

AGENDA

PLANNING COMMISSION

of the

CITY OF HANFORD

COUNCIL CHAMBERS
400 N. Douty St.
7:00 PM, Tuesday, December 8, 2015

CALL TO ORDER

ROLL CALL

INVOCATION

FLAG SALUTE

PUBLIC COMMENT

*This is the time for citizens to comment on subject matters not on the agenda and that are within the jurisdiction of the Commission. This is also the public's opportunity to request an item from the Consent Calendar be pulled for discussion purposes or to comment on any item on the agenda. Comments related to Public Hearing items will be heard at the time the item is discussed. A maximum of **five minutes** is allowed for each speaker. Please begin your comments by stating your name and providing your city of residence.*

CONSENT CALENDAR

Consent Calendar items are considered routine and will be enacted in one motion. There will be no separate discussion of these matters unless a request is made and then the item will be removed from the Consent Calendar to be discussed and voted upon by a separate motion.

- 1. Approval of Minutes of the Joint Meeting with City Council of October 13, 2015**
- 2. Approval of Minutes of October 13, 2015 Planning Commission Meeting**
- 3. Approval of Minutes of the November 10, 2015 Planning Commission Meeting**
- 4. TIME EXTENSION 2015-02, a request to extend the life of Tentative Tract 887 for two years.**

5. **Time Extension 2015-03 is a request to the Planning Commission by Jayantilal M. Patel to extend the life of Variance 2014-03 by 12 months. If approved, the time extension would extend the expiration of the project until February 10, 2017. The project is located on 12th Avenue and Glendale Avenue (APN 011-060-021 & 011-060-022). Note: Applicant submitted building plans Friday, November 20, 2015.**

PUBLIC HEARING

6. **Planned Unit Development 2015-03, a request to allow a deviation from the “R-1-6” Low-Density Residential development standards to permit reduced side-yard setbacks for two-story homes from 10 feet to five feet within Unit I of previously approved Tract 887.**
7. **GENERAL PLAN AMENDMENT NO. 2014-05 proposes to update the previous Housing Element for the City of Hanford. The Housing Element includes analysis of the City’s housing needs, as well as updated policies and programs to encourage the construction, rehabilitation and preservation of housing for all economic segments of the community.**

GENERAL BUSINESS

DIRECTOR'S COMMENTS

COMMISSIONERS' ITEMS OF INTEREST

ADJOURNMENT

Materials related to an item on this Agenda submitted to the Planning Commission after distribution of the agenda packet are available to public inspection in the Planning Division Office located at 317 N. Douty Street, Hanford, California 93230, during normal business hours. Such documents are also available at the city's website, www.cityofhanfordca.com subject to staff's ability to post documents before the meeting.

If you need a disability-related modification or accommodation, including auxiliary aids or services, to participate in this meeting, please contact the Planning Division's office, 559-585-2580, 317 N. Douty Street, Hanford, California 93230, at least 2 days prior to the meeting {28 CFR 35.102.35.104 ADA Title II}

APPEALS:

Any action of the Planning Commission, which is a final project decision, may be appealed to the City Council by the applicant or any adversely affected person. To file an appeal, an appeal application and filing fee of \$1,000.00 must be submitted to the Community Development Department, 317 N. Douty Street, Hanford, California, within ten (10) days following the date of the final decision of the Planning Commission.



**AGENDA
STAFF REPORT**

MEETING DATE: 12/8/2015	AGENDA SECTION: 1
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SUBJECT:

Approval of Minutes of the Joint Meeting with City Council of October 13, 2015

RECOMMENDATION:

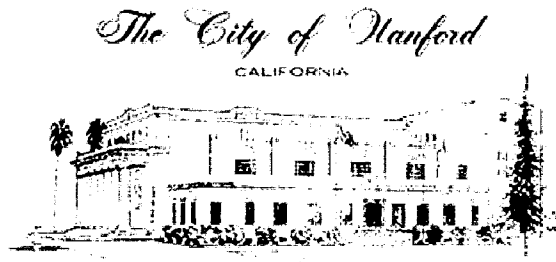
Approve the Minutes of the Joint Meeting with City Council of October 13, 2015.

BACKGROUND:

FISCAL IMPACT:

ATTACHMENTS:

10-13-15 Joint Meeting Minutes



CITY COUNCIL MEETING MINUTES

October 13, 2015 5:30 PM

Training Room
319 N. Douty

CALL TO ORDER JOINT MEETING:

Mayor Curry called the meeting to order at 5:30 p.m.

ROLL CALL:

Attendee Name	Title	Status	Arrived
Russ Curry	Mayor	Present	
David Ayers	Vice-Mayor	Present	
Gary Pannett	Council Member	Present	
Francisco Ramirez	Council Member	Present	
Justin Mendes	Council Member	Present	
Steve Froberg	Commissioner	Absent	
Ajmer Nahal	Commissioner	Present	
Dennis Ham	Commissioner	Present	
Travis Paden	Commissioner	Present	
Richard Douglas	Commissioner	Present	
Michael Johnston	Commissioner	Present	

FLAG SALUTE:

Led by Mayor Curry

PUBLIC COMMENT - JOINT MEETING:

Comments from the public are limited to items on the agenda (GC54954.3a). A maximum of five minutes is allowed for each speaker.

None.

GENERAL BUSINESS::

A. Review and accept the Draft General Plan Update Policy Document and Land Use Map.

Community Development Director Darlene Mata welcomed everyone in attendance and thanked the Citizens Advisory Committee. She then announced that the Council Members and Planning Commissioners were provided at this meeting, for review, copies of three letters of requests recently received by the City from property owners.

Consultants Steve Brandt and Mike Ratajski of Quad Knopf (Mike Knopf was also present in the audience), and John Zumwalt of Zumwalt-Hansen, Inc. presented the Draft General Plan Update Policy Document and Land Use Map.

Following the presentation, the consultants invited questions from the Council members and Commissioners. Community Development Director Mata and City Manager Darrel Pyle also answered questions and provided insight.

Mayor Curry requested a change to Policy T80 *Station Area Study* on Page 73 of the document: Replace " . . . support a station area planning study . . ." with " : . . . consider a station area planning study."

He also requested an amendment to Page 86, 5.6.3. Cultural Resources to include the old post office, which is almost 100 years old, in the list of cultural resources. Vice Mayor Ayers requested that the Bastille also be added to that list.

Mayor Curry thanked the Citizens Advisory Committee for a well prepared document. There being no further comments, he then called for action regarding staff recommendations.

Motion by Councilmember Mendes, seconded by Commissioner Douglas, to direct staff to modify the residential density ranges to be consistent with the Housing and Community Development (HCD) expectations. Motion carried by the following roll call vote:

AYES:	Councilmembers	MENDES, RAMIREZ, PANNETT, AYERS, CURRY
	Commissioners	DOUGLAS, NAHAL, JOHNSTON, PADEN, HAM
NOES:	Councilmembers	NONE
	Commissioners	NONE
ABSTAIN:	Councilmembers	NONE
	Commissioners	NONE
ABSENT:	Councilmembers	NONE
	Commissioners	FROBERG

The three requests recently received by letter from property owners were:

1. Kenneth and Nancy Silva, property located east of North 10th Avenue and approximately 500 feet south of Fargo Ave. (1.8 acre). Requesting a change in the proposed land use from Medium Density Residential to High Density Residential. Staff recommendation: Support Request.
2. Certified Medical Group/D. Lancy Allyn, M.D., property located at 1010 W. Grangeville Blvd. (former YMCA building and site). Requesting a change in the proposed land use from High Density Residential to South half as Neighborhood Commercial (4.7 acres). Staff recommendation: South half as Office.
3. Paul and Carmen Pallares, property located west of 10th Avenue, approximately 425 feet south of Sydney Avenue (4.2 acres). Requesting a change in the proposed land use from Medium Density Residential to Mixed-use, Residential, Multi-family, Commercial. Staff recommendation: Remain as Medium Density Residential.

Motion by Council member Pannett, seconded by Council member Ramirez, to accept staff recommendations on all three letters. Motion carried by the following roll call vote:

AYES:	Councilmembers	PANNETT, RAMIREZ, MENDES, AYERS, CURRY
	Commissioners	DOUGLAS, NAHAL, JOHNSTON, PADEN, HAM
NOES:	Councilmembers	NONE
	Commissioners	NONE
ABSTAIN:	Councilmembers	NONE
	Commissioners	NONE

ABSENT: Councilmembers **NONE**
Commissioners **FROBERG**

Motion by Vice Mayor Ayers, seconded by Commissioner Douglas, to accept the Draft General Plan Update Policy Document, including Land Use Map, as the Preferred Draft General Plan to be analyzed by the Environmental Impact Report (EIR), as amended to include the following changes: (1) Policy T80 *Station Area Study* on Page 73: Replace " . . . support a station area planning study . . ." with " . . . consider . . ."; (2) add the old post office and the Bastille to the list of Cultural Resources on Page 86, 5.6.3. Motion carried by the following roll call vote:

AYES: Councilmembers **AYERS, MENDES, RAMIREZ, PANNETT, CURRY**
Commissioners **DOUGLAS, NAHAL, JOHNSTON, PADEN, HAM**
NOES: Councilmembers **NONE**
Commissioners **NONE**
ABSTAIN: Councilmembers **NONE**
Commissioners **NONE**
ABSENT: Councilmembers **NONE**
Commissioners **FROBERG**

Audience member Rick Telegan announced that on October 12, 2015, the Governor's Office of Planning and Research released draft recommendations to the General Plan Guidelines. He asked if these new guidelines would be followed in this General Plan document. Mayor Curry stated that it is under review.

Audience member Bob Ramos noted that Dr. Allyn's first name was misspelled on the PowerPoint slide, which shows "Nancy" Allyn, instead of "Lancy" Allyn.

ADJOURNMENT:

Mayor Curry adjourned the meeting at 6:53 p.m.

Respectfully submitted,

Diana Black
Community Development Secretary



**AGENDA
STAFF REPORT**

MEETING DATE: 12/8/2015	AGENDA SECTION: 2
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SUBJECT:

Approval of Minutes of October 13, 2015 Planning Commission Meeting

RECOMMENDATION:

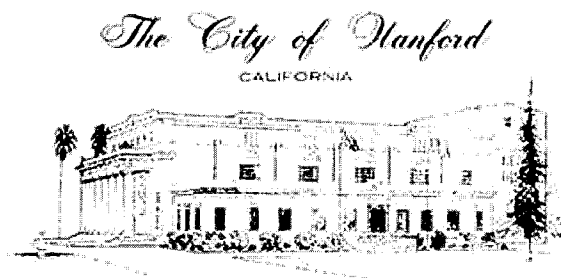
Approve the Minutes of the October 13, 2015 Planning Commission Meeting

BACKGROUND:

FISCAL IMPACT:

ATTACHMENTS:

PC Minutes 10-13-15



MINUTES
PLANNING COMMISSION
of the
CITY OF HANFORD

COUNCIL CHAMBERS
400 N. Douy St.
7:00 PM, Tuesday, October 13, 2015

CALL TO ORDER

Vice Chairperson **HAM** called the meeting to order at 7:07 p.m., explaining that the meeting was starting late due to the late dismissal of the 5:30 p.m. Joint Meeting with City Council.

ROLL CALL

Attendee Name	Title	Status	Arrived
Steve Froberg		Absent	
Dennis Ham		Present	
Ajmer Nahal		Present	
Richard Douglas		Present	
Michael Johnston		Present	
Travis Paden		Present	

FLAG SALUTE

Led by Commissioner **JOHNSTON**

INVOCATION

Commissioner **PADEN**

PUBLIC COMMENT

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None.

CONSENT CALENDAR

Consent Calendar items are considered routine and will be enacted in one motion. There will be no separate discussion of these matters unless a request is made and then the item will be removed from the Consent Calendar to be discussed and voted upon by a separate motion.

Senior Planner Haigh announced that Item B was pulled from the agenda, because the State just granted a two-year extension for maps, making this Time Extension request unnecessary.

Motion by Commissioner **JOHNSTON**, seconded by Commissioner **PADEN**, to approve the Consent Calendar. Motion carried by a 5-0 voice vote (Commissioner **FROBERG** was absent.)

A. Approval of Minutes of the September 8, 2015 meeting.

B. TIME EXTENSION 2015-01, a request to extend the life of Tentative Parcel Map 2006-12 for 12 additional months.

This item was removed.

PUBLIC HEARING

A. CONDITIONAL USE PERMIT 2015-03, a proposal to construct a 14,000-square foot auto-collision repair building in the "SC" Service Commercial Zone District. The property is located at the northeast intersection of Glendale Avenue and Aquifer Drive (APN 011-030-001)

Vice-Chairperson **HAM** opened the Public Hearing at 7:09 and called for the Staff Report. Assistant Planner de Silva presented the Staff Report, noted that the applicant was present, and recommended approval of the proposal.

Following questions of staff, Vice-Chairperson **HAM** opened Public Comment. There were none. He then closed Public Comment and opened Commission Discussion. There was no discussion.

Vice-Chairperson **HAM** closed the Public Hearing at 7:15 p.m. and called for a motion.

Motion by Commissioner **JOHNSTON**, seconded by Commissioner **NAHAL**, to approve Conditional Use Permit 2015-03, subject to the findings and conditions in Resolution 2015-21. Motion carried by the following roll call vote:

AYES: Commissioners **JOHNSTON, NAHAL, DOUGLAS, PADEN, HAM**

NOES: Commissioners **NONE**

ABSTAINS: Commissioners **NONE**

ABSENT: Commissioners **FROBERG**

GENERAL BUSINESS

DIRECTOR'S COMMENTS

In Community Development Director Mata's absence, Senior Planner Haigh expressed appreciation to the commissioners for participating in the Joint Meeting with City Council just prior to this meeting. She also mentioned that the Housing Element and Bicycle and Pedestrian Plan may be coming before them soon.

There may be one item for the next meeting, October 27, 2015.

COMMISSIONERS' ITEMS OF INTEREST

None.

ADJOURNMENT

Vice-Chairperson **HAM** adjourned the meeting at 7:17 p.m.

Respectfully Submitted,

Diana Black
Community Department Secretary



AGENDA STAFF REPORT

MEETING DATE: 12/8/2015	AGENDA SECTION: 3
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SUBJECT:

Approval of Minutes of the November 10, 2015 Planning Commission Meeting

RECOMMENDATION:

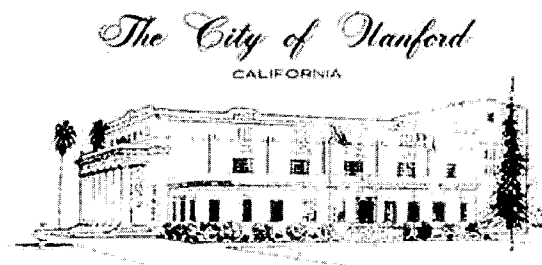
Approve Minutes of the November 10, 2015 Planning Commission Meeting

BACKGROUND:

FISCAL IMPACT:

ATTACHMENTS:

11-10-15 PC Min



MINUTES
PLANNING COMMISSION
of the
CITY OF HANFORD

COUNCIL CHAMBERS
400 N. Douty St.
7:00 PM, Tuesday, November 10, 2015

CALL TO ORDER

Vice-chairperson **HAM** called the meeting to order at 7:00 p.m.

ROLL CALL

Attendee Name	Title	Status	Arrived
Steve Froberg		Absent	
Dennis Ham		Present	
Ajmer Nahal		Absent	
Richard Douglas		Present	
Michael Johnston		Present	
Travis Paden		Present	

FLAG SALUTE

Led by Commissioner **DOUGLAS**.

INVOCATION - PASTOR LAMBERT SIKKEMA

In Pastor Sikkema's absence, Commissioner **PADEN** provided the invocation.

PUBLIC COMMENT

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Bob Ramos - Realizing that the Planning Commission does not make this decision, expressed concern that City Council is considering changing the number of Planning Commissioners from seven to five. He feels it should stay at seven members.

CONSENT CALENDAR

Consent Calendar items are considered routine and will be enacted in one motion. There will be no separate discussion of these matters unless a request is made and then the item will be removed from the Consent Calendar to be discussed and voted upon by a separate motion.

A. Approval of Minutes of October 13, 2015

Because the Minutes of the Joint Meeting with City Council, also October 13, 2015, were not available for approval, it was the consensus of the Commission to review/approve both sets of Minutes at the next meeting.

PUBLIC HEARING

Variance 2015-03: a request to deviate from the standards of the Municipal Code Section 17.44.050 to allow signage to exceed the maximum allowable square footage for the future DD's Discount storefront in the "PC" Planned Commercial Zone District. The project is located at the northwest corner of 12th Avenue and Lacey Boulevard, 1750 West Lacey Boulevard (APN 009-050-016)

Vice-chairperson **HAM** opened the Public Hearing at 7:06 p.m. and called for the Staff Report. Assistant Planner de Silva presented the Staff Report and recommended adoption of Resolution 2015-26 denying Variance 2015-03, due to an inability to make the appropriate findings.

Following Commission questions of staff, Vice-chairman **HAM** opened Public Comment.

Favor:

1. K.C. Rutiaga, of Fresno Neon Signs, encouraged approval of the Variance, referring to the justifications included in the Staff Report.
2. Peter Orlando, representing dd's Discounts, also encouraged approval of the Variance, stating that they hope to open the store in the spring and that this store frontage is smaller than what they normally approve.
3. Dave Delawder, property manager representing the owner of the shopping center, encouraged approval of the Variance.

Opposed: None.

Following Commission Discussion, Vice-chairperson **HAM** closed the Public Hearing at 7:24 p.m. and called for a motion.

Motion by Commissioner **PADEN**, seconded by Commissioner **JOHNSTON**, to adopt Resolution 2015-26 denying Variance No. 2015-03. Motion carried by the following roll call vote:

AYES: Commissioners **PADEN, JOHNSTON, DOUGLAS, HAM**
 NOES: Commissioners **NONE**
 ABSTAIN: Commissioners **NONE**
 ABSENT: Commissioners **NAHAL, FROBERG**

DIRECTOR'S COMMENTS

Community Development Director Mata announced that the next regular meeting, scheduled for November 24, 2015, will be canceled, due to the Thanksgiving holiday. Commissioners agreed, by consensus.

City Council will have a discussion at the November 17, 2015 meeting regarding changing the number of commissioners from seven to five.

The consultants have begun work on the Environmental Impact Report (EIR) for the General Plan Update, and Director Mata will be working on the Zoning Ordinance.

COMMISSIONERS' ITEMS OF INTEREST

Commissioner **JOHNSTON** gave kudos to Director Mata and City Council for initiating an evaluation of downtown. He asked if other cities hold their property owners accountable for maintaining their property. Director Mata replied that they do and that our City Council does look at this, also.

Commissioner **PADEN** also expressed appreciation for the downtown evaluation. He asked if the Commission could receive follow-up reports of items, following Commission recommendations or action. Director Mata stated that there is nothing in place at this time for staff to provide such reports. She does notify the Commission of Council actions on Commission recommendations.

Vice-Chairperson **HAM** recently attended a Downtown Las Vegas tour, which he found quite interesting. He recommended a book by Tony Shieh (pronounced "Shay") regarding the funding of the Las Vegas Downtown renewal.

ADJOURNMENT

Vice-chairperson **HAM** adjourned the meeting at 7:34 p.m.

Respectfully submitted,

Diana Black
Community Development Secretary



AGENDA STAFF REPORT

MEETING DATE: 12/8/2015	AGENDA SECTION: 4
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SUBJECT:

TIME EXTENSION 2015-02, a request to extend the life of Tentative Tract 887 for two years.

LOCATION: The property is located west of Centennial Drive, north of Berkshire Avenue (009-030-141)

PROJECT PLANNER: Gabrielle de Silva, Assistant Planner

STAFF RECOMMENDATION

Staff recommends that the Planning Commission:

1. Make the appropriate findings and approve Time Extension 2015-02, subject to the findings and conditions in Resolution 2015-27.

RECOMMENDED MOTION

1. I move to approve Time Extension 2015-02, subject to the findings and conditions in Resolution 2015-27.

PROJECT PROPOSAL

Time Extension 2015-02 is a request to the Planning Commission, by Cal Clark Farms, to extend the life of Tentative Tract Map 887 for two years. If approved, the time extension would extend the expiration of the project until November 12, 2017.

Tentative Tract Map 887 is attached as Exhibit A.

BACKGROUND INFORMATION

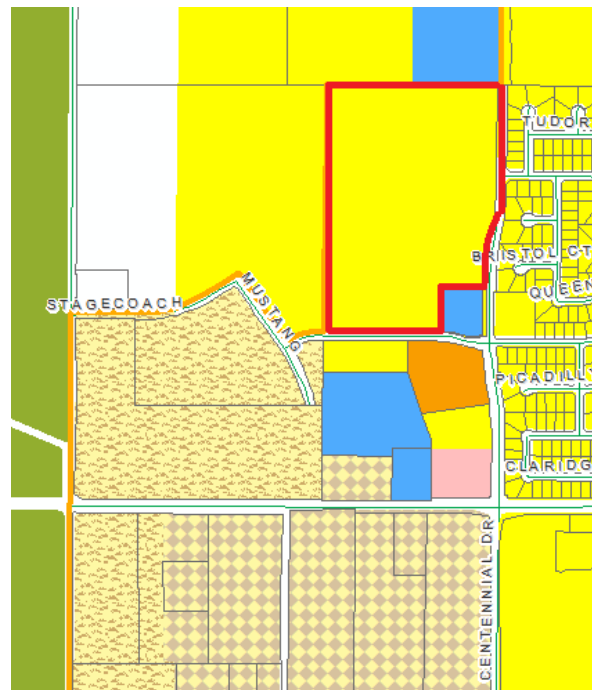
On November 12, 2013, the Planning Commission approved Tentative Tract Map 887, filed by Cal Clark Farms, subdividing 35.39 acres into 141 residential lots.

The project is located in the “R-1-6” Low-Density Residential Zone District, west of Centennial Drive, north of Berkshire Avenue (009-030-141).

Figure 1: Aerial



Figure 2: Zoning (R-1-6)



A full analysis of Tentative Tract Map 887 appears in the original Planning Commission staff report, attached as Exhibit B for the Commission’s review. Under Planning Commission Resolution 2013-11 (Exhibit C), the Planning Commission approved Tentative Tract 887 for two years, November 12, 2013 to November 12, 2015.

The applicant has requested that the Planning Commission grant a two-year time extension, thus extending the expiration of Tentative Tract Map 887 to November 12, 2017. The applicant has noted the reason for the time extension on the application. According to the applicant, “Unit 1 of the Map recorded this month [October 2015] and is currently under construction. More time is needed to develop Unit 1, sell some houses therein and build Unit 2.”

No automatic State map extensions are applicable to this project.

ENVIRONMENTAL ASSESSMENT

Negative Declaration No. 2008-03 was certified for the project on September 15, 2009.

CONDITIONS OF APPROVAL

All conditions of the original approval, outlined in Resolution 2013-11, shall apply. Additionally, all new conditions of Resolution 2015-27, including the increase in impact fees to reflect the City's current fees, shall apply.

Applicant/Owner
Cal Clark Farms
PO Box 221815
Carmel, CA 93922

FISCAL IMPACT:

ATTACHMENTS:

Resolution 2015-27
Exhibit A: Tentative Tract Map 887
Exhibit B: Original Planning Commission Staff Report
Exhibit C: Resolution 2013-11 (Original Approval)

RESOLUTION NO. 2015-27

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HANFORD APPROVING TIME EXTENSION 2015-02 EXTENDING THE LIFE OF PREVIOUSLY APPROVED TENTATIVE TRACT MAP 887 FOR AN ADDITIONAL TWO YEARS

At a regular meeting of the Planning Commission of the City of Hanford duly called and held on December 8, 2015, by motion of Commissioner_____, seconded by Commissioner _____, and duly carried, the following resolution was adopted:

WHEREAS, Tentative Tract Map 887, filed by Cal Clark Farms, proposing the subdivision of 35.39 acres into 141 residential lots, generally west of Centennial Drive, north of Berkshire Avenue (APN 009-030-141) has been reviewed by the Planning Commission of the City of Hanford as an advisory agency, in accordance with Title 16 of the Hanford Municipal Code;

WHEREAS, a time extension was requested by the applicant pursuant to Resolution No. 2013-11 and Section 66463.5(c) of the Subdivision Map Act; and

WHEREAS, findings were made pursuant to Section 66474 of the Subdivision Map Act in Planning Commission Resolution No. 2013-11.

THEREFORE, BE IT RESOLVED, that a two-year time extension for Tentative Tract Map 887 be approved, in accordance with the existing conditions in Resolution No. 2013-11, adopted November 12, 2013, and with the addition of the following conditions:

1. That the new expiration date of Tentative Tract Map 887 be November 12, 2017.
2. That all subdivision improvements shall conform to the City of Hanford Construction Standards, Specifications, Ordinances and Policies in effect on the date of the extension approval and shall be subject to fees currently in effect at time of development.

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of Hanford on December 8, 2015 by the following vote:

AYES: Commissioners
 NOES: Commissioners
 ABSTAIN: Commissioners
 ABSENT: Commissioners

Attachment: Resolution 2015-27 (1214 : Time Extension 2015-02)

STATE OF CALIFORNIA)
COUNTY OF KINGS)§
CITY OF HANFORD)

I, **Darlene R. Mata**, Secretary of the Planning Commission of the City of Hanford, do hereby certify the foregoing Resolution was duly passed and adopted by the Planning Commission of the City of Hanford at a regular meeting thereof held on the 8th day of December, 2015.

Darlene R. Mata, Secretary

Attachment: Resolution 2015-27 (1214 : Time Extension 2015-02)

City of Hanford, County of Kings, State of California

OF THE DESIGNATED REMAINDER AS SHOWN ON PARCEL MAP 19-65, KCR, IN THE SOUTHWEST 1/4 OF THE SECTION 22, T. 18S., R. 21E., M.D.B. & M., IN THE CITY OF HANDFORD, COUNTY OF KINGS, STATE OF CALIFORNIA.

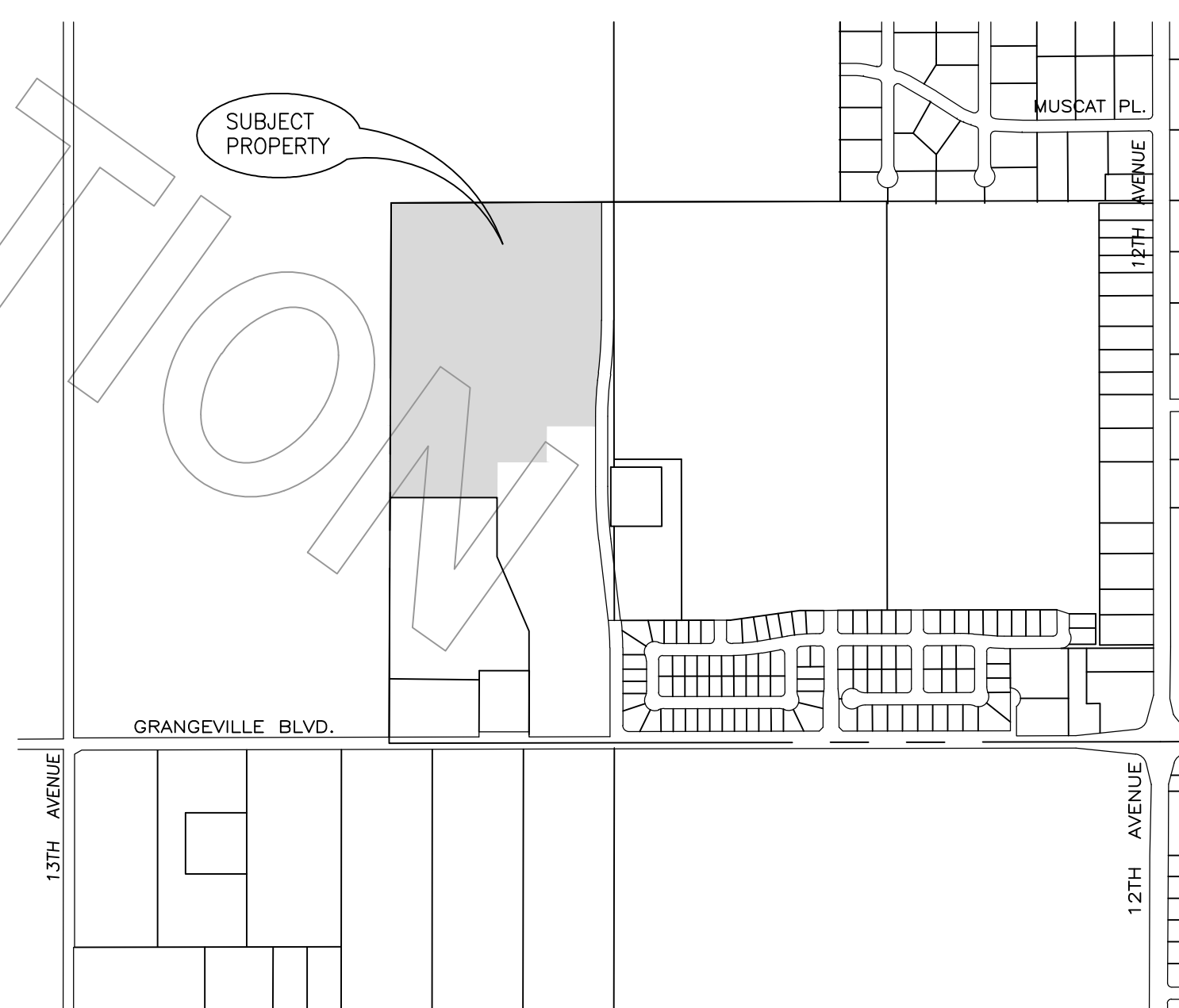
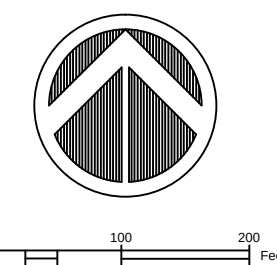
CAL CLARK FARMS INC.
ATTENTION: STUART CLARK
ADDRESS: P.O. BOX 22185
CARMEL, CA 93922
PH. NUMBER: 831-622-8313

STULENA HOLDINGS, LLC
ATTENTION: STUART CLARK
ADDRESS: P.O. BOX 22185
CARMEL, CA 93922
PH. NUMBER: 831-622-8313

LENNAR HOMES OF FRESNO
ATTENTION: BILL WALLS
ADDRESS: 808 N. PALM, SUITE 110
FRESNO, CA 93711
PH. NUMBER: 559-708-6943

EXISTING ZONING	R-1-6
PROPOSED ZONING	R-1-6
EXISTING USE	VACANT
PROPOSED USE	RESIDENTIAL
SEWER	CITY OF HANFORD
WATER	CITY OF HANFORD
STORM DRAINAGE	SILVER OAKS BASIN
A.P.N.	009-003-141 (UNIT 1 & 2)
	009-003-144 (PARK)

NUMBER OF LOTS	141
MINIMUM LOT SIZE	6,305 SF (LOTS 85 & 100)
MAXIMUM LOT SIZE	17,787 SF (LOT 127)
AVERAGE LOT SIZE	7,389 SF
TOTAL AREA (NOT INCLUDING PARK)	35.39 AC
PARK AREA	2.43 AC
STREET DEDICATION (DEVON ST., CENTENNIAL DR. & BERKSHIRE LN.)	2.69 AC
LOTS PER ACRE - TOTAL TRACT EXCLUDING STREET DEDICATION (EXTERIOR), AND PARK	4.28



VICINITY MAP
NOT TO SCALE

Vesting Tentative Subdivision Map, Tract No. 887
Silver Oaks Addition
for
Lennar Homes of Fresno

CIVIL ENGINEERS
ZUMWALT
HANSEN &
AND SURVEYORS

609 N. Irwin St.
Hanford, CA 93232
Office: (559) 582-1056
Fax: (559) 584-4143

DRAWN BY:	CA
CHECKED BY:	AD
INDEXED BY:	
DATE:	7/22/2011
JOB NO.:	0656111
SHEET:	1
	OF 2

**HANFORD CITY PLANNING COMMISSION STAFF REPORT
PERTAINING TO
REVISED VESTING TENTATIVE SUBDIVISION MAP NO. 887
November 12, 2013**

Property Owner

Cal Clark Farms (Lots)
Stulena Holdings (Park)
PO Box 22185
Carmel, CA 93922

Applicant

Lennar Homes Fresno

808 N. Palm Avenue, Suite 110
Fresno, CA 93711

Engineer/Surveyor

Zumwalt-Hansen and
Associates
609 N. Irwin Street
Hanford, CA 93230

PROPOSAL

Revised Vesting Tentative Subdivision Map No. 887 (VTT 887) proposes to subdivide a 35.39 acres into 141 single family lots lying north of W. Berkshire Lane, and create one 2.43 acre lot for park space on the south side of W. Berkshire Lane (total project area being 37.82 acres). Approximately 2.69 acres will be dedicated to the City for additional right-of-way along the site's frontages of Devon Street, Centennial Drive, and W. Berkshire Lane.

LOCATION

The approximately 40-acre Project site is located primarily at the northwest quadrant of the intersection of W. Berkshire Lane and Centennial Drive, in the City of Hanford, California, with the exception of the 2.43 acre parcel proposed for Park use which lies along the south side of W. Berkshire Lane roughly 286 feet west of Centennial Drive.

The site is also identified by the County Assessor as Assessor Parcel Nos.

APN: 090-030-140 (proposed residential phases: Units I and II) and

APN: 090-030-141 (proposed Park).

The approximate center of site is located at Latitude: N 36° 20' 48.8316" and Longitude: W 119° 41' 31.3937".

PROPERTY CHARACTERISTICS

History of the Project Site: The approximately 40-acre Project site (including the 2.43-acre parcel proposed for park use on the south side of W. Berkshire Lane) was rezoned from "UR" Urban Reserve to "R-1-6" Single Family Residential (6,000 sq. ft. minimum parcel size) as part of the approval of GPA 2008-04.A and RZ 2008-05 (City Council Resolutions 2009-15 and 09-11 respectively). The General Plan already designated the Project site for Low Density Residential. At that time the original version of VTT 887 proposed 122 lots, a park site more central to the subdivision, and the 2.43 acre portion south of W. Berkshire Lane was to be incorporated into a drainage basin intended to serve the larger quarter section master planned community and drainage from Pioneer Elementary School to the west.

Existing Land Use: The property is vacant; however, historically the site has been used for agricultural uses. The property is not located in a flood plain (Flood Insurance Rate Map 06031C0185C, June 16, 2009).

Unique Site Characteristics: None

General Plan Designation and Zoning: The City of Hanford General Plan designates the property as “Low Density Residential” and the property is zoned “R-1-6” Single Family Residential. The proposed land division is consistent with the General Plan 2002 Update and the Zoning Ordinance.

ADJACENT LAND USE AND ZONING

	<u>USE</u>	<u>ZONED</u>
NORTH:	Citrus groves and other cultivated and non-cultivated agricultural uses	“R-1-6” (pre-zone)
SOUTH:	Vacant, fallow agricultural land, & Public Facilities	“R-1-6”(pre-zone) & “PF”
EAST:	Single family residential detached houses	“R-1-6”
WEST:	Agricultural land, & Pioneer Elementary School	“R-1-6”(pre-zone) & “PF”

A. Project Design:

Total Area: **35.39 acres** (32.96 net acres excluding the 2.43 acre park)

Number of Lots: **141 Single Family Lots** (and a 2.43 acre park south of W. Berkshire Lane)

Maximum units per net acre allowed by Hanford General Plan: **2-9 units per net acre**

Proposed units per net acre: **4.28 (excluding exterior street dedications and park)**

Total Land Area proposed for Street Dedications (Exterior: Devon St., Centennial Dr., and W. Berkshire Lane): **2.69 acres (8.1%)**

Total Land Area proposed for the temporary Drainage Basin: **Will use Silver Oaks Basin (E)**
(generally located due south of the site between W. Berkshire Lane and W. Grangeville Blvd.)

Potential increase in City population: **261** (3.0 persons per household x 87 households = 261)

B. Residential Lot Sizes: Range between 6,305 sq. ft. and 17,787 sq. ft.

<u>Required</u>	<u>Smallest</u>	<u>Largest</u>	<u>Average</u>
6,000 sq. ft. (min.)	6,305 sq. ft. (Lots 85 & 100)	17,787 sq. ft. (Lot 127)	7,389 sq. ft.

All proposed lots meet or exceed minimum width, depth, and area requirements of the “R-1-6” zone district, and appear to have a buildable configuration.

C. Phasing:

Although phasing is not specifically identified, the Revised VTT 887 map does indicate two “units” which are assumed to represent phases of development. “Unit I” includes roughly the south half of the subdivision, including lots 1-79 and their respective roadway frontages. “Unit II” includes the remaining northern-most lots 80-141 and their respective roadway frontages. Construction start date estimated to be in 2014, with development of Units I and II to be completed in four years. Modifications to allowed phasing are to be approved by the City Public Works and Community Development Departments.

D. Public Works Requirements:

The development shall be subject to the requirements of the City Public Works Department and City-adopted Building Department, Wastewater System, Sanitary Sewer Area of Benefit District, and Transportation Impact Fees as set forth in Attachment A.

Other Requirements and Improvements:

In order to meet the City’s affordable housing goals, 10 residences shall be dedicated to the City of Hanford for use in its affordable housing program. An agreement between the City and the applicant is required for financing and to ensure that the homes remain affordable for the required number of years (depending on funds used). The agreement is to be finalized/recorded prior to or concurrent with the recording of the final map.

The proposed subdivision is near and adjacent to agricultural uses. A right-to-farm document will need to be recorded in order that future residents of the proposed subdivision are informed that normal and usual farming operations and activities are allowed and not considered a nuisance.

Each lot in the subdivision is required to have four street trees in the front yard with corner lots having at least two of the trees on the street side yard of a corner lot. Other standard requirements by various departments are conditions of approval and will include a complete soils report, dust control during construction (including pursuant to APCD permitting and Fugitive Dust Rule), reimbursements for sewer and water systems, abandonment of agricultural wells to state standards, fencing of the drainage basin, payment of Kings County Impact Fees, etc.

That each lot owner within Tract No. 877 shall care for and maintain the trees and lawn area located in the parkway in front of their lot(s). For corner lots, the lot owner shall also care for and maintain the parkway trees and lawn area along the street side of their lot. . All species of trees shall be selected from a list approved by the City Street Tree Commission. The parkway is defined as that land area located between the street curb and the public sidewalk.

The formation of a tax assessment district for the maintenance of landscaping, subdivision street lighting, and decorative fencing along W. Berkshire Lane, Centennial Avenue, and Devon Street is required.

PUBLIC NOTICING:

Noticing of the development was published in the newspaper on October 24, 2013, and mailed to property owners within 500 feet of the development site on October 24, 2013. The

Community Development Department has not received any written comments as of the date of this report.

REQUIRED FINDINGS FOR VESTING TENTATIVE SUBDIVISION MAP NO. 887:

Pursuant to Section 16.04.010 of the Hanford Subdivision Ordinance, Section 66474 of the Subdivision Map Act, and the Zoning Ordinance, the Planning Commission can make the following findings:

A. Consistency Finding:

That the proposed subdivision is consistent with the State Subdivision Map Act, General Plan and Zoning Ordinance. This finding can be made based on the following:

1. The subdivision map is being processed in accordance with the Subdivision Map Act.
2. The subdivision map is in compliance with the goals and objectives of the General Plan.
3. The proposed lots meet all minimum requirements of the Zoning Ordinance specifically the "R-1-6" single family zone district.

Evidence:

Subdivision Map Act; General Plan; Zoning Ordinance; Subdivision design.

B. Design Finding:

That the design or improvement of the subdivision is consistent with general and specific plans. This finding can be made based on the following:

1. The proposed lots are designed for the future homes to meet front, side and rear yard setbacks of the "R-1-6" Single Family Residential Zone District.
2. When developed the lots will all have frontage and access to public streets, public utilities and services.
3. That all street and City utility improvements will be constructed to City Public Works Improvement Standards.

Evidence:

Zoning Ordinance; Conditions of Approval of attached resolution; Public Works Construction Standards; General Plan; subdivision design.

C. Type of Development Finding:

That the site is physically suitable for the proposed type of development. This finding can be made based on the following:

1. That the subdivision is within the urbanized area of the City and will be developed to City improvement standards.

2. The future development will utilize City sewer and water.
3. Private utility companies have been contacted and have stated that the utilities can be extended from adjacent streets.
4. The site is flat and not located in a flood hazard zone.

Evidence:

Flood Insurance Rate Map 06031C0185C; City sewer and water maps, subdivision design.

D. Density Finding:

That the site is physically suitable for the proposed density of development. This finding can be made based on the following:

1. The General Plan designates the property for Low Density Residential uses (2-9 units per acre) with the zoning of Single Family Residential. The proposed development of single family homes is within the density allowed by the General Plan.

Evidence:

General Plan and Zoning Ordinance.

E. Environmental Finding:

That the design of the subdivision and/or the proposed improvements are not likely to cause substantial environmental damage, or substantial and unavoidable injury to fish or wildlife or their habitat. This finding can be made based on the following:

1. Neither this division of land, nor the proposed improvement, will cause serious, substantial environmental damage since this property is not habitat of any endangered species, nor is it the primary home to a substantial number of any form of wildlife.
2. The Final EIR for the Hanford General Plan has addressed environmental concerns for residential developments. All feasible mitigation measures and alternatives developed, or identified in the General Plan EIR, will be incorporated into the proposed project as conditions of approval.

Evidence:

Vesting Tentative Subdivision Map No. 887 design, Final EIR for the Hanford General Plan and Planning Commission Resolution Conditions of Approval.

F. Public Health Finding:

That the design of the subdivision map and/or type of improvements are not likely to cause serious public health problems. This finding can be made based on the following:

1. This application has been reviewed by the Public Works Engineering Department, Any improvements or mitigations required for public health and safety have been applied to this application as conditions of approval.

Evidence:

Vesting Tentative Subdivision Map No. 887 and Planning Commission Resolution Conditions of Approval.

G. Improvements & Access Findings:

That the design of the subdivision and/or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed parcels. This finding can be made based on the following:

1. Improvements such as curbs, gutters, sidewalks, drive approaches, and transitional paving, when installed by the developer, will be inspected and/or verified to ensure the design, material, and installation of said improvements meet or exceed standards adopted by the City of Hanford.
2. The proposed lots will be adjacent to public streets, which will be provided by the developer.
3. The developer will supply the City with a title report, legal descriptions, and deed drawings for all existing and required right-of-way and utility easements on the property.

Evidence:

Vesting Tentative Subdivision Map No. 887 and Planning Commission Resolution Conditions of Approval.

ENVIRONMENTAL ASSESSMENT

The proposed project was reviewed in the context of the Negative Declaration 2009-03 and the prior General Plan Final EIR and it has been determined:

- 1) All potential significant environmental effects of this proposed project have been addressed in the Negative Declaration 2009-03 and prior General Plan Final EIR;
- 2) Additional environmental review is not required, and
- 3) A Statement of Overriding Considerations for agriculture and air quality, adopted for General Plan Amendment No. 2002-01 Final EIR and set forth in City Council Resolution No. 02-39-R is applicable to Vesting Tentative Subdivision No. 887.

Therefore, Negative Declaration Addendum No. 2009-03 is recommended for approval for Vesting Tentative Subdivision No. 887.

RECOMMENDATIONS

1. That Negative Declaration Addendum No. 2009-03 be approved for Vesting Tentative Subdivision Map No. 887.
2. That Vesting Tentative Subdivision Map No. 887 be approved subject to the findings and conditions of the attached resolution.

Respectfully submitted,

HANFORD COMMUNITY DEVELOPMENT DEPARTMENT

Melody Haigh
Community Development Manager

Darrel Pyle
City Manager

Attachment: Exhibit B: Original Planning Commission Staff Report (1214 : Time Extension 2015-02)

**CITY OF HANFORD PLANNING COMMISSION RESOLUTION NO. 2013-11
FOR VESTING TENTATIVE SUBDIVISION MAP NO. 887
FILED BY: LENNAR HOMES FRESNO**

At a regular meeting of the Planning Commission of the City of Hanford duly called and held on November 12, 2013, by motion of Commissioner **ESCOBAR**, seconded by Commissioner **FROBERG**, and duly carried, the following resolution was adopted:

WHEREAS, Vesting Tentative Subdivision Map No. 887, filed by Lennar Homes Fresno has been reviewed by the Planning Commission of the City of Hanford as an advisory agency in accordance with Title 16 of the Hanford Municipal Code; and

WHEREAS, the Planning Commission has carefully considered recommendations and testimony presented at the public hearing of November 12, 2013; and

WHEREAS, various governmental department agencies and the Planning Commission staff have given careful consideration to this tentative subdivision map and have made recommendations thereon; and

WHEREAS, the proposed project was filed in furtherance of implementation of the current City General Plan and Zoning; and

WHEREAS, the proposed project was reviewed for consistency with and in the context of the General Plan Update 2002 and Final EIR to determine if additional environmental documentation is required. Based on this review and the staff level determination that the proposed Vesting Tentative Subdivision Map No. 887 is consistent with the current General Plan and Zoning the following findings can be made: (1) that in none of the circumstances as outlined in CEQA Guidelines Section 15162 exist requiring the preparation of a subsequent EIR; (2) all potential significant environmental effects of this proposed project were within the scope of and were addressed in the General Plan Final EIR; (3) additional environmental review will not be required and (4) the Statement of Overriding Considerations for agriculture and air quality adopted by Council Resolution 02-39-R in the adoption of the General Plan 2002 Update and certification of its Final EIR

WHEREAS, Environmental Assessment (Negative Declaration No. 2008-03) was filed and approved by City Council in accordance with the California Environmental Quality Act for General Plan Amendment 2008-04.8 and Rezone No. 2008-05 and the original Vesting Tentative Subdivision Map. No. 887; and

WHEREAS, the Planning Commission has made the following findings pursuant to Section 66474 of the Subdivision Map Act regarding Revised Vesting Tentative Subdivision Map No. 887 (VTT 887):

- a.) That the proposed subdivision map is consistent with the State Subdivision Map Act, General Plan, and Zoning Ordinance;
- b.) That the design or improvement of the subdivision is consistent with general or specific plans;
- c.) That the site is physically suitable for the type of development;

- d.) That the site is physically suitable for the proposed density of development;
- e.) That the design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage, or substantially and unavoidably injure fish or wildlife or their habitat;
- f.) That the design of the subdivision and type of improvements are not likely to cause serious public health problems; and
- g.) That the design of the subdivision and the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of the property within the proposed subdivision.

THEREFORE, BE IT RESOLVED that Vesting Tentative Subdivision Map No. 887 be approved subject to the following conditions:

ADMINISTRATION DEPARTMENT

Contact City Attorney thru the Planning Department at (559) 585-2580
Concerning questions that you may have on the conditions listed below:

Defense and Indemnification Provisions:

1. That the applicant shall defend, indemnify, and hold harmless the City of Hanford ("City"), its officials, officers, employees, representatives, agents and attorneys, from and against all claims, damages, losses, judgments, liabilities, expenses and other costs, including litigation costs and attorney's fees, arising out of, resulting from, or in connection with, the City's act or acts leading up to and including approval of any environmental document and/or granting of any approvals relating to the Project. Applicant's obligation to defend, indemnify and hold the City harmless specifically includes, but is not limited to, any suit or challenge by any third party against the City which challenges or seeks to set aside, void or annul the legality or adequacy of any environmental document approved by the City or any approval related to the Project.
2. That the applicant's obligations to defend, indemnify and hold the City, its officials, officers and employees, representatives, agents and attorneys harmless under the provisions of this paragraph shall include, but not be limited to, the cost of preparation of any administrative record by City, staff time, copying costs, court costs, the costs of any judgments or awards against the City for damages, losses, litigation costs, or attorney's fees arising out of a suit or challenge contesting the adequacy of any approval of the environmental document, or any approval related to the Project, and the costs of any settlement representing damages, litigation costs and attorney's fees to be paid to other parties arising out of a suit or challenge contesting the adequacy of the approval of the environmental document or any other approval related to the Project, if the settlement so provides.
3. That the City may, at any time, require the applicant to reimburse City for costs that have been, or which the City reasonably anticipates will be, incurred by the City during the course of any action. Applicant shall reimburse City within thirty (30) days of receipt of an itemized written invoice from City. Failure of the Applicant to timely reimburse the City shall be considered a material violation of the conditions of approval of the Project.

4. That the applicant shall defend, indemnify, and hold harmless the City of Hanford, its officials, officers, employees, representatives, agents and attorneys, from and against any and all claims, damages, losses, judgments, liabilities, expenses and other costs, including, without limitation, litigation costs and attorney's fees, arising out of, resulting from, or in any way in connection with any violation or claim of violation of any prevailing wage law, rule or regulation applicable to any portion or aspect of the Project. Applicant's obligation to defend, indemnify and hold the City of Hanford harmless specifically includes, but is not limited to, any suit or administrative action against the City of Hanford which claims a violation of any prevailing wage law, rule or regulation applicable to any portion or aspect of the Project.
5. That the applicant obligations to defend, indemnify and hold the City of Hanford, its officials, officers, employees, representatives, agents and attorneys harmless as set forth herein, shall include, but shall not be limited to, staff time, copying costs, court costs, the costs of any judgments or awards against the City of Hanford for damages, losses, litigation costs, or attorney fees arising out of any violation or claim of violation of any prevailing wage law, rule or regulation applicable to any portion or aspect of the Project and costs of any settlement representing damages, litigation costs and attorney's fees to be paid to other parties arising out of any such proceeding or suit.
6. That the City of Hanford may, at any time, require the Applicant to reimburse the City of Hanford for costs that have been, or which the City of Hanford reasonably anticipates will be, incurred by the City of Hanford during the course of any action. Applicant shall reimburse the City of Hanford within thirty (30) days of receipt of an itemized written invoice from the City of Hanford. Failure of the Applicant to timely reimburse the City of Hanford shall be considered a material violation of the conditions of approval of the Project.

