



CITY COUNCIL REGULAR MEETING AGENDA

Wednesday, July 09, 2025 at 6:00 PM

Kerman City Hall, 850 S. Madera Avenue, Kerman, CA 93630

LEVINE ACT DISCLOSURE. Pursuant to the Levine Act (Govt Code Section 84308), any party to a permit, license, contract, or other entitlement before the City Council is required to disclose on the record any campaign contribution, including aggregated contributions, of more than \$500 made by the party or the party's agents within the preceding 12 months to any City official. Participants and agents are requested to make this disclosure as well. The disclosure should be made when the agenda item is called and must include the name of the party, participant, or agent, and any other person making the contribution, the name of the recipient, the amount of the contribution, and the date the contribution was made. Council Members are also required to make such disclosures and recuse themselves.

CONFLICT OF INTEREST. City Council Members with a conflict of interest under the Political Reform Act are required to make disclosure of financial interest when the item is called and recuse themselves.

1. OPENING CEREMONIES

- A. Call to Order
- B. Roll Call
- C. Invocation
- D. Flag Salute

2. AGENDA APPROVAL/ADDITIONS/DELETIONS

To accommodate members of the public or convenience in the order of presentation, items on the agenda may not be presented or acted upon in the order listed.

3. PRESENTATIONS/CEREMONIAL MATTERS

None.

4. PUBLIC FORUM (for matters not on agenda)

This portion of the meeting is reserved for members of the public to address the Council on items of interest that are not on the Agenda and are within the subject matter jurisdiction of the Council. Speakers shall be limited to three minutes. It is requested that no comments be made during this period on items on the Agenda. Members of the public wishing to address the Council on items on the Agenda should notify the Mayor when that Agenda item is called, and the Mayor will recognize your discussion at that time. It should be noted that the Council is prohibited by law from taking any action on matters discussed that are not on the Agenda. Speakers are asked to please use the microphone, and provide their name and address.

5. **CONSENT CALENDAR**

Matters listed under the Consent Calendar are considered routine and will be enacted by one motion and one vote. There will be no separate discussion of these items. If discussion is desired, a member of the audience or a Council Member may request an item be removed from the Consent Calendar and it will be considered separately.

A. **SUBJECT:** Minutes - June 25, 2025

RECOMMENDATION: Council approved minutes as presented.

B. **SUBJECT:** Warrants (JA)

1. Nos. 32242-32354 \$1,185,702.22 ACH \$75,128.24.

RECOMMENDATION: Council approve warrants and electronic bank transfers as presented. (Pursuant to Government Code 37208)

C. **SUBJECT:** Payroll (JA)

06/08/2025 to 06/21/2025: \$252,973.00; Retro Pay & Other: \$487.84; Overtime: \$6,782.09; Standby: \$2,133.33; Comp Time Earned: 33.63

RECOMMENDATION: Council approve payroll as presented.

D. **SUBJECT:** Development Impact Fees Annual Report (AB1600) (JA)

RECOMMENDATION: Council by motion review and approve resolution accepting the Development Impact Fee Annual Report for FY 2024.

E. **SUBJECT:** Implementation of AB 413 through Curb Markings and Installation of No Parking Signage to Enhance Pedestrian Safety and the Quiet Enjoyment of Residences (JAJ & SW)

RECOMMENDATION: Council by motion adopt resolution approving and authorizing curb markings and no parking zones as follows:

1. At priority crosswalks and corners adjacent to school sites and other locations as deemed necessary for pedestrian safety and in conformance with AB 413; and
2. Posting of "No Parking and No Truck Parking" signage along North and South Siskiyou Ave and West Kearney Blvd. in residential zones areas to enhance public safety and convenience.

F. **SUBJECT:** Resolution Initiating Proceedings to Review Improvements and Establish Assessments, Pursuant to the Landscaping and Lighting Act of 1972, for the Annexation of Tract

6430 into Landscape and Lighting District No. 1, to Review the Improvements and Establish Assessments for Fiscal Year 2025-26 and to Set a Public Hearing (JG)

RECOMMENDATION: Council by motion adopt the resolution to initiate proceedings pursuant to the Landscaping and Lighting Act of 1972 for the Annexation of Tract 6430 into Landscape and Lighting District No. 1, to review the improvements and establish assessments for Fiscal Year 2025-2026 (FY25-26), and to set a public hearing for a future date.

- G. **SUBJECT:** Resolution of Intention to Levy and Collect the Annual Assessments for Landscape and Lighting District No. 1 (JG)

RECOMMENDATION: Council by motion adopt resolution of intention to levy and collect the annual assessments for Landscape and Lighting District No. 1 and set the date for the required public hearing for July 23, 2025.

6. **PUBLIC HEARINGS** None.

7. **DEPARTMENT REPORTS**

- A. **SUBJECT:** Release of Fire Development Impact Fee Funds to North Central Fire Protection District (JAJ)

RECOMMENDATION: Council by motion adopt resolution approving release of Fire Development Impact Fees to North Central Fire Protection District in the amount of \$813,689.24 pursuant to Memorandum of Understanding.

- B. **SUBJECT:** Presentation on Financing Strategy for High Priority Measure M Projects (JAJ & JA)

RECOMMENDATION: City Council hear a presentation on Financing Strategy for high priority Measure M projects, with possible direction to Staff.

8. **CITY MANAGER/STAFF COMMUNICATIONS**

9. **MAYOR/COUNCIL REPORTS/ANNOUNCEMENTS/FUTURE AGENDA ITEMS**

(This portion of the meeting is reserved for the Mayor and Council Members (i) to make brief reports on boards, committees, and other public agencies, and at public events, (ii) to request updates, (iii) to initiate future agenda items at the request of a Council Member, and (iv) to take action on matters initiated under this section of the agenda items. Under this section the Council may take action only on items specifically agendaized and which meet other requirements for action.)

10. **CLOSED SESSION**

If desired, members of the public may comment on Closed Session items. Members of the public wishing to address Council on Closed Session items should notify the Mayor when that item is called, and the Mayor will recognize your discussion at that time. It should be noted that Council is prohibited from discussing or addressing comments on Closed Session items.

- A. Public Employee Performance Evaluation pursuant to Government Code Section 54957
Title: City Manager
- B. Conference with Labor Negotiators pursuant to Government Code Section 54957.6
City Designated Representatives: Mayor Pacheco and Mayor Pro Tem Yep
Unrepresented Employee: City Manager

11. ADJOURNMENT

NOTICE OF AVAILABILITY OF AGENDA MATERIALS: Any writings or documents provided to a majority of the City Council within 72 hours of the meeting regarding any item on this agenda will be made available for public inspection at the City Clerk's Office located at 850 S. Madera Ave., Kerman, CA 93630 and on the City website at www.cityofkerman.net.

ADA Compliance and Reasonable Accommodation. The Council has adopted a Reasonable Accommodation Policy, which is available on the City website at www.cityofkerman.net or upon request by emailing the City Clerk at publicmeeting@cityofkerman.org or calling (559) 550-1414. The Policy provides a procedure for receiving and resolving requests for accommodation to participate in this meeting. If you need assistance in order to attend this Council meeting or require auxiliary aids or services, e.g., hearing aids or signing services to make a presentation to the Council, please contact the City Clerk at (559) 550-1414 or email at publicmeeting@cityofkerman.org so such aids or services can be arranged. Accommodations should be requested as early as possible as additional time may be required in order to provide the requested accommodation. The meeting room is accessible to persons with physical disabilities.

AGENDA POSTING CERTIFICATION

I, Josie Camacho, City Clerk for the City of Kerman, do hereby declare under penalty of perjury that I caused the above agenda to be posted at City of Kerman Council Chambers at 850 S. Madera Ave., Kerman, CA 93630 and on the City website at www.cityofkerman.net.

Date: July 3, 2025 /s/ Josie Camacho, City Clerk



CITY COUNCIL REGULAR MEETING MINUTES

Wednesday, June 25, 2025 at 6:00 PM

Kerman City Hall, 850 S. Madera Avenue, Kerman, CA 93630

1. OPENING CEREMONIES

- A. Call to Order – **6:02 p.m.**
- B. Roll Call - **All present, Council Member Herrera attend the meeting via teleconference. Teleconference Location: Hampton Inn El Centro, 598 E. Wake Avenue, El Centro, CA 92243. The agenda was posted at the teleconference location where no members of the public addressed the Council from the teleconference location.**
- C. Invocation - **Cherie Smith**
- D. Flag Salute - **Performed.**

2. AGENDA APPROVAL/ADDITIONS/DELETIONS

Motion made by Councilmember Dhaliwal and seconded by Councilmember Hall

Ayes: Dhaliwal, Hall, Herrera, Yep, Pacheco

Noes: None

Abstain: None

Absent: None

Motion passes 5-0-0-0

3. PRESENTATIONS/CEREMONIAL MATTERS

- A. Proclamation - Designation of July as Park and Recreation Month - **Presented.**
- B. **SUBJECT:** Presentation of Water Saving Technologies by Boyd Realtors (Information Only) (JAJ)

RECOMMENDATION: Council hear a brief presentation by representatives of Boyd Realtors Company about water saving technologies. - **Presented.**

4. PUBLIC FORUM *(for matters not on agenda)*

Brian Ellsworth, Tammy Barrett, Makenzie Gabrielson, Lola Davino, Aaron Gutierrez, Kayce Buzbee, Phoenix Mafana, Dawn Mafana, Cherie Smith, Ken Boyd, Jeff Rasbeary

Councilmember Herrera left the meeting at 7:00 p.m.

5. CONSENT CALENDAR

Motion made by Mayor Pro Tem Yep and seconded by Councilmember Hall to approve Consent Calendar and pull Item 5.E.

Ayes: Yep, Hall, Dhaliwal, Pacheco

Noes: None

Abstain: None

Absent: Herrera

Motion passes 4-0-0-1

A. **SUBJECT:** Minutes - June 4 and June 11, 2025

RECOMMENDATION: Council approve minutes as presented.

B. **SUBJECT:** Warrants (JA)

1. Nos. 32087-32241 \$435,219.91 ACH \$121,210.38.

RECOMMENDATION: Council approve warrants and electronic bank transfers as presented.
(Pursuant to Government Code 37208)

C. **SUBJECT:** Payroll (JA)

05/25/25 - 06/07/25: \$251,628.00; Retro Pay & Other: \$5,690.32; Overtime: \$8,097.87;;
Holiday: \$2,231.59; Standby: \$1,913.44; Comp Time Earned: 62.99

RECOMMENDATION: Council approve payroll as presented.

D. **SUBJECT:** Monthly Investment Report (JA)

RECOMMENDATION: Council accept monthly investment report as presented.

E. **SUBJECT:** Appointing Members to the Sales Tax Oversight Committee (JC)

RECOMMENDATION: Council by motion adopt resolution appointing members to the Sales Tax Oversight Committee. – **Res. 25-39**

Item pulled for clarification on staff report reflected a typo regarding districts, correct information should read "District 2 & 4. Followed by the introduction of newly appointed Committee Members Marco Cortes and Roberto Perez. Committee Member Gulbinder Dhesi was not present.

Motion made by Mayor Pro Tem Yep and seconded by Councilmember Dhaliwal

Ayes: Yep, Dhaliwal, Hall, Pacheco

Noes: None

Abstain: None

Absent: Herrera

Motion passes 4-0-0-1

- F. **SUBJECT:** Approval of Project List for Fiscal Year 2025/2026 Funded by SB1, the Road Repair and Accountability Act of 2017 (JA) – **Res. 25-40**

RECOMMENDATION: Council by motion adopt resolution approving project list for Fiscal Year 2025/2026 funded by SB1, the Road Repair and Accountability Act of 2017.

- G. **SUBJECT:** Third Amendment to Agreement with Precision Civil Engineering Inc. for Entitlement, Land Use, and Planning Services (JJ) – **Res. 25-41**

RECOMMENDATION: Council by motion adopt a resolution approving Amendment No. 3 to Agreement for Entitlement, Land Use, and Planning Services with Precision Civil Engineering Inc.

- H. **SUBJECT:** Resolution Amending 2025/2026 Salary Scales for KMEA, KPOA and Management (JA) – **Res. 25-42**

RECOMMENDATION: Council by motion adopt resolution approving an amendment to the Kerman Municipal Employees Association (KMEA), the Kerman Police Officers Association (KPOA) and Management Salary Schedules effective July 1, 2025.

6. PUBLIC HEARINGS

Opened - 7:17 p.m.

- A. **SUBJECT:** Resolution Confirming and Ordering Tract 6447 Annexation into Kerman Landscaping and Lighting District No. 1, Area 15, and Establishing a Levy of Assessments for the Annexed Territory (JG) – **Res. 25-43**

RECOMMENDATION: Council by motion adopt resolution confirming and ordering tract 6447 annexation into Kerman Landscaping and Lighting District No. 1, Area 15, and establishing a levy of assessments for the annexed territory.

Closed - 7:22 p.m.

Motion made by Mayor Pro Tem Yep and seconded by Councilmember Dhaliwal

Ayes: Yep, Dhaliwal, Hall, Pacheco

Noes: None

Abstain: None

Absent: Herrera

Motion passes 4-0-0-1

7. DEPARTMENT REPORTS

- A. **SUBJECT:** Annual Agreement with the Kerman Unified School District for School Resource Officers (SW) – **Res. 25-44**

RECOMMENDATION: Council by motion adopt resolution approving agreement with Kerman Unified School District for School Resource Officers for FY 2025-2026.

Motion made by Mayor Pro Tem Yep and seconded by Councilmember Hall

Ayes: Yep, Hall, Dhaliwal, Pacheco

Noes: None

Abstain: None

Absent: Herrera

Motion passes 4-0-0-1

- B. **SUBJECT:** Award of Contract for the FY 24/25 Street Sealing Project to VSS International, Inc. (JG) -- **Res. 25-45**

RECOMMENDATION: Council by motion adopt the resolution:

1. Awarding the FY 24/25 Street Sealing Project to VSS International, Inc. in the amount of \$936,211.00; and
2. Authorizing a 10% construction contingency in the amount of \$93,600.00; and
3. Authorizing the City Manager to sign the construction contract on behalf of the City; and
4. Authorizing the City Manager to sign change orders, up to the additional contingency amount, on behalf of the City.

Motion made by Mayor Pro Tem Yep and seconded by Councilmember Dhaliwal

Ayes: Yep, Dhaliwal, Hall, Pacheco

Noes: None

Abstain: None

Absent: Herrera

Motion passes 4-0-0-1

- C. **SUBJECT:** Presentation and Discussion on City Pedestrian Trails (JJ)

RECOMMENDATION: City Council receive presentation, discuss, and provide any comments as desired. - **Presented.**

- D. **SUBJECT:** Consideration of Cancellation of July 23, 2025 City Council Meeting (JAJ)

RECOMMENDATION: Council by minute order approve canceling the Regular City Council Meeting of July 23, 2025 to provide for a summer recess for Council and Staff. – **Approved by minute order.**

Motion made by Mayor Pro Tem Yep and seconded by Councilmember Dhaliwal

Ayes: Yep, Dhaliwal, Hall, Pacheco

Noes: None

Abstain: None

Absent: Herrera

Motion passes 4-0-0-1

8. CITY MANAGER/STAFF COMMUNICATIONS

9. MAYOR/COUNCIL REPORTS/ANNOUNCEMENTS/FUTURE AGENDA ITEMS

Directive to staff to determine where more waste stations can be added to existing walking trails.

10. CLOSED SESSION - 8:35 p.m.

- A. Public Employee Performance Evaluation pursuant to Government Code Section 54957
Title: City Manager
Conference with Labor Negotiators pursuant to Government Code Section 54957.6
City Designated Representatives: Mayor Pacheco and Mayor Pro Tem Yep
Unrepresented Employee: City Manager
- B. Conference with Labor Negotiators pursuant to Government Code Section 54957.6
Agency Designated Representatives: City Manager
Unrepresented Employees:
- Community Development Director
 - Community Services Director
 - Finance Director
 - Public Works Director
 - Police Chief

10:17 p.m. Council reconvened with no reportable action.

11. ADJOURNMENT - 10:18 p.m.

MINUTES CERTIFICATION

I, Josie Camacho, City Clerk for the City of Kerman, do hereby declare under penalty of perjury that the above minutes are a true depiction of all actions taken at the City Council meeting held on the first date above written at Kerman City Hall, 850 S. Madera Ave, Kerman, CA.

Date: June 26, 2025 /s/ Josie Camacho, City Clerk

Accounts Payable

Checks by Date - Summary by Check Date

User: VSandoval
 Printed: 6/30/2025 3:32 PM



Check No	Vendor No	Vendor Name	Check Date	Check Amount
32242	10021	ALERT O LITE	06/18/2025	195.80
32243	10035	AQUA NATURAL SOLUTIONS	06/18/2025	407.99
32244	10040	AT&T MOBILITY	06/18/2025	2,023.93
32245	10504	AUTOZONE	06/18/2025	65.06
32246	11324	AVISON CONSTRUCTION INC	06/18/2025	669,222.75
32247	12634	VERNA BARCOMA	06/18/2025	55.00
32248	11917	BLAIS & ASSOCIATES LLC	06/18/2025	6,583.00
32249	10056	BOGIE'S PUMP SYSTEMS	06/18/2025	915.00
32250	12348	BRADY INDUSTRIES	06/18/2025	337.41
32251	10617	C A REDING CO INC	06/18/2025	317.80
32252	10078	CALIFORNIA STATE DISBURSEMENT	06/18/2025	161.53
32253	10082	CARROT-TOP INDUSTRIES INC	06/18/2025	180.99
32254	10096	CHILDS AND COMPANY INC	06/18/2025	86.50
32255	11498	COMCAST CABLE COMMUNICATIONS	06/18/2025	738.75
32256	10106	CON EDISON CLEAN ENERGY	06/18/2025	25,965.63
32257	11385	CORE & MAIN LP	06/18/2025	1,594.04
32258	10826	CROWN SERVICES CORPORATION	06/18/2025	310.00
32259	10114	CROWN SHORT LOAD CONCRETE	06/18/2025	653.85
32260	11874	CSG CONSULTANTS INC	06/18/2025	11,905.50
32261	12830	EDLYN DELGADILLO	06/18/2025	450.00
32262	10128	DEPARTMENT OF JUSTICE	06/18/2025	731.00
32263	11812	JOSE JESUS ELIAS	06/18/2025	20,650.00
32264	12831	ELITE CHARTERS & TOURS LLC	06/18/2025	1,175.00
32265	10148	ENTENMANN-ROVIN CO	06/18/2025	183.67
32266	11320	JESSICA FIGUEROA	06/18/2025	150.00
32267	12827	SOFIA FLEMING	06/18/2025	45.00
32268	12692	JONAVIN FLORES	06/18/2025	92.00
32269	10185	GRAINGER	06/18/2025	1,149.28
32270	11358	GREAT AMERICA FINANCIAL SERVICES	06/18/2025	765.19
32271	11468	GREEN HILLS NURSERY INC	06/18/2025	1,206.83
32272	10424	CHARLENE GUTIERREZ	06/18/2025	150.00
32273	10193	HAVENS SECURITY INC	06/18/2025	811.90
32274	12034	FLOR D IBARRA	06/18/2025	450.00
32275	10514	ICAD INC	06/18/2025	660.00
32276	10485	JP AIR CONDITIONING & HEATING	06/18/2025	270.00
32277	10239	KERWEST INC	06/18/2025	1,520.00
32278	10678	MAC'S EQUIPMENT INC	06/18/2025	836.35
32279	12828	BOBBY MAREZ	06/18/2025	150.00
32280	10282	OFFICE DEPOT	06/18/2025	273.60
32281	11833	ORKIN	06/18/2025	139.00
32282	10289	P.G. & E.	06/18/2025	3,554.13
32283	11891	PACE SUPPLY	06/18/2025	5,489.39
32284	10573	PILOT ROCK	06/18/2025	1,093.53
32285	12053	R & L MUSIC ENT	06/18/2025	225.00
32286	12475	SAN JOAQUIN PEST CONTROL	06/18/2025	105.00
32287	12338	VERONICA SANDOVAL	06/18/2025	300.00
32288	10862	SIGNMAX	06/18/2025	261.02

				Section 5, Item B.
Check No	Vendor No	Vendor Name	Check Date	
32289	11650	SITEONE LANDSCAPE SUPPLY, LLC	06/18/2025	238.27
32290	10337	SLUMBERGER LUMBER	06/18/2025	1,172.09
32291	12368	SPECIALTY HOSE EXPRESS LLC	06/18/2025	384.40
32292	10345	STATE OF CALIFORNIA	06/18/2025	100.00
32293	10703	STATE WATER RESOURCES CONTROL	06/18/2025	82,500.00
32294	11460	SUPERIOR POOL PRODUCTS LLC	06/18/2025	2,115.52
32295	12581	TATES TSHIRT DESIGNS AND PRINTS,	06/18/2025	1,034.82
32296	10754	THE HOME DEPOT PRO-SUPPLY WOR	06/18/2025	2,336.55
32297	12832	ERICA TORRES	06/18/2025	340.00
32298	10378	ULINE INC	06/18/2025	69.99
32299	10391	VALLEY FARM SUPPLY STORES	06/18/2025	3,185.07
32300	11574	ARLENE VILLAREAL	06/18/2025	150.00
32301	12829	VANESSA VILLARREAL	06/18/2025	150.00
32302	12798	WABO LANDSCAPE & CONSTRUCTIO	06/18/2025	260,085.95
32303	10406	WEST HILLS OIL INC	06/18/2025	1,427.17
Total for 6/18/2025:				1,119,897.25
ACH	10644	US BANK EQUIPMENT FINANCE	06/20/2025	710.78
Total for 6/20/2025:				710.78
32311	12835	VIRGINIA ACEVEDO	06/26/2025	450.00
32312	10021	ALERT O LITE	06/26/2025	199.18
32313	12537	AMERITAS GROUP INSURANCE CORP	06/26/2025	2,775.60
32314	10035	AQUA NATURAL SOLUTIONS	06/26/2025	598.48
32315	12834	CATY AVILA	06/26/2025	150.00
32316	12476	RUTH BELMONTE	06/26/2025	70.00
32317	10061	BSK ASSOCIATES	06/26/2025	2,076.63
32318	10617	C A REDING CO INC	06/26/2025	606.34
32319	10092	CENTRAL VALLEY TOXICOLOGY INC	06/26/2025	371.00
32320	10096	CHILDS AND COMPANY INC	06/26/2025	102.60
32321	10452	CITY OF FRESNO WMD	06/26/2025	248.00
32322	12361	COASTAL MOUNTAIN ELECTRIC	06/26/2025	9,512.13
32323	10103	COLONIAL LIFE	06/26/2025	781.31
32324	10108	COOKS COMMUNICATIONS CORP	06/26/2025	319.30
32325	12837	JAINIE CORIA	06/26/2025	150.00
32326	11382	DATA TICKET INC	06/26/2025	55.01
32327	12833	ANN DUGAN	06/26/2025	150.00
32328	10144	ELBERT DISTRIBUTING INC	06/26/2025	423.50
32329	10157	FERGUSON ENTERPRISES INC	06/26/2025	185.48
32330	10842	FRESNO ECONOMIC OPPORTUNITIES	06/26/2025	217.08
32331	11627	GO EAST PROMOTIONS	06/26/2025	368.00
32332	11358	GREAT AMERICA FINANCIAL SERVICE	06/26/2025	513.05
32333	12836	SERGIO HERRERA	06/26/2025	90.00
32334	10219	JENSEN & PILEGARD INC	06/26/2025	279.37
32335	10485	JP AIR CONDITIONING & HEATING	06/26/2025	419.05
32336	12522	HARMEEN KAUR	06/26/2025	323.40
32337	11677	KINGS RIVER CASTING INC	06/26/2025	672.12
32338	12404	CHRISTINA LUNA	06/26/2025	225.00
32339	10282	OFFICE DEPOT	06/26/2025	254.49
32340	10289	P.G.& E.	06/26/2025	9,237.25
32341	12523	PAMOIST PET HOSPITAL	06/26/2025	299.60
32342	12026	PRECISION CIVIL ENGINEERING INC	06/26/2025	25,552.75
32343	12808	QUADIENT FINANCE USA INC	06/26/2025	1,275.07
32344	10315	QUINN COMPANY	06/26/2025	481.92
32345	11650	SITEONE LANDSCAPE SUPPLY, LLC	06/26/2025	938.97

				Section 5, Item B.
Check No	Vendor No	Vendor Name	Check Date	
32346	12368	SPECIALTY HOSE EXPRESS LLC	06/26/2025	455.67
32347	10357	TAYLOR MADE IRRIGATION	06/26/2025	243.48
32348	10015	THE ADVANCE GROUP INC	06/26/2025	590.71
32349	10754	THE HOME DEPOT PRO-SUPPLY WOR	06/26/2025	499.09
32350	11502	TIREHUB LLC	06/26/2025	397.57
32351	12178	VALLEY ANIMAL CENTER SPAY & NE	06/26/2025	82.50
32352	11827	VALLEY WROUGHT IRON	06/26/2025	2,552.00
32353	12290	VERIZON	06/26/2025	82.06
32354	10417	ZEP SALES AND SERVICE	06/26/2025	530.21
Total for 6/26/2025:				65,804.97
ACH	10147	EMPLOYMENT DEVELOPMENT DEPA	06/27/2025	9,404.02
ACH	10517	FEDERAL TAXES PAYROLL	06/27/2025	59,078.76
ACH	10518	KERMAN POLICE OFFICERS ASSN	06/27/2025	932.50
ACH	10519	KERMAN MUNICIPAL EMPLOYEES AS	06/27/2025	255.00
ACH	10520	ICMA-RC	06/27/2025	4,747.18
Total for 6/27/2025:				74,417.46
Report Total (112 checks):				1,260,830.46

CITY OF KERMAN
PAYROLL REPORT

Section 5, Item C.

