portion of landscapes that can be covered in turf. It will also require reporting on the implementation and enforcement of local ordinances, with required reports due by December 31, 2015. The Department shall provide information on local compliance to the Water Board, which shall consider adopting regulations or taking appropriate enforcement actions to promote compliance. The Department shall provide technical assistance and give priority in grant funding to public agencies for actions necessary to comply with local ordinances.
12. Agricultural water suppliers that supply water to more than 25,000 acres shall include in their required 2015 Agricultural Water Management Plans a detailed drought management plan that describes the actions and measures the supplier will take to manage water demand during drought. The Department shall require those plans to include quantification of water supplies and demands for 2013, 2014, and 2015 to the extent data is available. The Department will provide technical assistance to water suppliers in preparing the plans.

13. Agricultural water suppliers that supply water to 10,000 to 25,000 acres of irrigated lands shall develop Agricultural Water Management Plans and submit the plans to the Department by July 1, 2016. These plans shall include a detailed drought management plan and quantification of water supplies and demands in 2013, 2014, and 2015, to the extent that data is available. The Department shall give priority in grant funding to agricultural water suppliers that supply water to 10,000 to 25,000 acres of land for development and implementation of Agricultural Water Management Plans.
14. The Department shall report to Water Board on the status of the Agricultural Water Management Plan submittals within one month of receipt of those reports.
15. Local water agencies in high and medium priority groundwater basins shall immediately implement all requirements of the California Statewide Groundwater Elevation Monitoring Program pursuant to Water Code section 10933. The Department shall refer noncompliant local water agencies within high and medium priority groundwater basins to the Water Board by December 31, 2015, which shall consider adopting regulations or taking appropriate enforcement to promote compliance.
16. The California Energy Commission shall adopt emergency regulations establishing standards that improve the efficiency of water appliances, including toilets, urinals, and faucets available for sale and installation in new and existing buildings.

INVEST IN NEW TECHNOLOGIES

17. The California Energy Commission, jointly with the Department and the Water Board, shall implement a Water Energy Technology (WET) program to deploy innovative water management technologies for businesses, residents, industries, and agriculture. This program will achieve water and energy savings and greenhouse gas reductions by accelerating use of cutting-edge technologies such as renewable energy-powered desalination, integrated on-site reuse systems, water-use monitoring software, irrigation system timing and precision technology, and on-farm precision technology.

STREAMLINE GOVERNMENT RESPONSE

18. The Office of Emergency Services and the Department of Housing and Community Development shall work jointly with counties to provide temporary assistance for persons moving from housing units due to a lack of potable water who are served by a private well or water utility with less than 15 connections, and where all reasonable attempts to find a potable water source have been exhausted.
19. State permitting agencies shall prioritize review and approval of water infrastructure projects and programs that increase local water supplies, including water recycling facilities, reservoir improvement projects, surface water treatment plants, desalination plants, stormwater capture, and greywater systems. Agencies shall report to the Governor's Office on applications that have been pending for longer than 90 days.

20. The Department shall take actions required to plan and, if necessary, implement Emergency Drought Salinity Barriers in coordination and consultation with the Water Board and the Department of Fish and Wildlife at locations within the Sacramento - San Joaquin delta estuary. These barriers will be designed to conserve water for use later in the year to meet state and federal Endangered Species Act requirements, preserve to the extent possible water quality in the Delta, and retain water supply for essential human health and safety uses in 2015 and in the future.
21. The Water Board and the Department of Fish and Wildlife shall immediately consider any necessary regulatory approvals for the purpose of installation of the Emergency Drought Salinity Barriers.
22. The Department shall immediately consider voluntary crop idling water transfer and water exchange proposals of one year or less in duration that are initiated by local public agencies and approved in 2015 by the Department subject to the criteria set forth in Water Code section 1810.
23. The Water Board will prioritize new and amended safe drinking water permits that enhance water supply and reliability for community water systems facing water shortages or that expand service connections to include existing residences facing water shortages. As the Department of Public Health's drinking water program was transferred to the Water Board, any reference to the Department of Public Health in any prior Proclamation or Executive Order listed in Paragraph 1 is deemed to refer to the Water Board.
24. The California Department of Forestry and Fire Protection shall launch a public information campaign to educate the public on actions they can take to help to prevent wildfires including the proper treatment of dead and dying trees. Pursuant to Government Code section 8645, \$1.2 million from the State Responsibility Area Fire Prevention Fund (Fund 3063) shall be allocated to the California Department of Forestry and Fire Protection to carry out this directive.
25. The Energy Commission shall expedite the processing of all applications or petitions for amendments to power plant certifications issued by the Energy Commission for the purpose of securing alternate water supply necessary for continued power plant operation. Title 20, section 1769 of the California Code of Regulations is hereby waived for any such petition, and the Energy Commission is authorized to create and implement an alternative process to consider such petitions. This process may delegate amendment approval authority, as appropriate, to the Energy Commission Executive Director. The Energy Commission shall give timely notice to all relevant local, regional, and state agencies of any petition subject to this directive, and shall post on its website any such petition.

26. For purposes of carrying out directives 2–9, 11, 16–17, 20–23, and 25, Division 13 (commencing with section 21000) of the Public Resources Code and regulations adopted pursuant to that Division are hereby suspended. This suspension applies to any actions taken by state agencies, and for actions taken by local agencies where the state agency with primary responsibility for implementing the directive concurs that local action is required, as well as for any necessary permits or approvals required to complete these actions. This suspension, and those specified in paragraph 9 of the January 17, 2014 Proclamation, paragraph 19 of the April 25, 2014 proclamation, and paragraph 4 of Executive Order B-26-14, shall remain in effect until May 31, 2016. Drought relief actions taken pursuant to these paragraphs that are started prior to May 31, 2016, but not completed, shall not be subject to Division 13 (commencing with section 21000) of the Public Resources Code for the time required to complete them.
27. For purposes of carrying out directives 20 and 21, section 13247 and Chapter 3 of Part 3 (commencing with section 85225) of the Water Code are suspended.
28. For actions called for in this proclamation in directive 20, the Department shall exercise any authority vested in the Central Valley Flood Protection Board, as codified in Water Code section 8521, et seq., that is necessary to enable these urgent actions to be taken more quickly than otherwise possible. The Director of the Department of Water Resources is specifically authorized, on behalf of the State of California, to request that the Secretary of the Army, on the recommendation of the Chief of Engineers of the Army Corps of Engineers, grant any permission required pursuant to section 14 of the Rivers and Harbors Act of 1899 and codified in section 48 of title 33 of the United States Code.
29. The Department is directed to enter into agreements with landowners for the purposes of planning and installation of the Emergency Drought Barriers in 2015 to the extent necessary to accommodate access to barrier locations, land-side and water-side construction, and materials staging in proximity to barrier locations. Where the Department is unable to reach an agreement with landowners, the Department may exercise the full authority of Government Code section 8572.
30. For purposes of this Executive Order, chapter 3.5 (commencing with section 11340) of part 1 of division 3 of the Government Code and chapter 5 (commencing with section 25400) of division 15 of the Public Resources Code are suspended for the development and adoption of regulations or guidelines needed to carry out the provisions in this Order. Any entity issuing regulations or guidelines pursuant to this directive shall conduct a public meeting on the regulations and guidelines prior to adopting them.

31. In order to ensure that equipment and services necessary for drought response can be procured quickly, the provisions of the Government Code and the Public Contract Code applicable to state contracts, including, but not limited to, advertising and competitive bidding requirements, are hereby suspended for directives 17, 20, and 24. Approval by the Department of Finance is required prior to the execution of any contract entered into pursuant to these directives.

This Executive Order is not intended to, and does not, create any rights or benefits, substantive or procedural, enforceable at law or in equity, against the State of California, its agencies, departments, entities, officers, employees, or any other person.

I FURTHER DIRECT that as soon as hereafter possible, this Order be filed in the Office of the Secretary of State and that widespread publicity and notice be given to this Order.

IN WITNESS WHEREOF I have
hereunto set my hand and caused the
Great Seal of the State of California to
be affixed this 1st day of April 2015.

EDMUND G. BROWN JR.
Governor of California

ATTEST:

ALEX PADILLA
Secretary of State

TULARE COUNTY – CITY OF PORTERVILLE WELL AGREEMENT

THIS AGREEMENT is entered into this day of, 2015, between the COUNTY OF TULARE, referred to as COUNTY, and the CITY OF PORTERVILLE, referred to as CITY, with reference to the following:

- A. WHEREAS, East Porterville/Doyle Colony area properties within the COUNTY's jurisdiction and within the CITY's Urban Development Boundary are experiencing serious water shortages due to the historical drought conditions. Attached hereto as Exhibit 'A' is a map defining the East Porterville/Doyle Colony area; and
- B. WHEREAS, CITY and COUNTY have been and are collaborating to jointly develop a new municipal water well; and
- C. WHEREAS, COUNTY shall secure complete funding for a new well to be solely owned, operated and maintained by the CITY for the purpose of providing a short-term emergency water supply for COUNTY's Household Tank Program and providing long-term capacity to enable permanent water connections to single family residential properties that comply with CITY'S Annexation and Extension of Municipal Services procedures. These procedures are defined by two Resolutions, 74-2014 and 75-2014, which are attached hereto as Exhibit 'B'. A review of properties in the East Porterville/Doyle Colony area show approximately 115 single family residences meet these parameters; and
- D. WHEREAS, COUNTY AND CITY have defined three potential well sites, two of which are CITY owned, and one which is COUNTY owned. Location of the potential municipal well sites are attached hereto as Exhibit 'C'. The COUNTY owned parcel is the preferred site as the site is more conducive to providing the required capacity and water quality. Further, should this site become the agreed upon location, the COUNTY shall convey the land to CITY at a cost of \$1; and
- E. WHEREAS, CITY operates an existing municipal water system, with limited infrastructure already established in the East Porterville/Doyle Colony area, and has experience and qualifications necessary to provide such services; and
- F. WHEREAS, CITY and COUNTY mutually agree that a regional, collaborative solution to leverage and expand CITY'S municipal water system into the East Porterville/Doyle Colony area is the most feasible means to address the area's water needs; and