PLANNING DEPARTMENT

Contact Community Development Manager Melody Haigh (559) 585-2578
Concerning questions that you may have on the conditions listed below:

General:

1. That the applicant hereby agrees to hold the City of Hanford and all of its departments, officers, agents, and employees free and harmless of and from all claims of any kind or nature arising out of or by reason of the approval of this project.
2. That approval of this project does not exempt compliance with all applicable sections of the Uniform Fire and Building Codes, Zoning Ordinance, Public Works Improvement Standards, and other City Ordinances and except as may be determined by development rights of a Vesting Tentative Map per the Subdivision Map Act.
3. That the final map be submitted to the City Engineer and Community Development Department for compliance with the Vesting Tentative Subdivision Map approval prior to recording the final map.
4. That in accordance with Title 16 of the Hanford Municipal Code, all conditions of this subdivision listed herein, and contained in subsequent improvement agreements, excluding the landscape district, must be completed and accepted for maintenance by the City Council prior to the final building inspection and occupancy permits being issued for the first house in the subdivision.

5. That a minimum of four trees per lot shall be planted in the front yards of homes at the time each lot is landscaped in accordance with City Ordinance 17.18.100(F). Trees planted in the park strip shall be located in conformance with City Standard GE-13. Developer shall submit a landscape and irrigation system improvement plan for each house plan proposed within the subdivision for City Community Development department review and approval.
6. That all species of street trees shall be selected from a list approved by the City Street Tree Commission.

Zoning:

1. That the proposed subdivision is subject to the "R-1-6" Single-Family Residential zone district standards.
2. That any changes to the proposed phasing be approved by the Community Development Department.

Special Requirements:

1. A right-to-farm document will need to be recorded in order that future residents of the proposed subdivision are informed that normal and usual farming operations and activities adjacent and surrounding the development area are allowed and not considered a nuisance.
2. That each lot owner within Revised VTT 887 shall care for and maintain the trees and lawn area located in the parkway in front of their lot(s). For corner lots, the lot owner shall also care for and maintain the parkway trees and lawn area along the street side of their lot. All species of trees shall be selected from a list approved by the City Street Tree Commission. The parkway is defined as that land area located between the street curb and the public sidewalk.
3. That the tree(s) and lawn area are to be properly pruned, mowed, sprayed, watered and fertilized on a regular on-going basis in order to preserve the health and life of the tree(s) and lawn area.
4. That should the tree(s) and lawn area become damaged, severely pruned, neglected, removed or die, the lot owner shall replace said tree(s) and lawn area within thirty (30) days after the date of written notice from the City of Hanford. The tree(s) shall be replaced with a 15 gal. size tree of the same species that was originally planted. The lawn area shall be replaced with lawn. Rocks, bark, ground cover, plants or paving are not allowed in the parkway
5. That the "NOTICE, DISCLOSURE, ACKNOWLEDGMENT AND AGREEMENT OF CONTINUED CARE AND MAINTENANCE BY LOT OWNER OF THE TREES AND LAWN AREA PLANTED IN THE PARKWAY" be recorded concurrent with the recording of the subdivision final map to insure that future residents of homes in the subdivision are aware of the obligation to maintain the landscaping within the park strip. Each lot owner is to be provided a copy of said Notice, Disclosure, Acknowledgement, and Agreement, attached as Exhibit "A".

Dust & Pollution Control Requirements:

1. That the project is subject to all rules and regulations of the San Joaquin Valley Unified Air Pollution Control District for the development.
2. That if fireplaces are proposed in the residential units, natural gas fireplaces or EPA certified wood-burning fireplaces/stoves are to be installed in every unit that has a fireplace. Conventional open-hearth fireplaces are not allowed.
3. That electric or low nitrogen oxide (NO) emitting gas-fired water heaters be installed in each house.
4. That natural gas lines and electrical outlets be installed in backyards or patios to encourage use of gas and/or electric barbecues for each house.
5. That electrical outlets be installed around the exterior of the residential units to encourage use of electric lawn mower, edgers, etc.
6. That the project may be subject to the San Joaquin Valley Unified Air Pollution Control District's Indirect Source Review Rule 9510. **An application may be required to be filed with the District immediately upon approval of project.** For more information and instruction, contact the District's ISR staff by telephone at (559) 230-5800 or by email at ISR@valleyair.org.
7. That the following dust control practices be implemented:

Pre-construction

That material excavated or graded be sufficiently watered to prevent excessive amounts of dust. Watering should occur at least twice a day with complete coverage, preferably in the late morning and after work is completed for the day.

That clearing, grading, earth moving, or excavation activities cease during periods of high winds greater than 20 mph.

That earth material transported off-site be either sufficiently watered or securely covered to prevent excessive amounts of dust.

That areas disturbed by clearing, earth moving, or excavation activities be minimized at all times.

That where acceptable to the Fire Department, weed control should be accomplished by mowing instead of disking, thereby leaving the ground undisturbed and with a mulch covering.

During Construction

After clearing, grading, earth moving, or excavation operations, during the construction phase, fugitive emissions should be controlled by the following methods:

That non-active portions of the construction site be restricted from vehicular movement.

That active portions of the site should be sufficiently watered to prevent excessive amounts of dust.

General Fugitive Dust

At all times, fugitive dust emissions should be controlled using the following procedures:

That on site vehicle speed should be limited to 15 mph.

That areas with vehicle traffic be watered periodically or have petroleum-based palliatives applied for stabilization of dust emissions.

That during rough grading and construction, streets next to the project site be swept at least once per day, or as required to remove silt, which may have accumulated from construction activities.

That during rough grading and construction, access to the site should require the building of an apron into the project site from adjoining paved roadways. The apron should be paved or have a petroleum-based palliative applied.

Ozone Precursors

At all times, ozone precursor emissions should be controlled by the following methods:
That all internal combustion engine drive equipment be properly maintained and well tuned according to the manufacturer's specifications.

Archeological:

1. That if any archeological resources or endangered species are discovered during the construction, the contractor shall stop excavation and notify the Community Development Department for appropriate mitigation measures.

PRIVATE UTILITY COMPANIES

Contact the following persons concerning questions that you

may have on the conditions listed below:

Southern California Edison Co., Daniel Filla: (559) 685-3295 or Daniel.Filla@sce.com

AT&T, John Lewis: (559) 739-6455: jl2695@att.com

Southern California Gas Co., Scott Stults: (559) 739-2327 or ssults@semprautilities.com

Comcast, Brian Copeland: (559) 455-4580 or brian_copeland@cable.comcast.com

USA: 1 (800) 642-2444

Public Utilities:

1. That all utilities, including cable TV, shall be installed underground within the subdivision. The developer shall be required to notify the utility companies in writing of this requirement.
2. That all utility transformers within the development are recommended to be subsurface type installations. The developer has the option of placing the transformers above or below ground. If above ground transformers are to be installed, the developer is to meet with City Engineering and Edison Company to determine an appropriate location of the transformer away from street view. The developer is responsible for notifying Southern California Edison Company in writing of the type of installation.

3. That all financial and other arrangements for service planning, engineering, scheduling, installation of and/or relocation of electric, gas, telecommunications, or other privately owned public utilities are the sole responsibility of the developer. The developer is advised that significant project delays may result if public utility issues are not resolved prior to start of construction.

PUBLIC WORKS DEPARTMENT

Contact Senior Engineer Eric Froberg (559) 585-2556
Concerning questions that you may have on the conditions listed below:

Maps and Plans:

1. That the developer shall submit to the City Engineer a set of construction plans on 24" x 36" sheets for all required improvements. Plans shall be prepared by a registered civil engineer and shall include a drainage and utility plan identifying sizes and location of sanitary sewer, storm drainage and water mains, curbs, gutters, sidewalks, masonry walls, street lights, street improvements and other infrastructure required for development. All plans shall be approved by the City Engineer and all other involved agencies before the release of the building permits.
2. That prior to beginning any construction or within ten (10) calendar days after the approved plans are released by the City, the developer shall submit to the City of Hanford Engineering Division one (1) reproducible and four (4) bond copies of the approved set of construction plans and four (4) bound sets of the approved construction specifications, if any.
3. That within twenty (20) calendar days after all improvements have been constructed and accepted by the City, the developer shall submit to the City of Hanford Engineering Division one (1) reproducible and one (1) bond copy of the approved set of construction plans revised to reflect all field revisions and marked "RECORD DRAWING."

Easements:

1. That all easements shall be designated on the subdivision final map as required by the utility companies and where needed for providing service to street lights and landscape improvements as designated by the City Public Works Department.
2. Those easements for any existing irrigation ditches and/or irrigation pipelines shall be legally abandoned or relocated to the satisfaction of the City Engineer prior to the recording of a subdivision final map.
3. That all proposed landscape/public utility easements, located as shown on the tentative subdivision map, shall be dedicated to the City and be delineated on the final subdivision map. Landscape/public utility easements shall meet or exceed the following minimum widths:
 - a.) Centennial Drive and the east-west collector street located along the north tract boundary - ten feet.
 - b.) W. Berkshire Lane - five feet.

Dedications:

1. That all proposed streets and street extensions, located as shown on the tentative subdivision map, shall be dedicated to the City as public right-of-way, and any alteration of existing utilities shall be the responsibility of the developer.
2. That the proposed neighborhood park, located as shown on the tentative subdivision map, shall be dedicated or otherwise conveyed to the City concurrent with the recording of a subdivision final map for the first phase of the development.

Restricted Access:

1. That a one-foot reservation strip shall be established at the end or sides of streets abutting undeveloped property and shall be indicated on the final subdivision map.
2. That all access shall be restricted from lots at the property lines backing or siding onto Centennial Drive, W. Berkshire Lane, and the east-west collector street located along the north tract boundary, and shall be indicated on the subdivision final map.

Street Improvements:

1. That all improvements consisting of sanitary sewers, storm sewers, water mains, concrete curbs, gutters, sidewalks, street lights, street sub-grading, surfacing and striping and all other improvements shall be installed in accordance with Chapter 16.24, "Improvements", of the Hanford Municipal Code and this resolution pertaining to subdivision improvements in effect at the time of filing the tentative subdivision map.
2. That all streets within the subdivision shall be developed to residential street standards (City Standard ST-32) except the following:
 - a. Construction of the west side of Centennial Drive, from Devon Street to W. Bristol Lane, shall be completed in conformance with City Standards ST-17 and ST-23 as a Major Collector Street, modified with an additional 10 ft. width right of way dedication for a total dedicated width of 94 ft. in order to accommodate additional landscape improvements and extra-width meandering sidewalk, as shown on the tentative map. Construction of the west side of Centennial Drive from W. Bristol Lane south to W. Berkshire Lane (Including the future Fire Station parcel frontage) shall be completed in conformance with City Standards ST-17 and ST-23 as a Major Collector Street with standard 84 ft. right of way width & improvements. (Developer shall be reimbursed for installation of concrete street frontage improvements for the future Fire Station parcel, subject to City Engineer review & approval of improvement costs prior to construction.)
 - b. Devon Street shall be developed as a Major Collector Street in conformance with City Standard ST-23, modified as follows:
 - 1) Traffic Index of 8.0 shall be used for the design of the pavement structural section.
 - 2) Improvements south of the developed street centerline shall include, but not be limited to, the installation of concrete curb & gutter, sidewalk, landscaping, masonry block walls, street lights, street striping, signing, and pavement. (Raised median island not required).

- 3) Improvements north of the developed street centerline shall be a 12' wide paved westbound travel lane with a 4' paved shoulder.
- c. Construction of the north side of W. Berkshire Lane (Including the future Fire Station parcel frontage) shall be completed in conformance with City Standards ST-17 and ST-26 as a "Minor Collector Street" from Centennial Drive to the west boundary of the subdivision. (Developer may be reimbursed for installation of concrete street frontage improvements for the future Fire Station parcel, subject to City Engineer review & approval of improvement costs prior to construction.)
3. That street lights shall be installed throughout the subdivision in conformance with City Standard GE-56. Street lights shall be located as designated by City Engineer.

Parkway Requirements:

1. That the developer shall design and construct the following improvements along the development frontages of Centennial Drive, W. Berkshire Lane, and the east-west collector street located along the north tract boundary:
 - a. A minimum six foot high decorative masonry block wall with continuous reinforced concrete footings. Masonry walls shall be treated with anti-graffiti repellent. The minimum height of the wall shall be measured from the highest elevation grade of the property located adjacent to either side of the wall. Wall heights shall be maintained at a uniform grade/slope whenever possible. If elevation changes are required, steps shall be introduced at pilaster locations and/or changes in wall direction. Wall improvement plans shall be designed to incorporate architectural, civil and structural components into one set of drawings. Wall plans shall be reviewed and approved by both the City Public Works and Community Development Departments.
 - b. Masonry block walls shall be constructed along the development frontages of Centennial Drive, W. Berkshire Lane, and the east-west collector street located along the north tract boundary for all residential lots backing or siding onto said streets.
 - c. 4-1/2 ft. wide (minimum) width attached residential sidewalks shall be constructed along the development frontages of Centennial Drive south of W. Bristol Lane, W. Berkshire Lane, and Devon Street.
 - d. Landscaping and irrigation system improvements along the development frontages of Centennial Drive, W. Berkshire Lane, and the east-west collector street located along the north tract boundary. (Including both right of way and landscape easement areas). Landscape plans shall be prepared by a licensed landscape architect. Plans shall be reviewed and approved by both the City Public Works and Community Development Departments.
2. That four trees per lot shall be planted in the front yards of homes at the time each lot is landscaped in accordance with City Ordinance 17.18.100(F). For corner lots, a minimum of two trees are to be planted between the curb and sidewalk along both street frontages located adjacent to the lot. Trees planted in the park strip shall be located in conformance with City Standard GE-13. Developer shall submit a landscape and irrigation system improvement plan for each house plan proposed within the subdivision for City Community Development Department review and approval.

3. That all species of trees and plants shall be selected from a list approved by the City Street Tree Commission.
4. That all new and existing electrical boxes, control boxes and other equipment boxes (excluding traffic control) cabinets along the street frontage shall be painted hunter green or be of a color compatible with the landscaping. Prior to painting, all metal surfaces shall be treated with an etching primer (zinc chromate) or equivalent. All above-ground pedestals and other utility boxes shall be located between back of sidewalk and masonry wall.
5. That a covenant including each residential lot within the subdivision and requiring care and maintenance of local street park strip landscape improvements along the individual lot frontage(s) by the homeowners thereof shall be recorded concurrent with the final map.

Neighborhood Park Improvements:

1. That the developer shall consult with City Parks & Recreation and Public Works staff prior to the design and construction of park facility improvements. The design and construction of park facility improvements shall be concurrent with the first phase of development. Park improvements shall include, but may not be limited to: Recreational areas, decorative landscaping and irrigation system improvements, drinking fountains, park benches, decorative security lights and trash receptacles. In addition, a 5 ft. wide (minimum) all-weather surfaced pedestrian access way shall be constructed within a dedicated easement from the west end of W. Queens Way, to the northeast corner of W. Berkshire Lane and N. Mustang Drive, where a wheelchair accessible street crossing for park access purposes shall be provided. The developer shall retain the services of a licensed landscape architect to design all park facility improvements.
3. That the development is subject to a park development mitigation impact fee as required by City Municipal Code Section 15.44 and any revisions thereof. Developer shall be entitled to a credit towards the subdivision park impact fee obligation for all park improvements constructed by the developer in accordance with the Municipal Code. Developer shall submit competitive bid cost proposals to substantiate cost for reimbursable items for City Public Works department review and approval prior to beginning construction. Reimbursement for park land acquisition costs shall be determined based upon the market value of the property at the time of filing the tentative subdivision map with the city as per Section 66480 of the Subdivision Map Act.

Sewer Improvements:

1. That the developer's engineer shall provide a sanitary sewer master plan complete with calculations for the entire subdivision for City Public Works Department review and approval prior to recording a subdivision final map. Consideration shall be given to provide service for future areas of development located adjacent to the subdivision.
2. That a minimum 10" diameter sanitary sewer main and appurtenances shall be required to be extended within Devon Street in accordance with city master plan requirements. Said sanitary sewer main shall be extended from the existing sanitary sewer manhole located at the northerly terminus of Centennial Drive to the western boundary of the subdivision.
3. That the developer shall be entitled to a refund for sanitary sewer main over-sizing in accordance with City Municipal Code Section 13.08 and any revisions thereof. Developer

shall submit competitive bid cost proposals to substantiate costs for sanitary sewer main over-sizing, if applicable, for Public Works department review and approval prior to beginning construction.

Storm Drainage Improvements:

1. That the developer's engineer shall provide a storm drainage master plan complete with calculations for the entire subdivision for City review and approval prior to recording a subdivision final map. Consideration shall be given to provide service for future areas of development located adjacent to the subdivision.
2. That the existing drainage basin located south of W. Berkshire Drive shall be expanded to the east right of way line of N. Mustang Drive as shown on the tentative tract map in order to provide additional storm water storage capacity. The existing drainage basin access located on the south side of W. Berkshire Lane shall be improved along the east boundary of the proposed park site, with a concrete drive approach and a 12 ft. wide paved access road extending to the existing basin access gates.
3. That the developer shall comply with all State of California requirements applicable to the National Pollutant Discharge Elimination System (NPDES). A Notice of Intent for the development shall be electronically filed by the developer and accepted by the State Water Resource Control Board (SWRCB) prior to any disturbance of soils onsite. Documentation of SWRCB approval of the development shall be provided to the City of Hanford prior to start of construction, and the developer shall comply with all SWRCB General Construction Permit requirements during construction. Contact the SWRCB at www.swrcb.ca.gov for further information. Track-out of soil, gravel, or other construction-related materials on to public streets is prohibited.

Water System:

1. That the developer's engineer shall provide a Water System Master Plan complete with calculations for the entire subdivision for city review and approval prior to recording a subdivision final map. Consideration shall be given to provide service for future areas of development located adjacent to the subdivision.
2. That a minimum 12" diameter water main and appurtenances shall be installed within Devon Street along the north project boundary, from the existing 18" water main located within Centennial Drive to the west boundary of the tract in accordance with City master plan requirements.
3. That the developer shall be entitled to a refund for water main over-sizing in accordance with City Municipal Code Section 13.04 and any revisions thereof. Developer shall submit competitive bid cost proposals to substantiate costs for water main over-sizing, if applicable, for Public Works Department review and approval prior to beginning construction.
4. That any existing water wells located within the proposed development shall be abandoned in conformance with State of California Department of Health Services standards.

Assessment District:

1. That the developer shall enter into an agreement with the City for the formation of a tax assessment district for maintenance of landscaping improvements, subdivision street lighting, and decorative fencing along Centennial Drive, W. Berkshire Lane, and Devon Street.
2. That prior to the time funding from the tax assessment district becomes available to the city, the developer shall be responsible for maintenance of all public street and landscape easement area landscaping, irrigation system, and decorative fencing improvements.

City Development Impact Fees:

1. That development is subject to a Police Development Impact Fee as required by City Ordinance No. 98-14, and any revisions thereof, if applicable. Fee payable with each building permit.
2. That development is subject to a Fire Development Impact Fee as required by City Ordinance No. 98-14, and any revisions thereof, if applicable. Fee payable with each building permit.
3. That development is subject to a Park Development Impact Fee as required by City Ordinance No. 90-10, and any revisions thereof, if applicable. Fee payable with each building permit.
4. That development is subject to a Transportation Mitigation impact fee as required by City Ordinance No. 90-09, and any revisions thereof, if applicable. Fee payable with each building permit.
5. That development is subject to a Wastewater System Development Impact fee as required by City Ordinance No. 98-14, and any revisions thereof, if applicable. Fee payable with each building permit.
6. That development is subject to a Water System Development Impact Fee as required by City Ordinance No. 98-14, and any revisions thereof, if applicable. Fee payable with each building permit.
7. That development is subject to a 12th Avenue Sanitary Sewer area of benefit district assessment fee as required by City Ordinance No. 92-03, and any revisions thereof, if applicable. Fee shall be payable prior to recording of final subdivision map.
8. That development is subject to a Storm Drainage Development Impact Fee as required by City Ordinance No. 98-14, and any revisions thereof, if applicable. Fee shall be payable prior to recording of final subdivision map.
9. That development is subject to a Refuse and Recycling Development Impact Fee as required by City Ordinance No. 05-16, or any revisions thereof, if applicable. Fee shall be payable with each building permit.
10. That development is subject to a recorded Reimbursement Agreement in favor of Centex Homes, a Nevada General Partnership, for construction of water mains, sanitary sewer

mains, and sanitary sewer lift station infrastructure improvements installed within and adjacent to Centennial Drive concurrent with the development of Units 2, 3, and 4 of Tract No. 769, Silver Oaks Subdivision. Said Agreement was approved by the City Council of the City of Hanford on June 6, 2008. The Agreement provides that, in the event of development of properties along Centennial Drive within the limits of the improvements subject to reimbursement, lineal foot frontage charges for pipeline improvements and gallons per minute lift station charges, plus interest, according to the terms of the agreement, shall be collected by the City of Hanford for the purpose of reimbursement of said improvement constructions costs to Centex Homes.

FIRE DEPARTMENT

Contact Fire Chief Tim Ieronimo (559) 585-2545

Concerning questions that you may have on the conditions listed below:

General:

1. That water mains and fire hydrants be installed before construction (unless otherwise approved by the Fire Department) and be of sufficient capacity for fire protection as well as domestic supply. Fire hydrant(s) are to be located as designated by the Fire Department. All fire hydrants and mains are to meet City standards.
2. That water mains and fire hydrants be installed as per specifications of the Hanford Water Department and shall be of sufficient capacity for fire protection as well as domestic supply. Fire hydrants are to be located as designated by the City Fire Department.
3. That the blue dot location marker(s) be installed six inches from the middle of the street on the hydrant side.
4. Access road shall be a minimum width of 20 feet and no less than 14 feet of clearance, and as shown on the tentative map. Access roads shall be maintained throughout the duration of the project.
5. No combustible materials shall be allowed on site prior to the hydrant system being operational and approved.

BUILDING DIVISION

Contact Building Official: Tom Webb (559) 585-2584

Concerning questions that you may have on the conditions listed below:

Soils:

1. That a preliminary soils report, prepared by a qualified soil's engineer, be provided to the Engineering and Building Departments prior to approval of Subdivision Improvement Plans.
2. That a final soils report, prepared by a qualified soils engineer, be provided to the Engineering and Building Departments prior to acceptance of the subdivision improvements by the City or issuance of building permits or whichever comes first.
3. That the developer retain the design engineer to inspect and verify that grading within the subdivision was constructed as per the approved design, and a copy of the report be provided to the Building Department prior to building permit issuance.

Street Names and Addresses:

1. That street addresses for each lot, as provided by the Building Division, be included on the subdivision final map.
2. That street names, as shown on the tentative subdivision map, be included on the subdivision final map.
3. That all single family dwellings within the subdivision have illuminated address numbers 2-¼ inches high or be within an illuminated area with 3-½ inch high address numbers installed on the front most part of the building leading to the entrance. In either case the address numbers shall be of contrasting colors with the background.

Kings County Impact Fees:

1. That Kings County Impact fees shall apply.

EXPIRATION:

That this vesting tentative subdivision map becomes null and void after 24 months has elapsed from the date of approval, if the above conditions have not been satisfied or bonded for, and a final map recorded. A time extension may be granted by the Commission upon written request by the applicant. The time extension, if approved, will be subject to the improvement standards and fees in effect at the time the extension for the tentative subdivision map is granted.

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of Hanford by the following vote:

VOTING:

AYES:	Commissioners	ESCOBAR, FROBERG, DOUGLAS, NAHAL, BEARD, HAM
NOES:	Commissioners	NONE
ABSTAIN:	Commissioners	NONE
ABSENT:	Commissioners	DROKER

STATE OF CALIFORNIA)
COUNTY OF KINGS)ss
CITY OF HANFORD)

I, **Melody N. Haigh**, Secretary of the Planning Commission of the City of Hanford, do hereby certify the foregoing Resolution was duly passed and adopted by the Planning Commission of the City of Hanford at a regular meeting thereof held on the ~ day of ~, 2013

Melody N. Haigh, Secretary



AGENDA STAFF REPORT

MEETING DATE: 12/8/2015	AGENDA SECTION: 5
--------------------------------	--------------------------

SUBJECT:

Time Extension 2015-03 is a request to the Planning Commission by Jayantilal M. Patel to extend the life of Variance 2014-03 by 12 months. If approved, the time extension would extend the expiration of the project until February 10, 2017. The project is located on 12th Avenue and Glendale Avenue (APN 011-060-021 & 011-060-022). Note: Applicant submitted building plans Friday, November 20, 2015.

RECOMMENDATION:

Staff recommends that the Planning Commission:

STAFF RECOMMENDATION:

1. Make the appropriate findings and approve Time Extension 2015-03, subject to the findings and conditions in Resolution 2015-29.

RECOMMENDED MOTION:

1. I move to approve Time Extension 2015-03, subject to the findings and conditions in Resolution 2015-29.

BACKGROUND:

On February 10, 2015, the Planning Commission approved Variance No. 2014-03, filed by Jayantilal M. Patel, a request to deviate from the City of Hanford Zoning standards in the SC-Service Commercial zone. The request was to exceed the three-story building limitation and the 0.5 Floor Area Ratio (FAR) by constructing a four-story, 80-unit motel with a floor-area ratio of .79 on 12th Avenue and Glendale Avenue. The proposed motel will be 50,400 sq. ft. overall (12,600 sq. ft. per story). See approved Site Plan, attached as Exhibit A.

A full analysis of Variance No. 2014-03 appears in the original Planning Commission staff report, attached as Exhibit B for the Commission's review. Under Planning Commission Resolution 2015-03, attached as Exhibit C, the Planning Commission approved Variance No. 2014-03 for one year, expiring on February 10, 2016.

The applicant has requested that the Planning Commission grant a 12-month time extension, thus extending the expiration of Variance 2014-03 to February 10, 2017. The applicant has noted the reason for the time extension to provide "additional time to pull permits and close escrow on the property."

CONDITIONS OF APPROVAL

All conditions of the original approval, outlined in Resolution 2015-02, shall apply. Additionally, all new conditions of Resolution 2015-29, including the increase in impact fees to reflect the City's current fees, shall apply.

Applicant

Edward T. Costa, Sr.
2130 Hwy 126
Florence, OR 97439

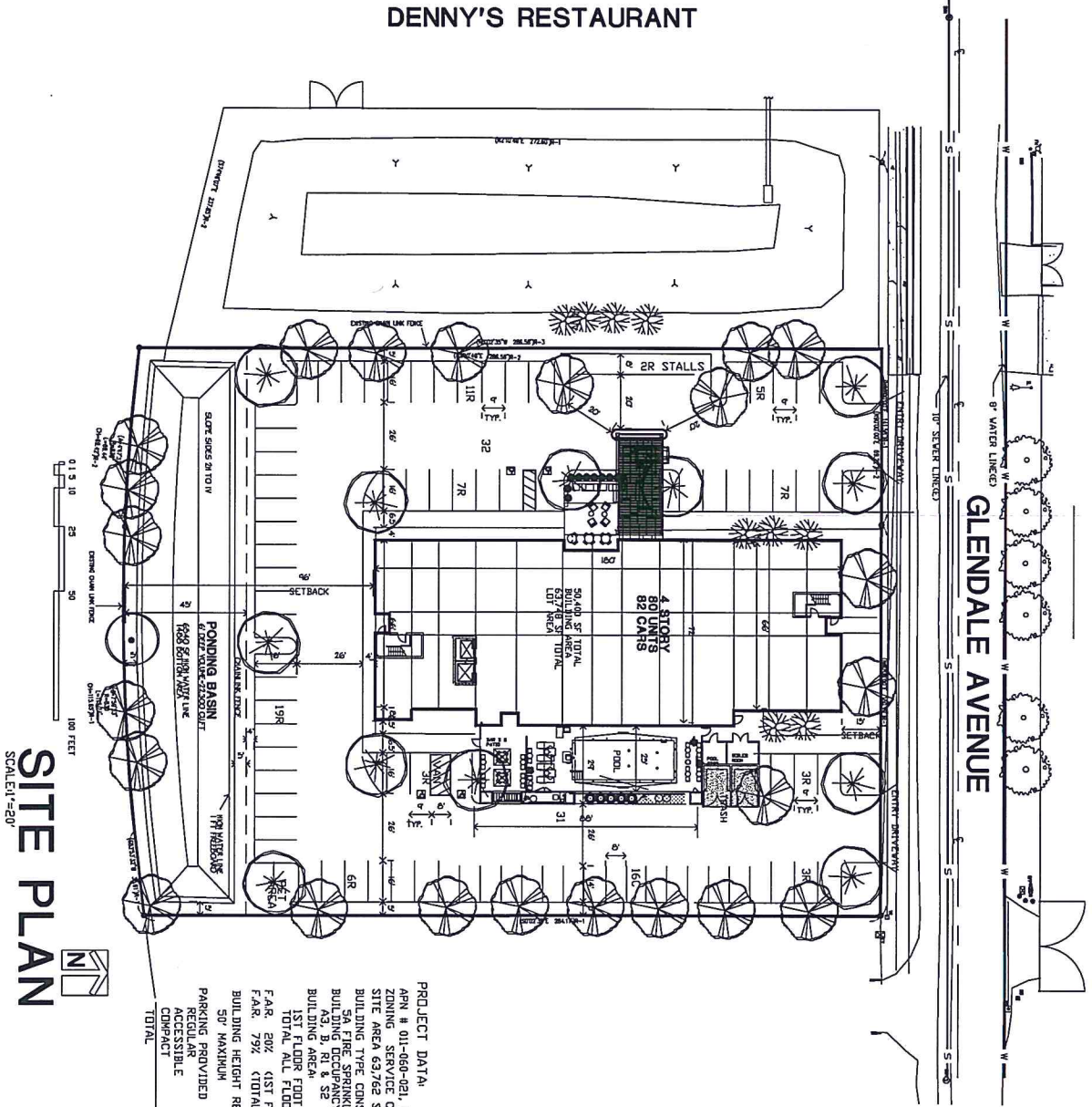
Owner

Jayantilal M. Patel
140 South Court
Alamo, CA 94507

FISCAL IMPACT:

ATTACHMENTS:

Site Plan
PC RESO
Original Planning Commission Staff Report
Original Approval Resolution 2015-02



SITE PLAN
SCALE 1" = 20'

PROJECT DATA
APN # 011-060-021, & 022
ZONING SERVICE COMMERCIAL
SITE AREA 63,762 SF 1.464 AC.
BUILDING TYPE CONST
5A FIRE SPRINKLERED NEPA 13R
BUILDING HEIGHT RESTRICTION
50' MAXIMUM
1ST FLOOR FOOT PRINT 12,600 SF
TOTAL ALL FLOORS 50,400 SF
FAR 20% (1ST FLOOR FOOT PRINT)
FAR 79% (TOTAL BUILDING AREA)
BUILDING HEIGHT RESTRICTION
50' MAXIMUM
PARKING PROVIDED
ACCESSIBLE = 62 9' X 18'-6" STALL INCLUDES/ 2'-6" DIVERGENCE
COMPACT = 16 8'-8" X 16' STALL INCLUDES/ 2' DIVERGENCE
TOTAL = 82 STALLS

VICINITY MAP



HANFORD HONEY



PROPOSED:
HOTEL HANFORD
GLENDALE AVENUE
HANFORD, CALIFORNIA

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LEE GAGE & ASSOCIATES, INC.
7434 N. Ingram Suite 107 Fresno, California

RESOLUTION NO. 2015-29**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HANFORD
APPROVING TIME EXTENSION 2015-03 EXTENDING THE LIFE OF PREVIOUSLY
APPROVED VARIANCE NO. 2014-03 FOR AN ADDITIONAL 12 MONTHS**

At a regular meeting of the Planning Commission of the City of Hanford duly called and held on December 8, 2015, by motion of Commissioner_____, seconded by Commissioner _____, and duly carried, the following resolution was adopted:

WHEREAS, Variance No. 2014-03, filed by Jayantilal M. Patel, a proposal to deviate from the standards of the Municipal Code to allow a four-story, 80-unit motel with a floor-area ratio of .79 on 12th Avenue and Glendale Avenue (APN 011-060-021 &-022), was reviewed and approved by the City of Hanford Planning Commission on February 10, 2015; and

WHEREAS, a time extension was requested by the applicant pursuant to Resolution No. 2015-02 and Chapter 17.64; and

WHEREAS, findings were made pursuant to Chapter 17.64 in Planning Commission Resolution No. 2015-02.

THEREFORE, BE IT RESOLVED, that a 12-month time extension for Variance 2014-03 be approved, in accordance with the existing conditions in Resolution No. 2015-02 adopted February 10, 2015, and with the addition of the following conditions:

1. That the new expiration date of Variance 2014-03 be February 10, 2017.
2. That all conditions of Resolution No. 2015-02 shall apply and conform to the City of Hanford Construction Standards, Specifications, Ordinances and Policies in effect on the date of the extension approval and shall be subject to fees currently in effect at time of development.

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of Hanford on December 8, 2015 by the following vote:

AYES: Commissioners
 NOES: Commissioners
 ABSTAIN: Commissioners
 ABSENT: Commissioners

I, **Darlene R. Mata**, Secretary of the Planning Commission of the City of Hanford, do hereby certify the foregoing Resolution was duly passed and adopted by the Planning Commission of the City of Hanford at a regular meeting thereof held on the 8th day of December, 2015.

Darlene R. Mata, Secretary

CITY OF HANFORD PLANNING COMMISSION STAFF REPORT

MEETING DATE: February 10, 2015

PROJECT: Variance 2014-03 is a request to deviate from the City of Hanford Zoning standards in the SC-Service Commercial zone. The request is to exceed the three story limitation and allow a four story motel and to exceed the 0.5 Floor Area Ratio (FAR).

LOCATION: The project is located on 12th Avenue and Glendale Avenue (APN 011-060-021 & 011-060-022)

PROJECT PLANNER: Melody Haigh, Community Development Manager & Gabrielle de Silva, Assistant Planner

STAFF RECOMMENDATION

Staff recommends that the Planning Commission:

1. Make the appropriate findings and adopt Resolution 2015-02 approving Variance No. 2014-03.
2. Adopt Negative Declaration 2014-22.

RECOMMENDED MOTION

1. I move to adopt Resolution 2015-02 approving Variance No. 2014-03.
2. I move to adopt Negative Declaration 2014-22.

PROJECT DESCRIPTION

The project is a request by Jayantilal M. Patel to construct a 4-story, 80-unit motel with a floor area ratio of .79 on 12th Avenue and Glendale Avenue. The proposed motel will be 50,400 SF, overall (12,600 SF per story).

The applicant is requesting a variance to the Floor Area Ratio and maximum number of stories prescribed by the Municipal Code for the "SC" Service Commercial zone district.

The applicant requests the following site plan, as shown in **Exhibit "A."**

BACKGROUND INFORMATION

The proposed project site is a vacant lot near HWY 198 designated by the General Plan as Service Commercial and Open Space and is zoned "SC" Service Commercial with a "CO" Conservation and Open-Space buffer. The motel is proposed to be located on a 1.464 acre property consisting of 2 parcels (011-060-021 & 011-060-022).

The City has received inquiries regarding hotels/motels within City limits in the past. In September 2008 the Planning Commission approved Variance 2008-03, thus allowing a 90-room motel, with an on-site restaurant and meeting hall, to exceed the height requirements and three stories maximum of the "SC" Service Commercial zone district. The motel was permitted to be a 60' 4-story motel.

PROJECT EVALUATION

The descriptions and definitions listed below were crucial in the evaluation of the proposed variance:

Motel

The applicant's proposal to construct a motel in the "SC" Service Commercial zone district is a permitted use under the Hanford Municipal Code. A "Motel" as defined by the Hanford Municipal Code means, "a building or group of buildings consisting of six (6) or more guest rooms, intended or designed to be occupied as a temporary abiding place of persons, who for compensation, are lodged in a facility with no cooking facilities in the rooms, no room service, no coffee shop/restaurant and no bar, no banquet and no meeting room facility on-site. Food service shall only be continental breakfast. Snacks and nonalcoholic beverages shall only be provided by vending machines" (HMC, Section 17.04.030)

Conservation and Open Space

Policy 3I 9.4 identified in the Conservation Element of the General Plan says that the City shall ensure that future development "[Provides] for adequate spatial separation and landscaping for development along freeway right-of-ways" and that "additional landscape design requirements will be considered for new projects along the entry ways into the City, specifically State Routes 198 and 43" (General Plan, Conservation Element, 2002). The motel development must maintain a 60 ft Conservation and Open Space buffer in accordance with General Plan Policy CI 9.4 and Section 17.10.010 C1 of the Hanford Municipal Code, which states that, "Where the open space district is applied to properties adjacent to HWY 198 and HWY 43, the open space area shall maintain a minimum of sixty (60) feet in depth from the highway right-of-way and landscaped by the developer at the time development of the adjacent property occurs" (HMC, 2002). The applicant's proposal to construct an on-site storm drainage basin is consistent with the Municipal Code Section 17.10.020 B, which includes under uses

permitted in the “CO” Conservation and Open Space District, “flood control channels, water pumping stations and reservoirs, irrigation ditches and canals, settling, and water conservation recharge basis; drainage ponds, storm drainage basins, and streets and roads necessary for access to permitted uses; (HMC, 2002).

Height Requirements

The applicant has proposed a 4-story building. The main part of the building will have a height of 50', with a 60' height maximum for a tower feature housing the elevator within the building. According to the Municipal Code, “In the CC, SC, PC and PHD districts, buildings are limited to three stories as defined by Section 17.04.030 and no building shall exceed fifty (50) feet in height” (HMC, Section 17.28.150, 2002). Due to an exception listed in Section 17.54.120 B. of the Code, the tower feature housing the elevator within the motel is in compliance with the height requirements of the District. “Penthouses or roof structures for the housing of elevators, stairways, tanks, ventilating fans, air-conditioning equipment, or similar equipment required to operate and maintain buildings, and fire and parapet walls, skylights, towers, spires, cupolas, road signs (where permitted), flagpoles, chimneys, smokestacks, television and radio masts, or similar structures may be erected above the height limit but shall not be allowed for the purpose of providing additional floor space” (HMC, 2002).

Story, as defined by Section 17.04.030 of the Hanford Municipal Code means, “a horizontal division of a building exterior not necessarily corresponding to the floors within. The number of stories in a structure shall be determined by measurement from the lowest point of the structure at its natural adjacent grade to its roof plate line(s) as follows:

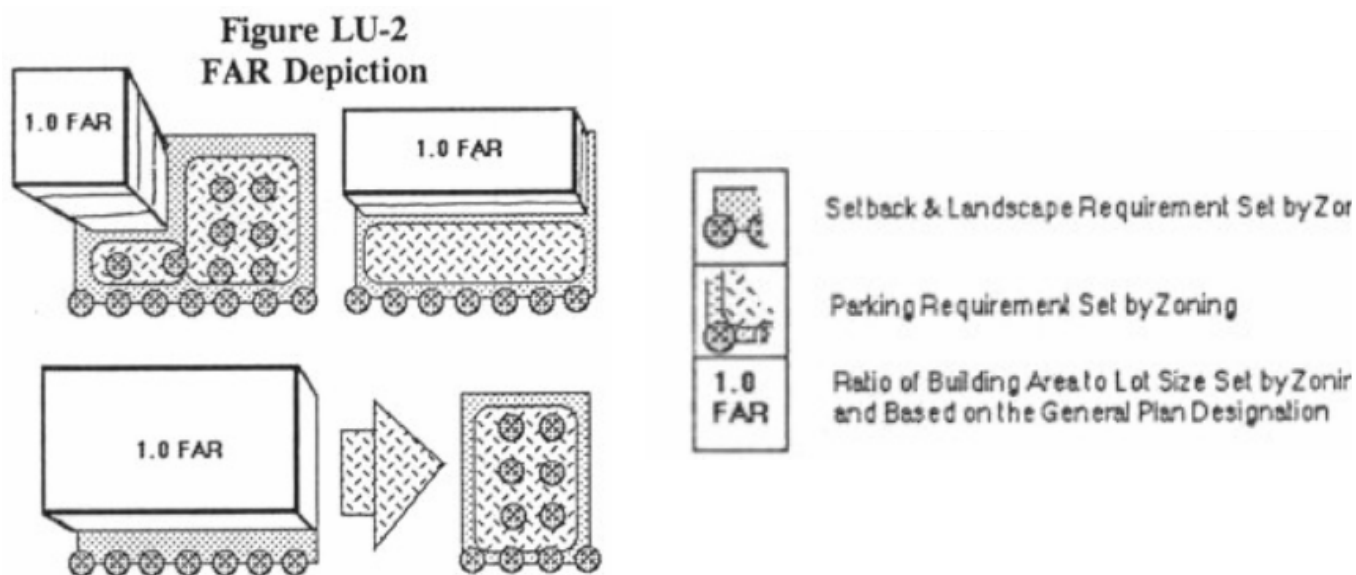
Horizontal Roof Plate Line Height	Number of Stories
Up to 10 ft	One story
Over 10 ft. to 20 ft.	Two story
Over 20 ft. to 30 ft.	Three story

Every ten feet of portion thereof, of additional horizontal roof place line shall be considered one additional story regardless of the roof pitch” (HMC, 2002).

According to the definition of “story” used by the Municipal Code, the motel proposed would be considered a “5 story” building.

Floor Area Ratio (FAR)

In exceeding the maximum number of stories for the “SC” Service Commercial zone district, the building also exceeds the .50 Floor Area Ratio for the District. “For non-residential uses, the General Plan specifies a maximum permitted ratio of gross floor area to site (Floor Area Ratio or FAR). The FAR is intended to regulate bulk while allowing flexibility in determining the height and placement on the lot consistent with the City Zoning Ordinance” (General Plan, Land Use Element, 2002). (See Figure LU- 2).

**Motel's FAR Calculation:**

Lot Size	63,762 SF
Building Foot Print	12,600 SF
Number of Stories	4 Stories

(Building Foot Print ÷ Lot Size) × Number of Stories = Floor Area Ratio				
↓	↓	↓	↓	↓
(12,600	÷ 63,762) ×	4	=	.79

Project Design:

Area	1.464 (parcel total); 63,762 SF
Width	228 ft
Depth	298 ft deep (maximum depth)
Street Frontage	228 ft along Glendale Avenue

Motel Design:

Units	80
Building SF	50,400 SF
Building Height	Main building 50'; Tower 60'
Building FAR	.79
Parking Stalls	82 parking stalls (62 regular, 4 ADA, 16 compact)

Figure 1: Land Use

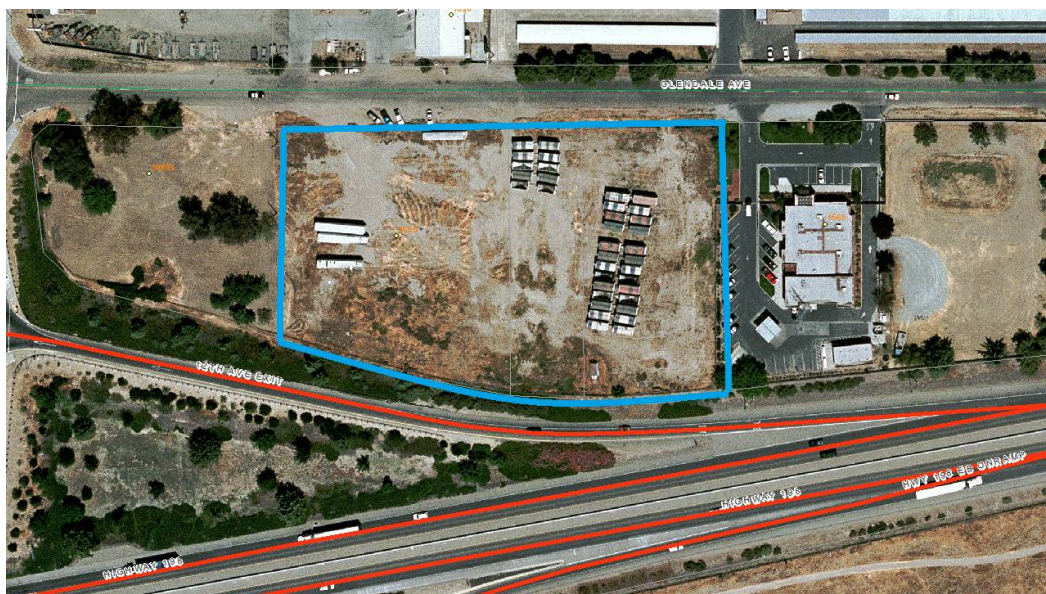
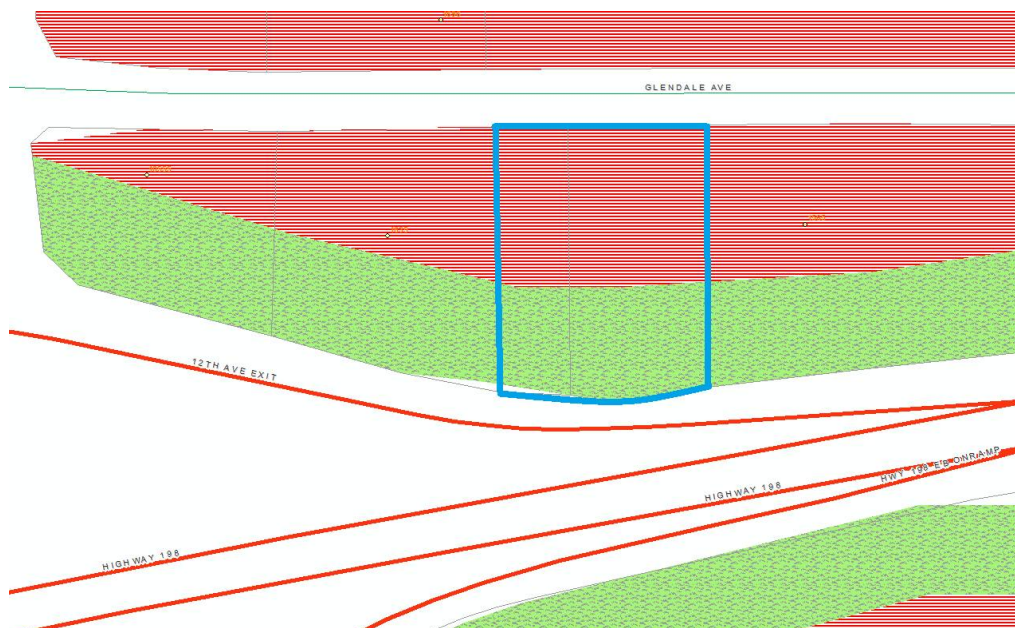


Figure 2: Zoning (SC with CO buffer)



Surrounding Zoning/Land Use:

Direction	Zoning	Land Use
North	"SC" Service Commercial	50,400 SF
South	HWY 198	Directly S: HWY 198
East	"SC" Service Commercial	Highway Patrol
West	"SC" Service Commercial	Denny's Restaurant

Pursuant to Section 17.64.060 of the Hanford Municipal Code, six findings must be made before approval of the variance application.

Section 17.64.060

Development Regulations. The Planning Commission may grant a variance to the development regulations identified in this chapter as the variance was applied for or in modified form if, based upon the application and the evidence submitted at the public hearing, the Planning Commission makes all of the following findings:

1. That there are special circumstances applicable to the property, including size, shape, topography, location or surroundings are such that the strict application deprives such property of privileges enjoyed by other property in the vicinity and under identical land use district classification;
2. That granting the variance is necessary for the preservation and enjoyment of a substantial property right possessed by other property in the same vicinity and land use district and denied to the property for which the variance is sought;
3. That granting the variance will not be materially detrimental to the public health, safety or welfare, or injurious to the property or improvements in the vicinity and land use district in which the property is located;
4. That granting the variance does not constitute a special privilege inconsistent with the limitations upon other properties in the vicinity and land use district in which such property is located;
5. That granting the variance does not allow a use or activity which is prohibited in the land use district where the property is located; and
6. That granting the variance will not be inconsistent with the general plan.

FINDINGS FOR APPROVAL

1. That the special circumstances in this case involve the location and surroundings. The property abuts Highway 198. The visibility from Highway 198 provides an ideal location for a motel; however, due to the Conservation and Open-Space buffer that must be maintained along the 198, and in order to maintain the number of rooms requested (80), the applicant is restricted by land, and must build up. Building vertically, while maintaining the 80 unit proposal requires a 4th story to be constructed, thus surpassing both the story limitations and floor area ratio of the "SC" Service Commercial zone district.

