

PUBLIC HEARING

SUBJECT: CONSTRUCTION OF CONCRETE IMPROVEMENTS – W. NORTH GRAND AVENUE RECONSTRUCTION PROJECT (NEWCOMB STREET TO PROSPECT STREET)

SOURCE: Public Works Department - Engineering Division

COMMENT: This is the time and place for a Public Hearing to discuss the proposed construction of concrete improvements for the subject project.

The W. North Grand Avenue Reconstruction Project (Newcomb Street to Prospect Street) includes the construction of curbs, gutters, and drive approaches in front of undeveloped properties and/or developed properties that lack these public improvements. Section 20-40.1 of the Municipal Code stipulates that these improvements, once constructed, shall be reimbursed to the City of Porterville upon the issuance of a new building permit. Section 20-40.2 of the Municipal Code allows the City to recover the cost of the concrete improvements when the owner pulls a building permit(s) from the City and said permit(s) has a valuation of \$18,421.00 or more within a two (2) year period.

Section 20-40.8 of the Municipal Code requires that each property owner affected by the project be notified of this Public Hearing. The notification clearly describes the City's intent to seek reimbursement for the concrete improvements constructed by the City. This section also requires that City Council hold at least one additional Public Hearing prior to the establishment of a fee. Once the fee is established, the City shall record a general notice of "reimbursement fee" with the office of the Tulare County Recorder. The recorded document will officially notify the current owner and potential buyers that the property is subject to a concrete reimbursement fee.

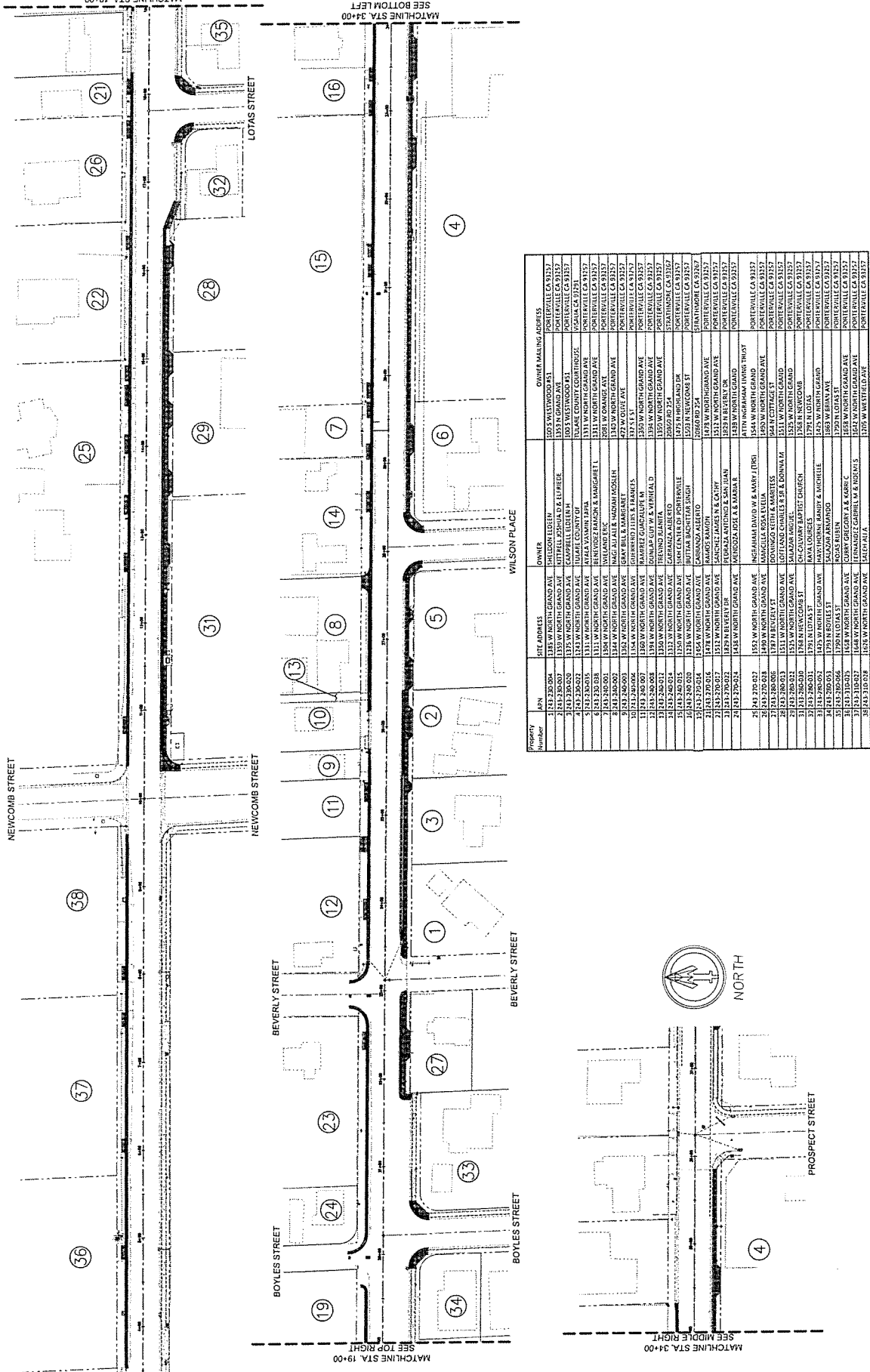
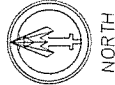
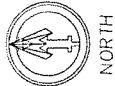
RECOMMENDATION: That the City Council:

1. Take public comments, concerns and questions; and
2. Authorize staff to schedule a Public Hearing prior to the establishment of a fee for the concrete improvements, in accordance with the Mitigation Fee Act, upon completion of each project.

ATTACHMENTS: Locator Map
Estimated Reimbursement Spreadsheet

Dir ___ Appropriated/Funded MB CM J

Item No. 11



Property Number	APN	SITE ADDRESS	OWNER	OWNER MAILING ADDRESS
1	21 243 270-014	1438 W NORTH GRAND AVE	MUNDOZA, ADRIANA & MARIANA	1438 W NORTH GRAND AVE PORTERVILLE CA 93257
2	21 243 270-015	1436 W NORTH GRAND AVE	MUNDOZA, ADRIANA & MARIANA	1438 W NORTH GRAND AVE PORTERVILLE CA 93257
3	21 243 270-016	1434 W NORTH GRAND AVE	MUNDOZA, ADRIANA & MARIANA	1438 W NORTH GRAND AVE PORTERVILLE CA 93257
4	21 243 270-017	1432 W NORTH GRAND AVE	MUNDOZA, ADRIANA & MARIANA	1438 W NORTH GRAND AVE PORTERVILLE CA 93257
5	21 243 270-018	1430 W NORTH GRAND AVE	MUNDOZA, ADRIANA & MARIANA	1438 W NORTH GRAND AVE PORTERVILLE CA 93257
6	21 243 270-019	1428 W NORTH GRAND AVE	MUNDOZA, ADRIANA & MARIANA	1438 W NORTH GRAND AVE PORTERVILLE CA 93257
7	21 243 270-020	1426 W NORTH GRAND AVE	MUNDOZA, ADRIANA & MARIANA	1438 W NORTH GRAND AVE PORTERVILLE CA 93257
8	21 243 270-021	1424 W NORTH GRAND AVE	MUNDOZA, ADRIANA & MARIANA	1438 W NORTH GRAND AVE PORTERVILLE CA 93257
9	21 243 270-022	1422 W NORTH GRAND AVE	MUNDOZA, ADRIANA & MARIANA	1438 W NORTH GRAND AVE PORTERVILLE CA 93257
10	21 243 270-023	1420 W NORTH GRAND AVE	MUNDOZA, ADRIANA & MARIANA	1438 W NORTH GRAND AVE PORTERVILLE CA 93257
11	21 243 270-024	1418 W NORTH GRAND AVE	MUNDOZA, ADRIANA & MARIANA	1438 W NORTH GRAND AVE PORTERVILLE CA 93257
12	21 243 270-025	1416 W NORTH GRAND AVE	MUNDOZA, ADRIANA & MARIANA	1438 W NORTH GRAND AVE PORTERVILLE CA 93257
13	21 243 270-026	1414 W NORTH GRAND AVE	MUNDOZA, ADRIANA & MARIANA	1438 W NORTH GRAND AVE PORTERVILLE CA 93257
14	21 243 270-027	1412 W NORTH GRAND AVE	MUNDOZA, ADRIANA & MARIANA	1438 W NORTH GRAND AVE PORTERVILLE CA 93257
15	21 243 270-028	1410 W NORTH GRAND AVE	MUNDOZA, ADRIANA & MARIANA	1438 W NORTH GRAND AVE PORTERVILLE CA 93257
16	21 243 270-029	1408 W NORTH GRAND AVE	MUNDOZA, ADRIANA & MARIANA	1438 W NORTH GRAND AVE PORTERVILLE CA 93257
17	21 243 270-030	1406 W NORTH GRAND AVE	MUNDOZA, ADRIANA & MARIANA	1438 W NORTH GRAND AVE PORTERVILLE CA 93257
18	21 243 270-031	1404 W NORTH GRAND AVE	MUNDOZA, ADRIANA & MARIANA	1438 W NORTH GRAND AVE PORTERVILLE CA 93257