- G. WHEREAS, CITY is willing to enter into this Agreement with COUNTY upon terms and conditions set forth herein; and
- H. WHEREAS, CITY and COUNTY mutually understand that due to the limited resources of the CITY's municipal water system, all future connections must comply with the CITY's Annexation and Extension of Municipal Services procedures, attached hereto and made a part thereof as Exhibit 'B'; and

ACCORDINGLY, IT IS AGREED:

1. **TERM:** This agreement shall become effective as of the date the agreement is fully executed by both agencies.
2. **SERVICES TO BE PERFORMED & PAYMENT FOR SERVICES – WELL CONSTRUCTION:**
Refer to attached Exhibit 'D'.
3. **SERVICE TO BE PERFORMED IN PERPETUITY:** The services described below shall be performed in perpetuity upon completion of all tasks enumerated in Exhibit 'D' and upon COUNTY securing the funds for equipping the well to CITY standards and requirements:
 - A. CITY shall sell to COUNTY, upon COUNTY's request, water from the well provided under this Agreement, for the purposes of meeting emergency water needs in COUNTY's jurisdiction. CITY shall charge COUNTY the water rate effective as of the date the agreement is fully executed for all water sold to COUNTY. CITY shall provide a maximum of 3,000,000 gallons per month to the COUNTY for the household tank program from the CITY's water system upon integration of the new well into the system.
 - B. CITY shall utilize water produced by the well provided under this Agreement as source capacity for new residential service connections and agreements in East Porterville/Doyle Colony area. CITY agrees to provide source water for up to one hundred fifteen (115) new residential connections in the East Porterville/Doyle Colony area that are in compliance with the CITY'S Annexation and Extension of Municipal Services procedures. CITY agrees to authorize permanent connection of prequalified properties upon termination and cessation of the COUNTY's household tank program. A list and map of the qualifying properties are attached hereto as Exhibit 'E'. The listed properties will be exempt from payment of CITY water impact fees, but will be subject to standard fees, such as, but not limited to, water service and meter installation and associated monthly

fees. CITY shall have sole discretion to determine the number of connections, if any, above the minimum number of residential properties provided herein.

- C. CITY expressly agrees to own, operate, maintain, repair and otherwise care for the well provided under this Agreement, in the same fashion as CITY's other wells, for the duration of the well's useful life.
- D. If the well provided under this agreement is situated on COUNTY property, COUNTY shall grant the relevant portion to the CITY by Grant Deed at a cost of \$1. A 50-foot control zone around the well site is a requirement of the California Department of Public Health, therefore establishing the minimum parcel size to be conveyed to the CITY. Existing COUNTY infrastructure may encroach through or conflict with the subject parcel and if so, ownership, maintenance, repair and replacement of these facilities shall remain COUNTY jurisdiction by execution of easements
- E. CITY shall not be entitled to compensation by COUNTY, or any State or Federal agency providing funding for the activities enumerated in Exhibit 'D', for any ongoing costs related to owning, operating, maintaining, repairing, or replacing of this well. CITY and COUNTY expressly agree that CITY's ongoing compensation for such ongoing costs shall be the use of the well for CITY's unrestricted use within its water system. No part of this paragraph shall be construed to limit or restrict in any way CITY's ability to seek any grant funding or collect rates and fees from users of CITY's water system.
- F. All recipients of water, whether permanent or temporary sources, are subject to CITY water policies, such as, but not limited to, water conservation and watering schedules.

4. This Agreement represents the entire agreement between CITY and COUNTY as to its subject matter and no prior oral or written understanding shall be of any force or effect. No part of this Agreement may be modified without the written consent of both parties.

5. Except as may be otherwise required by law, any notice to be given shall be written and shall be either personally delivered, sent by facsimile transmission or sent by first class mail, postage prepaid and addressed as follows:

COUNTY: County Administrative Officer/Clerk of the Board
of Supervisors of the County of Tulare

Administrative Building
2800 W. Burrel Avenue
Visalia, CA 93291

(Fax No.: (559) 733-6318 / Phone No. (559) 636-5005)

CITY: City Manager
291 N. Main St.
Porterville, CA 93257

(Fax No.: (559) 715-4013/ Phone No. (559) 782-7466)

Notice delivered personally or sent by facsimile transmission is deemed to be received upon receipt. Notice sent by first class mail shall be deemed received on the fourth day after the date of mailing. Either party may change the above address by giving written notice pursuant to this paragraph.

6. This Agreement reflects the contributions of both parties and accordingly the provisions of Civil Code section 1654 shall not apply to address and interpret any uncertainty.

7. Unless specifically set forth, the parties to this Agreement do not intend to provide any other party with any benefit or enforceable legal or equitable right or remedy.

8. This Agreement shall be interpreted and governed under the laws of the State of California without reference to California conflicts of law principles. This Agreement is entered into and shall be performed in Tulare County, California. CITY waives the removal provisions of California Code of Civil Procedure Section 394.

9. The failure of either party to insist on strict compliance with any provision of this Agreement shall not be considered a waiver of any right to do so, whether for that breach or any subsequent breach. The acceptance by either party or either performance or payment shall not be considered to be a waiver of any preceding breach of the Agreement by the other party.

10. The Recitals and the Exhibits to this Agreement are fully incorporated into and are integral parts of this Agreement.

11. This Agreement is subject to all applicable laws and regulations. If any provision of this Agreement is found by any court of other legal authority, or is agreed by the parties, to be in conflict with any code or regulation governing its subject, the conflicting provision shall be considered null and void. If the effect of nullifying any conflicting provision is such that a material benefit of the Agreement to either party is lost, the Agreement may be terminated at the option of the affected party. In all other cases the remainder of the Agreement shall continue in full force and effect.

12. Each party agrees to execute any additional documents and to perform any further acts which may be reasonably required to affect the purposes of this Agreement.

13. CITY expressly agrees that it will not discriminate in employment or in the provision of services on the basis of any characteristic or condition upon which discrimination is prohibited by state or federal law or regulation.

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THE PARTIES, having read and considered the above provisions, indicate their agreement by their authorized signatures below.

COUNTY OF TULARE

BY _____
Steve Worthley Chairman,
Board of Supervisors

ATTEST: Jean M. Rousseau,
County Administrative Officer/Clerk of the Board
of Supervisors of the County of Tulare

By _____
Deputy Clerk

Approved as to Form
County Counsel

By _____
Deputy

CITY OF PORTERVILLE

BY _____
Milt Stowe, Mayor

ATTEST:
City Clerk of the City of Porterville

BY _____
John Lollis, City Manager

Approved as to Form

BY _____
City Attorney

EXHIBIT 'A'

EXHIBIT 'B'

RESOLUTION NO. 74 -2014

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PORTERVILLE DEFINING OBJECTIVES AND POLICIES FOR ANNEXATIONS AND MUNICIPAL SERVICES

WHEREAS: The City of Porterville established a policy concerning annexation and provision of municipal services in 1986, noting that “the City, in order to grow for reasons of economies of scale and quality of services must expand its boundaries within reason, generally encourages the owners of properties contiguous to the city of Porterville to annex to said City of Porterville”; and

WHEREAS: Since 1990, the population of the city of Porterville has increased 53% according to the California Department of Finance, and the land area of the city proper has increased by 38% according to City annexation records; and

WHEREAS: The City of Porterville accepts its responsibility to provide municipal services to those residents, businesses, and other land uses within the limits of the city. The City of Porterville has taken the position that the costs of all physical improvements within the city have been paid by property owners, and other taxes derived in the city, and, therefore, these same people should not be required to bear the expense of additional physical improvements needed to serve newly annexed areas.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Porterville does hereby define the following objectives related to annexations and municipal services:

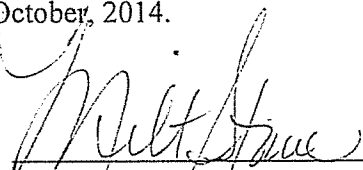
1. To promote orderly development while discouraging urban sprawl, preserving open space and prime agricultural lands, and efficiently extending government services.
2. To honor the City’s fundamental responsibility to provide efficient and sustainable public services to the inhabitants of the city, and where appropriate, to provide those services beyond the limits of the city within the Urban Development Boundary, and only in extreme cases to those properties beyond the Urban Development Boundary within the Urban Area Boundary.
3. To provide for land development and growth in a manner consistent with the General Plan, particularly as it relates to land use and circulation.
4. To consider an application upon its own merits, and identify what benefits would accrue to the City as an agency and service provider, to the residents of the city of Porterville, and to the applicant.
5. To identify the problems involved in any proposal considered for annexation or request for extra-territorial services and resolve them in the manner most beneficial to the properties within the city of Porterville.
6. To develop factual information to permit informed discussion between City representatives and property owners/residents of unincorporated territories.

BE IT FURTHER RESOLVED, that the City Council of the City of Porterville does hereby establish the following policies for consideration of annexations and municipal services:

1. It shall be the policy of the City of Porterville to consider annexation proposals only within the Urban Development Boundary, which is defined as the City of Porterville Annexation Boundary, as adopted by Tulare County Local Area Formation Commission (LAFCo).