2. That because the City has no permanent storm water system available for this specific area, there is on-site basin required, thus limiting the proposed building's footprint, resulting in a need to add an additional fourth floor to maintain the 80 rooms.
3. That in order to meet all setbacks, conservation and open space buffer requirements, and provide adequate parking on site, the structure must have an additional story in order to accommodate the number of units requested (80 units).
4. That the location of this parcel in proximity to HWY 198 and 12th Avenue, and proximity to the new Denny's restaurant were significant factors in the selection of the site location.
5. That the structures will not interfere with the air, light, and open space of any adjacent properties, since all setbacks are met.
6. That the Fire Department has evaluated this proposal and does not have a concern with providing service to the addition of a 4th story.
7. That the granting of this variance to increase the number of stories and FAR will not be materially detrimental to public health since the location provides quick access to and from HWY 198, thus reducing carbon emissions generated from "stop and go" traffic experience in intercity transportation routes.
8. That the project will be an infill development, thus reducing urban sprawl.
9. That the project will be located in proximity to restaurants and commercial developments along 12th Avenue, thus allowing for pedestrian travel between the motel and various amenities.
10. That on September 23, 2008, the Hanford Planning Commission approved a similar variance for a motel to construct a 4th story. Additionally, Hanford Community Medical Center, which is in the vicinity but located in the Office zone district, obtained a variance to the maximum 35 ft. height of structures in the O zone. The hospital was approved for a height of approximately 57 ft.
11. That motels are a permitted use in the "SC" Service Commercial zone district.
12. That approval of the variance would be consistent with the goals of the San Joaquin Valley Blueprint and SB 375 to infill land development and reduce land consumption.
13. That granting this variance will be consistent with the General Plan's policies in permitting infill development, reducing urban sprawl, and reducing carbon vehicle emissions by establishing the motel in the location proposed.

ENVIRONMENTAL ASSESSMENT

An Initial Study was conducted to analyze the potential environmental impacts of the proposed project. Based on the Initial Study, the Community Development Department has determined that the project would not have significant adverse impacts on the environment. A Negative Declaration has been prepared for the project. (**Exhibit "B"**)

PUBLIC COMMENTS

Noticing of the variance and intent to adopt a negative declaration was published in the newspaper on January 16, 2015, and mailed to property owners within 500 ft. of the project site on January 16, 2015.

The Community Development Department did receive one comment from Southern California Gas Company (**exhibit "C"**). Southern California Gas Company will be able to provide gas service from existing gas mains located in and around the area.

CONDITIONS OF APPROVAL

Conditions of Approval have been addressed in Resolution 2015-01.

Staff recommends approval of Variance 2014-03 subject to the conditions included in Resolution 2015-01.

Property Owner

Edward T. Costa, Sr.
2130 Hwy 126
Florence, OR 97439

Applicant

Jayantilal M. Patel
140 South Court
Alamo, CA 94507

ATTACHMENTS:

- A- Site Plan
- B- Negative Declaration 2014-22
- C- Southern California Gas Company Letter

EXHIBIT "A"
SITE PLAN

Attachment: Original Planning Commission Staff Report (1242 : Time Extension 2015-03)

EXHIBIT "B"
NEGATIVE DECLARATION 2014-22

Attachment: Original Planning Commission Staff Report (1242 : Time Extension 2015-03)

EXHIBIT "C"
SOUTHERN CALIFORNIA GAS COMPANY LETTER

Attachment: Original Planning Commission Staff Report (1242 : Time Extension 2015-03)

RESOLUTION NO. 2015-02**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HANFORD
APPROVING VARIANCE NO. 2014-03, A REQUEST TO EXCEED THE THREE-
STORY LIMITATION AND ALLOW A FOUR-STORY MOTEL AND TO EXCEED
THE 0.5 FLOOR AREA RATIO (FAR) IN THE “SC” SERVICE COMMERCIAL
ZONE DISTRICT**

At a regular meeting of the Planning Commission of the City of Hanford duly called and held on February 10, 2015, on motion of Commissioner **HAM**, seconded by Commissioner **NAHAL**, and duly carried, the following resolution was adopted:

WHEREAS, on February 10, 2015, the Planning Commission of the City of Hanford conducted a public hearing in accordance with Section 17.64.050 of the Hanford Municipal Code pertaining to Variance No. 2014-03, a request to exceed the three story limitation and allow a four story motel and to exceed the 0.5 floor area ratio (FAR) within the “SC” Service Commercial Zone District for the proposed development of a motel to be located on Glendale Avenue off of 12th Avenue (APN 011-060-021 & 011-060-022); and

WHEREAS, the Planning Commission and staff have given careful consideration to this variance and have made recommendations thereon; and

WHEREAS, the Planning Commission has carefully considered recommendations and testimony presented at the public hearing of February 10, 2015; and,

WHEREAS, in accordance with CEQA, an initial study was prepared for the proposed project and as a result of the environmental assessment Negative Declaration 2014-22 was prepared; and,

WHEREAS, on the basis of the facts and evidence provided in the staff report and the written and oral evidence presented at the public hearing on February 10, 2015, the Planning Commission hereby is able to make the following findings as required by Section 17.64.060 of the Zoning Ordinance:

1. That the special circumstances in this case involve the location and surroundings. The property abuts Highway 198. The visibility from Highway 198 provides an ideal location for a motel; however, due to the Conservation and Open-Space buffer that must be maintained along the 198, and in order to maintain the number of rooms requested (80), the applicant is restricted by land, and must build up. Building vertically, while maintaining the 80 unit proposal requires a 4th story to be constructed, thus surpassing both the story limitations and floor area ratio of the “SC” Service Commercial zone district.

2. That because the City has no permanent storm water system available for this specific area, there is on-site basin required, thus limiting the proposed building's footprint, resulting in a need to add an additional fourth floor to maintain the 80 rooms.
3. That in order to meet all setbacks, conservation and open space buffer requirements, and provide adequate parking on site, the structure must have an additional story in order to accommodate the number of units requested (80 units).
4. That the location of this parcel in proximity to HWY 198 and 12th Avenue, and proximity to the new Denny's restaurant were significant factors in the selection of the site location.
5. That the structures will not interfere with the air, light, and open space of any adjacent properties, since all setbacks are met.
6. That the Fire Department has evaluated this proposal and does not have a concern with providing service to the addition of a 4th story.
7. That the granting of this variance to increase the number of stories and FAR will not be materially detrimental to public health since the location provides quick access to and from HWY 198, thus reducing carbon emissions generated from "stop and go" traffic experience in intercity transportation routes.
8. That the project will be an infill development, thus reducing urban sprawl.
9. That the project will be located in proximity to restaurants and commercial developments along 12th Avenue, thus allowing for pedestrian travel between the motel and various amenities.
10. That on September 23, 2008, the Hanford Planning Commission approved a similar variance for a motel to construct a 4th story. Additionally, Hanford Community Medical Center, which is in the vicinity but located in the Office zone district, obtained a variance to the maximum 35 ft. height of structures in the O zone. The hospital was approved for a height of approximately 57 ft.
11. That motels are a permitted use in the "SC" Service Commercial zone district.
12. That approval of the variance would be consistent with the goals of the San Joaquin Valley Blueprint and SB 375 to infill land development and reduce land consumption.

13. That granting this variance will be consistent with the General Plan's policies in permitting infill development, reducing urban sprawl, and reducing carbon vehicle emissions by establishing the motel in the location proposed.

THEREFORE, BE IT RESOLVED that Variance No. 2014-03, a request to exceed the three-story limitation and allow a four-story motel and to exceed the 0.5 floor area ratio (FAR) within the "SC" Service Commercial Zone District for the proposed development of a motel as shown in Exhibit "A", be approved according to the following conditions:

ADMINISTRATION DEPARTMENT

Contact City Attorney through the Planning Department (559) 585-2580
 Concerning questions that you may have on the conditions listed below:

Defense and Indemnification Provisions:

1. That the applicant shall defend, indemnify, and hold harmless the City of Hanford ("City"), its officials, officers, employees, representatives, agents and attorneys, from and against all claims, damages, losses, judgments, liabilities, expenses and other costs, including litigation costs and attorney's fees, arising out of, resulting from, or in connection with, the City's act or acts leading up to and including approval of any environmental document and/or granting of any approvals relating to the Project. Applicant's obligation to defend, indemnify and hold the City harmless specifically includes, but is not limited to, any suit or challenge by any third party against the City which challenges or seeks to set aside, void or annul the legality or adequacy of any environmental document approved by the City or any approval related to the Project.
2. That the applicant's obligations to defend, indemnify and hold the City, its officials, officers and employees, representatives, agents and attorneys harmless under the provisions of this paragraph shall include, but not be limited to, the cost of preparation of any administrative record by City, staff time, copying costs, court costs, the costs of any judgments or awards against the City for damages, losses, litigation costs, or attorney's fees arising out of a suit or challenge contesting the adequacy of any approval of the environmental document, or any approval related to the Project, and the costs of any settlement representing damages, litigation costs and attorney's fees to be paid to other parties arising out of a suit or challenge contesting the adequacy of the approval of the environmental document or any other approval related to the Project, if the settlement so provides.
3. That the City may, at any time, require the applicant to reimburse City for costs that have been, or which the City reasonably anticipates will be, incurred by the City during the course of any action. Applicant shall reimburse City within thirty (30) days of receipt of an itemized written invoice from City. Failure of the

Applicant to timely reimburse the City shall be considered a material violation of the conditions of approval of the Project.

4. That the applicant shall comply with and shall require all contractors to comply with all prevailing wage laws, rules and regulations applicable to the Project. Unless otherwise advised in writing by the City of Hanford, Applicant shall be solely responsible for making any and all decisions regarding whether any portion or aspect of the Project, including, without limitation, any form of reimbursement by the City of Hanford to the Applicant or any contractor, will require the payment of prevailing wages. Further, Applicant will be solely responsible for the payment of any claims, fines, penalties, reimbursements, payments or any other actions that may be initiated against Applicant or any contractor as a result of failure to pay prevailing wages.
5. That the applicant shall defend, indemnify, and hold harmless the City of Hanford, its officials, officers, employees, representatives, agents and attorneys, from and against any and all claims, damages, losses, judgments, liabilities, expenses and other costs, including, without limitation, litigation costs and attorney's fees, arising out of, resulting from, or in any way in connection with any violation or claim of violation of any prevailing wage law, rule or regulation applicable to any portion or aspect of the Project. Applicant's obligation to defend, indemnify and hold the City of Hanford harmless specifically includes, but is not limited to, any suit or administrative action against the City of Hanford which claims a violation of any prevailing wage law, rule or regulation applicable to any portion or aspect of the Project.
6. That the applicant obligations to defend, indemnify and hold the City of Hanford, its officials, officers, employees, representatives, agents and attorneys harmless as set forth herein, shall include, but shall not be limited to, staff time, copying costs, court costs, the costs of any judgments or awards against the City of Hanford for damages, losses, litigation costs, or attorney fees arising out of any violation or claim of violation of any prevailing wage law, rule or regulation applicable to any portion or aspect of the Project and costs of any settlement representing damages, litigation costs and attorney's fees to be paid to other parties arising out of any such proceeding or suit.

PLANNING DEPARTMENT

Contact Community Development Manager: Melody Haigh (559)585-2578 or

Assistant Planner: Gabrielle de Silva (559) 585-2578

Concerning questions that you may have on the conditions listed below:

1. That approval of this project does not exempt compliance with all applicable sections of the Zoning Ordinance, Public Works Improvement Standards, fees, or other City Ordinances.

2. That all approved proposals of the applicant be conditions of development if not mentioned herein.
3. That the site be developed according to the approved site plan No. 2014-15 with minor modifications to be approved by the Community Development Department.
4. That no expansion of the use which would tend to increase the projected scale of operations beyond the scope and nature described in this variance application, shall be permitted except upon application for, and approval of, modification of this application according to all procedures and requirements thereof.
5. That the building address be posted at the site prior to the first building inspection and that a permanent address sign be placed on the site before occupancy.
6. That all open and unlandscaped portions of the site be maintained in good condition, free from weeds, dust, trash and debris.

Environmental Requirements:

1. That the open space area shall be a minimum of sixty (60) feet in depth from the highway right-of-way and landscaped by the developer at the time of development.
2. That if cultural resources are discovered during construction or related activities, all work shall be halted and a qualified archeologist and the City of Hanford shall be notified. The find shall be properly investigated and appropriate measures are to be taken before construction may continue.

Signage:

1. That all signs proposed for this development be designed and approved in conformance with the City's Sign Ordinance. A separate application is required.

Screening:

1. That no outside storage be allowed at the site.
2. That a 6-inch high concrete curb be placed between the paved area and the landscape areas.
3. That the backflow device and/or transformer be screened with landscaping.

Fencing and Walls:

1. That all existing fencing on the site be maintained in good repair with graffiti being removed in a timely manner.
2. That vinyl slats be required for the proposed chain link fence separating the parking lot from the ponding basin on the southern portion of the lot.
3. That all new graffiti at the site be reported to the Police Department and removed within 72 hours.

Off-Street Parking:

1. That the applicant provide a minimum of 82-parking stalls (62 regular parking stalls, 16 compact parking stalls and 4 ADA accessible parking stalls) as shown on the site plan.
 - 1 parking stall per unit @ 80 units = 80 units, plus 2 parking stalls for employees = 82 parking stalls

Lighting:

1. That all lighting be hooded and directed on site.
2. That all exterior lighting shall be focused downward to avoid point sources of light interfering with the vision of motorists. Lighting elements shall be recessed into their fixtures to prevent glare. Exterior lighting shall be treated so as not to illuminate adjacent properties.
3. That non-security lighting shall be turned off within 30 minutes after the law firm is closed.

Noise:

1. That construction equipment be muffled and construction activities be limited between the hours of 7 a.m. to 10 p.m. unless the construction is within the enclosed structure.
2. That the noise level does not exceed the decibel prescribed by the General Plan.

Dust Control:

1. That the following dust-control practices shall be implemented:

Pre-construction:

That material excavated or graded be sufficiently watered to prevent excessive amounts of dust. Watering should occur at least twice a day with complete coverage, preferably in the late morning and after work is completed for the day.

That clearing, grading, earth moving, or excavation activities cease during periods of high winds greater than 20 mph.

That earth material transported off-site be either sufficiently watered or securely covered to prevent excessive amounts of dust.

That areas disturbed by clearing, earth moving, or excavation activities be minimized at all times.

That where acceptable to the Fire Department, weed control should be accomplished by mowing instead of disking, thereby leaving the ground undistributed and with a mulch covering.

During Construction:

After clearing, grading, earth moving, or excavation operations, during the construction phase, fugitive emissions should be controlled by the following methods:

That non-active portions of the construction site be restricted from vehicular movement.

That active portions of the site should be sufficiently watered to prevent excessive amounts of dust.

General Fugitive Dust:

At all times, fugitive dust emissions should be controlled using the following procedures:

That on site vehicle speed should be limited to 15 mph

That areas with vehicle traffic are watered periodically or have petroleum-based palliatives applied for stabilization of dust emissions.

That during rough grading and construction, streets next to the project site be swept at least once per day, or as required to remove silt which may have accumulated from construction activities.

That during rough grading and construction, access to the site should require the

building of an apron into the project site from adjoining paved roadways. The apron should be paved or have a petroleum-based palliative applied.

Ozone Precursors:

At all times, ozone precursor emissions should be controlled by the following methods:

That all internal-combustion engine drive equipment be properly maintained and well tuned according to the manufacturer's specifications.

BUILDING DEPARTMENT

Contact Building Official: Tom Webb (559) 585-2584

Concerning questions that you may have on the conditions listed below:

1. That building permits must be obtained from the City Building Division for any structural, plumbing, electrical or mechanical work being done.
2. That no building or structure shall be used or occupied, and no change in the existing occupancy classification of building or structure or portion thereof shall be made until the building official has approved the change and issued a Certificate of Occupancy.
3. That detailed dimensioned plans be provided to the Building Division prior to obtaining construction permits.
4. That the buildings will require plans and calculations signed by an architect or engineer licensed to practice in the State of California. Submittal shall consist of:
 - 4.1 1 copy of the City of Hanford Permit Application form
 - 4.2 6 complete sets of Drawings, unless noted, including:
 - 4.2.1 Grading Plan (Civil Drawings)
 - 4.2.2 Site Plan
 - 4.2.3 Landscaping Plan
 - 4.2.4 Architectural Drawings
 - 4.2.5 Structural Drawings
 - 4.2.6 Electrical Drawings
 - 4.2.7 Mechanical Drawings
 - 4.2.8 Plumbing Drawings
 - 4.2.9 Commissioning Plan per 2013 CEnC section 120.8
 - 4.2.10 Planning Dept. "Conditions of Approval" or "Resolution" printed on the drawings and part of the drawing submittal
 - 4.2.11 A minimum of 2 sets shall be stamped and wet signed by an architect or engineer licensed in the State of California.
 - 4.3 2 complete sets of documentation, unless noted, including:

- 4.3.1 Architectural Specifications
 - 4.3.2 Structural Calculations
 - 4.3.3 Electrical Calculations, if not included on the drawings
 - 4.3.4 Mechanical Calculations, if not included on the drawings
 - 4.3.5 Plumbing Calculations, if not included on the drawings
 - 4.3.6 Energy Calculations, if not included on the drawings
 - 4.3.7 CalGreen Compliance, if not included on plans
 - 4.3.8 Commissioning Plan, if not included on drawings
 - 4.3.9 A minimum of 2 sets shall be stamped and wet signed by an architect or engineer licensed in the State of California.
 - 4.3.1.1 **Landscape Calculations per Hanford City Ord.**
5. That the site, as well as the buildings, shall be made accessible and usable by the disabled in accordance with the California Building Code, Chapter 11B.
 6. That a preliminary soils report, prepared by a qualified soils engineer, be provided to the Engineering and Building Divisions prior to approval of site improvement plans. The soils report shall comply with the 2013 California Building Code, Chapter 18.
 7. That a final soils report, prepared by a qualified soils engineer, be provided to the Engineering and Building Divisions before issuance of building permits.
 8. That a school impact fee of \$0.54(or revision thereof) for each square foot of new building area be paid when building permits are issued. (Any waiver of fees must be obtained from the school district)
 9. That Kings County Impact fees apply:
 - a. Criminal Justice
 - b. Compliance
 10. That all special inspection reports be submitted to the Building Division when obtained during construction and prior to final inspection.
 11. That all construction shall conform to the 2013 Edition, California Building Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Fire Code, California Energy Code and CalGreen. **Also, with the City of Hanford, Water Efficient Landscape Design and Installation Ordinance, Chapter 12.08.**
 12. That the owner is responsible for compliance with the Americans with Disabilities Act. By federal law your facility must be made accessible to the highest degree possible.

13. That the applicant provide a complete set of AS-BUILT drawings on CD, in "tif" format, to the Building Division prior to Final Inspection.
14. That the Building Division conducts and approves a Zoning Health & Safety inspection prior to the occupancy of the building.
15. That the address for the building will be 1589 Glendale Avenue.

FIRE DEPARTMENT

Contact Fire Inspector Susan Martinez concerning questions that you may have regarding the conditions listed below at (559) 585-4793 OFFICE; (559) 940-2943 CELL or by EMAIL at smartinez@cityofhanfordca.com

General:

1. **Approval of this project does not exempt compliance with all applicable sections of the City adopted fire codes and local fire ordinances**
2. A permanent, unobstructed fire department emergency access road shall be installed around the perimeter of the building and shall fit the largest radius of the fire departments' emergency vehicle wheel base. This emergency access road shall be approved by the Hanford Fire Department prior to the approval of any submitted plans.
3. The required fire flow and numbers of hydrants will/may increase based on the height of the building per the California Fire Code.
4. Fire lane shall be marked by approved signs or other approved notices or markings that include the words NO PARKING – FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof per 2013 CFC 503.3.

CITY UTILITY DIVISION

Contact: Mike Cosenza Utility Superintendent (559) 585-2560
 Concerning questions that you may have on the conditions listed below:

General:

1. That all work proposed within the public street right-of-way shall be under the control of a General Engineering Contractor, licensed for the purpose. Contractor shall verify all conditions in the field prior to commencing construction.
2. That locations of existing water, sanitary sewer and storm drain mains in the vicinity of the project site can be marked by Public Works Department staff based upon the city's best available records. Contractor must provide city with a

minimum of 48 hours prior notice when requesting location of existing utilities. The City of Hanford is not a member of Underground Service Alert (U.S.A.).

3. That all work and materials shall conform to applicable City of Hanford Standards and Specifications, latest edition.
4. That all utility connections or other underground pipeline work proposed within arterial streets shall be bored.

Water:

1. That the developer shall provide an accurate fixture unit count and that water services shall be sized in accordance with requirements of the Uniform Plumbing Code, latest edition.
2. That the developer shall furnish and install new water service assemblies in accordance with City Standards, including water meters and meter boxes, for both domestic and landscape uses.
3. That the developer shall furnish and install appropriate cross connection/backflow prevention assemblies for all services provided, including fire service lines.
4. That all backflow prevention assemblies shall be tested and approved by a certified technician prior to being placed in service. A copy of backflow test results shall be provided to the City of Hanford Utility Division.
5. That typical City Water system pressure may not be able to adequately service a 4 story motel. Developer is responsible for a booster pump assembly after the backflow device to ensure adequate pressure to facility.

Sewer:

1. That the developer shall furnish and install all required sanitary sewer lateral services for the project.
2. That the development is subject to Reimbursement Agreement for the cost of the developments fair share of the construction of the sewer main along the frontage of the property.
3. That the developer shall furnish, install and maintain a grease trap assembly on all sewer laterals receiving process water from food preparation facilities. Grease trap assemblies shall conform to all requirements of the Uniform Plumbing Code, and shall be subject to approval by the City Building Official prior to installation.

PUBLIC WORKS DEPARTMENT

Contact Deputy Public Works Director John Doyel: (559) 585-2571
Concerning questions that you may have on the conditions listed below:

General Requirements:

1. That the project shall comply with City of Hanford Standards and Specifications requirements. Any deviation from the Standards and Specifications must be approved by the City Engineer prior to construction.
2. That an Encroachment Permit for all work proposed within the public street right-of-way shall be obtained from the Public Works Department. Specific information regarding Encroachment Permit requirements is available at (559) 585-2558.
3. That the project is subject to a \$5,700.00 grading and drainage plan review, inspection, and permit fee in accordance with City Council Resolution No. 10-31-R, or any revisions thereof. Subject fee shall be payable prior to approval of improvement plans.
4. That the developer is encouraged to contact the Public Works Department at (559) 585-2556 following issuance of the project Site Plan approval letter to schedule a meeting with city staff to discuss sanitary sewer drainage plans for this project.

Map and Plan Requirements:

1. That the developer shall submit a complete set of construction plans on 24" X 36" sheets for all required improvements to the City Engineer for review. The plans shall be prepared by a licensed civil engineer, and shall include a site plan showing refuse enclosure locations and a complete site utility plan, showing locations and sizes of sewer, storm drain and water mains, service laterals, manholes, meters, valves, hydrants, and street lights, etc. Plans shall be approved by the City of Hanford Public Works Department and any other affected agencies prior to issuance of building permits.
2. That prior to beginning construction, or within twenty (20) calendar days after the approved plans are released by the city, the developer shall submit to the City of Hanford Engineering Division one (1) reproducible and four (4) bond copies of the approved set of construction plans, and two (2) bound sets of the approved construction specifications, if any.
3. That within twenty (20) calendar days after all improvements have been constructed and accepted by the city, the developer shall submit to the City of Hanford Engineering Division one (1) reproducible and one (1) bond copy of the

approved set of construction plans revised to reflect all field revisions and marked "RECORD DRAWING".

Drainage Requirements:

1. That an onsite drainage basin designed in accordance with City Standards shall be constructed to retain all drainage runoff from the development on the project site itself. Alternatively, the developer may construct a permanent storm water collection system and appurtenances within Glendale Avenue to provide offsite drainage to the project site and adjacent properties. The storm water collection system shall be designed to connect with and include the existing drainage facilities & 24" storm drain outfall pipeline stub located at the street knuckle adjacent to the former Adventure Park site. The design of the storm water system shall include extension of a 24" storm drain pipeline north from the existing stub to cross beneath the San Joaquin Valley Railroad and discharge to the existing City of Hanford basin north of the tracks, and shall be based upon a drainage study to be prepared by the developer's civil engineer, subject to review and approval by the Public Works Department. The scope of the drainage study shall include all of the approximately 36-acre area bounded by 12th Avenue and the future Campus Drive alignment on the west and east, and by the San Joaquin Valley Railroad and State Route 198 on the north and south. Direct reimbursement for the cost of storm drain collection system capacity in excess of that needed to serve the developer's project ("Oversize reimbursement") may be negotiated with the city prior to construction. Oversize reimbursement amount shall be based on competitive bids for installation of the storm water collection system, subject to prior cost review and approval by the City Engineer. Payment of oversize reimbursement to the developer may take place only after the work has been completed and accepted by the city. The developer may also enter into a future Reimbursement Agreement with the city to enable the developer to recover a portion of the cost of construction of the storm water collection system from adjacent property owners at such time as the adjacent parcels shall be connected to the system.
2. That a grading, drainage, & site improvement plan for the development site shall be prepared by a licensed civil engineer for review and approval by the Public Works Department prior to the issuance of building permits. The project site shall be developed in conformance with the approved grading, drainage, & site improvement plan, with minor modifications subject to approval by the City Engineer.
3. That the developer shall comply with all State of California requirements applicable to the National Pollution Discharge Elimination System (NPDES). A Notice of Intent for the development shall be electronically filed by the developer and accepted by the State Water Resource Control Board (SWRCB) prior to any disturbance of soils onsite. Documentation of SWRCB approval of the

development shall be provided to the City of Hanford prior to start of construction, and the developer shall comply with all SWRCB General Construction Permit requirements during construction. Contact the SWRCB at www.swrcb.ca.gov for further information.

4. That no track-out of soil, gravel, or other construction-related materials on to public streets is permitted.
5. That the Kings Mosquito Abatement District shall be consulted for recommendations to eliminate potential mosquito breeding at drainage basin sites.

Easement Requirements:

1. That if the developer elects to install a permanent storm drain collection system as described in the "Drainage Requirements" above, developer shall negotiate in good faith to obtain public pipeline easement dedication(s) as needed on any parcel(s) proposed to be traversed by the 24" drainage outfall pipeline. In the event that the developer is unable to obtain the necessary pipeline easement dedication(s), the city will commence proceedings pursuant to Title 7 of Part 3 of the Code of Civil Procedure to acquire the necessary interests in the parcel(s) which will permit the pipeline to be constructed, including proceedings for immediate possession under Article 3 of chapter 6 of that title. The developer shall be responsible for preparation of all easement deed documents, title reports, and property appraisal reports as may be necessary to facilitate acquisition of the necessary pipeline easement(s).

Street Improvement Requirements:

1. That street improvements shall be constructed along the entire development frontage in accordance with City Std. ST-17 and City Std. ST-32, as modified for use with 4.5' attached sidewalks. In addition, a 9500-L HPSV street light as per City Std. GE56 shall be installed along the project frontage.
2. The location of the street light shall be determined by the City Engineer during review of the project improvement plans.

Curb, Gutter, Sidewalk and Drive Approach Requirements:

1. That concrete curbs, gutters, and 4.5' wide attached sidewalks shall be constructed along the entire development frontage in conformance with City Std. CO-11 and City Std. CO-15.
2. That 28' wide drive approaches with easy access-type curb returns and ADA-compliant wheelchair ramps may be constructed at the locations shown on the

site plan. Final design and precise locations of the drive approaches shall be subject to City Engineer approval with review of the site improvement plans.

Parking Lot Requirements:

1. That parking lot improvements shall be constructed in conformance with City Std. GE-29 and City Std. GE-32.

DEVELOPMENT IMPACT FEES:

1. That the development is subject to the following impact fees in accordance with Ordinances Nos. 90-09, 90-10, 98-14 and 05-16, or any revisions thereof. Impact fee amounts shown below are estimates based upon square footage of building structures and gross area of development as identified on the site plan. **(Proposed building area: 50,400 SF – Gross Development Area: 1.46 Acres)** If changes are made affecting proposed structure floor areas or development acreage, then impact fees will likewise change to reflect actual conditions. Fees listed below reflect rates effective January 1, 2015 and may be subject to change thereafter by City Council Resolution. All fees are payable prior to issuance of building permits.
 - A. That the development is subject to a **\$225,275.20 Transportation Mitigation Impact Fee** in accordance with City Resolution No. 05-10-R, or any revisions thereof.
 - B. That the development is subject to a **\$ 62,400.24 Water System Impact Fee** in accordance with City Resolution No. 05-14-R or any revisions thereof.
 - C. That the development is subject to a **\$ 68,402.88 Wastewater System Impact Fee** in accordance with City Resolution No. 05-15-R or any revisions thereof.
 - D. That the development is subject to a **\$1,401.61 12th Avenue Sewer Area of Benefit Fee** in accordance with City Resolution No. 92-25-R or any revisions thereof.
 - E. That the development may be subject to a **\$ 9,972.06 Storm Water System Impact Fee** in accordance with City Resolution No. 05-13-R, or any revisions thereof. (Fee applicable only if the development is connected to the city drainage system. If all drainage runoff from the project will be retained onsite within a basin designed and constructed in accordance with City Standards, the development will not be subject to the fee.)
 - F. That the development is subject to a **\$ 30,119.04 Fire Protection Impact Fee** in accordance with City Resolution No. 05-11-R or any revisions thereof.

- G. That the development is subject to a **\$ 18,975.60 Police Protection Impact Fee** in accordance with City Resolution No. 05-12-R or any revisions thereof.
- H. That the development **is not** subject to a **Park System Impact Fee**. (Exempt non-residential development.)
- I. That the development is subject to a **\$ 3,362.00 Refuse and Recycling Impact Fee** in accordance with City Resolution No. 05-63-R, or any revisions thereof.

REFUSE DIVISION

Contact Refuse Superintendant Will Smith: (559) 585-2569
 Concerning questions that you may have on the conditions listed below:

General Requirements:

1. That a 10 ft. x 25 ft. inside clear dimension refuse enclosure with 6 ft. high masonry block perimeter walls constructed in accordance with City Std. GE-41 shall be provided to serve the project. A minimum 8' wide, 4" thick, concrete roll-out apron sloped to match parking lot pavement grades shall be constructed along the entire frontage of the refuse enclosure.
2. That the refuse enclosure shall be architecturally compatible with surrounding buildings, and shall be equipped with chain-link gates screened with earth tone vinyl slats or other alternative gate materials approved by the city. The refuse enclosure shall not be roofed or located adjacent to combustible construction, beneath windows, or non fire-protected eaves. The final location of the enclosure shall be approved by both the Public Works and Community Development Departments.
3. That all onsite vehicle drive aisles and parking lot areas subject to city refuse truck access shall be surfaced in accordance with City Std. GE-32 industrial parking lot standards.
4. That nothing besides city refuse bin(s) and clean recyclable materials shall be stored or kept within the refuse enclosure.
5. That the refuse enclosure gates shall be kept closed and secured except when in use.
6. That the applicant and any successors in interest shall participate in all available waste recycling & reuse programs.

EXPIRATION

That this Variance becomes null and void one year after the effective date of approval unless a building permit is issued by the building official and construction is commenced and diligently pursued toward the completion of the project. A one-year time extension may be granted by the Commission if a written request and fee is received from the applicant prior to the expiration date. If an extension is approved, the project shall be subject to all improvement standards and fees in effect at the time of approval.

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of Hanford held on the 10th day of February 2015, by the following vote:

VOTING:

AYES: **HAM, NAHAL, DOUGLAS, FERNANDES, JOHNSTON, FROBERG**
NOES: **PADEN**
ABSTAIN: **NONE**
ABSENT: **NONE**

I, **Darlene R. Mata**, Secretary of the Planning Commission of the City of Hanford, do hereby certify the foregoing resolution was duly passed and adopted by the Planning Commission of the City of Hanford at a regular meeting thereof held on the **10th day of February 2015**.

Darlene R. Mata, Secretary



AGENDA STAFF REPORT

MEETING DATE: 12/8/2015	AGENDA SECTION: 6
--------------------------------	--------------------------

SUBJECT:

Planned Unit Development 2015-03, a request to allow a deviation from the “R-1-6” Low-Density Residential development standards to permit reduced side-yard setbacks for two-story homes from 10 feet to five feet within Unit I of previously approved Tract 887.

LOCATION: The project is located north of Berkshire Drive and west of Centennial Drive.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission:

1. Approve Planned Unit Development 2015-03 based on the findings in Resolution 2015-28.

RECOMMENDED MOTION

1. I move to adopt Resolution 2015-28 approving Planned Unit Development 2015-03.

PROJECT DESCRIPTION

The applicant proposes to modify Unit I of Tract 887 to include a Planned Unit Development overlay. Planned Unit Development 2015-03 is requested to allow a deviation from the standards of the “R-1-6” Low-Density Residential Zone District to permit reduced side-yard setbacks for two-story homes from ten feet to five feet within Unit I of the development.

See the typical lot layout for two-story homes in Tract 887 Unit I, attached as Exhibit A.

BACKGROUND

In 2009, General Plan Amendment 2008-04 (A) and Rezone 2008-05 were approved by City Council, changing the land use and zoning designation on a 40-acre project site from “UR” Urban Reserve to “R-1-6” Low-Density Residential. Later, Tentative Tract 887 was approved under Planning Commission Resolution 2013-11, attached as Exhibit B, thus approving the subdivision of 35.39 acres into 141 single-family residential lots and creating a 2.43 acre lot for park space.

General Plan Designation/Zoning

The site is designated in the General Plan as Low-Density Residential and is zoned “R-1-6” Low-Density Residential. A General Plan designation of Low Density Residential allows a density range of two to nine units per acre, with typically five units per acre.

Figure 1: Zoning

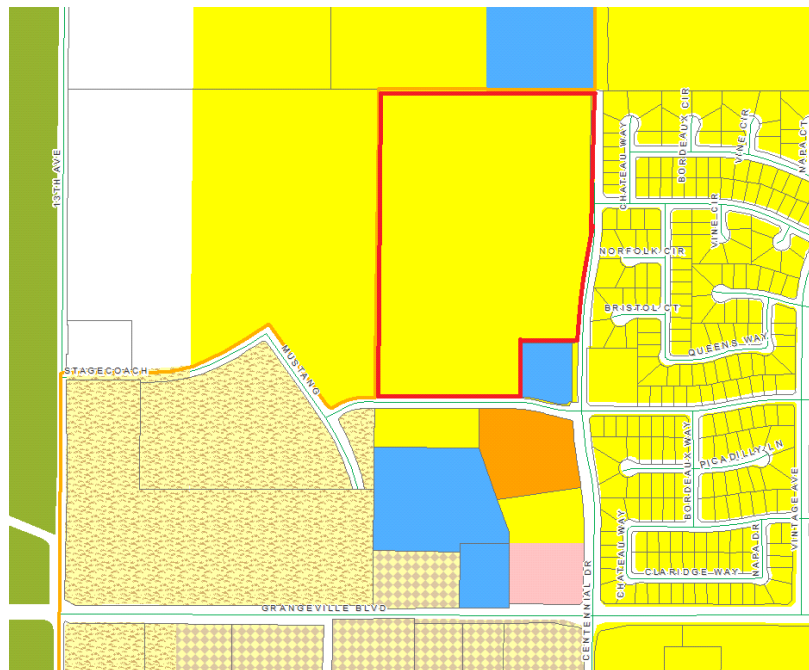
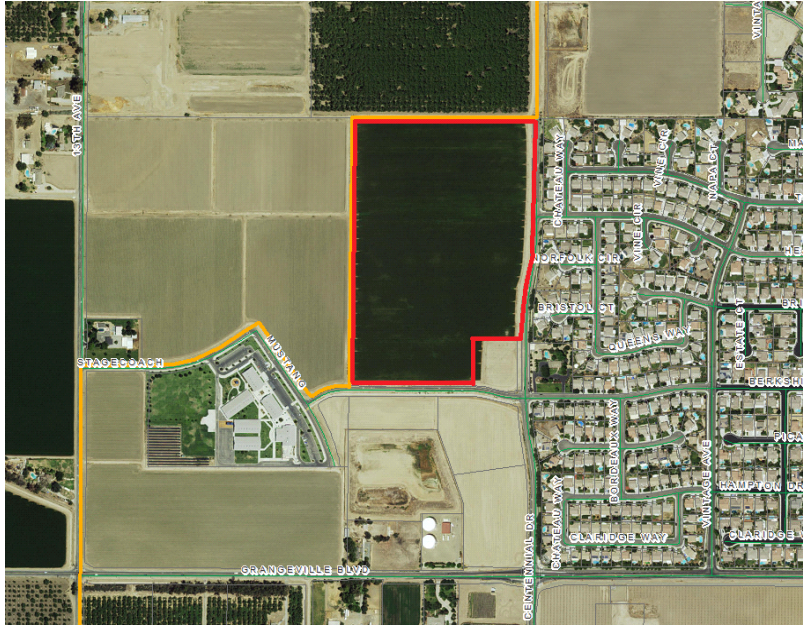


Figure 2: Land Use



Adjacent Land Use and Zoning

	<u>General Plan Designation</u>	<u>Zoning</u>	<u>Existing Land Use</u>
<u>North:</u>	Low-Density Residential/ Public Facility	R-1-6/PF	Agriculture
<u>South:</u>	Low-Density Residential/ High-Density Residential/ Public Facility	R-1-6/ RM-2/ PF	Vacant
<u>East:</u>	Low-Density Residential	R-1-6	Single-Family Residential
<u>West:</u>	County	AL-10	Vacant

PROJECT EVALUATION

In order to deviate from the standards required in the “R-1-6” Low-Density Residential Zone District, a developer may apply for a Planned Unit Development (PUD). The PUD allows the deviation to development standards as long as the development will be compatible and complementary with existing and proposed developments and does not increase the overall density and intensity of the project beyond what is allowed in the General Plan and Municipal Code. “It is not the intent of the city to allow the use of the PUD process as a means of reducing lot sizes, or changing development standards, without conditions of approval including without

limitation conditions regarding amenities and design of the project” (Hanford Municipal Code, Section 17.62.010, 2002).

To off-set the proposed deviation of the development, the applicant provides a 2.43-acre park and enhanced elevations. See recorded Final Map 887, Exhibit C and elevations, Exhibit D.

Side-Yard Setbacks

The applicant has requested permission to reduce the side-yard setback for two-story homes from ten feet down to five feet.

According to the Municipal Code Definitions, “Story means a horizontal division of a building exterior not necessarily corresponding to the floors within. The number of stories in a structure shall be determined by measurement from the lowest point of the structure at its natural adjacent grade to its roof plate line(s) as follows:

Horizontal Roof-Plate Line Height

Up to 10 ft.	One story
Over 10 ft. to 20 ft.	Two story
Over 20 ft. to 30 ft.	Three story

Every ten (10) feet or portion thereof, of additional horizontal roof-plate line shall be considered one additional story regardless of the roof pitch” (Hanford Municipal Code, 17.04.030, 2002).

Per the Hanford Municipal Code, “Side Yards. The minimum side yard measured from the side property line shall be five (5) feet, subject to the following conditions and exceptions:

1. On a corner lot the side yard adjoining the street shall be ten (10) feet. Where there is a walled/fenced landscape easement for street side-on development, the minimum side yard setback shall be ten (10) feet measured from the easement wall/fence.
4. Where construction involves more than one story, the side yard shall be increased by five (5) feet for each additional story. On the street side of a corner lot, the side yard can remain at ten (10) feet for construction in excess of one story” (Hanford Municipal Code, 17.18.100, 2002).

The applicant is not requesting to deviate from the standard for setbacks on street-side side yards; the required 10-foot setback will be maintained for side yards adjoining the street.

The City requires setbacks between structures for several reasons:

Safety:

Maintaining setbacks between buildings is important for safety reasons. Having adequate setbacks between structures provides access for firefighters to reach fires in cases of emergency. The Fire Department has reviewed the application and determined that the setbacks provided by the applicant will not be detrimental to safety. (*Note:* Single-family dwellings are required to have a fire sprinkler system).

Building Code Requirements:

The Building Code requires differing setbacks from property lines and other structures, based on the type of construction. The Building Department has reviewed the application and determined that the setback deviation requested by the applicant will not conflict with the requirements of the California Building Code.

Noise:

Setbacks also are in place to reduce impacts from noise. The normal use of a residence does not generate excessive noise. All noise generated from the residences within the development would be required to meet the Noise Emission standards prescribed by the General Plan Hazards Element.

Preventing Crowding:

Another reason setbacks are required by the City is to reduce crowding and provide separation between neighbors. The deviation requested for the side-yard setback for two-story homes will still result in a five-foot separation between the residence and the interior side property line. The distance from residence to residence, along the interior-side property line, will be a minimum of 10 feet. Setbacks will be maintained for the front and rear yard.

FINDINGS FOR APPROVAL

The Planning Commission is required to make six findings in accordance with Section 17.62.070 (J)

1. That the proposed location of the Planned Unit Development is in accordance with the objectives of the Zoning Ordinance. This finding can be made based on the following:

A. Overall density and intensity of the project:

ANALYSIS: The proposed density approved for Tract 887 is within the allowable range for the “R-1-6” Low-Density Residential district. The General Plan and Municipal Code prescribe an allowable density between two and nine units per acre. Tract 887 has an approved density of 4.28 units per acre. The width of the two-story plan is 50 ft., yet, the typical lot width of Tract 887 Unit I is 60 ft. The proposed reduction in the side-yard setback for two-story homes will provide the developer with the ability to maintain the approved density of Tract 887, while maintaining home sizes that are compatible with the surrounding properties.

B. Design of the project components including bulk of buildings, varying setbacks, architectural features, parking and storage requirements, open space and recreation areas:

ANALYSIS: The applicant’s project features enhanced elevations, including the use of stone, bay windows, varying depths, window shutters, and detailed garage doors. Additionally, there is a 2.43 acre park associated with Tract 887. The provided amenities create an offset of the proposed deviation from the standard side-yard setback for two-story homes in the “R-1-6” Low-Density Residential Zone District.

C. Access requirements:

ANALYSIS: The deviation of the side-yard setback requirement for two-story homes within the development will not create any access-related issues. Conditions of development of Tract 887 require the payment of traffic impact mitigation fees.

D. Impact on surrounding uses:

ANALYSIS: The project is consistent with the surrounding uses, which include residential, a school site, and existing agriculture to the north. No impact on surrounding uses is anticipated.

E. Incorporation of amenities into the project to off-set any reduction in yard and site areas or increased densities or other deviations from the provisions of this title:

ANALYSIS: The applicant's project features enhanced elevations, including the use of stone, bay windows, varying depths, window shutters, and detailed garage doors. Additionally, there is a 2.43-acre park associated with Tract 887. The provided amenities create an offset of the proposed deviation from the standard side-yard setback for two-story homes in the "R-1-6" Low-Density Residential Zone District.

F. Timing of development.

ANALYSIS: There is no issue with the timing of development.

2. That the proposed location of the P.U.D. and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety or welfare of the community to properties or improvements in the vicinity and will not generate more traffic than the streets in the vicinity can carry without congestion and will not overload utilities:

ANALYSIS: The City of Hanford Building Department is responsible for ensuring that future construction of the site follows adopted building codes, thus reducing exposures to accidents to the general public. Tract 887 was previously reviewed by the County Health Department, Public Works Department, Fire Department, Building Department and other involved departments and agencies. Any improvements or mitigations required for public health and safety were applied to the original approval of Tract 887. All conditions of Tract 887 shall still apply.

3. That the proposed Planned Unit Development will comply with Section 17.62.010 pertaining to Planned Unit Developments and each of the other applicable provisions of the Zoning Ordinance. The finding can be made based on the following:

ANALYSIS: All findings have been made, see Finding No. 1.

- 4. That the requirements and standards of the Zoning Ordinance, including, but not limited to, population, density, site area, dimensions, site coverage, yard spaces, loading facilities, landscaped area, and street design will produce an environment of suitable and desirable character consistent with the objectives of the Zoning Ordinance. The finding can be made based on the following:**

ANALYSIS: Previously approved Tract 887 (Unit I) has an overall density of 4.28 units per acre. This density is within the allowable range prescribed by the General Plan and Zoning Ordinance (two to nine units per acre). By allowing the applicant to reduce side-yard setbacks from 10 feet to five feet for two-story homes within the subdivision, the applicant will be able to maintain the density of the approved tract map, while maintaining their typical two-story footprint. Allowing the Planned Unit Development overlay will not negatively impact the character of the neighborhood, as the applicant creates a trade-off with enhanced elevations and open space for reduced side-yard setbacks for two-story homes.

- 5. That the combination of different dwelling types, architectural appearance, and/or varieties of land uses in the development will complement each other and will harmonize with the existing and proposed land uses within the vicinity. This finding can be made based on the following:**

ANALYSIS: The architectural appearance, as proposed in the attached elevations, will complement and harmonize with the existing surrounding land uses within the vicinity. The elevations add aesthetic appeal to the neighborhood. The 2.43-acre park will be an added amenity to the neighborhood, as well, as it will provide open space within a close proximity to the homes.

- 6. That the proposed Planned Unit Development will satisfactorily mitigate the potential environment impacts, in accordance with the provisions of California Environmental Quality Act (CEQA). This finding can be made based on the following:**

ANALYSIS: An initial study was previously prepared for General Plan Amendment 2008-04 (A), Rezone 2008-05, and Tentative Tract 887 and Negative Declaration 2009-03 was certified for the project on November 12, 2013 by the Planning Commission. An addendum to the Negative Declaration has been prepared, and it has been determined that the proposed change will not result in any new or increased environmental impacts in accordance with Section 15162 of the California Environmental Quality Act.

REQUIRED CONDITIONS

All conditions of Resolution 2013-11 (approval of Tentative Tract 887) shall apply in addition to the all conditions cited in Resolution 2015-28.

PUBLIC COMMENTS

Noticing of the project was published in the newspaper on November 27, 2015 and mailed to property owners within 500 ft. of the project site on November 25, 2015. No written comments have been received as of the date of the preparation of this staff report.

ENVIRONMENTAL ASSESSMENT

An initial study was previously prepared for General Plan Amendment 2008-04 (A), Rezone 2008-05, and Tentative Tract 887 and Negative Declaration 2009-03 was certified for the project on November 12, 2013 by the Planning Commission. An addendum to the Negative Declaration has been prepared, and it has been determined that the proposed change will not result in any new or increased environmental impacts in accordance with Section 15162 of the California Environmental Quality Act. See Negative Declaration 2009-03 with addendum, attached as Exhibit E.

Applicant

Lennar Fresno
8080 N. Palm, Suite 110
Fresno, CA 93711

FISCAL IMPACT:

ATTACHMENTS:

RESOLUTION 2015-28
Exhibit A - Typical Two-Story Home Footprint
Exhibit B - Planning Commission Resolution 2013-11
Exhibit C -Recorded Tract Map 887 (Unit I)
Exhibit D - Elevations
Exhibit E - Negative Declaration 2009-03 (Addendum)

RESOLUTION 2015-28

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HANFORD APPROVING PLANNED UNIT DEVELOPMENT 2015-03 A REQUEST TO ALLOW A DEVIATION FROM THE "R-1-6" LOW-DENSITY RESIDENTIAL DEVELOPMENT STANDARDS TO PERMIT REDUCED SIDE-YARD SETBACKS FOR TWO-STORY HOMES FROM 10 FEET TO FIVE FEET WITHIN UNIT I OF PREVIOUSLY APPROVED TRACT 887

At a regular meeting of the Planning Commission of the City of Hanford duly called and held on December 8, 2015, on motion of Commissioner _____, seconded by Commissioner _____, and duly carried, the following resolution was adopted:

WHEREAS, the Planning Commission of the City of Hanford conducted a public hearing in accordance with Section 17.58.050, of the Hanford Municipal Code pertaining to Planned Unit Development 2015-03, filed by Lennar Fresno, proposing to amend previously approved Tract Map 887 (Unit I) to include a planned unit development overlay, Planned Unit Development 2015-03, to allow a deviation from the "R-1-6" Low-Density Residential development standards to permit reduced side-yard setbacks for two-story homes from 10 feet to five feet. The project is located north of Berkshire Drive and west of Centennial Drive; and

WHEREAS, the Planning Commission and staff have given careful consideration to this Planned Unit Development Application No. 2015-03 and have made recommendations thereon; and

WHEREAS, the Planning Commission has carefully considered the staff report, recommendations, and testimony presented at the public hearing of December 8, 2015, and

WHEREAS Negative Declaration 2009-03 was adopted by the City Council on October 8, 2009 and based on the proposed project, an addendum was prepared and attached to the Negative Declaration in accordance with Section 15162 of the California Environmental Quality Act; and,

WHEREAS, on the basis of the application, the documentation and information provided in the staff report and the evidence and testimony submitted at the public hearing, the Planning Commission of the City of Hanford hereby finds that the proposed project will not result in any new or increased environmental impacts that were not identified in Negative Declaration 2009-03; and,

THEREFORE BE IT RESOLVED, on the basis of the facts and evidence provided in the staff report and the written and oral evidence presented at the public hearing, the Planning Commission hereby makes the following findings pursuant to Section 17.62.070(J) of the Zoning Ordinance:

1. **That the proposed location of the Planned Unit Development is in accordance with the objectives of the Zoning Ordinance. This finding can be made based on the following:**

A. Overall density and intensity of the project:

ANALYSIS: The proposed density approved for Tract 887 is within the allowable range for the “R-1-6” Low-Density Residential district. The General Plan and Municipal Code prescribe an allowable density between two and nine units per acre. Tract 887 has an approved density of 4.28 units per acre. The width of the two-story plan is 50 ft., yet, the typical lot width of Tract 887 Unit I is 60 ft. The proposed reduction in the side-yard setback for two-story homes will provide the developer with the ability to maintain the approved density of Tract 887, while maintaining home sizes that are compatible with the surrounding properties.