19	21 243 270-032	1402 W NORTH GRAND AVE	MUNDOZA, ADRIANA & MARIANA	1438 W NORTH GRAND AVE PORTERVILLE CA 93257
20	21 243 270-033	1400 W NORTH GRAND AVE	MUNDOZA, ADRIANA & MARIANA	1438 W NORTH GRAND AVE PORTERVILLE CA 93257
21	21 243 270-034	1398 W NORTH GRAND AVE	MUNDOZA, ADRIANA & MARIANA	1438 W NORTH GRAND AVE PORTERVILLE CA 93257
22	21 243 270-035	1396 W NORTH GRAND AVE	MUNDOZA, ADRIANA & MARIANA	1438 W NORTH GRAND AVE PORTERVILLE CA 93257
23	21 243 270-036	1394 W NORTH GRAND AVE	MUNDOZA, ADRIANA & MARIANA	1438 W NORTH GRAND AVE PORTERVILLE CA 93257
24	21 243 270-037	1392 W NORTH GRAND AVE	MUNDOZA, ADRIANA & MARIANA	1438 W NORTH GRAND AVE PORTERVILLE CA 93257
25	21 243 270-038	1390 W NORTH GRAND AVE	MUNDOZA, ADRIANA & MARIANA	1438 W NORTH GRAND AVE PORTERVILLE CA 93257
26	21 243 270-039	1388 W NORTH GRAND AVE	MUNDOZA, ADRIANA & MARIANA	1438 W NORTH GRAND AVE PORTERVILLE CA 93257
27	21 243 270-040	1386 W NORTH GRAND AVE	MUNDOZA, ADRIANA & MARIANA	1438 W NORTH GRAND AVE PORTERVILLE CA 93257
28	21 243 270-041	1384 W NORTH GRAND AVE	MUNDOZA, ADRIANA & MARIANA	1438 W NORTH GRAND AVE PORTERVILLE CA 93257
29	21 243 270-042	1382 W NORTH GRAND AVE	MUNDOZA, ADRIANA & MARIANA	1438 W NORTH GRAND AVE PORTERVILLE CA 93257
30	21 243 270-043	1380 W NORTH GRAND AVE	MUNDOZA, ADRIANA & MARIANA	1438 W NORTH GRAND AVE PORTERVILLE CA 93257
31	21 243 270-044	1378 W NORTH GRAND AVE	MUNDOZA, ADRIANA & MARIANA	1438 W NORTH GRAND AVE PORTERVILLE CA 93257
32	21 243 270-045	1376 W NORTH GRAND AVE	MUNDOZA, ADRIANA & MARIANA	1438 W NORTH GRAND AVE PORTERVILLE CA 93257
33	21 243 270-046	1374 W NORTH GRAND AVE	MUNDOZA, ADRIANA & MARIANA	1438 W NORTH GRAND AVE PORTERVILLE CA 93257
34	21 243 270-047	1372 W NORTH GRAND AVE	MUNDOZA, ADRIANA & MARIANA	1438 W NORTH GRAND AVE PORTERVILLE CA 93257
35	21 243 270-048	1370 W NORTH GRAND AVE	MUNDOZA, ADRIANA & MARIANA	1438 W NORTH GRAND AVE PORTERVILLE CA 93257
36	21 243 270-049	1368 W NORTH GRAND AVE	MUNDOZA, ADRIANA & MARIANA	1438 W NORTH GRAND AVE PORTERVILLE CA 93257
37	21 243 270-050	1366 W NORTH GRAND AVE	MUNDOZA, ADRIANA & MARIANA	1438 W NORTH GRAND AVE PORTERVILLE CA 93257
38	21 243 270-051	1364 W NORTH GRAND AVE	MUNDOZA, ADRIANA & MARIANA	1438 W NORTH GRAND AVE PORTERVILLE CA 93257
39	21 243 270-052	1362 W NORTH GRAND AVE	MUNDOZA, ADRIANA & MARIANA	1438 W NORTH GRAND AVE PORTERVILLE CA 93257