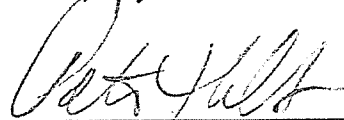
2. It shall be the policy of the City of Porterville to consider extra-territorial service requests primarily within the Urban Development Boundary, which is defined as the City of Porterville Annexation Boundary, as adopted by Tulare County LAFCo.
3. It shall be the policy of the City of Porterville, only where necessary in order to respond to an existing or impending threat to public health or safety of affected residents, to consider extra-territorial service requests within the Urban Area Boundary, as adopted by City Council and identified on the City of Porterville Zoning Map.
4. It shall be the policy of the City of Porterville to consider annexation proposals and extra-territorial service requests in a manner consistent with the policies and regulations adopted by the Tulare County LAFCo and the State of California, as applicable.
5. It shall be the policy of the City of Porterville to discourage single-family one (1) lot annexation proposals that may have an adverse fiscal impact on the City of Porterville.
6. It shall be the policy of the City Council that territory shall not be annexed to the city of Porterville, which as a result of such annexation, unincorporated territory is completely surrounded, or substantially surrounded by the city of Porterville.
7. It shall be the policy of the City of Porterville that annexation proposals shall be in conformance with the Cortese-Knox-Hertzberg Act of 2000, as amended.
8. It shall be the policy of the City Council to consider each petition/consent for annexation upon its relationship to what economic benefits will accrue to the City of Porterville, and to the area residents/property owners.
9. It shall be the policy of the City Council that the costs of all physical improvements will be borne by the property owners/resident or developer.
10. It shall be the policy of the City of Porterville to maintain the viability of agricultural productivity; i.e. protecting and conserving as much agricultural land as possible in the area surrounding the Porterville community.
11. It shall be the policy of the City of Porterville that the applicant for annexation present proposals to the Project Review Committee and explain the particulars of the area under consideration for possible annexation, including a plan for services.
12. It shall be the policy of the City of Porterville to consider any requests for annexation or extra-territorial services in a manner consistent with the procedures adopted by resolution of the City Council.

PASSED, APPROVED AND ADOPTED this 21st day of October, 2014.


Milt Stowe, Mayor

ATTEST:

John D. Lollis, City Clerk

By: 
Patrice Hildreth, Chief Deputy City Clerk

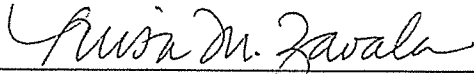
STATE OF CALIFORNIA)
CITY OF PORTERVILLE) SS
COUNTY OF TULARE)

I, JOHN D. LOLLIS, the duly appointed City Clerk of the City of Porterville do hereby certify and declare that the foregoing is a full, true and correct copy of the resolution passed and adopted by the Council of the City of Porterville at regular meeting of the Porterville City Council duly called and held on the 21st day of October, 2014.

THAT said resolution was duly passed, approved, and adopted by the following vote:

Council:	REYES	WARD	STOWE	HAMILTON	GURROLA
AYES:	X		X	X	X
NOES:		X			
ABSTAIN:					
ABSENT:					

JOHN D. LOLLIS, City Clerk


By: Luisa M. Zavala, Deputy City Clerk

RESOLUTION NO. 75-2014

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PORTERVILLE
ESTABLISHING PROCEDURES FOR ANNEXATIONS AND EXTENSION OF
MUNICIPAL SERVICES

WHEREAS: The City Council of the City of Porterville, acknowledging that over time policies and procedures must be evaluated and reconsidered in light of changes to the regulatory environment and physical setting of the community, adopted a resolution defining objectives and policies for annexations and municipal services; and

WHEREAS: The evaluation of applications and service requests has long been delegated to staff, a practice that has the potential to lend itself to inconsistent implementation of succinctly defined procedures; and

WHEREAS: Local, regional, and state laws have changed since the Council's last review of policies and procedures related to annexations and extension of municipal services.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Porterville does hereby define procedures to submit application for annexations and municipal services, and to have said application(s) processed as outlined in Exhibit "A," attached.

PASSED, APPROVED AND ADOPTED this 21st day of October, 2014.



Milt Stowe, Mayor

ATTEST:

John D. Lollis, City Clerk

By: 

Patrice Hildreth, Chief Deputy City Clerk

All properties requesting annexation or extraterritorial services are subject to the procedures established below unless otherwise stated. Compliance with City of Porterville procedures does not guarantee approval by LAFCo of annexations or extra-territorial service agreements. Upon request for an annexation or extraterritorial services request, staff will evaluate whether the applicant's property is within the City's Urban Development Boundary or Urban Area Boundary and explain the process.

ANNEXATION APPLICATION PROCEDURE

1. A complete annexation application packet includes: fees, an Irrevocable Agreement to Annex, application for Development Agreement (to be enacted only in the event of failed annexation attempt), Application for Annexation, and other materials as required with those applications respectively.
2. On receipt of an application as outlined above, all materials will be considered by the Project Review Committee, who will coordinate in a pre-consultation process with LAFCO staff and the County Public Works Department for review and recommendation.
3. During review by the Project Review Committee of the necessary application and data, staff will prepare a report and findings on all aspects of the proposed action(s).
4. An environmental document will be prepared pursuant to the California Environmental Quality Act (CEQA), reviewing the potential environmental effect of the proposed activities. The Zoning Administrator will make an initial determination of the level of environmental review required.
5. After proper noticing, a public hearing will be held for the City Council to hear comments related to the project at a regularly scheduled meeting. The Council will authorize staff to initiate the application with LAFCo. Documents will be filed in accordance with the Cortese-Knox-Hertzberg Act of 2000, as amended, and submitted to the Local Agency Formation Commission for its review, recommendation and action.
6. On consummation by the City Council, the City Clerk shall submit the necessary materials to the State Board of Equalization with the appropriate acreage fees, which are paid by the Applicant.
7. In the event the annexation fails, either by dissenting votes of the City Council or at hearing at LAFCo, the City Council may approve an extraterritorial service agreement within the Urban Development Boundary, subject to conditions identified in the Development Agreement.

ANNEXATION EXEMPTION PROCEDURE

Where a certain property meets all of the following criteria, they may proceed with an Extraterritorial Service Agreement for water or storm-water drainage without first attempting annexation, subject to the conditions of Extraterritorial Service Agreements as defined below.

1. Previously developed single-family residences on parcels 24,999 square feet or smaller, OR a school developed by a State funded school district.
2. The parcel requesting services must be immediately adjacent to a municipal main providing the requested service, or the property owner shall provide for the extension of the main line to City standards at their expense.

EXTRATERRITORIAL SERVICES APPLICATION PROCEDURE

Extraterritorial Service connections may be made subject to the following conditions. Note specific parameters and the required findings for connections in the Urban Development Boundary and the Urban Area Boundary.

1. Application: A complete extraterritorial services application packet includes: fees, an Irrevocable Agreement to Annex, application for Development Agreement, and other materials as required with those applications respectively.
2. General Plan Consistency:
 - a. Proposed Uses and Improvements: Service connections are to be withheld from proposed uses and improvements that would not be consistent with the adopted Land Use Element of the Porterville Area General Plan and the City of Porterville General Plan.
 - b. Existing Uses and Improvements: Service connections to existing uses and improvements which are not consistent with the adopted Land Use Element of the Porterville Area General Plan and the City of Porterville General Plan shall be considered at the discretion of the City Council, and may be subject to other restrictions.
3. Agreements and Covenants:
 - a. A Development Agreement must be approved by the property owner and the City Council, and recorded with the County of Tulare upon the property, at the applicant's expense.
 - b. An irrevocable agreement to annex must be signed by the property owner and recorded with the County of Tulare upon the property, at the applicant's expense.
4. Time Limitations: The City Manager or his designee, or the City Council may condition the approval of applications for service connections by establishing a time frame within which connections must be made to avoid re-application.
5. Improvement Plans: Applications for service connections which necessitate the extension of one or more municipal facilities to property in order to make such connections shall be conditioned by the City Manager or his designee, or the City Council to require that Construction Drawings of the intended public improvements be submitted to the City Engineer for plan check and approval. Costs incurred for the preparation of improvement plans, and certain off-site construction and/or installation costs related to extending facilities, shall be the responsibility of the applicant.
6. Fees: Prior to the issuance of a Connection Permit, payment must be made to the City of Porterville of all fees pertinent to the respective service connection, or connections, approved by the City Manager or his designee, or the City Council.

Within the Urban Development Boundary:

For connection of water or storm-water facilities, the requesting party must fully fund the extension of infrastructure if it does not already exist in order to connect. The City of Porterville Wastewater Facility is a regional facility and, as such, an extraterritorial service request cannot be denied; however, the requesting party must fully fund the extension of infrastructure if it does not already exist in order to connect. Contract services for police, fire, or building inspection services shall be approved by resolution of the City Council.

For connection of water or storm-water facilities, the following findings must be made in order for the Council to approve an extraterritorial service connection:

- That the subject property is a previously developed single-family residence on a parcel 24,999 square feet or smaller, OR a school developed by a State funded school district.
- That failure to connect to municipal services would result in a threat to public health or safety of affected residents.
- That connection of the subject property would not result in a negative impact to the City of Porterville water and/or storm-water system.
- That the subject property is not within an island as defined by Tulare LAFCo.
- That an attempt to annex the subject site is not realistic given current city limit boundaries. Specifically, the parcel is too far removed from the city limit, and/or the number and valuation of adjacent parcels would result in a failed annexation effort.

Within the Urban Area Boundary:

For connection of water or storm-water facilities, the requesting party must fully fund the extension of infrastructure if it does not already exist in order to connect. The City of Porterville Wastewater Facility is a regional facility and, as such, an extraterritorial service request cannot be denied; however, the requesting party must fully fund the extension of infrastructure if it does not already exist in order to connect. Contract services for police, fire, or building inspection services shall be approved by resolution of the City Council.

For connection of water or storm-water facilities, the following findings must be made in order for the Council to approve an extraterritorial service connection:

- That the subject property is a previously developed single-family residence on a parcel 24,999 square feet or smaller, OR a school developed by a State funded school district.
- That failure to connect to municipal services would result in a threat to public health or safety of affected residents.
- That connection of the subject property would not result in a negative impact to the City of Porterville water and/or storm-water system.

EXEMPTIONS AND EXCEPTIONS

1. PVPUD: Connections to Porterville Regional Sewage Treatment Facilities serving uses and improvements to property within the boundaries and jurisdiction of the Porter Vista Public Utility District (PVPUD) are exempted from application to the City of Porterville. Interested parties should contact the PVPUD for information on connection requirements and fees pertaining

to sewer services. This exemption does not apply to requests for connection to Municipal Water and/or Master Storm Drain Facilities.