B. Design of the project components including bulk of buildings, varying setbacks, architectural features, parking and storage requirements, open space and recreation areas:

ANALYSIS: The applicant’s project features enhanced elevations, including the use of stone, bay windows, varying depths, window shutters, and detailed garage doors. Additionally, there is a 2.43 acre park associated with Tract 887. The provided amenities create an offset of the proposed deviation from the standard side-yard setback for two-story homes in the “R-1-6” Low-Density Residential Zone District.

C. Access requirements:

ANALYSIS: The deviation of the side-yard setback requirement for two-story homes within the development will not create any access-related issues. Conditions of development of Tract 887 require the payment of traffic impact mitigation fees.

D. Impact on surrounding uses:

ANALYSIS: The project is consistent with the surrounding uses, which include residential, a school site, and existing agriculture to the north. No impact on surrounding uses is anticipated.

E. Incorporation of amenities into the project to off-set any reduction in yard and site areas or increased densities or other deviations from the provisions of this title:

ANALYSIS: The applicant’s project features enhanced elevations, including the use of stone, bay windows, varying depths, window shutters, and detailed garage doors. Additionally, there is a 2.43-acre park associated with Tract 887. The provided amenities create an offset of the proposed deviation from the standard

side-yard setback for two-story homes in the “R-1-6” Low-Density Residential Zone District.

F. Timing of development.

ANALYSIS: There is no issue with the timing of development.

2. **That the proposed location of the P.U.D. and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety or welfare of the community to properties or improvements in the vicinity and will not generate more traffic than the streets in the vicinity can carry without congestion and will not overload utilities:**

ANALYSIS: The City of Hanford Building Department is responsible for ensuring that future construction of the site follows adopted building codes, thus reducing exposures to accidents to the general public. Tract 887 was previously reviewed by the County Health Department, Public Works Department, Fire Department, Building Department and other involved departments and agencies. Any improvements or mitigations required for public health and safety were applied to the original approval of Tract 887. All conditions of Tract 887 shall still apply.

3. **That the proposed Planned Unit Development will comply with Section 17.62.010 pertaining to Planned Unit Developments and each of the other applicable provisions of the Zoning Ordinance. The finding can be made based on the following:**

ANALYSIS: All findings have been made, see Finding No. 1.

4. **That the requirements and standards of the Zoning Ordinance, including, but not limited to, population, density, site area, dimensions, site coverage, yard spaces, loading facilities, landscaped area, and street design will produce an environment of suitable and desirable character consistent with the objectives of the Zoning Ordinance. The finding can be made based on the following:**

ANALYSIS: Previously approved Tract 887 (Unit I) has an overall density of 4.28 units per acre. This density is within the allowable range prescribed by the General Plan and Zoning Ordinance (two to nine units per acre). By allowing the applicant to reduce side-yard setbacks from 10 feet to five feet for two-story homes within the subdivision, the applicant will be able to maintain the density of the approved tract map, while maintaining their typical two-story footprint. Allowing the Planned Unit Development overlay will not negatively impact the character of the neighborhood, as the applicant creates a trade-off with enhanced elevations and open space for reduced side-yard setbacks for two-story homes.

5. **That the combination of different dwelling types, architectural appearance, and/or varieties of land uses in the development will complement each**

other and will harmonize with the existing and proposed land uses within the vicinity. This finding can be made based on the following:

ANALYSIS: The architectural appearance, as proposed in the attached elevations, will complement and harmonize with the existing surrounding land uses within the vicinity. The elevations add aesthetic appeal to the neighborhood. The 2.43-acre park will be an added amenity to the neighborhood, as well, as it will provide open space within a close proximity to the homes.

6. That the proposed Planned Unit Development will satisfactorily mitigate the potential environment impacts, in accordance with the provisions of California Environmental Quality Act (CEQA). This finding can be made based on the following:

ANALYSIS: An initial study was previously prepared for General Plan Amendment 2008-04 (A), Rezone 2008-05, and Tentative Tract 887 and Negative Declaration 2009-03 was certified for the project on November 12, 2013 by the Planning Commission. An addendum to the Negative Declaration has been prepared, and it has been determined that the proposed change will not result in any new or increased environmental impacts in accordance with Section 15162 of the California Environmental Quality Act.

THEREFORE, BE IT FURTHER RESOLVED that Planned Unit Development 2015-03 is hereby approved subject to the following conditions:

ADMINISTRATION DEPARTMENT

Contact City Attorney through the Planning Division (559) 585-2580 concerning questions that you may have on the conditions listed below:

1. That the applicant shall defend, indemnify, and hold harmless the City of Hanford ("City"), its officials, officers, employees, representatives, agents and attorneys, from and against all claims, damages, losses, judgments, liabilities, expenses and other costs, including litigation costs and attorney's fees, arising out of, resulting from, or in connection with, the City's act or acts leading up to and including approval of any environmental document and/or granting of any approvals relating to the Project. Applicant's obligation to defend, indemnify and hold the City harmless specifically includes, but is not limited to, any suit or challenge by any third party against the City which challenges or seeks to set aside, void or annul the legality or adequacy of any environmental document approved by the City or any approval related to the Project.
2. That the applicant's obligations to defend, indemnify and hold the City, its officials, officers and employees, representatives, agents and attorneys harmless under the provisions of this paragraph shall include, but not be limited to, the cost of preparation of any administrative record by City, staff time, copying costs, court costs, the costs of any judgments or awards against the City for damages, losses, litigation costs, or attorney's fees arising out of a suit or challenge contesting the adequacy of any approval of the environmental document, or any approval related to the Project, and the costs of any settlement representing damages, litigation

costs and attorney's fees to be paid to other parties arising out of a suit or challenge contesting the adequacy of the approval of the environmental document or any other approval related to the Project, if the settlement so provides.

3. That the City may, at any time, require the applicant to reimburse City for costs that have been, or which the City reasonably anticipates will be, incurred by the City during the course of any action. Applicant shall reimburse City within thirty (30) days of receipt of an itemized written invoice from City. Failure of the applicant to timely reimburse the City shall be considered a material violation of the conditions of approval of the Project.

PLANNING DIVISION

Contact Assistant Planner: Gabrielle de Silva (559) 585-2578
concerning questions that you may have on the conditions listed below:

1. That all approved proposals of the application be conditions of development, if not mentioned herein.
2. That no further reduction in setbacks shall be approved for Tract 887 (Unit I).
3. That all conditions of Tentative Tract Map 887 shall still apply.
4. That the elevations submitted are requirements of development for Planned Unit Development 2015-03 and Tract 887 (Unit I).

BUILDING DEPARTMENT

Contact Building Official: Tom Webb (559) 585-2584
Concerning questions that you may have on the conditions listed below:

Codes:

1. That all construction shall conform to the 2013 Edition, California Building Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Fire Code, the 2013 Edition of the California Energy Code. Also, with the City of Hanford, Water Efficient Landscape Design and Installation Ordinance.

Soils:

1. That a preliminary soils report, prepared by a qualified soil's engineer, be provided to the Engineering and Building Departments prior to approval of Subdivision Improvement Plans.
2. That a final soils report, prepared by a qualified soils engineer, be provided to the Engineering Department and Building Division prior to acceptance of the subdivision improvements by the City or issuance of building permits or whichever comes first.
3. That the developer retain the design engineer to inspect and verify that grading within the subdivision was constructed as per the approved design, and a copy of the report be provided to the Building Division prior to building permit issuance.

Street Names and Addresses:

1. That street addresses for each lot, as provided by the Building Division, be included on the subdivision final map.
2. That street names, as shown on the tentative subdivision map, be included on the subdivision final maps.
3. That all single family dwellings within the subdivision have illuminated address numbers 2-¼ inches high or be within an illuminated area with 3-½ inch high address numbers installed on the front most part of the building leading to the entrance. In either case the address numbers shall be of contrasting colors with the background.

FIRE DEPARTMENT

Contact Fire Inspector Susan Martinez at (559) 585-4793
concerning questions that you may have regarding the conditions listed below:

General:

1. **Approval of this project does not exempt compliance with all applicable sections of the City adopted fire codes and local fire ordinances**
2. **Deferred submittals must be received prior to issuance of building permit.**
3. Please include one set of building plans for Fire Department review. A final set of corrected building plans shall be submitted to the fire department once final corrections are made.
4. All fire protection systems must be installed and operational prior to occupying the building and/or issuance of a Certificate of Occupancy.
5. All permit fees are due prior to scheduling any inspections with the Fire Department. To schedule appointments for inspections, please call (559) 585-2545.
6. Scope of work shall be clearly stated on plans.

Fire Sprinklers:

1. Fire protection systems required by Chapter 9 of the 2013 California Building and Fire Codes and the Hanford Municipal Code Title 15, shall be installed, repaired, operated, tested and maintained in accordance with these codes.

Emergency Access:

1. All entrance gates that are locked that lead to fire department emergency access roads, appurtenances or to the buildings, shall have a Knox-box or Knox Padlock installed at the locked gate to provide fire department access in case of emergency.

2. The Hanford Fire Department allows the ordering of Knox Box products directly online at www.knoxbox.com or you can obtain an Authorized Order Form from the fire department.
3. Temporary and permanent fire department emergency access roads shall comply with City Standard **ST-36** for Fire Department Access Roads. Fire Department emergency access roads shall be approved and constructed prior to any combustible construction being brought on-site.

Storage Tanks:

1. All containers, tanks, cylinders and vessels, whether temporary or permanent, containing any type of hazardous material or waste, including flammable and/or combustible liquids, gases or solids shall require a separate plan review and permit, IF APPLICABLE.

Fire Hydrants and Required Fire Flow:

1. Required fire flow shall be a minimum of 1,000 gallons per minute.
2. All fire mains and fire hydrants shall be installed and operable prior to construction. Fire flow shall be of sufficient capacity for fire protection as required by Appendices B and BB in the 2013 California Fire Code. Fire hydrants are to be installed per City Standards and approved by the Fire Department. All fire hydrants and mains are to meet city standard WA-20.
3. Fire hydrant protection posts shall be installed at all fire hydrants that are subject to vehicle damage.
4. Blue dot location marker(s) shall be installed six-inches from the street center line on the side closest to each fire hydrant.

PUBLIC WORKS ENGINEERING DIVISION

Contact Senior Engineer Jose Lemus at (559) 585-2556
Concerning questions that you may have on the conditions listed below:

1. That all conditions of Tentative Tract 887 shall still apply.

PASSED AND ADOPTED at a regular meeting of the Hanford City Planning Commission by the following vote:

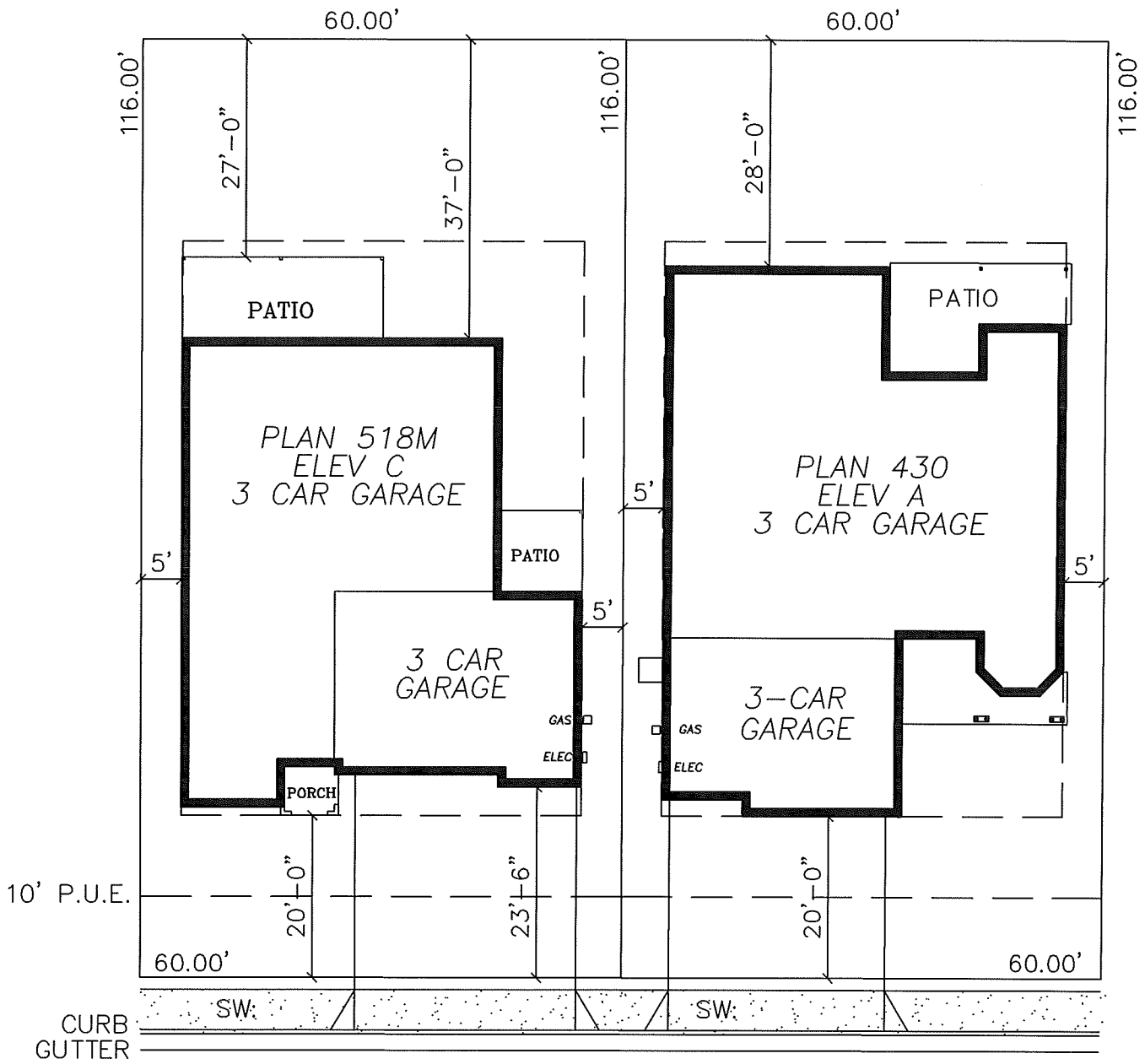
AYES: Commissioners
NOES: Commissioners
ABSTAIN: Commissioners
ABSENT: Commissioners

STATE OF CALIFORNIA)
COUNTY OF KINGS) ss
CITY OF HANFORD)

I, Darlene R. Mata, Secretary of the City of Hanford Planning Commission, do hereby certify the foregoing Resolution was duly approved by the Planning Commission of the City of Hanford at a regular meeting thereof held on the 8th day of December, 2015.

Darlene R. Mata, Secretary

Attachment: RESOLUTION 2015-28 (1239 : Planned Unit Development 2015-03)



TRACT: 887 LOT:
LENNAR HOMES OF CALIFORNIA
 SCALE: 1"=20'-0"

LENNARSM

**CITY OF HANFORD PLANNING COMMISSION RESOLUTION NO. 2013-11
FOR VESTING TENTATIVE SUBDIVISION MAP NO. 887
FILED BY: LENNAR HOMES FRESNO**

At a regular meeting of the Planning Commission of the City of Hanford duly called and held on November 12, 2013, by motion of Commissioner **ESCOBAR**, seconded by Commissioner **FROBERG**, and duly carried, the following resolution was adopted:

WHEREAS, Vesting Tentative Subdivision Map No. 887, filed by Lennar Homes Fresno has been reviewed by the Planning Commission of the City of Hanford as an advisory agency in accordance with Title 16 of the Hanford Municipal Code; and

WHEREAS, the Planning Commission has carefully considered recommendations and testimony presented at the public hearing of November 12, 2013; and

WHEREAS, various governmental department agencies and the Planning Commission staff have given careful consideration to this tentative subdivision map and have made recommendations thereon; and

WHEREAS, the proposed project was filed in furtherance of implementation of the current City General Plan and Zoning; and

WHEREAS, the proposed project was reviewed for consistency with and in the context of the General Plan Update 2002 and Final EIR to determine if additional environmental documentation is required. Based on this review and the staff level determination that the proposed Vesting Tentative Subdivision Map No. 887 is consistent with the current General Plan and Zoning the following findings can be made: (1) that in none of the circumstances as outlined in CEQA Guidelines Section 15162 exist requiring the preparation of a subsequent EIR; (2) all potential significant environmental effects of this proposed project were within the scope of and were addressed in the General Plan Final EIR; (3) additional environmental review will not be required and (4) the Statement of Overriding Considerations for agriculture and air quality adopted by Council Resolution 02-39-R in the adoption of the General Plan 2002 Update and certification of its Final EIR

WHEREAS, Environmental Assessment (Negative Declaration No. 2008-03) was filed and approved by City Council in accordance with the California Environmental Quality Act for General Plan Amendment 2008-04.8 and Rezone No. 2008-05 and the original Vesting Tentative Subdivision Map. No. 887; and

WHEREAS, the Planning Commission has made the following findings pursuant to Section 66474 of the Subdivision Map Act regarding Revised Vesting Tentative Subdivision Map No. 887 (VTT 887):

- a.) That the proposed subdivision map is consistent with the State Subdivision Map Act, General Plan, and Zoning Ordinance;
- b.) That the design or improvement of the subdivision is consistent with general or specific plans;
- c.) That the site is physically suitable for the type of development;

- d.) That the site is physically suitable for the proposed density of development;
- e.) That the design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage, or substantially and unavoidably injure fish or wildlife or their habitat;
- f.) That the design of the subdivision and type of improvements are not likely to cause serious public health problems; and
- g.) That the design of the subdivision and the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of the property within the proposed subdivision.

THEREFORE, BE IT RESOLVED that Vesting Tentative Subdivision Map No. 887 be approved subject to the following conditions:

ADMINISTRATION DEPARTMENT

Contact City Attorney thru the Planning Department at (559) 585-2580
Concerning questions that you may have on the conditions listed below:

Defense and Indemnification Provisions:

1. That the applicant shall defend, indemnify, and hold harmless the City of Hanford ("City"), its officials, officers, employees, representatives, agents and attorneys, from and against all claims, damages, losses, judgments, liabilities, expenses and other costs, including litigation costs and attorney's fees, arising out of, resulting from, or in connection with, the City's act or acts leading up to and including approval of any environmental document and/or granting of any approvals relating to the Project. Applicant's obligation to defend, indemnify and hold the City harmless specifically includes, but is not limited to, any suit or challenge by any third party against the City which challenges or seeks to set aside, void or annul the legality or adequacy of any environmental document approved by the City or any approval related to the Project.
2. That the applicant's obligations to defend, indemnify and hold the City, its officials, officers and employees, representatives, agents and attorneys harmless under the provisions of this paragraph shall include, but not be limited to, the cost of preparation of any administrative record by City, staff time, copying costs, court costs, the costs of any judgments or awards against the City for damages, losses, litigation costs, or attorney's fees arising out of a suit or challenge contesting the adequacy of any approval of the environmental document, or any approval related to the Project, and the costs of any settlement representing damages, litigation costs and attorney's fees to be paid to other parties arising out of a suit or challenge contesting the adequacy of the approval of the environmental document or any other approval related to the Project, if the settlement so provides.
3. That the City may, at any time, require the applicant to reimburse City for costs that have been, or which the City reasonably anticipates will be, incurred by the City during the course of any action. Applicant shall reimburse City within thirty (30) days of receipt of an itemized written invoice from City. Failure of the Applicant to timely reimburse the City shall be considered a material violation of the conditions of approval of the Project.

4. That the applicant shall defend, indemnify, and hold harmless the City of Hanford, its officials, officers, employees, representatives, agents and attorneys, from and against any and all claims, damages, losses, judgments, liabilities, expenses and other costs, including, without limitation, litigation costs and attorney's fees, arising out of, resulting from, or in any way in connection with any violation or claim of violation of any prevailing wage law, rule or regulation applicable to any portion or aspect of the Project. Applicant's obligation to defend, indemnify and hold the City of Hanford harmless specifically includes, but is not limited to, any suit or administrative action against the City of Hanford which claims a violation of any prevailing wage law, rule or regulation applicable to any portion or aspect of the Project.
5. That the applicant obligations to defend, indemnify and hold the City of Hanford, its officials, officers, employees, representatives, agents and attorneys harmless as set forth herein, shall include, but shall not be limited to, staff time, copying costs, court costs, the costs of any judgments or awards against the City of Hanford for damages, losses, litigation costs, or attorney fees arising out of any violation or claim of violation of any prevailing wage law, rule or regulation applicable to any portion or aspect of the Project and costs of any settlement representing damages, litigation costs and attorney's fees to be paid to other parties arising out of any such proceeding or suit.
6. That the City of Hanford may, at any time, require the Applicant to reimburse the City of Hanford for costs that have been, or which the City of Hanford reasonably anticipates will be, incurred by the City of Hanford during the course of any action. Applicant shall reimburse the City of Hanford within thirty (30) days of receipt of an itemized written invoice from the City of Hanford. Failure of the Applicant to timely reimburse the City of Hanford shall be considered a material violation of the conditions of approval of the Project.

PLANNING DEPARTMENT

Contact Community Development Manager Melody Haigh (559) 585-2578
Concerning questions that you may have on the conditions listed below:

General:

1. That the applicant hereby agrees to hold the City of Hanford and all of its departments, officers, agents, and employees free and harmless of and from all claims of any kind or nature arising out of or by reason of the approval of this project.
2. That approval of this project does not exempt compliance with all applicable sections of the Uniform Fire and Building Codes, Zoning Ordinance, Public Works Improvement Standards, and other City Ordinances and except as may be determined by development rights of a Vesting Tentative Map per the Subdivision Map Act.
3. That the final map be submitted to the City Engineer and Community Development Department for compliance with the Vesting Tentative Subdivision Map approval prior to recording the final map.
4. That in accordance with Title 16 of the Hanford Municipal Code, all conditions of this subdivision listed herein, and contained in subsequent improvement agreements, excluding the landscape district, must be completed and accepted for maintenance by the City Council prior to the final building inspection and occupancy permits being issued for the first house in the subdivision.

5. That a minimum of four trees per lot shall be planted in the front yards of homes at the time each lot is landscaped in accordance with City Ordinance 17.18.100(F). Trees planted in the park strip shall be located in conformance with City Standard GE-13. Developer shall submit a landscape and irrigation system improvement plan for each house plan proposed within the subdivision for City Community Development department review and approval.
6. That all species of street trees shall be selected from a list approved by the City Street Tree Commission.

Zoning:

1. That the proposed subdivision is subject to the "R-1-6" Single-Family Residential zone district standards.
2. That any changes to the proposed phasing be approved by the Community Development Department.

Special Requirements:

1. A right-to-farm document will need to be recorded in order that future residents of the proposed subdivision are informed that normal and usual farming operations and activities adjacent and surrounding the development area are allowed and not considered a nuisance.
2. That each lot owner within Revised VTT 887 shall care for and maintain the trees and lawn area located in the parkway in front of their lot(s). For corner lots, the lot owner shall also care for and maintain the parkway trees and lawn area along the street side of their lot. All species of trees shall be selected from a list approved by the City Street Tree Commission. The parkway is defined as that land area located between the street curb and the public sidewalk.
3. That the tree(s) and lawn area are to be properly pruned, mowed, sprayed, watered and fertilized on a regular on-going basis in order to preserve the health and life of the tree(s) and lawn area.
4. That should the tree(s) and lawn area become damaged, severely pruned, neglected, removed or die, the lot owner shall replace said tree(s) and lawn area within thirty (30) days after the date of written notice from the City of Hanford. The tree(s) shall be replaced with a 15 gal. size tree of the same species that was originally planted. The lawn area shall be replaced with lawn. Rocks, bark, ground cover, plants or paving are not allowed in the parkway
5. That the "NOTICE, DISCLOSURE, ACKNOWLEDGMENT AND AGREEMENT OF CONTINUED CARE AND MAINTENANCE BY LOT OWNER OF THE TREES AND LAWN AREA PLANTED IN THE PARKWAY" be recorded concurrent with the recording of the subdivision final map to insure that future residents of homes in the subdivision are aware of the obligation to maintain the landscaping within the park strip. Each lot owner is to be provided a copy of said Notice, Disclosure, Acknowledgement, and Agreement, attached as Exhibit "A".

Dust & Pollution Control Requirements:

1. That the project is subject to all rules and regulations of the San Joaquin Valley Unified Air Pollution Control District for the development.
2. That if fireplaces are proposed in the residential units, natural gas fireplaces or EPA certified wood-burning fireplaces/stoves are to be installed in every unit that has a fireplace. Conventional open-hearth fireplaces are not allowed.
3. That electric or low nitrogen oxide (NO) emitting gas-fired water heaters be installed in each house.
4. That natural gas lines and electrical outlets be installed in backyards or patios to encourage use of gas and/or electric barbecues for each house.
5. That electrical outlets be installed around the exterior of the residential units to encourage use of electric lawn mower, edgers, etc.
6. That the project may be subject to the San Joaquin Valley Unified Air Pollution Control District's Indirect Source Review Rule 9510. **An application may be required to be filed with the District immediately upon approval of project.** For more information and instruction, contact the District's ISR staff by telephone at (559) 230-5800 or by email at ISR@valleyair.org.
7. That the following dust control practices be implemented:

Pre-construction

That material excavated or graded be sufficiently watered to prevent excessive amounts of dust. Watering should occur at least twice a day with complete coverage, preferably in the late morning and after work is completed for the day.

That clearing, grading, earth moving, or excavation activities cease during periods of high winds greater than 20 mph.

That earth material transported off-site be either sufficiently watered or securely covered to prevent excessive amounts of dust.

That areas disturbed by clearing, earth moving, or excavation activities be minimized at all times.

That where acceptable to the Fire Department, weed control should be accomplished by mowing instead of disking, thereby leaving the ground undisturbed and with a mulch covering.

During Construction

After clearing, grading, earth moving, or excavation operations, during the construction phase, fugitive emissions should be controlled by the following methods:

That non-active portions of the construction site be restricted from vehicular movement.

That active portions of the site should be sufficiently watered to prevent excessive amounts of dust.

General Fugitive Dust

At all times, fugitive dust emissions should be controlled using the following procedures:

That on site vehicle speed should be limited to 15 mph.

That areas with vehicle traffic be watered periodically or have petroleum-based palliatives applied for stabilization of dust emissions.

That during rough grading and construction, streets next to the project site be swept at least once per day, or as required to remove silt, which may have accumulated from construction activities.

That during rough grading and construction, access to the site should require the building of an apron into the project site from adjoining paved roadways. The apron should be paved or have a petroleum-based palliative applied.

Ozone Precursors

At all times, ozone precursor emissions should be controlled by the following methods:

That all internal combustion engine drive equipment be properly maintained and well tuned according to the manufacturer's specifications.

Archeological:

1. That if any archeological resources or endangered species are discovered during the construction, the contractor shall stop excavation and notify the Community Development Department for appropriate mitigation measures.

PRIVATE UTILITY COMPANIES

Contact the following persons concerning questions that you

may have on the conditions listed below:

Southern California Edison Co., Daniel Filla: (559) 685-3295 or Daniel.Filla@sce.com

AT&T, John Lewis: (559) 739-6455: jl2695@att.com

Southern California Gas Co., Scott Stults: (559) 739-2327 or ssults@semprautilities.com

Comcast, Brian Copeland: (559) 455-4580 or brian_copeland@cable.comcast.com

USA: 1 (800) 642-2444

Public Utilities:

1. That all utilities, including cable TV, shall be installed underground within the subdivision. The developer shall be required to notify the utility companies in writing of this requirement.
2. That all utility transformers within the development are recommended to be subsurface type installations. The developer has the option of placing the transformers above or below ground. If above ground transformers are to be installed, the developer is to meet with City Engineering and Edison Company to determine an appropriate location of the transformer away from street view. The developer is responsible for notifying Southern California Edison Company in writing of the type of installation.

3. That all financial and other arrangements for service planning, engineering, scheduling, installation of and/or relocation of electric, gas, telecommunications, or other privately owned public utilities are the sole responsibility of the developer. The developer is advised that significant project delays may result if public utility issues are not resolved prior to start of construction.

PUBLIC WORKS DEPARTMENT

Contact Senior Engineer Eric Froberg (559) 585-2556
Concerning questions that you may have on the conditions listed below:

Maps and Plans:

1. That the developer shall submit to the City Engineer a set of construction plans on 24" x 36" sheets for all required improvements. Plans shall be prepared by a registered civil engineer and shall include a drainage and utility plan identifying sizes and location of sanitary sewer, storm drainage and water mains, curbs, gutters, sidewalks, masonry walls, street lights, street improvements and other infrastructure required for development. All plans shall be approved by the City Engineer and all other involved agencies before the release of the building permits.
2. That prior to beginning any construction or within ten (10) calendar days after the approved plans are released by the City, the developer shall submit to the City of Hanford Engineering Division one (1) reproducible and four (4) bond copies of the approved set of construction plans and four (4) bound sets of the approved construction specifications, if any.
3. That within twenty (20) calendar days after all improvements have been constructed and accepted by the City, the developer shall submit to the City of Hanford Engineering Division one (1) reproducible and one (1) bond copy of the approved set of construction plans revised to reflect all field revisions and marked "RECORD DRAWING."

Easements:

1. That all easements shall be designated on the subdivision final map as required by the utility companies and where needed for providing service to street lights and landscape improvements as designated by the City Public Works Department.
2. Those easements for any existing irrigation ditches and/or irrigation pipelines shall be legally abandoned or relocated to the satisfaction of the City Engineer prior to the recording of a subdivision final map.
3. That all proposed landscape/public utility easements, located as shown on the tentative subdivision map, shall be dedicated to the City and be delineated on the final subdivision map. Landscape/public utility easements shall meet or exceed the following minimum widths:
 - a.) Centennial Drive and the east-west collector street located along the north tract boundary - ten feet.
 - b.) W. Berkshire Lane - five feet.

Dedications:

1. That all proposed streets and street extensions, located as shown on the tentative subdivision map, shall be dedicated to the City as public right-of-way, and any alteration of existing utilities shall be the responsibility of the developer.
2. That the proposed neighborhood park, located as shown on the tentative subdivision map, shall be dedicated or otherwise conveyed to the City concurrent with the recording of a subdivision final map for the first phase of the development.

Restricted Access:

1. That a one-foot reservation strip shall be established at the end or sides of streets abutting undeveloped property and shall be indicated on the final subdivision map.
2. That all access shall be restricted from lots at the property lines backing or siding onto Centennial Drive, W. Berkshire Lane, and the east-west collector street located along the north tract boundary, and shall be indicated on the subdivision final map.

Street Improvements:

1. That all improvements consisting of sanitary sewers, storm sewers, water mains, concrete curbs, gutters, sidewalks, street lights, street sub-grading, surfacing and striping and all other improvements shall be installed in accordance with Chapter 16.24, "Improvements", of the Hanford Municipal Code and this resolution pertaining to subdivision improvements in effect at the time of filing the tentative subdivision map.
2. That all streets within the subdivision shall be developed to residential street standards (City Standard ST-32) except the following:
 - a. Construction of the west side of Centennial Drive, from Devon Street to W. Bristol Lane, shall be completed in conformance with City Standards ST-17 and ST-23 as a Major Collector Street, modified with an additional 10 ft. width right of way dedication for a total dedicated width of 94 ft. in order to accommodate additional landscape improvements and extra-width meandering sidewalk, as shown on the tentative map. Construction of the west side of Centennial Drive from W. Bristol Lane south to W. Berkshire Lane (Including the future Fire Station parcel frontage) shall be completed in conformance with City Standards ST-17 and ST-23 as a Major Collector Street with standard 84 ft. right of way width & improvements. (Developer shall be reimbursed for installation of concrete street frontage improvements for the future Fire Station parcel, subject to City Engineer review & approval of improvement costs prior to construction.)
 - b. Devon Street shall be developed as a Major Collector Street in conformance with City Standard ST-23, modified as follows:
 - 1) Traffic Index of 8.0 shall be used for the design of the pavement structural section.
 - 2) Improvements south of the developed street centerline shall include, but not be limited to, the installation of concrete curb & gutter, sidewalk, landscaping, masonry block walls, street lights, street striping, signing, and pavement. (Raised median island not required).

- 3) Improvements north of the developed street centerline shall be a 12' wide paved westbound travel lane with a 4' paved shoulder.
- c. Construction of the north side of W. Berkshire Lane (Including the future Fire Station parcel frontage) shall be completed in conformance with City Standards ST-17 and ST-26 as a "Minor Collector Street" from Centennial Drive to the west boundary of the subdivision. (Developer may be reimbursed for installation of concrete street frontage improvements for the future Fire Station parcel, subject to City Engineer review & approval of improvement costs prior to construction.)
3. That street lights shall be installed throughout the subdivision in conformance with City Standard GE-56. Street lights shall be located as designated by City Engineer.

Parkway Requirements:

1. That the developer shall design and construct the following improvements along the development frontages of Centennial Drive, W. Berkshire Lane, and the east-west collector street located along the north tract boundary:
 - a. A minimum six foot high decorative masonry block wall with continuous reinforced concrete footings. Masonry walls shall be treated with anti-graffiti repellent. The minimum height of the wall shall be measured from the highest elevation grade of the property located adjacent to either side of the wall. Wall heights shall be maintained at a uniform grade/slope whenever possible. If elevation changes are required, steps shall be introduced at pilaster locations and/or changes in wall direction. Wall improvement plans shall be designed to incorporate architectural, civil and structural components into one set of drawings. Wall plans shall be reviewed and approved by both the City Public Works and Community Development Departments.
 - b. Masonry block walls shall be constructed along the development frontages of Centennial Drive, W. Berkshire Lane, and the east-west collector street located along the north tract boundary for all residential lots backing or siding onto said streets.
 - c. 4-1/2 ft. wide (minimum) width attached residential sidewalks shall be constructed along the development frontages of Centennial Drive south of W. Bristol Lane, W. Berkshire Lane, and Devon Street.
 - d. Landscaping and irrigation system improvements along the development frontages of Centennial Drive, W. Berkshire Lane, and the east-west collector street located along the north tract boundary. (Including both right of way and landscape easement areas). Landscape plans shall be prepared by a licensed landscape architect. Plans shall be reviewed and approved by both the City Public Works and Community Development Departments.
2. That four trees per lot shall be planted in the front yards of homes at the time each lot is landscaped in accordance with City Ordinance 17.18.100(F). For corner lots, a minimum of two trees are to be planted between the curb and sidewalk along both street frontages located adjacent to the lot. Trees planted in the park strip shall be located in conformance with City Standard GE-13. Developer shall submit a landscape and irrigation system improvement plan for each house plan proposed within the subdivision for City Community Development Department review and approval.

3. That all species of trees and plants shall be selected from a list approved by the City Street Tree Commission.
4. That all new and existing electrical boxes, control boxes and other equipment boxes (excluding traffic control) cabinets along the street frontage shall be painted hunter green or be of a color compatible with the landscaping. Prior to painting, all metal surfaces shall be treated with an etching primer (zinc chromate) or equivalent. All above-ground pedestals and other utility boxes shall be located between back of sidewalk and masonry wall.
5. That a covenant including each residential lot within the subdivision and requiring care and maintenance of local street park strip landscape improvements along the individual lot frontage(s) by the homeowners thereof shall be recorded concurrent with the final map.

Neighborhood Park Improvements:

1. That the developer shall consult with City Parks & Recreation and Public Works staff prior to the design and construction of park facility improvements. The design and construction of park facility improvements shall be concurrent with the first phase of development. Park improvements shall include, but may not be limited to: Recreational areas, decorative landscaping and irrigation system improvements, drinking fountains, park benches, decorative security lights and trash receptacles. In addition, a 5 ft. wide (minimum) all-weather surfaced pedestrian access way shall be constructed within a dedicated easement from the west end of W. Queens Way, to the northeast corner of W. Berkshire Lane and N. Mustang Drive, where a wheelchair accessible street crossing for park access purposes shall be provided. The developer shall retain the services of a licensed landscape architect to design all park facility improvements.
3. That the development is subject to a park development mitigation impact fee as required by City Municipal Code Section 15.44 and any revisions thereof. Developer shall be entitled to a credit towards the subdivision park impact fee obligation for all park improvements constructed by the developer in accordance with the Municipal Code. Developer shall submit competitive bid cost proposals to substantiate cost for reimbursable items for City Public Works department review and approval prior to beginning construction. Reimbursement for park land acquisition costs shall be determined based upon the market value of the property at the time of filing the tentative subdivision map with the city as per Section 66480 of the Subdivision Map Act.

Sewer Improvements:

1. That the developer's engineer shall provide a sanitary sewer master plan complete with calculations for the entire subdivision for City Public Works Department review and approval prior to recording a subdivision final map. Consideration shall be given to provide service for future areas of development located adjacent to the subdivision.
2. That a minimum 10" diameter sanitary sewer main and appurtenances shall be required to be extended within Devon Street in accordance with city master plan requirements. Said sanitary sewer main shall be extended from the existing sanitary sewer manhole located at the northerly terminus of Centennial Drive to the western boundary of the subdivision.
3. That the developer shall be entitled to a refund for sanitary sewer main over-sizing in accordance with City Municipal Code Section 13.08 and any revisions thereof. Developer

shall submit competitive bid cost proposals to substantiate costs for sanitary sewer main over-sizing, if applicable, for Public Works department review and approval prior to beginning construction.

Storm Drainage Improvements:

1. That the developer's engineer shall provide a storm drainage master plan complete with calculations for the entire subdivision for City review and approval prior to recording a subdivision final map. Consideration shall be given to provide service for future areas of development located adjacent to the subdivision.
2. That the existing drainage basin located south of W. Berkshire Drive shall be expanded to the east right of way line of N. Mustang Drive as shown on the tentative tract map in order to provide additional storm water storage capacity. The existing drainage basin access located on the south side of W. Berkshire Lane shall be improved along the east boundary of the proposed park site, with a concrete drive approach and a 12 ft. wide paved access road extending to the existing basin access gates.
3. That the developer shall comply with all State of California requirements applicable to the National Pollutant Discharge Elimination System (NPDES). A Notice of Intent for the development shall be electronically filed by the developer and accepted by the State Water Resource Control Board (SWRCB) prior to any disturbance of soils onsite. Documentation of SWRCB approval of the development shall be provided to the City of Hanford prior to start of construction, and the developer shall comply with all SWRCB General Construction Permit requirements during construction. Contact the SWRCB at www.swrcb.ca.gov for further information. Track-out of soil, gravel, or other construction-related materials on to public streets is prohibited.

Water System:

1. That the developer's engineer shall provide a Water System Master Plan complete with calculations for the entire subdivision for city review and approval prior to recording a subdivision final map. Consideration shall be given to provide service for future areas of development located adjacent to the subdivision.
2. That a minimum 12" diameter water main and appurtenances shall be installed within Devon Street along the north project boundary, from the existing 18" water main located within Centennial Drive to the west boundary of the tract in accordance with City master plan requirements.
3. That the developer shall be entitled to a refund for water main over-sizing in accordance with City Municipal Code Section 13.04 and any revisions thereof. Developer shall submit competitive bid cost proposals to substantiate costs for water main over-sizing, if applicable, for Public Works Department review and approval prior to beginning construction.
4. That any existing water wells located within the proposed development shall be abandoned in conformance with State of California Department of Health Services standards.

Assessment District:

1. That the developer shall enter into an agreement with the City for the formation of a tax assessment district for maintenance of landscaping improvements, subdivision street lighting, and decorative fencing along Centennial Drive, W. Berkshire Lane, and Devon Street.
2. That prior to the time funding from the tax assessment district becomes available to the city, the developer shall be responsible for maintenance of all public street and landscape easement area landscaping, irrigation system, and decorative fencing improvements.

City Development Impact Fees:

1. That development is subject to a Police Development Impact Fee as required by City Ordinance No. 98-14, and any revisions thereof, if applicable. Fee payable with each building permit.
2. That development is subject to a Fire Development Impact Fee as required by City Ordinance No. 98-14, and any revisions thereof, if applicable. Fee payable with each building permit.
3. That development is subject to a Park Development Impact Fee as required by City Ordinance No. 90-10, and any revisions thereof, if applicable. Fee payable with each building permit.
4. That development is subject to a Transportation Mitigation impact fee as required by City Ordinance No. 90-09, and any revisions thereof, if applicable. Fee payable with each building permit.
5. That development is subject to a Wastewater System Development Impact fee as required by City Ordinance No. 98-14, and any revisions thereof, if applicable. Fee payable with each building permit.
6. That development is subject to a Water System Development Impact Fee as required by City Ordinance No. 98-14, and any revisions thereof, if applicable. Fee payable with each building permit.
7. That development is subject to a 12th Avenue Sanitary Sewer area of benefit district assessment fee as required by City Ordinance No. 92-03, and any revisions thereof, if applicable. Fee shall be payable prior to recording of final subdivision map.
8. That development is subject to a Storm Drainage Development Impact Fee as required by City Ordinance No. 98-14, and any revisions thereof, if applicable. Fee shall be payable prior to recording of final subdivision map.
9. That development is subject to a Refuse and Recycling Development Impact Fee as required by City Ordinance No. 05-16, or any revisions thereof, if applicable. Fee shall be payable with each building permit.
10. That development is subject to a recorded Reimbursement Agreement in favor of Centex Homes, a Nevada General Partnership, for construction of water mains, sanitary sewer

mains, and sanitary sewer lift station infrastructure improvements installed within and adjacent to Centennial Drive concurrent with the development of Units 2, 3, and 4 of Tract No. 769, Silver Oaks Subdivision. Said Agreement was approved by the City Council of the City of Hanford on June 6, 2008. The Agreement provides that, in the event of development of properties along Centennial Drive within the limits of the improvements subject to reimbursement, lineal foot frontage charges for pipeline improvements and gallons per minute lift station charges, plus interest, according to the terms of the agreement, shall be collected by the City of Hanford for the purpose of reimbursement of said improvement constructions costs to Centex Homes.

FIRE DEPARTMENT

Contact Fire Chief Tim Ieronimo (559) 585-2545
Concerning questions that you may have on the conditions listed below:

General:

1. That water mains and fire hydrants be installed before construction (unless otherwise approved by the Fire Department) and be of sufficient capacity for fire protection as well as domestic supply. Fire hydrant(s) are to be located as designated by the Fire Department. All fire hydrants and mains are to meet City standards.
2. That water mains and fire hydrants be installed as per specifications of the Hanford Water Department and shall be of sufficient capacity for fire protection as well as domestic supply. Fire hydrants are to be located as designated by the City Fire Department.
3. That the blue dot location marker(s) be installed six inches from the middle of the street on the hydrant side.
4. Access road shall be a minimum width of 20 feet and no less than 14 feet of clearance, and as shown on the tentative map. Access roads shall be maintained throughout the duration of the project.
5. No combustible materials shall be allowed on site prior to the hydrant system being operational and approved.

BUILDING DIVISION

Contact Building Official: Tom Webb (559) 585-2584
Concerning questions that you may have on the conditions listed below:

Soils:

1. That a preliminary soils report, prepared by a qualified soil's engineer, be provided to the Engineering and Building Departments prior to approval of Subdivision Improvement Plans.
2. That a final soils report, prepared by a qualified soils engineer, be provided to the Engineering and Building Departments prior to acceptance of the subdivision improvements by the City or issuance of building permits or whichever comes first.
3. That the developer retain the design engineer to inspect and verify that grading within the subdivision was constructed as per the approved design, and a copy of the report be provided to the Building Department prior to building permit issuance.

Street Names and Addresses:

1. That street addresses for each lot, as provided by the Building Division, be included on the subdivision final map.
2. That street names, as shown on the tentative subdivision map, be included on the subdivision final map.
3. That all single family dwellings within the subdivision have illuminated address numbers 2-¼ inches high or be within an illuminated area with 3-½ inch high address numbers installed on the front most part of the building leading to the entrance. In either case the address numbers shall be of contrasting colors with the background.

Kings County Impact Fees:

1. That Kings County Impact fees shall apply.

EXPIRATION:

That this vesting tentative subdivision map becomes null and void after 24 months has elapsed from the date of approval, if the above conditions have not been satisfied or bonded for, and a final map recorded. A time extension may be granted by the Commission upon written request by the applicant. The time extension, if approved, will be subject to the improvement standards and fees in effect at the time the extension for the tentative subdivision map is granted.

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of Hanford by the following vote:

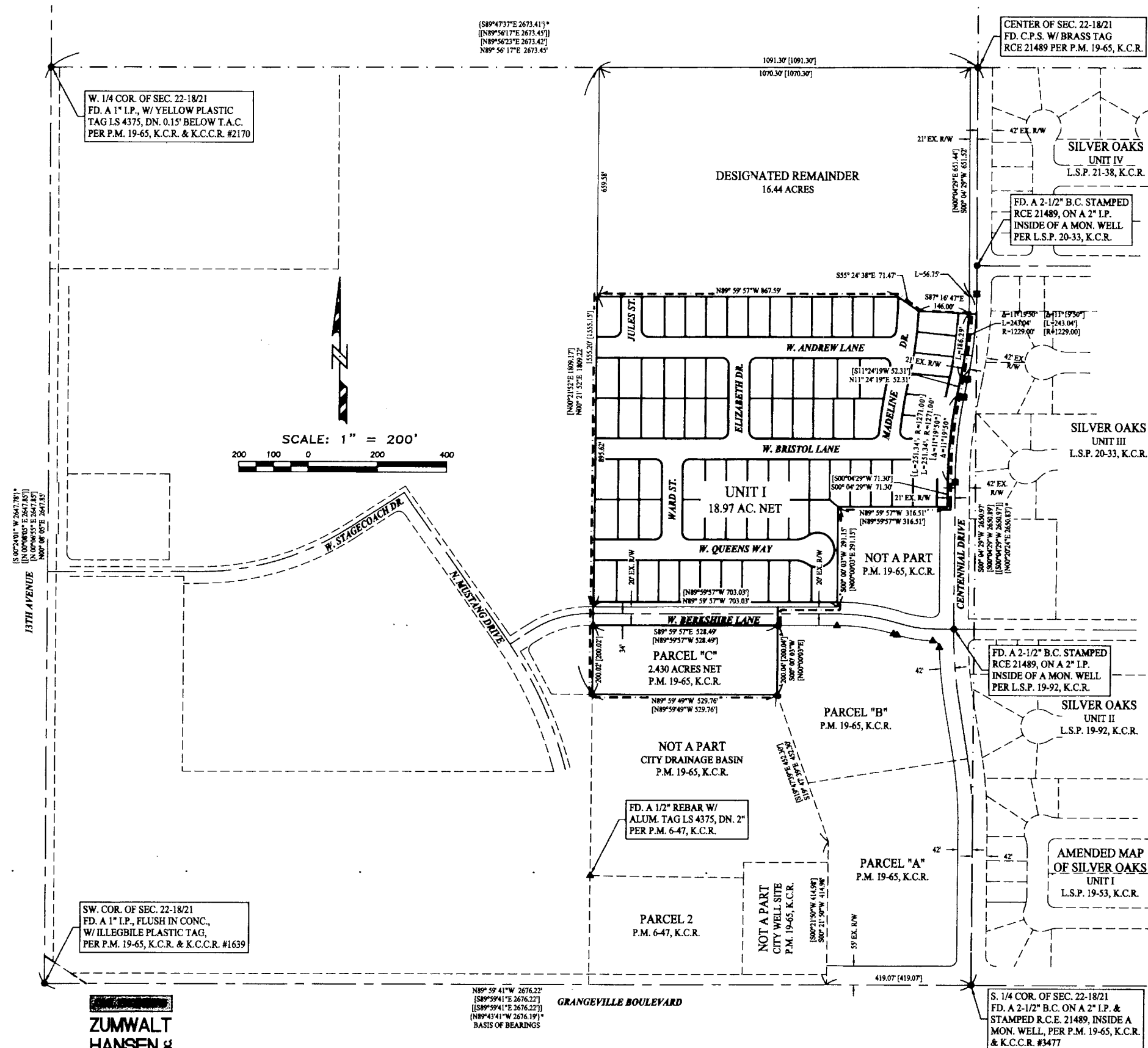
VOTING:

AYES:	Commissioners	ESCOBAR, FROBERG, DOUGLAS, NAHAL, BEARD, HAM
NOES:	Commissioners	NONE
ABSTAIN:	Commissioners	NONE
ABSENT:	Commissioners	DROKER

STATE OF CALIFORNIA)
COUNTY OF KINGS)ss
CITY OF HANFORD)

I, **Melody N. Haigh**, Secretary of the Planning Commission of the City of Hanford, do hereby certify the foregoing Resolution was duly passed and adopted by the Planning Commission of the City of Hanford at a regular meeting thereof held on the ~ day of ~, 2013

Melody N. Haigh, Secretary

**SILVER OAKS****ADDITION III UNIT I**

CITY OF HANFORD
COUNTY OF KINGS, STATE OF CALIFORNIA
COUNTY TRACT NO. 887

LEGAL DESCRIPTION

A PORTION OF THE "DESIGNATED REMAINDER" & PARCEL C OF PARCEL MAP RECORDED IN BOOK 19 AT PAGE 65 OF PARCEL MAPS, IN THE OFFICE OF THE KINGS COUNTY RECORDER, LOCATED IN THE CITY OF HANFORD, COUNTY OF KINGS, STATE OF CALIFORNIA, AND BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 22, T. 18 S., R. 21 E., MOUNT DIABLO BASE AND MERIDIAN,

CONTAINING 21.40 ACRES MORE OR LESS.