PAY PERIOD: June 8, 2025 - June 21, 2025

	Salary	RETRO PAY & OTHER	OVERTIME		HOLIDAY at 1/2 TIME		STANDBY		GROSS SALARY	COMP TIME EARNED
			Hours	Amount	Hours	Amount	Hours	Amount		
Grand Total	\$ 252,973.00	\$ 487.84	133.77	\$ 6,782.09	0.00	\$ -	64.00	\$ 2,133.33	\$ 262,376.26	33.63



STAFF REPORT

MEETING DATE: July 9, 2025

PRESENTER: Josefina Alvarez, Finance Director

SUBJECT: Development Impact Fees Annual Report (AB1600) (JA)

RECOMMENDATION: Council by motion review and approve resolution accepting the Development Impact Fee Annual Report for FY 2024.

EXECUTIVE SUMMARY:

State law sets certain legal and procedural parameters for the charging of development impact fees (“DIFs”). This legislation was passed under Assembly Bill 1600 (AB 1600) and codified as California Government Code Sections (GC §) 66000 through 66020 (“Mitigation Fee Act”). The Mitigation Fee Act requires the City to report on an annual basis on the fees collected and their use. If an agency doesn’t report on these fees, the funds may be at risk.

AB1600 requires that within 180 days after the last day of each fiscal year, agencies must report the following information for each fee:

- (A) A brief description of the type of fee in the account or fund.
- (B) The amount of the fee.
- (C) The beginning and ending balance of the account or fund.
- (D) The amount of the fees collected and the interest earned.
- (E) An identification of each public improvement on which fees were expended and the amount of the expenditures on each improvement, including the total percentage of the cost of the public improvement that was funded with fees.
- (F) (i) An identification of an approximate date by which the construction of the public improvement will commence if the local agency determines that sufficient funds have been collected to complete financing on an incomplete public improvement, as identified in paragraph (2) of subdivision (a) of Section 66001, and the public improvement remains incomplete.
- (ii) An identification of each public improvement identified in a previous report pursuant to clause (i) and whether construction began on the approximate date noted in the previous report.

(iii) For a project identified pursuant to clause (ii) for which construction did not commence by the approximate date provided in the previous report, the reason for the delay and a revised approximate date that the local agency will commence construction.

(G) A description of each interfund transfer or loan made from the account or fund, including the public improvement on which the transferred or loaned fees will be expended, and, in the case of an interfund loan, the date on which the loan will be repaid, and the rate of interest that the account or fund will receive on the loan.

(H) The amount of refunds made pursuant to subdivision (e) of Section 66001, the number of persons or entities identified to receive those refunds, and any allocations pursuant to subdivision (f) of Section 66001.

The City must also present this information at a regularly scheduled Council meeting no less than 15 days after making it available to the public.

FISCAL IMPACT:

None.

ATTACHMENTS:

A. Resolution w/Exhibit

Attachment ‘A’

RESOLUTION NO. 25-____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KERMAN ACCEPTING
DEVELOPMENT IMPACT FEES ANNUAL REPORT 2024 PER GOVERNMENT CODE SECTION
66006**

WHEREAS, Assembly Bill 1600 (AB 1600) which is also known as the Mitigation Fee Act, requires agencies to do an annual report with specific information in regards to each development impact fee; and

WHEREAS, the report must be completed 180 days after the last day of each fiscal year; and

WHEREAS, the report must also be available to the public no less than 15 days prior to the regularly scheduled Council meeting; and

WHEREAS, the City of Kerman has prepared the Development Impact Fee Annual Report 2024 (**Exhibit ‘A’**) and made it available to the public as required by the Mitigation Fee Act.

NOW, THEREFORE, be it resolved by the City Council of the City of Kerman as follows:

1. The foregoing recitals are true and correct and incorporated by reference.
2. The Council approves the Development Impact Fee Annual Report 2024 as outlined in **Exhibit ‘A’** which is incorporated herein by reference.
3. This resolution is effective upon adoption.

The foregoing resolution was adopted by the City Council of the City of Kerman at a regular meeting held on the 9th day of July 2025, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

The foregoing resolution is hereby approved.

Maria Pacheco
Mayor

ATTEST:

Josie Camacho
City Clerk

Exhibit 'A'

City of Kerman

Development Impact Fees Annual Report FISCAL YEAR 2024

Government Code Section 6600 (b) (1) requires that If a local agency requires the payment of a fee specified in subdivision (c) in connection with the approval of a development project, the local agency receiving the fee shall deposit it with the other fees for the improvement in a separate capital facilities account or fund in a manner to avoid any commingling of the fees with other revenues and funds of the local agency, except for temporary investments, and expend those fees solely for the purpose for which the fee was collected. Any interest income earned by moneys in the capital facilities account or fund shall also be deposited in that account or fund and shall be expended only for the purpose for which the fee was originally collected. Within 180 days after the last day of each fiscal year, the City must make available to the public the following information each fiscal year:

- A. A brief description of the type of fee in the account or fund
- B. The amount of the fee
- C. The beginning and ending balance of the account or fund
- D. The amount of the fees collected and the interest earned
- E. An identification of each public improvement on which fees were expended and the amount of the expenditures on each improvement including the total percentage of the cost of public improvement that was funded with fees.
- F. An identification of an approximate date by which the construction of the public improvements with commence if the local agency determines that sufficient funds have been collected to complete financing on an incomplete public improvement.
- G. A description of each inter fund transfer or loan made from the account or fund, including the public improvement on which the transferred or loaned fees will be expended, and, in the case of an inter fund loan, the date upon which the loan will be repaid, and the rate of interest that the account or fund will received on the loan.

The City of Kerman has adopted development impact fees to finance projects to serve new development. The following information is presented to meet the requirements of Government Code section 66006 (b) (1)

A. A brief description of the type of fee in the account or fund

CIP Administration (Fund 110)-This fee is used to cover the cost of staff and consultants for the Capital Improvement Plan and the Annual Development Impact Fee Review.

Facilities Construction (Fund 140)-This fee is used to construct new buildings and purchase additional equipment.

General Plan Impact Fee (Fund 170)-This fee is used to update the General Plan periodically.

Fire Facility (Fund 180)-This fee is collected to build a new station and for equipment for North Central Fire District (NCFD)

Jobs/Housing Mitigation Fee (Fund 300)-This fee is collected to pay for annual interest payments due on the infrastructure improvement loans.

Del Norte Sewer Trunk (Fund 425)-A special sewer trunk is required to serve future developments in the northern area of the City of Kerman due to inadequate capacity of the existing sewer trunk.

Storm Drain Acquisition (Fun 480)- This fee pays for the purchase of property of permanent storm drainage basins.

Storm Drain Facilities (Fund 490)-This fee pays for the construction of storm drain pipelines, manholes and inlets to convey storm water runoff to permanent basins.

Water Front Footage (Fund 520)-This fee is used to reimburse developers who install water mains in boundary streets that are later developed in another project.

Water Oversize (Fund 530)-This fee pays for the cost of installing water mains larger than 8" (inches) in diameter.

Water Major Facilities (Fund 540)-This fee is used for the construction of additional wells within the Sphere of Influence.

Sewer Front Footage (Fund 550)-This fee is used to reimburse developers who install sewer mains in boundary streets that are later developed as part of another project.

Sewer Oversize (Fund 560)-This fee pays for the cost of installing sewer mains larger than 8" in diameter.

Sewer Major Facilities (Fund 570)-This fee is used for future expansion of the Waste Water Treatment Plant (WWTP).

Park Development (Fund 580)-This fee includes landscaping, irrigation, playground equipment and site improvements for any City owned Parks.

Park Development/Quimby (Fund 590)-This fee is collected in lieu of dedication of new land for park development.

Major Streets (Fund 910)-This fee is collected for the installation of a median curb island with median landscaping and irrigation facilities plus the installation of two adjacent twelve foot travel lanes.

Major Streets Signal (920)-This fee is collected for four new traffic signals that are proposed to be installed.

Major Streets RR (Fund 930)-This fee is collected for three new railroad crossing signals that are proposed to be installed.

Outside Travel Lane (Fund 940)-This fee pays for the cost of installing the outside travel lane and shoulder paving on four-lane expressways and arterials where developers install those improvements.

B. The amount of the fee

The amounts of the fees are shown under **Attachment 'A'** which is incorporated by reference.

C. The beginning and ending balance of the account or fund

Beginning and ending balances of each fund are shown under **Attachment 'A'**. The reports include the beginning balance as of Fiscal Year 2021/2022 and ending balance as of Fiscal Year 2023/2024. Fiscal Year 2024/2025 are estimated year end numbers.

D. The amount of the fees collected and the interest earned

Interest is allocated to each fund based on the total fund balance at the end of each quarter. The interest amount is shown under **Attachment 'A'**.

E. An identification of each public improvement on which fees were expended and the amount of the expenditures on each improvement including the total percentage of the cost of public improvement that was funded with fees.

The identification and percentages of each fund expenditures are shown under **Attachment A**. The City currently has reimbursement agreements in place with several developers for public improvements. Developers are in most cases paid annually based on calculations from the City Engineer.

F. An identification of an approximate date by which the construction of the public improvements will commence if the local agency determines that sufficient funds have been collected to complete financing on an incomplete public improvement.

On an annual basis the City identifies capital improvements projects to be fully or partially funded with collected Development Impact Fees. Improvements may be constructed approximately 18 months after identification of funds use to allow for design development, permitting and construction advertisement processes.

G. A description of each inter fund transfer or loan made from the account or fund, including the public improvement on which the transferred or loaned fees will be expended, and, in the case of an inter fund loan, the date upon which the loan will be repaid, and the rate of interest that the account or fund will received on the loan.

Every fiscal year a \$125,000 loan payment is done from Fund 570 (Sewer Major Facilities) to help cover the SRF Loan Payment for the WWTP Expansion. Loan payments will be made until 2031.

Conclusion

This report provides the information required by Government Code Section 66006 (b) (1). It will be submitted to the City of Kerman City Council for review at a public meeting on July 9, 2025.

ATTACHMENT 'A' TO FY 2024 DIF ANNUAL REPORT

Fee	Fund	FY 2021/2022 Fund Balance	FY 2022/2023 Fund Balance	FY 2023/2024 Fund Balance	FY 24/25 Estimated Revenue ***	FY 24/25 Estimated Interest ***	FY 24/25 Estimated Expenses ***	Public Improvement	% Funded from DIF	FY 24/25 Estimated Fund Balance ***
CIP Administration	110	\$ 119,156.29	\$ 205,218.29	\$ 226,600.02	\$ 40,000.00	\$ 1,844.43				\$ 268,444.45
Facilities Construction	140	\$ (168,626.82)	\$ 31,778.72	\$ 20,283.46	\$ 110,000.00	\$ 262.46	\$ 50,540.38	PFA Lease Payment	21.02%	\$ 80,005.54
General Plan Impact Fee	170	\$ (286,038.87)	\$ (290,158.67)	\$ (280,178.40)	\$ 10,000.00					\$ (270,178.40)
Fire Facility	180	\$ 563,070.33	\$ 694,442.28	\$ 732,780.88	\$ 60,000.00	\$ 6,792.50				\$ 799,573.38
Jobs/Housing Mitigation Fee	300	\$ 66,715.64	\$ 67,627.22	\$ 69,376.50	\$ -	\$ -				\$ 69,376.50
Del Norte Sewer Trunk	425	\$ 47,141.36	\$ 53,695.36	\$ 53,695.36	\$ 9,895.33					\$ 63,590.69
Storm Drain Acquisition	480	\$ (17,814.60)	\$ 28,544.17	\$ 30,449.01	\$ 10,000.00	\$ 1,074.62				\$ 41,523.63
Storm Drain Facilities	490	\$ 370,702.98	\$ 270,991.68	\$ 139,408.99	\$ 85,000.00	\$ 2,544.11	\$ 151,000.00	Developer Reimbursement & Basin J Expansion	100%	\$ 75,953.10
Water Front Footage	520	\$ 264,419.88	\$ 269,381.65	\$ 277,885.09	\$ 1,500.00	\$ 2,720.82	\$ 52,000.00	Water Main Across SR180	18%	\$ 230,105.91
Water Oversize	530	\$ 216,338.20	\$ 229,318.43	\$ 238,741.50	\$ 25,000.00	\$ 2,246.88	\$ 238,000.00	Water Main Across SR180	82%	\$ 27,988.38
Water Major Facilities	540	\$ 1,659,765.00	\$ 1,974,719.10	\$ 1,898,263.53	\$ 185,000.00	\$ 20,219.50	\$ 322,000.00	Basin C Groundwater Recharge/Well 14	100%/4.76%/42.5%	\$ 1,781,483.03
Sewer Front Footage	550	\$ 16,599.11	\$ 18,091.20	\$ 20,194.14	\$ 3,500.00	\$ 144.99		Emergency Generators/Well 33		\$ 23,839.13
Sewer Oversize	560	\$ 131,465.83	\$ 203,362.22	\$ 221,214.35	\$ 45,000.00	\$ 1,331.15				\$ 267,545.50
Sewer Major Facilities	570	\$ 94,515.11	\$ 548,983.95	\$ 622,448.04	\$ 150,000.00	\$ 4,452.61	\$ 125,000.00	WWTP Debt Payment	48.91%	\$ 651,900.65
Park Development	580	\$ (181,540.66)	\$ (288,132.77)	\$ (275,127.01)	\$ 225,000.00	\$ 465.47	\$ 159,086.40	PFA/Eastside Community Park	8.32%/1.07	\$ (208,747.94)
Park Development/Quimby	590	\$ 215,684.51	\$ 266,690.97	\$ 265,429.36	\$ 60,000.00	\$ 2,578.71	\$ 20,003.90	PFA Lease Payment	8.32%	\$ 308,004.17
Major Streets	910	\$ 204,371.37	\$ 36,336.91	\$ 76,140.01	\$ 130,000.00	\$ 1,917.39				\$ 208,057.40
Major Streets Signal	920	\$ 59,635.78	\$ 10,681.42	\$ 17,906.35	\$ 7,000.00	\$ 552.35				\$ 25,458.70
Major Streets RR	930	\$ 30,024.62	\$ 15,316.18	\$ 3,492.00	\$ 10,000.00	\$ 528.87	\$ 300,000.00	Developer Reimbursement	100%	\$ (285,979.13)
Outside Travel Lane	940	\$ 65,256.08	\$ 8,479.53	\$ 16,839.88	\$ 25,000.00	\$ 601.48				\$ 42,441.36
***FY 23/24 Audit is complete										



STAFF REPORT

MEETING DATE: July 9, 2025

PRESENTER: John Jansons, City Manager & Steve Wilkins, Police Chief

SUBJECT: Implementation of AB 413 through Curb Markings and Installation of No Parking Signage to Enhance Pedestrian Safety and the Quiet Enjoyment of Residences (JAJ & SW)

RECOMMENDATION: Council by motion adopt resolution approving and authorizing curb markings and no parking zones as follows:

1. At priority crosswalks and corners adjacent to school sites and other locations as deemed necessary for pedestrian safety and in conformance with AB 413; and
2. Posting of “No Parking and No Truck Parking” signage along North and South Siskiyou Ave and West Kearney Blvd. in residential zones areas to enhance public safety and convenience.

BACKGROUND:

Several locations have been reported and identified as requiring curb markings and “No Parking” signage to improve vehicular, bicycle and pedestrian safety.

Further, Assembly Bill 413, effective January 1, 2025, prohibits drivers from parking “within 20 feet of the vehicle approach side of any unmarked or marked crosswalk.” The bill also bans parking 15 feet from a crosswalk with a curb extension as generally depicted in **Exhibit ‘B’** to the proposed resolution.

Pursuant to Kerman Municipal Code Chapter 10.12, “*at such times as the Chief of Police finds that the public safety and convenience require the establishment of no parking or limited parking zones for motor vehicles on the public streets in the city, he shall report this fact to the City Council at a meeting of that body.*” Such report is made via this Staff Report and at the Council meeting.

DISCUSSION:

Since passage of Assembly Bill 413, City Departments, including Police, have publicized and worked to educate the public about the new safety law, yet compliance has been inconsistent and unsatisfactory.

In order to better inform drivers and to enhance pedestrian safety, curb markings are now recommended in specific locations and areas focused on school sites and high uses areas.

Additionally, the City prohibits the parking of heavy duty, non-emergency vehicles and semi-truck tractor trailers in residential areas. With new residential growth occurring, new areas of the City require installation of “No Truck Parking”, signage to enforce violations in those newer areas primarily along North and South Siskiyou Avenues and eventually West Kearney Blvd.

For future implementation beyond the immediate urgent need, the City Engineer will design a “Standard Detail” to be incorporated into the *City’s Design Standards* for public and private improvements to detail specifications for installation of curb markings to “daylight” crosswalks as dictated by AB 413.

Staff seeks Council adoption of a resolution (**Attachment ‘A’**) to authorize the installation of curb markings and signage to address unsafe and illegal parking in the areas generally shown in **Exhibit ‘A’ (Vicinity Map and Specific Location Inventory)** to the resolution and in a form similar to that shown in **Exhibit ‘B’** (example of “Daylighting” schematic / marking detail), to the resolution.

COORDINATION AND REVIEW:

This recommendation is made by the Chief of Police, Public Works Director, and City Engineer.

FISCAL IMPACT:

It is estimated that the expense for time and materials to install immediate parking safety controls is less than \$5,000 from the Streets Maintenance Fund for this initial phase of improvements.

ATTACHMENTS:

A. Resolution w/Exhibits

ATTACHMENT 'A'

RESOLUTION NO. 25-____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KERMAN APPROVING AND AUTHORIZING CURB MARKINGS AND NO PARKING ZONES AT PRIORITY CROSSWALKS AND CORNERS ADJACENT TO SCHOOL SITES AND OTHER LOCATIONS AS DEEMED NECESSARY FOR PEDESTRIAN SAFETY AND IN CONFORMANCE WITH AB 413, AND POSTING OF “NO PARKING AND NO TRUCK PARKING”, SIGNAGE ALONG NORTH AND SOUTH SISKIYOU AVENUE AND WEST KEARNEY BLVD. IN RESIDENTIAL AREAS TO ENHANCE PUBLIC SAFETY AND CONVENIENCE

WHEREAS, the City of Kerman encourages, promotes and enforces traffic and pedestrian safety as a high priority; and

WHEREAS, the State of California has enacted AB 413, the “Daylighting Law”, to increase viability at crosswalk and street corners; and

WHEREAS, the City of Kerman, despite publication and education, has experienced limited compliance with AB 413 since its passage; and

WHEREAS, curb markings are a recommended method to designate clear space around crosswalks and corners; and

WHEREAS, the City intends to initially install curb markings at high use crosswalks near school sites to enhance pedestrian and study safety; and

WHEREAS, new development now requires installation of additional “No Parking” signage to preclude heavy duty trucks from residential areas to maintain safety and peacefulness, and

WHEREAS, pursuant to Chapter 10.12 of the Kerman Municipal Code the Police Chief has reported to the Council that the public safety and convenience require the establishment of certain no parking or limited parking zones for motor vehicles on city streets; and

WHEREAS, the Public Works Director and City Engineer concur with the Police Chief’s determination.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Kerman as follows:

1. The foregoing recitals are true and correct and incorporated by reference.
2. The City Manager is hereby authorized to direct the installation of curb markings and signage as approved by this resolution and as shown in **Exhibit ‘A’**, Vicinity Map and Specific Location Inventory and **Exhibit ‘B’**, example of “Daylighting” schematic /marking detail.

3. The City Engineer is directed to create a “Design Standard Detail” instructing the specifications of “Daylighting”, curb markings in conformance with AB 413.
4. This resolution is effective upon adoption.

The foregoing resolution was adopted by the City Council of the City of Kerman at a regular meeting held on the 11th day of June 2025, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

The foregoing resolution is hereby approved.