W. NORTH GRAND AVENUE RECONSTRUCTION,
CONCRETE REIMBURSEMENT MAP



REVISION NO. _____ DATE _____

CITY ENGINEER _____ DATE _____
PUBLIC WORKS DIRECTOR _____ R.C.E. _____ DATE _____

DESIGN BY DC _____
DRAWN BY C/L _____
CHECKED BY DC _____
DATE _____ DECEMBER 2, 2010

CITY OF PORTERVILLE
ENGINEERING DIVISION
201 N. MAIN ST. PORTERVILLE, CALIFORNIA 93257 530.782-7467

Exhibit "B"

W North Grand Reconstruction Project -Prospect to Hwy 65
Reimbursement for City Installed Improvements

Property #	APN	OWNER-Property Address	Owner Address	Curb/Gutter	Sidewalk	Driveway	Total
1	243-230-004	SHELDON ELDEEN-1385 W. North Grand Avenue	100 S WESTWOOD #51	\$2,254.60	\$3,014.80	\$0.00	\$5,269.39
2	243-230-007	KITRELL JOSHUA D & ELFRIEDE-1359 W. North Grand Avenue	1359 N GRAND AVE	\$1,710.38	\$3,031.71	\$865.80	\$5,607.89
3	243-230-020	CAMPBELL ELDEEN H-1375 W. North Grand Avenue	100 S WESTWOOD #51	\$2,185.40	\$1,878.36	\$0.00	\$4,063.76
4	243-230-022	TULARE COUNTY OF	TULARE COUNTY COURTHOUSE	\$82.50	\$17,799.70	\$3,245.20	\$21,127.40
5	243-230-035	AYALA VASMIN TAPIA-1331 W. North Grand Avenue	1331 W NORTH GRAND AVE	\$528.00	\$2,618.61	\$864.17	\$4,010.78
6	243-230-038	BENEVIDEZ RAMON & MARGARET L-1311 W. North Grand Avenue	1311 W NORTH GRAND AVE	\$534.60	\$3,636.80	\$867.13	\$5,038.53
7	243-240-001	WIELAND ERIC- 1304 W North Grand Avenue	1431 W MEDIAN COURT	\$990.83	\$0.00	\$1,198.80	\$2,189.63
8	243-240-002	MAGI ALI ALI & HADIAH MOSLEH- 1344 W North Grand Avenue	1340 W NORTH GRAND AVE	\$2,087.42	\$0.00	\$1,126.87	\$3,214.29
9	243-240-002	GRAY BILL & MARGARET- 1362 W. North Grand Avenue	472 W OLIVE AVE	\$544.50	\$0.00	\$0.00	\$544.50
10	243-240-004	GUERRERO J LUIS & FRANCES-1354 W. North Grand Avenue	332 S F ST	\$196.85	\$0.00	\$0.00	\$196.85
11	243-240-007	RAMIREZ GUADALUPE M- 1360 W. North Grand Avenue	1350 W NORTH GRAND AVE	\$1,087.02	\$0.00	\$732.60	\$1,819.62
12	243-240-008	DUNLAP GUY W & VERNEAL D- 1394 W. North Grand Avenue	1394 W NORTH GRAND AVE	\$2,805.00	\$0.00	\$1,398.60	\$4,203.60
13	243-240-012	TREVINO JUANITA- 1350 W. North Grand Avenue	1350 W NORTH GRAND AVE	\$150.15	\$0.00	\$0.00	\$150.15
14	243-240-014	CARRANZA ALBERTO- 1312 W. North Grand Avenue	20860 RD 254	\$2,344.65	\$0.00	\$799.20	\$3,143.85
15	243-240-015	SIKH CENTER OF PORTERVILLE- 1250 W. North Grand Avenue	1475 N HIGHLAND DR	\$5,414.97	\$0.00	\$1,931.40	\$7,346.37