BASIS OF BEARINGS

THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 22, T. 18 S., R. 21 E., M.D.B. & M., BEARS N 89° 59' 41" W PER P.M. 19-65, K.C.R.

SURVEYOR'S NOTE

ALL CURVES ARE TANGENT UNLESS OTHERWISE NOTED

MONUMENT NOTE:

• SIDE AND REAR LOT CORNERS ADJACENT TO CENTENNIAL DR. ARE MONUMENTED BY 1/2" REBAR, 30" LONG, WITH YELLOW PLASTIC TAG MARKED R.C.E. 21489, SET 6"± DEEP, ON THE LOT LINE A DISTANCE OF 12.00' FROM THE SIDE OR REAR CORNER.

• REAR LOT CORNERS ADJACENT TO W. BERKSHIRE LANE ARE MONUMENTED BY 1/2" REBAR, 30" LONG, WITH YELLOW PLASTIC TAG MARKED R.C.E. 21489, SET 6" DEEP, ON THE LOT LINE A DISTANCE OF 7.00' FROM THE REAR CORNER.

SPECIAL MONUMENT NOTE:

ALL FRONT CORNERS ADJACENT TO STREETS ARE MONUMENTED AS WITNESS CORNERS, SET ON THE P.U.E. LINE AND ARE MARKED BY 1/2" REBAR, 30" LONG WITH RED PLASTIC TAG STAMPED "CONT. PT., R.C.E. 21489", AND SET 6"± DEEP, EXCEPT AS SHOWN OTHERWISE.

LEGEND

- FOUND MONUMENT AS NOTED
- SET STEEL SPIKE WITH BRASS TAG, R.C.E. 21489, FLUSH IN PAVEMENT
- △ SET 2"X24" GALV. I.P. WITH BRASS CAP STAMPED R.C.E. 21489 IN MONUMENT WELL, MONUMENT WELL SET FLUSH IN PAVEMENT
- ▲ FOUND A 1/2" REBAR TAGGED RCE 21489, PER P.M. 19-65, K.C.R.
- FOUND A C.P.S. W/ BRASS TAG RCE 21489, PER L.S.P. 20-33, K.C.R.
- LOT CORNERS ARE MARKED WITH 1/2" REBAR, 30" LONG, TAGGED R.C.E. 21489, SET 6" DEEP
- INDICATES 6' PUBLIC UTILITY EASEMENT
- △ NOW OFFERED FOR DEDICATION AS PUBLIC STREETS
- [] RECORD DATA PER PM 19-65, K.C.R.
- [] RECORD DATA PER LSP 21-53, K.C.R.
- { } RECORD DATA PER LSP 23-41, K.C.R.
- DISTANCE WAS CONVERTED FROM GRID TO GROUND BY A MULTIPLIER OF 1.0000506282 PER L.S.P. 21-53, K.C.R.
- () INDICATES STREET ADDRESSES
- /// ACCESS DENIED TO CENTENNIAL DRIVE & W. BERKSHIRE LANE
- EXTERIOR BOUNDARY OF THE LAND WITHIN THE SUBDIVISION

ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF

**ZUMWALT
HANSEN &
LAND SURVEYORS**

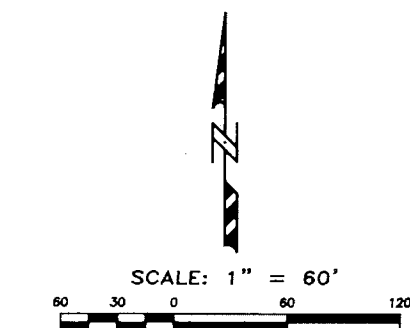
609 N. IRWIN ST.

HANFORD, CA. 93230

PH. (559) 582-1056

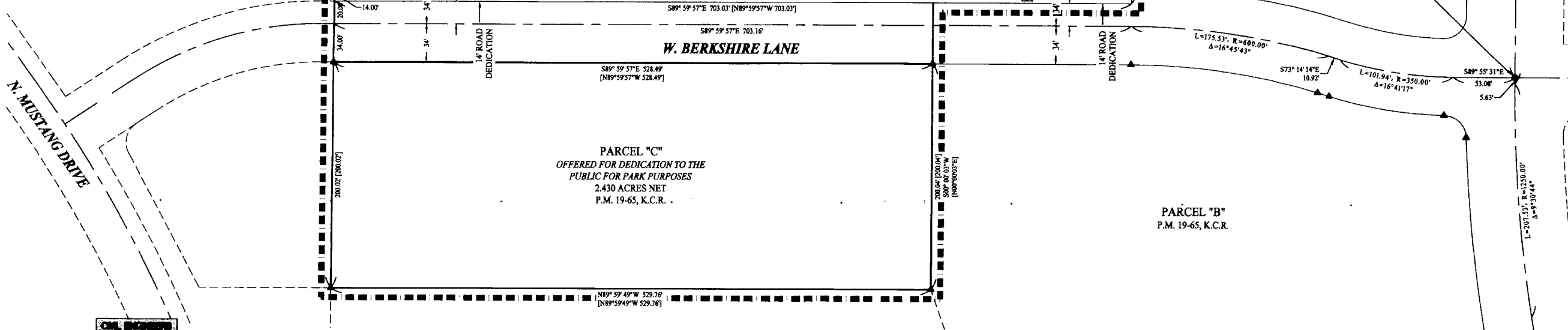
FILE NO. 0656122

SHEET TWO OF FOUR SHEETS



RADIAL TABLE			
LINE #	DIRECTION	LINE #	DIRECTION
R27	N04° 03' 47"E	R36	S00° 00' 03"W
R28	N88° 06' 16"W	R37	N89° 59' 57"W
R32	S00° 00' 03"W	R38	N89° 59' 56"W
R33	S89° 59' 57"E	R39	N00° 00' 03"E
R34	N89° 59' 57"W	R40	S00° 00' 04"W
R35	S00° 00' 03"W	R41	N33° 33' 24"W
R42	N29° 16' 26"W	R43	N33° 33' 30"E
R44	N19° 32' 56"E	R45	S00° 00' 02"W

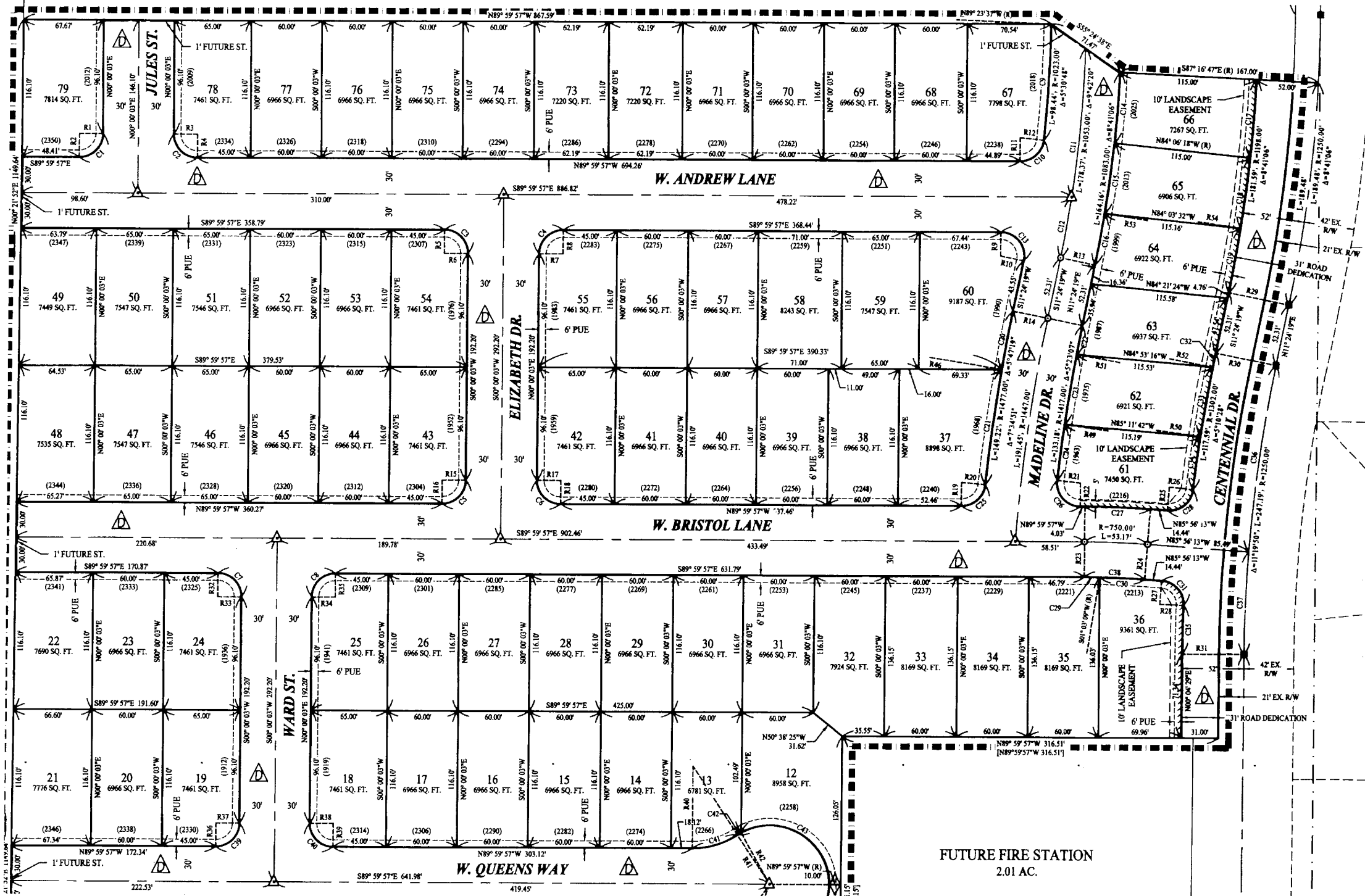
CURVE TABLE				
CURVE #	RADIUS	LENGTH	DELTA	CHORD LENGTH
C39	20.00	31.42	90°00'00"	28.28'
C40	20.00	31.42	90°00'00"	28.28'
C41	70.00	41.00	33°33'26"	40.41'
C42	50.00	3.74	4°16'57"	3.74'
C43	50.00	104.09	119°16'29"	86.28'
C44	50.00	95.60	109°32'53"	81.69'
C45	50.00	12.23	14°00'33"	12.19'
C46	70.00	41.00	33°33'26"	40.41'



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SILVER OAKS
ADDITION III UNIT I

CITY OF HANFORD
COUNTY OF KINGS, STATE OF CALIFORNIA
COUNTY TRACT NO. 887



RADIAL TABLE	
LINE #	DIRECTION
R1	N89° 59' 57" W
R2	S00° 00' 03" W
R3	S89° 59' 57" E
R4	S00° 00' 03" W
R5	S00° 00' 03" W
R6	S89° 59' 57" E
R7	N89° 59' 57" W
R8	S00° 00' 03" W
R9	N00° 00' 03" E
R10	N78° 35' 41" W
R11	S00° 00' 03" W
R12	N83° 52' 49" W
R13	N78° 35' 41" W
R14	S78° 35' 41" E
R15	N89° 59' 57" W
R16	S00° 00' 03" W
R17	S89° 59' 57" E
R18	S00° 00' 03" W
R19	N00° 00' 03" E
R20	S84° 23' 00" E
R21	S83° 58' 48" E
R22	S00° 00' 03" W
R23	N00° 00' 03" E
R24	N04° 03' 47" E
R25	S04° 03' 47" W
R26	N83° 46' 10" W
R27	N04° 03' 47" E
R28	N88° 06' 16" W
R29	S78° 35' 41" E
R30	N78° 35' 41" W
R31	N89° 59' 57" W
R32	S00° 00' 03" W
R33	S89° 59' 57" E
R34	N89° 59' 57" W
R35	S00° 00' 03" W
R36	S80° 32' 45" E
R37	S82° 02' 51" E
R38	S81° 46' 08" E
R39	S79° 36' 07" E
R40	S79° 08' 01" E
R41	N80° 55' 50" W
R42	N81° 13' 52" W

CURVE TABLE				
CURVE #	RADIUS	LENGTH	DELTA	CH. LEI
C1	20.00	31.42	90°00'00"	21
C2	20.00	31.42	90°00'00"	21
C3	20.00	31.42	90°00'00"	21
C4	20.00	31.42	90°00'00"	21
C5	20.00	31.42	90°00'00"	21
C6	20.00	31.42	90°00'00"	21
C7	20.00	31.42	90°00'00"	21
C8	20.00	31.42	90°00'00"	21
C9	1023.00	98.44	5°30'48"	91
C10	20.00	29.28	83°52'53"	21
C11	1053.00	126.28	6°52'15"	12
C12	1053.00	52.10	2°50'05"	51
C13	20.00	35.40	101°24'15"	34
C14	1083.00	60.01	3°10'29"	61
C15	1083.00	60.01	3°10'29"	61
C16	1083.00	44.15	2°20'08"	41
C17	1198.00	66.38	3°10'29"	61
C18	1198.00	60.09	2°52'27"	61
C19	1198.00	55.12	2°38'10"	51
C20	1477.00	50.29	1°57'03"	51
C21	1477.00	98.93	3°50'16"	91
C22	1477.00	24.91	1°00'26"	21
C23	1417.00	60.48	2°26'43"	61
C24	1417.00	47.80	1°55'58"	41
C25	20.00	29.46	84°23'04"	21
C26	20.00	33.52	96°01'09"	25
C27	780.00	55.30	4°03'44"	51
C28	20.00	30.66	87°49'57"	21
C29	720.00	13.22	1°03'06"	13
C30	720.00	37.83	3°00'38"	31
C31	20.00	30.66	87°49'57"	21
C32	1302.00	12.24	0°32'19"	12
C33	1302.00	59.89	2°38'08"	59
C34	1302.00	45.46	2°00'01"	45
C35	1302.00	41.38	1°49'15"	41
C36	1250.00	160.18	7°20'32"	161
C37	1250.00	87.01	3°59'18"	86
C38	720.00	51.05	4°03'44"	51



SCALE: 1" = 60'



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SEE SHEET 4 FOR CONTINUATION













































Attachment: Exhibit D - Elevations (1239 : Planned Unit Development 2015-03)





ADDENDUM TO INITIAL STUDY AND NEGATIVE DECLARATION 2009-03

INTRODUCTION

On October 8, 2009, the City of Hanford City Council, by resolution, adopted Negative Declaration 2009-03, prepared for General Plan Amendment 2008-04 (A), Rezone 2008-05, and Tentative Subdivision Map 887. Later in 2013, an addendum to the initial study and Negative Declaration 2009-03 was prepared for the revised Subdivision Map 887. The addendum was certified by the Planning Commission on November 12, 2013. The Initial Study evaluated whether the impacts from the Project may have a significant effect on the environment.

The first amendment to The Project included amendment of Tentative Tract Map 887 to accommodate 141 on 37.82 acres (an increase of 19 single-family residential lots). The amendment also included the relocation of the 2.43-acre park. (addendum attached).

This second amendment to Tract 887 (Unit I) includes a planned unit development overlay, Planned Unit Development 2015-03. Planned Unit Development 2015-03, is a request to allow a deviation from the "R-1-6" Low-Density Residential development standards to permit reduced side-yard setbacks for two-story homes from ten feet to five feet within Unit I of previously approved Tract 887. The street alignments, residential lot configuration, number of lots and neighborhood design remain unchanged.

STATUTORY ANALYSIS

Under the California Environmental Quality Act (**CEQA**), an addendum to an adopted Negative Declaration may be prepared if only minor technical changes or additions are necessary or none of the conditions described in Section 15163 of the CEQA Guidelines calling for preparation of a subsequent negative declaration have occurred. The provisions of Section 15162 of the CEQA Guidelines do not require the preparation of a subsequent negative declaration, because the addition of Planned Unit Development 2015-03, will not result in:

- (1) a substantial change in the Project which will require major revisions of the Negative Declaration due to the involvement of new significant environment effects or a substantial increase in the severity of previously identified significant effects;
- (2) a substantial change with respect to the circumstances under which the Project is undertaken which will require major revisions of the Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
- (3) new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the Negative Declaration was adopted which shows any of the following: (A) the Project will have one or more significant

effects not discussed in the Negative Declaration; (B) significant effects previously examined will be substantially more severe than shown in the Negative Declaration; (C) mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the Project, but the City of Hanford declined to adopt the mitigation measure or alternative; or (D) mitigation measures or alternatives which are considerably different from those analyzed in the Negative Declaration will substantially reduce one or more significant effects on the environment, but the City of Hanford declined to adopt the mitigation measure or alternative. Therefore, this addendum satisfies the requirements of Section 15164 of the CEQA Guidelines.

SUMMARY AND FINDINGS

All potential impacts identified on the Initial Study Environmental Checklist were reconsidered in the preparation of this addendum. For all impact areas identified on the Environmental Checklist, the addition of Planned Unit Development 2015-03 will not result in any: (i) new or substantially increased impacts; (ii) changes to the circumstances under which the Project will be undertaken; (iii) new impact(s) not already identified in Negative Declaration 2009-03; or (iv) substantial increase in the severity of previously identified impacts. This Addendum supports the finding that the Project does not result in any new impacts and does not exceed the level of impacts identified in the Negative Declaration due to Project modification, physical changes to the territory, or new information regarding the Project.

This addendum is written as an addition to and will be attached to the Initial Study/Mitigated Negative Declaration, adopted October 6, 2009. A copy of this addendum is available for review at the City of Hanford 317 N. Douty Street, Hanford CA 93230.

CITY OF HANFORD
COMMUNITY DEVELOPMENT DEPARTMENT
317 N. DOUTY STREET
HANFORD, CALIFORNIA 93230

Negative Declaration Addendum

An Addendum to Prior Negative Declaration 2009-03

Addressing:

**REVISED VESTING TENTATIVE
SUBDIVISION MAP NO. 887
("SILVER OAKS ADDITION III")
(Lennar Homes of Fresno, Proponent)**

November 2013
(1912-13V1 ENV)

Prepared for:



Prepared by:



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I. INTRODUCTION & BACKGROUND

On October 6, 2009, the City of Hanford City Council approved Negative Declaration No. 2009-03. The Initial Study for Negative Declaration No. 2009-03 evaluated the impacts of the then proposed “Project” which included 3 components:

- 1.) General Plan Amendment 2008-04.8,
- 2.) Rezone No. 2008-05, and
- 3.) Vesting Tentative Subdivision Map No. 887- “Silver Oaks Addendum III” (hereafter referred to as “original VTT 887”).

Notice of Determination for the certification and adoption of the Negative Declaration by City Council was filed with the Kings County Clerk on October 8, 2009. A Revised VTT 887 has been subsequently submitted for review and approval in 2013.

The subject of this Negative Declaration Addendum is:

- 1.) Revised VTT 887

The prior General Plan Amendment 2008-04.8 was approved changing the land use designation from Low Density Residential to High Density Residential on a 4.4-acre portion of a 13.4-acre parcel zoned “UR” and “NC” (5-acres at the Northwest Corner of Grangeville Boulevard and Centennial Drive). Rezone No. 2008-05 was approved rezoning 4-acres of the 13.4-acre parcel and an adjacent 35.4 acre parcel (the parcel encompassing the original and now proposed Revised VTT 887) from “UR” Urban Reserve to “R-1-6” Single Family Residential and 4.4-acres to “RM-2” Multi-Family Residential (the 5-acres of Neighborhood Commercial zoning did not change). At the time of City Council adoption, the original VTT 887 proposed to construct a 122-lot residential subdivision on a 35.39 acre parcel with a park interior to the subdivision and adjacent off-site drainage basin south of W. Berkshire Lane.

While the NOD approved by Council included the approval of the Negative Declaration 2009-03 for the original VTT 887, the Council’s approval of the “Project” only included approval of the proposed General Plan Amendment and Rezone but did not include an action on the proposed original VTT 887.

The prior Negative Declaration 2009-03 was approved on the basis that the potential impacts of the proposed Project had been analyzed adequately in an earlier certified EIR (for the 2002 General Plan Update) and because a Statement of Overriding Considerations had been adopted with that earlier EIR regarding agricultural resource and cumulative air quality impacts found to be significant and unavoidable even with adopted mitigation.

The currently proposed Revised VTT 887 Project now consists of 37.82 acres to accommodate 141 residential lots—an increase of 19 SFR lots, in the same 35.39 acre area which encompassed the original VTT 887), relocation of and creation of the proposed 2.43 acre “park” use as a new parcel exterior to the subdivision proper south of W. Berkshire Lane, in the area previously proposed for “drainage expansion”, and related minor reconfiguration of the interior street/circulation system to serve the additional 19 residential lots. This Negative Declaration Addendum addresses the environmental effects of the proposed modifications.

II. STATUTORY BACKGROUND

Under the California Environmental Quality Act (CEQA) State Guidelines §15164, an Addendum to a certified Environmental Impact Report (EIR) or Negative Declaration (ND) may be prepared if only minor technical changes or modifications are needed to make the prior EIR/ND adequate for the proposed project and if circumstances do not exist that would require the preparation of Subsequent or Supplemental EIR as set forth in CEQA Guidelines §15162 and §15163 respectively. In addition, pursuant to CEQA Guidelines §15162, preparation of an Addendum to a Negative Declaration is also appropriate if there have been no substantial changes in the proposed Project, physical circumstances have not changed on the subject property, or new information of substantial importance has not become available resulting in new significant impacts or a substantial increase in the severity of previously identified significant impacts.

Pursuant to CEQA Guidelines §15164[c]: an Addendum environmental document need not be circulated for public review however, an Addendum is to be considered by the decision maker along with the prior EIR or ND –in this case Negative Declaration 2009-03, included here as Attachment C, prior to making a decision on the Proposed Revised VTT 887, (CEQA Guidelines §15164[d]).

This Negative Declaration Addendum documents that the environmental analysis, impacts, and mitigation requirements identified in the adopted Negative Declaration 2009-03 (as tiered to the Final EIR for the 2002 General Plan Update Project) remain substantively unchanged, and supports the finding that the revisions to the Project do not constitute substantial changes to the original VTT 887 project or provide new information of substantial importance with regard to new or more significant impacts than those identified in the prior Negative Declaration 2009-03.

Therefore, the City of Hanford Planning Commission determines a Subsequent or Supplemental environmental document pursuant to §15162 or §15163 of the CEQA Guidelines is not required. This Addendum to the adopted Negative Declaration 2009-03 is recommended for City Council's subsequent adoption. To support this decision the following discussion describes the Revised VTT 887 Project modifications against the original VTT 887 Project description as well as the impact assessment contained in the Initial Study and Negative Declaration 2009-03, and provides clarifying environmental analysis regarding the proposed Revised VTT 887.

III. SUMMARY OF PRIOR INITIAL STUDY & NEGATIVE DECLARATION 2009-03

Initial Study and Negative Declaration 2009-03 evaluated a combination of land use entitlement requests:

1.) General Plan Amendment 2008-04.8:

A request to change the land use designation on an approximately 4.4 acre portion of property located at the southwest corner of Centennial Drive and W. Berkshire Lane, from Low Density Residential to High Density Residential. (NOTE: This area was outside of and not a part of the original Tentative Subdivision Map No. 887 (VTT 887) area.)

2.) Rezone 2008-05:

A request to change the zoning from UR (Urban Reserve) to R-1-6 on 37.82 acres of property located at the northwest corner of Centennial Drive and W. Berkshire Lane together with the southeast corner of Mustang Drive and W. Berkshire Lane. (NOTE: This land was already designated for Low Density Residential by the General Plan.) To be consistent with the General Plan Amendment request, this rezone also included a request to change the zoning from UR to RM-2 on the 4.4 acres of property located at the southwest corner of Centennial Drive and W. Berkshire Lane.

3.) 3.(Original) Vesting Tentative Subdivision Map No. 887 (original VTT 887):

A request to subdivide the 35.89 acres lying north of W. Berkshire Lane into 122 single family lots and one approximately 1.34 acre lot for park use, consistent with the current General Plan designation and the requested Rezoning. The remaining 2.43 acres of the 37.82 acres, lying south of W. Berkshire Lane proposed for Rezoning from UR to R-1-6 was proposed to be used for future (drainage) "Basin Expansion", also consistent with the existing General Plan and requested Rezoning.

The 35.89 acre property encompassing original VTT 887 had been zoned as UR (Urban Reserve) through the land annexation phase because the site was under an active Williamson Act Contract at that time. That contract has subsequently expired and the property was pre-zoned in accordance with the City of Hanford General Plan. Properties within the urban fringe are subject to City of Hanford Ordinance No. 01-16, which establishes agriculture, agricultural facilities, and agricultural operations as priority uses on productive lands within Kings County or City of Hanford. Residents and neighboring land owners near agricultural zones would need to accept (through operation of the City's Right-to-Farm ordinance) occasional inconveniences or discomforts from normal, usual, and customary agricultural noises and practices.

The original VTT 887 residential subdivision would have introduced population growth consistent with the land use plan for the City, but such increased growth was estimated would have occurred incrementally over an estimated 3 to 5 year period once construction commenced. The prior Negative Declaration estimated the total population to result from the proposed General Plan Amendment, Rezoning (including future development of up to 66 dwelling units in the area approved for multi-family land use designation and zoning) and the then proposed 122 single family residential subdivision was 564 people. This was based on 188 residential units at 3 persons per unit. At the time of preparation of the prior Negative Declaration 2009-03, there was no specific land use entitlement being requested for a development project in the area proposed for high density Multiple Family. However, because the Hanford General Plan designated the project area for residential development it was reviewed in the context of the adopted General Plan Final EIR (SCH#2002021036). The prior Negative Declaration found that the increase in population resulting from the change from urban reserve to low density residential/R-1-6 and to High Density Residential/RM-2 would not result in new impacts or more significant impacts than those already evaluated in the General Plan EIR.

City Council's adoption of the Negative Declaration 2009-03 determined that (original) VTT 887 would not have minimal impacts to existing recreation facilities due to the City's implementation of development park impact fees. The Developer would pay fees for each residential unit built as Condition of Approval. Impacts to Parklands and Open space within Hanford were reviewed in the context of the General Plan EIR (SCH#2002021036), and it was determined there would be no significant environmental impact to Parkland and Open Space as a result of this project.

The project was expected to change site drainage conditions by introducing roads, driveways and other impervious surfaces over the site. As a result, the amount of storm water that runs off the site will be increased. Runoff water from the site will be collected and routed to the City's stormwater system which is not expected to have a significant effect on quality of any surface water bodies. The Project site is not in a flood plain (FEMA, Flood Insurance Rate Map Community Panel Number 06031C0185C, June 16, 2009).

New Federal Arsenic Minimum Containment Levels ("MCL") of 0.010 milligrams per liter were established by the United States Environmental Protection Agency ("EPA") effective January 2006. Pursuant to the Federal criteria for compliance, water systems will not be in violation of the new Federal Arsenic MCL until one (1) year after quarterly samples have been collected.

Hanford City Council adopted an Arsenic Reduction Study which identified actions to be taken by the City in order to meet the new Federal Arsenic MCL requirements. The Council directed City staff to proceed with implementation of the recommendations identified in the Arsenic Reduction Study. Based upon correspondence between the City of Hanford and the California Department of Health Services and the implementation of the recommendations in the Arsenic Reduction Study, the California Department of Health Services has recommended to EPA staff that no growth limitations be imposed on the City of Hanford. The recommendation by the California Department of Health Services was based upon the understanding that no new well will be added to the City system which does not produce water meeting all drinking water standards including the new Federal Arsenic MCL. The City of Hanford entered into a compliance agreement requiring the City to be in full compliance by December 31, 2009.

The City Council's adopted Negative Declaration 2009-03 determined that the 122-lot subdivision would not degrade the quality of the environment, nor would it significantly impact any specific element of the environment. The Project site and its neighboring areas have been evaluated, reviewed, and planned for residential land uses through the adoption of the General Plan. No environmental element is known to exist on the site that could be significantly impacted by the Project. Construction and development of VTT 887 would not create cumulative impacts that are disadvantageous to long-term environmental goals, nor cause any direct or indirect substantial impact to human beings.

IV. DISCUSSION OF PROJECT REVISIONS AND EVALUATION OF CHANGES TO PRIOR ENVIRONMENTAL EFFECTS

The proposed Revised VTT 887 Project consists of three modifications to the original VTT 887 subdivision design, described as follows:

- 1.) Relocation and enlargement of the 1.34 acre neighborhood park space from interior to the subdivision to a 2.43 acre location external to the subdivision south of W. Berkshire,
- 2.) Modifying lot sizes overall and utilization of the prior internal park space to provide 19 additional SFR lots, for a total of 141 single family dwelling units, and
- 3.) Adjustments to the interior circulation system to essentially accommodate the additional residential lots.

The proposed Revised VTT 887 revisions provide more variety in lot sizes throughout the subdivision. The 19 additional lots are accomplished by replacing the prior interior park space with 12 residential lots and creation of 7 additional lots by reducing lot sizes in the southerly area of the subdivision and re-

configuring the street design. Circulation in the north half to the subdivision remains the same as illustrated on the original VTT 887 design.

The original VTT 887 map identified W. Queens Lane as a residential street that knuckles onto N. Biola Lane. The circulation reconfiguration proposed by Revised VTT 887 on the southern half of the subdivision will introduce a cul-de-sac at the easterly terminus of W. Queens Lane, adjacent to the parcel designated as “Future Fire Station” and elimination of N. Biola Lane. This allows for the addition of residential lots #12, 13, 30, and 31.. Furthermore, N. Capella Avenue would be reduced to a residential street segment connecting W. Bristol Lane and W. Queens Lane. Direct access from N. Capella Avenue onto W. Berkshire Lane as shown on the original VTT 887 subdivision is proposed to be eliminated and replaced proposed residential lot #4. While this removes a pedestrian connection opportunity to the park use now proposed south of W. Berkshire Lane, the master plan for the greater development of the surrounding Silver Oaks tract provides for the desirable pedestrian connection to the park by way of a designated “Future Pedestrian Access” as shown on the Revised VTT 887 Map. The map notation indicates this future pedestrian access way would also include a 5 ft. sidewalk within a narrow landscaped area. This future pedestrian access is shown at the northeast intersection of N. Mustang Dr. and W. Berkshire Lane, and would be built in a subsequent phase of development west of VTT 887.

Until build-out of the Silver Oaks Tract master plan west of Revised VTT 887, a 20 ft. Fire Access Road is proposed to extend from the temporary westerly terminus of W. Queens Lane south to W. Berkshire Lane, west of lot #1 of the Revised VTT 887 subdivision.

The Revised VTT 887 proposes to relocate the original VTT 887’s approximately 1.34 acre Park/Open Space area from the center of the subdivision to a larger 2.43 acre parcel south of the subdivision, across W. Berkshire Lane previously designated for “Future Basin Expansion”. The Park area relocation would provide 12 additional lots interior to the subdivision, lots #37 through #42, and #55 through #60. Although the park area is proposed to be relocated outside the subdivision, the proposed new location allows it to remain proximate to the single family residential development of Revised VTT 887 and also to be proximate to the future multiple family development at the southwest corner of Centennial Drive and W. Berkshire Lane.

As described, Revised VTT 887 would add 19-lots to the adopted original 122-lot subdivision for an overall density of 4.28 units per acre (excluding exterior roadway dedications and the 2.43 acre park area.) The subdivision would total 141 single family residential units. Properties dimensions would range between 6,305 sq-ft up to 17,787 sq-ft in size. The subdivision would have an average lot size of approximately 7,389 sq-ft. through the subdivision. The subdivision revisions include more property size variation than the original VTT 887, relocation of the parkland area to south of W. Berkshire Lane, and a redesigned circulation pattern on the south portion of the subdivision. The additional 19 lots still keep the residential density within the density range anticipated by the General Plan and its Final EIR of 2-9 units per acre.

V. IMPACT ANALYSIS

The environmental analyses prepared for the prior General Plan Amendment, Rezone and original VTT 887 (described above in Part III) are described in Initial Study & Negative Declaration 2009-03 included

as Attachment C of this Addendum document. Those prior analyses are modified as set forth below to provide clarification of the technical revisions needed in order to make the prior Initial Study/Negative Declaration 2009-03 environmental analysis adequate for the proposed Revised VTT 887. Environmental topics included in the Initial Study & Negative Declaration 2009-03 that are not discussed below require no changes or clarifications related to the Revised VTT 887.

Aesthetics: As discussed in the approved Negative Declaration 2009-03, there are no scenic resources within the Project vicinity, the Hanford General Plan designates the project site for residential development, and construction of a subdivision will introduce new sources of light but the effect was not expected to be significant. The Revised VTT 887 project will not obstruct a scenic vista or otherwise adversely impact the area aesthetically in any way different than the original VTT 887. The City reviews the proposal in regard to City codes, regulations and/or policies concerning setbacks, height limitations, and building coverage to ensure aesthetic compatibility to the area. The prior Negative Declaration 2009-03 determined that no significant impact is anticipated as a result of the originally proposed VTT 887 Project. Similarly, the Revised VTT 887 is similar in that it still proposes single family residential land uses and park use lot, and therefore would not result in new or more adverse aesthetic impacts than the approved Project. The impacts to aesthetics remain less than significant.

Agriculture and Forest Resources: The General Plan designates the proposed Project area for future residential development. This property was zoned for urban reserve through the annexation phase of the area because the site had an active Williamson Act Contract. That Williamson Act Contract has since expired and the property can was rezoned in accordance with the City of Hanford General Plan. Future development will result in the loss of acreage historically in agricultural production. However, the City of Hanford General Plan EIR (SH#2002021036) has addressed the loss of agricultural land due to planned urban growth and a statement of overriding consideration was adopted by City Council as part of the General Plan environmental review. As such, revisions to the adopted VTT 887 subdivision are similar in that the proposed land use will remain as intended for residential development. Therefore, no new environmental impacts anticipated that would increase the planned rate of loss of agricultural land as the revisions will occur within the same project boundary.

Furthermore, City of Hanford Ordinance No. 01-16 policies establish agriculture and agricultural facilities and operations as priority uses on productive agricultural lands within Kings County or the City of Hanford. Residents and other occupants of neighboring properties to agricultural zone districts are prepared to accept inconveniences or discomfort from normal, usual, and customary agricultural operations, facilities, and farming practices. As noted in the Negative Declaration, a right to farm acknowledgement will be required as a condition of approval for the proposed development. Revisions of the adopted subdivision map will remain with the original Project boundary and will be in conformance with the adopted Negative Declaration. Any impacts to agriculture and forest resources would remain less than significant.

Air Quality: The Revised VTT 887 project consists of 19 additional single family residential lots within the project boundary of the original VTT 887 subdivision (122-Lots) for a total of 141 lots, relocation of park use area, and minor reconfiguration of circulation near the south portion of the subdivision. The construction and land uses will introduce a small amount of additional population (19 units x 3 persons/unit = 57 people) and a corresponding small increase vehicle miles traveled (VMT) (19 units x 10 vehicle trips per unit = 190 vehicle trips per day). The build out of the Revised VTT 887 with 19 additional dwelling units will provide an overall density of 4.28 units per acre (excluding the exterior

street dedications and the 2.43 acre park lot) which is still well below the upper limit of the 2-9 units per acre range allowed by the General Plan. The General Plan EIR evaluated the impacts of the land use density and intensity proposed in the General Plan, including development of the VTT 887 project site at low density single family residential density (2-9 units per acre) and determined that air quality impacts were significant and unavoidable. A statement of overriding consideration was adopted for by City Council under the Hanford General Plan EIR (SH#2002021036) and such statement is applicable to this project.

The City of Hanford is in the San Joaquin Valley Air Basin, which has been designated as non-attainment for ozone and respirable particulate matter. Regional emission levels would change in the future as a result of urban expansion. As noted in Negative Declaration 2009-03, emissions from planned growth area has the potential to degrade local carbon monoxide concentrations along roads that would serve the City and could result in air emissions or deterioration of ambient air quality.

The revised VTT 887 project will be subject to the San Joaquin Valley Unified Air Pollution Control District's Indirect Source Review Rule (Rule 9510) as well as other District Rules and Regulations. Earth moving, hauling and other construction activities would result in localized and temporary increases in the levels of Ten Micron Particulates (PM₁₀). When simple mitigation measures are used such as wetting down the area, particulates may be reduced by 80%.

An Air Impact Assessment (AIA) was completed with the use of California Emissions Estimator Model (CalEEMod Version: CalEEMod.2013.2) software in compliance with the Indirect Source Review (ISR) Rule 9510 of the San Joaquin Valley Air Pollution Control Districts (SJVAPCD) Rules and Regulations on October 24, 2013. Table 1 and Table 2 depict the summary for the entire 141 lot subdivision with Park Land as revised to produce a four year estimator, construction emissions, and overall Project operation. The AIA CalEEMod output files can be seen in Appendix B.

Table 1
Estimated ROG, NO_x and PM₁₀ Emissions During Project Construction

Construction Baseline (tons/year)				
	ROG	NOx	Fugitive PM10	PM10 Total
2014	0.8452	7.0729	0.659	1.0381
2015	0.8301	4.5015	0.127	0.4128
2016	0.7547	4.2285	0.127	0.3919
2017	3.4896	2.2952	0.062	0.2009
Total	5.9196	18.098	1.0688	2.04373

Table 2
Estimated ROG, NO_x and PM₁₀ Emissions During Project Operations

Project Overall Operational					
Category	ROG	NOx	Fugitive PM10	Exhaust PM10	PM10 Total
Area	2.4788	0.1196	1.4865	1.0785	1.0785
Energy	0.0238	0.2036		0.0165	0.0165
Mobile	4.3692	9.0029		0.1398	1.6263
Waste				0	0
Water				0	0
Total	6.8719	9.326	1.4865	1.2347	2.7212

No significant impacts are anticipated to occur due to construction related dust emissions. After occupancy of the homes, the major source of PM10 is vehicle traffic on the streets in the subdivision. This is not considered significant since the roadways are paved, and street sweepers will wet-sweep the streets on a routine basis. The proposed project will not create objectionable odors affecting a substantial number of people. An overriding environmental consideration was adopted as part of the General Plan EIR (SH#2002021036) based for unavoidable significant cumulative impacts; this Statement of Overriding Considerations is applicable to Revised VTT 887.

Greenhouse Gas Emissions:

At the time of the preparation of Negative Declaration 2009-03, CEQA did not require the assessment of Greenhouse Gas Emissions.

Therefore, in order that this environmental document is consistent with Appendix G of the State CEQA Guidelines the following information is provided regarding the now-required assessment of potential Greenhouse Gas Emissions generation from Revised VTT 887.

Baseline Conditions

Environmental Setting

To fully understand the concept of global climate change, it is important to recognize the naturally occurring “greenhouse effect” and to define the greenhouse gases that contribute to this phenomenon.

Global climate change is commonly defined as a change in the average weather on earth that can be measured by wind patterns, storms, precipitation and temperature. Various gases in the earth’s atmosphere play an important role in moderating the earth’s surface temperature. Solar radiation enters earth’s atmosphere from space and a portion of the radiation is absorbed by the earth’s surface. The earth emits this radiation back toward space, but the properties of the radiation change from high-frequency solar radiation to lower-frequency infrared radiation. Greenhouse gases (GHGs) are transparent to solar radiation, but are effective in absorbing infrared radiation. Consequently, radiation that would otherwise escape back into space is

retained, resulting in a warming of the earth's atmosphere. This phenomenon is known as the greenhouse effect¹.

Clouds, ice caps, and particles in the air reflect about 30 percent of this radiation, but oceans and land masses absorb the rest (70 percent of the radiation received from the sun) before releasing it back toward space as infrared radiation. GHG and clouds effectively prevent some of the infrared radiation from escaping; they trap the heat near the earth's surface where it warms the lower atmosphere. If this natural barrier of atmospheric gases were not present, the heat would escape into space and the earth's average global temperatures could be as much as 61 degrees Fahrenheit cooler (National Aeronautics and Space Administration, 2007).

Some schools of thought believe there are natural cycles of global climate change –manifested in cycles of both warming and cooling. A concern of some schools of thought are that increases in GHGs are causing permanent global climate change manifested in an overall global warming trend. The gases believed to be most responsible for the current global warming are water vapor, carbon dioxide (CO₂), methane (CH₄), nitrous oxide (N₂O), hydrofluorocarbons (HFCs), perfluorocarbons (PFCs), and sulfur hexafluoride (SF₆). Some scientific research to date indicates that some of the observed climate change is attributable to increased GHG emissions associated with human activity.

Human-caused emissions of these GHGs in excess of natural ambient concentrations are considered by some science to be responsible for enhancing or worsening the greenhouse effect. Human activities associated with the industrial/manufacturing, utility, transportation, residential, and agricultural sectors do produce GHG emissions which are believed to contribute to changes in global climate; specifically to global warming. In California, the transportation sector is the largest emitter of GHGs (primarily CO₂), followed by electricity generation. Climate change related to an overall warming trend during the time it has been monitored, does seem to be a global issue.

GHGs are global pollutants, unlike criteria pollutants and Toxic Air Contaminants TACs (which are pollutants of regional and/or local "hot-spot" concern). Global climate change (i.e. warming), if it occurs over a long term duration, could potentially affect water resources in California. Rising temperatures could be anticipated to result in sea-level rise (as polar ice caps melt) and possibly change the timing and amount of precipitation, which could alter water quality. According to some, climate change could result in more extreme weather patterns; both heavier precipitation that could lead to flooding, as well as more extended drought periods. There is uncertainty regarding the timing, magnitude, and nature of the potential changes to water resources as a result of climate change; however, several trends are evident.

Snowpack and snowmelt may also be affected by climate change. Much of California's precipitation falls as snow in the Sierra Nevada and southern Cascades Mountain ranges, and snowpack represents approximately 35 percent of the state's useable annual water supply. The snowmelt typically occurs from April through July; it provides natural water flow to streams and reservoirs after the annual rainy season has ended. As air temperatures increase due to climate

¹ U.S Bureau of Reclamation, Contra Costa Water District, and Western Area Power Administration. 2009. Los Vaqueros Reservoir Expansion Project. Environmental Impact Statement/Environmental Impact Report. State Clearinghouse No. 2006012037. February. Pages cites: 5-1 through 5-4.

change, the water stored in California's snowpack could be affected by increasing temperatures resulting in: (1) decreased snowfall, and (2) earlier snowmelt.

Kings County is located within the San Joaquin Valley Air Basin (SJVAB), which is under the oversight of the San Joaquin Valley Air Pollution Control District (SJVAPCD). Regional and local air quality is impacted by topography, dominant airflows, atmospheric inversions, location and season. The combination of topography and inversion layers generally prevents dispersion of air pollutants.

"Development under the draft Kings County General Plan at build out would consume approximately 110,477,256 kWh/year based on energy demand factors from the CAPCOA CEQA and Climate Change white paper (January 2008). The generation of electricity through combustion of fossil fuels typically yields carbon dioxide, and to a smaller extent nitrous oxide and methane. As discussed above, annual electricity emission can be calculated using the California Climate Action Registry Protocols. Table 3 below shows the estimated area source emissions of GHGs from the County of Kings General Plan. Carbon dioxide emission estimates using the URBEMIS model (the air pollutant assessment model that was in place at the time the General Plan EIR was prepared) also take into account emissions from other area source sources such as natural gas use for space heating, and are included in the CO₂ totals below."²

Table 3

Estimated Annual Area Source Emissions of Greenhouse Gases³

Emission Type	Annual Emissions	
	Emissions	CO ₂ e
Carbon Dioxide (CO ₂)	28,858.2 tons (short, US)	26,179.7 metric tons CO ₂ e
Carbon Dioxide (CO ₂)	48,538.7 tons (short, US)	44,033.6 metric tons CO ₂ e
Methane (CH ₄)	0.4 metric tons	7.8 metric tons CO ₂ e
Nitrous Oxide (N ₂ O)	0.2 metric tons	63.4 metric tons CO ₂ e
Total General Plan Project		70,284.4 metric tons CO₂e

Operational Emissions: The URBEMIS model estimates emissions from vehicle trips as a result of build out under the 2035 General Plan. Table 4 shows the estimated operational emissions of GHGs from the draft Kings County General Plan.

² County of Kings General Plan EIR (SCH#2008121020) p. 4.3-18

³ Ibid.

Table 4
Estimated Annual Operational Emissions of Greenhouse Gases⁴

Emission Type	Annual Emissions	
	Emissions	CO ₂ e
Carbon Dioxide (CO ₂)	244,678.0 tons (short, US)	221,968.2 metric tons CO ₂ e
Methane (CH ₄)	177.2 metric tons	3,720.3 metric tons CO ₂ e
Nitrous Oxide (N ₂ O)	198.7 metric tons	61,605.4 metric tons CO ₂ e
Total General Plan Project		287,293.9 metric tons CO₂e

The combined area source and operational emissions for build out of the Kings County 2035 General Plan is included on Table 5 below. Using the numbers described above, the combined area source and operational GHG emissions for the proposed General Plan Update project total approximately 357,578.3 metric tons per year in carbon dioxide equivalency units. This total represents roughly 0.073 percent of California's total 2004 emissions of 492 million metric tons. These emission projections indicate the majority of the 2035 General Plan GHG emissions are associated with vehicle miles traveled (about 78 percent), and to a lesser extent from electricity consumption (about 22 percent)⁵.

Table 5
Combined Annual Emissions of Greenhouse Gases⁶

Emission Source	Annual Emissions
Area Source	70,284.4 metric tons CO ₂ e
Operational	287,293.9 metric tons CO ₂ e
2035 General Plan Total	357,578.3 metric tons CO₂e

⁴ Ibid.

⁵ County of Kings General Plan EIR (SCH#2008121020) p. 4.3-19

⁶ Ibid.

REGULATORY SETTING

Federal

While climate change has been a concern since at least 1988, as evidenced by the establishment of the United Nations and World Meteorological Organization's Intergovernmental Panel on Climate Change (IPCC), the efforts devoted to greenhouse gas (GHG) emissions reduction and climate change research and policy have increased dramatically in recent years.

The US Environmental Protection Agency (USEPA) Mandatory Reporting Rule (40 CFR Part 98), which became effective December 29, 2009, requires that all facilities that emit more than 25,000 metric tons CO₂-equivalent per year beginning in 2010, report their emissions on an annual basis. On May 13, 2010, the USEPA issued a final rule that established an approach to addressing GHG emissions from stationary sources under the Clean Air Act (CAA) permitting programs. The final rule set thresholds for GHG emissions that define when permits under the New Source Review Prevention of Significant Deterioration and Title V Operating Permit programs are required for new and existing industrial facilities.

In addition, the Supreme Court decision in *Massachusetts v. EPA* (Supreme Court Case 05-1120) found that the USEPA has the authority to list GHGs as pollutants and to regulate emissions of GHGs under the CAA. On April 17, 2009, the USEPA found that CO₂, CH₄, NO_x, hydrofluorocarbons, perfluorocarbons, and sulfur hexafluoride may contribute to air pollution and may endanger public health and welfare. This finding may result in the USEPA regulating GHG emissions; however, to date the USEPA has not proposed regulations or thresholds of significance based on this finding.

State

Assembly Bill 1493, 2002: In 2002, with the passage of Assembly Bill 1493 (AB 1493), California launched a pro-active approach to dealing with GHG emissions and climate change at the state level. AB 1493 requires the Air Resources Board (ARB) to develop and implement regulations to reduce automobile and light truck GHG emissions; these regulations applied to automobiles and light trucks beginning with the 2009 model year.

Executive Order S-3-05, 2005: In June 2005, Governor Schwarzenegger signed Executive Order S-3-05 to address climate change and GHG emissions in California. This order sets the following goals for statewide GHG emissions:

- Reduce to 2000 levels by 2010
- Reduce to 1990 levels by 2020
- Reduce to 80 percent below 1990 levels by 2050

Assembly Bill 32, 2006: In 2006, California passed AB 32, the California Global Warming Solutions Act of 2006 (Act). The Act requires ARB to design and implement emission limits, regulations, and other feasible cost-effective measures to reduce statewide GHG emissions to 1990 levels by 2020. Senate Bill 97 was signed into law in August 2007.

Senate Bill 97, 2007: The Senate Bill required the Office of Planning and Research (OPR) to

prepare, develop, and transmit to the Resource Agency guidelines for the feasible mitigation of GHG emissions or the effects of GHG emissions by July 1, 2009. On April 13, 2009, the OPR submitted to the Secretary for Natural Resources its recommended amendments to the State CEQA Guidelines for addressing GHG emissions. On July 3, 2009, the Natural Resources Agency commenced the Administrative Procedure Act rulemaking process for certifying and adopting the amendments. Following a 55-day public comment period and 2 public hearings, and in response to comments, the Natural Resources Agency proposed revisions to the text of the proposed CEQA Guidelines amendments. The Natural Resources Agency transmitted the adopted amendments and the entire rulemaking file to the Office of Administrative Law on December 31, 2009. On February 16, 2010, the Office of Administrative Law approved the amendments, and filed them with the Secretary of State for inclusion in the CCR. The Guideline Amendments became effective on March 18, 2010.