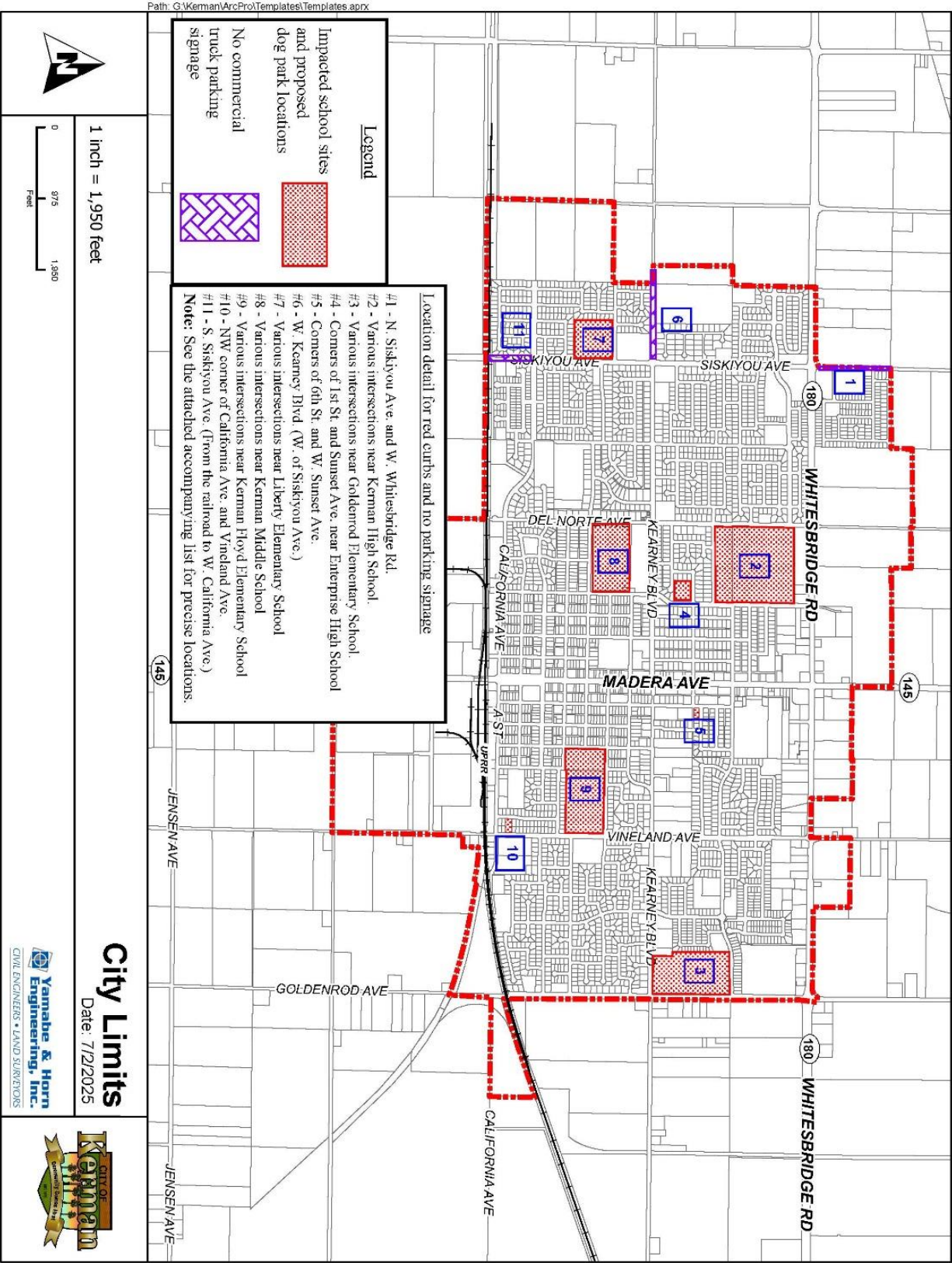
Maria Pacheco
Mayor

ATTEST:

Josie Camacho
City Clerk

Exhibit 'A' to Resolution

VICINITY MAP AND SPECIFIC LOCATION INVENTORY OF CURB MARKINGS AND SIGNAGE



Location Detail for Red Curbs and No Parking Signage

Location #1 – Residential Neighborhood (KMC)

Siskiyou Avenue - “No Commercial Truck Parking” from Whitesbridge to City Limits along eastside of northbound Siskiyou.

Location #2 – Kerman High School

Red Curbs pursuant to AB 413 at crosswalks and street Corners s near heavily traveled student - pedestrian routes, including:

- Corners of N. 1st and El Mar
- Corners of N. 1st and W. San Joaquin
- Corners of N. 1st and w. Stanislaus
- Corners of N. 1st and w. Middleton
- Corners of Del Norte and Middleton
- Corners of Del Norte and Gateway
- Corners of Del Norte and San Joaquin

Location #3 – Goldenrod Elementary School

Red Curbs pursuant to AB 413 at crosswalks and street Corners s near heavily traveled student / pedestrian routes, including:

- Corners of W. Kearney and S. 17th Street
- Corners of W. Kearney and S. 18th Street
- Corners of W. Kearney and Goldenrod
- Corners of Goldenrod and W. Stanislaus
- Corners of W. Stanislaus and S. 17th Street
- Corners of W Kearney and S. 18th Street

Location #4 – Enterprise High School

Red Curbs pursuant to AB 413 at crosswalks and street Corners s near heavily traveled student - pedestrian routes, including:

- Corners of N. 1st Street and Sunset

Location #5 - Proposed Dog Park #1

Red Curb along entrance gate to proposed Dog Park #1 located at Sunset and N 6th Street.

- Corners of N. 6th Street and W. Sunset

Location #6 – Residential Neighborhood (KMC)

W. Kearney (west of Siskiyou), “No Commercial Truck Parking” to western City Limits.

Location #7 – Liberty Elementary School

Red Curbs pursuant to AB 413 at crosswalks and street Corners s near heavily traveled student - pedestrian routes, including:

Corners of West E Street and S. Michele

Corners of S. Siskiyou and West E Street (two directions)

Location #8 – Kerman Junior High School

Red Curbs pursuant to AB 413 at crosswalks and street Corners s near heavily traveled student - pedestrian routes, including:

Corners of S. 1st Street and E Street

Corners of S. 1st Street and F Street

Corners of S. 1st Street and G Street

Location #9 – Kerman-Floyd Elementary School and Senior Center

Red Curbs pursuant to AB 413 at crosswalks and street Corners s near heavily traveled student - pedestrian routes, including:

Corners of 8th Street and F Street

Corners of 9th Street and F Street

Corners of F Street and S. Pacheco

Corners of West F Street and Vineland

Corners of Vineland and West E Street

Corners of Vineland and West D Street

Location #10 – Proposed Dog Park #2

Red Curb along entrance gate to proposed Dog Park #2 located at Vineland north of California Street and on eastside at 12th Street.

Location #11 - Residential Neighborhood (KMC)

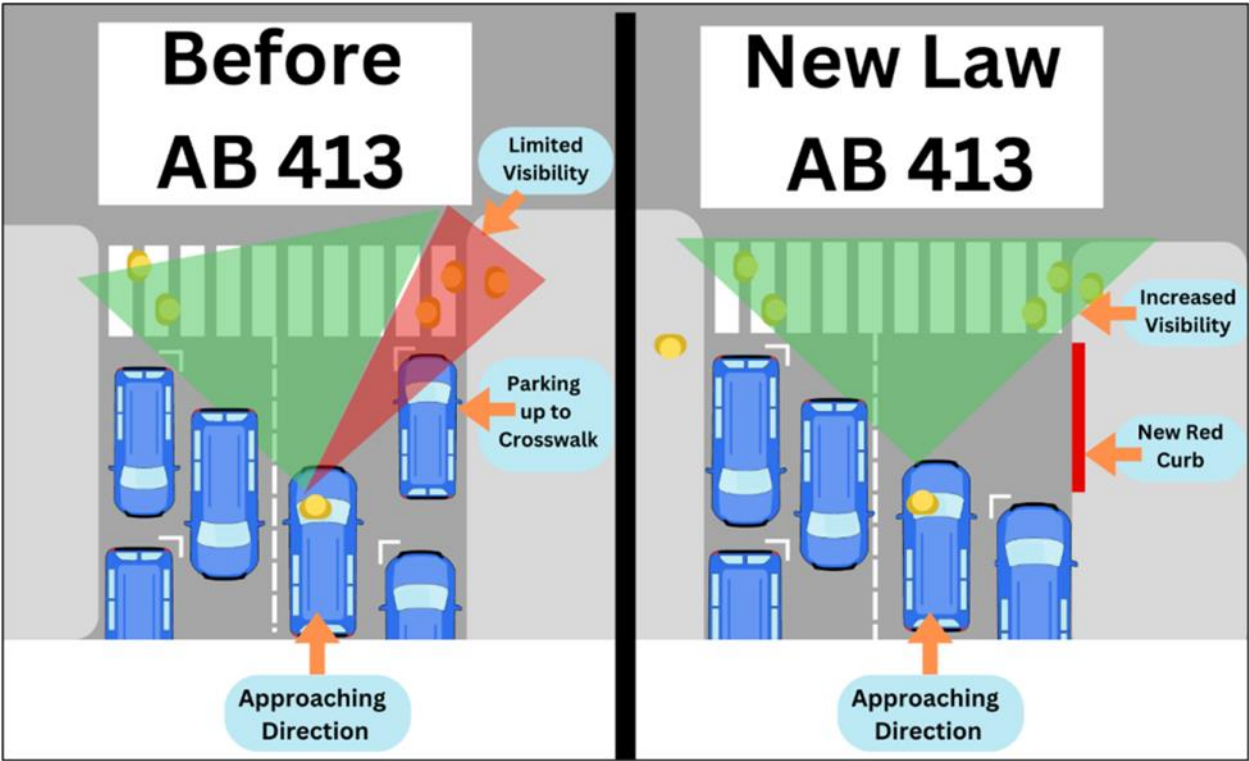
Siskiyou, south of California Street, “No Truck Parking” on east and west sides, south to Railroad Crossing.

Exhibit 'B'

Sample Schematic / Marking Detail



Samples Depicting AB 413 Visibility Improvement





STAFF REPORT

MEETING DATE: July 9, 2025

PRESENTER: Jesus A. Gonzalez, City Engineer

SUBJECT: Resolution Initiating Proceedings to Review Improvements and Establish Assessments, Pursuant to the Landscaping and Lighting Act of 1972, for the Annexation of Tract 6430 into Landscape and Lighting District No. 1, to Review the Improvements and Establish Assessments for Fiscal Year 2025-26 and to Set a Public Hearing (JG)

RECOMMENDATION:

Council by motion adopt the resolution to initiate proceedings pursuant to the Landscaping and Lighting Act of 1972 for the Annexation of Tract 6430 into Landscape and Lighting District No. 1, to review the improvements and establish assessments for Fiscal Year 2025-2026 (FY25-26), and to set a public hearing for a future date.

EXECUTIVE SUMMARY:

The Landscape and Lighting District (LLD) No. 1 maintains public landscaping in median islands and landscape strips along major streets. The revenue from the LLD also pays for street lighting costs for areas within it. All new developments are annexed into the LLD and charged an annual assessment that is collected with property taxes.

J.H. Boyd Enterprises, Inc. ("Applicant") is seeking to develop its Whispering Falls Project, a 119-lot subdivision inclusive of Outlots A-D, located at the southeast corner of the California and Modoc Avenues alignment intersection. The Applicant is undergoing the Tract 6430 final map review process, for approval by the City Council, which will be considered as a separate Agenda item at a future meeting. A condition of approval for Tract 6430 requires that Applicant request annexation to the City's LLD. Consistent with that requirement, the Applicant has submitted a petition and waiver to the City, requesting annexation into Area 16 of LLD No. 1 and agreeing to the initial assessment to be established for FY25-26. Thereafter, the property would be subject to the annual levy amounts approved by Council for LLD No. 1 for each fiscal year.

The Applicant has also (i) waived certain resolutions, report, notices of hearing, and right of majority protest, and consented to a public hearing and adoption of a Resolution by the City Council ordering annexation and levy of the property; and (ii) expressly waived any requirement to have a ballot and majority protest proceeding per Government Code Section 53753 or as may be permitted by the Act. As a result of this waiver, the annexation process can be expedited as no report by the City Engineer is required to be prepared and filed with the City Clerk, nor is a ballot and majority protest required.

This is the first of two actions by Council. Approving the resolution does not annex the property or implement the assessment; it only starts the process and allows for further discussion. The Council will make a final decision on this matter at the public hearing set by the Council.

FISCAL IMPACT:

Each lot that is annexed will pay the assessment rate to be established. Thereafter, the City Council will approve assessment amounts for Area 16 of the LLD No. 1, which may be adjusted to reflect increases based on the consumer price index.

ATTACHMENTS:

- A. Resolution w/Exhibit
- B. Petition and Waiver

RESOLUTION NO. 25- __

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KERMAN,
CALIFORNIA INITIATING PROCEEDINGS PURSUANT TO THE LANDSCAPING AND LIGHTING ACT
OF 1972 FOR THE ANNEXATION OF TRACT 6430 INTO LANDSCAPING AND LIGHTING DISTRICT
NO. 1, AREA 16, TO REVIEW THE IMPROVEMENTS AND ESTABLISH ASSESSMENTS AND TO SET
A PUBLIC HEARING**

WHEREAS, the Landscaping and Lighting Act of 1972 ("Act") provides and establishes procedures for annexing properties to an existing Landscaping and Lighting Assessment District; and

WHEREAS, on September 7, 1993 the Kerman City Council established the "Kerman Landscape and Lighting District No. 1" ("LLD No. 1") to levy and collect assessments to cover the cost of maintaining landscaping, irrigation systems and streetlights within the LLD No. 1 public right-of-way; and

WHEREAS, the City Council has determined that, to finance the installation, operation, and maintenance of landscaping, irrigation and lighting improvements which benefit the aforementioned tract and public lands, it should be annexed into the District; and

WHEREAS, not only will annexing this new development into the existing district ensure that all benefitting parcels share equally in the costs to maintain the improvements, but consolidating the benefitting developments into a single assessment district will facilitate their management by the City; and

WHEREAS, the proceedings for the annexation of the aforementioned tract and public lands to the District are authorized by and will be conducted pursuant to the provisions of the Landscaping and Lighting Act of 1972, Part 2 (commencing with Section 22500) of Division 15 of the California Streets and Highways Code; and

WHEREAS, pursuant to Streets and Highways Code section 22608, resolutions, reports, notices of hearing, and the right of majority protest may be waived with the written consent of all landowners of the territory to be annexed; and

WHEREAS, J.H. Boyd Enterprises, Inc. is the landowner of the property proposed for annexation and generally located at the southeast corner of the California and Modoc Avenues alignment intersection, and which is also known as Tract 6430 whose final map is being concurrently considered by the City Council, as further described or depicted on **Exhibit 'A'** ("Subject Property"); and

WHEREAS, J.H. Boyd Enterprises, Inc. has provided a petition for annexation and written consent to waiver of resolutions, reports, notices of hearing, and the right of majority protest

regarding the Subject Property, as well as consenting to the amount of the proposed levy for the 2025-26 fiscal year; and

WHEREAS, as a result, no report by the City Engineer is required to be prepared and filed with the City Clerk which outlines the land to be annexed, etc.; and

WHEREAS, this City Council now desires to proceed to adopt this Resolution of Intention to declare its intent to annex the Subject Property into LLD No. 1, and to set and specify the levy and collection of assessments, and to set a time and place for a public hearing relating to the annexation of the subject property into LLD No. 1, Area 16.

NOW, THEREFORE, the City Council of the City of Kerman resolves as follows:

1. The City Council proposes to annex the property into Area 16 of Kerman Landscaping And Lighting District No. 1 pursuant to the Landscaping and Lighting Act of 1972 (Section 22500 and following, Streets and Highways Code). The property proposed to be annexed is identified on **Exhibit 'A.'**
2. The property proposed to be annexed and to be specifically charged for the improvements shall include all of the land identified on **Exhibits 'A' and 'B'** and shall be designated "Kerman Landscaping & Lighting District No. 1, Area 16."
3. The improvements which are provided for the properties within Kerman Landscaping & Lighting District No. 1, and which shall be provided for the property within Kerman Landscaping & Lighting District No. 1, Area 16, and through the assessments levied annually thereon shall include the following:
 - (a) The installation or planting of landscaping, including, but not limited to, street trees, parkways, and median islands;
 - (b) The installation or construction of irrigation systems;
 - (c) The installation or construction of public lighting, facilities, including, but not limited to, street lights;
 - (d) The maintenance and servicing of any of the foregoing.
4. The City Engineer of the City of Kerman is hereby designated the engineer for the annexation proceedings. The City Council finds that the landowner has presented a written consent, and that the engineer is not required to prepare and file with the City Clerk a report in accordance with Article 4 of Chapter 1 of the Landscaping and Lighting Act of 1972 for the annexation proceedings, consistent with the Landscaping and Lighting Act of 1972.

5. NOTICE IS HEREBY GIVEN that a public hearing is set for the regular meeting of the City Council on August 13, 2025 at 6:00 p.m., in the Council Chamber of City Hall, 850 S. Madera Avenue, Kerman, California 93630, All interested persons shall be heard on the question of the levy and collection of the proposed assessments. Written protests may be filed with the City Clerk at any time prior to the conclusion of the hearing. A written protest shall state all grounds of objection and shall contain a description sufficient to identify the property owned by the protesting person or persons.
6. This resolution shall be effective upon adoption.

The foregoing resolution was adopted by the City Council of the City of Kerman at a regular meeting held on the 7th day of July 2025, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

The foregoing resolution is hereby approved.

Maria Pacheco
Mayor

ATTEST:

Josie Camacho
City Clerk

Exhibit 'A'

Proposed Boundaries to Kerman Landscaping & Lighting District No. 1, Area 16, City of Kerman, Fresno County, California

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF KERMAN, COUNTY OF FRESNO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

TRACT ONE:

Lot 17 of Block 11 of Fresno Irrigated Farms Co. Tract, in the unincorporated area of the County of Fresno, State of California according to the map thereof recorded June 24, 1912, in Book 8, Page 1 of Record of Surveys, in the office of the County Recorder of said County.

TOGETHER WITH, the Northerly 25.00 feet of that parcel of land granted to the Southern Pacific Railroad Company in the Deed recorded November 16, 1888, in Book 87, Page 157 of Deeds of Fresno County, lying between the West line of the Northeast quarter of Section 14, Township 14 South, Range 17 East, Mount Diablo Base and Meridian according to the Official Plat thereof, and the Southerly extension of the West line of Lot 16 of said Fresno Irrigated Farms Co. Tract, being Parcel 2, in the Deed executed by Union Pacific Railroad Company, a Delaware corporation formerly known as Southern Pacific Transportation Company, a Delaware corporation, to Kenneth R. Boyd and Susan K. Boyd, as Trustees of the Boyd Trust dated December 23, 1999, said Deed recorded November 29, 2004, as Document No. 2004-0265622, of Official Records.

TOGETHER WITH, that portion of West California Avenue, as abandoned by Resolution No. 04-76, recorded July 11, 2006, as Document No. 2006-0144355, of Official Records, which would pass by operation of Law.

ALSO TOGETHER WITH, all that portion of said land conveyed in the Grant Deed recorded June 7, 2024, as Document No. 2024-0050304, of Official Records, the land therein being described as follows:

Being a portion of the Northeast quarter of Section 14, Township 14 South, Range 17 East, Mount Diablo Base and Meridian, in the unincorporated area of the County of Fresno, State of California according to the Official Plat thereof, lying Northerly of the North Right-of-Way line of that certain parcel of land granted to the Southern Pacific Railroad Company by deed recorded November 16, 1888 in Book 87 at Page 157 of Official Records of Fresno County, and being more particularly described as follows:

BEGINNING, at the North quarter corner of said Section 14; Thence, along the North line of the Northeast quarter of said Section 14, North 89°49'20" East, 1319.72 feet to the Southerly extension of the West line of Lot 16 of the Fresno Irrigated Farms Company Tract recorded in Book 8 of Record of Surveys at Page 1, Fresno County Records; Thence, along said Southerly extension, South 00°45'28" West, 29.70 feet to the North line of said Southern Pacific Railroad Company Right-of-Way, also being the North line of that certain Quitclaim Deed between the Union Pacific Railroad Company and Kenneth R. Boyd as recorded November 29, 2004 as Document No. 2004-0265622 of Official Records of Fresno County; Thence, along the North line of said Southern Pacific Railroad Company Right-of-Way, North 89°59'57" West, 1319.62 feet to the West line of the Northeast quarter of said Section 14; Thence, along said West line of the Northeast quarter of Section 14, North 00°38'13" East, 21.57 to the POINT OF BEGINNING.

EXCEPTING FROM, that portion lying within said Lot 17, all oil, gas and other hydrocarbon substances in and under said premise, TOGETHER WITH, the full right and privilege to the grantor, its successors and assigns, to develop and remove the same, as more particularly described therein and also subject to the terms and conditions set forth therein, all as reserved by G. Kerckhoff Company, a California corporation, in the Deed recorded June 13, 1947, in Volume 2533, Pages 185, 286 & 287 of Official Records, as Document No. 31682.

EXCEPTING FROM, that portion lying within the land conveyed by Union Pacific Railroad Company, a Delaware corporation formerly known as Southern Pacific Transportation Company, a Delaware corporation, in the Deed recorded November 29, 2004, as Document No. 2004-0265622, of Official Records, all minerals and all mineral rights of every kind and character now known to exist or hereafter discovered underlying the Property, including, without limiting the generality of the foregoing, oil and gas and rights thereto, TOGETHER WITH, the sole, exclusive and perpetual right to explore for, remove and dispose of said minerals by any means or methods suitable to Grantor, its successors and assigns, but without entering upon or using the surface of the Property, and in such manner as not to damage the surface of the Property, or to interfere with the use thereof by Grantees the heirs, successors or assigns of said Trust. Except as may be otherwise provided in a written assignment or other written agreement between Grantor and Grantees, Grantor reserves all income (including, without limitation, rentals, license fees and royalties from any existing license and other existing rights to use the Property and renewals thereof) granted by Grantor or Grantor's predecessors in interest. Grantees agree that if Grantees receive any such income, Grantees will promptly forward the income to Grantor.

EXCEPTING FROM, those portions lying within the Northeast quarter of said Section 14, less the Southern Pacific Railroad right-of-way, all oil, gas and other hydrocarbon substances in and under said premises, TOGETHER WITH, the full right and privilege to the grantor, its successors and assigns, to develop and remove the same, as set forth in paragraphs (a), (b), (c) and (d), in said Deed, all as reserved by G. Kerckhoff Company, a

California corporation, in the Deed recorded January 15, 1945, in Volume 2224, Page 109 of Official Records, as Document No. 2064.

APN: 020-041-45s and 020-041-47s and Portion of APN: 020-160-36s

TRACT TWO:

Lot 18 of Block 11 of Fresno Irrigated Farms Co. Tract, in the unincorporated area of the County of Fresno, State of California according to the map thereof recorded June 24, 1912, in Book 8, Page 1 of Record of Surveys, in the office of the County Recorder of said County.

EXCEPTING THEREFROM, the South 75 feet of the West 100 feet thereof, as described in the Deed recorded November 21, 1951, in Book 3091, Page 43 of Official Records, as Document No. 61176.

ALSO EXCEPTING THEREFROM, all oil, gas and other hydrocarbon substances in and under said premise, TOGETHER WITH, the full right and privilege to the grantor, its successors and assigns, to develop and remove the same, as more particularly described therein and also subject to the terms and conditions set forth therein, all as reserved by G. Kerckhoff Company, a California corporation, in the Deed recorded April 2, 1945, in Volume 2245, Pages 1 & 2 of Official Records, as Document No. 13312

APN: 020-160-36s (portion)

TRACT THREE:

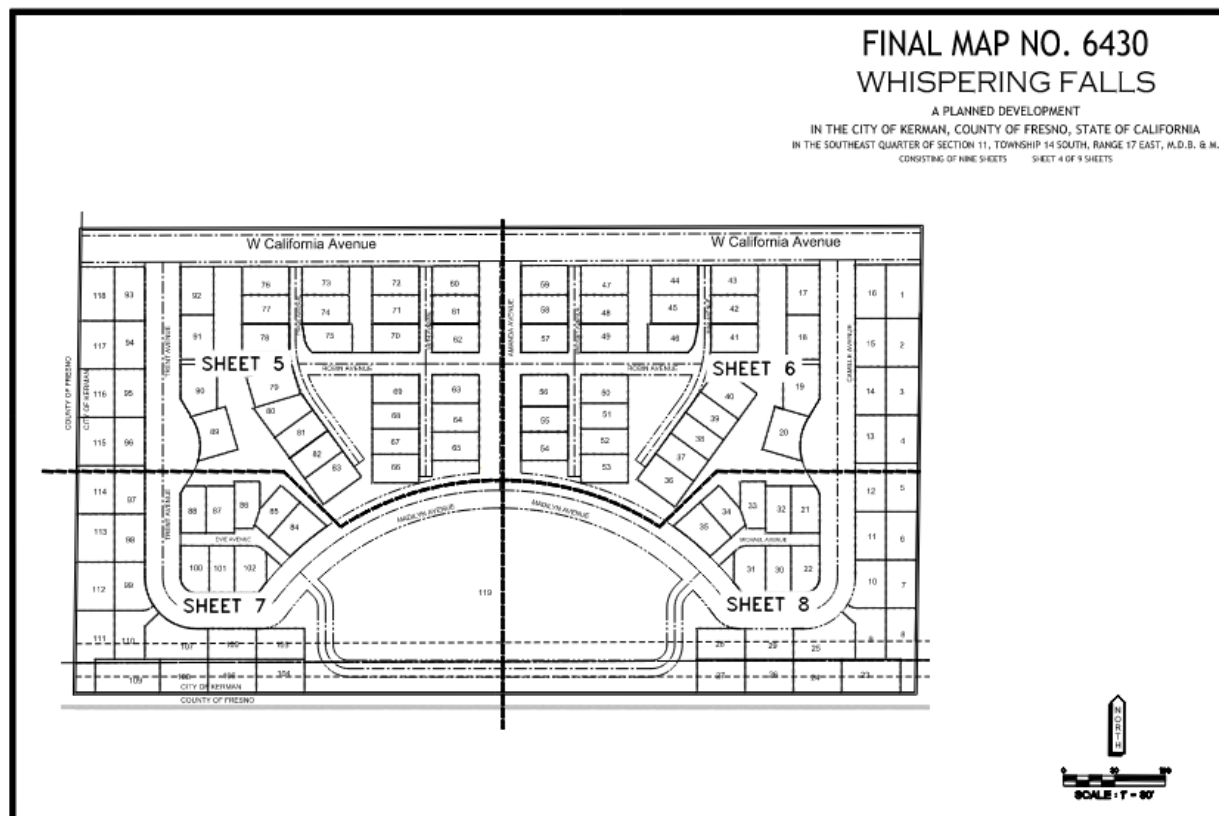
The South 75 feet of the West 100 feet of Lot 18 of Block 11 of Fresno Irrigated Farms Co. Tract, in the unincorporated area of the County of Fresno, State of California according to the map thereof recorded June 24, 1912, in Book 8, Page 1 of Record of Surveys, in the office of the County Recorder of said County, as described in the Deed recorded November 21, 1951, in Book 3091, Page 43 of Official Records, as Document No. 61176.