16	243-240-020	BUTTAR BACHITTAR SINGH- 1236 W. North Grand Avenue	1503 N NEWCOMB ST	\$2,260.50	\$0.00	\$1,132.20	\$3,392.70
19	243-270-014	CARRANZA ALBERTO- 1454 W. North Grand Avenue	20860 RD 254	\$1,182.72	\$0.00	\$0.00	\$1,182.72
21	243-270-016	RAMOS RAMON- 1478 W. North Grand Avenue	1478 W NORTH GRAND AVE	\$793.65	\$0.00	\$599.40	\$1,393.05
22	243-270-017	SANCHEZ JAMES N & CATHY- 1512 W. North Grand Avenue	1512 W NORTH GRAND AVE	\$2,583.90	\$0.00	\$532.80	\$3,116.70
23	243-270-022	PEDRAZA ANTONIO & SAN JUAN- 1829 N. Beverly Drive	1829 N BEVERLY DR	\$3,531.00	\$0.00	\$666.00	\$4,197.00
24	243-270-024	MENDOZA JOSE A & MARIA R- 1438 W. North Grand Avenue	1438 W NORTH GRAND	\$1,443.75	\$0.00	\$0.00	\$1,443.75
25	243-270-027	INGRAHAM DAVID W & MARY J (TRS)- 1552 W. North Grand Avenue	ATTN INGRAHAM LIVING TRUST	\$7,614.75	\$0.00	\$4,262.40	\$11,877.15
26	243-280-006	MANCILLA ROSA EVELIA- 1490 W. North Grand Avenue	1490 W NORTH GRAND AVE	\$1,989.41	\$0.00	\$688.71	\$2,688.71
27	243-280-022	DOMINGO KEITH & MARITESS-1787 N. Beverly Street	944 N COTTAGE ST	\$2,064.40	\$3,529.24	\$865.80	\$6,459.44
28	243-280-013	LOFFLAND CHARLES R SR & DONNA M-1511 W North Grand Avenue	1511 W NORTH GRAND	\$2,491.50	\$4,450.88	\$702.48	\$7,644.86
29	243-280-022	SALAZAR MIGUEL-1525 W. North Grand Avenue	1525 W NORTH GRAND	\$2,717.55	\$5,363.05	\$1,864.80	\$9,945.40
31	243-280-030	CH-CALVARY BAPTIST CHURCH-1768 N. Newcomb Street	1768 N NEWCOMB	\$4,877.65	\$8,412.71	\$0.00	\$13,290.36
32	243-280-031	RAYA LOURDES-1791 N. Lotas Street	1791 N LOTAS	\$882.75	\$1,573.35	\$0.00	\$2,456.10
33	243-280-052	HAWTHORNE RANDY & MICHELLE-1425 W. North Grand Avenue	1425 W NORTH GRAND	\$632.69	\$1,082.65	\$0.00	\$1,715.34
34	243-280-053	SALAZAR ARMANDO-1793 N. Boyles Street	1863 W BRIAN AVE	\$511.50	\$952.64	\$0.00	\$1,464.14
35	243-280-066	ROJAS RUBEN-1790 N. Lotas Street	1790 N LOTAS ST	\$529.65	\$985.54	\$0.00	\$1,515.19
36	243-310-025	CURRY GREGORY A & KARRI C-1658 W. North Grand Avenue	1658 W NORTH GRAND AVE	\$3,597.00	\$0.00	\$532.80	\$4,129.80
37	243-310-027	FERNANDEZ GABRIEL M & NOEMI S-1648 W. North Grand Avenue	1642 W NORTH GRAND AVE	\$3,383.49	\$0.00	\$1,065.60	\$4,449.09
38	243-310-028	SALEH ALI A- 1626 W. North Grand Avenue	1205 W WESTFIELD AVE	\$3,007.95	\$0.00	\$532.80	\$3,540.75
Totals (Subject to Change Based on Final Field Measurements)							\$141,709.19