The AB 32 Scoping Plan contains the main strategies California will use to reduce GHG emissions that cause climate change. The scoping plan has a range of GHG reduction actions which include direct regulations, alternative compliance mechanisms, monetary and non-monetary incentives, voluntary actions, market-based mechanisms such as a cap-and-trade system, and an AB 32 cost of implementation fee regulation to fund the program. The first regulation adopted by the ARB pursuant to AB 32 was the regulation requiring mandatory reporting of GHG emissions. The regulation requires large industrial sources emitting more than 25,000 metric tons of CO₂ per year to report and verify their GHG emissions from combustion of both fossil fuels and biomass-derived fuels. The California Cap and Trade program is being developed and the ARB must adopt regulations by January 1, 2011.

Governor Schwarzenegger directed the ARB, pursuant to Executive Order S-21-09, to adopt a regulation by July 31, 2010, requiring the state's load serving entities to meet a 33 percent renewable energy target by 2020.

California Environmental Quality Act (CEQA) Guideline Requirements:

Executive Order 5-21-09, 2009: Section 15064.4 Determining the Significance of Impacts from Greenhouse Gas Emissions

- (a) The determination of the significance of greenhouse gas emissions calls for a careful judgment by the lead agency consistent with the provisions in section 15064. A lead agency should make a good-faith effort, based to the extent possible on scientific and factual data, to describe, calculate or estimate the amount of greenhouse gas emissions resulting from a project. A lead agency shall have discretion to determine, in the context of a particular project, whether to:
 - (1) Use a model or methodology to quantify greenhouse gas emissions resulting from a project, and which model or methodology to use. The lead agency has discretion to select the model or methodology it considers most appropriate provided it supports its decision with substantial evidence. The lead agency should explain the limitations of the particular model or methodology selected for use; and/or
 - (2) Rely on a qualitative analysis or performance based standards.

- (b) A lead agency should consider the following factors, among others, when assessing the significance of impacts from greenhouse gas emissions on the environment:
- (1) The extent to which the project may increase or reduce greenhouse gas emissions as compared to the existing environmental setting;
 - (2) Whether the project emissions exceed a threshold of significance that the lead agency determines applies to the project.
 - (3) The extent to which the project complies with regulations or requirements adopted to implement a statewide, regional, or local plan for the reduction or mitigation of greenhouse gas emissions. Such requirements must be adopted by the relevant public agency through a public review process and must reduce or mitigate the project's incremental contribution of greenhouse gas emissions. If there is substantial evidence that the possible effects of a particular project are still cumulatively considerable notwithstanding compliance with the adopted regulations or requirements, an EIR must be prepared for the project.⁷

Local

Section 15126.4(1c): Mitigation Measures Related to Greenhouse Gas Emissions

Consistent with section 15126.4(a), lead agencies shall consider feasible means, supported by substantial evidence and subject to monitoring or reporting, of mitigating the significant effects of greenhouse gas emissions. Measures to mitigate the significant effects of greenhouse gas emissions may include, among others:

- (1) Measures in an existing plan or mitigation program for the reduction of emissions that are required as part of the lead agency's decision;
- (2) Reductions in emissions resulting from a project through implementation of project features, project design, or other measures, such as described in Appendix F;
- (3) Off-site measures, including offsets that are not otherwise required, to mitigate a project's emissions;
- (4) Measures that sequester greenhouse gases;
- (5) In the case of the adoption of a plan, such as a general plan, long range development plan, or plans for the reduction of greenhouse gas emissions, mitigation may include the identification of specific measures that may be implemented on a project-by-project basis. Mitigation may also include the incorporation of specific measures or policies found in an adopted ordinance or regulation that reduces the cumulative effect of emissions.

⁷ California Environmental Quality Act (CEQA) Public Resources Code, Division 13, §21000 et seq. and CEQA Guidelines Title 14 California Code of Regulations, Chapter 3, §15000 et seq. 2013.

San Joaquin Valley Air Pollution Control District: To assist Lead Agencies, project proponents, permit applicants, and interested parties in assessing and reducing the impacts of project-specific GHGs on global climate change, the SJVAPCD has adopted the following: *Guidance for Valley Land-use Agencies in Addressing GHG Emission Impacts for New Projects under CEQA (SJVAPCD GHG Guidance)*. The guidance recommends, but does not require, that lead agencies, such as City of Hanford, use Best Performance Standards (BPS) to assess significance of project-specific GHG emissions on global climate change during the environmental review process. Projects which are found to implement BPS would not require quantification of project specific GHG emissions. Consistent with the CEQA Guidelines, such project would be determined to have a less than significant individual and cumulative impact for GHG emissions.

Under the SJVAPCD GHG Guidance for Land Use Development projects, the recommended Baseline is the three year average of GHG emissions from all Residential Development Projects in the SJVAPCD, during the 2002 through 2004 baseline period, expressed as annual GHG emissions per unit.⁸ The BPS is any combination of SJVAPCD approved, Achieved-in-Practice emissions reductions measures reducing or limiting GHG emissions by at least a 29% compared to Business as Usual (BAU) – the total baseline emissions for all emissions source within the development type, projected for the year 2020, assuming no change in GHG emissions per unit of activity as expressed for the baseline period. GHG emission reduction measures include building standards, appliance standards, project design elements and land use decisions.

City of Hanford General Plan: The *City of Hanford General Plan Update 2002* was prepared prior to the requirement that General Plans provide goals and policies related to reduction of greenhouse gas emissions. Therefore there are no greenhouse gas reduction policies with which the proposed Revised VTT 887 must be consistent with.

City of Hanford Climate Action Plan: The County of Kings and Cities of Avenal, Corcoran, Hanford and Lemoore, with grant facilitation by Kings County Association of Governments (KCAG), have initiated a collaborative planning effort to develop a County-wide Climate Action Plan (CAP) that identifies cost-effective measures to reduce greenhouse gas (GHG) emission.⁹ According to the KCAG Climate Action Plan website, the Plan is scheduled to undergo public review in October 2013. At the time of writing of this Addendum, as search at the CAP Project Library web page, the draft document was not yet available. A final proposed CAP incorporating public comments is expected to be available in November 2013, and the CEQA document evaluating the environmental consequences of the Plan is to be available for public review between November 2013 and January 2014. Adoption of the Plan would be anticipated to occur in early 2014.

ASSESSMENT OF PROJECT IMPACTS AND MITIGATION MEASURES

⁸ https://www.valleyair.org/Programs/CCAP/bps/Fact_Sheet_Development_Sources.pdf

⁹ <http://www.kingscountywidecap.com/index.htm>

The Initial Study Checklist set forth in CEQA Guidelines Appendix G requires assessment of the following questions:

VIII-a) Would the Project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? and

VIII-b) Would the Project conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Assessment of Question VIII-a): Implementation of the Revised VTT 887 will likely result in some direct and indirect increases in GHG. The Revised VTT 887 Project consists of 19 additional single family residential lots within the same project boundary of the original VTT 887 subdivision (122-Lots) for a total of 141 lots, relocation of the proposed park use parcel to larger parcel exterior to the subdivision boundary and the redesign of pedestrian/vehicular circulation within the south portion of the subdivision. The increase in dwelling units from 122 to 141 will result in an increase in population of approximately 3 persons per unit each of the 19 units, or 57 people. This represents a small increase in both the overall city population and the possible increase in employment growth and vehicle trips compared to the original VTT 887 proposal.

GHG emissions, primarily composed of CO₂ would be emitted during the construction and operation of the Revised VTT 887 Subdivision Map. The majority of GHG construction emissions would be temporary and occur during the construction phase. The California Emissions Estimator Model, Version 2013.2 (CalEEMod) was used to estimate CO₂ emissions for the entire construction phase over an assumed four year construction period and are presented in Table 6, however; the emissions of N₂O and CH₄ from construction were not included in the calculations. Emissions of N₂O and CH₄ from combustion sources are minimal, approximately less than two percent of the CO₂ emissions (this includes adjusting to CO₂-equivalent emissions).

Table 6**Estimated CO₂ (GHG) Emissions During Project Construction¹⁰**

Year of Construction	Total CO ₂ Metric tons per Year
2014	590.53 MT/Yr
2015	500.43 MT/Yr
2016	493.74 MT/Yr
2017	298.53 MT/Yr
Revised VTT 887 Total	1,863.26 MT/Yr

Once constructed, the residential subdivision emissions would be associated with daily residential activities, such as vehicles and routine property maintenance activities emissions. Annual operational emissions are expected to be minimal and are presented below.

Table 7**Estimated CO₂ (GHG) Emissions from Project Post-Construction**

Overall Operational CO ₂ emissions	Metric tons/year
Area	205.86 MT/Yr
Energy	550.15 MT/Yr
Mobile	2,538.25 MT/Yr
Waste	29.49 MT/Yr
Water	26.22 MT/Yr
Revised VTT 887 Total	3,349.98 MT/Yr

While the SJVAPCD recommends the utilization of its CalEEMOD as a reasonable way to estimate greenhouse gas emissions, the *SJVAPCD GHG Guidance* does not directly address short-term

¹⁰ Attachment B

construction-related GHG emissions or minor GHG emissions from long-term operation and maintenance activities.

As such, no new significant impacts would occur in regards to greenhouse gas emissions as a result of the Project revisions.

Assessment of Question VIII-b): Approval of the Revised VTT 887 would not, in and of itself, conflict with any applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases and as such, there would be no impact.

Hydrology and Water Quality:

The proposed Project is expected to change the existing site drainage conditions by introducing roads, driveways and other impervious surfaces over the site. As a result, the amount of storm water that runs off the site will be increased. Runoff from the site will be collected and routed to the city storm drain system and is not expected to have a significant effect on the quality of any surface water bodies. The project site is not in a flood plain according to FEMA, Flood Insurance Rate Map Community Panel Number 06031C0185C, June 16, 2009. New Federal Arsenic Minimum Containment Levels ("MCL") of 0.010 milligrams per liter were established by the United States Environmental Protection Agency ("EPA") effective January 2006. Pursuant to the Federal criteria for compliance, water systems will not be in violation of the new Federal Arsenic MCL until one (1) year after quarterly samples have been collected (unless fewer samples would cause the running average to be exceeded).

The City Council for the City of Hanford adopted an Arsenic Reduction Study which identifies actions to be taken by the City of Hanford in order to meet the new Federal Arsenic MCL requirements. The Council directed City staff to proceed with implementation of the recommendations identified in the Arsenic Reduction Study. Implementation of those recommendations is complete. Based upon email communication of October 28, 2013, Mike Cosenza, Utilities Superintendent, with the City of Hanford, confirmed the City is in compliance with the EPA requirements with regards to Arsenic.

Population and Housing: According to the recent California Department of Finance, as of May 2013 City of Hanford is estimated at 54,860 residents¹¹. The residential development could accelerate population growth, but such increased growth is not expected to be substantial and will occur incrementally over approximately 3 to 5 year period once construction begins. The total number of people estimated for the initially proposed 122-lots subdivision was anticipated at 366 new residents (based on 122 residential lots x 3 persons per residence¹²). The adopted Negative Declaration accounted for an additional 66 units for Multiple Family Residential development area which would introduce approximately 198 residents (based on 66 residential lots x 3 persons per residence). However, there is no project planned for the proposed high density area at this time. Recent updates to the proposed VTT 887 would introduce 19 additional single family lots than the previously adopted subdivision map. It's anticipated that the proposed map would introduce 57 additional residents to the subdivision, for an estimated 423 new residents (based on 141 residential lots x 3 persons per residence). The Hanford

¹¹California Department of Finance, Population Estimates

http://www.dof.ca.gov/research/demographic/reports/estimates/e-1/documents/E-1_2013_Press_Release.pdf

¹² Hanford General Plan 2002 Update, Appendix A- Population Forecast Assumption

General Plan designates the project area for residential development. As such, pursuant to CEQA Guidelines Section 15164, the addendum has been prepared to address the proposed modifications to subdivision VTT 887. This area was reviewed in the context of the City of Hanford General Plan EIR (SH#2002021036) and there should be no significant environmental impact from this project which has not already been addressed.

Recreation: According to Hanford General Plan Policy OCR 14.1, [the City shall] Establish Neighborhood Parks at a ratio of 1.5 acres of parkland per 1,000 residents¹³. The adopted Negative Declaration 2009-03 for General Plan Amendment No. 2008-04.A, Rezone No. 2008-05, and original VTT 887- Silver Oaks Addition III determined impacts to recreation facilities would be less than significant with the execution of park impact fees for each residential unit built.

Furthermore, the Revised VTT 887 map proposes a recreational park facility to be constructed on APN 009-003-144, which amounts to 2.43 acres of additional parkland in the community. The proposed park would be located south of W. Berkshire Lane and east of N. Mustang Drive immediately south of the proposed Project site. It's anticipated that the proposed park space would primarily serve the Project's anticipated 144 new residences, as well as the planned future multi-family land use at the southwest corner of Centennial Drive and W. Berkshire Lane. As such, the proposed Project would not create any impacts to Recreation or cause physical deterioration of existing facilities as was also determined in the Negative Declaration 2009-03 and in the General Plan EIR. Therefore, impacts of the proposed Project on existing recreation facilities would be less than significant.

Transportation/Traffic: The adopted Hanford Circulation Element addresses the issue of traffic concerns for the build out of the entire Hanford area according to the adopted 2002 General Plan Update. The Project's street network is designed in compliance with all applicable ordinances, general plan policies, and the circulation element. The 19 additional single family dwelling units proposed by Revised VTT 887 subdivision would not generate any additional trips during the construction phase that were not already analyzed by the prior-adopted Negative Declaration 2009-03 for General Plan Amendment No. 2008-04.A, Rezone No. 2008-05, and original VTT 887- Silver Oaks Addition III.

Through standard conditions of approval, the City requires all proposed future developments to pay the City's adopted Traffic Impact Fee. For residential development these fees are calculated at a rate of \$1,798.41 *per proposed new dwelling unit*. As such, the proposed Project would make this contribution as its fair share of funding circulation improvements that address project level and cumulative city-wide traffic and circulation impacts. . Any impacts to transportation would remain less than significant. No significant environmental impacts related to traffic are anticipated as a result Project implementation.

Utilities and Service Systems: As noted in the adopted Negative Declaration for General Plan Amendment No. 2008-04.A, Rezone No. 2008-05, and original VTT 887- Silver Oaks Addition III, all private utility companies have acknowledged that there will be an increased demand to services by the implementation of the proposed Project. However, service providers will continue to serve the area without significant impacts to utilities within the Hanford community.

All proposed dwelling units within the subdivision will be served by municipal water and sewer line connections extended by the developer. The developer will install metered water lines and sewer

¹³ City of Hanford General Plan Update 2002, Open Space Element – Adopted June 18, 2002

systems throughout the subdivision which would accrue monthly user fee charges to maintain the City's utility system. Previous computer modeling indicates that future development can be handled by the existing downstream sewer line and sewer treatment plant. A temporary storm water drainage basin will be developed on site. No significant impacts are anticipated to water and sewer services.

The City's wastewater treatment facility is permitted and designated to treat 5.5 mgd and it processes approximately 5 million gallons per day in domestic and industrial wastewater¹⁴ which is projected for the next 20 years. In 2003, expansions to design capacity improved the City wastewater treatment facility with a capacity of 8 million gallons per day, which is projected to be sufficient for the City's entire growth needs to the year 2016¹⁵.

It's anticipated that development of the project site will generate additional solid waste that would need to be transferred to the landfill. Waste collection for the City is provided by the City of Hanford. The Kings County Waste Management Authority was formed in September, 1989, by agreement between the cities of Hanford, Lemoore, Corcoran and the County of Kings in order to provide a reasonable approach to all waste management activities in Kings County.

A materials recovery facility (MRF) was constructed at the southeast corner of Hanford-Armona Road and 8th Avenue, which serves the Hanford area. The Materials Recovery and Transfer Station also includes a complete Household Hazardous Waste collection station¹⁶. The City has also instituted a "green-waste" collection mixed recyclable program for single family residential customers, which MRF reports a 48% recycling rate above the base year countywide¹⁷. Hanford's General Plan Update 2002 EIR (SH#2002021036) states that the Kings County Waste Management Authority is anticipating future growth and is responding for disposal at landfills during the planning period of the General Plan. The Hanford General Plan designates the project area for residential development. This area was reviewed in the context of the General Plan EIR (SH#2002021036) and the 2000 Urban Water Management Plan (UWMP), as well as the Arsenic Reduction Study. The water demands associated with the area have already been accounted for in the 2005 UWMP. As such, there should be no significant environmental impact to Utilities and Service Systems from the implementation of the proposed Project, any impacts would remain less than significant, and the City has satisfied all requirements of the State for providing domestic water meeting State quality requirements.

VI. SUMMARY AND FINDINGS

For all topical impact areas required by CEQA, the above evaluations indicate that the potential impacts resulting from the proposed Revised VTT 887 Project are already adequately identified and evaluated in Initial Study & Negative Declaration 2009-03 prepared for General Plan Amendment No. 2008-04.A, Rezone No. 2008-05, (original) VTT 887- Silver Oaks Addition III, and, the Final EIR for the 2002 General Plan Update to which said Negative Declaration was tiered. Based on the impact comparison provided above the Revised VTT 887 Project would not result in new significant impacts or a substantial increase

¹⁴ City of Hanford General Plan Update 2002 EIR (SH#2002021036), p. 4.16-7

¹⁵ City of Hanford General Plan Update 2002, p. PF-3

¹⁶ Ibid p. 4.16-16

¹⁷ Ibid.

in the severity of impacts from those identified in the prior environmental documents. Thus, the revised Project would not:

- a) result in increased impacts related to degradation of the environmental;
- b) result in increased cumulative impacts; or
- c) result in increased substantial adverse effects on human beings, either directly or indirectly.

VII. ATTACHMENTS

Attachment A: Notice of Intent to Adopt Addendum Negative Declaration/Notice of Public Hearing and Agency Comments

Attachment B: CalEEMOD Output Files

Attachment C: Adopted Negative Declaration 2009-03

Attachment D: Notice of Determination for ND 2009-03 – October 8, 2009

Attachment E: City Council Resolution No. 02-39-R Certifying the Final Environmental Impact Report, Adopting a Statement of Overriding Considerations and adopting the 2002 Hanford General Plan Update

Attachment F: 2002 General Plan Update Draft & Final EIR, incorporated herein by reference. (Copy available upon request for appointment for public viewing at City of Hanford, City Hall, 317 N. Douty Street, Hanford, CA)



AGENDA STAFF REPORT

MEETING DATE: 12/8/2015	AGENDA SECTION: 7
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SUBJECT:

GENERAL PLAN AMENDMENT NO. 2014-05 proposes to update the previous Housing Element for the City of Hanford. The Housing Element includes analysis of the City's housing needs, as well as updated policies and programs to encourage the construction, rehabilitation and preservation of housing for all economic segments of the community.

RECOMMENDATION:

STAFF RECOMMENDATION

Staff recommends that the Planning Commission:

1. Recommend approval to the City Council of Addendum No. 1 to Negative Declaration No. 2010-02 for General Plan Amendment No. 2014-05.
2. Recommend approval to the City Council of General Plan Amendment No. 2014-05 based on the findings in Resolution 2015-31.

RECOMMENDED MOTION

1. I move to recommend approval of the Addendum to Negative Declaration No. 2010-02 for General Plan Amendment No. 2014-05 to the City Council.
2. I move to adopt Resolution No. 2015-31 recommending approval of General Plan Amendment No. 2014-05 to the City Council. (Roll call vote).

BACKGROUND:

General Plan Amendment No. 2014-05 proposes to update the previous Housing Element for the City of Hanford. The Housing Element includes analysis of the City's housing needs, as well as updated policies and programs to encourage the construction, rehabilitation, and preservation of housing for all economic segments of the community.

State law requires each jurisdiction in Kings County to prepare an updated Housing Element for the 2016-2024 planning period. The County and its four incorporated cities have again followed a collaborative process in preparing a joint Housing Element document. As described below, the joint Housing Element includes data, analysis, and general goals and policies covering the entire county. However, each jurisdiction has separate programs that apply only to that jurisdiction. In adopting the Housing Element, no jurisdiction is required to adopt programs that apply to another jurisdiction.

The comprehensive General Plan update currently underway is not expected to include further revisions to the Housing Element, although the General Plan should reflect implementation actions described in Chapter 5 of the Housing Element (see Key Issues discussion below).

A public workshop regarding the Housing Element update was held by the City Council on October 21, 2014. The draft Housing Element was subsequently submitted to the California Department of Housing and Community Development (HCD) for review as required by state law. On November 24, 2015, HCD issued a letter (**Exhibit A**) finding that some revisions to the Draft Housing Element were necessary to fully address the requirements of state law. In response to HCD's comments, a revised draft Housing Element has been prepared. Responses to HCD's comments, as well as the revised Housing Element, are attached to the Planning Commission Resolution (**Exhibit B**) and discussed further in the Key Issues section below.

PROJECT EVALUATION

The General Plan is the City's primary planning policy document and includes state-mandated elements that set forth objectives, principles, standards, and goals to guide orderly development. The City's current Housing Element, covering the 2009-2014 planning period, was adopted in 2010. State law now establishes requirements for updating Housing Elements on an eight-year cycle, concurrent with each update to the Regional Transportation Plan. Within the Kings County Association of Governments (KCAG) region, the 2016-2024 planning period is referred to as the 5th Housing Element Cycle, in reference to the five required updates since the comprehensive revision to state housing element law in 1980.

Pursuant to state law, draft Housing Elements must be submitted to HCD for review prior to adoption. The state legislature has granted HCD the authority to promulgate detailed guidelines for the preparation of Housing Elements, and also to issue opinions regarding whether local Housing Elements substantially comply with the requirements of state law. A finding of substantial compliance by HCD is referred to as Housing Element certification.

Housing Element certification is desirable for several reasons. The General Plan establishes the foundation for a city's exercise of local zoning and land-use regulatory powers. State law provides a presumption of validity for a Housing Element that has been certified by HCD. As a

result, a certified Housing Element can help support a city's land-use authority in the event of a legal challenge. In addition, some grant funding programs require a certified Housing Element as a prerequisite for eligibility. Over the years, proposals have been introduced in the state legislature to impose penalties on cities and counties that do not to obtain certification (such as withholding gas tax revenues), but no such penalties are presently in effect.

The state legislature has determined that the availability of housing is of vital statewide importance; and attainment of decent housing, and a suitable living environment for every Californian, is a priority of the highest order. Achievement of this goal requires cooperation between governments and the private sector to expand housing opportunities and accommodate the housing needs of Californians of all economic levels.

In accordance with Section 65583 of the California *Government Code*, the Housing Element must include the following components:

- A review of the previous Housing Element's goals, policies, objectives, and programs to ascertain the effectiveness of each of these components, as well as the overall effectiveness of the Housing Element;
- An assessment of housing needs and an inventory of resources and constraints related to meeting these needs;
- A statement of goals, policies, and quantified objectives related to maintenance, preservation, improvement, and development of housing; and
- A policy program that provides a schedule of actions that the City intends to undertake to implement the policies set forth in the Housing Element.

Housing Element Organization

The 2016-2024 Housing Element is organized into the following six chapters and three appendices:

- **Chapter 1: Introduction** describes the purpose, organization, and requirements of the Housing Element;
- **Chapter 2: Housing Needs Assessment** analyzes the demographic, economic, and housing trends and describes the housing needs of each jurisdiction's residents;
- **Chapter 3: Resources and Opportunities** analyzes resources for housing, including land, financial and administrative resources, and opportunities for energy conservation;
- **Chapter 4: Constraints** analyzes both governmental and non-governmental constraints to housing production;
- **Chapter 5: Housing Plan** describes each jurisdiction's strategies and actions for the construction, conservation, rehabilitation, and preservation of housing;
- **Chapter 6: Glossary** provides definitions of the terms used in the Housing Element;
- **Appendix A: Evaluation of the Prior Housing Element** describes each jurisdiction's progress in implementing the programs contained in the prior Housing Element;

- **Appendix B: Land Inventory** provides a parcel-level inventory of land suitable for housing development in each jurisdiction;
- **Appendix C: Public Participation Summary** describes opportunities for public review of the new Housing Element and how comments have been addressed.

While the new Housing Element has been extensively revised to include updated demographic information and reflect changed circumstances, the policies and programs are not substantially different from the existing Housing Element.

Key Issues

The Housing Element update involves two key issues: 1) identification of adequate sites for housing development to accommodate projected population growth at all income levels; and 2) zoning regulations pertaining to affordable housing and persons with special needs.

Adequate Sites for Housing

A key requirement of state law is that each jurisdiction demonstrate the availability of adequate sites with appropriate zoning to accommodate residential development commensurate with its assigned share of regional growth needs as described in the Regional Housing Needs Assessment (RHNA).

At the beginning of each Housing Element cycle, KCAG prepares an RHNA Plan in consultation with HCD. The RHNA identifies the number of new housing units each jurisdiction must accommodate through its land-use plans and zoning regulations. It is important to note that the RHNA establishes *planning targets, not development quotas*. No penalty is imposed on cities if actual development does not achieve the RHNA allocations, as long as adequate sites for potential development have been identified.

Chapter 3 and Appendix B of the Housing Element include an analysis of each jurisdiction's assigned share of the region's housing needs and the availability of sites that could accommodate new housing development commensurate with the RHNA. Hanford's RHNA allocation for the new planning period is 4,832 housing units distributed among income categories as follows:

2016-2024 RHNA Allocation City of Hanford

Very Low	Low	Moderate	Above Moderate	Total
1,097*	821	865	2,049	4,832

*Per state law, half of the very-low units are assumed to be in the extremely-low category Source: KCAG, 1/28/2015

The very-low- and low-income categories of the RHNA allocation normally receive the most

attention, because state law requires cities to establish appropriate development standards to address these needs. Under state law, zoning that allows multi-family development at a density of 20 units/acre or more is deemed appropriate to facilitate development of housing that is affordable to very-low- and low-income households in Kings County. As indicated in HCD's review letter, state law also includes a provision allowing jurisdictions to identify sites with maximum densities of less than 20 units/acre as suitable for lower-income housing, if supporting analysis can be provided based on market demand, financial feasibility, and development experience.

The previous 2009-2014 Housing Element relied upon sites in the RM-3 zone (15 units/acre maximum) to satisfy a portion of the lower-income RHNA allocation. HCD certified the Housing Element based on the City's commitment to designate additional sites allowing higher density. The new General Plan proposes to increase allowable densities for multi-family development, however HCD has again raised this issue in its review of the draft Housing Element. If HCD does not accept the City's analysis of suitable densities for lower-income housing, stringent standards could be imposed in connection with the zoning amendment to allow increased densities such as a minimum density of 20 units/acre for future developments on rezoned sites.

Zoning Regulations for Affordable Housing and Persons with Special Needs

State law requires all jurisdictions to adopt zoning standards and procedures to facilitate affordable housing development and accommodate persons with disabilities and other special needs. The previous Housing Element included program commitments to revise zoning regulations in conformance with these requirements; and on March 10, 2015, Municipal Code Amendment 2014-07 was approved in compliance with state law, as follows:

- A. (Density Bonus)* a request to amend Section 17.39.040 by deleting Section 17.39.040.C.4 and revising Section 17.39.040.E.1 to allow the reviewing authority to approve the Density Bonus.
- B. (Emergency Shelters)* a request to add "Emergency Shelter" definition to Section 17.04.030 and to add Emergency Shelter requirements to Section 17.24.011.G, and delete Section 17.24.020.G from the Ordinance.
- C. (Transitional/Supportive)* a request to add three definitions to Section 17.04.030; "Supportive Housing, Target Population, Transitional Housing".
- D. (Farmworker Housing)* a request to revise "Agriculture" under Section 17.04.030 definitions and add "Employee Housing" to Section 17.04.030 definitions.
- E. (Care Facilities & Group Homes)* a request to add "Residential Care Facilities for seven or more persons" to both Sections 17.16.040 and Section 17.18.040.

F. (SRO Regulations) a request to add a “Single-Room Occupancy (SRO)” to Section 17.04.030 definitions, add “Single-Room Occupancy facilities” to Section 17.24.040, and revise Section 17.38.020.C.1.(c) to include Single-Room Occupancy.

In its review letter, HCD questioned two issues related to the City’s zoning regulations.

Parking requirements for emergency shelters: The parking ratio of one space per five beds plus one space for each staff person on duty is identified as a potential constraint to the establishment of shelters. In response, the City notes that this ratio is similar to most other cities in California and is less than the City requires in the same zone for rest homes, nursing homes, convalescent homes, and homes for the aged, which require one space for each employee of the daytime shift, plus one space for each four beds. Therefore, no changes to parking requirements are proposed at this time.

Definition of family: The Zoning Code defines *family* as “A single residential unit or person or group of persons living together as a domestic unit in a single residential unit.” In its review, HCD identified this definition as a potential constraint on housing for persons with disabilities. In response, Program 3.12 has been revised to include a commitment to review this definition and initiate a code amendment, if necessary, to ensure conformance with applicable law. Staff will work with the City Attorney regarding this issue.

HCD Review and Certification of the Housing Element

Cities and counties are required to submit adopted Housing Elements to HCD for review and certification. The Draft Housing Element has been revised in response to HCD’s comments, as summarized in Exhibit 1 of the Draft Resolution. Following adoption by the City Council, the Housing Element will be submitted to HCD for final review and certification.

GENERAL PLAN AMENDMENT NO. 2015-02

GENERAL PLAN FINDINGS

Notice Finding:

- A. That the public hearing on the proposed General Plan Amendment was properly noticed in accordance with state law and the Hanford Municipal Code.** This finding can be made, based on the following:
- a. Notice of public hearing and environmental assessment was published in *the Hanford Sentinel* (the newspaper of general circulation) at least 10 days prior to the public hearing.

Consistency Finding:

B. That the General Plan Amendment is compatible, integrated, and internally consistent with existing policies of the General Plan. This finding can be made based on the following:

- a. The review by staff of the proposed general plan amendment with the existing General Plan indicates internal consistency and that no policy conflicts exist with the text or the land-use map.

Compliance with Senate Bill 18

The processing of general plan amendments is subject to compliance with SB 18, or California Government Code 65352.3. SB 18 requires that when processing a general plan amendment, agencies must consult with the Native American Heritage Commission (NAHC) and offer potentially affected tribal organizations an opportunity to request participation in the amendment process through consultation. Staff sent letters to each of the affected tribes requesting notification from those tribes desiring to participate. No comments were received as of the preparation of this report.

FINDINGS FOR APPROVAL

GENERAL PLAN AMENDMENT 2014-05

1. That notice of the proposed General Plan Amendment was provided to the Native American Heritage Commission and the referred tribal agencies in accordance with California Government Code 65352.3 (SB18).
2. That Addendum No. 1 to Negative Declaration No. 2010-02 adopted for the 2009-2014 Housing Element was prepared for the proposed General Plan Amendment in accordance with the California Environmental Quality Act.
3. That the proposed general plan amendment is internally consistent with the General Plan and that no policy conflicts exist with the text or the land use map.

ENVIRONMENTAL ASSESSMENT

Initial Study/Negative Declaration (IS/ND) No. 2010-02 was adopted by the City Council on June 1, 2010 for the 2009-2014 Housing Element update. That IS/ND concluded that the Housing Element would not result in a significant impact on the environment. The Draft 2016-2024 Housing Element update does not propose any changes to City policies or development regulations that would result in new significant environmental impacts or a substantial increase in the severity of impacts analyzed in the previous IS/ND, therefore an Addendum has been prepared pursuant to CEQA Guidelines Sections 15162 and 15164. (See **Exhibit C**)

PUBLIC COMMENTS

Public hearing notice for the proposed General Plan Amendment was published in the newspaper on November 27, 2015. The Community Development Department has not received comments on General Plan Amendment No. 2014-05 as of the preparation of this report.

Applicant

City of Hanford
317 N. Douty St
Hanford, CA 93230

ATTACHMENTS

EXHIBIT A: HCD letter of November 24, 2015

EXHIBIT B: Draft Resolution (including Responses to HCD Comments and 2016-2024 Housing Element)

EXHIBIT C: Addendum to Negative Declaration No. 2010-02

FISCAL IMPACT:**ATTACHMENTS:**

Housing Element PC resolution

ND Addendum

IS-Neg Dec

HCD letter November 24, 2015

Kings County 2016 Housing Element draft

Kings County 2016 Housing Element_Appendices draft

Exhibit 1-Responses to HCD Comments-Hanford

RESOLUTION NO. 2015-31

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HANFORD RECOMMENDING APPROVAL TO THE CITY COUNCIL OF GENERAL PLAN AMENDMENT NO. 2014-05, A REQUEST TO AMEND THE HOUSING ELEMENT FOR THE 2016-2024 PLANNING PERIOD

At a regular meeting of the Planning Commission of the City of Hanford duly called and held on December 8, 2015, at 7:00 p.m., it was moved by Commissioner _____, and seconded by Commissioner _____, that the following resolution be adopted:

WHEREAS, state law requires each jurisdiction in California to adopt a General Plan, which includes a Housing Element; and

WHEREAS, each jurisdiction within Kings County is required by state law to prepare an update to its Housing Element for the 2016-2024 planning period; and

WHEREAS, on October 21, 2014 the City Council conducted a study session regarding the 2016-2024 Housing Element; and

WHEREAS, in compliance with Section 65585 of the California Government Code, the Draft Housing Element was transmitted to the California Department of Housing and Community Development (HCD) for review; and

WHEREAS, on November 24, 2015 HCD issued a letter reporting its findings on the Draft Housing Element, which has been reviewed and considered by the Planning Commission; and

WHEREAS, the City's responses to each and every HCD comment, along with a summary of revisions made in the Draft Housing Element to address those comments, are set forth in Attachment 1, incorporated herein by reference; and

WHEREAS, the City of Hanford Planning Commission considered the general plan amendment at its regularly scheduled meeting on December 8, 2015; and,

WHEREAS, the City of Hanford Planning Commission considered the evidence presented in the staff report and testimony presented during the public hearing; and

WHEREAS, an addendum to Negative Declaration No. 2010-02 for the 2009-2014 Housing Element was prepared in compliance with the California Environmental Quality Act ("CEQA") and the City of Hanford Municipal Code and Policies.

NOW, THEREFORE, BE IT RESOLVED, on the basis of the facts and evidence provided in the staff report and the written and oral evidence presented at the public hearing, the Planning Commission hereby makes the following findings:

1. That notice of the proposed General Plan Amendment was provided to the Native American Heritage Commission and the referred tribal agencies in accordance with California Government Code 65352.3 (SB18).
2. That the addendum to Negative Declaration No. 2010-02 prepared for the 2009-2014 Housing Element satisfies the requirements of CEQA for the 2016-2024 Housing Element Update. There is no substantial evidence in the record that the 2016-2024 Housing Element Update would have a significant effect on the environment. The addendum reflects the independent judgment of the Planning Commission.
3. That the proposed general plan amendment is internally consistent with the General Plan and that no policy conflicts exist with the text or the land use diagram.
4. That the proposed 2016-2024 Housing Element amendment, as set forth in Attachment 1 and incorporated herein by reference, addresses the comments of HCD and substantially complies with the requirements of state housing element law (Government Code Sec. 65580 et seq.).

BE IT FURTHER RESOLVED that the City of Hanford Planning Commission recommends approval to the City Council of General Plan Amendment No. 2014-05.

MOTION PASSED at a regular meeting of the Planning Commission of the City of Hanford held on the 8th day of December 2015, by the following vote:

AYES:	Commissioners
NOES:	Commissioners
ABSTAIN:	Commissioners
ABSENT:	Commissioners

I, Darlene R. Mata, Secretary of the Planning Commission of the City of Hanford do hereby certify the foregoing resolution was passed and adopted by the Planning Commission of the City of Hanford at a regular meeting thereof held on the 8th day of December 2015.

Darlene R. Mata, Secretary

ATTACHMENT 1

HCD Comments and Responses
City of Hanford

ATTACHMENT 2

2016-2024 Housing Element

**Addendum No. 1 to
Initial Study/Negative Declaration No. 2010-02
City of Hanford
2016-2024 Housing Element
December 8, 2015**

Overview

On June 1, 2010, the City Council adopted Negative Declaration (ND) 2010-02 for the 2009-2014 Housing Element. The City is now required to adopt an updated Housing Element for the 2016-2024 planning period. The purpose of this addendum is to demonstrate that the 2016-2024 Housing Element Update would not result in any of the conditions under which a subsequent Environmental Impact Report ("EIR") or Negative Declaration would be required pursuant to Public Resources Code Section 21166 or CEQA Guidelines Sections 15162 and 15164.

Purpose of an Addendum

CEQA and the CEQA Guidelines establish the type of environmental documentation that is required when changes to a project occur or new information arises after an EIR is certified or a Negative Declaration adopted for a project. CEQA Guidelines Section 15162 establishes criteria for determining whether more detailed information, such as the preparation of a Subsequent or Supplemental EIR, is needed, and Section 15164 defines the appropriate use of addendums to previous EIRs and negative declarations.

CEQA Guidelines Section 15162(a) states:

When an EIR has been certified or a negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines on the basis of substantial evidence in the light of the whole record, one or more of the following:

(1) Substantial changes are proposed in the project, which will require major revisions in the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

(2) Substantial changes occur with respect to the circumstances under which the project is to be undertaken, which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

(3) New information of substantial importance which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete shows any of the following:

a. The project will have one or more significant effects not discussed in the EIR.

b. Significant effects previously examined will be substantially more severe than shown in the previous EIR

c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure; or

d. Mitigation measures or alternatives that are considerably different from those analyzed in the previous EIR would substantially reduce one or more effects on the environment but the project proponents decline to adopt the mitigation measure.

CEQA Guidelines Section 15164(b) states: “An addendum to an adopted negative declaration may be prepared if only minor technical changes or additions are necessary or none of the conditions described in Section 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred.”

The following analysis demonstrates that the 2016-2024 Housing Element Update does not raise any new environmental issues and requires only minor technical changes or additions to the previous Negative Declaration to satisfy the requirements of CEQA.

Project Description

State law requires each jurisdiction in Kings County to prepare an updated Housing Element for the 2016-2024 planning period. The County and its four cities have again followed a collaborative process in preparing a joint Housing Element document covering all five jurisdictions. The joint Housing Element includes data, analysis, and general goals and policies covering the entire county. However, each jurisdiction has separate programs that apply only to that jurisdiction. No major changes to conditions, requirements, or the statutory framework that raise new potentially significant environmental impacts not previously considered have occurred with respect to the Housing Element, and the proposed 2016-2024 Housing Element Update would not make substantial changes to City housing policies or land-use regulations. The new Housing Element is comprised of the following sections:

Chapter 1: Introduction

This chapter provides an overview of the Housing Element and a summary of the public participation process. No policy or regulatory changes are proposed in this section, and none of the changes reflected in this section would result in the potential for significant environmental impacts not previously considered in the 2010 ND.

Chapter 2: Housing-Needs Assessment

This section has been revised to reflect more recent demographic data, trends and special housing needs. Most of the demographic information is based on the 2010 Census or the American Community Survey. This appendix also describes the new Regional Housing Needs Assessment (RHNA), which identifies housing growth needs for the new planning period, as summarized below:

Regional Housing Needs Assessment (RHNA)

The City's assigned share of regional housing need is an important component of the Housing Element. The Kings County Association of Governments (KCAG) is responsible for allocating a portion of the region's new housing need to each jurisdiction. Hanford's share of the regional housing need for the new Housing Element cycle is 4,832 units. The table below shows the distribution of new housing need by income category that has been allocated to the City in the RHNA. One of the key requirements of the Housing Element is to identify adequate sites with appropriate zoning that could accommodate new housing development commensurate with the assigned need in each income category. It should be emphasized that the RHNA is a planning target, not a development mandate or quota. State law does not require cities to achieve their RHNA targets or build housing.

**2016-2024 RHNA Allocation
City of Hanford**

Very Low	Low	Moderate	Above Moderate	Total
1,097*	821	865	2,049	4,832

*Per state law, half of the very-low units are assumed to be in the extremely-low category
Source: KCAG, 1/28/2015

Chapter 3 and Appendix B of the Housing Element present an inventory and analysis of available sites that could accommodate the level of development assigned to Hanford through the RHNA process. No substantial changes to Housing Element programs are proposed in connection with the new RHNA allocation that were not previously considered in the 2010 ND.

This section of the Housing Element also discusses various categories of special needs, including the elderly, persons with disabilities, large families, female-headed households, farmworkers and the homeless. No substantial changes in development regulations are proposed with respect to these special needs that were not previously considered in the 2010 ND.

Chapter 3: Resources and Opportunities

This section describes the City's land resources that could accommodate housing development, as well as financial and administrative resources, and opportunities to foster energy conservation. None of the changes reflected in this section would change development regulations or result in the potential for significant environmental impacts not previously considered in the 2010 ND.

Chapter 4: Constraints

This chapter analyzes City plans and regulations that guide housing development. The most noteworthy changes reflect the completion of several state-mandated Code amendments related to housing for persons with special needs during the previous planning period. No changes to land-use plans or regulations are proposed in connection with the 2016-2024 Housing Element. This chapter also discusses non-governmental constraints such as infrastructure availability and development costs. None of the changes reflected in this appendix would change development regulations or result in the potential for new significant environmental impacts that were not previously considered in the 2010 ND.

Chapter 5: Housing Plan

This chapter presents the City's goals, objectives, policies, and programs for the 2016-2024 planning period. Most of the changes in this chapter reflect the completion of Zoning Code amendments related to housing for persons with special needs. No substantial changes to programs are proposed, and no new potentially significant impacts not previously considered in the 2010 ND would result from adoption of the revised Housing Element.

Chapter 6: Glossary

This appendix contains definitions for terms commonly used in the Housing Element. None of the changes reflected in this section would change development regulations or result in the potential for significant environmental impacts.

Appendix A: Evaluation of the Prior Housing Element

This appendix contains a review of the goals, policies and programs from the previous element and identifies the City's accomplishments as well as changes that are appropriate for the new planning period based on changed circumstances. None of the revisions reflected in this evaluation would change development regulations or result in the potential for significant environmental impacts that were not previously considered in the 2010 ND.

Appendix B: Land Inventory

This appendix includes a parcel-specific listing of properties with potential for housing development. None of the changes reflected in this section would change development regulations or result in the potential for significant environmental impacts.

Appendix C: Public-Participation Summary

This appendix describes opportunities for public involvement during the 2016-2024 Housing Element update process. None of the changes reflected in this section would change development regulations or result in the potential for significant environmental impacts.

Environmental Analysis and Conclusions

Because adoption of the 2016-2024 Housing Element would not substantially change the City's land-use designations or development regulations, no new potentially significant environmental effects would occur that were not previously analyzed in the Negative Declaration prepared for the prior Housing Element. Therefore, pursuant to CEQA Guidelines Section 15164, an addendum is the appropriate CEQA document for the 2016-2024 Housing Element update. There is no substantial evidence that adoption of the Housing Element update will result in new significant environmental impacts, or impacts that would be more severe than described in the previous Negative Declaration. Consequently, a subsequent or supplemental EIR or IS/ND is not required.

DRAFT

INITIAL STUDY and NEGATIVE DECLARATION

**CITY OF HANFORD
2009-2014 HOUSING ELEMENT UPDATE**

Lead Agency: City of Hanford
317 N. Douty Street
Hanford, CA 93230

Contact: Melody Haigh, Senior Planner
559-585-2583
mhaigh@ci.hanford.ca.us

March 12, 2010

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A. Project Description

1. Project title: **2009-2014 Housing Element Update**
2. Lead agency name and address: **City of Hanford
317 N. Douty Street
Hanford, CA 93230**
3. Contact person and phone number: **Melody Haigh, Senior Planner
559-585-2583
mhaigh@ci.hanford.ca.us**
4. Project location: **Citywide**
5. Project sponsor's name and address: **City of Hanford Community Development Department**
6. General plan designation: **Citywide - varies**
7. Zoning: **Citywide - varies**
8. Description of project: *(Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary)*

Overview

California Government Code Section 65302(c) mandates that each city and county shall include a Housing Element in its General Plan, and that the Housing Element be updated periodically to reflect current conditions and legal requirements. The City's previous Housing Element was adopted in 2003, and state law requires that the element be updated for the 2009 – 2014 planning period.

The Housing Element is required to identify and analyze existing and projected housing needs, and include statements of the City's goals, policies, quantified objectives, and programs for the preservation, improvement, and development of housing. In adopting its Housing Element, the City must consider local conditions and context, including economic, environmental, and fiscal factors, as well as community goals as set forth elsewhere in the General Plan.

In cooperation with the Kings County Association of Governments, the County of Kings and the cities of Avenal, Corcoran, Hanford and Lemoore have collaborated to prepare a joint Housing Element document. Each jurisdiction will conduct CEQA analysis and hold adoption hearings for the portion of the Housing Element that pertains to that jurisdiction.

Housing Element Contents

The Housing Element is comprised of the following chapters:

- Introduction and overview of Housing Element content and requirements (Chapter 1);
- Analysis of population, household and employment trends, characteristics of the housing stock, and a summary of current and projected housing needs (Chapter 2);
- Evaluation of resources and opportunities that will facilitate the development and preservation of

housing for all economic segments of the community (Chapter 3);

- Review of potential constraints to meeting identified housing needs (Chapter 4);
- A Housing Action Plan to address identified needs, including housing goals, policies and programs (Chapter 5);
- Glossary of Terms (Chapter 6);
- Evaluation of housing accomplishments during the previous planning period (Appendix A);
- Inventory of potential sites for residential development (Appendix B); and
- Summary of public involvement during the Housing Element update process (Appendix C).

Legal Framework for the Housing Element

State law requires that Housing Elements comply with the statutory provisions of California Government Code Section 65580 et seq. The Housing Element is unique among General Plan elements in the extent to which state law prescribes local policies, and the legislature has granted the California Department of Housing and Community Development (HCD) the authority to review local governments' housing elements and issue findings regarding whether, in its opinion, the housing element substantially complies with the requirements of state law. Cities are required to submit draft housing elements to HCD for review prior to adoption, and must also submit adopted elements for review. Failure to adopt a housing element that HCD finds to be in compliance with state law may result in the loss of eligibility for community development grant funds and cities may be required to prepare more frequent housing element updates in the future. Cities are also required to report annually to HCD regarding their progress in implementing the policies and programs contained in the Housing Element.

Relationship of the Housing Element to the General Plan

The Housing Element is one of the mandated elements of the General Plan under state law. While the time horizon for a General Plan is often 20 years or more, state law requires housing elements to be updated on a more frequent schedule. The new Housing Element covers the period 2009 – 2014.

State law also requires all elements of the General Plan to be internally consistent. The Housing Element contains policies and assumptions regarding housing development that are consistent with the land use patterns described in the Land Use Element. The programmatic actions called for in Chapter 5 of the Housing Element would not change the location or intensity of new development anticipated in the Land Use Element (see Exhibit A-1, Land Use Element Map on p. 7).

Key Issues

Since the Housing Element is revised periodically, this update represents a fine-tuning process rather than a wholesale overhaul. Many of the City's efforts have been successful and should be continued during the next five years. Appendix A of the Housing Element includes a detailed review of current policies and programs, and identifies those components that are working well and those that should be revised to reflect changed circumstances or take advantage of new opportunities or lessons learned over the past few years.

Some new policies and programs contained in the draft Housing Element are the result of changes in state law or local conditions. The most significant of these proposed changes are summarized below:

A. REGIONAL HOUSING NEEDS ASSESSMENT (RHNA) AND QUANTIFIED OBJECTIVES

The Regional Housing Needs Allocation (RHNA) is a key tool for local governments to plan for

anticipated growth. The RHNA quantifies the anticipated need for housing within each jurisdiction for the 7½-year period from January 2007 through June 2014. Communities must demonstrate how they will address this need through the process of updating the Housing Elements of their General Plans.

In determining the housing allocation for the five jurisdictions within Kings County, the Kings County Association of Governments (KCAG) developed an allocation methodology with the assistance of the Kings Regional Housing Technical Advisory Committee (KRHTAC). This methodology takes into account local growth assumptions and considers certain criteria as specified in Government Code §65584(a). The criteria used in this methodology include an analysis of available data on local housing, population, economic, and other growth factors. One growth assumption deemed relevant to housing growth and demand within Kings County is the housing needs of Naval Air Station Lemoore personnel. Although the housing unit allocations in the RHNA are not required to take into account the military base, the Indian reservation, or prison populations, the Naval Air Station Lemoore is identified as a relevant factor. Using the assumptions and methodology detailed within the RHNA plan, KCAG in coordination with the KRHTAC derived the distribution of each jurisdiction's share of the regional housing need and allocated the units according to the four income categories for housing affordability.

Kings County Regional Housing Needs, 2007-2014

Jurisdiction	Extremely Low*	Very Low*	Low	Moderate	Above Mod	Total
Avenal	40	40	126	214	291	711
Corcoran	40	40	160	295	370	905
Hanford	723	723	1,015	938	2,359	5,758
Lemoore	374	374	534	502	1,237	3,021
Unincorporated	69	68	193	316	448	1,094
Kings County total	1,246	1,245	2,028	2,265	4,705	11,489

* 50% of VL units are assumed to be extremely-low per state law
Source: KCAG 2008

The goal of the RHNA Plan is to promote a fair distribution of attainable housing among the four cities and the unincorporated County in a way that also helps to meet the state's housing goals. Attainable housing is defined as housing that is both sufficient in supply and affordably priced. The total housing units specified in the RHNA plan for each jurisdiction are not to be construed as quotas for development. The RHNA Plan only determines the number and affordability of housing units that jurisdictions need to plan for through land use policies, regulations, infrastructure plans, and other housing assistance programs. Construction and development of these allocations is not a requirement of the RHNA plan.