EXCEPTING THEREFROM, all oil, gas and other hydrocarbon substances in and under said premise, TOGETHER WITH, the full right and privilege to the grantor, its successors and assigns, to develop and remove the same, as more particularly described therein and also subject to the terms and conditions set forth therein, all as reserved by G. Kerckhoff Company, a California corporation, in the Deed recorded April 2, 1945, in Volume 2245, Pages 1 & 2 of Official Records, as Document No. 13312

APN: 020-160-36s (Portion)

The boundaries of Tract 6430 are depicted as follows:

Exhibit 'B'



Attachment 'B'

[DEVELOPER LETTERHEAD]

RE: Petition (Including Consent And Waiver) Requesting Annexation To Kerman Landscape and Lighting District No. 1 (Vesting Tentative Tract Map No. 6430)

Dear City Council of the City of Kerman:

The undersigned landowner does hereby certify under penalty of perjury that the following statements are all true and correct:

1. The undersigned is authorized to represent the landowner identified below and is its designated representative to request and petition the City Council (the “Council”) of the City of Kerman (the “City”) for annexation to Kerman Landscape and Lighting District No. 1 (“District No. 1”) pursuant to the provisions of Landscaping and Lighting Act of 1972 (“Act”), commencing at California Streets and Highways Code section 22500 *et seq.*, and to authorize certain other consents and waivers contained herein. The boundaries of the territory to be annexed are described on Exhibit “A” hereto and by this reference incorporated herein.

2. The landowner hereby certifies that as of the date indicated opposite of the undersigned’s signature, the landowner listed herein is the owner of the property within the proposed annexation boundary of District No. 1, (the “Property”), which Property’s boundary is further described in Exhibit “A” hereto.

3. The landowner, pursuant to Sections 22607 and 22585 *et seq.* of the Act, hereby requests that proceedings be commenced:

(a) To annex the Property to District No. 1 for the purposes including the following:

- The installation or construction of public lighting, facilities, including, but not limited to, street lights;
- The installation or planting of landscaping, including, but not limited to, street trees, parkways, and median islands;
- The installation or construction of irrigation systems;
- The maintenance and servicing of any of the foregoing.

(b) To authorize the levy of assessments on the Property in accordance with the rate and method of apportionment of District No. 1 to finance the above-mentioned services, incidental expenses and fees; and

(c) To authorize the issuance of bonds for District No. 1 if applicable.

4. In accordance with the provisions of the Act, and specifically Section 22608 for annexation proceedings, resolutions, report, notices of hearing, and right of majority protest shall be waived with written consent of the owners of property within the territory to be annexed, the landowner (i) expressly waives the resolutions, report, notices of hearing, and right of majority protest, and consents to a public hearing and adoption of a Resolution by the City Council ordering annexation and levy of the Property; and (ii) expressly waives any requirement to have a ballot and majority protest proceeding per Government Code Section 53753 or as may be permitted by the Act.

5. The landowner expressly waives all applicable waiting periods for the election and waives the requirement for analysis, engineer’s report, etc., and consents to not having such materials provided to the landowner, and expressly waives any requirements as to the form of the ballot.

6. The landowner acknowledges that the last levy for annexation into LLD No. 1 was in the amount of \$377.59 and the assessment process for this annexation may be in an approximate similar amount and that the levy may be adjusted by the City annually consistent with the Act.

7. The undersigned warrants it is the owner of one hundred percent (100%) of the Property. The undersigned warrants that there are no liens or encumbrances on the Property in the favor of any lender, including but not limited to any deeds of trust, mortgages, leases, or liens of a similar nature.

8. The undersigned agrees to execute such additional or supplemental agreements as may be required by the City to provide for any actions and conditions under this petition, including any amount of cash deposit required to pay for the City’s costs related to annexing into District No. 1.

9. The undersigned agrees to cooperate with the City, its attorneys and consultants and provide all information and disclosures required by the City regarding the assessment to purchasers of the Property or any part of it.

[Remainder of Page Intentionally Left Blank]

IN WITNESS WHEREOF, I hereunto set my hand this ____ day of July 2025.

OWNER:
[LAND OWNER(S) NAME AND ENTITY
TYPE, IF ANY]

By: _____
[SIGNATORY NAME AND ENTITY
TYPE, IF ANY] {Documentation of signing
authority will be required}

The address of the above owner for receiving notices is:

To: [LAND OWNER(S) NAME AND
ENTITY TYPE, IF ANY]
[ADDRESS LINE 1]
[ADDRESS LINE 2]
Attention:
Phone:
E-mail:

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF KERMÁN THIS
____ DAY OF JULY 2025.

Josie Camacho, City Clerk

EXHIBIT A

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF KERMAN, COUNTY OF FRESNO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

TRACT ONE:

Lot 17 of Block 11 of Fresno Irrigated Farms Co. Tract, in the unincorporated area of the County of Fresno, State of California according to the map thereof recorded June 24, 1912, in Book 8, Page 1 of Record of Surveys, in the office of the County Recorder of said County.

TOGETHER WITH, the Northerly 25.00 feet of that parcel of land granted to the Southern Pacific Railroad Company in the Deed recorded November 16, 1888, in Book 87, Page 157 of Deeds of Fresno County, lying between the West line of the Northeast quarter of Section 14, Township 14 South, Range 17 East, Mount Diablo Base and Meridian according to the Official Plat thereof, and the Southerly extension of the West line of Lot 16 of said Fresno Irrigated Farms Co. Tract, being Parcel 2, in the Deed executed by Union Pacific Railroad Company, a Delaware corporation formerly known as Southern Pacific Transportation Company, a Delaware corporation, to Kenneth R. Boyd and Susan K. Boyd, as Trustees of the Boyd Trust dated December 23, 1999, said Deed recorded November 29, 2004, as Document No. 2004-0265622, of Official Records.

TOGETHER WITH, that portion of West California Avenue, as abandoned by Resolution No. 04-76, recorded July 11, 2006, as Document No. 2006-0144355, of Official Records, which would pass by operation of Law.

ALSO TOGETHER WITH, all that portion of said land conveyed in the Grant Deed recorded June 7, 2024, as Document No. 2024-0050304, of Official Records, the land therein being described as follows:

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line of said Southern Pacific Railroad Company Right-of-Way, also being the North line of that certain Quitclaim Deed between the Union Pacific Railroad Company and Kenneth R. Boyd as recorded November 29, 2004 as Document No. 2004-0265622 of Official Records of Fresno County; Thence, along the North line of said Southern Pacific Railroad Company Right-of-Way, North 89°59'57" West, 1319.62 feet to the West line of the Northeast quarter of said Section 14; Thence, along said West line of the Northeast quarter of Section 14, North 00°38'13" East, 21.57 to the POINT OF BEGINNING.

EXCEPTING FROM, that portion lying within said Lot 17, all oil, gas and other hydrocarbon substances in and under said premise, TOGETHER WITH, the full right and privilege to the grantor, its successors and assigns, to develop and remove the same, as more particularly described therein and also subject to the terms and conditions set forth therein, all as reserved by G. Kerckhoff Company, a California corporation, in the Deed recorded June 13, 1947, in Volume 2533, Pages 185, 286 & 287 of Official Records, as Document No. 31682.

EXCEPTING FROM, that portion lying within the land conveyed by Union Pacific Railroad Company, a Delaware corporation formerly known as Southern Pacific Transportation Company, a Delaware corporation, in the Deed recorded November 29, 2004, as Document No. 2004-0265622, of Official Records, all minerals and all mineral rights of every kind and character now known to exist or hereafter discovered underlying the Property, including, without limiting the generality of the foregoing, oil and gas and rights thereto, TOGETHER WITH, the sole, exclusive and perpetual right to explore for, remove and dispose of said minerals by any means or methods suitable to Grantor, its successors and assigns, but without entering upon or using the surface of the Property, and in such manner as not to damage the surface of the Property, or to interfere with the use thereof by Grantees the heirs, successors or assigns of said Trust. Except as may be otherwise provided in a written assignment or other written agreement between Grantor and Grantees, Grantor reserves all income (including, without limitation, rentals, license fees and royalties from any existing license and other existing rights to use the Property and renewals thereof) granted by Grantor or Grantor's predecessors in interest. Grantees agree that if Grantees receive any such income, Grantees will promptly forward the income to Grantor.

EXCEPTING FROM, those portions lying within the Northeast quarter of said Section 14, less the Southern Pacific Railroad right-of-way, all oil, gas and other hydrocarbon substances in and under said premises, TOGETHER WITH, the full right and privilege to the grantor, its successors and assigns, to develop and remove the same, as set forth in paragraphs (a), (b), (c) and (d), in said Deed, all as reserved by G. Kerckhoff Company, a California corporation, in the Deed recorded January 15, 1945, in Volume 2224, Page 109 of Official Records, as Document No. 2064.

APN: 020-041-45s and 020-041-47s and Portion of APN: 020-160-36s

TRACT TWO:

Lot 18 of Block 11 of Fresno Irrigated Farms Co. Tract, in the unincorporated area of the County of Fresno, State of California according to the map thereof recorded June 24, 1912, in Book 8, Page 1 of Record of Surveys, in the office of the County Recorder of said County.

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APN: 020-160-36s (portion)

TRACT THREE:

The South 75 feet of the West 100 feet of Lot 18 of Block 11 of Fresno Irrigated Farms Co. Tract, in the unincorporated area of the County of Fresno, State of California according to the map thereof recorded June 24, 1912, in Book 8, Page 1 of Record of Surveys, in the office of the County Recorder of said County, as described in the Deed recorded November 21, 1951, in Book 3091, Page 43 of Official Records, as Document No. 61176.

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APN: 020-160-36s (Portion)



STAFF REPORT

MEETING DATE: July 9, 2025

PRESENTER: Jesus A. Gonzalez, City Engineer

SUBJECT: Resolution of Intention to Levy and Collect the Annual Assessments for Landscape and Lighting District No. 1 (JG)

RECOMMENDATION: Council by motion adopt resolution of intention to levy and collect the annual assessments for Landscape and Lighting District No. 1 and set the date for the required public hearing for July 23, 2025.

EXECUTIVE SUMMARY:

The Landscape and Lighting District (LLD) No. 1 maintains public landscaping in median islands and landscape strips along major streets. The revenue from the district also pays for street lighting costs for areas within the LLD. All new developments are annexed into the LLD and charged an annual assessment that is collected with property taxes. There are currently 14 sub-areas within the LLD. Council did not approve any annexations to the Landscape and Lighting District No. 1 this past year.

This is the second of three actions by Council required by State law for the levy of the annual assessments. Council previously initiated proceedings for the annual levy of assessments at the May 28, 2025 Council Meeting. The City Engineer has prepared a preliminary report labeled Engineer's Report of the City of Kerman Landscaping and Lighting District No. 1 (LLD), dated July 2025, and filed the report with the City Clerk. The report includes descriptions of the improvements maintained, boundaries of the district and sub-areas, and proposed assessments per parcel. The final report will be submitted for approval at the time of the public hearing. The next, and final, action required by Council will be to conduct the required public hearing, receive any testimony, and confirm the annual assessments. The assessment roll is then submitted to the County Assessor for inclusion on the property owner's tax bill.

FISCAL IMPACT:

The annual assessments from Landscape and Lighting District No. 1 are used for maintenance of public landscaping and street lighting. The assessments for Sub-areas 1 through 5 were established prior to the passage of Proposition 218 and therefore cannot be raised without a vote of the property owners. The assessments for Sub-areas 6 through 14 are adjusted annually by the change in the Consumer Price Index (CPI). For 2025 the CPI increase is 2.9%. The estimated total assessments for FY 25-26 are \$437,525.12. The exact amount of total assessments will be known once the City receives the property roll from the Fresno County Assessor's Office.

ATTACHMENTS:

- A. Resolution
- B. Map – Assessment Area Boundaries

Attachment 'A'

RESOLUTION NO. 25-__

**RESOLUTION OF INTENTION TO LEVY AND COLLECT THE ANNUAL
ASSESSMENTS FOR LANDSCAPING AND LIGHTING DISTRICT NO. 1
FOR THE CITY OF KERMAN AND SETTING PUBLIC HEARING**

RESOLVED by the Council of the City of Kerman, County of Fresno, California that:

1. It is the intention of said Council to order the levy and collection of an assessment under the Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code (beginning with Section 22500 of said Code and hereinafter referred to as the "Act") for Landscaping & Lighting District No. 1 of the City of Kerman (herein "District") for fiscal year 2025-2025.
2. Said District is generally described as Tract No. 3397, Tract No. 4165, Tract No. 4484, Tract No. 4529, Tract No. 4560, Tract No. 4676 (Ph.1), Tract No. 4775, Tract No. 4792, Tract No. 4811, Tract No. 4846, Tract No. 4853, Tract No. 4910, Tract No. 4955, Tract No. 4987, Tract No. 5023, Tract No. 5028, Tract No. 5043, Tract No. 5132, Tract No. 5165, Tract No. 5191, Tract No. 5160, Tract No. 5329, Tract No. 5244, Tract No. 5222, Tract No. 5138, Tract No. 5266, Tract No. 5348, Tract No. 5416, Tract No. 5750, Tract No. 5636, Tract No. 5488, Tract No. 5480, Tract No. 5515, Tract No. 5478, Tract No. 5677, Tract No. 5805, Tract No. 5928, Tract No. 5975, Parcel Map No. 96-01, Parcel Map No. 98-04, Parcel Map No. 98-05, Site Plan Review No. 05-25, Parcel Map No. 07-01, Parcel Map No. 10-01, Parcel Map No. 10-02, Parcel Map No. 09-02, Tract No. 5832, Tract No. 5921, Parcel Map No. 2016-01, Parcel Map No. 19-01, Tract No. 6236, Tract No. 6302, and Tract No. 6293. Improvements to be maintained are generally described as streetlights and public landscaping within the District.
3. The Engineer has prepared and filed with the Clerk of the City of Kerman a preliminary report labeled Engineer's Report of the City of Kerman Landscaping and Lighting District No. 1, dated July 2025 to which reference is hereby made for a detailed description of the improvements, the boundaries of the assessment district, and any zones therein, and the proposed assessments upon assessable lots and parcel of land within the District.
4. Assessments in the District are equal to the prior year assessments, first time assessments, or assessments increased by a previously approved assessment formula.
5. The Kerman News, a newspaper published in Kerman, California and circulated in the City of Kerman is hereby designated as the newspaper in which this resolution of Intention shall be published, and the Clerk of the City of Kerman is hereby directed to cause this Resolution of Intention to be published once. Publication shall be completed not less than ten (10) days before the date set for hearing.

6. NOTICE IS HEREBY GIVEN that a public hearing is set for the regular meeting of the City Council on July 23, 2025 at 6:00 p.m., in the Council Chamber of City Hall, 850 S. Madera Avenue, Kerman, California 93630, All interested persons shall be heard on the question of the levy and collection of the proposed assessments. Written protests may be filed with the City Clerk at any time prior to the conclusion of the hearing. A written protest shall state all grounds of objection and shall contain a description sufficient to identify the property owned by the protesting person or persons.

The foregoing resolution was adopted by the City Council of the City of Kerman at a regular meeting held on the 9th day of July, 2025, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

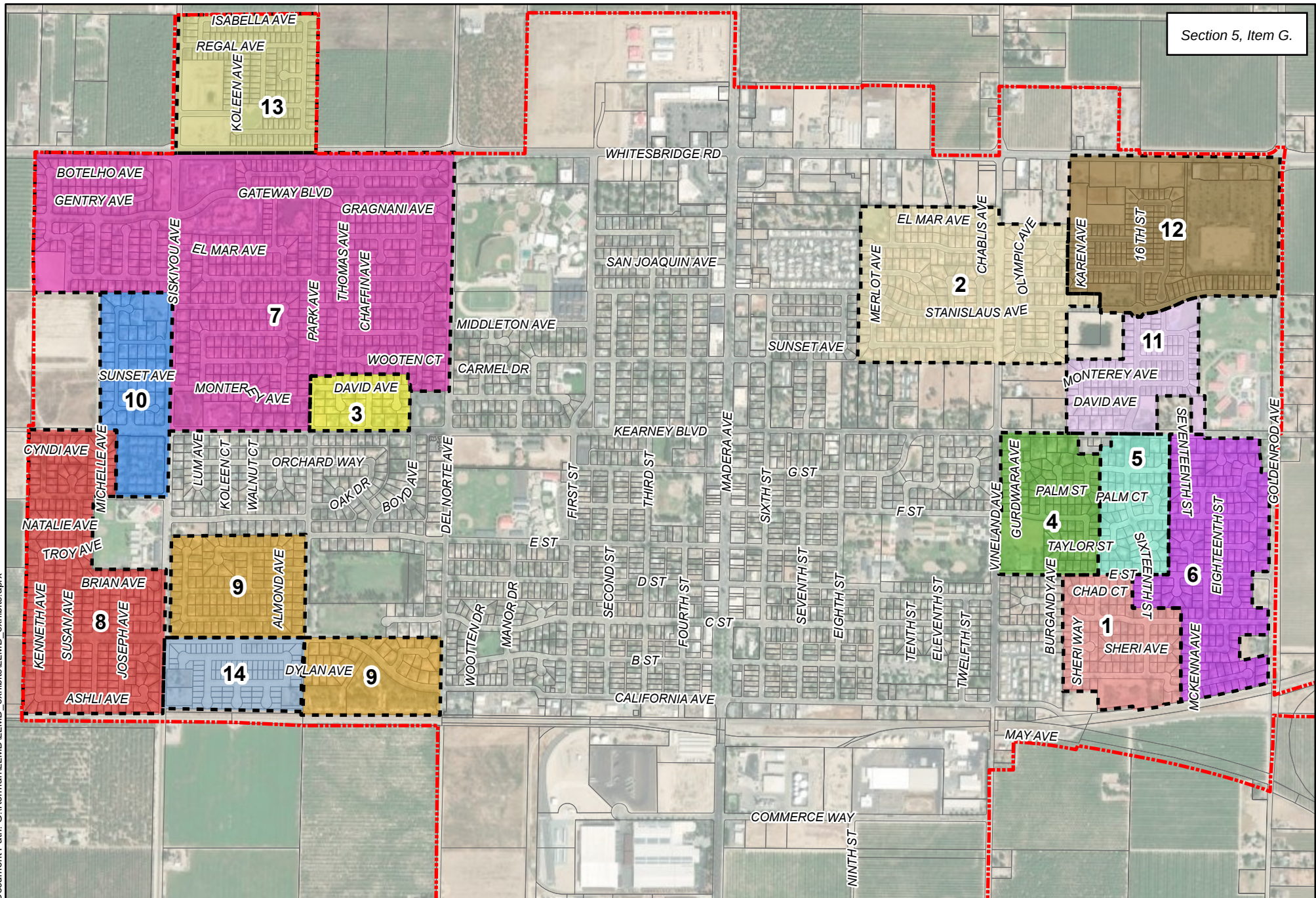
The foregoing resolution is hereby approved.

Maria Pacheco
Mayor

ATTEST:

Josie Camacho
City Clerk

Document Path: G:\Kerman\LLMD\LLMD exhibits\LLMD exhibits.aprx



Assessment Area Boundary

Assessment Areas

City Limits

0 600 1,200 Feet

ASSESSMENT DIAGRAM OF CITY OF KERMAN LANDSCAPING AND LIGHTING DISTRICT NO. 1

NOTE: FOR A MORE DETAILED DESCRIPTION OF THE LINES AND DIMENSIONS OF THE LOTS, PIECES, PARCELS, AND SUBDIVISIONS OF LANDS SHOWN ON THE ASSESSMENT DIAGRAMS, REFERENCE IS MADE TO BOOK 20 AND 23 OF ASSESSOR'S MAPS, COUNTY OF FRESNO, 2281 TULARE STREET, FRESNO, CALIFORNIA.





STAFF REPORT

MEETING DATE: July 9, 2025

PRESENTER: John Jansons, City Manager

SUBJECT: Release of Fire Development Impact Fee Funds to North Central Fire Protection District (JAJ)

RECOMMENDATION: Council by motion adopt resolution approving release of Fire Development Impact Fees to North Central Fire Protection District in the amount of \$813,689.24 pursuant to Memorandum of Understanding.

EXECUTIVE SUMMARY:

The City of Kerman (City) and the North Central Fire Protection District (District) are parties to a Memorandum of Understand (MOU) that addresses Development Impacts Fees for fire protection facilities and equipment.

The City collects Fire Development Impact Fees through the development process of residential and commercial building projects. Pursuant to the MOU, the District may request those funds upon demonstrating acceptable development, planning and construction of fire prevention and suppression facilities, purchase of fire equipment and a funded staffing plan.

The District's recent effort to acquire land to develop a station, campus and training facility adjacent to the City Limits is an eligible activity to receive disbursement of City Fire DIF Funds.

The current balance available to the District from the City is \$813,689.24, through May 31, 2025.

Having met the criteria contained in the MOU, Staff recommends release of those funds for the above referenced fire facility development.

An authorizing resolution is included with this report as **Attachment 'A'**, and the governing MOU is included as **Exhibit 'A'** to the resolution.

COORDINATION AND REVIEW:

This recommendation has been coordinated and approved by the City Attorney's Office, the Director of Community Development, and the Director of Finance.

FISCAL IMPACT:

An estimated \$813,689.24, through May 31, 2025, of Fire Development Impact Fee Funds collected including earned interest, will be released to the North Central Fire Protection District upon approval by City Council.

ATTACHMENTS:

A. Resolution w/Exhibits

Attachment 'A'

RESOLUTION NO. 25-__

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KERMAN APPROVING AND AUTHORIZING RELEASE OF FIRE DEVELOPMENT IMPACT FEES TO NORTH CENTRAL FIRE PROTECTION DISTRICT IN THE AMOUNT OF \$813,689.24 PURSUANT TO MEMORANDUM OF UNDERSTANDING.