2. PRIOR APPROVALS: Porterville City Council approval of requests for connection to Regional Sewage Treatment, Municipal Water and/or Master Storm Drain Facilities as authorized prior to the adoption and effective date of the respective policies set forth herein shall remain valid and in force according to the terms and conditions initially specified at the time of approval, and re-application will not be required.

STATE OF CALIFORNIA)
CITY OF PORTERVILLE) SS
COUNTY OF TULARE)

I, JOHN D. LOLLIS, the duly appointed City Clerk of the City of Porterville do hereby certify and declare that the foregoing is a full, true and correct copy of the resolution passed and adopted by the Council of the City of Porterville at regular meeting of the Porterville City Council duly called and held on the 21st day of October, 2014.

THAT said resolution was duly passed, approved, and adopted by the following vote:

Council:	REYES	WARD	STOWE	HAMILTON	GURROLA
AYES:	X		X	X	X
NOES:		X			
ABSTAIN:					
ABSENT:					

JOHN D. LOLLIS, City Clerk

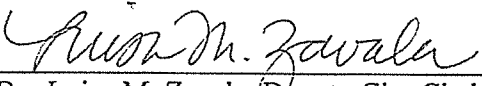
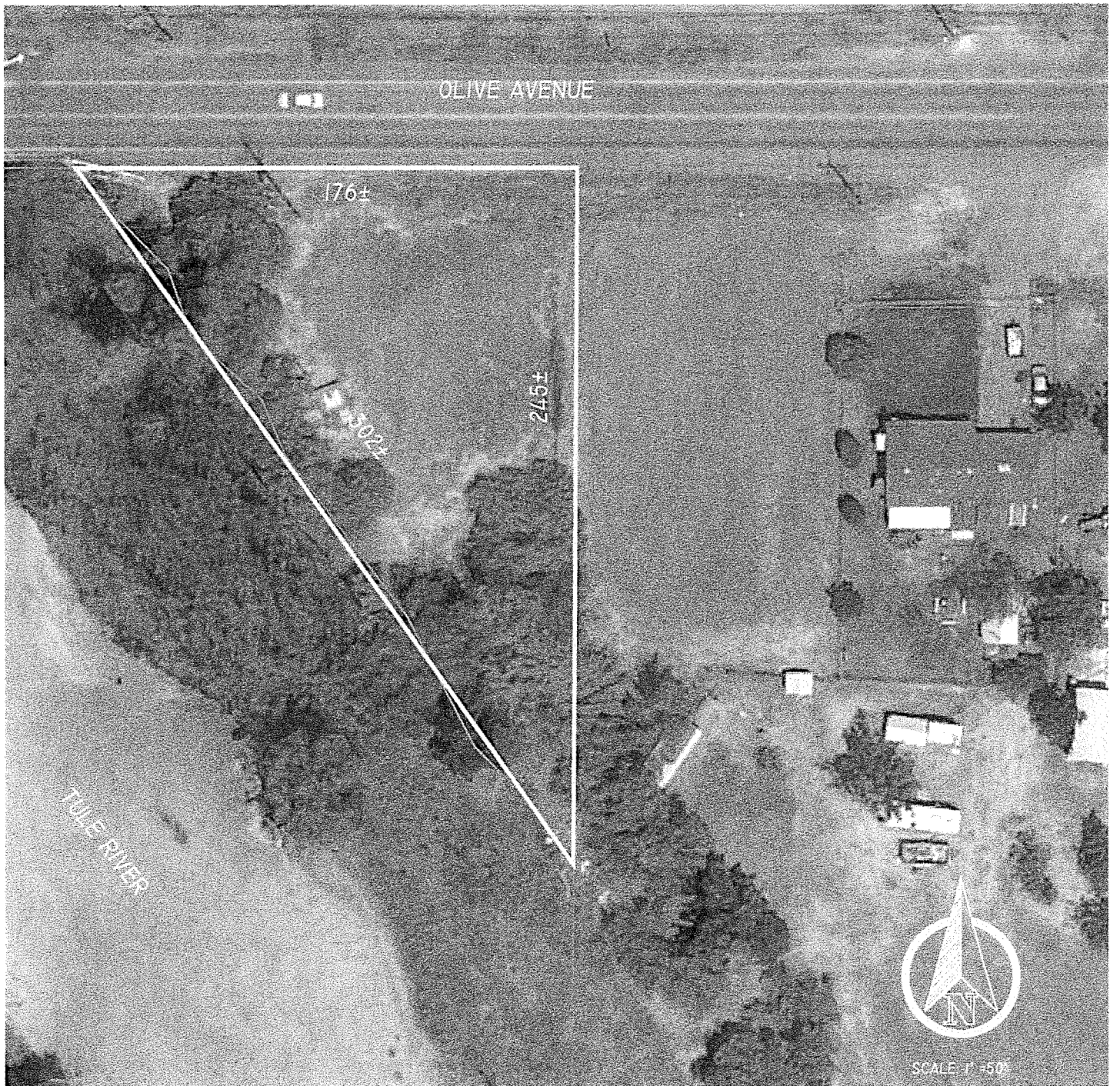

By: Luisa M. Zavala, Deputy City Clerk

EXHIBIT 'C'



TULE RIVER

125±

398±

390±

52±

MAIN STREET



SCALE 1" = 50'

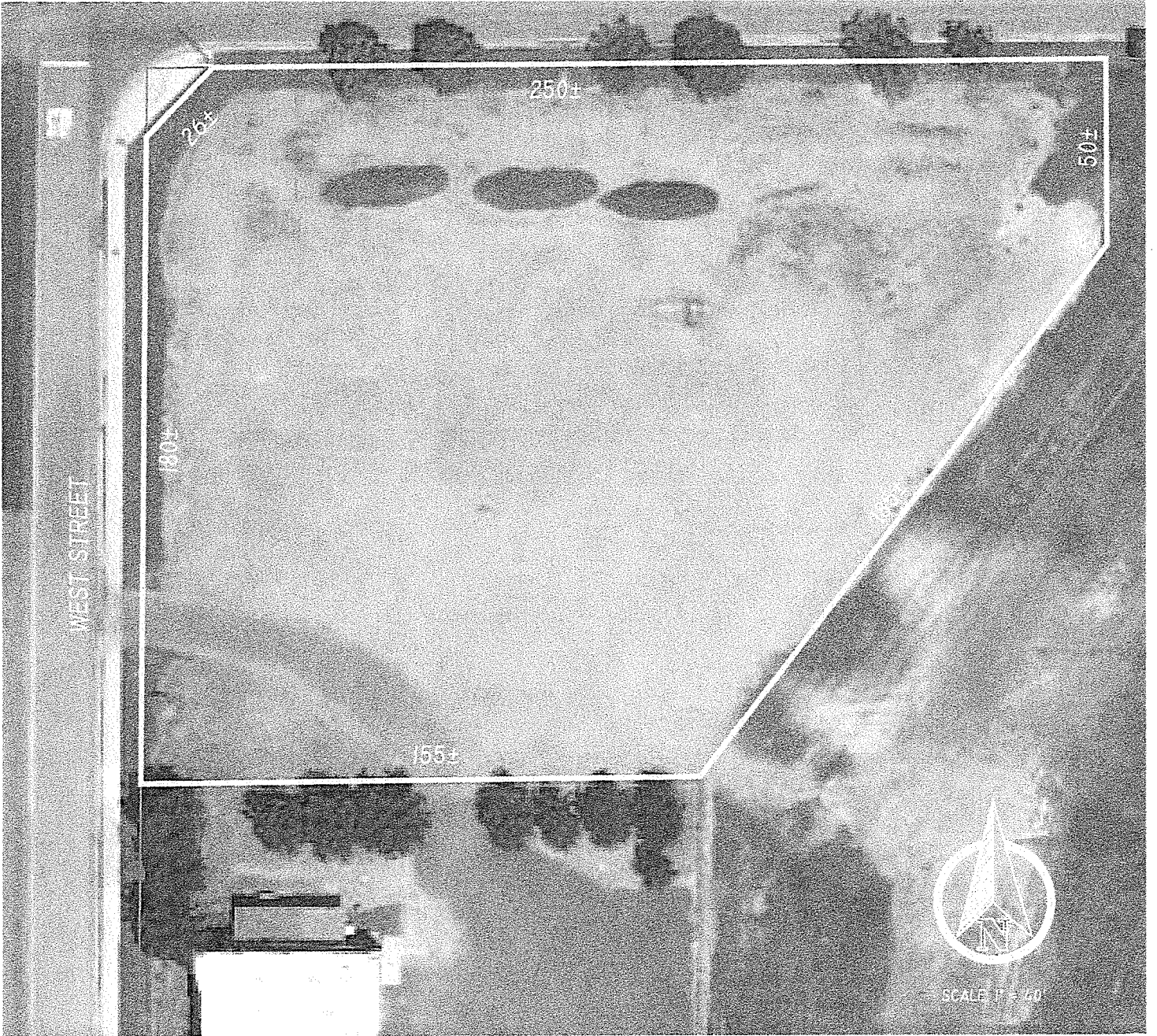


EXHIBIT 'D'

SERVICES TO BE PERFORMED & PAYMENT FOR SERVICES WELL CONSTRUCTION

(insert Dee Jaspar work plan, add City/County division of responsibilities)

CITY Scope of Work

Task	Description	Cost
1.2	Review prepared Well Drilling Plans, Specifications, and Estimates	\$468.00
3.2	Review prepared Well Equipping Plans, Specifications, and Estimates	\$1,526.00
5	Construction Management	\$1,357.43
CITY Total:		\$3,351.43

Consulting Engineering work will be reimbursed directly to **Dee Jaspar & Associates** under Tulare County Agreement No. #####, including the following tasks:

Dee Jaspar & Associates Fiscal Year 2015 Scope of Work

Task	Description	Cost
1.1	Project Evaluation and Pre-Design Engineering	\$6,168.00
1.2	Prepare Well Drilling Plans, Specifications, and Estimates	\$9,360.00
3.1	Project Evaluations and Field Surveying	\$3,298.00
3.2	Prepare Well <i>Equipping</i> Plans, Specifications, and Estimates	\$30,520.00
3.3	Prepare and Assist with SCE Application & Telephone Service	\$2,114.00
3.4	Bid Assistance	\$4,332.00
5.1	Ph. 1 Preconstruction Meeting	\$1,114.00
5.2	Ph. 1 Construction Surveying	\$1,932.00
5.3	Ph. 1 Construction Inspection & Administration	\$33,342.00
FY 2015 Total:		\$92,180.00

Deliverables

1.1	Pre-Design
1.2	Plans, Specs, & Estimates
3.1	Field Logs, Notes, or Reports
3.2	Plans, Specs, & Estimates
3.3	SCE Application & Telephone Service Application
5.2	Field Logs, Notes, or Reports

Dee Jaspar & Associates Fiscal Year 2016 Scope of Work

Task	Description	Cost
5.4	Ph. 1 Water Quality Testing	\$7,000.00
5.5	Ph. 1 Project Close Out	\$1,346.00
5.6	Ph. 2 Project Meetings and Correspondence	\$18,876.00
5.7	Ph. 2 Submittal Review, RFI Responses, Change Order Review, & Progress Payment Review	\$14,304.00
5.8	Ph. 2 Construction Surveying	\$3,864.00
5.9	Ph. 2 Construction Inspection and Quality Control	\$47,931.00
5.10	Ph. 2 Start-up, Testing, and Troubleshooting	\$3,864.00
5.11	Ph. 2 Project Close Out and As-Builts	\$2,754.00

Contingency	\$61.00
Task Total	\$99,939.00
Total FY 2016 Contract: \$100,000.00	

Deliverables

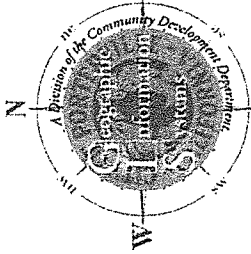
5.3	Field Reports
5.4	Test Results
5.5	Close Out Documents
5.9	Field Logs, Notes, or Reports
5.10	Field Logs, Notes, or Reports
5.11	As Builts

The COUNTY will be the lead agency on the project. The COUNTY has executed State of California Department of Water Resources Grant Agreement No. 20150518-1 to be reimbursed for the work described herein as well as work to be performed by a well drilling contractor.

EXHIBIT 'E'

East Porterville Properties
Single Family Residential Uses, with at least 1 property line adjacent to existing water mains, less than 25k s.f.

Single Family Residential Uses, with at least 1 property line adjacent to existing water mains, less than 25k s.f.

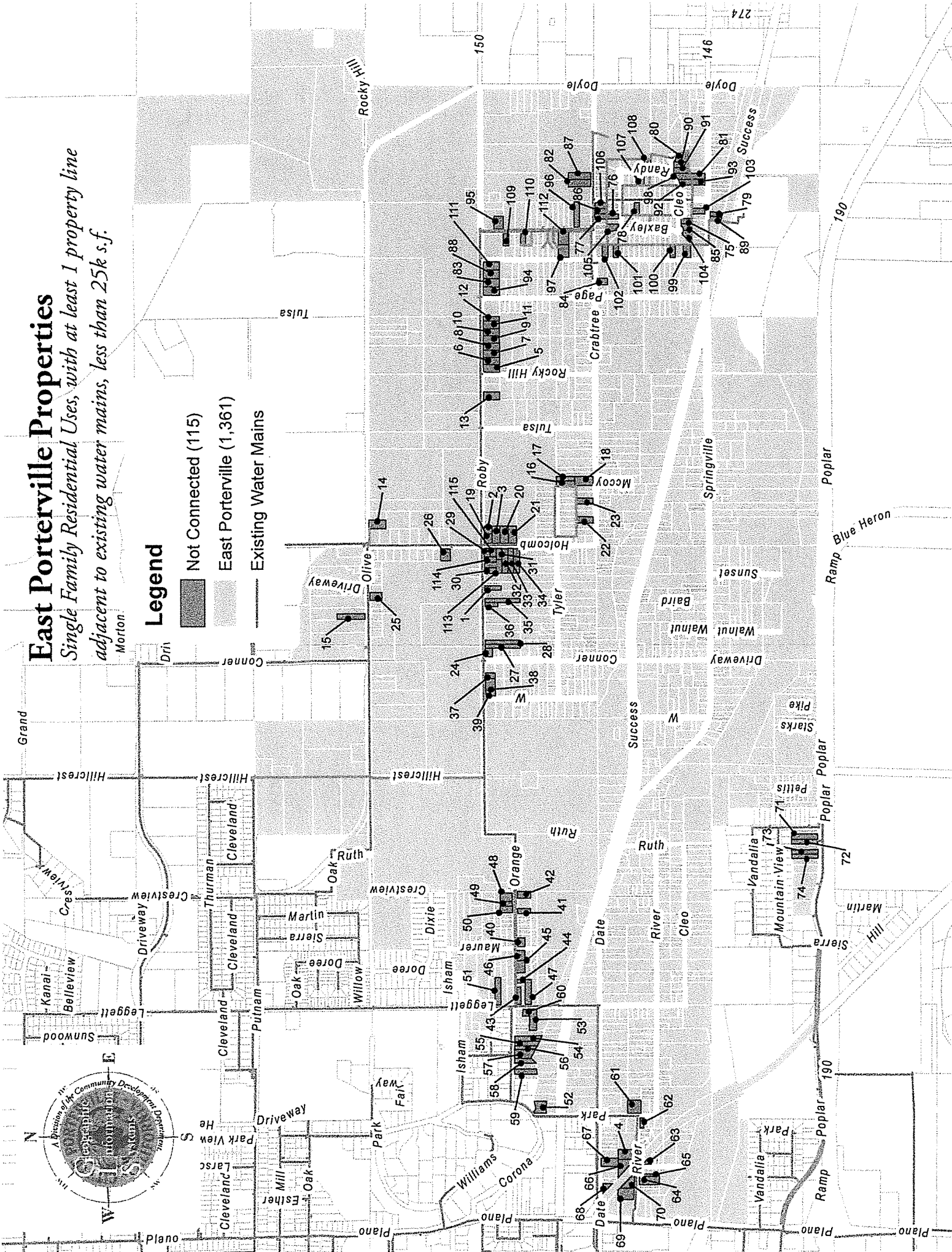


Legend

Not Connected (115)

East Porterville (1,361)