All new units built or preserved after January 1, 2007 are credited in the new RHNA period. A discussion of how each jurisdiction's land inventory accommodates this growth need is provided in Chapter 3.

Cities must demonstrate that their land use plans and regulations provide realistic opportunities for development commensurate with the type and amount of housing identified in the RHNA during the new planning period. This is accomplished through a parcel-level analysis of vacant and "underutilized" sites with a potential for additional residential development or redevelopment (see Appendix B of the Draft Housing Element). State law provides guidance regarding how cities estimate development potential, with the two most important factors being zoning (especially allowable density and development standards) and previous experience with affordable housing.

Recent amendments to state law specify that in Kings County and many other areas of the San Joaquin Valley, a “default” density of 20 units per acre is considered to be appropriate to facilitate construction of lower-income housing. However, state law also provides that jurisdictions may utilize other assumptions based on local conditions. As discussed in Chapter 4 of the Housing Element, all of the jurisdictions in Kings County allow multi-family development at densities greater than 20 units/acre, excluding density bonus, in at least one multi-family zone. In addition to multi-family zones, Lemoore allows mixed-use development at densities up to 20 units/acre. However, most new multi-family developments in Kings County – including affordable projects by non-profit developers – are built at densities significantly lower than the “default” density. Conversations with non-profits confirmed that densities in the range of 12-15 units/acre are typical and sufficient to make such projects feasible. This density range allows two-story projects with large units (3-4 bedrooms) as well as spacious community facilities such as play areas for children.

It is also important to note that the RHNA is a *planning target*, *not a development quota*. While state law requires cities and counties to demonstrate that their land use plans and regulations could accommodate the type and amount of housing identified in the RHNA, the law does not require that sites identified in the Housing Element as suitable for affordable housing be developed for that purpose. The law recognizes that local governments generally do not build housing, and development depends on many factors including property owner desires, interested builders, available financing, and prevailing market forces.

To determine whether Kings County jurisdictions have adequate sites with realistic capacity for development commensurate with the RHNA, an analysis of vacant and underutilized parcels was conducted (see Housing Element Chapter 3 and Appendix B). The analysis included a review of recent development trends and a thorough review of potential development sites. The most significant aspect of this analysis deals with the capacity of the County and cities to accommodate their need for new lower-income units. As described in Chapter 3, the Housing Element demonstrates that each jurisdiction has suitable sites to accommodate its RHNA allocation.

State law also requires that the Housing Element establish “Quantified Objectives” for the maintenance, preservation, improvement and development of housing during the new planning period¹. The quantified objectives for new construction set forth in the Draft Housing Element are consistent with existing General Plan and zoning land use designations in each jurisdiction.

In summary:

- The RHNA identifies each jurisdiction’s fair share of the region’s future housing needs
- The RHNA is a planning target, not a development quota
- Jurisdictions must demonstrate the availability of adequate sites, either vacant or underutilized, with appropriate zoning and development standards to accommodate the new housing need identified in the RHNA
- Sufficient opportunities for new development exist within each of the five jurisdictions to accommodate their RHNA obligations, and no changes to existing General Plan and zoning land use designations are necessary
- The Quantified Objectives for new housing construction established in the 2008-2014 Housing Element are consistent with both the RHNA and the level of development assumed in the General Plans for each jurisdiction

¹ Government Code Sec. 65583(b)(1)

For purposes of CEQA analysis, it is important to note that the amount and location of new housing development anticipated in the RHNA and the 2009-2014 Housing Element is consistent with the land use designations in the 2002 General Plan (see Exhibit A-1). The 2002 General Plan was the subject of CEQA analysis (Final EIR – GPA 2002-01) which is incorporated herein by reference and available for review at City Hall and on the City website. The new Housing Element would not alter the amount, location or type of new development, or grant any additional entitlements for future development beyond the level that was the subject of previous CEQA evaluation in the 2002 General Plan EIR.

While demonstrating the availability of adequate sites for residential development commensurate with the RHNA is one of the most noteworthy issues contained in the Housing Element, the Draft Element also includes some other new policies and programs in response to changes in state law or local circumstances.

B. EMERGENCY SHELTERS

An emergency shelter is a permanent, year-round facility that provides shelter to homeless families or individuals on a short-term basis, typically six months or less. Senate Bill (SB) 2 of 2007 strengthened the local planning requirements for emergency shelters. Unless adequate capacity is available to serve a jurisdiction's existing emergency shelter need, SB 2 requires that shelters be allowed "by-right" (i.e., without a conditional use permit or other discretionary approval) in at least one zoning district. As an alternative, SB 2 states that these requirements may be satisfied through a multi-jurisdictional agreement. In accordance with SB 2, the Housing Plan (Chapter 5) includes Program 3.13 to amend the Municipal Code to allow emergency shelters in the Office Residential zone subject to objective development standards without a conditional use permit or other discretionary approval.

C. TRANSITIONAL AND SUPPORTIVE HOUSING

Transitional housing is a temporary (often six months to two years) facility for a homeless individual or family that is transitioning to permanent housing. Supportive housing may be longer term and includes a supportive services component (e.g. job skills training, rehabilitation counseling, assistance with daily necessities, etc.) to allow individuals to gain necessary life skills in support of independent living. SB 2 requires that transitional and supportive housing be treated as residential uses that are subject to only those requirements that apply to other residential uses of the same type in the same zone. The Housing Plan includes a commitment to amend the Code in conformance with SB 2 (Program 3.13 in Chapter 5).

D. HOUSING FOR PERSONS WITH SPECIAL NEEDS

State law requires that cities review their zoning regulations, development standards and procedures as part of the Housing Element update to ensure that they do not pose undue constraints on the provision and use of housing by persons with disabilities or other special needs. The City's analysis indicated that some provisions of the Municipal Code may require revisions to ensure adequate provision for special needs housing in conformance with state law. Therefore, programs are included in Chapter 5 of the Housing Element to amend the Code in the following areas to remove constraints and facilitate the provision of housing for persons and families with special needs:

- Residential care facilities – amend the Municipal Code to allow residential care facilities for more than six persons by conditional use permit in the R1 and RM zones (Program 3.14).
- Farmworker housing – amend the Municipal Code to incorporate the provisions of Health

and Safety Code Sec. 17021.5 and 17021.6, which define employee housing with up to 12 units or 36 beds as an agricultural use (Program 3.12).

Other policies and programs contained in the Draft 2009-2014 Housing Element Action Plan (Chapter 5) represent a continuation of existing policies and activities with no significant land use implications.

9. Surrounding land uses and setting: (Briefly describe the project's surroundings)

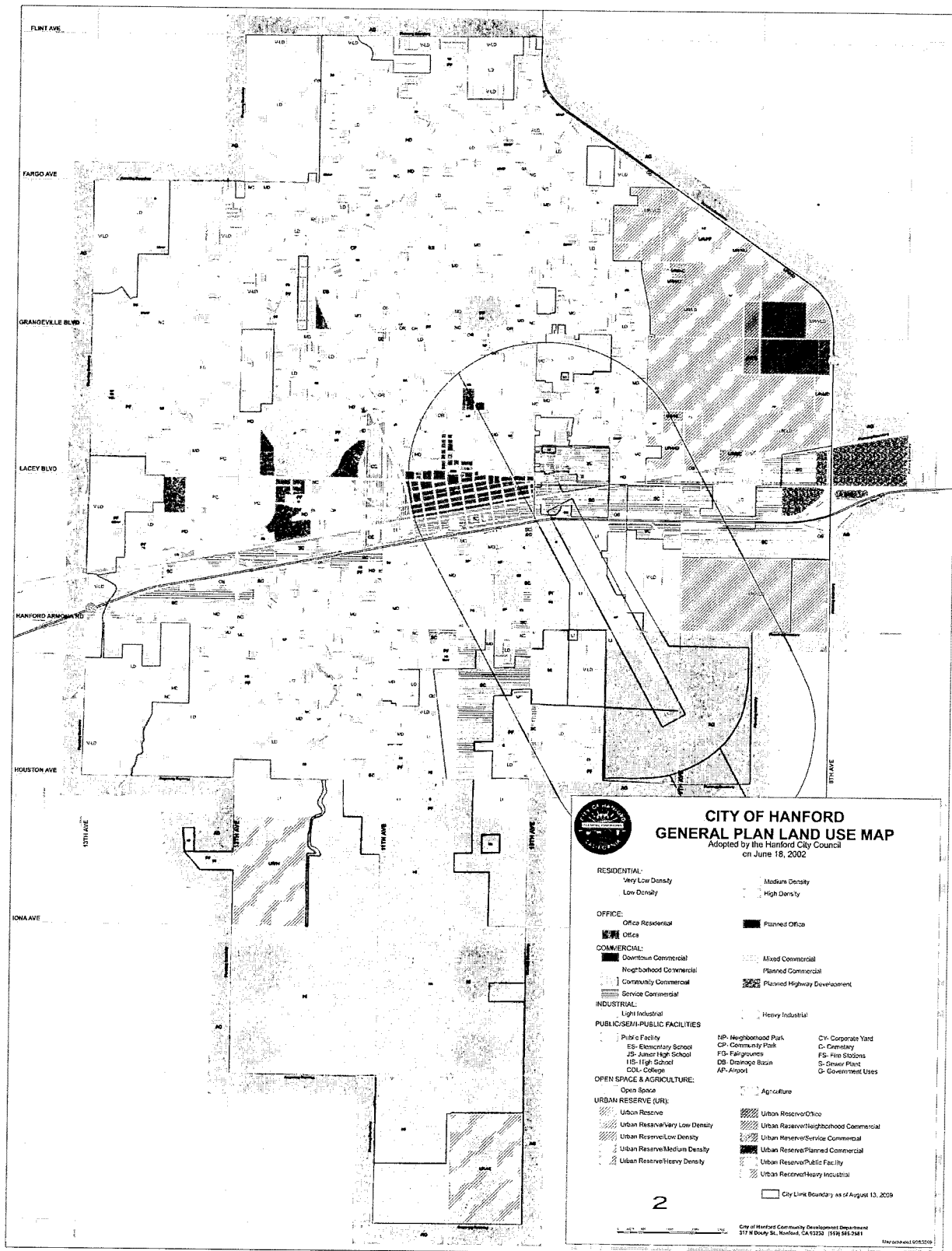
The Housing Element is a General Plan policy document and encompasses the entire city.

10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement)

State law requires that the City submit the draft Housing Element to the California Department of Housing and Community Development (HCD) for review, and that the City Council consider HCD's comments prior to its adoption.

Review of specific development proposals by other governmental agencies may be required prior to development of new housing anticipated in the Housing Element. Appropriate public agency review will be determined at the time specific development applications are submitted.

EXHIBIT A-1 **Hanford General Plan Land Use Map**



B. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

N/A	Aesthetics	N/A	Agricultural Resources	N/A	Air Quality
N/A	Biological Resources	N/A	Cultural Resources	N/A	Geology/Soils
N/A	Hazards & Hazardous Materials	N/A	Hydrology/Water Quality	N/A	Land Use/Planning
N/A	Mineral Resources	N/A	Noise	N/A	Population/Housing
N/A	Public Services	N/A	Recreation	N/A	Transportation/Traffic
N/A	Utilities/Service Systems	N/A	Mandatory Findings of Significance		

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

X	I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
	I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
	I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
	I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
	I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature: _____

Date: _____, 2010

Printed Name: Melody Haigh
Senior Planner

For: City of Hanford Community
Development Department

C. EVALUATION OF ENVIRONMENTAL IMPACTS

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect is significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a.) Earlier Analysis Used. Identify and state where they are available for review.
 - b.) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c.) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, including a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify:
 - a) The significance criteria or threshold, if any, used to evaluate each question; and
 - b) The mitigation measure identified, if any, to reduce the impact to less than significance.

INTRODUCTION

In assessing the environmental impacts of the 2009-2014 Housing Element update it should be recognized that the type, location and design of development projects are controlled primarily by the Land Use Element of the General Plan, the Zoning Ordinance, Community Plans and Specific Plans. The Housing Element is a policy document that reflects and anticipates development as described in other City plans and ordinances, and does not regulate development. No changes to the allowable intensity, quantity or location of new housing development are proposed in the Housing Element. In some cases (such as for emergency shelters and transitional/supportive housing) the Housing Element identifies changes to land use policies or regulations that the City intends to implement, however those changes will require amendments to other documents such as the General Plan Land Use Element and/or Zoning Ordinance prior to implementation. The specific details of those changes will be subject to a subsequent public review and approval process that includes CEQA analysis. While this Initial Study describes the general characteristics and potential impacts associated with development anticipated in the Housing Element, specific analysis of the potential impacts of future developments cannot be conducted until detailed development plans and/or regulations are prepared.

The proposed Code amendments regarding emergency shelters, transitional/supportive housing, farmworker housing and care facilities for persons with disabilities are required by state law. These Code amendments will be subject to a subsequent public review and approval process that includes appropriate CEQA documentation when the amendments are initiated by the City. No specific projects are proposed as part of the Housing Element amendment.

ISSUES	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
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I. AESTHETICS. *Would the project:*

a) Have a substantial adverse effect on a scenic vista?				X
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X
c) Substantially degrade the existing visual character or quality of the site and its surroundings?				X
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?				X

Impact Discussion (a-d): As noted in the Project Description, the Housing Element identifies a need for 5,758 additional housing units during the 2007-2014 period. This level of development is consistent with the General Plan and zoning, and no change in residential land use designations is proposed. While new residential developments could create light and glare, standard requirements and conditions of approval will ensure that lighting is designed in a manner that minimizes such impacts. Prior to development, each new project will be the subject of CEQA review and appropriate standards, conditions and mitigation measures will be determined at that time. No new impacts would result from this Housing Element amendment, and no mitigation measures are necessary at this time.

ISSUES	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
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II. AGRICULTURE and FOREST RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.

Would the project:

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
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Impact Discussion: The Housing Element assumes that future development will be consistent with the land use designations contained in the General Plan Land Use Element. These land use designations have been established to encourage the protection of agricultural resources, and the Housing Element would have no adverse impact on farmland resources beyond those previously analyzed in the General Plan EIR.

b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
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Impact Discussion: See II.a, above. Adoption of the Housing Element would not conflict with existing zoning for agricultural use, or a Williamson Act contract, and therefore no adverse impacts would result.

c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				X
--	--	--	--	---

Impact Discussion: There is no designated forest land or timberland within the city, and therefore no adverse impacts would result.

d) Result in the loss of forest land or conversion of forest land to non-forest use?				X
--	--	--	--	---

Impact Discussion: There is no designated forest land or timberland within the city, and therefore no adverse impacts would result.

e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?				X
--	--	--	--	---

Impact Discussion: See II.a and II.c above. The Housing Element would involve no other changes that would be expected to result in the conversion of farmland or forest land, and no mitigation measures are necessary in connection with the Housing Element update.

ISSUES	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
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III. AIR QUALITY. Where available, the significant criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.
Would the project:

a) Conflict with or obstruct implementation of the applicable air quality plan?				X
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?				X
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?				X
d) Expose sensitive receptors to substantial pollutant concentrations?				X
e) Create objectionable odors affecting a substantial number of people?				X

Impact Discussion (a-e):

Overview of Air Quality and the Regulatory Framework

Air quality in the San Joaquin Valley ranks among the worst in the country for ozone and particulate matter, exposing the residents of Kings County to unacceptable levels of air pollution. Regional and local air quality is impacted by topography, dominant airflows, atmospheric inversions, location and season. The combination of topography and inversion layers generally prevents dispersion of air pollutants.

Kings County is located within the San Joaquin Valley Air Basin (SJVAB), which is under the oversight of the San Joaquin Valley Air Pollution Control District (SJVAPCD). The SJVAPCD includes the counties of San Joaquin, Stanislaus, Merced, Madera, Fresno, Kings, Tulare, and the Valley portion of Kern County. The SJVAPCD is responsible for controlling emissions primarily from stationary sources, but also has authority to control certain area sources and indirect sources. The SJVAPCD and the state Air Resources Board maintain air quality monitoring stations throughout the basin. The SJVAPCD, in coordination with the eight Valley regional transportation agencies, is also responsible for developing, updating, and implementing the Air Quality Attainment Plans (AQAPs) to comply with federal and state ambient air quality standards for the SJVAB.

Air Quality Impacts

New development anticipated in the Housing Element would generate both short-term and long-term pollutant emissions due to new vehicle trips, use of equipment, and off-site power and natural gas generation. Air

pollutant emissions associated with new developments could occur over the short-term for demolition, site preparation and construction activities. In addition, emissions and odors could result from the long-term operation of new developments. However, no changes to the development patterns described in the Land Use Element are proposed in the Housing Element update.

Short-Term Construction-Related Impacts. Air quality impacts may occur during site preparation and construction activities related to new housing development. Sources of emissions during this phase include exhaust emissions generated during demolition of an existing structure, site preparation and subsequent construction. To minimize construction-related air quality impacts, future development projects will be required to comply with the following SJVAPCD regulations.

- SJVAPCD Regulation VIII – Fugitive PM₁₀ Prohibitions. Rule 8011-8081 are designed to reduce PM₁₀ emissions (predominantly dust/dirt) generated by human activity, including construction and demolition activities, road construction, bulk materials storage, paved and unpaved roads, carryout and track-out, etc.
- SJVAPCD Rule 4601 – Architectural Coatings. The purpose of this rule is to limit Volatile Organic Compounds (VOC) emissions from architectural coatings.
- SJVAPCD Rule 4641 – Cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations. The purpose of this rule is to limit VOC emissions by restricting the application and manufacturing of certain types of asphalt for paving and maintenance operations.

Additionally, future development projects will be evaluated for potential construction-related air quality impacts. Where appropriate, specific mitigation measures will be required to reduce potential impacts. Because the proposed Housing Element is consistent with the Land Use Element of the General Plan, no new significant impacts beyond those evaluated in the General Plan EIR would occur and no mitigation measures are necessary at this time.

Long-Term Air Quality Impacts. Long-term air quality impacts are those associated with the emissions produced from project-generated vehicle trips as well as from stationary sources related to the use of natural gas and electricity for heating, cooling, lighting, fireplaces, etc. The following existing SJVAPCD regulations help to reduce these impacts.

- SJVAPCD Rule 4901 – Wood Burning Fireplaces and Wood Burning Heaters. The purposes of this rule are to limit emissions of carbon monoxide and particulate matter from wood burning fireplaces, wood burning heaters, and outdoor wood burning devices, and to establish a public education program to reduce wood burning emissions.
- SJVAPCD Rule 9510 – Indirect Source Review. This rule reduces the impact of NO_x and PM₁₀ emissions from growth. The rule places requirements on applicable development projects in order to reduce emissions through on-site mitigation, off-site SJVAPCD-administered projects, or a combination of the two.

In addition to these SJVAPCD requirements, the following local transit programs help to reduce vehicle emissions by reducing the use of individual automobiles.

- The Agricultural Industries Transportation Services (AITS) program operated by Kings Area Rapid Transit (KART) provides a valuable service to agricultural workers and farmers while also providing significant air quality benefits by reducing vehicle trips. The program is designed to provide qualified agricultural workers in Kings, Kern, Tulare, Fresno and Madera Counties with safe, reliable, and affordable vans they can use and drive themselves and others to work.

- The Kings Area Rapid Transit (KART) Vanpool program provides vanpool services in a public/private partnership supporting the needs of employers and employees. This successful program reduces vehicle trips and increases average vehicle ridership to provide significant air quality benefits. The program uses eight and 15 passenger vans for groups that wish to carpool to and from work. The cost is based upon the number of passengers and the distance traveled each month. Ridership and participation has progressively increased as travel expenses rise and commuters seek more affordable means of dependable and direct modes of transport to and from work. Currently, KART Vanpool program provides vans for employees of 10 correctional facilities and as an incentive to State employees they receive a rebate of up to \$65/month.

Because the proposed Housing Element is consistent with other elements of the General Plan, no new significant

ISSUES	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
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IV. BIOLOGICAL RESOURCES. *Would the project:*

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				X
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				X
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				X
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X

impacts would be expected and no mitigation measures are necessary at this time.

Impact Discussion (a-f): As noted in the Project Description, the Housing Element identifies a need for 5,758 additional housing units during the 2007-2014 period. This development is expected to occur on sites that are currently designated for residential development.

The General Plan EIR noted (p. 4.4-7) that no undisturbed natural habitat remains in the planning area, although slough remnants with approximately 76 acres exist. While these sloughs contain riparian habitat and represent the most important wildlife habitat in the city, they have been substantially degraded through filling, burning and reduction of hydraulic capacity.

Prior to development, proposed plans will be reviewed in detail, and will be the subject of a separate CEQA review to assess potential impacts to biological resources. If any potential impacts are identified, appropriate standards, conditions and mitigation measures will be established at that time. Since the Housing Element

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would not increase the level of development beyond what is currently allowed, no additional impacts would occur and no mitigation measures are necessary at this time.

f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				X
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Impact Discussion: There are no adopted Habitat Conservation Plans, Natural Community Conservation Plans or other approved local, regional, or state habitat conservation plans applicable to the project area. Therefore, the proposed project would not result in impacts in this regard.

ISSUES	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
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V. CULTURAL RESOURCES. *Would the project:*

a) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?				X
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?				X
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				X
d) Disturb any human remains, including those interred outside of formal cemeteries?				X

Impact Discussion

a-d) The proposed Housing Element identifies a need for 5,758 additional housing units during the 2007-2014 planning period. This development is expected to occur on sites currently designated for residential development. Future development sites could contain sensitive historical, cultural, archaeological or paleontological resources. However, each new development will be required to comply with all applicable State and Federal regulations concerning preservation, salvage, or handling of archaeological resources. In addition, each development shall be required to comply with all applicable State and Federal regulations concerning burial sites. Although future development sites may have already been disturbed, human remains in a previously unknown burial site could potentially be encountered during construction activities associated with development of new housing. Prior to development, proposed plans will be reviewed in detail, and will be the subject of CEQA review to assess potential impacts to cultural resources. If any potential impacts are identified, appropriate standards, conditions and mitigation measures will be established at that time. Since the Housing Element would not increase the level of development beyond what is currently allowed, no additional impacts would occur and no mitigation measures are necessary at this time.

ISSUES	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
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VI. GEOLOGY AND SOILS. *Would the project:*

a) Expose people or structures to potential substantial adverse affects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.				X
ii) Strong seismic ground shaking?				X
iii) Seismic-related ground failure, including liquefaction?				X
iv) Landslides?				X
b) Result in substantial soil erosion or the loss of topsoil?				X
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?				X
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?				X
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?				X

Impact Discussion (a-e): Although Hanford is located within a relatively low seismic hazard area compared to many parts of California, some major fault zones are located within 50-60 miles of the city (General Plan EIR, p. 4.6-1). These faults have the potential to expose people or structures to significant impacts as a result of a fault rupture and seismic ground shaking.

The potential for liquefaction in the planning area is considered to be low (General Plan EIR, p. 4.6-4). While some areas of the San Joaquin Valley have experienced significant subsidence due to groundwater pumping, the planning area is not considered to be at risk of subsidence or settlement (General Plan EIR, p. 4.6-7).

Grading associated with future development could result in soil erosion. Also, some areas may have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water, or where very-low-density development is planned. While it is not possible to determine specific potential impacts related to future developments at this time, some general requirements designed to minimize geological impacts will apply to all new development. These include compliance with the Alquist-Priolo Act, the Uniform Building Code, Title 24 of the California Building Code, and the standards of the Structural Engineers Association of California. Compliance with these building standards is considered the best possible means of reducing geologic hazards. In addition, as part of the City's planning and development review process, future development projects will be required to prepare site-specific geotechnical studies to determine appropriate construction methods to address potential hazards such as liquefaction. No mitigation measures are necessary in connection with this Housing Element amendment.

ISSUES	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
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VII. GREENHOUSE GAS EMISSIONS. *Would the project:*

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X	
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			X	

Impact Discussion (a-b): Kings County is predicted to experience significant population growth in the coming years (53 percent between 2008 and 2030). Accommodating this amount of growth presents a challenge for attaining and maintaining air quality standards and for reducing greenhouse gas emissions. The increase in population is expected to be accompanied by a similar increase in vehicle miles traveled (VMT) (52.8 percent between 2008 and 2030).

The California State Legislature adopted AB 32, the California Global Warming Solutions Act of 2006, which charged the California Air Resources Board (ARB) to develop regulations on how the state would address global climate change. AB 32 focuses on reducing greenhouse gas emissions in California. Greenhouse gases, as defined under AB 32, include carbon dioxide, methane, nitrous oxide, hydrofluorocarbons (HFCs), perfluorocarbons (PFCs), and sulfurhexafluoride (SF6). AB 32 requires that greenhouse gases emitted in California be reduced to 1990 levels by the year 2020. ARB is the state agency charged with monitoring and regulating sources of emissions of greenhouse gases that cause global warming in order to reduce emissions of greenhouse gases. By January 1, 2008, ARB was required to determine what the statewide greenhouse gas emissions level was in 1990, and approve a statewide greenhouse gas emissions limit to apply to the 2020 benchmark. ARB adopted the 1990 greenhouse gas emission inventory/2020 emissions limit of 427 million metric tons of carbon dioxide equivalent (MMTCO₂e) on December 6, 2007. ARB then developed a document referred to as the "Scoping Plan" that assigns reduction targets to sectors responsible for the emissions. Local governments must achieve reductions through land use measures that will be substantially dependent on the General Plan for success. Statewide, ARB expects to target local governments with reducing GHGs by 5 million metric tons of CO₂ equivalent by 2020.

Senate Bill 375 was signed by the Governor on September 30, 2008. The legislation addresses implementation of the 2006 Global Warming Act. The bill assures that the decisions about how to achieve greenhouse gas emissions from cars and light trucks will remain in the hands of locally elected officials. SB 375 aligns what have been three separate planning processes - one for transportation, one for housing, and one for reducing greenhouse gas emissions - into a single process. This will provide more certainty for General Plans and assures better coordination between state agencies.

Because the Housing Element assumes that development will occur consistent with the adopted growth forecast, the Regional Housing Needs Plan, and the Land Use Element of the General Plan, it would not cause an increase in greenhouse gas emissions beyond the level currently projected to occur. Therefore, no new significant impacts are anticipated and no mitigation measures are necessary at this time.

ISSUES	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
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VIII. HAZARDS AND HAZARDOUS MATERIALS. *Would the project:*

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				X
b) Create a significant hazard to the public or the environment through reasonable foreseeable upset and accident conditions involving the release of hazardous materials into the environment?				X
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X

Impact Discussion (a-c): Hazardous materials are routinely used and transported on major highways traversing the city. Therefore, future residents, workers, and visitors in this area could be exposed to hazards from the use, disposal, and transport of hazardous materials. New housing development would result in the use and disposal of household-type hazardous wastes. However, it is unlikely that such developments would result in the release of hazardous materials into the environment at a level that would result in a significant public hazard. Potential impacts related to the transport and exposure of people to hazardous materials will be analyzed as part of site-specific development proposals, and mitigation measures will be imposed where appropriate. No new impacts would occur as a result of this Housing Element amendment, and no mitigation measures are necessary at this time.

d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X
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Impact Discussion: Hazardous materials sites could exist in future development areas due to prior agricultural use and other activities. Grading operations could expose construction workers, future residents and the general public to these hazardous materials. Potential impacts associated with any such hazardous materials will be analyzed as part of each development proposal prior to construction. No new impacts would occur as a result of this Housing Element amendment, and no mitigation measures are necessary at this time.

e) For a project located within an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				X
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				X

Impact Discussion (e-f): Hanford Municipal Airport is located in the southeastern portion of the city. While aircraft operations could present hazards to life and property in the event of a crash, the Housing Element would

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not change development patterns described in the Land Use Element of the General Plan, therefore no additional impacts would occur and no mitigation measures are necessary at this time.

g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
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Impact Discussion: Future residential development could result in congestion at intersections and along roadways, which could impede access by emergency vehicles and interfere with adopted response or evacuation plans. However, as part of the City's planning and development review process, future projects will be evaluated to determine whether any such hazards could occur and appropriate corrective measures will be required. No additional impacts would occur as a result of the Housing Element amendment, and no mitigation measures are necessary at this time.

h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				X
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Impact Discussion: The city is surrounded by agricultural land and is not subject to high wildland fire hazards. No new impacts would occur and no mitigation measures are necessary in connection with this Housing Element amendment.

ISSUES	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
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IX. HYDROLOGY AND WATER QUALITY. *Would the project:*

a) Violate any water quality standards or waste discharge requirements?				X
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Impact Discussion: New development could impact water quality through runoff and wastewater discharge. However, all future developments will be required to comply with applicable federal, state and local water quality requirements such as the Clean Water Act and the National Pollutant Discharge Elimination System (NPDES) program. Additionally, through the City's development review process, future projects will be evaluated for potential site-specific water quality and flooding impacts. Development projects will be required to prepare water quality plans and/or incorporate "Best Management Practices" (BMPs) into their construction operations to reduce erosion, siltation and water pollution both during and after construction. Compliance with these regulations would be expected to reduce water quality impacts to a level that is less than significant. No new impacts would occur and no mitigation measures are necessary in connection with this Housing Element amendment.

b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?				X
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Impact Discussion: Development consistent with Housing Element assumptions would result in increased water consumption having the potential to deplete groundwater supplies. Additionally, new developments will result in an increased amount of impervious surfaces and the potential to decrease groundwater recharge. These

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potential impacts related to groundwater supplies and recharge will be analyzed as part of the planning and development review process for future projects. Since the Housing Element would not alter the development patterns described in the Land Use Element, no new impacts would occur and no mitigation measures are necessary in connection with this Housing Element amendment.

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?				X
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?				X
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?				X
f) Otherwise substantially degrade water quality?				X
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				X
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				X

Impact Discussion (c-i): Future residential developments could result in modification of existing drainage patterns through grading and construction of homes, streets and other facilities. Such changes to drainage patterns could result in substantial erosion or siltation on- or off-site, as well as greater risk of flooding from increased runoff. However, prior to development of any new projects, potential impacts related to alteration of drainage patterns and flood hazards will be analyzed and appropriate conditions will be required. In addition, existing policies require the provision of adequate storm water drainage facilities and prevent residential development within 100-year floodplains. Since the Housing Element would not alter the development patterns described in the Land Use Element, no new impacts would occur and no mitigation measures are necessary in connection with this Housing Element amendment.

j) Inundation by seiche, tsunami, or mudflow?				X
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Impact Discussion: There are no large bodies of water within the vicinity of the project site that could cause inundation by seiche, tsunami, or mudflow. Therefore, there would be no impacts related to inundation from the Housing Element.

ISSUES	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
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X. LAND USE AND PLANNING. *Would the project:*

a) Physically divide an established community?				X
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Impact Discussion: Future residential development as anticipated in the Housing Element update would be consistent with the land use patterns established in the Land Use Element of the General Plan. As such, the Housing Element would not have the potential to divide an existing community. However, as part of the planning and development review process, all new projects will be evaluated to determine potential impacts and any appropriate mitigation measures will be imposed. No mitigation measures are necessary at this time.

b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?			X	
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Impact Discussion: New residential development will be required to comply with all applicable plans and regulations, including the General Plan, specific plans, and zoning. Some revisions to the Zoning Code regarding development standards and procedures for emergency shelters, transitional/supportive housing, farmworker housing and residential care facilities are proposed in the Housing Element. While no potentially significant impacts are anticipated as a result of those proposed changes, they will be subject to public review and environmental analysis as part of the Code amendment process prior to adoption. In addition, prior to development of any new housing project, CEQA analysis will be conducted to evaluate the project's conformance with applicable policies and regulations. Potential impacts of this Housing Element amendment, if any, would be less than significant and no mitigation measures are necessary at this time.

c) Conflict with any applicable habitat conservation plan or natural community conservation plan?				X
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Impact Discussion: There are no habitat conservation areas in the city. No impacts would occur and no mitigation measures are necessary in connection with this Housing Element amendment.

ISSUES	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
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XI. MINERAL RESOURCES. *Would the project:*

a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				X
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				X

Impact Discussion (a-b): The Housing Element amendment assumes development patterns consistent with the Land Use Element, and therefore would have no effect on mineral resources. However, prior to development of specific projects, potential site-specific impacts to mineral resources will be evaluated as part of the planning and development review process and any appropriate requirements will be applied at that time. No new impacts would occur and no mitigation measures are necessary in connection with this Housing Element amendment.

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ISSUES	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
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XII. NOISE. *Would the project result in:*

a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?				X
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?				X
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?				X
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?				X

Impact Discussion (a-d): Future residential developments would be expected to result in short-term construction-related noise impacts, including groundborne vibration that could exceed established standards. Required compliance with the City's noise regulations and restrictions on construction hours will help to mitigate these impacts. Development would also be expected to result in an incremental increase in long-term noise levels from increased vehicular traffic as well as new stationary sources of noise. As part of the planning and development review process, projects will be subject to site-specific analysis of potential noise impacts and any appropriate mitigation measures will be imposed at that time. The Housing Element amendment would not grant development entitlements nor alter development patterns shown in the Land Use Element, and therefore would not result in new noise impacts. No mitigation measures are necessary in connection with this Housing Element amendment.

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				X
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				X

Impact Discussion (e-f): Hanford Municipal Airport is located in the southeastern portion of the city, and future residential development could expose people to aircraft noise. However, the Housing Element would not alter the development patterns shown in the Land Use Element. Therefore no new impacts would occur and no mitigation measures are necessary in connection with this Housing Element amendment.

ISSUES	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
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XIII. POPULATION AND HOUSING. *Would the project:*

a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				X
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Impact Discussion: The Housing Element identifies the need for 5,758 new housing units during the 2007-2014 period, consistent with the adopted Regional Housing Needs Plan. This new residential development anticipated in the Housing Element would result in population growth. However, the level of population growth assumed in the Housing Element is consistent with the General Plan and the regional growth forecast. Further, the City is required by state law to accommodate its fair share of regional housing needs, therefore this population growth is not considered an adverse environmental impact under CEQA. No new impacts would result from the Housing Element and no mitigation measures are necessary at this time.

b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X

Impact Discussion (b-c): It is expected that most new residential development would occur on vacant land and therefore would not displace existing houses or people. In the case of redevelopment project areas covered under the City's redevelopment plan, existing law requires that the Agency and City provide suitable replacement housing if existing housing would be displaced. No new impacts would result from the Housing Element and no mitigation measures are necessary at this time.

ISSUES	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
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XIV. PUBLIC SERVICES.

a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
i) Fire protection?				X
ii) Police protection?				X
iii) Schools?				X
iv) Parks?				X
v) Other public facilities?				X

Impact Discussion: New residential development would be expected to increase the demand for public services. As part of the planning and development review process, all new developments will be evaluated to determine the level of demand for public services and appropriate mitigation measures will be imposed to ensure that adequate service levels are maintained. Since the Housing Element assumes the same level of development described in the Land Use Element, no new impacts would result from the Housing Element amendment and no mitigation measures are necessary at this time.

ISSUES	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
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XV. RECREATION.

a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?			X	
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?			X	

Impact Discussion (a-b): New residential development would be expected to increase the demand for parks and recreation facilities. As part of the planning and development review process, all new developments will be evaluated to determine the level of demand for recreational facilities and appropriate mitigation measures will be imposed to ensure that adequate service levels are maintained. Quimby Act park fees that all new residential developments are required to pay are used to acquire and/or improve park facilities, which helps to mitigate the impact of additional residents. Since the Housing Element assumes the same level of development described in the Land Use Element, no new impacts would result from the Housing Element amendment and no mitigation measures are necessary at this time.

ISSUES	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
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XVI. TRANSPORTATION / TRAFFIC. *Would the project:*

a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?				X
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?				X
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				X
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X
e) Result in inadequate emergency access?				X
f) Result in inadequate parking capacity?				X
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?				X

Impact Discussion (a-g): New residential development anticipated by the 2009-2014 Housing Element would be expected to generate increased traffic on the road network and could also result in hazardous road conditions, inadequate emergency access or insufficient parking. As part of the planning and development review process, all new developments will be evaluated to determine the extent of traffic impacts relative to road capacity, design, emergency access and parking, and appropriate mitigation measures will be imposed to ensure that safe design standards and adequate service levels are maintained. The traffic impact fees that new residential developments are required to pay will help to mitigate the impact of additional traffic through funding of new road improvements. Since the Housing Element assumes the same level of development described in the Land Use Element, no new traffic impacts would result from the Housing Element amendment and no mitigation measures are necessary at this time.

ISSUES	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
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XVII. UTILITIES AND SERVICE SYSTEMS. *Would the project:*

a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				X
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded				X

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entitlements needed?				
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				X
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?				X
g) Comply with federal, state, and local statutes and regulations related to solid waste?				X

Impact Discussion (a-g): New residential development anticipated in the Housing Element would be expected to increase the demand for utilities and service systems, including water, wastewater treatment, storm water drainage, and solid waste disposal, however this demand would not be expected to exceed that anticipated in the General Plan. As part of the planning and development review process, all new developments will be evaluated to determine the level of demand for these facilities and appropriate mitigation measures will be imposed to ensure that adequate service levels are maintained. Since the Housing Element assumes the same level of development described in the Land Use Element, no new traffic impacts would result from the Housing Element amendment and no mitigation measures are necessary at this time.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
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XVIII. MANDATORY FINDINGS OF SIGNIFICANCE.

a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?			X	
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Impact Discussion: Under state law, each city is required to prepare a Housing Element that, among other things, identifies how the jurisdiction's fair share of regional housing growth needs will be accommodated. Hanford's fair share of new housing need, as established by the Regional Housing Needs Plan, is 5,758 units for the period 2007-2014. However, the Housing Element would not convey any development entitlements nor change any existing General Plan land use or zoning designations that regulate future projects. While new residential developments anticipated in the Housing Element update could have significant adverse impacts on the environment, such impacts cannot be fairly evaluated until specific development proposals are presented to the City for review. Accordingly, as part of the City's planning and development review process, specific project proposals will be evaluated prior to approval and appropriate conditions and measures will be required to mitigate any potential impacts as required by CEQA.

b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?			X	
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Impact Discussion: As noted above, the Housing Element identifies a remaining need for 5,758 additional residential units during the 2007-2014 period and includes commitments to amend zoning regulations regarding some types of special needs housing such as emergency shelters, transitional/supportive housing, farmworker housing and residential care facilities. However, these program commitments do not convey any development entitlements nor identify the specific size or configuration of any particular project. While the new residential development anticipated in the Housing Element update could have significant adverse impacts on the environment, including cumulative impacts, such impacts cannot be fairly evaluated until specific development proposals are presented to the City for review. Accordingly, as part of the City's planning and development review process, future projects will be evaluated prior to approval and appropriate conditions will be required to mitigate any potential impacts.

c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			X	
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Impact Discussion: New residential development anticipated in the Housing Element update could have significant adverse impacts; however, the Housing Element is a policy document that does not convey development entitlements for any specific sites or projects. As a result, any potential impacts cannot be fairly evaluated until specific development proposals are presented to the City for review. Accordingly, as part of the City's planning and development review process, each project will be evaluated prior to construction and appropriate conditions and measures will be required to mitigate any potential impacts.

D. LIST OF PREPARERS

Lead Agency:

City of Hanford	Melody Haigh	Senior Planner
	Cathy Cain	Planning Manager

Environmental Consultant:

Conexus	John Douglas, AICP	Principal
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E. REFERENCES

Kings County 2009-2014 Joint Housing Element
City of Hanford General Plan and Final EIR, 2002
City of Hanford Municipal Code

The documents cited above are available for review at City Hall.

F. DISTRIBUTION LIST

County Clerk
State Clearinghouse
City of Avenal
City of Corcoran
City of Lemoore
County of Kings – Community Development Agency
Kings County Association of Governments

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

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November 24, 2015

Ms. Darlene Mata, Director
Community Development Department
City of Hanford
315-321 North Douty Street
Hanford, CA 93230

Dear Ms. Mata:

RE: The City of Hanford's 5th Cycle (2016-2024) Draft Housing Element

Thank you for submitting Hanford's draft housing element update which was received for review on September 25, 2015. Pursuant to Government Code (GC) Section 65585(b), the Department is reporting the results of its review. Our review was facilitated by various communications including a conversation with Mr. John Douglas, of J.H. Douglas & Associates, on November 10, 2015.

The draft housing element addresses most statutory requirements; however, revisions will be necessary to comply with State housing law (GC, Article 10.6). The enclosed Appendix describes changes needed to comply with remaining statutory requirements.

To remain on an eight year planning cycle, pursuant to Senate Bill 375 (Chapter 728, Statutes of 2008) the City must adopt its housing element within 120 calendar days from the statutory due date of January 31, 2016 for KCAG localities. If adopted after this date, GC Section 65588(e)(4) requires the housing element be revised every four years until adopting at least two consecutive revisions by the statutory deadline. For information on housing element adoption requirements, please visit our website at: http://www.hcd.ca.gov/hpd/hrc/plan/he/he_review_adoptionsteps110812.pdf

Public participation in the development, adoption and implementation of the housing element is essential to effective housing planning. Throughout the housing element process, the City must continue to engage the community, including commenters on the draft housing element and organizations that represent lower-income and special needs households, by making information regularly available, considering and incorporating comments where appropriate.

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The Department appreciates the dedication you and Mr. John Douglas provided in preparation of the housing element and looks forward to receiving Hanford's adopted element. We are committed to assisting the City of Hanford in addressing all statutory requirements of housing element law. If you have any questions or need technical assistance, please contact Greg Nickless, of our staff, at (916) 274-6244.

Sincerely,



Glen A. Campora
Assistant Deputy Director

Enclosures

Attachment: HCD letter November 24, 2015 (1246 : General Plan Amendment No. 2014-05/Housing Element)

APPENDIX CITY OF HANFORD

The following changes would bring the City of Hanford's housing element into compliance with Article 10.6 of the Government Code (GC). Accompanying each recommended change, we cite the supporting section of the Government Code.

Housing element technical assistance information is available on the Department's website at: www.hcd.ca.gov/hpd. Among other resources, the Housing Element section contains the technical assistance tool, Building Blocks for Effective Housing Elements (Building Blocks), available at: www.hcd.ca.gov/hpd/housing_element2/index.php and includes the Government Code addressing State housing element law and other resources.

A. Housing Needs, Resources, and Constraints

1. *Include an inventory of land suitable for residential development, including vacant sites and sites having the potential for redevelopment, and an analysis of zoning and public facilities and service to these sites (Section 65583(a)(3)). The inventory of land suitable for residential development shall be used to identify sites that can be developed for housing within the planning period (Section 65583.2).*

Sites Listing: While the element lists sites by size, general plan designation and other factors, it must also list sites by zone.

Appropriate Densities to Accommodate Lower Income Households: While the element notes existing densities are sufficient to facilitate housing affordable to lower income households, it must also include:

- An analysis, including, but not limited to, factors such as market demand, financial feasibility and development experience within the identified zone(s) demonstrating how the adopted densities can accommodate the RHNA for lower-income households; or
- For communities with densities that meet specific standards (at least 20 units per acre for Hanford), no analysis is required other than identifying sufficient sites to accommodate the RHNA for lower-income households (Section 65583.2(c)(3)). See the *Building Blocks* at http://www.hcd.ca.gov/hpd/housing_element2/SIA_zoning.php#zoning.

Suitability of Small Sites: Many of the high density sites listed in Appendix B are small (less than one acre), which may render the provision of affordable housing infeasible. For example, assisted housing developments utilizing State or federal financial resources typically include 50-80 units. The element must include analysis demonstrating the potential of these sites to accommodate new residential development, given necessary economies of scale particularly for new multifamily rental development affordable to lower-income households. The analysis should describe existing and/or proposed policies or incentives the City will offer to facilitate small lot development, especially lot consolidation opportunities. Depending on the outcome of the analysis, the element may need to identify additional, appropriately sized, sites that facilitate the development of housing for lower-income households.

2. *Analyze potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures (Section 65583(a)(5)).*

Land Use Controls: The element should specifically analyze height requirements for impacts on the cost and supply of housing and the ability to achieve maximum densities.

Emergency Shelters (Development Standards): Page 4-11 of the element notes a parking requirement of one space per five beds for emergency shelters. The element should analyze the requirement as a potential constraint and include programs as appropriate to address identified constraints.

Housing for Persons with Disabilities: Given the potential uncertainty and impacts of terms such as "domestic", the element should include an analysis of the definition of family for its impacts on housing for persons with disabilities and add programs as appropriate.

3. *Analyze any special housing needs such as elderly, persons with disabilities, including with a developmental disability; large families, farmworkers, families with female heads of households, and families and persons in need of emergency shelter (Section 65583(a)(7)).*

Special Housing Needs: While the element includes some identification and analysis of special housing needs, it must quantify and analyze the housing needs of farmworkers. For more information, see the enclosed data and the *Building Blocks* at http://www.hcd.ca.gov/housing-policy-development/housing-element/hn_shn_home.php.

B. Housing Programs

1. *Include a program which sets forth a schedule of actions during the planning period, each with a timeline for implementation, which may recognize that certain programs are ongoing, such that there will be beneficial impacts of the programs within the planning period.... (Section 65583(c)).*

To address the program requirements of GC Section 65583)(c)(1-6), and to facilitate implementation, housing element programs should include definitive implementation timelines for :

- Program 3.9 (Affordable Housing Assistance), and
- Program 3.10 (Farmworker and Employee Housing).

2. *Identify adequate sites which will be made available through appropriate zoning and development standards and with public services and facilities needed to facilitate and encourage the development of a variety of types of housing for all income levels.... Where the inventory of sites, pursuant to paragraph (3) of subdivision (a), does not identify adequate sites to accommodate the need for groups of all household income levels pursuant to Section 65584, the program shall provide for sufficient sites with zoning that permits owner-occupied and rental multifamily residential use by-right, including density and development standards that could accommodate and facilitate the feasibility of housing for very low- and low-income households (Section 65583(c)(1)).*

As noted in Finding A1, the element does not include a complete sites listing and analysis; therefore, the adequacy of sites and zoning were not established. Based on the results of a complete sites inventory and analysis of sites, the City may need to add or revise programs to address a shortfall of sites and zoning for a variety of housing types.

For example, the element may need to include a program to provide sites with zoning that allows owner-occupied and rental multifamily uses by-right sufficient to accommodate the remaining need for lower-income households. By-right, pursuant to 65583.2(i) means, among other things, local government review must not require a CUP, planned unit development or other discretionary review or approval.

3. *The housing element shall contain programs which assist in the development of adequate housing to meet the needs of extremely low-, very low-, low- and moderate-income households (Section 65583(c)(2)).*

As noted in Finding A3, the element requires an analysis of special housing needs. Depending upon the results of that analysis, the City may need to revise or add programs to address the housing needs of persons with developmental disabilities and farmworkers.

4. *The housing element shall contain programs which address, and where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing (Section 65583(c)(3)).*

As noted in Finding A2, the element requires an analysis of potential governmental constraints. Depending upon the results of that analysis, the City may need to revise or add programs and address and remove or mitigate any identified constraints.

5. *The housing program shall promote equal housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin or color (Section 65583(c)(5)).*

While Program 3.13 will continue to support both education and enforcement efforts for fair housing, the City should commit to additional locations or methods to ensure fair housing information is promoted and disseminated throughout the community. Please refer to the following technical assistance resource on the *Building Blocks'* website at http://www.hcd.ca.gov/hpd/housing_element2/PRO_eho.php

C. Public Participation

Local governments shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the element shall describe this effort (Section 65583(c)(8)).

While the element includes a general summary of the public participation process, it does not demonstrate how the City has or will make a diligent effort to include all segments of the community. For example, few comments have been received and further effort to obtain input has not been described. Additional efforts to include all segments of the community should be considered to demonstrate diligent efforts and the element should describe the success of outreach efforts, public comments and how the element considered and incorporated public comments.

In addition, the Department encourages the City to consider the San Joaquin Valley Fair Housing and Equity Assessment as part of the housing element update. For more information, please see <http://www.hcd.ca.gov/housing-policy-development/docs/san-joaquin-fair-housing020915.pdf>.

D. Other

Other Elements of the General Plan: For your information, other elements of the general plan must be updated on or before the next adoption of the housing element. The safety and conservation elements of the general plan must include analysis and policies regarding fire and flood hazard management (GC Section 65302(g)). Also, the land-use element must address disadvantaged communities (unincorporated island or fringe communities within spheres of influence areas or isolated long established "legacy" communities) based on available data, including, but not limited to, data and analysis applicable to spheres of influence areas pursuant to GC Section 56430. The Department urges the City to consider these timing provisions and welcomes the opportunity to provide assistance. For information, please see the Technical Advisories issued by the Governor's Office of Planning and Research at: http://opr.ca.gov/docs/SB244_Technical_Advisory.pdf and http://opr.ca.gov/docs/Final_6.26.15.pdf.

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Water Sewer Priority: For your information, Government Code Section 65589.7 requires water and sewer providers to establish specific procedures and grant priority water and sewer service to developments with units affordable to lower-income households. The statute also requires local governments to immediately deliver the housing element to water and sewer providers. The Department recommends including a cover memo describing the City's housing element, including the City's housing needs and share of the regional housing need.