WHEREAS, the City of Kerman prioritizes public safety including Police and Fire services; and

WHEREAS, the City of Kerman is provided Fire Protection and Suppression Services by North Central Fire Protection District (NCFPD); and

WHEREAS, the property owners of Kerman pay an annual property tax assessment for such services; and

WHEREAS, The City of Kerman operates a Development Impact Fee program to collect revenues to support demands on City infrastructure and facilities caused by new development, including a Fire Development Impact Fee on behalf of the NCFPD; and

WHEREAS, the City is party to a Memorandum of Understanding (MOU) (**Exhibit 'A'**) that details the transfer of those funds to the District for expanded fire services for development, construction of fire protection facilities and purchase of fire equipment; and

WHEREAS, the NCFPD has made substantial progress toward the development of a new fire station, campus and training facility by completing land acquisition, and environmental clearance and has made significant progress with project planning, and entitlements; and

WHEREAS, NCFPD new campus development will include a new fire station to replace the obsolete Station 56 located at Kearney Park in Fresno County to provide for expanded fire prevention and suppression services to Kerman and throughout their service area; and

WHEREAS, staffing assigned to and budgeted for at Station 56 will transfer to the new Station 53, thereby meeting the staffing condition of the MOU; and

WHEREAS; upon demonstrating acceptable progress in the development of new facilities and provision of staffing, the District may request release of Fire DIF as demonstrated in correspondence (Exhibit 2- Deed, and Confirmation of Staffing Plan) received by the City; and

WHEREAS, City agrees that sufficient progress has been made and conditions of the MOU have been met, to permit release of funds to NCFPD upon approval by City Council.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Kerman as follows:

1. The foregoing recitals are true and correct and incorporated by reference.
2. The North Central Fire Protection District, having met conditions required by the Memorandum of Understanding (**Exhibit 'A' and 'B'**) by and between the City of Kerman and the North Central Fire Protection District precedent to release of Fire Development Impact Fee funds is thereby eligible to receive funds.
3. The City Manager is hereby authorized to direct the Director of Finance to release the full current balance as of May 31, 2025, of Fire Development Impact Fee funds in the amount of \$813,689.24 to the District by or before July 31, 2025.
4. This resolution is effective upon adoption.

The foregoing resolution was adopted by the City Council of the City of Kerman at a regular meeting held on the 9th day of July 2025, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

The foregoing resolution is hereby approved.

Maria Pacheco
Mayor

ATTEST:

Josie Camacho
City Clerk

**MEMORANDUM OF UNDERSTANDING
BETWEEN NORTH CENTRAL FIRE PROTECTION DISTRICT
AND THE CITY OF Kerman PERTAINING TO FIRE SERVICES
AND DEVELOPMENT IMPACT FEES FOR FIRE PROTECTION
FACILITIES AND EQUIPMENT**

WHEREAS, North Central Fire Protection District (District) provides fire protection facilities and services in portions of Fresno County, California, including the City of Kerman (City); and

WHEREAS, pursuant to the requirements of Government Code Sections 66000 through 66009, the District has had a Fire Suppression Facilities Development Impact Fee Report (Report) prepared by a qualified third party dated May 5, 2008, a copy of which is attached hereto as Exhibit "A" and incorporated herein by this reference; and

WHEREAS, said Report identifies the needed Fire Suppression facilities and equipment for City and the calculated Development Impact Fee (DIF) to be charged; and

WHEREAS, based upon said Report, City shall implement, charge and collect such DIF's on all new development within City; and

WHEREAS, said funds collected shall be ultimately utilized by District, consistent with said Report, to provide new Fire Suppression Facilities and equipment to service City;

NOW, THEREFORE, it is agreed as follows:

1. City shall adopt, implement, charge and collect DIF's for Fire Suppression facilities and equipment pursuant to and consistent with the Report, or mutually agreed revisions to the Report which may be necessary to reflect changing circumstances.
2. City shall account for said funds collected in an identified and separate fund account for the purpose of making said funds available to District for the development and construction of Fire Suppression facilities by District and purchase of equipment as and when required consistent with the provisions of this MOU and said Report, or mutually agreed revisions to the Report which may be necessary to reflect changing circumstances. All interest earned on said funds shall inure to the benefit of said account and shall be added to the principal thereof.
3. District shall develop and construct such facilities as and when required pursuant to the provisions of this MOU and said Report, or mutually agreed revisions to the Report, which may be necessary to reflect changing circumstances, *provided District has adequate funding available to staff a new facility*. District shall notify City, at least six (6) months in advance, in writing of its intent to proceed with such construction projects

and its timetable for the need for the DIF funds. District shall *use its best efforts* to secure funds equal to the difference between the City's Fair Share and the total construction budget (the "District Share"). Examples of such "best efforts" shall include but not be limited to: establishing a separate capital facilities building fund reserve, establishing DIFs similar to City's in the un-incorporated areas of the District through cooperative efforts with the County Board of Supervisors, pursuit of applicable grants, or proposing ballot measures for the establishment by voters of appropriate assessments or taxes for the support of funding for staffing, equipment and facilities for adequate fire prevention and protection. At the time of giving notice to City, District shall confirm that District has available funds to pay the District Share, and shall demonstrate to the extent reasonably possible that necessary funding for at least one year of staffing and operations is allocated. The parties acknowledge that it is critical to City that the Fire Suppression facilities discussed in the Report be located in or adjacent to the City so that the Emergency Response Times are maintained at, or better than, the current times identified in the Report as 5 minutes or less.

4. District shall further agree to provide staffing of said facilities, including management and supervision, consistent with the Report, *provided District has adequate funding available. District shall begin long-range budget planning for capital facilities and adequate staffing and operational funds and shall publicly report on such planning efforts annually.*
5. Upon such notification, and consistent with the timetable provided, City shall make available to District said funds exclusively for the planning, design and construction of aid facilities and the purchase of equipment, provided that District has demonstrated the availability of the District Share and necessary funding for at least one year of staffing and operations .
6. City and District shall review said Report, the Fire Suppression facilities and equipment needs of City, the DIF's and this MOU at least every five (5) years and make such revisions thereto as are deemed necessary and mutually agreeable
7. This MOU shall be effective upon the date when representatives of each party have completed execution of this Agreement after having received proper authorization from their respective governing bodies. This MOU shall terminate 25 years from the effective date and shall be binding upon and inure to the benefit of the successors or assigns of the parties.

IN WITNESS WHEREOF, the parties hereto have caused their names to be affixed by their authorized representatives, on the day herein written.

CITY OF KERMAN (City)

By: Em Manfandi

CITY MANAGER

Attest: Renee Holcroft

Approved as to form:

Mark [Signature]
City Attorney

NORTH CENTRAL FIRE
PROTECTION DISTRICT
(District)

By: Ken Alkahan

Attest: Cheryl Belluomini

Approved as to form:

[Signature]
Attorney for District

wp\nj\NCFPD\mou\508

Exhibit "A"

*Fire Suppression Facilities et. al.
Development Impact Fee
Calculation and Nexus Report
and Master Facilities Plan
for the
North Central Fire Protection District
May, 2008*

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taping or information storage and retrieval systems without written permission
of:*

*Revenue & Cost Specialists, L.L.C.
2545 East Chapman Avenue, Suite 103
Fullerton, CA 92831
(714) 992-9020*

May 5, 2008

Honorable District Board

Via Mr. Randy R. Bruegman, Fire Chief
North Central Fire Protection District
911 H Street
Fresno, CA 93721-3083

RE: 2007-08 Development Impact Fee (DIF) Calculation and Master Facilities Plan (MFP)

Honorable Chairperson, District Board and Chief Bruegman:

The District experiences private development of vacant parcels and continuously absorbs the demands for service created by that development and will continue to do so for some time. Revenue and Cost Specialists, L.L.C., was contracted to undertake a comprehensive identification of the capital projects and capital acquisitions necessary to preserve the existing *Levels of Service (LOS)* currently offered to and enjoyed by (after having have been paid for by) the existing community. The construction of these additional projects is necessary to eliminate the eventual diminution of the existing *Levels of Service* due to the addition of new residential and business development in the North Central Fire Protection District. The Report also calculates the development impact fees (DIFs) necessary to fund those required projects.

The District staff and Board, responsible for providing services to a continually expanding residential and business community, must recognize that the magnitude of the impact fees is a **direct function** of the net \$6,950,549 District-wide cost of the capital projects identified in the *Master Facilities Plan* as capacity increasing. It is incumbent upon this Report to convince the District Board (and ultimately the Kerman City Council and Fresno County Board of Supervisors) of the extraordinary need for and justification of the proposed development impact fees.

Adoption of the maximum-supported development impact fees contained herein and imposition upon the remaining development opportunities in the City of Kerman community, could generate approximately \$4,329,455 in revenues for use on the proposed fire suppression system capital expansion projects deemed as development generated (defined as one additional two-bay station and response fleet). While it is difficult to estimate the amount that would be collected from the unincorporated areas, the fee revenue would be proportional to the additional calls-for-service generated by new development in the unincorporated area and would be, over time, adequate to raise the \$2.6 necessary for the unincorporated portion of the proposed station (defined as one additional bay and response fleet). The identification of the net \$6,950,549 in required capital

Page 2, May 5, 2008 Letter to the North Central Fire Protection District Board and Staff

infrastructure needs generated by District-wide new development (\$7,060,549 total capital needs less the \$110,000 in the City's existing Fire Suppression System DIF fund balance) is not taken lightly, but must be examined in relation to the cost of the District's existing inventory of fire suppression facilities, vehicles, and equipment that a new development project will share in and benefit from, upon approval, construction and finally, occupancy.

To offer such a perspective, a major element in this Report is a *proportional analysis*, or comparison of what is being asked of future residents, in the form of dedicated public improvements or an in-lieu (impact fee) payment, with the cost of the District's existing infrastructure (land, facilities, and equipment), contributed by the existing population and business community. The dedications, taxes and assessments contributed to date by the existing community over numerous decades of development have generated (or committed to) just over \$19.5 million (at current replacement costs) in the form of capital facilities, vehicles, and equipment improvements from within the District service boundary.

It is not intended for the recommended development impact fees to address all of the District's capital needs, especially replacement of aging facilities, vehicles and equipment. As per California Government Code 66000 et. seq. and common fairness, development impact fees cannot address existing capital deficiencies. The proposed fees will recognize and meet the needs of the District's growing population and business community. However, with the adoption of impact fees, other District discretionary revenue resources that may have been used to meet growth-generated needs for expanded services and facilities will now be available for those accumulating replacement and rehabilitation projects.

The information required to develop the District's capital costs and existing equity data was generated by the North Central Fire Protection District staff, without whose help and cooperation, this Report would have been impossible to complete. I would like to highlight the significant efforts invested by Joe Barcelos, NCFPD Finance Director, that were highly instrumental in generating the information and data critically necessary for calculation of legally- supportable development impact fees. Without all of their hard work and willingness to provide the best data available, this Report could not have been completed to the degree of accuracy and completeness that it has. We would also like to thank the City of Kerman and City Manager Ron Manfredi and his staff for their assistance in compiling the City's land-use database.

The Development Impact Fee Calculation Report is now submitted for your review and consideration. RCS staff is prepared to assist in increasing the Board's and community's understanding of this very significant part of the District's revenue structure.

Sincerely,



Scott Thorpe

**NORTH CENTRAL
FIRE PROTECTION DISTRICT**

**DEVELOPMENT IMPACT FEE
CALCULATION/NEXUS REPORT**

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Chapter One

Background and Introduction

The North Central Fire Protection District has retained Revenue & Cost Specialists¹ (henceforth referred to as RCS) to calculate the District's Development Impact Fees (henceforth referred to as DIFs). The DIF study area is split between two areas: the first is the area of the District that matches the City of Kerman's boundaries (or urban service area) and the second is the unincorporated area of Fresno County within the District's boundaries. The District Board and staff has determined that development impact fees are likely an important part of capital financing and should be calculated and that all efforts be undertaken to support the amount of the impact fees to allow for proper consideration of their adoption. If adopted, a periodic review and adjustment of the District's DIFs would be appropriate and warranted to insure that the District collects sufficient monies over time to construct or acquire the additional infrastructure needed to serve all of the new residential dwellings and business development at the level of service similar to the way existing development is served now. The DIFs contained in this Report will serve the District well for a number of years with periodic *Engineering News Record* Building Cost Index increases.

This DIF Calculation Report includes a complete list of all projects to be financed by development impact fees² and current service demands by land use. The *Development Impact Fee Calculation Report* and the *Master Facilities Plan* (included as Appendix A) offers information to support future Board policy decisions and increases the understanding by the development community One important component of this Report is that it includes a *proportional analysis* of the infrastructure needs required to support continued development of the District as compared to the existing infrastructure. The addition of the proportional analysis will assist the District Board in adopting a fee structure that recognizes inter-generational equity and increase the lay-person's understanding of what is *fair*. The proposed DIFs and related information can be found in Chapter 3 and are supported by Appendices A and B of this Report.

Based upon District staff input, RCS prepared the nexus calculation of the DIFs. In order to fully finance the required fire suppression capital improvements, the resulting impact fees will need to be adopted by each of the two agencies responsible for land-use agency decisions within the District's boundaries, that would be the Kerman City Council for areas within the City's corporate boundaries and the Fresno County Board of Supervisors for areas within the unincorporated areas.

Inclusion of the "Proportional Analysis." As stated earlier, this Report includes a *proportional analysis*. This analysis is intended to recognize and reconcile the difference between the Board's desired level of service required of new development, per statements in the various General Plan elements, with that of the *de-facto* or actual level of service provided to the existing community.

This addition will assist the Board in making the difficult policy decisions regarding the required additions of new development.

Development Impact Fee Structure. A municipal General Plan usually provides for a range of potential densities for residential development, the DIFs for residential uses need to be calculated on a per (type of) dwelling unit basis to reflect the specific impacts from a proposed development more accurately. For example, a property zoned as residential detached dwelling development may contain from two to four units per acre. If fees are calculated on an acreage basis, the developer proposing two units per acre will pay the same amount as a developer constructing four units per acre. Similarly, fees for commercial and industrial properties are calculated on a square footage basis to reflect the impacts of different building intensities for this type of development.

A second reason for the proposed DIF fee structure recommended in this Report involves the issue of building expansion or intensification of commercial and industrial areas. For example, if a property owner of commercial or industrial property proposes an expansion to his building, the question exists about how to charge this proposed expansion for its impact on the agency's streets, storm drainage system, and other infrastructures. A fee calculated on the building structure square footage basis will simplify this calculation.

However, all detached residential dwellings will be treated the same as there is no set of records kept to indicate that a larger detached dwelling, say 4,000 square foot or larger, is more or less likely to generate a call-for-service than a smaller, say 2,000 square foot, detached dwelling.

CALCULATION OF DEVELOPMENT IMPACT FEES

In California, State legislation sets certain legal and procedural parameters for the charging of DIFs. This legislation was passed as AB1600 by the California Legislature and is now codified as California Government Code Sections 66000 through 66009. This State law went into effect on January 1, 1989.

AB1600 requires documentation of projects to be financed by Development Impact Fees prior to their levy and collection, and that the monies collected actually be committed within five years to a project of "direct benefit" to the development which paid the fees. Many states have such controlling statutes.

Specifically, AB1600 requires the following:

1. Delineation of the **PURPOSE** of the fee.

2. Determination of the **USE** of the fee.
3. Determination of the **RELATIONSHIP** between the use of the fee and the type of development paying the fee.
4. Determination of the relationship between the **NEED** for the facility and the type of development project. **NOTE: Numbers 3 & 4 will be reversed throughout the chapters in this Report in a recognition that need should be identified before use.**
5. Determination of the relationship between the **AMOUNT** of the fee and the **COST** of the portion of the facility attributed to the specific development project.

This Report, with some additions, utilizes the basic methodology consistent with the above requirements of AB1600. Briefly, the following steps were undertaken in the calculation of impact fees for the District and are listed below:

1. Define the level of service needed within the General Plan area for each project or acquisition identified as necessary. In some areas, certain statistical measures are commonly used to measure or define an acceptable level of service for a category of infrastructure. Street intersections, for instance, are commonly rated based on a Level of Service scale of "A" to "F" developed by transportation engineers.
2. Review the Land Use map and determine the existing mix of land uses and amount of undeveloped and developed land. The magnitude of growth and its impacts can thus be determined by considering this land use data when planning needed infrastructure.
3. Identify all additions to the capital facilities or equipment inventory necessary to maintain the identified levels of service in the area. Then, determine the cost of those additions.
4. Identify a level of responsibility, identifying, as termed in this Report, the relative need (or as referred to in the accompanying schedules as "PERCENT NEED") for the facility or equipment necessary to accommodate "growth" as defined, and as opposed to current needs.
5. Distribute the costs identified as a result of development growth on a basis of land use. Costs are distributed between each land use based on their relative (*or proportional*) use of the capital system. For this Report, the

capital costs are distributed based upon the various land-use fire response demands from previous years records.

OTHER ASSUMPTIONS OF THE REPORT

In addition to the land use assumptions contained in the next Chapter of this Report, other important assumptions of this study include the following:

Land Costs. Land acquisition cost estimates were developed after discussions with District officials over recent acquisitions or current negotiations for all land purchase needs. Arguments for higher or lower costs can be made; however, \$261,360/acre (or \$6.00/square foot) for the acquisition of land consistent with the proper locating of fire stations to maximize access/egress to the community's circulation system, appears to be the most appropriate current figure for the purposes of this study.

Similarity of Demand and Generation of Calls-for-Service. Information regarding the demand for services by type of unit is readily available for the City of Kerman area. Existing station capacity, future development and call-for-service demand generated by the five basic land-uses has been calculated and a strong nexus is evident. The same information for the County area is harder to generate due to a less precise General Plan in that the future development plans of larger parcels in unincorporated areas is less known and within the control of fewer landowners.

Thus the information used determine the cost of serving a better known quantity, the City of Kerman, will be used to calculate a cost per residential unit and business square foot, to be applied to all development within the District. The information was used to calculate the capacity of a single two-bay station to serve, as an example, a number of detached dwellings, attached dwellings and business square feet, and those cost calculations will be applied to the development of any detached dwelling either with the City limits, or in the unincorporated areas.

A basic two-bay fire station has a finite capacity and, as an example, can serve 5,000 detached dwellings. The station serving 5,000 detached dwellings in an urban environment such as Kerman, would likely result in a lower ISO rating than the service level of the same two-bay station serving 5,000 homes in a very rural area, primarily due to the longer response times. However, the capital cost to serve each single detached dwelling would be basically the same.

PROPORTIONAL ANALYSIS

A proportional analysis is important, if for no other reason, than for community inter-generational equity, i.e., fairness in the infrastructure investment made by existing residents and businesses with those of new residents and businesses that wish to use the existing District infrastructure. In short, previous generations of businesses and residents have contributed to the development of the District infrastructure and this fact should be recognized by future residents and businesses by contributing a like or fair amount towards completing the various infrastructure systems.

It is one thing to identify the many public improvement projects needed through build-out. It is an entirely different thing to assume that all of the identified improvements are required to meet the demands of the new development. Clearly, some projects could be *replacements* of the existing infrastructure while others will be *capacity increasing* projects. Within the category of the latter, they may also be further classified into two categories;

1. Projects dealing with existing deficiencies, i.e., project required regardless of whether there is additional development or not. An example would be the replacement of a station roof or an failing emergency generator.
2. Projects that are required as a result of development. An example of this would be an aerial truck necessary because of future three and four floor construction.

All impact fee calculations claim to be fair. Most DIF calculations will identify the desired or required capital projects, most ostensibly generated *as a result of development*. However, little evidence is ever offered in support for such a claim. Therefore, what is fair and equitable? Is it fair to require future residents and businesses in a District to construct, via payment of impact fees, a new Fire Station when the current stations are merely rented or leased space? On the other hand, if a community already has all of the fire stations they will need at build-out, are they precluded from imposing an impact fee to recoup some of that expenses incurred in constructing the those existing facilities? These are difficult questions that may be made easier by the following examples.

Comparison of Needed Infrastructure with Existing Infrastructure. The answer to these difficult questions may best be answered by comparing various fixed location infrastructure scenarios. This can be accomplished by looking closely at our friends in the planned community of Happy Valley³ for a few scenarios to explain the three possible conditions that can occur regarding the agency's current infrastructure and the demand upon them. We will use the provision of fire protection, a service that most of us as nonprofessional fighters can somewhat comprehend. These three "conditions" include, the fire suppression system of infrastructure construction:

1. is *On-target*;
2. has been *Deficient*; and;
3. has created *Excess Service Capacity*.

Adoption of a Standard - According to the National Fire Protection Association (NFPA), a standard two-bay fire station (estimated for purposes of this example to cost about \$2,000,000) can meet the needs of 5,000 homes or 10,000,000 square feet of business pad. If these standards were adopted as Happy Valley's public safety element of the District's General Plan, they would be known as the *de jure* or stated (or desired) standard (i.e., the standard the community would **like** to meet). The inductive impact fees (or cost per proportional unit served) for this *de jure* standard would then be:

Table 1-1
Calculation of N.F.P.A. Impact Cost

Land Use	Station Cost	Units Served	Impact Fee
Residential Units	\$2,000,000	5,000	\$400.00 per home
Business S.F.	\$2,000,000	10,000,000	\$0.20 per S.F.

Service Base - Happy Valley's General Plan indicates that there will be 10,000 residential units and about 20,000,000 square feet of commercial/industrial space creating a need for four stations at build-out. The station calculation is as follows:

Table 1-2
Determination of the Required Number of Stations

	Number of Units	Units served by One Station	Stations Required
Residential Units	10,000	5,000	2 Stations
Business S.F.	20,000,000	10,000,000	2 Stations
Required Stations at General Plan Build-out			4 Stations

Infrastructure is "On-target" - The need for four stations appears quite clear and the Happy Valley Council need only impose the impact fees calculated in Table 1-1. Currently, Happy Valley has 6,250 residential units and 7,500,000 square feet of commercial/industrial building pad and is half

"built-out" (in terms of fire calls for service). The existing development in Happy Valley is generating half of its ultimate (General Plan build-out) fire calls-for-service. This is demonstrated in Table 1-3 below:

Table 1-3
Development of Current Infrastructure is "On-Target"

	Number of Units	Units served by One Station	Stations Required
Residential Units	6,250	5,000	1.25 Stations
Business S.F.	7,500,000	10,000,000	0.75 Stations
Total Number of Stations Required Currently			2.00 Stations

Conversely, Happy Valley has the remaining half of its fire demand (in terms of calls-for-service) yet to come. Left to build are 3,750 detached dwelling units and 12,500,000 square feet of business floor space, and when constructed would generate the following capital needs identified on Table 1-4 on the following page:

Table 1-4
Remaining Development and Station Requirement

	Number of Units	Units served by One Station	Stations Required
Residential Units	3,750	5,000	0.75 Stations
Business S.F.	12,500,000	10,000,000	1.25 Stations
# of New Stations Required from Land to be Developed			2.00 Stations

If the earlier calculated impact fees (\$400 per residence and \$0.20 per square foot of business pad) were adopted and imposed, Happy Valley would collect (by General Plan build-out) enough capital revenues to construct the remaining two stations. Table 1-5 following, demonstrates this:

Table 1-5
Remaining DIF Collection

	Number of Units	Impact Fee	Amount Collected
Residential Units	3,750	\$400.00	\$1,500,000
Business S.F.	12,500,000	\$0.20	\$2,500,000
Amount Collected in Impact Fees			\$4,000,000
Cost of a One New Station			\$2,000,000
Stations to be Built with Impact Fees			2.00

Infrastructure is in Deficient Condition - And everyone is pleased in Happy Valley, (in particular the Fire Chief who now has four stations). However, consider the implications if the current Happy Valley residents and businesses had only shown the earlier commitment to construct a single station when, based upon their adopted standards, they should have constructed two stations? Clearly three more stations would be needed on the path to General Plan “build-out”. We can easily dismiss as completely inequitable the possibility of requiring the remaining future home and business owners to finance all three remaining stations. But would it be fair and equitable to charge new residents the \$400 per home and new businesses the \$0.20 per business square foot in order to build the remaining two stations required to meet the N.F.P.A. standards?