Existing Water Mains



ID	APN	AREA	ADDRESS	ID	APN	AREA	ADDRESS	ID	APN	AREA	ADDRESS
1	262091028	8,929.45	NO SITE ADDRESS	40	262023001	8,038.96	907 E ORANGE AVE	79	263150006	7,770.54	2173 E SPRINGVILLE DR
2	263010049	8,322.27	1629 E ROBY AVE	41	262023007	9,023.71	965 E ORANGE AVE	80	263120029	14,068.21	2277 E CLEO AVE
3	263010050	18,376.21	226 S HOLCOMB ST	42	262023014	11,476.01	991 E ORANGE AVE	81	263120020	10,473.73	2186 E SPRINGVILLE AVE
4	261012017	21,929.52	518 E RIVER AVE	43	262024001	9,982.88	831 E ORANGE AVE	82	263100017	20,912.37	2292 E CRABTREE AVE
5	263050018	15,552.02	1911 E ROBY AVE	44	262024003	3,991.14	843 E ORANGE AVE	83	263070046	17,829.96	2069 E ROBY AVE
6	263050019	15,631.45	1911 E ROBY AVE	45	262024013	13,967.44	861 E ORANGE AVE	84	263170052	8,886.05	2061 E CRABTREE AVE
7	263050020	15,626.31	NO SITE ADDRESS	46	262024014	11,961.07	261 S MAURER ST	85	263162028	9,134.32	2157 E CLEO AVE
8	263050021	15,621.24	1949 E ROBY AVE	47	262024011	20,056.93	280 S LEGGETT ST	86	263162007	8,149.61	2168 E CRABTREE AVE
9	263050022	15,616.14	1963 E ROBY AVE	48	262022008	14,064.17	994 E ORANGE AVE	87	263100015	20,831.65	2308 E CRABTREE AVE
10	263050001	15,611.05	1975 E ROBY AVE	49	262022009	7,032.06	978 E ORANGE AVE	88	263100026	18,194.63	2075 E ROBY AVE
11	263050002	15,605.94	1989 E ROBY AVE	50	262022010	10,529.88	960 E ORANGE AVE	89	263150005	7,080.46	2167 E SPRINGVILLE AVE
12	263050026	10,238.64	1995 E ROBY AVE	51	262022103	21,846.36	224 S LEGGETT ST	90	263120028	10,608.61	2263 E CLEO AVE
13	263040024	16,908.53	1863 E ROBY AVE	52	261251002	18,771.64	304 S PARK ST	91	263120027	11,862.07	2251 E CLEO AVE
14	263030032	20,000.14	1643 E OLIVE AVE	53	261243019	19,878.98	287 S LEGGETT ST	92	263120025	9,930.29	2229 E CLEO AVE
15	254050056	20,800.75	1478 E OLIVE AVE	54	261243012	19,512.38	739 E ORANGE AVE	93	263120021	9,894.27	2186 E SPRINGVILLE AVE
16	263020009	10,727.83	1703 E TYLER AVE	55	261243011	13,865.77	729 E ORANGE AVE	94	263070045	17,805.15	2042 E ROBY AVE
17	263020010	11,347.61	1705 E TYLER AVE	56	261243010	11,130.20	721 E ORANGE AVE	95	263070019	15,591.77	214 BAXLEY ST
18	263020008	22,350.60	1706 E CRABTREE AVE	57	261243009	21,564.88	711 E ORANGE AVE	96	263060023	17,427.95	366 BAXLEY ST
19	263010048	10,067.12	NO SITE ADDRESS	58	261243008	12,481.75	703 E ORANGE AVE	97	263060015	17,886.82	350 ALTA VISTA ST
20	263010046	19,211.22	NO SITE ADDRESS	59	261243006	15,465.49	675 E ORANGE AVE	98	263120026	11,564.19	2237 CLEO AVE
21	263010047	19,164.39	248 S HOLCOMB ST	60	261243018	6,224.92	275 S LEGGETT ST	99	263163023	12,461.65	570 ALTA VISTA ST
22	263020041	14,152.20	1640 E CRABTREE AVE	61	261260033	23,839.14	460 S PARK ST	100	263163018	8,704.92	554 ALTA VISTA ST
23	263020044	14,152.18	1674 E CRABTREE AVE	62	261013006	6,009.86	577 E RIVER AVE	101	263163005	9,268.01	436 ALTA VISTA ST
24	262101019	7,822.17	1411 E ROBY AVE	63	261013013	4,073.53	478 S LARSON ST	102	263163003	9,245.70	422 ALTA VISTA ST
25	262282002	12,512.48	NO SITE ADDRESS	64	261015007	22,466.00	475 E RIVER AVE	103	263162034	9,519.39	2186 E SPRINGVILLE AVE
26	262290003	15,058.68	121 S HOLCOMB ST	65	261015008	6,692.02	NO SITE ADDRESS	104	263162027	10,315.76	2143 E CLEO AVE
27	262101006	18,962.56	1419 E ROBY AVE	66	261012018	21,161.90	510 E RIVER AVE	105	263162013	9,824.18	2164 E RICHARD AVE
28	262101007	19,444.23	1431 E ROBY AVE	67	261012005	19,360.32	505 E DATE AVE	106	263162008	9,441.85	2168 E CRABTREE AVE
29	262091024	6,812.13	1593 E ROBY AVE	68	261012001	6,775.68	451 E DATE AVE	107	263110033	8,040.99	483 S RANDY ST
30	262091001	8,833.48	1557 E ROBY AVE	69	261012024	24,599.32	448 E RIVER AVE	108	263110031	8,609.81	494 S RANDY ST
31	262091003	8,816.34	227 S HOLCOMB ST	70	261012025	15,095.24	935 E RIVER AVE	109	263070041	9,091.82	NO SITE ADDRESS
32	262091004	19,207.92	235 S HOLCOMB ST	71	262220062	19,761.17	1094 E POPLAR AVE	110	263070013	8,380.13	271 BAXLEY ST
33	262091005	19,538.90	245 S HOLCOMB ST	72	262220061	18,112.05	1088 E POPLAR AVE	111	263070008	18,100.87	223 ALTA VISTA ST
34	262091006	19,193.11	253 S HOLCOMB ST	73	262220059	16,131.13	1066 E POPLAR AVE	112	263060016	18,005.03	345 BAXLEY ST
35	262091020	19,520.59	1503 E ROBY AVE	74	262220058	16,459.29	1056 E POPLAR AVE	113	262091027	19,280.15	1565 E ROBY AVE
36	262091022	7,172.30	1493 E ROBY AVE	75	263162029	7,896.00	2165 E CLEO AVE	114	262091026	8,141.19	1565 E ROBY AVE
37	262071001	6,929.42	1373 E ROBY AVE	76	263162011	8,279.43	NO SITE ADDRESS	115	262091025	6,792.49	213 S HOLCOMB ST
38	262071020	14,836.29	1353 E ROBY AVE	77	263162006	8,195.29	2168 E CRABTREE AVE				
39	262071021	7,068.23	1343 E ROBY AVE	78	263161003	8,667.06	479 BENNETT ST				



Cal OES
GOVERNOR'S OFFICE
OF EMERGENCY SERVICES



Drought Update

Wednesday, September 23, 2015

KEY ACTION ITEMS FROM THIS WEEK

- **Governor Brown Requests Presidential Major Disaster Declarations for Valley and Butte Fire Recovery Efforts:** On September 21, Governor Brown [requested](#) a Presidential major disaster declaration for the state following the Valley Fire and Butte Fire, which have scorched more than 145,000 acres, taken lives and destroyed thousands of homes and structures. A Presidential Major Disaster Declaration triggers the release of federal funds to support fire victims and supplement ongoing state and local disaster recovery efforts. The Governor's request for a Presidential Major Disaster Declaration for the Valley Fire can be found [here](#) and the request for the Butte Fire can be found [here](#).
- **Water Now Available for Diversion by Senior Water Right Holders on the Sacramento, Feather River and Delta:** On September 17, the State Water Board [notified](#) and lifted curtailments for pre-1914 water rights holders with a priority date of 1903 or later in the Sacramento, Feather River watersheds, and the Delta. The State Water Board will continue to monitor weather forecasts and stream gauges, and will notify water rights holders if there are any changes in water availability. For more information, visit the State Water Board's [Watershed Analysis](#).
- **DWR Hosted a Public Scoping Meeting on Proposition 1 IRWM Grant Program:** On September 18, the Department of Water Resources [held](#) a public scoping meeting to seek public input on the development of the [Proposition 1](#) Integrated Regional Water Management (IRWM) Grant Program and its solicitation process. Prop 1 allocates \$510 million in IRWM funding for implementation and planning efforts in every hydrologic region of the state and dedicates a portion of the funding to assist disadvantaged communities. For more information, visit DWR's [IRWM Grant Programs](#).
- **Final Infrastructure Funding Fair Opens in Sacramento:** On September 23, the State Water Board, in partnership with five other agencies, will [host](#) the year's final California Financing Coordinating Funding (CFCC) Fair in Sacramento. The CFCC funding fair allows public works and local government representatives to obtain information on funding available for California infrastructure projects which include, but not limited to: drinking water, water quality, and water supply and conservation.
- **Tree-Ring Study Finds Sierra Snowpack Lowest in 500 Years:** On September 14, the publication Nature Climate Change [released](#) a study that indicates this spring's Sierra snowpack was the lowest in 500 years. Scientists based their finding of the 500-year low on an examination of a previous study that analyzed the tree rings of 1,505 blue oak trees near the Sierra mountains. Several scientists report that the snowpack study underscores the extreme severity of California's drought.

- **California's Water Conservation Education Program Campaign:** This past week, Save Our Water launched the "[Fix It for Good](#)" campaign at a turf replacement project demonstration event at the State Capitol and [partnered](#) with the [California Native Plant Society](#) to educate Californians about the importance of landscaping with California native plants to help save water. Shock Top's "[Shock the Drought](#)" campaign continues to generate earned media for Save Our Water with more news stories and a BuzzFeed article generating press.

Sacramento's music festival, [TBD Fest](#), has joined the Save Our Water effort by featuring a [Save Our Water music playlist](#) of "5-minute (or less) shower songs" on Spotify to encourage Californians to take short showers. Save Our Water also partnered with Green Acres, a Sacramento-area nursery, to feature drought-tolerant (California-friendly) plants at the festival and "Fix it for Good" posters and art at all its locations. For more tips and tools to help conserve water and keep trees healthy during the drought, please visit Save Our Water's website, which is available in both [English](#) and [Spanish](#), or connect with the program on [Facebook](#), [Twitter](#) or [Instagram](#).

- **Governor's Drought Task Force:** The Task Force continues to take actions that conserve water and coordinate state response to the drought. During the September 17 meeting, the Department of Forestry and Fire Protection (CAL FIRE), along with various state agencies, provided a detailed summary of the active wildfires across the state. In addition, the Task Force announced that the next regional Drought Task Force meeting would be held on September 28 in Bakersfield.

ONGOING DROUGHT SUPPORT

- **Emergency Food Aid, Utility and Employment Assistance:** The Department of Social Services (CDSS) Drought Food Assistance Program (DFAP) provides food assistance to affected communities that suffer high levels of unemployment from the drought. To date, over 886,720 boxes have been provided to community food banks in drought-impacted counties, with an average of approximately 13,250 food boxes per week since June 2014. Approximately 795,982 boxes of food have been picked up by 418,582 households.

Food boxes distributions vary by county and occur 1-4 times per month. Nearly 62% of the food distributions have occurred in the Tulare Basin (Fresno, Kern, Kings and Tulare). There are 12,000 boxes scheduled for delivery for the week ending September 25 to Fresno, Kern, Kings, Riverside, San Joaquin, and Tulare counties.

The Department of Community Services and Development (CSD) allocated an additional \$600,000, under the federally-funded Community Services Block Grant (CSBG), to continue the [Drought Water Assistance Program \(DWAP\)](#) which provides financial assistance to help low-income families pay their water bills. As of September 11, CSD has reported that a total of \$430,208 has been issued to 2,154 households.

CSD is in the process of allocating \$400,000, under CSBG, to continue the Migrant and Seasonal Farmworker (MSFW) drought assistance program, which provides assistance in employment training and placement services to individuals impacted by the drought. This program provides employment training and placement services to migrant and seasonal farmworkers suffering job loss or reduced employment due to the drought. To date, CSD has reported that a total of \$10,843 has been issued to the Center for Employment Training, California Human Development, Central Valley Opportunity Center, and Proteus with 25 participants enrolled.

In response to California's historic drought, CSD has received \$7.5 million in General Fund to implement the Drought Emergency Assistance Program (DEAP) to provide emergency relief and support services to drought-impacted individuals and their families and households. As of September 11, CSD has reported that a total of \$604,516 has been issued to 596 households.

- **Drought Response Funding:** The \$687 million in state drought funding that was appropriated last March through emergency legislation, as well as \$142 million provided in the 2014 Budget Act, continues to advance toward meeting critical needs. To date, \$468 million has been committed, and nearly \$625 million of the emergency funds appropriated in March came from sources dedicated to capital improvements to water systems. Since March, the Department of Water Resources has expedited grant approvals, getting \$21 million immediately allocated to grantees that were pre-approved for certain projects.