The simple and direct answer is no. The Happy Valley community has not (with only one station constructed at half build-out) demonstrated their full and complete commitment to meeting the N.F.P.A. standards, and as a result would not have a strong case to assert that others who build after them need to contribute towards the construction of multiple (two) fire stations at a higher level of service (LOL) by including the “missing” second station.⁴

The service provided by the single existing station is the community's *de facto* (or “in fact”) standard service level. With one station, the contributed equity to build the single station would be half of the impact fee proposed in Table 1-1, or \$200/residential unit and \$0.10/square foot of business space, respectively (see Table 1-6, following).

Table 1-6
Impact Fee at Deficient Condition

	Number of Units	Existing Contribution	Amount Collected
Residential Units	3,750	\$200.00	\$750,000
Business S.F.	12,500,000	\$0.10	\$1,250,000
Amount Contributed by Existing Community			\$2,000,000
Cost of One New Station			\$2,000,000
Station(s) built with Community's Contribution			1.00

If Happy Valley has only built one station when the General Plan is at half build-out, we would be forced to conclude that the District is currently *deficient* by one station. If the future residents were asked to pay at a rate that would build two stations (the \$400/\$0.20 rates) the District would have three stations at build-out, one financed and built by the first half of the community, and *two* financed and built by the second half of the community. The first half of the community would, in effect "inherit" one half of a station at no cost to themselves. In short, Happy Valley would fail the proportionality test required of the Dolan decision. The inequity would then be exacerbated when the community decides to build the final "missing" second station from a District-wide assessment or from annual General Fund receipts, paid for by the entire community, including those who just paid for the two new stations.

The only truly equitable option is for the District to adopt impact fees at the \$200/residence and \$0.10/business square foot rates. Adoption of this fee would be referred to as the ***Community Financial Commitment or Equity-based Impact Fees***. Admittedly, the District will go further into a deficit position in terms of the number of required stations, from being deficient by one station at half build-out to a deficiency of two stations at final build-out, *but the ratio of deficiency (or overall proportionality) would remain a constant 50% of the stations needed at either time.* The community, if they are truly serious about meeting the NFPA recommended standard, would then need to assess the entire community in some fashion to raise the needed money in some fashion for the remaining two stations either in the form of an assessment or dedication of general receipts of the District.

Infrastructure - Excess Capacity - One final but important scenario remains and must be considered. In this scenario the existing residents of Happy Valley were the industrious sort and (at half build-out) had constructed three stations when they were at the point when they only needed two

stations. Clearly there is demonstrable excess capacity in each of the three existing stations. In this case the Happy Valley's current *de facto* standard would be well above the *de jure* or target standard. Statistically, each of the three stations would have approximately 1/3 excess capacity (for providing services) and should be busy only about two-thirds of the time. Should the impact fee be limited only to the marginal \$200 per residence and \$0.10 per business square foot required to construct the one remaining required station? If so, the future residents receive a gift of the extra (third) station. There will be tough decisions ahead to be made by the Happy Valley District Council.

Marginal or Recoupment Fee? Hopefully, we would all agree that the Happy Valley District Council should adopt, *at a minimum*, the \$200/residence and \$0.10/square foot business space rates to insure that the fourth station would be built. This would be referred to as the *marginal needs-based* fee. This clearly would be a benevolent gesture, giving the new residents and businesses, in effect, a free ride on the cost of the (already built and paid for) third station.

Or in the alternative, the Council can recognize that the \$2,000,000 used to build the third station was little more than a loan from the existing community's General Fund, and needs to be repaid by the future community receiving an instantaneous level of fire protection the day they receive their occupancy permit⁵, through the imposition and collection of impact fees.⁶ In this case, the \$400/residence and \$0.20/square foot of business space impact fees should be adopted, imposed and collected. The impact fee would accumulate \$4,000,000 through build-out, \$2,000,000 required to repay the General Fund in delayed revenue (for Station #3) and the \$2,000,000 necessary to build the fourth station. This would be referred to as the *Fair Share at General Plan Build-out-based* fee. And more importantly, at General Plan built-out, long term equity would be achieved as each home and business would have contributed the same \$400 per residence and \$0.20 per square foot.

However, it is not possible to accept and support the idea that the proportionality test, when it limits the amount of the impact fee due to existing deficiencies, is a reasonable argument, but reject it when it indicates that there is excess capacity in the existing system. The issues in developing impact fees are often complex, but are best reached when equity between existing and future users is the target. Such equity is the target of this Report.

CHAPTER ORGANIZATION

At the end of Chapter 3, there will be four cost/fee tables. They are:

The first schedule, 3.1, the *Allocation of Project Cost Estimates* identifies the five projects/acquisitions, their costs and their relationship, in a percentage, to development or amount of increased capacity.

"Marginal Needs"-based Impact Fee - This schedule, 3.2, will identify the impact fees that would need to be adopted to meet the basic capital needs identified in the Report for that infrastructure.

With adoption of this level of impact fees, one could claim that *new development is occurring without any additional cost to the existing residents and businesses*. You could not, however, claim that *new development is paying its "fair share."*

Existing Commitment or "Equity"-based Impact Fee - Schedule, 3.3, identifies the cost (in current nominal dollar value) of the existing infrastructure, including land, physical improvements and capital equipment. This is the average amount that has been "invested" by the current community of residents and businesses. This equity will be expressed in terms of the cost to construct or acquire the agency's existing assets at current replacement costs.

If the average "equity" (for a detached residential dwelling for example) on this Table is greater than the average cost on the previous "Marginal Needs" Table, then the infrastructure system is "front-ended" or has excess capacity. Earlier residents and businesses of the community have put more of the system into place than will the remaining unbuilt portions of the community, (as they build). The existing community has advanced money to build capacity into the infrastructure system to meet the needs of residents and businesses not yet there! The scenario where Happy Valley had already built three fire stations while it only had the current demands for two stations is an good example of a *front-ended* system.

Adoption of this level of impact fee would allow the District to claim that *new development is not being required to pay to eliminate existing deficiencies*.

Fair Share at General Plan Build-out Average-based Impact Fee or (existing capacity fee) - When a system is front-ended, or where there is evidence of greater equity than of the marginal needs-based costs, the fourth table, 3.4, that will identify the average cost of the system required at "build-out" (the cost of the existing infrastructure system plus the cost of the future system needs). It will be the average of the "marginal" and the "equity" tables combined and then divided by the General Plan built-out community that would represent an amount, that if adopted, would equalize the cost of the system between the future community with that of the existing community. The difference between the "marginal" amount and the larger "equity" amount would be "recoupment" of front-ended or advanced costs (or of delayed revenues).

However, if the average *equity* (again using a detached dwelling as an example) is less than the average cost on the previous *marginal-needs* table (for the same detached dwelling), it is an indication that system construction has been lagging or is currently *deficient*. When the marginal needs are greater than the *equity*, the fees are limited to the *equity* figures, based upon the

argument that it would inequitable to require future residents and businesses to contribute greater amounts than have the existing residents and businesses. Where marginal needs are greater than current equity, there is no need for the third table (Fair Share at General Plan Build-out) in these cases. In short, if the existing community has not been inclined to construct an infrastructure system proportionally as the community developed, what basis does the community have to require the future residents to invest more, thus by eliminating, to some degree, the deficiencies created by the existing community? There can be no such rational argument.

Adoption of this level of fee would allow the District to claim that *development is paying its fair share*.

Chapter Endnotes

1. The firm had been previously known as *Management Services Institute*, but the same partners reorganized as *Revenue & Cost Specialists, L.L.C.*.
2. For greater detail of each project, refer to the District's *Master Facilities Plan*.
3. "Happy Valley" has been used as an imaginary community for purposes of DIF example for about nine years. Clearly no insult is intended to any real or imagined community of Happy Valley. It is also a Happy Valley because there is no inflation and the value of a dollar remains nominal.
4. Barring the specific definitions of number and location of fire stations in a large specific plan.
5. Actually, the permitted structure receives fire protection services as it is being constructed.
6. This example assumes that each of the existing three stations is debt-free and owned out-right.

Chapter Two

Demographics and Findings

This Chapter provides an inventory of developed and undeveloped land within the North Central Fire Protection District and the City of Kerman's boundaries. The City of Kerman land-use database may be referred to as the District's Urban Service Boundary area. The area within the District Urban Service Boundary contains *significant* potential for development of residential, commercial and industrial uses and this Report is limited to those parcels *currently* within the area described above.

CITY OF KERMAN LAND USE ASSUMPTIONS

The following is a discussion of the inventory of developed and undeveloped land within the boundaries of the Urban Service Boundary. The inventory of undeveloped land within the Urban Service Boundary forms the base for distribution of the estimated costs of impacts from new development within that area. The developed land inventory forms the base for distributing the cost of the existing infrastructure for comparison and for the *de facto* identification of the existing levels of service (LOS) provided by those existing infrastructure.

Table 2-1, below, provides the inventory of all private land uses contained within the current District Urban Service Area. The acreage amounts indicated on Table 2-1 and Table 2-2, are based on the City of Kerman's General Plan's land use inventory of privately held parcels.¹

Table 2-1
Kerman City Urban Service Boundary Land Use Inventory
(Median Estimates for General Plan @ Year 2027)

Total for Service Area Land Use Database @ Median G.P. Est.	Current Development		Potential Development		G.P. Build-out Total	
	Acres	# of Units	Acres	# of Units	Acres	# of Units
Detached Dwelling Units	779.00	2,555	914.4	4,572	1,693.40	7,127
Attached Dwelling Units	85.00	939	86.0	1,290	171.00	2,229
Mobile Home Units	11.00	116	1.0	10	12.00	126
Commercial/Office Use Acres	121.50	1,323,135	169.0	1,840,410	290.50	3,163,545
Industrial Use Acres	82.50	1,257,795	136.0	2,073,456	218.50	3,331,251
Total @ Median G.P. Estimate	1,079.00		1,306.40		2,385.40	

Such land-use information for the unincorporated area is not as available as the County General Plan is not as detailed, given the literally thousands of acres that are essentially vacant but actively used for agricultural/farming purposes. The report will calculate a schedule of development impact fees based upon the greater data available from within the finite City Limits of the City of Kerman and recommend fees for the North Central Fire Protection District Board to be considered for adoption by the City of Kerman City Council and the Fresno Board of Supervisors.

Land Use Definitions. This Report classifies properties as either one of three residential land uses or two different categories of business development. These land uses are defined below:

Residential Land Uses:

- **Detached Dwellings** - Corresponds what are often referred to as single family residential homes and include specific zones with an allowable use designation of *Very Low Density*, *Low Density* and some *Medium Density* residential.
- **Attached Dwellings** - Corresponds to the City's approval of what are often referred to as multiple family residential uses such as *High Density* and some *Medium Density*.
- **Mobile Homes (in parks)** - Must meet density requirements similar to the above and must qualify for a CUP.

Business/Commerce Land Uses:

- **Commercial/Office** - Commercial uses include the general category of retail services and thus includes outlets ranging from restaurants to auto repair shops to shopping centers.
- **Industrial/Manufacturing Uses** - This category contains all businesses engaged in heavy manufacturing or industrial development.

Definitions of Land Use Status. For each of the major land use categories detailed above and in Table 2-1, land is categorized as either Developed or Undeveloped. Definitions regarding the status of each land use are as follows:

Developed Acreage - Includes land in the District which is fully developed and is in conformance with the zoning designation for that area, or land which has received a building permit but which is not yet constructed. Acreage in this category may also include non-conforming use areas of the City which contain extensive development before changes to the General Plan were made.

RCS made no request for projections regarding properties which are currently classified as "Developed" but which may undergo redevelopment in the future. The District may wish to establish a policy now about how to charge impact fees for these redeveloping properties, especially in the situation where an older property (i.e., a building constructed in the 1960's) may never have paid an impact fee to the District.

Undeveloped Acreage - Refers to all non-public vacant acreage located within the agency (and limited to only the portions of parcel that can be developed). This category also includes any largely vacant properties anticipated to be redeveloped in the future. See Appendix B for more detail.

Table 2-2
Summary of Undeveloped and Developed Acreage
for the Three City of Kerman General Plan Growth Scenarios

2027 General Plan Estimate	High Estimate	Low Estimate	Median Estimate
Potential Population:	27,898	13,950	20,924
Residential Dwellings			
Detached Dwellings (78%)	6,095	3,048	4,572
Attached Dwellings (22%)	1,719	860	1,290
Total Residential Dwellings	7,814	3,908	5,861
Retail/Office Use Acres	225	113	169
Industrial Use Acres	181	91	136

Table 2-2, previous, provides a calculation of the median scenario potential growth land use inventory for the City, limited to privately held property as provided on Table 2-1. The City staff's land use median inventory reveals that there are presently 1,079.00 acres of privately-held developed land within the current City/District boundaries. Conversely, there remain 1,305.40 acres of vacant or substantially undeveloped land in the agency. Undeveloped land (in the median model) represents approximately 54.77% of the total 2,385.40 privately held acres within the City of Kerman City limits and also served by the North Central Fire Protection District. Not surprisingly, detached dwellings designated land constitutes the greatest amount (38.33%) of vacant acreage of all the land uses (914.4 vacant detached dwelling acres ÷ 2,385.40 total vacant acres).

Business Development. In order to assess the costs of impact from commercial or industrial building intensification or building expansions, this Report includes a calculation of impact fees both on an acreage basis and per gross square foot basis for commercial and industrial development. In order to accomplish this, City planning staff has, where necessary, estimated the average square feet of building coverage developed per net acre of land (often referred to as the average FAR, or Floor Area Ratio), shown following:

Commercial/Office Development - 10,890 Gross Square Feet per Acre (about 25% F.A.R.)
Industrial Development - 15,246 Gross Square Feet per Acre (about 35% F.A.R.)

The City’s General Plan (2027) identifies the addition of a low of 3,908 residential dwellings and a high estimate of 7,814 additional residential homes with a 22%/78% split between attached dwellings and detached dwellings. The median plan indicates the construction of 5,862 total dwelling units (4,572 detached dwellings and 1,290 attached dwellings). The added population would be approximately 20,924. Retail office space has been estimated to increase by one acre per 124 additional residents. Application of this estimate would generate approximately 169 acres of additional retail/office space by 2027². Industrial uses have been estimated to increase at a rate of approximately one acre per 154 new residents. Application of this estimate would generate approximately 136 additional acres of industrial acres by 2027³.

SUMMARY OF FINDINGS

District staff has identified \$4,438,700 in needed and desired capital improvement projects required through General Plan build-out of the remaining development within the boundaries of the City of Kerman, and includes projects necessary only to support future growth, replacement project have not been included. The existing City Fire Development Impact Fee Fund balance off-setting of the total proposed cost by \$110,000. The adoption of the recommended the *Marginal Need-based* impact fees, as supported by the calculations in this Report (Schedule 3.2), would finance all of the needed capital facilities. It is important to note that this Report does not address vehicle replacement needs, thus underscoring the need to consider all available capital revenues.

Based on these costs and the schedules found at the end of Chapter Three of this Report, costs attributable to future development were derived on a per unit basis for residential land uses and on a per square foot of pad basis for commercial and industrial land uses. Schedule 2.1, found at the end of this Chapter, provides a summary of the recommended Development Impact Fees for each type of infrastructure and land use category.

The total recommended maximum DIF schedule for each land use is also summarized on the following page.

Table 2-4
Summary of Proposed 2007-08 Development Impact Fees

Land Use	Recommended Development Impact Fees
Detached Dwelling Units	\$721/Dwelling Unit
Attached Dwelling Units	\$436/Dwelling Unit
Mobile Home Dwelling Units	\$1,739/Dwelling Unit
Commercial/Office Uses	\$0.155/Square Foot
Industrial Uses	\$0.081/Square Foot

Chapter Endnotes

1. The figures are consistent with the most recent City of Kerman General Plan 2007 Update and the 2000 United State Census. See Part I, Chapter 2, pages 2-5 through 2-10.
2. Ibid. Page 2-8.
3. Ibid, page 2-9.

Schedule 2.1

North Central Fire Protection District
 2007-08 Fire Suppression/Medic Development Impact Fee Study
 Development Impact Fee Summary and Potential Collection (for City area)
 Fire Suppression Facilities, Vehicles and Equipment

Land Use	Vacant Acres	Potential Units/S.F.	Fee per Unit/S.F.	Potential Revenue
Detached Dwellings	914.4	4,572.0	\$721	\$3,296,412
Attached Dwellings	86.0	1,290.0	\$436	\$562,440
Mobile Home Dwellings	1.0	10.0	\$1,739	\$17,390
Commercial/Office Square Feet	169.0	1,840,410.0	\$0.155	\$285,264
Industrial Square Feet	136.0	2,073,456.0	\$0.081	\$167,950
Total Potential Development Impact Fee Revenue				\$4,329,455
Total "Build-out" Fire Suppression Infrastructure Needs				\$4,438,700
Less Existing Development Impact Fee Fund Balance (None)				(\$110,000)
Net Fire Suppression System Infrastructure Needs				\$4,328,700
Over/(Under) Potential Development Impact Fee Collection				\$755

Chapter Three

Fire Suppression Facilities, Vehicles, and Equipment

The Existing System. The Fire District currently responds to various calls-for-service within the District boundaries with some combination of the existing seven response and six administrative vehicles from one or more of the five existing stations. The five existing stations and assorted administrative buildings consist of:

Fire Station #21 is located on a two and a half acre parcel at 15850 West Kearney Boulevard within the City of Kerman. The station is the largest in the District's inventory at 13,300 square feet and is constructed on 1.95 acres.

Fire Station #22 is a 3,170 square foot facility on a roughly half acre (0.56) parcel located at 806 South Garfield.

Fire Station #23 at 2,720 square feet, is the District's smallest station and is also located on the smallest parcel, 0.45 acres at 4555 North Biola in the community of Biola.

Fire Station #45 is 4,725 square feet and is located on a 1.58 acres at 7285 West Shields in the Fresno area. There is also a 3,500 square foot metal shop located behind the station and a 1,500 office building on the front of the parcel. This station is inactive for fire suppression response, but is used to provide space for District-wide paramedic services.

Fire Station #47 is located at 1709 West Bullard. The facility is 3,100 square feet and is on a roughly one-half acre (0.56) parcel. There is also a 1,000 square foot shop building behind the station. This station is also inactive for fire suppression response, but is used to provide space for District-wide storage/maintenance needs.

The land acquisition and construction replacement costs of the five existing stations and three administrative buildings represents a District-wide investment of \$15,567,286. Not surprisingly, the District also has a sizable fleet of response and prevention units consisting of:

- Five Type I engines/pumpers;
- Two water tenders;
- A pick-up truck;
- Six auxiliary vehicles consisting of a Dodge Durango, a Ford pick-up, a GMC pick-up truck and a three Crown Victoria vehicles.

Chapter 3Fire Suppression Facilities, Vehicles and Equipment

The total investment in the vehicle compliment is about \$3,267,665. State vehicles and equipment have not been included in the equity figure. The District also has a significant inventory of specialty equipment including (but not limited to):

- Nineteen computers and two servers.
- Two copiers.
- Five station generators.
- A recording sound system.
- IP and wireless phone/communication system.
- Lawn tractor and mowers.
- Miscellaneous yard and station equipment.
- Five commercial washer/dryers, and;
- Radio tower and radio system.

The total replacement value of the District's specialty equipment is \$679,240. Combined with the \$15,567,286 in fire facilities, \$3,267,665 in response fleet, the current net equity or investment in the fire stations and training facilities, response fleet with specialty equipment is a sizable \$19,514,191. This figure represents what it would cost, at current dollars, to establish the existing District response capability at current vehicle, equipment, land acquisition and construction costs. There is an existing City of Kerman Fire Facilities, Vehicle and Equipment Impact Fee Fund balance of \$110,000. The relevance of this sizable financial asset investment will be established later in this Chapter in the proportionality application

Demand Upon Infrastructure Created by the Development of Underdeveloped or Vacant Parcels.

While it can be said that numerous factors are considered when determining the number and location of fire stations within any agency, it can be stated without any logical argument that all new private development in the District will have an affect on the District's current ability to respond to fire, rescue, and emergency calls for service. The affect, simplified but not trivialized, is twofold. Initially, each new residential and business development will create, on average, more calls for service increasing the likelihood of simultaneous (and thus competing) calls for service. Additionally, as development spreads further from the existing station, as large-scale development is often likely to do, the distances (and thus response times) will increase, taking the existing pumper, rescue and truck companies out-of-service for greater periods of time.

The capacity of any fire station is finite and will reach practical limits (through call frequency and total time). When that capacity is exceeded, the level of service afforded to existing development will be greatly reduced. Or stated in another way, if development continues without the addition of fire station capacity, the existing station could be overwhelmed, making a timely response for emergency service a virtual coin flip. The existing engine companies may not be available to respond to your needs and may be out-of-service on a call in a different part of the community,

The Purpose of the Fee. In order to continue to be able to respond to an ever-increasing number of expected calls, the District staff has determined the need for the addition of one large (three bays wide by two vehicles deep station and a significant expansion of the existing fleet to accommodate known and anticipated development. Having the right type and number of fire stations in the right locations will enable policy makers, the District Board, Chief and command staff, to house firefighters, apparatus, and equipment in a rational way for maximum use of resources.

Conversely, the penalties are high and extremely visible, for poor fire station location or no facility location. Adverse effects are felt by the District staff, the Board, and indeed by the existing District taxpayers. With poor location or no additional location, response times, (via distance or out-of-service due to a previous call), can become excessive, and if a tragedy occurs, the incident will be well publicized.

Often, response time is mistakenly referred to for only the first-in unit, and this can be a grave error. Instead, response time must consider *all* the forces necessary to place the incident under control. If the first unit arrives within five minutes but cannot provide the necessary water flow, or perform the needed functions due to a lack of staffing, the five minute response becomes insignificant and irrelevant. Thus an increase in the number and type of response vehicles is also necessary to match and equip the needed additional staff. The following sections identify the manner in which the District plans to meet the demands of additional calls for service.

The Use of the Fee. The revenues raised from a properly calculated and legally-supported Fire Suppression/Medic Facilities, Vehicles and Equipment Impact Fee would be limited to capital costs related to that growth. The fees would be used to construct a new station or expand the response capacity of the existing station. Conversely, the Fire Suppression Facilities, Vehicles, and Equipment Impact Fee receipts cannot be used to *repair* any of the existing fire stations or *fully replace* any existing emergency response vehicles.

Additional facilities are planned to come on-line, as needed, as development creates additional demands beyond the capability (volume or calls and distance) of the existing stations. The capital expansions include:

Station in Area East of Kerman (FD-01) - The acquisition of 1.5 acres and construction of the a 11,100 square foot three bay wide by two vehicles deep station. This sized station is estimated to cost approximately \$5,770,549. The station is necessary to consistently meet the City's target response standard of five minutes to the area of eastern Kerman. Roughly 8,000 square feet of the proposed 11,100 square foot station would be necessary for a two bay wide by two vehicle deep station ultimately housing two companies of fire-fighters. This portion is necessary to accommodate the calls-for-service resulting from future the development of approximately 5,862

dwelling units and 300 acres of commercial/office and industrial use development likely to occur in the City of Kerman. The remaining 3,100 square feet of the proposed station would be necessary for the third - two vehicle deep bay and working/living quarters for an additional company of firefighters. This portion of the costs of acquiring the land and constructing the station is proposed to accommodate the additional calls-for-service in the surrounding unincorporated area of the District. The third bay may not be necessary at the same time as the initial two-bay facility and thus may not be constructed at the same time. Regardless, the initial station should be designed and constructed to allow for the simple addition of the third bay and additional living quarters.

The station would be equipped with an 1,500 GPM engine/pumper, a 3,000 gallon water tender, a two brush rigs/apparatus and additional specialty rescue equipment (FD-03, FD-04 and FD-05).

The proposed projects and costs are identified on Schedule 3.1 and are detailed in the Master Facilities Plan (Appendix A). The total cost of completing the fire suppression system expansion is \$7,060,549 or a net \$6,950,549 after the City's existing Fire Suppression Development Impact Fee Fund balance of \$110,000 is applied.

The Relationship Between the Need for the Fee and the Type of Development Project. Fire service response standards extended to new development should be consistent with the fire response currently enjoyed by the District's existing residents and business community by constructing new facilities, or the result will be a deterioration in the level of service provided both to the existing residents and future citizens and businesses within the North Central Fire Protection District boundaries. It follows that it is appropriate to assess future development to contribute additional fire facilities.

To project the impact of future development on fire services, it was first necessary to quantify the current impact on services from each of the land uses within the District boundaries. Then, a determination of the costs of future capital facilities necessary to meet this increased demand was made. The following illustrates the relative impact from each land use on response capability.

While the majority of these requests for service were made by the North Central Fire Protection District citizens from their residences, there were also some requests generated from business uses within the District. A survey of each land use and its existing effect on requests for calls for service was conducted to project the impact of future development on fire services.

Table 3-1, following, summarizes an analysis of the number of calls for service per year received by the District in calendar year 2006. The breakdown of calls into the land uses that generated them, divided by the number of developed units (during the same period of time) generates a "calls for service" demand factor.

Table 3-1
Calls-for-Service Generated by Land Use

Land Use	Developed Dwellings or Acres	Calls For Service	Total Calls Per Dwelling or Acre
Detached Dwellings	2,555	18	0.007/Unit
Attached Dwellings	939	4	0.004/Unit
Mobile Homes (in parks)	116	2	0.017/Unit
Commercial/Office Use Acres	1,323,135	2	0.016/KSF
Industrial Use Acres	1,257,795	1	0.012/KSF

As an example, there were approximately 18 calls for service per year that generated a response to one of the existing 2,555 detached dwelling units within the City/District boundaries. The result indicates that, on average, each dwelling will generate 0.007 calls per year. The same analysis was undertaken for the other two residential uses and the three business land uses. Since these calls for service by land use are an average, they can be used to project the number of additional calls that could be expected in the future by multiplying the average calls per residential unit or business acre by the number of anticipated number of new residential dwellings or business square feet.

Only requests for calls-for-services to *privately held* property were counted. Requests for service to public property, such as parks and public ROW or intersections, were excluded which distributing these calls pro-rata through the requests for service from privately held property. This is based upon the argument that all public land serves privately held land in some manner.

Of residential land uses, a detached dwelling is just slightly more likely to require an emergency fire service response at 0.007 annual responses *per unit*, than an attached dwelling at 0.004 annual responses *per unit*. Commercial and industrial acre development is shown to generate 0.016 and 0.012 responses *per 1,000 square feet* of developed land respectively. However, it should be noted that while there appear to be fewer calls to industrial properties, significant training is required to be prepared for business responses, (i.e., mass casualty and hazardous and flammable materials training).

Table 3-2, following, indicates, that on a comparative basis (and at average densities at build-out), an acre of mobile home development creates the highest demand for fire services, thus the impact fee for that use is the highest on an acreage basis. Commercial uses create the highest demand of the two business uses at 0.016 calls per acre.

Table 3-2
Fire Suppression Generated by Land Use

Land Use	Average Calls for Service	Units per Acre	Total Calls per Acre
Detached Dwelling Units	0.007	3.28	0.023/Acre
Attached Dwelling Units	0.004	11.05	0.044/Acre
Mobile Home Dwelling Units	0.017	10.55	0.179/Acre
Commercial/Office Use Acres	0.016		0.016/Acre
Industrial Use Acres	0.012		0.012/Acre

Based upon the existing calls-for-service, a projection of future calls-for-service resulting from new development has been made. Table 3-3 following indicates the additional calls-for-service that must be anticipated and planned accommodated. Table 3-3 follows:

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Table 3-3
Additional Annual Fire Calls-for-Service
Generated by Future Development

Land Use	Calls-for-Service per Unit	Anticipated Units or Acres	Additional Calls-for-Service
Detached Dwelling Units	0.007	4,572 units	32.21
Attached Dwelling Units	0.004	1,290 units	5.50
Mobile Home Dwelling Units	0.017	10 units	0.17
Commercial/Office Uses	0.016	169 acres	2.78
Industrial Uses	0.012	136 acres	1.65
Total (rounded)	—	--	42.31

Resulting Marginal Needs-based Impact Fees. The adoption of the resulting Marginal Needs-based development impact fees, through build-out would pay for all of the proposed expansions, vehicles and equipment, but may not necessarily be fair or equitable. Table 3-4, on the following page and summarized from Schedule 3.2, indicates the Fire Suppression Facilities Vehicles and Equipment fee schedule necessary that if imposed and collected (and combined with the existing impact fee fund balance), would raise virtually all of the \$4,328,700 necessary to finance the City development-generated additional two-bay station, response vehicles and specialty equipment.

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Table 3-4
Marginal Needs-based Fire Suppression/Medic Facilities Impact Fees

Land Use	Allocation of Costs	Total Equity Per Unit or SF
Detached Dwelling Units	\$3,295,378	\$721/Unit
Attached Dwelling Units	\$562,700	\$436/Unit
Mobile Home Residential	\$17,393	\$1,739/Unit
Commercial/Office Uses	\$284,419	\$0.155/S.F.
Industrial Uses	\$168,810	\$0.081/S.F.

The Relationship Between the Use of the Fee and the Type of Development Paying the Fee. The *use of the fee* is a equivalent to the *need for the fee*. The impact fee would be collected as the development occurs (generally at building permit). As the development occurs, the impact is generated. The collected fee would be put to use to acquire land and construct fire stations and acquire additional emergency response vehicles and specialty equipment necessary to respond to those additional calls for service, *without reducing the capability of responding to calls from the existing community*.

The Relationship Between the Amount of the Fee and the Cost of the Portion of the Facility Attributed to the Development Project. A replacement value of the existing North Central Fire Protection District fire suppression infrastructure (land and stations, response fleet and related rescue equipment) of \$19,514,191 was referenced. This represents the current District-wide investment or *commitment* towards fire suppression capability by the existing taxpayers within the District's full boundaries. Most of the district assets are the result of acquisition via District general revenues which include revenues from the unincorporated area. Greater analysis indicates that approximately 14.92% of the District's revenues was collected from the area of the District within the City's City boundaries with the remaining 85.08% collected from the unincorporated areas within the District. The total 2006-07 District tax revenues (from privately held property) was \$3,065,426.¹ Approximately \$2,911,517, or 14.92% of the \$19,514,191 in capital assets, land and major equipment, resulted from District assessments on privately held properties within the City's boundaries. The remainder, or \$16,602,674, was collected from assessments on residences and businesses within the District, but outside of the City's boundaries.

Again, it is important to note that the City also has an unobligated Fire Suppression development Impact Fees Fund - fund balance of \$110,000 from residences or businesses recently constructed within the City's limits, but the remaining assets were contributed by all taxpayers within the full District. The combined assets contributed from within the City boundaries totals some \$3,021,517. Table 3-5, following, indicates this calculation.

Table 3-5
Determination of District Assets Represented by City Boundaries

	Full District Assets	City as a % of District	Assets via District Revenues	Assets via Direct City Support	Existing City Community Commitment
Land & Facilities	\$15,567,286	14.92%	\$2,322,639	\$0	\$2,322,639
Specialty Equipment	\$679,240	14.92%	\$101,343	\$0	\$101,343
Response Vehicles	\$3,267,665	14.92%	\$487,536	\$0	\$487,536
City Fund Balance	\$110,000	100.00%	\$0	\$110,000	\$110,000
Total	\$19,514,191	72.80%	\$2,911,517	\$110,000	\$3,021,517

When this combined figure of \$3,021,517 is distributed over the existing City of Kerman community in the same manner as the future costs, using the same the land use demands, an investment, or financial *commitment* (or *equity* for that matter) per unit can be determined. As an example, each detached dwelling unit has "invested" a significant \$788 into fire suppression/medic capital. Compare the \$788 investment by each existing with the very similar, but lesser \$721 required of each new detached dwelling. There is no rational argument for requiring any lesser (or greater for that matter) commitment from future businesses or citizens.

The current community's commitment has been to establish a five-station fire suppression capability² paid for via past impact fees and General Fund receipts. To allow future residents to benefit by use of all of the capital needs without contributing additional assets, would be clearly unfair to the existing residents. Table 3-6, on the following page, summarizes the distribution of the net \$3,021,517 in replacement cost to the existing community, (Schedule 3.3 shows it in greater detail).

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Table 3-6
City of Kerman Financial Commitment or Equity-based (Dolan Test) Impact Investment

Land Use	Allocation of Equity	Total Equity Per Unit or SF
Detached Dwelling Units	\$2,014,345	\$788/Unit
Attached Dwelling Units	\$447,632	\$477/Unit
Commercial Lodging Units	\$223,816	\$1,929/Unit
Commercial/Office Uses	\$223,816	\$0.169/S.F.
Industrial Uses	\$111,908	\$0.089/K.S.F.

Table 3-7, on the following page, identifies some of the key system attributes of the District's Fire suppression system of infrastructure. The attributes identify that approximately 39.0% (or 27 calls-for-service) of the total 69.31 annual calls-for-service at "build-out" are represented by the existing community who, have contributed a slightly larger proportion (41.1%) of the total financing of the entire system than that of the proportion of calls to be generated by the future community. The new fire demands to be added, in the form of additional calls-for-service represent about 61.0% of the total calls-for-service at General Plan build-out while that same new development will be asked to finance a lesser 58.9% of the fire infrastructure system by General Plan build-out. All of the above generally indicates that the District is advanced in terms of the construction of fire suppression infrastructure. Or another way to state it is that the future District members will generate 61.0% of the ultimate "build-out" calls for service, but would be asked to finance a slightly lesser 58.9% of the total required fire infrastructure system. It would certainly not be unreasonable, (or certainly disproportional) to assume that the remaining 61.0% of the new calls for service generators would be asked to contribute the remaining 58.9% cost of the infrastructure.

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Table 3-7
Comparison of Fire Suppression System Attributes

Infrastructure Factor	Existing Community	Future Community	Total at Build-out
Annual Calls for Service	27.00	42.31	69.31
Percentage of Total	39.0%	61.0%	100.0%
Cost of Total Infrastructure	\$3,021,517	\$4,328,700	\$7,350,217
Percentage of Total	41.1%	58.9%	100.0%

Of importance is the fact that the equity-based community investment on Table 3-6 are just slightly higher, at nearly 9%, than the marginal-needs based fees as demonstrated in Table 3-4. This indicates that the City, via the District, has more than maintained the proper pace of capital acquisition (station construction and acquisition of vehicles and equipment) with well planned routine and on-going expansion of the fire suppression infrastructure system. Additionally, Table 3-7 demonstrates the relative proportionality between the current investment and the capital demands needed to serve on future development.

Since the *District Financial Commitment or Equity-based Impact Fees* are greater than the *Marginal Needs-based Impact Fees*, a final schedule (3.4) and Table (3-8) has been included. It represents the combination of the existing and future communities, or the impact fee schedule were it to have been imposed upon the entire General Plan build-out community at once instead of this point in time. Or stated another way, the cost per type of unit equalized for time for the complete fifteen station fire suppression/medic infrastructure system. It distributes the cost of the entire fire suppression/medic infrastructure system (\$7,350,217) over the entire General Plan build-out population and business community (69.31 calls-for-service). Table 3-8 is on the following page.

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Table 3-8
Fair Share at General Plan Build out-based Impact Fees

Land Use	Allocation of Equity	Total Equity Per Unit or SF
Detached Dwelling Units	\$6,324,692	\$747/Unit
Attached Dwelling Units	\$1,007,460	\$452/Unit
Mobile Home Dwelling Units	\$230,125	\$1,826/Unit
Commercial/Office Uses	\$506,912	\$0.160/S.F.
Industrial Uses	\$281,028	\$0.045/S.F.

While Table 3-7 indicates that there may be a small amount of excess capacity in the existing fire station capacity, vis-a-vis the existing contribution and that the Fair Share at General Plan Build-out schedule of development impact fees could be adopted to recoup that minor difference and thus create fairness. However, greater accounting and analysis than was undertaken in this Report would be necessary to make such a claim. Given the closeness of the Figures in Table 3-4 and Table 3-6, it is recommended that the North Central Fire Protection District approve and the City of Kerman adopt the Marginal Needs-based schedule of Development Impact Fees as the most equitable set of fees to collect the capital income necessary to support the construction of fire suppression facilities, fleet and specialty equipment necessary to accommodate development within the City's limits.

RECOMMENDED NORTH CENTRAL FIRE PROTECTION DISTRICT DEVELOPMENT IMPACT FEES FOR THE CITY OF KERMAN:

Since the equity position of the existing community is slightly greater than the marginal need-based fees, there is the general indication that there is excess capacity in the existing systems assets and that the recoupment oriented *Fair Share at Build out-based Impact Fees* (Schedule 3.4) would be the fairest set of impact fees. However, before the District could consider the adoption of recoupment impact fees (or a buy-in fee), or any other fee based upon the existing capacity or value of the assets the District would need to undertake an appraisal of the existing assets. Until such an effort is undertaken, the most equitable development impact fee schedule to adopt would be the Marginal Needs-based Impact Fees detailed in Schedule 3.2 and summarized in Table 3-4.

**RECOMMENDED NORTH CENTRAL FIRE PROTECTION DISTRICT DEVELOPMENT
IMPACT FEES FOR THE UNINCORPORATED AREAS:**

The set of Fire Suppression Facilities, Vehicle and Equipment development impact fee schedule for the City of Kerman was based upon significant information available in a finite area. However, it does will cost the District any more or less to construct fire suppression facilities or acquire response equipment to accommodate development within the City or in the unincorporated areas. However, development information or projections for the County areas are difficult if not impossible to make with any degree of accuracy. As a result, the set of fees calculated for the City areas are also recommended for adoption within the unincorporated areas of the District by the Fresno County Board of Supervisors.

In short, a two-bay station can be planned for and meet the needs of a finite number of calls-for-service whether those new homes and business square feet be constructed within an incorporated City urban area or a unincorporated rural area. The difference between the two areas is that the smaller urban area would have a higher ISO rating due to the ability to meet a five minute or less response capability. The station serving the rural area, in order to serve the same number of homes or business square feet, would cover a much larger area, resulting in longer response times and a lower ISO rating.

Table 3-9, following, identifies the number of units of each type of land-use necessary to finance the construction of the third bay of the station proposed near the south east area of Kerman and acquisition of the required response vehicles. As an example, Table 3-9 indicates that it would require the collection of development impact fees from just over 3,600 detached dwellings to finance the \$2.6 million portion of a southeast Kerman station single bay addition (necessary for additional responses to the unincorporated areas). It would take approximately 6,000 attached dwellings, 16.9 million square feet of commercial/office space, or 32.4 million square feet of industrial space, or any combination of development thereof that raises approximately \$2.6 million.

Should development within the unincorporated areas exceed the \$2.6 million collection amount. It is an indication that additional calls-for service, are beyond the capacity of that single bay addition can serve, and that additional station capacity would be necessary. The location of that station capacity could be determined att that time Those additional capital revenues would be used towards an additional station.

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Table 3-9
Development Units Necessary to Construct the Third Bay
of Kerman Area Station (to serve new development within the unincorporated area)

Land-use Type and Unit	Development Impact Fee per Unit	Station Bay/Equipment Cost Estimate	Required Units for Station Bay/Equipment
Detached Dwelling Units	\$721	\$2,621,849	3,636
Attached Dwelling Units	\$436	\$2,621,849	6,013
Mobile Homes Units	\$1,739	\$2,621,849	1,508
Commercial/Office S.F.	\$0.155	\$2,621,849	16,915,155
Industrial S.F.	\$0.081	\$2,621,849	32,368,506

CHAPTER ENDNOTES

1. City tax revenues to the District of \$457,433 divided by the total District tax revenue of \$3,065,426 equals 14.92%, per Fresno County Tax Assessor's office.
2. Three of the stations are equipped/staffed for fire suppression capability, one dedicated for ambulance service and the remaining one is used for storage/other purposes.

Schedule 3.1

North Central Fire Protection District
 2007-08 Fire Suppression/Medic Development Impact Fee Study
 Allocation of Proposed Fire Suppression Infrastructure System Project Cost Estimates
 Fire Suppression Facilities, Vehicles and Equipment

Line #	Description	Estimated Cost	Construction Needs that Replace Suppression Response Capacity		Construction Needs that Increase Suppression City Response Capacity		Construction Needs that Increase Suppression County Response Capacity	
			Percent Need	Apportioned Dollar Cost	Percent Need	Apportioned Dollar Cost	Percent Need	Apportioned Dollar Cost
FD-01	Station Southeast of Kerman	\$5,770,549	0.00%	\$0	66.67%	\$3,847,033	33.33%	\$1,923,516
FD-02	Fire Engine/Pumper for Station Southeast of Kerman	\$475,000	0.00%	\$0	66.67%	\$316,667	33.33%	\$158,333
FD-03	Two Brush Rigs for Station Southeast of Kerman	\$350,000	0.00%	\$0	50.00%	\$175,000	50.00%	\$175,000
FD-04	Water Tender for Station Southeast of Kerman	\$365,000	0.00%	\$0	0.00%	\$0	100.00%	\$365,000
FD-05	Specialty Emergency Equipment	\$100,000	0.00%	\$0	100.00%	\$100,000	0.00%	\$0
SUB-TOTAL ESTIMATED NEW PROJECT COSTS		\$7,060,549	0.00%	\$0	62.87%	\$4,438,700	37.13%	\$2,621,849
LESS: Fire Suppression Facility Impact Fee Fund Balance		(\$110,000)	0.00%	\$0	100.00%	(\$110,000)	0.00%	\$0
Fire District Capital Reserve Fund		\$0	0.00%	\$0	0.00%	\$0	100.00%	\$0
SUB-TOTAL ADJUSTMENTS		(\$110,000)	0.00%	\$0	0.00%	(\$110,000)	0.00%	\$0
Total - Fire Suppression Capital Project Needs		\$6,950,549	0.00%	\$0	62.28%	\$4,328,700	37.72%	\$2,621,849
					Forward to Schedule 3.2			

NOTES:

1. Costs distribution based upon actual Fire Department "Calls-for-Service" statistics.

Schedule 3.2

North Central Fire Protection District
 2007-08 Fire Suppression/Medic Development Impact Fee Study
 Marginal Needs-based Development Impact Fees
 Fire Suppression Facilities, Vehicles and Equipment

Proposed Land Use	Undeveloped		Call Generation Rate	Calls for Service	Percentage of Additional Service Calls	Allocation of Expansion Costs	Cost Distribution Per Acre	Average Units or Square Feet/Acre	Development Impact Fee per Unit or Square Foot
	Acres	Units or Square feet							
Detached Dwelling Units	914.4	4,572	0.007	32.21	76.13%	\$3,295,378	\$3,604	5.00	\$721 per Unit
Attached Dwelling Units	86.0	1,290	0.004	5.50	13.00%	\$562,700	\$6,543	15.00	\$436 per Unit
Mobile Home Units	1.0	10	0.017	0.17	0.40%	\$17,393	\$17,393	10.00	\$1,739 per Unit
Commercial/Office Use A	169.0	1,840,410	0.016	2.78	6.57%	\$284,419	\$1,683	10,890	\$0.155 per S.F.
Industrial Use Acres	136.0	2,073,456	0.012	1.65	3.90%	\$168,810	\$1,241	15,246	\$0.081 per S.F.
TOTAL	1,306.4	--	--	42.31	100.00%	\$4,328,700 in Total Fire Suppression Capital Needs to Finish System			

Schedule 3.3

North Central Fire Protection District
 2007-08 Fire Suppression/Medic Development Impact Fee Study
 District Financial Commitment or Equity-based Development Impact Fees
 Fire Suppression Facilities, Vehicles and Equipment

Proposed Land Use	Developed		Call Generation Rate	Existing Calls for Service	Percentage of Existing Service Calls	Allocation of Infrastructure "Equity"	Distribution of "Equity" per Acre	Average Units or Square Feet/Acre	Current Financial Commitment per Unit or Square Foot
	Acres	Units or Square Feet							
Detached Dwelling Units	779.0	2,555	0.007	18.00	66.67%	\$2,014,345	\$2,586	3.28	\$788 per Unit
Attached Dwelling Units	85.0	939	0.004	4.00	14.81%	\$447,632	\$5,266	11.05	\$477 per Unit
Mobile Home Units	11.0	116	0.017	2.00	7.41%	\$223,816	\$20,347	10.55	\$1,929 per Unit
Commercial/Office Use A	121.5	1,323,135	0.016	2.00	7.41%	\$223,816	\$1,842	10,890	\$0.169 per S.F.
Industrial Use Acres	82.5	1,257,795	0.012	1.00	3.70%	\$111,908	\$1,356	15,246	\$0.089 per S.F.
TOTAL	1,079.0	--	--	27.00	100.00%	\$3,021,517	Total - City N.C.F.P.D. System Capital Contribution		
							\$110,000 in Equity in City Existing DIF Fund Balance.		
							\$2,911,517 Sub-total - N.V.F.P.D. District Suppression Assets.		
							14.92% City of Kerman as Percent of N.C.P.F.D. Revenue		
							\$19,514,191 Sub-total - N.C.F.P.D. Fire/Rescue Suppression Assets		
							\$15,567,286 N.C.F.P.D. Existing Suppression Facilities.		
							\$3,267,665 N.C.F.P.D. Fire/Rescue Response Vehicles.		
							\$679,240 N.C.F.P.D. Specialty Fire/Rescue Equipment.		

Land Use	Units or Acres	Calls for Service	Annual Calls/ Unit or K.S.F.
Detached Dwellings	2,555	18	0.007
Attached Dwellings	939	4	0.004
Mobile Homes	116	2	0.017
Commercial/Office	122	2	0.016
Industrial	83	1	0.012

Schedule 3.4

North Central Fire Protection District
 2007-08 Fire Suppression/Medic Development Impact Fee Study
 Fair Share at Buildout-based Development Impact Fees
 Fire Suppression Facilities, Vehicles and Equipment

Proposed Land Use	Total "Build-out"		Call Generation Rate	Total Calls for Service	Percentage of Respon- sibility	Allocation of Total System Cost	System Cost Distribution per Acre	Average Units or Square Feet/Acre	Recoupment Impact Fee per Unit or Square Foot
	Acres	Units or Square Feet							
Detached Dwelling Units	1,693.4	7,127	0.007	50.21	72.44%	\$5,324,692	\$3,144	4.21	\$747 per Unit
Attached Dwelling Units	171.0	2,229	0.004	9.50	13.71%	\$1,007,460	\$5,892	13.04	\$452 per Unit
Mobile Home Units	12.0	126	0.017	2.17	3.13%	\$230,125	\$19,177	10.50	\$1,826 per Unit
Commercial/Office Use A	290.5	3,163,545	0.016	\$4.78	6.90%	\$506,912	\$1,745	10,890	\$0.160 per S.F.
Industrial Use Acres	218.5	3,331,251	0.012	\$2.65	3.82%	\$281,028	\$1,286	15,246	\$0.084 per S.F.
TOTAL	2,385.4	--	--	69.31	100.00%	\$7,350,217	Fire Suppression System Capital needs @ G.P. Build-out.		