As planned in March, the next \$200 million of expedited capital funding was awarded in October, and the remaining \$250 million will be granted by fall 2015. The 2014 Budget Act appropriated an additional \$53.8 million to CAL FIRE over its typical budget to enhance firefighter surge capacity and retain seasonal firefighters beyond the typical fire season.

As a result of continuing drought conditions, emergency legislation was enacted in March 2015 that appropriated over \$1 billion of additional funds for drought-related projects and activities. The Administration's May Revision proposal includes an additional \$2.2 billion for programs that protect and expand local water supplies, improve water conservation, and provide immediate relief to impacted communities.

CURRENT DROUGHT CONDITIONS

- **Fire Activity:** Since the beginning of the year, firefighters from CAL FIRE and the US Forest Service have responded to over 7,042 wildfires across the state, burning 657,281 acres. Fire activity across California remains high with nearly 259 combined wildfires in just the past week.

As of September 21, the Valley Fire in Lake, Napa, and Sonoma County remains the largest in the state burning more than 75,781 acres with 70% containment. The Butte Fire in Amador and Calaveras County is currently at 70,760 acres with 74% containment. The most recent Tassajara Fire in Monterey County is currently at 1,086 acres with 30% containment.

- **CAL FIRE Suspends Outdoor Residential Burning:** California's increased fire activity this year, coupled with record-setting drought conditions, has caused CAL FIRE to [suspend burn permits](#) in all counties in the State Responsibility Area.
- **Dry Well Reports:** With California in its fourth year of a severe, hot drought, the Governor's Drought Task Force continues to monitor and identify communities and local water systems in danger of running out of water. Recently, a cross-agency team, led by DWR, developed a new system that improves and streamlines data collection and reporting for [household water shortages](#) for California water systems with fewer than 15 household connections.

As of September 16, approximately 2,400 wells statewide have been identified as critical or dry, which affects an estimated 11,990 residents. Cal OES has reported that 2,253 of the 2,400 dry wells are concentrated in the inland regions within the Central Valley. If you are experiencing a water supply shortage, please [submit a report](#) on DWR's website.

- **Vulnerable Water Systems:** The State Water Board continues to provide technical and funding assistance to several communities facing drinking water shortages, and is monitoring water systems across the state. Since January 2014, 95 out of the 129 projects approved to receive emergency funding for interim replacement drinking water have been executed. On May 19, the State Water Board adopted Guidelines for administering the latest emergency drought appropriations of \$19 million announced this past March. To date, the State Water Board has received requests for \$4.6 million of those funds.
- **Projected Reservoir Management:** Shasta Reservoir recorded 1,671,078 acre-feet (AF) on September 17 with a 10-day average reduction in storage of 4,804 AF/day. Releases are being held lower than normal to keep cold water in the reservoir for Winter Run Chinook Salmon later in the fall. Shasta Reservoir is projected to reach 1,460,000 AF by the end of September. This is higher than the 1976-77 record low storage of 700,000 AF.

Oroville Reservoir recorded 1,053,982 AF on September 17 with a 10-day average reduction in storage of 426 AF/day. Releases are low for water supply conservation but are moderated to keep salt water from coming too far into the Delta and to meet other joint Federal-State obligations. Oroville Reservoir is projected to reach 900,000 AF by the end of September. This storage is about the same as the record low 1976-77 storage level.

Folsom Reservoir recorded 184,086 AF on September 17 with a 10-day average reduction in storage of 386 AF/day. Releases are low for water supply conservation but are moderated to keep salt water from coming too far into the Delta and to meet other joint Federal-State obligations. Folsom Reservoir is projected to reach 120,000 AF by the end of September. This is lower than the 1976-77 record low storage of 150,000 AF.

[Reservoir Levels](#) as of September 20 remain low, including: Castaic Lake 38% of capacity (47% of year to date average); Don Pedro 32% of capacity (46% of average); Exchequer 9% of capacity (18% of average); Folsom Lake 19% of capacity (32% of average); Lake Oroville 30% of capacity (47% of average); Lake Perris 37% (48% of average); Millerton Lake 35% of capacity (84% of average); New Melones 12% of capacity (20% of average); Pine Flat 12% of capacity (34% of average); San Luis 20% of capacity (45% of average); Lake Shasta 36% of capacity (60% of average); and Trinity Lake 24% of capacity (34% of average). An update of water levels at other [smaller reservoirs](#) is also available.

- **Weather Outlook:** Valley conditions are expected to remain dry throughout the state over the next few days. Light to moderate precipitation is expected in Southern California beginning Monday and continuing through Thursday.

Local Government

- **Local Emergency Proclamations:** A total of 60 local Emergency Proclamations have been received to date from city, county, and tribal governments, as well as special districts:
 - **27 Counties:** Butte, El Dorado, Fresno, Glenn, Humboldt, Inyo, Kern, Kings, Lake, Madera, Mariposa, Merced, Modoc, Plumas, San Bernardino, San Joaquin, San Luis Obispo, Santa Barbara, Shasta, Siskiyou, Sonoma, Stanislaus, Sutter, Trinity, Tulare, Tuolumne and Yuba.

- **12 Cities:** City of Live Oak (Sutter County), City of Lodi (San Joaquin County), City of Manteca (San Joaquin County), City of Montague (Siskiyou County), City of Porterville (Tulare County), City of Portola (Plumas County), City of Ripon (San Joaquin County), City of San Juan Bautista (San Benito County), City of Santa Barbara (Santa Barbara County), City of Rancho Cucamonga (San Bernardino County) and City of West Sacramento (Yolo County) and City of Willits (Mendocino County).
- **9 Tribes:** Cortina Indian Rancheria (Colusa County), Hoopa Valley Tribe (Humboldt County), Karuk Tribe (Siskiyou/Humboldt Counties), Kashia Band of Pomo Indians of the Stewarts Point Rancheria (Sonoma County), Picayune Rancheria of Chukchansi Indians (Madera County) Sherwood Valley Pomo Indian Tribe (Mendocino County), Tule River Indian Tribe (Tulare County), Yocha Dehe Wintun Nation (Yolo County) and Yurok Tribe (Humboldt County).
- **12 Special Districts:** Carpinteria Valley Water District (Santa Barbara County), Goleta Water District (Santa Barbara County), Groveland Community Services District (Tuolumne County), Lake Don Pedro Community Services District (Mariposa Stanislaus County), Mariposa Public Utility District (Mariposa County), Meiners Oaks Water District (Ventura County), Montecito Water District (Santa Barbara County), Mountain House Community Service District (San Joaquin County), Nevada Irrigation District (Nevada County), Placer County Water Agency (Placer County), Tuolumne Utilities District (Tuolumne County) and Twain Harte Community Services District (Tuolumne County).
- **Water Agency Conservation Efforts:** The Association of California Water Agencies (AWCA) [has identified](#) several hundred local water agencies that have implemented water conservation actions. These water agencies [are responding to the drought](#) by implementing conservation programs, which include voluntary calls for reduced water usage and mandatory restrictions where water shortages are worst.

ACWA [released](#) a Drought Response Toolkit to assist water agencies as they take action to meet state-mandated water conservation target and communicate information about water use restrictions, enforcement and other issues with their customers, media and other audiences.

- **County Drought Taskforces:** A total of 33 counties have established drought task forces to coordinate local drought response. These counties include: Butte, Colusa, Glenn, Humboldt, Kern, Kings, Lake, Madera, Mendocino, Merced, Modoc, Monterey, Napa, Nevada, Orange, Placer, Plumas, Sacramento, San Francisco, San Joaquin, San Luis Obispo, San Mateo, Santa Barbara, Santa Clara, Siskiyou, Stanislaus, Solano, Sutter, Tehama, Trinity, Tulare, Tuolumne, and Yolo.
- **Tribal Taskforce:** A total of 7 tribes have established drought task forces to coordinate tribal drought response. These tribes include: Hoopa Valley Tribe (Humboldt County), Hopland Tribe (Mendocino County), Karuk Tribe (Siskiyou County), La Jolla Band of Luiseno Indians (San Diego County), Sherwood Valley Tribe (Mendocino County), Trinidad Tribe (Humboldt County), and Yurok Tribe (Humboldt and Del Norte County).

DROUGHT RELATED WEBSITES FOR MORE INFORMATION

[Drought.CA.Gov](#): California's Drought Information Clearinghouse

State's Water Conservation Campaign, [Save Our Water](#)
Local Government, [Drought Clearinghouse and Toolkit](#)

California Department of Food and Agriculture, [Drought Information](#)
California Department of Water Resources, [Current Water Conditions](#)
California Data Exchange Center, [Snow Pack/Water Levels](#)
California State Water Resources Control Board, Water Rights, [Drought Info and Actions](#)
California Natural Resources Agency, [Drought Info and Actions](#)
State Water Resources Control Board, Drinking Water, [SWRCB Drinking Water Program](#)
California State Water Project, [Information](#)

[U.S. Drought Monitor](#) for Current Conditions throughout the Region
[U.S. Drought Portal](#), National Integrated Drought Information System (NIDIS)
National Weather Service [Climate Predictor Center](#)
USDA Drought Designations by County [CA County Designations](#)
USDA Disaster and Drought Assistance Information [USDA Programs](#)
U.S. Small Business Administration Disaster Assistance Office: www.sba.gov/disaster

PAYEE DATA RECORD(Required when receiving payment from the State of California in lieu of IRS W-9)
STD 204 (Rev. 6-2003)