Appendix A

Master Facilities Plan

North Central Fire Protection District Master Facilities Plan Fire Suppression Facilities, Vehicles and Equipment		2008-09	2009-10	2010-11	2011-12	2012-13 Through Build-out	Project Build-out Total
FD-01	Station Southeast of Kerman	\$0	\$0	\$0	\$0	\$5,770,549	\$5,770,549
FD-02	Fire Engine/Pumper for Station Southeast of Kerman	\$0	\$0	\$0	\$0	\$475,000	\$475,000
FD-03	Two Brush Rigs for Station Southeast of Kerman	\$0	\$0	\$0	\$0	\$350,000	\$350,000
FD-04	Water Tender for Station Southeast of Kerman	\$0	\$0	\$0	\$0	\$365,000	\$365,000
FD-05	Specialty Emergency Equipment	\$0	\$0	\$0	\$0	\$100,000	\$100,000
Totals		\$0	\$0	\$0	\$0	\$7,060,549	\$7,060,549

May, 2008

Notes:

1. Project timing is not a component of this project. As a result, all projects default to the "Build-out" column.

North Central Fire Protection District Master Facilities Plan Project Detail

<i>Project Title:</i> Station Southeast of Kerman	<i>Program:</i> Fire Suppression Facilities, Vehicles and Equipment
<i>Submitting Department(s):</i> Administrative and Command Staff	<i>Project No.:</i> FD-01

Project Description:

Acquire land for and construct a proposed station near the area east and south of the existing City of Kerman corporate boundaries. The 11,100 square foot station would require approximately one and a half acres and would be able to house multiple response companies. The station would be three bays wide by two vehicles deep (4,800 S.F.). Approximately 2,622 square feet would be required for living quarters (kitchen, day room, restrooms/showers and sleeping dorms). Approximately 1,585 square feet would be required for mechanical/storage uses (laundry, workroom/shop, storage, electrical panel, vestibule and lobby). The remainder would consist of a 336 square foot office and 592 square foot conference/training room.

Justification/Requirement for Project:

Development within the Kerman City limits as well as in nearby unincorporated areas (within the District) will create the demand for a station near the southeasterly area of Kerman. Two of the station's three bays (and housing for two companies) will be dedicated to serving the additional calls-for-service generated by the addition of the 5,862 residential units and 3.9 million square feet of business uses anticipated to be developed within the Kerman City limits through General Plan build-out. The remaining two vehicle deep bay would be required to serve the additional calls-for-service generated by the less dense anticipated in the unincorporated areas.

Consequences of Not Completing Project:

The District staff would continue to respond with the finite capability/capacity based upon the existing three suppression stations and two support stations, specialty equipment and response fleet. Failure to acquire or construct the needed capacity improvements would ultimately reduce the existing level of service to current residents/businesses near that station by increasing the probability of simultaneous calls-for-service time to any new development.

Reference Document:

North Central Fire Protection District contractual staff planning.

Project Timing:

The timing or scheduling of the capital construction or capital outlay acquisition described herein, was not included in the scope of this engagement, thus all project cost default to the "Build-out" column.

<i>PROPOSED EXPENDITURES</i>	<i>2008-09</i>	<i>2009-10</i>	<i>2010-11</i>	<i>2011-12</i>	<i>2012-13 through Build-out</i>	<i>Total all Years</i>
<i>Design/Engineering/Admin.</i>	\$0	\$0	\$0	\$0	\$464,280	\$464,280
<i>Land Acquisition/Right of Way</i>	\$0	\$0	\$0	\$0	\$411,642	\$411,642
<i>Construction</i>	\$0	\$0	\$0	\$0	\$4,226,546	\$4,226,546
<i>Contingency</i>	\$0	\$0	\$0	\$0	\$251,831	\$251,831
<i>Equipment/Other</i>	\$0	\$0	\$0	\$0	\$416,250	\$416,250
<i>TOTAL COST</i>	\$0	\$0	\$0	\$0	\$5,770,549	\$5,770,549

Potential Funding Sources:

District General Fund revenues, Fire Suppression, Vehicle and Equipment Development Impact Fees and potentially a voter-approved tax measure.

39

North Central Fire Protection District Master Facilities Plan Project Detail

<i>Project Title:</i> Fire Engine/Pumper for Station Southeast of Kerman	<i>Program:</i> Fire Suppression Facilities, Vehicles and Equipment
<i>Submitting Department(s):</i> Administrative and Command Staff	<i>Project No.:</i> FD-02

Project Description:

Acquire the necessary response fleet for the proposed station (#24) near the area east and south of the existing City of Kerman corporate boundaries. The response fleet for this station would include a basic Type I engine (\$475,000).

Justification/Requirement for Project:

The proposed station would need a response fleet consistent with the demands created by nearby development that the station would serve. The station would require a basic response engine/pumper.

Consequences of Not Completing Project:

The District staff would continue to respond with the finite capability/capacity based upon the existing three suppression stations and two support stations, specialty equipment and response fleet. Failure to acquire or construct the needed capacity improvements would ultimately reduce the existing level of service to current residents/businesses near that station by increasing the probability of simultaneous calls-for-service time to any new development.

Reference Document:

North Central Fire Protection District contractual staff planning.

Project Timing:

The timing or scheduling of the capital construction or capital outlay acquisition described herein, was not included in the scope of this engagement, thus all project cost default to the "Build-out" column.

<i>PROPOSED EXPENDITURES</i>	<i>2008-09</i>	<i>2009-10</i>	<i>2010-11</i>	<i>2011-12</i>	<i>2012-13 through Build-out</i>	<i>Total all Years</i>
<i>Design/Engineering/Admin.</i>	\$0	\$0	\$0	\$0	\$0	\$0
<i>Land Acquisition/Right of Way</i>	\$0	\$0	\$0	\$0	\$0	\$0
<i>Construction</i>	\$0	\$0	\$0	\$0	\$0	\$0
<i>Contingency</i>	\$0	\$0	\$0	\$0	\$0	\$0
<i>Equipment/Other</i>	\$0	\$0	\$0	\$0	\$475,000	\$475,000
<i>TOTAL COST</i>	\$0	\$0	\$0	\$0	\$475,000	\$475,000

Potential Funding Sources:

District General Fund revenues, Fire Suppression, Vehicle and Equipment Development Impact Fees and potentially a voter-approved tax measure.

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North Central Fire Protection District Master Facilities Plan Project Detail

<i>Project Title:</i> Two Brush Rigs for Station Southeast of Kerman	<i>Program:</i> Fire Suppression Facilities, Vehicles and Equipment
<i>Submitting Department(s):</i> Administrative and Command Staff	<i>Project No.:</i> FD-03

Project Description:

Acquire the necessary response fleet for the proposed station (#24) near the area east and south of the existing City of Kerman corporate boundaries. The response fleet for this station would include two brush rigs at \$175,000 each.

Justification/Requirement for Project:

The proposed station would need a response fleet consistent with the demands created by nearby development that the station would serve. The station would require two brush rigs, one for the City of Kerman wildland interface areas and one for the unincorporated areas.

Consequences of Not Completing Project:

The District staff would continue to respond with the finite capability/capacity based upon the existing three suppression stations and two support stations, specialty equipment and response fleet. Failure to acquire or construct the needed capacity improvements would ultimately reduce the existing level of service to current residents/businesses near that station by increasing the probability of simultaneous calls-for-service time to any new development.

Reference Document:

North Central Fire Protection District contractual staff planning.

Project Timing:

The timing or scheduling of the capital construction or capital outlay acquisition described herein, was not included in the scope of this engagement, thus all project cost default to the "Build-out" column.

<i>PROPOSED EXPENDITURES</i>	<i>2008-09</i>	<i>2009-10</i>	<i>2010-11</i>	<i>2011-12</i>	<i>2012-13 through Build-out</i>	<i>Total all Years</i>
<i>Design/Engineering/Admin.</i>	\$0	\$0	\$0	\$0	\$0	\$0
<i>Land Acquisition/Right of Way</i>	\$0	\$0	\$0	\$0	\$0	\$0
<i>Construction</i>	\$0	\$0	\$0	\$0	\$0	\$0
<i>Contingency</i>	\$0	\$0	\$0	\$0	\$0	\$0
<i>Equipment/Other</i>	\$0	\$0	\$0	\$0	\$350,000	\$350,000
<i>TOTAL COST</i>	\$0	\$0	\$0	\$0	\$350,000	\$350,000

Potential Funding Sources:

District General Fund revenues, Fire Suppression, Vehicle and Equipment Development Impact Fees and potentially a voter-approved tax measure.

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North Central Fire Protection District Master Facilities Plan Project Detail

<i>Project Title:</i> Water Tender for Station Southeast of Kerman	<i>Program:</i> Fire Suppression Facilities, Vehicles and Equipment
<i>Submitting Department(s):</i> Administrative and Command Staff	<i>Project No.:</i> FD-04

Project Description:

Acquire the necessary response fleet for the proposed station (#24) near the area east and south of the existing City of Kerman corporate boundaries. The response fleet for this station would include a 3,500 gallon water tender (\$365,000)

Justification/Requirement for Project:

The proposed station would need a response fleet consistent with the demands created by nearby development that the station would serve. The station would require a water tender for the unincorporated areas that do not have an adequate fire hydrant system. The City does have, and will continue to construct, an water system with adequate fire response water flow.

Consequences of Not Completing Project:

The District staff would continue to respond with the finite capability/capacity based upon the existing three suppression stations and two support stations, specialty equipment and response fleet. Failure to acquire or construct the needed capacity improvements would ultimately reduce the existing level of service to current residents/businesses near that station by increasing the probability of simultaneous calls-for-service time to any new development.

Reference Document:

North Central Fire Protection District contractual staff planning.

Project Timing:

The timing or scheduling of the capital construction or capital outlay acquisition described herein, was not included in the scope of this engagement, thus all project cost default to the "Build-out" column.

<i>PROPOSED EXPENDITURES</i>	<i>2008-09</i>	<i>2009-10</i>	<i>2010-11</i>	<i>2011-12</i>	<i>2012-13 through Build-out</i>	<i>Total all Years</i>
<i>Design/Engineering/Admin.</i>	\$0	\$0	\$0	\$0	\$0	\$0
<i>Land Acquisition/Right of Way</i>	\$0	\$0	\$0	\$0	\$0	\$0
<i>Construction</i>	\$0	\$0	\$0	\$0	\$0	\$0
<i>Contingency</i>	\$0	\$0	\$0	\$0	\$0	\$0
<i>Equipment/Other</i>	\$0	\$0	\$0	\$0	\$365,000	\$365,000
<i>TOTAL COST</i>	\$0	\$0	\$0	\$0	\$365,000	\$365,000

Potential Funding Sources:

District General Fund revenues, Fire Suppression, Vehicle and Equipment Development Impact Fees and potentially a voter-approved tax measure.

42

North Central Fire Protection District Master Facilities Plan Project Detail

<i>Project Title:</i> Specialty Emergency Equipment	<i>Program:</i> Fire Suppression Facilities, Vehicles and Equipment
<i>Submitting Department(s):</i> Administrative and Command Staff	<i>Project No.:</i> FD-05

Project Description:

Acquire additional specialty equipment necessary to respond to a broad range of emergencies that will occur in developing areas. Specialty equipment would include (but not be limited to): communications, trench-shoring, HazMat, rescue, salvage equipment and other specialty items. Such equipment would allow the District staff to respond to and undertake calls-for-service more quickly and efficiently.

Justification/Requirement for Project:

The proposed equipment would increase the transfer of information more quickly and accurately. Additionally, the District will need to respond various types of emergencies with the proper equipment.

Consequences of Not Completing Project:

The District staff would continue to respond with the finite capability/capacity based upon the existing three suppression stations and two support stations, specialty equipment and response fleet. Failure to acquire or construct the needed capacity improvements would ultimately reduce the existing level of service to current residents/businesses near that station by increasing the probability of simultaneous calls-for-service time to any new development.

Reference Document:

North Central Fire Protection District contractual staff planning.

Project Timing:

The timing or scheduling of the capital construction or capital outlay acquisition described herein, was not included in the scope of this engagement, thus all project cost default to the "Build-out" column.

<i>PROPOSED EXPENDITURES</i>	<i>2008-09</i>	<i>2009-10</i>	<i>2010-11</i>	<i>2011-12</i>	<i>2012-13 through Build-out</i>	<i>Total all Years</i>
<i>Design/Engineering/Admin.</i>	\$0	\$0	\$0	\$0	\$0	\$0
<i>Land Acquisition/Right of Way</i>	\$0	\$0	\$0	\$0	\$0	\$0
<i>Construction</i>	\$0	\$0	\$0	\$0	\$0	\$0
<i>Contingency</i>	\$0	\$0	\$0	\$0	\$0	\$0
<i>Equipment/Other</i>	\$0	\$0	\$0	\$0	\$100,000	\$100,000
TOTAL COST	\$0	\$0	\$0	\$0	\$100,000	\$100,000

Potential Funding Sources:

District General Fund revenues, Fire Suppression, Vehicle and Equipment Development Impact Fees and potentially a voter-approved tax measure.

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Appendix B

**Expanded Land-use Database
for the North Central Fire Protection District
District Urban Service Area**

North Central Fire Protection District
 Fire Suppression Facilities, Vehicles and Equipment
 2007–08 Fire Suppression/Medic Development Impact Fee Study
 City of Kerman Urban Service Area Land-use Database @ 2027 General Plan Estimates

Total for Service Area Land Use Database @ Low G.P. Estimate	Current Development		Potential Development		G.P. Build-out Total	
	Acres	# of Units	Acres	# of Units	Acres	# of Units
Detached Dwelling Units	779.00	2,555	609.6	3,048	1,388.60	5,603
Attached Dwelling Units	85.00	939	57.3	860	142.30	1,799
Mobile Home Units	11.00	116	1.0	10	12.00	126
Commercial/Office Use Acres	121.50	1,323,135	113.0	1,230,570	234.50	2,553,705
Industrial Use Acres	82.50	1,257,795	91.0	1,387,386	173.50	2,645,181
Total @ Low G.P. Estimate	1,079.00		871.90		1,950.90	

Total for Service Area Land Use Database @ Median G.P. Est.	Current Development		Potential Development		G.P. Build-out Total	
	Acres	# of Units	Acres	# of Units	Acres	# of Units
Detached Dwelling Units	779.00	2,555	914.4	4,572	1,693.40	7,127
Attached Dwelling Units	85.00	939	86.0	1,290	171.00	2,229
Mobile Home Units	11.00	116	1.0	10	12.00	126
Commercial/Office Use Acres	121.50	1,323,135	169.0	1,840,410	290.50	3,163,545
Industrial Use Acres	82.50	1,257,795	136.0	2,073,456	218.50	3,331,251
Total @ Median G.P. Estimate	1,079.00		1,306.40		2,385.40	

Total for Service Area Land Use Database @ High G.P. Est.	Current Development		Potential Development		G.P. Build-out Total	
	Acres	# of Units	Acres	# of Units	Acres	# of Units
Detached Dwelling Units	779.00	2,555	1,219.0	6,095	1,998.00	8,650
Attached Dwelling Units	85.00	939	114.6	1,719	199.60	2,658
Mobile Home Units	11.00	116	1.0	10	12.00	126
Commercial/Office Use Acres	121.50	1,323,135	225.0	2,450,250	346.50	3,773,385
Industrial Use Acres	82.50	1,257,795	181.0	2,759,526	263.50	4,017,321
Total @ High G.P. Estimate	1,079.00		1,740.60		2,819.60	

End of Report



NORTH CENTRAL FIRE PROTECTION DIST

Section 7, Item A.

Board of Directors: Ken Abrahamian • Michael Foglio
Michael Golden • Rusty Nonini • Amanda Souza
Fire Chief: Timothy V. Henry, CFO, EFO

Fire Headquarters
15850 W. Kearney Boulevard
Kerman, California 93630-9335
(559) 878-4550 • FAX (559) 846-3788
www.northcentralfire.org

July 3, 2025

John Jansons
City Manager
City of Kerman
850 S Madera Ave
Kerman, CA 93630

Dear Mr. Jansons,

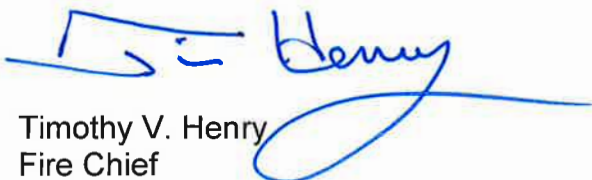
This letter is to confirm the North Central Fire Protection District's plan to transfer staffing from Station 56 (Kearney Park) to the future Station 53 once the new station is operational.

At its meeting on February 23, 2023, the Board reviewed and supported the relocation of Station 56 to the Howard and Kearney Boulevard area. This move is aimed at improving emergency response times, strengthening service delivery in the growing areas of Kerman, and ensuring compliance with NFPA standards. The Howard and Kearney site was selected based on its strategic position to better serve the community, including the industrial district south of the railroad tracks.

Escrow for the property at Howard and Kearney officially closed on June 27, 2025, securing the site for future development and long-term service planning.

Please contact my office if you have any questions or need additional information.

Sincerely,

A blue ink signature of Timothy V. Henry, written in a cursive style.

Timothy V. Henry
Fire Chief

2025-0061396

Recorded at the request of:
SIMPLIFILE, PROVO

06/27/2025 09:44 52

Titles: 1 Pages: 4

Fees: \$0.00

CA SB2 Fees:\$0.00

Taxes: \$0.00

Total: \$0.00

RECORDING REQUESTED BY:

Chicago Title Company

Escrow No.: 45005360-450-SM

Title No.: 45005360

**WHEN RECORDED MAIL DOCUMENT AND
TAX STATEMENT TO:**

North Central Fire Protection District

Timothy Henry

15850 W. Kearney Blvd

Kerman, CA 93630

APN: 025-200-17s

SPACE ABOVE THIS LINE FOR RECORDER'S USE

THIS DOCUMENT IS BEING RECORDED FOR THE BENEFIT OF
NORTH CENTRAL FIRE PROTECTION DISTRICT AND IS EXEMPT
FROM THE PAYMENT OF A RECORDATION FEE (GC 27383)

The undersigned declares exemption under the following:

The document is executed or recorded by the state or any county,
municipality, or other political subdivision of the state (GC 273881.1(a) (2)
(D)).

GRANT DEED

THE UNDERSIGNED GRANTOR(s) DECLARE(s)

- ☒ This transfer is exempt from the documentary transfer tax pursuant to Revenue and Taxation Code Section 11922.
- ☐ The documentary transfer tax is \$NONE DUE and is computed on:
- ☒ the full value of the interest or property conveyed.
- ☐ the full value less the liens or encumbrances remaining thereon at the time of sale.

The property is located ☒ IN THE UNINCORPORATED AREA OF Kerman in Fresno County.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Darlene A. Nale, aka Darlene B. Nale, as Successor Trustee of the Roland C. Nale and Darlene A. Nale Trust of 1998

hereby GRANT(s) to

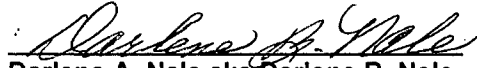
North Central Fire Protection District, a California fire protection district

the following real property in the County of Fresno, State of CA:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

Dated: June 25, 2025

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below..



Darlene A. Nale aka Darlene B. Nale
Successor Trustee of The Roland C. Nale
and Darlene A. Nale Trust of 1998

NOTARY ACKNOWLEDGEMENT(S) TO GRANT DEED

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
 County of Fresno) SS:

On June 25, 2025 before me, Gabriel Maddox
 a Notary Public, personally appeared Darlene A. Nale

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (Seal)

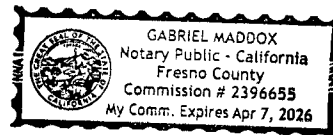


EXHIBIT A
LEGAL DESCRIPTION

For APN/Parcel ID(s): 025-200-17s

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA OF KERMAN, IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1: APN 025-200-17S (PORTION)

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 14 SOUTH, RANGE 18 EAST, MOUNT DIABLO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF, LYING NORTH OF THE RIGHT OF WAY OF SOUTHERN PACIFIC RAILROAD COMPANY.

EXCEPTING THEREFROM ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES THEREIN.

PARCEL 2: APN 025-200-17S (PORTION)

THE EASTERLY 20 FEET OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 14 SOUTH, RANGE 18 EAST, MOUNT DIABLO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF, LYING NORTHERLY OF THE RIGHT OF WAY OF SOUTHERN PACIFIC RAILROAD COMPANY.

EXCEPTING THEREFROM ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES RESERVED OF RECORD.

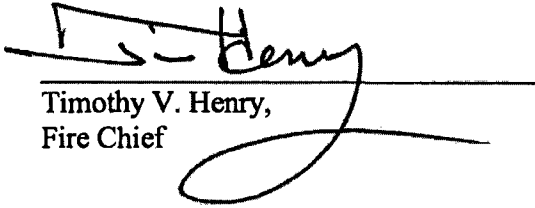
CERTIFICATE OF ACCEPTANCE

This is to certify that the Board of Directors of the NORTH CENTRAL FIRE PROTECTION DISTRICT, pursuant to a resolution of the Board adopted at a duly called meeting on June 26, 2025, accepted the interest in real property conveyed by the GRANT DEED dated June 25, 2025, from DARLENE A. NALE, AKA DARLENE B. NALE, SUCCESSOR TRUSTEE OF THE ROLAND C. NALE AND DARLENE A. NALE TRUST OF 1998, to the NORTH CENTRAL FIRE PROTECTION DISTRICT, a California fire protection district, and consented to the recordation of said GRANT DEED in the Official Records of the County of Fresno, California.

DATED: June 26, 2025

NORTH CENTRAL FIRE PROTECTION DISTRICT,
a California fire protection district

By:



Timothy V. Henry,
Fire Chief



STAFF REPORT

MEETING DATE: July 9, 2025

PRESENTER: John Jansons, City Manager and Josefina Alvarez, Director of Finance

SUBJECT: Presentation on Financing Strategy for High Priority Measure M Projects (JAJ & JA)

RECOMMENDATION: City Council hear a presentation on Financing Strategy for high priority Measure M projects, with possible direction to Staff.

EXECUTIVE SUMMARY:

The City of Kerman has undertaken an ambitious program of capital improvement projects including:

- Animal Shelter (completed)
- Hart Ranch Park (under construction)
- New Police Station (acquisition complete), and
- New “Senior Center” (Multi-Generational, Resiliency Center), (in design phase).

Measure M was approved by the voters to fund these types of projects with supplemental sales tax revenue. Augmenting Measure M has been a successful grant award program providing support to the Hart Ranch Park, the Senior Center and the Police station projects.

In 2024, staff identified the need for additional financing to advance these projects given their priority, anticipated cost, and urgency which revealed insufficient available cash flow to advance these projects virtually simultaneously.

To explore financing options available to the City to meet its goals, the City hired Fieldman, Rolapp & Associates, Inc. to represent the City on a potential bond financing program to secure the capital necessary to advance these projects and to protect existing grant funds which require timely performance.

Mr. James Fabian, with Fieldman, Rolapp & Associates, Inc. will present an overview of the financing strategy proposed to advance the City Council’s goals for community projects and address any questions the Council may have about the draft plan.

FISCAL IMPACT:

Undetermined at this time.

ATTACHMENTS:

None.