1	INSTRUCTIONS: Complete all information on this form. Sign, date, and return to the State agency (department/office) address shown at the bottom of this page. Prompt return of this fully completed form will prevent delays when processing payments. Information provided in this form will be used by State agencies to prepare Information Returns (1099). See reverse side for more information and Privacy Statement. NOTE: Governmental entities, federal, State, and local (including school districts), are not required to submit this form.		
2	PAYEE'S LEGAL BUSINESS NAME (Type or Print) City of Porterville		
	SOLE PROPRIETOR – ENTER NAME AS SHOWN ON SSN (Last, First, M.I.)		E-MAIL ADDRESS
	MAILING ADDRESS 291 N. Main Street		BUSINESS ADDRESS 291 N. Main Street
	CITY, STATE, ZIP CODE Porterville, CA 93257		CITY, STATE, ZIP CODE Porterville, CA 93257
3	ENTER FEDERAL EMPLOYER IDENTIFICATION NUMBER (FEIN): 9 4 - 6 0 0 0 3 9 8		NOTE: Payment will not be processed without an accompanying taxpayer I.D. number.
PAYEE ENTITY TYPE CHECK ONE BOX ONLY	☐ PARTNERSHIP ☐ ESTATE OR TRUST CORPORATION: ☐ MEDICAL (e.g., dentistry, psychotherapy, chiropractic, etc.) ☐ LEGAL (e.g., attorney services) ☐ EXEMPT (nonprofit) ☒ ALL OTHERS		
	☐ INDIVIDUAL OR SOLE PROPRIETOR ENTER SOCIAL SECURITY NUMBER: - -		
	(SSN required by authority of California Revenue and Tax Code Section 18646)		
4	PAYEE RESIDENCY STATUS ☒ California resident - Qualified to do business in California or maintains a permanent place of business in California. ☐ California nonresident (see reverse side) - Payments to nonresidents for services may be subject to State income tax withholding. ☐ No services performed in California. ☐ Copy of Franchise Tax Board waiver of State withholding attached.		
5	I hereby certify under penalty of perjury that the information provided on this document is true and correct. Should my residency status change, I will promptly notify the State agency below.		
	AUTHORIZED PAYEE REPRESENTATIVE'S NAME (Type or Print) John D. Lollis		TITLE City Clerk
	SIGNATURE	DATE	TELEPHONE (559) 782-7466
6	Please return completed form to: Department/Office: State Water Resources Control Board Unit/Section: _____ Mailing Address: _____ City/State/Zip: _____ Telephone: (916) _____ Fax: (916) _____ E-mail Address: @waterboards.ca.gov		

PAYEE DATA RECORD

STD. 204 (Rev. 6-2003) (REVERSE)

1	<u>Requirement to Complete Payee Data Record, STD. 204</u> A completed Payee Data Record, STD. 204, is required for payments to all non-governmental entities and will be kept on file at each State agency. Since each State agency with which you do business must have a separate STD. 204 on file, it is possible for a payee to receive this form from various State agencies. Payees who do not wish to complete the STD. 204 may elect to not do business with the State. If the payee does not complete the STD. 204 and the required payee data is not otherwise provided, payment may be reduced for federal backup withholding and nonresident State income tax withholding. Amounts reported on Information Returns (1099) are in accordance with the Internal Revenue Code and the California Revenue and Taxation Code.
2	Enter the payee's legal business name. Sole proprietorships must also include the owner's full name. An individual must list his/her full name. The mailing address should be the address at which the payee chooses to receive correspondence. Do not enter payment address or lock box information here.
3	Check the box that corresponds to the payee business type. Check only one box. Corporations must check the box that identifies the type of corporation. The State of California requires that all parties entering into business transactions that may lead to payment(s) from the State provide their Taxpayer Identification Number (TIN). The TIN is required by the California Revenue and Taxation Code Section 18646 to facilitate tax compliance enforcement activities and the preparation of Form 1099 and other information returns as required by the Internal Revenue Code Section 6109(a). The TIN for individuals and sole proprietorships is the Social Security Number (SSN). Only partnerships, estates, trusts, and corporations will enter their Federal Employer Identification Number (FEIN).
4	<u>Are you a California resident or nonresident?</u> A corporation will be defined as a "resident" if it has a permanent place of business in California or is qualified through the Secretary of State to do business in California. A partnership is considered a resident partnership if it has a permanent place of business in California. An estate is a resident if the decedent was a California resident at time of death. A trust is a resident if at least one trustee is a California resident. For individuals and sole proprietors, the term "resident" includes every individual who is in California for other than a temporary or transitory purpose and any individual domiciled in California who is absent for a temporary or transitory purpose. Generally, an individual who comes to California for a purpose that will extend over a long or indefinite period will be considered a resident. However, an individual who comes to perform a particular contract of short duration will be considered a nonresident. Payments to all nonresidents may be subject to withholding. Nonresident payees performing services in California or receiving rent, lease, or royalty payments from property (real or personal) located in California will have 7% of their total payments withheld for State income taxes. However, no withholding is required if total payments to the payee are \$1,500 or less for the calendar year. For information on Nonresident Withholding, contact the Franchise Tax Board at the numbers listed below: Withholding Services and Compliance Section: 1-888-792-4900 E-mail address: wscs.gen@ftb.ca.gov For hearing impaired with TDD, call: 1-800-822-6268 Website: www.ftb.ca.gov
5	Provide the name, title, signature, and telephone number of the individual completing this form. Provide the date the form was completed.
6	This section must be completed by the State agency requesting the STD. 204.
	<u>Privacy Statement</u> Section 7(b) of the Privacy Act of 1974 (Public Law 93-579) requires that any federal, State, or local governmental agency, which requests an individual to disclose their social security account number, shall inform that individual whether that disclosure is mandatory or voluntary, by which statutory or other authority such number is solicited, and what uses will be made of it. It is mandatory to furnish the information requested. Federal law requires that payment for which the requested information is not provided is subject to federal backup withholding and State law imposes noncompliance penalties of up to \$20,000. You have the right to access records containing your personal information, such as your SSN. To exercise that right, please contact the business services unit or the accounts payable unit of the State agency(ies) with which you transact that business. All questions should be referred to the requesting State agency listed on the bottom front of this form.

RESOLUTION NO. _____ - 2015

A RESOLUTION OF THE COUNCIL OF THE CITY OF PORTERVILLE AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO SIGN A FUNDING AGREEMENT AND AMENDMENTS FOR FUNDING UNDER THE SAFE DRINKING WATER, WATER QUALITY AND SUPPLY, FLOOD CONTROL, RIVER AND COASTAL PROTECTION BOND ACT OF 2006; AUTHORIZING REPRESENTATIVES TO APPROVE CLAIMS FOR REIMBURSEMENT; AUTHORIZING A REPRESENTATIVE TO APPROVE THE BUDGET AND EXPENDITURE SUMMARY, AND AUTHORIZING A REPRESENTATIVE TO SIGN THE FINAL RELEASE FORM AND CERTIFICATION OF PROJECT COMPLETION

WHEREAS, the City of Porterville made application to the State Water Resources Control Board (herein referred to as the "State") for funding under the Safe Drinking Water, Water Quality and Supply, Flood Control, River and Coastal Protection Bond Act of 2006 (hereinafter referred to as the "Proposition 84 Program") for project number P84E-5401038-002 (hereinafter referred to as the "Project"); and

WHEREAS, Akin Water Company authorized the City of Porterville to request funding on behalf of Akin Water Company from the State for a grant in the amount of \$30,000, (herein referred to as "Grant Funding"); and

WHEREAS, the City of Porterville (on behalf of Akin Water Company) adopted a Project budget totaling \$30,000; and

WHEREAS, a funding agreement for the Project under the Proposition 84 Program will provide for a grant in the amount of \$30,000; and

WHEREAS, the City of Porterville (on behalf of Akin Water Company) affirms and designates any balance between the total Project cost amount and funding through the Proposition 84 Program as "Supplier's Cost" to be the responsibility of City of Porterville (on behalf of Akin Water Company) to ensure a fully-funded Project unless otherwise defined by the funding agreement; and

WHEREAS, prior to the State executing a funding agreement, the City of Porterville (on behalf of Akin Water Company) is required to pass a resolution authorizing a representative to sign the funding agreement, amendments, and certifications; designating a person to approve the Claims for Reimbursement form; designating a person to sign the Budget and Expenditure Summary; designating a person to certify that the Project is complete, and designating a person to sign the Final Release form; and

NOW, THEREFORE BE IT RESOLVED AND ORDERED, that the City of Porterville (on behalf of Akin Water Company) is hereby authorized to carry out the Project, enter into a funding agreement with the State, accept and expend Proposition 84 Program funds for the Project; and

BE IT FURTHER RESOLVED AND ORDERED, that the City Manager or his designee is hereby authorized and designated to sign the Proposition 84 Program funding agreement for the Project and any amendments thereto for the Project; and

BE IT FURTHER RESOLVED AND ORDERED, that the City Manager or his designee is hereby authorized to sign the Budget and Expenditure Summary for the Project; and

BE IT FURTHER RESOLVED AND ORDERED, that the City Manager or his designee is hereby authorized to approve Claims for Reimbursement forms for the Project; and

BE IT FURTHER RESOLVED AND ORDERED, that the City Manager or his designee is hereby authorized to certify that the Project is complete; and

BE IT FURTHER RESOLVED AND ORDERED, that the City Manager or his designee is hereby authorized to sign a Final Release form for the Project; and

BE IT FURTHER RESOLVED AND ORDERED, the authority granted hereunder shall be deemed retroactive. All acts authorized hereunder and performed prior to the date of this Resolution are hereby ratified and affirmed. State is authorized to rely upon this Resolution until written notice to the contrary, executed by each of the undersigned, is received by State. State shall be entitled to act in reliance upon the matters contained herein, notwithstanding anything to the contrary contained in the formation or governance documents of City of Porterville (on behalf of Akin Water Company) or in any other document; and

BE IT FURTHER RESOLVED AND ORDERED, any and all actions, whether previously or subsequently taken by the City of Porterville (on behalf of Akin Water Company), which are consistent with the intent and purposes of the foregoing resolutions, shall be, and hereby are, in all respects ratified, approved, and confirmed.

PASSED, APPROVED, AND ADOPTED by the duly authorized Council of the City of Porterville (on behalf of Akin Water Company) on this 6th day of October, 2015.

Milt Stowe, Mayor

ATTEST:
John D. Lollis, City Clerk

By: _____
Patrice Hildreth, Chief Deputy City Clerk