2016 – 2024 HOUSING ELEMENT

**County of Kings
City of Avenal
City of Corcoran
City of Hanford
City of Lemoore**

Draft | December 2015

Acknowledgements

The 2016-2024 Kings County Housing Element update is a cooperative effort of Kings County and the Cities of Avenal, Corcoran, Hanford and Lemoore.

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Chapter 1. Introduction

A. Planning Context

Kings County is located within the agriculturally rich San Joaquin Valley, with Fresno County to the north and west, Tulare County to the east, and Kern County to the south. Created in 1893, Kings County was carved from the western portion of Tulare County and later added another 100 square miles from Fresno County. The Kings River, from which the County derives its name, runs along the northern edges and flows south towards the center of the County. Historically, this river flowed farther south to what was once Tulare Lake. Now referred to as the Tulare Lake Basin, this area is extensively used for agricultural crop production.

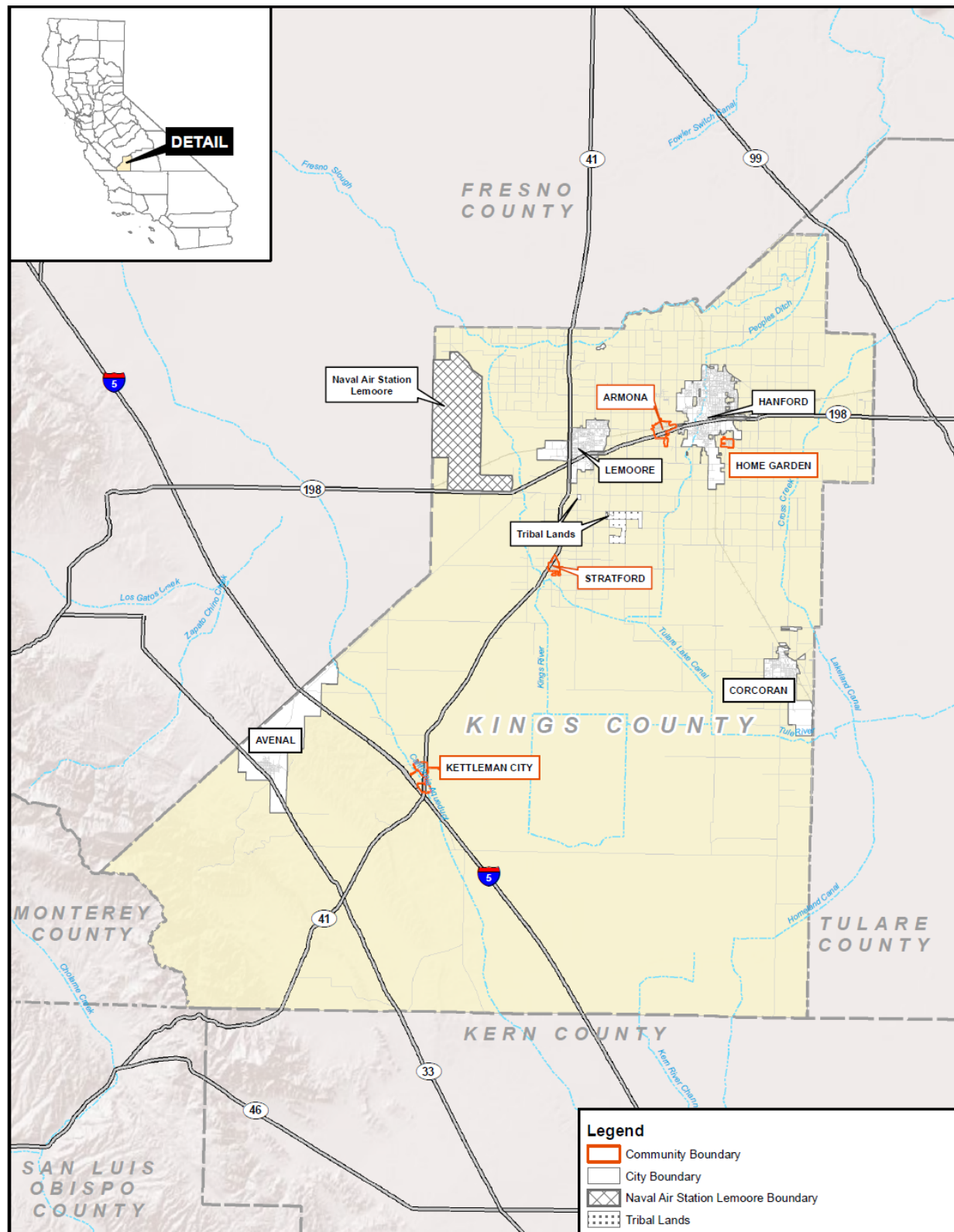
Kings County is comprised of four cities (Avenal, Corcoran, Hanford, and Lemoore), four unincorporated community service areas (Armona, Home Garden, Kettleman City, and Stratford), and a few other smaller community pockets. According to the California Department of Finance, approximately 150,000 people lived in Kings County as of January 2015, with approximately 13,500 of those housed within the three state prison facilities. The Lemoore Naval Air Station houses approximately 4,900 naval personnel and dependents in approximately 1,630 housing units, while the Santa Rosa Rancheria is home to about 500 Tachi Yokut Indians on 1,535 acres of tribal land.

Access through the County and to other major outside destinations is provided by a network of highways and railroads. While Interstate 5 and State Route 99 provide routes to the Los Angeles and San Francisco Bay metropolitan areas, State Route 41 connects the valley with the Central Coast and Yosemite National Park. State Route 198 provides access to Sequoia National Park. The Burlington Northern Santa Fe Railroad connects Kings County to Sacramento and Bakersfield while the San Joaquin Valley Railroad connects to Huron to the west and Visalia and Porterville to the east. The County's transportation network has played a key role in its economic development. Agriculture remains the predominant landscape of Kings County, with approximately 84% of its land area used for agriculture. While dairy products are the County's leading commodity, the agricultural industry is diversified with cotton, cattle, field crops, seeds, fruit & nuts, vegetables, apiary products, livestock & poultry, and other related products also having a significant presence.

As Kings County begins the 2016-2024 planning period, California is in its fourth consecutive year of drought conditions and water supply is expected to continue to be a serious challenge for both urban and agricultural users.

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Figure 1 – Regional Location Map



B. Methodology

1. Purpose and Statutory Authority

The Housing Element is mandated by §§65580-65589 of the California *Government Code*. State Housing Element law requires that each city and county identify and analyze existing and projected housing needs within their jurisdiction and prepare goals, policies, programs and quantified objectives to further the development, improvement, and preservation of housing. To that end, state law requires that the housing element:

- Identify adequate sites to facilitate and encourage the development, maintenance and improvement of housing for households of all economic levels, including persons with special needs;
- Remove, as legally feasible and appropriate, governmental constraints to the production, maintenance, and improvement of housing for persons of all income levels;
- Assist in the development of adequate housing to meet the needs of low- and moderate-income households;
- Conserve and improve the condition of housing and neighborhoods, including existing affordable housing;
- Promote equal housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability; and
- Preserve lower-income publicly-assisted housing developments within each community.

The Housing Element is organized into the following major sections:

- Analysis of the demographic, housing, and special needs characteristics and trends in Kings County jurisdictions (Chapter 2).
- Analysis of land, financial, and organizational resources available to address the housing goals in Kings County (Chapter 3).
- Review of potential market, governmental, and environmental constraints that affect Kings County jurisdictions' ability to address their housing needs (Chapter 4).
- The Housing Plan to address identified housing needs, including housing goals, policies and programs (Chapter 5).
- Evaluation of each jurisdiction's accomplishments toward meeting the goals and objectives set forth in the previous Housing Element (Appendix A).
- A detailed land inventory of suitable sites for housing development (Appendix B).

2. Framework for the Joint Kings County Housing Element

In California, it is typical for each city or county to prepare and maintain its own General Plan and housing element. However, in Kings County the four cities and the County have chosen to collectively

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prepare a joint Countywide housing element with administrative support from the Kings County Community Development Agency. While unusual, this collaborative approach to the housing element has a number of advantages, including the following:

- Over the past several decades, the trend in dealing with complex public policy issues has been toward a regional approach to problem-solving. Existing housing element law embodies this principle through the regional housing needs allocation (RHNA) process. Perhaps the most recent and far-reaching example of this regional approach is Senate Bill 375, the landmark global warming legislation. SB 375 establishes a framework for regional planning and “Sustainable Communities Strategies” intended to reduce greenhouse gas emissions through land use, housing and transportation policies.
- Housing markets are regional in nature and do not stop at jurisdictional boundaries. Coordinated regional strategies offer the potential to be more effective in addressing housing needs than when each jurisdiction operates individually.
- In difficult economic times such as these, economies of scale accruing from shared resources can result in significant cost savings to jurisdictions that jointly prepare housing elements.

3. Data Sources

In preparing the Housing Element, various sources of information were consulted. The 2010 decennial Census and the annual American Community Survey updates were used as the primary sources of demographic information. However, other sources supplemented the Census data where available and relevant, including the following:

- Housing conditions surveys conducted by the jurisdictions;
- Population and housing data from the California Department of Finance (DOF);
- Employment data from the California Employment Development Department (EDD);
- Local economic data from the Kings County Economic Development Corporation;
- Housing market data from the Kings County Board of Realtors;
- Population and housing characteristics from Naval Air Station Lemoore;
- Point-in-time homeless data provided by Kings/Tulare Continuum of Care;
- Land use data based on the General Plans and zoning ordinances of each jurisdiction; and
- Regional housing needs information prepared by the Kings County Association of Governments.

4. Relationship to the General Plans

State law requires that the Housing Element be consistent with other elements of jurisdictions’ General Plans. Policies and programs set forth in this Housing Element are consistent with policies and programs in other elements of the respective General Plans. However, if during the implementation of this Housing Element any inconsistencies with other portions of the General Plans are identified, appropriate amendments to maintain internal consistency will be proposed. For example, Government Code Sec.

C. Community Involvement

65302.1 requires jurisdictions within the San Joaquin Valley to include in appropriate elements of the General Plan analysis, policies and feasible implementation measures to improve air quality. This Housing Element supports this provision of state law through its identification of sites for development of a variety of housing types in appropriate locations consistent with the regional growth forecast, regional housing needs plan, and regional transportation plans.

Government Code Sec. 65302 requires amendments to the Safety and Conservation elements to include analysis and policies regarding flood hazard and management information upon the next revision of the Housing Element after January 1, 2009. Sec. 65302.10 also requires each jurisdiction to amend the Land Use Element to identify unincorporated island, fringe, or legacy communities inside or near its boundaries upon each revision of the Housing Element. If necessary, amendments to those elements will be processed in order to maintain consistency between elements.

C. Community Involvement

State law requires local governments to make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element. To that end, each jurisdiction has provided opportunities for residents, interested parties, and local officials to participate in the update process and offer recommendations regarding housing needs and strategies to address those needs.

The public participation process for this Housing Element involved four major stages:

1. Public workshops and meetings in each of the four cities and the unincorporated County during the preparation of the Draft Housing Element;
2. Publication of the Draft Housing Element and subsequent review by the California Department of Housing and Community Development (HCD);
3. Revisions to the Housing Element to address comments from HCD and publication of a revised Draft Housing Element;
4. Public hearings before the Planning Commission and City Council of each city and the Planning Commission and Board of Supervisors of Kings County prior to adoption of the final Housing Element.

For details regarding the public meetings and hearings, as well as a summary of issues raised during the update process, please refer to Appendix C.

Chapter 1. Introduction

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Chapter 2. Housing Needs Assessment

The availability of decent and affordable housing for residents is an important housing goal. To accomplish this goal, a comprehensive assessment of housing needs provides the basis for developing responsive policies and programs. This chapter presents and analyzes demographic, economic, and housing characteristics and their impact upon housing needs in the cities of Avenal, Corcoran, Hanford, and Lemoore and unincorporated Kings County. The Housing Plan (Chapter 5) provides the policies and strategies to address identified housing needs.



A. Population and Household Characteristics

Housing needs in Kings County are largely determined by population and employment growth, coupled with various demographic variables. Characteristics such as age, household size, occupation, and income combine to influence the type of housing needed and its affordability.

1. Population Trends

Kings County is comprised of four incorporated cities (Avenal, Corcoran, Hanford, and Lemoore), four unincorporated community service areas (Armona, Home Garden, Kettleman City, and Stratford), and a few other smaller community pockets. According to the California Department of Finance (DOF), Kings County had a total population of 149,721 in 2015; however, about 11% of that is represented by persons in group quarters, primarily the state prisons and Naval Air Station Lemoore (Table 2-1).

Table 2-1
Kings County Population Growth, 1990-2015

Jurisdiction	Household Population				Change 1990-2015	
	1990	2000	2010	2015	Persons	%
Avenal	5,505	7,973	9,082	9,095	3,590	65.2%
Corcoran	8,309	9,539	12,573	12,630	4,321	52.0%
Hanford	29,927	40,839	53,068	54,603	24,676	82.5%
Lemoore	13,606	19,710	24,514	25,308	11,702	86.0%
Unincorporated	32,122	31,271	32,165	31,502	(620)	(1.9%)
County Totals	89,469	109,332	131,402	133,138	43,669	48.8%

Note: All numbers exclude persons in group quarters (State prisons and Naval Air Station Lemoore)

Sources: U.S. Census; Cal. Dept. of Finance, E5 & E8 Population & Housing Estimates, May 2015

During the past 25 years, Hanford has seen the largest population increase with about 57% of Kings County's total growth. Lemoore also experienced substantial growth during this period, with a population increase of 86%. Avenal and Corcoran saw population increases of about 65% and 52%, respectively, during the 1990-2015 time period. The unincorporated county has experienced a small decline in population since 1990.

Chapter 2. Housing Needs Assessment

According to DOF¹, Kings County's household population (i.e., excluding group quarters) is projected to reach approximately 167,000 by the year 2030, a gain of about 25% over 2015 levels.

2. Age Characteristics

Although population growth strongly affects total demand for new housing, housing needs are also influenced by age characteristics. Typically, different age groups have distinct lifestyles, family characteristics, incomes, and housing preferences. As people move through each stage of life, their housing needs and preferences also change. Age characteristics are therefore important in planning for the changing housing needs of residents.

Coupled with housing prices, the homeownership rate is related to householder age. Homeownership rates tend to increase with the age and income of the householder.

Housing needs often differ by age group. For instance, most young adults (under 34) are single or starting families. Housing needs for younger adults are addressed through apartments or first-time homeownership opportunities. Middle-aged residents (34-64) may already be homeowners, are usually in their prime earning years and have dependents living at home, and thus tend to seek larger homes. Seniors often own a home but, due to limited income or disabilities, may need assistance to remain in their homes. As life expectancies increase, the 65+ age group is projected to be the fastest-growing population segment, resulting in increasing need for assisted living and care facilities.

As shown in Table 2-2, Corcoran has the lowest percentage of children while Hanford has the highest percentage of seniors age 65+.

Table 2-2
Age Distribution

Age Group	Avenal	Corcoran	Hanford	Lemoore	Kings County
Total population	15,001	24,043	54,195	24,616	151,806
Under 5 years	10.5%	5.2%	8.0%	10.3%	8.4%
5 to 19 years	21.0%	14.9%	24.6%	23.3%	22.3%
20 to 29 years	18.2%	17.4%	15.1%	17.7%	17.3%
30 to 64 years	45.4%	57.0%	42.0%	41.4%	43.8%
65 to 84 years	4.4%	4.8%	8.9%	6.6%	7.3%
85 years and over	0.6%	0.6%	1.4%	0.8%	1.0%
Median age	30.1	36.1	31.7	28.7	31.1

Source: Census 2009-2013 ACS, Table S0101

3. Race and Ethnicity

As shown in Table 2-3, the largest racial/ethnic groups in Kings County in 2000 were Hispanics (51%) and Non-Hispanic Whites (35%). Asian, African American and other groups together comprised about 12% of the County total.

¹ California, Department of Finance, P-4 Report, Population Projections for California Counties 2015-2030, March 2015.

A. Population and Household Characteristics

Table 2-3
Race and Ethnicity

Racial/Ethnic Group	Avenal	Corcoran	Hanford	Lemoore	Unincorp	Kings County
Not Hispanic or Latino	28.2%	37.4%	52.9%	60.0%	53.3%	49.1%
-White	15.4%	19.4%	41.1%	41.0%	42.2%	35.2%
-Black or African American	9.9%	14.6%	4.4%	5.9%	3.9%	6.7%
-American Indian/Alaska Native	0.5%	0.5%	0.6%	0.8%	1.6%	0.8%
-Asian	0.7%	0.7%	4.1%	7.8%	2.7%	3.5%
-Native Hawaiian/Pacific Islander	0.0%	0.0%	0.1%	0.4%	0.2%	0.1%
-Other races or 2+ races	1.7%	2.1%	2.6%	4.0%	2.7%	2.7%
Hispanic or Latino (any race)	71.8%	62.6%	47.1%	40.0%	46.7%	50.9%
Total	100%	100%	100%	100%	100%	100%

Source: 2010 Census, Table DP-1

4. Household Type and Overcrowding

A household refers to the people occupying a home, such as a family, a single person, or unrelated persons living together. Families often prefer single-family homes or condominiums to accommodate children, while single persons generally occupy smaller apartments or condominiums. Single-person households often include seniors or young adults.

Table 2-4 displays household composition by community as reported by the Census ACS. Families comprised approximately 77% of all households within Kings County. Countywide, the proportion of single households was approximately 18%. However, the percentage of single households varied by location. The cities of Hanford (20.5%) and Lemoore (19.5%) had the highest percentage of single-person households.

As noted earlier, Kings County has a significant population of people living in group quarters who are not counted as households. Avenal and Corcoran State Prisons are counted in the total population figures, but are not counted as households. The same is true for persons living on-base at Naval Air Station Lemoore.

Table 2-4
Household Characteristics

Age Group	Avenal	Corcoran	Hanford	Lemoore	Uninc.	Kings County
Total households	2,727	3,516	17,161	8,072	9,309	40,785
Family households	82.5%	77.4%	75.5%	73.3%	83.0%	77.4%
With own children under 18 years	48.6%	48.2%	41.8%	38.5%	44.1%	42.7%
Married-couple family	53.6%	50.5%	53.3%	45.9%	62.8%	53.8%
With own children under 18 years	33.0%	31.6%	27.7%	23.6%	33.3%	28.9%
Male householder, no wife present	11.1%	8.2%	8.1%	7.0%	7.6%	8.0%
With own children under 18 years	3.8%	4.6%	5.3%	4.1%	3.6%	4.5%
Female householder, no husband present	17.7%	18.8%	14.1%	20.4%	12.6%	15.6%
With own children under 18 years	11.8%	12.0%	8.8%	10.8%	7.2%	9.3%
Nonfamily households	17.5%	22.6%	24.5%	26.7%	17.0%	22.6%
Householder living alone	14.8%	17.7%	20.5%	19.5%	12.7%	17.9%
65 years and over	5.8%	5.5%	7.9%	6.6%	6.1%	6.9%
Average household size	4.08	3.61	3.11	3.05	na	3.28

Source: Census 2009-2013 ACS, Table DP-2

Chapter 2. Housing Needs Assessment

Overcrowding

Overcrowding is often closely related to household income and the cost of housing. The U.S. Census Bureau considers a household to be overcrowded when there is more than one person per room, excluding bathrooms and kitchens; and to be severely overcrowded when there are more than 1.5 occupants per room. Overcrowded households are usually a reflection of the lack of adequate income for housing.

Table 2-5 details the percentage of households that live in overcrowded situations. Overcrowding is more prevalent among renters than owners. Avenal showed the highest rate of overcrowding, with over 23% of renters and 8% of owners reporting more than one person per room. About 18% of Corcoran renters reported overcrowding or severe overcrowding.

Table 2-5
Overcrowding by Tenure

Persons per Room	Avenal	Corcoran	Hanford	Lemoore	Uninc.	Kings County
Total households	2,727	3,516	17,161	8,072	9,309	40,785
Owner occupied:	996	1,605	9,658	4,363	4,505	21,127
0.50 or less	42.9%	49.3%	63.2%	63.1%	57.0%	59.8%
0.51 to 1.00	49.3%	41.6%	32.5%	33.0%	34.6%	34.5%
1.01 to 1.50	4.6%	6.5%	3.2%	3.0%	6.7%	4.2%
1.51 to 2.00	3.2%	2.5%	0.6%	1.0%	1.8%	1.2%
2.01 or more	0.0%	0.0%	0.4%	0.0%	0.1%	0.2%
Renter occupied:	1,731	1,911	7,503	3,709	4,804	19,658
0.50 or less	25.9%	42.2%	49.9%	53.1%	42.0%	45.7%
0.51 to 1.00	50.4%	39.8%	36.5%	40.1%	50.9%	42.2%
1.01 to 1.50	13.9%	12.5%	11.2%	5.5%	5.9%	9.2%
1.51 to 2.00	8.3%	4.9%	1.6%	0.8%	1.2%	2.3%
2.01 or more	1.5%	0.6%	0.9%	0.5%	0.0%	0.6%

Source: Census 2009-2013 ACS, Table B25014

5. Household Income and Overpayment

Along with housing prices and rents, household income is the most important factor affecting housing opportunities within Kings County. Housing choices such as tenure (owning versus renting), housing type, and location are dependent on household income. On the other hand, however, household size and type often affect the proportion of income that can be spent on housing. Table 2-6 shows the median household income of each community as reported by the Census ACS.

Table 2-6
Median Household Income

Jurisdiction	Median Household Income	% of County
Avenal	\$ 28,794	60%
Corcoran	\$ 32,914	68%
Hanford	\$ 52,614	109%
Lemoore	\$ 53,711	112%
Unincorporated	N/A	N/A
Kings County	\$ 48,133	100%

Source: Census 2009-2013 ACS

The median household income for the entire County was reported as \$48,133. Hanford and Lemoore had the highest median household incomes at approximately \$52,600 and \$53,700, respectively. This is likely due to the larger proportion of these cities' workforces with "white-collar" jobs.

A. Population and Household Characteristics

Avenal and Corcoran had median households below the County average, at \$28,794 and \$32,914, respectively. In both communities, a larger proportion of the workforce held “blue-collar” jobs such as farming, construction, extraction, manufacturing, production, transportation, and material moving.

Although median household income is a common benchmark for comparison, the distribution of household income also provides a useful measure of housing needs in a community. In housing analysis, households are typically grouped into categories, expressed relative to the Area Median Income (AMI) and adjusted for family size. Using State of California income thresholds, the income groups analyzed were as follows:

- Extremely low income: Up to 30% of AMI
- Very low income: 31-50% of AMI
- Low income: 51-80% of AMI
- Moderate income: 81-120% of AMI
- Upper income: Above 120% of AMI

Table 2-7 estimates the number of households within each income category in each jurisdiction as reported in HUD Comprehensive Housing Affordability Strategy (CHAS) data based on the 2007-2011 Census ACS. In comparison to other cities, Avenal and Corcoran had the highest percentage of extremely-low-, very-low- and low-income households. Countywide, 43% of all households had extremely-low, very-low and low incomes. Hanford and Lemoore had the highest proportion of residents with moderate and above-moderate incomes.

Extremely Low Income Households

In 2006 state law was amended (Assembly Bill 2634) to add the Extremely-Low-Income (ELI) category (up to 30% AMI) to the required analysis of household characteristics and housing growth needs. Due to their limited incomes, these households have the greatest difficulty finding suitable housing at an affordable price. Further discussion of housing costs and affordability, as well as housing growth needs by income category is provided later in this chapter.

Table 2-7
Household Income Distribution by Tenure

Income Category	Avenal	Corcoran	Hanford	Lemoore	Uninc.	Kings County
Owners						
<= 30%	4.9%	5.2%	2.1%	6.4%	5.6%	4.1%
>30% to <=50%	4.5%	12.4%	5.8%	4.1%	7.7%	6.4%
>50% to <=80%	28.8%	26.9%	12.4%	8.7%	15.5%	14.4%
>80% to <=100%	24.3%	13.9%	9.4%	10.2%	11.1%	11.1%
>100%	37.4%	41.6%	70.1%	70.5%	60.4%	64.0%
Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Renters						
<= 30%	33.7%	28.0%	13.5%	11.3%	12.6%	16.5%
>30% to <=50%	31.0%	26.5%	16.7%	9.5%	15.2%	17.6%
>50% to <=80%	7.5%	22.2%	20.1%	23.2%	27.7%	21.3%
>80% to <=100%	5.6%	9.6%	11.6%	12.1%	10.1%	10.5%
>100%	22.0%	13.4%	38.0%	43.7%	34.7%	34.1%
Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

Source: HUD CHAS data based on Census 2007-2011 ACS

Chapter 2. Housing Needs Assessment

Housing Overpayment

State and federal housing law defines *overpayment* as a household paying more than 30% of gross income for housing expenses, including utilities. Housing overpayment is especially problematic for lower-income households that have limited resources for other living expenses.

As shown in Table 2-8, a significant portion of lower-income households in each community overpaid for housing according to HUD CHAS data (special tabulations based on the Census ACS). However, the overpayment rate varied by tenure and income level. More than half of all very-low- and extremely-low-income households in all jurisdictions, both owners and renters, were reported to be overpaying. In most communities, however, more renter households than owner households were overpaying. Few households with incomes above the median faced overpayment – often less than 10% of households.

Table 2-8
Household Overpayment by Tenure

Income Category	Avenal	Corcoran	Hanford	Lemoore	Uninc.	Kings County
Owners						
<= 30%	100.0%	72.2%	69.0%	57.1%	72.7%	68.9%
>30% to <=50%	72.7%	60.5%	59.8%	77.8%	64.5%	64.0%
>50% to <=80%	45.7%	67.7%	51.0%	55.3%	46.4%	52.3%
>80% to <=100%	27.1%	43.8%	37.0%	79.8%	41.8%	45.3%
>100%	8.8%	9.7%	18.5%	20.4%	22.6%	19.0%
Total	31.3%	39.6%	27.8%	34.3%	34.5%	31.6%
Renters						
<= 30%	92.8%	95.8%	75.0%	74.3%	52.6%	78.0%
>30% to <=50%	79.7%	65.9%	80.7%	96.8%	75.7%	78.9%
>50% to <=80%	29.0%	40.5%	48.5%	50.7%	46.0%	46.6%
>80% to <=100%	13.0%	24.2%	55.7%	27.8%	30.1%	38.6%
>100%	0.0%	4.3%	7.5%	4.2%	3.8%	5.2%
Total	58.8%	56.2%	42.7%	34.6%	35.2%	42.5%

Source: HUD CHAS data based on Census 2007-2011 ACS

B. Employment Trends

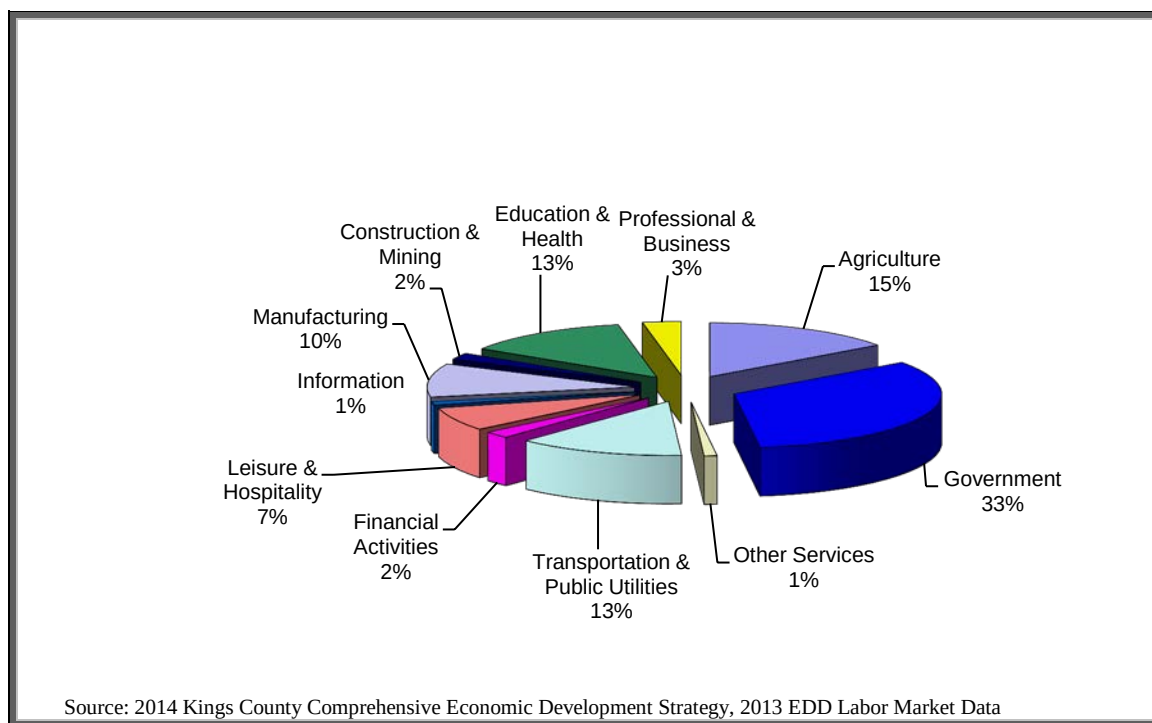
B. Employment Trends

Kings County's economy has an important impact on housing needs. Employment growth typically results in increased housing demand in areas that serve as regional employment centers. Moreover, the type of occupation and income levels for new employment also affects housing demand. This section describes the economic and employment patterns in Kings County and how these patterns influence housing needs.

1. Employment by Industry

Kings County supports a diversified economy as shown in Figure 2. Government represents the largest sector (due in large part to state prisons) and provided 33% of all jobs in the County as of 2013. Agriculture represented 15% of jobs, while Education & Health and Transportation & Public Utilities each provided 13% of employment.

Figure 2 – Kings County Employment by Industry



In August 2014, the Kings County's civilian labor force was approximately 59,500, with an unemployment rate of 10.6% (not seasonally adjusted). In reviewing the annual data for 2013, Kings County had 60,000 people in its labor force and an unemployment rate of 13.5%. In comparing the County unemployment rate to California, the August 2014 rate was 7.4% and 8.9% for the annual average for 2013. Historically, agriculture and government have dominated Kings County's economy. Agriculturally-oriented counties tend to have higher unemployment rates and greater seasonal variations in unemployment. Kings County is ranked 8th among California counties in agricultural production. According to the Kings County 2013 Annual Agricultural Crop Report, milk remains the county's leading commodity, followed by cotton (second) and cattle (third). With the entire state in a severe drought, it is uncertain to what extent future water supplies will affect agricultural employment.

Chapter 2. Housing Needs Assessment

Table 2-9 through Table 2-13 summarize the major employers for the jurisdictions of Kings County. Given the rural nature of the unincorporated communities, employment and economic activity is concentrated in the cities.

Table 2-9
Major Employers - Avenal

Employer	Employees	Industry
Avenal State Prison	1,143	Correctional Facility
Keenan Farms	200	Agricultural
Paramount Child Development Center	15	Pre-School Child Care
City of Avenal	47	Government

Source: October 2014, Kings Economic Development Corporation

Table 2-10
Major Employers - Corcoran

Employer	Employees	Industry
J.G. Boswell Company	1,300	Agricultural
J.G. Boswell Company Tomato	167	Agricultural
MidState Precast	45	Precast Concrete
Camfil Farr Company	50	Industrial Air Filters
Sawtelle & Rosprim	22	Machine Shop/ Fabrication
Proctor & Crookshanks Companies	50	Ready-Mixed Concrete
Hansen Ranches/ Equipment	50	Agricultural
Buttonwillow Warehouse Company	33	Fertilizer, Pesticides, Grain
City of Corcoran	75	Government
Lakeland Dusters	23	Aviation
Corcoran Machine Works	12	Machine Shop/ Fabrication
Corcoran State Substance Abuse Treatment Facility	1,854	Correctional Facility
Corcoran State Prison I	2,163	Correctional Facility

Source: October 2014, Kings Economic Development Corporation

Table 2-11
Major Employers - Hanford

Employer	Employees	Industry
Olam Spices & Vegetables	425	Onions/Garlic Processing
Exopack	77	Multiwall Packaging/ Bags
Excelsior Farming	630	Field Fruit
Del Monte	1,240	Tomato Processing
Marquez Brothers International Inc.	288	Mexican Cheese Products
Central Valley Meats	460	Meat Packing/ Processing
Netto Ag, Inc.	115	Custom Harvesting
Warmerdam Packing	650	Fruit Packing
Kings County School District	4,058	Education/ Schools
Adventist Health/ Central Valley Network	2,200	Health Care
Nichols Farms	316	Pistachios
City of Hanford	261	Government
Kings County Government Center	1,365	Government
Wal-mart	500	Retail Store

Source: October 2014, Kings Economic Development Corporation

B. Employment Trends

Table 2-12
Major Employers - Lemoore

Employer	Employees	Industry
Leprino Foods- East	308	Mozzarella Cheese
Leprino Foods- West	970	Mozzarella Cheese
Olam Tomato	1,000	Tomato Processing
K-Mart	110	Retail
Crisp Warehouse	50	Farm Warehousing
Agusa Inc.	35	Dehydrated Tomato
Naval Air Station Lemoore	7,600 (civilians)	Naval Air Station
Blair Air and Ground	20	Agricultural/ Aviation
Tachi Palace Hotel & Casino	1,500	Casino & Hotel
City of Lemoore	144	Government

Source: October 2014, Kings Economic Development Corporation

Table 2-13
Major Employers – Kings County Unincorporated

Employer	Employees	Industry
(Armona)		
Valley Pump & Dairy Systems	20	Irrigation Pumps
Bennett & Bennett Inc.	12	Pipe
Central Valley Cabinet	10	Wood Kitchen Cabinets
Raven's Deli	9	Restaurant/ Dried Beef
(Kettleman City)		
FedEx Facility	125	Parcel Shipping
Conway Express	30	Cargo Trucking
Waste Management	37	Hazardous Waste Disposal
Bravo Farms	30	Highway Retail
(Stratford)		
J.C. Diversifield	150	Agricultural Processing
Orton Equipment Company	23	Farm Equipment Sales

Source: October 2014, Kings Economic Development Corporation

2. Occupations Held by Residents

Occupations held by residents determine the income earned by a household and their corresponding ability to afford housing. Higher paying jobs provide broader housing opportunities for residents, while lower-paying jobs limit housing options. Understanding employment and occupation patterns can thus provide insight into present housing needs. Table 2-14 describes the number and type of jobs held by residents in each community based on recent Census estimates.

Table 2-14
Occupations Held by Civilians

Jurisdiction	Avenal	Corcoran	Hanford	Lemoore	Unincorp.	Kings County
Management, business, science, and arts occupations	2.8%	11.8%	28.7%	33.3%	22.9%	24.9%
Service occupations	23.9%	20.8%	25.1%	22.5%	19.8%	23.0%
Sales and office occupations	13.5%	19.2%	21.8%	17.1%	16.9%	18.9%
Natural resources, construction, & maintenance occupations	48.5%	32.6%	13.3%	12.5%	23.9%	19.8%
Production, transportation, & material moving occupations	11.2%	15.6%	11.0%	14.7%	16.6%	13.4%

Source: Census 2009-2013 ACS, Table DP-3

Chapter 2. Housing Needs Assessment

In Hanford and Lemoore, a higher proportion of residents held managerial, business or financial related employment. These types of “white-collar” jobs typically pay higher salaries and thus allow residents to afford a greater choice of housing opportunities. However, service occupations, sales/office positions, and “blue-collar” positions typically pay relatively lower wages. Residents in these occupations have more limited ability to afford housing and, in some cases, are in the greatest need of affordable housing and assistance.

3. Jobs-Housing Balance and Commute Patterns

Commuting patterns in Kings County have an important implication for housing needs. Larger employers in the County (e.g., three state prisons, Naval Air Station Lemoore, and agricultural industries) generate a significant number of jobs. However, the workforce employed at these institutions or in the agricultural industries may live in other communities for a variety of reasons, including preferences, the availability of suitable housing, or other reasons.

Commuting patterns show the relationship between where people live and where they work. Long commuting distances increase traffic congestion that strains the existing overcrowded road and highways infrastructure systems that are often in need of maintenance. Long commuting distances also contributes to poor air quality, increases expenses to the commuting workforce, and has been shown to have negative consequences on personal health. One of the aims of the Regional Housing Needs Allocation (RHNA) Plan is to direct new housing growth to employment centers in order to balance the jobs-housing ratio and decrease commuting distances.

The table below details the workforce that resides within the Kings County region. Roughly 80% of the approximate 54,000-person workforce stays within the Kings County area for employment. The remaining workforce is employed outside the County, with less than 1% working outside the State (see Table 2-15).

Table 2-15
Work Location of Kings County Residents

Work Location	Residents	Percentage
In Kings County	43,298	79.5%
Outside Kings County	10,947	20.1%
Outside of California	217	0.4%
Total	54,462	100%

Source: Census 2008-2012 ACS

When considering the work locations of city residents within the Kings County region as illustrated in Table 2-16, the City of Hanford has the largest concentration of workers at 45.5% that live and work within their jurisdictional limits. As the largest jurisdiction in the Kings County region, the City of Hanford has the lowest proportion of residents at 54.4% who commute to jobs elsewhere in Kings County. The City of Avenal has the largest proportion of residents who commute to jobs outside of their home city at 76.6%, followed closely by the City of Lemoore at 69.6%. According to recent Census estimates, 38% of residents work in their city of residence, with 62% commuting to other work locations in Kings County. Interestingly, this is a shift from the 2000 Census data, where 48% of residents worked in their home city and 36% commuted to work elsewhere in Kings County.

When considering work locations of residents in Kings County, the jobs-housing balance can be explored. The jobs-housing balance refers to the approximate distribution of employment opportunities and workforce population in respect to a geographic area. Research has shown that a jobs-housing balanced area is less likely to have residents who commute long distances in a vehicle. Residents may also be more

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likely to walk, cycle, or use public transportation when there is a balanced jobs-housing ratio. There is a general consensus that a balance of jobs to housing within an area can contribute to more sustainable travel in the form of shorter work trip distances. In looking at job locations and travel patterns in the Kings County region, the City of Hanford has the most balanced jobs-housing ratio or the most opportunities for residents to live near their place of employment.

Table 2-16
Work Locations of City Residents

Residence Location	Avenal		Corcoran		Hanford		Lemoore		All Cities	
	No.	%	No.	%	No.	%	No.	%	No.	%
Same City	1,196	23.4%	1,644	41.8%	9,174	45.5%	3,223	30.4%	15,237	38.0%
Elsewhere in Kings County	3,913	76.6%	2,288	58.2%	10,989	54.4%	7,380	69.6%	24,570	62.0%
Totals	5,109	100%	3,932	100%	20,163	100%	10,603	100%	39,807	100%

Source: Census 2008-2012 ACS

C. Housing Characteristics

This section describes the housing characteristics and conditions that affect housing needs in Kings County. Important housing stock characteristics include housing type, tenure, vacancy rates, age, condition, cost and affordability.



1. Housing Type

The California Department of Finance (DOF) provides annual estimates of the number of housing units by type for each jurisdiction based on reported building and demolition permits. DOF estimated that Kings County had a total of 44,888 housing units in 2015, representing a growth of 1,021 new units (2%) countywide since 2010. As is typical in small towns and rural areas, the majority of housing stock in all jurisdictions is comprised of single-family detached houses. Single-family attached (condominium) units represent just 4.9% of all units countywide. Approximately 18% of the county's housing stock consisted of multi-family projects, such as apartments and townhomes. The remaining 4.4% of housing units in Kings County were mobile and manufactured homes. As shown in Table 2-17, Avenal had the highest total percentage of multi-family units while Lemoore had the highest proportion of larger multi-family developments with five or more units. Unincorporated areas had the highest percentage of mobile homes.

Table 2-17
Housing Units by Type

Jurisdictions	Housing Units	Percent of Housing by Type				
		Single-Family Detached	Single Family Attached	Multi-Family (2-4 units)	Multi-Family (5+ units)	Mobile homes
Avenal	2,434	62.4%	3.3%	17.7%	12.2%	4.4%
Corcoran	4,009	73.7%	3.3%	10.7%	7.4%	4.9%
Hanford	19,133	73.5%	3.3%	8.9%	12.1%	2.2%
Lemoore	8,977	71.0%	3.7%	8.5%	13.3%	3.4%
Unincorporated	10,335	74.5%	10.0%	4.7%	1.5%	9.3%
Kings County	44,888	72.6%	4.9%	8.5%	9.5%	4.4%

Source: California Department of Finance, E-5 Report, May 2015

2. Housing Tenure and Vacancy Rates

Housing tenure (owner vs. renter) influences several aspects of the local housing market. Residential mobility is influenced by tenure, with ownership housing evidencing a lower turnover rate than rental housing. The vacancy rate also indicates the match between the demand and supply of housing. Table 2-18 details housing tenure and vacancies in Kings County and incorporated communities according to the 2010 Census. Vacancy rates of 5% to 6% for rental housing and 1.5% to 2.0% for ownership housing are generally considered to be optimum. A higher vacancy rate may indicate an excess supply of units, a softer market, and result in lower housing prices. A lower vacancy rate may indicate a shortage of housing and high competition for available housing, which generally leads to higher housing prices and diminished affordability.

C. Housing Characteristics

Table 2-18
Household Tenure and Vacancy Rates

Housing Type	Avenal		Corcoran		Hanford		Lemoore		Uninc.		Kings County	
	Units	%	Units	%	Units	%	Units	%	Units	%	Units	%
Occupied housing units	2,222	92.2%	3,594	90.8%	17,492	94.6%	8,196	94.9%	9,729	93.8%	41,233	94.0%
Owner-occupied housing units	1,011	42.0%	1,851	46.8%	10,208	55.2%	4,323	50.1%	4,936	47.6%	22,329	50.9%
Avg HH size of owner-occupied units	4.03		3.57		3.05		3.14		3.13		3.17	
Renter-occupied housing units	1,211	50.2%	1,743	44.0%	7,284	39.4%	3,873	44.9%	4,793	46.2%	18,904	43.1%
Avg HH size of renter-occupied units	4.13		3.42		3.01		2.83		3.49		3.21	
Vacant housing units	188	7.8%	364	9.2%	1,001	5.4%	436	5.1%	645	6.2%	2,634	6.0%
For rent	66	2.7%	235	5.9%	355	1.9%	209	2.4%	190	1.8%	1,055	2.4%
Rented, not occupied	7	0.3%	8	0.2%	21	0.1%	13	0.2%	9	0.1%	58	0.1%
For sale only	30	1.2%	33	0.8%	255	1.4%	87	1.0%	64	0.6%	469	1.1%
Sold, not occupied	3	0.1%	9	0.2%	54	0.3%	12	0.1%	42	0.4%	120	0.3%
For seasonal or occasional use	27	1.1%	16	0.4%	46	0.2%	14	0.2%	51	0.5%	154	0.4%
All other vacants	55	2.3%	63	1.6%	270	1.5%	101	1.2%	289	2.8%	778	1.8%
Homeowner vacancy rate (%)	2.9		1.7		2.4		2.0		n.a.		2.0	
Rental vacancy rate (%)	5.1		11.8		4.6		5.1		n.a.		5.3	
Total housing units	2,410	100%	3,958	100%	18,493	100%	8,632	100%	10,374	100%	43,867	100%

Source: 2010 Census, Table DP-1

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According to the Census, the housing vacancy rate in Kings County totaled 2.0% among for-sale units and 5.3% for rental units. However, the vacancy rate varied among communities. Corcoran had the highest rental vacancy rate at 11.8% yet the lowest vacancy rate among for-sale units at 1.7%. Avenal had the highest vacancy rates among for-sale units (2.9%). Hanford and Lemoore had the highest homeownership rates, at 55% and 50% respectively.

3. Housing Conditions

Housing conditions are an important indicator of quality of life in Kings County communities. Like any asset, housing ages and deteriorates over time. If not regularly maintained, structures can deteriorate and discourage reinvestment, depress neighborhood property values, and even become health hazards. Thus maintaining and improving housing quality is an important goal for communities.

Housing age can be an indicator of the need for housing rehabilitation. As shown in Table 2-19, recent Census estimates reported that over half of all housing in Kings County has been built since 1980, reflecting the significant housing growth in recent decades. Approximately 49% of the homes Countywide exceeded 35 years of age.

Most homes require increased maintenance after 30 years. Common repairs include a new roof, painting, plumbing, appliances and fixtures. Homes older than 50 years often require more substantial repairs (e.g., new siding, plumbing, or upgrades to electrical systems) in order to maintain the useful life and quality of the structure. Moreover, lead-based paint hazards are also more common in homes built before 1978 and particularly for homes built more than 50 years ago.

Table 2-19
Age of Housing Stock

Housing Type	Avenal		Corcoran		Hanford		Lemoore		Uninc		Kings County	
	Units	%	Units	%	Units	%	Units	%	Units	%	Units	%
Total housing units	2,874	100%	3,784	100%	18,777	100%	8,662	100%	10,037	100%	44,134	100%
Built 2010 or later	0	0.0%	56	1.5%	87	0.5%	0	0.0%	45	0.4%	188	0.4%
Built 2000 to 2009	595	20.7%	652	17.2%	3,087	16.4%	1,688	19.5%	1,793	17.9%	7,815	17.7%
Built 1990 to 1999	422	14.7%	302	8.0%	4,034	21.5%	1,984	22.9%	1,403	14.0%	8,145	18.5%
Built 1980 to 1989	349	12.1%	750	19.8%	2,729	14.5%	1,606	18.5%	1,181	11.8%	6,615	15.0%
Built 1970 to 1979	465	16.2%	553	14.6%	3,215	17.1%	1,440	16.6%	1,866	18.6%	7,539	17.1%
Built 1960 to 1969	225	7.8%	610	16.1%	2,036	10.8%	743	8.6%	1,151	11.5%	4,765	10.8%
Built 1950 to 1959	245	8.5%	339	9.0%	1,774	9.4%	667	7.7%	1,120	11.2%	4,145	9.4%
Built 1940 to 1949	308	10.7%	335	8.9%	611	3.3%	166	1.9%	589	5.9%	2,009	4.6%
Built 1939 or earlier	265	9.2%	187	4.9%	1,204	6.4%	368	4.2%	889	8.9%	2,913	6.6%

Source: Census 2009-2013 ACS, Table DP4

As part of the 2010 Housing Element update process, each jurisdiction in Kings County conducted a comprehensive survey of housing conditions within their community. The surveys were based upon criteria developed by the California Department of Housing and Community Development. Housing was classified according to five categories – sound, minor repair, moderate repair, substantial repair, or dilapidated. Table 2-20 summarizes the results of these housing conditions surveys. Housing conditions do not appear to have changed significantly since those surveys were conducted.

C. Housing Characteristics

Lemoore found the fewest problems, with 82% of the housing stock reported in sound condition. This is not surprising since Lemoore also has the newest housing stock. Hanford reported over three-quarters of its housing stock in sound condition. Avenal and Corcoran reported the highest proportions of structures with problems. In Avenal, 42% were in need of repair (minor, moderate or substantial) and 9% were considered dilapidated. In Corcoran, 55% of homes required repairs and 8% were dilapidated.

The housing plans for each of the jurisdictions include programs to improve housing conditions by providing grants or loans to assist low- and moderate-income households with housing repairs and rehabilitation. However, because funding for these programs has been reduced due to the statewide dissolution of redevelopment agencies, other funding sources must be found.

Table 2-20
Housing Conditions

Jurisdiction	Housing Conditions				
	Sound	Minor Repair	Moderate Repair	Substantial Repair	Dilapidated
Avenal	49%	7%	22%	13%	9%
Corcoran	37%	18%	28%	9%	8%
Hanford	73%	19%	8%	<1%	<1%
Lemoore	82%	15%	3%	<1%	<1%
Unincorporated Community Districts and Public Utility District	<1%	24%	47%	15%	14%

Source: Housing Conditions Reports for individual jurisdictions (2008-09)

4. Housing Affordability

State law establishes five income categories for purposes of housing programs based on the area (i.e., County) median income (“AMI”): extremely-low (30% or less of AMI), very-low (31-50% of AMI), low (51-80% of AMI), moderate (81-120% of AMI) and above-moderate (over 120% of AMI). Housing affordability is based on the relationship between household income and housing expenses. According to HUD and the California Department of Housing and Community Development², housing is considered “affordable” if the monthly housing cost (including utilities) is no more than 30% of a household’s gross income.

Table 2-21 shows current (2015) affordable rent levels and estimated affordable purchase prices for jurisdictions in Kings County by income category. Based on state-adopted standards, the maximum affordable monthly rent for extremely-low-income households is \$606, while the maximum affordable rent for very-low-income households is \$724. The maximum affordable rent for low-income households is \$1,158, while the maximum for moderate-income households is \$1,738. Maximum purchase prices are more difficult to determine due to variations in mortgage interest rates and qualifying procedures, down payments, special tax assessments, homeowner association fees, property insurance rates, etc. With this caveat, the maximum home purchase prices by income category shown in Table 2-21 have been estimated based on typical conditions in Kings County.

² HCD memo of 4/15/2015 (<http://www.hcd.ca.gov/hpd/hrc/rep/state/inc2k15.pdf>)

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Table 2-21
Income Categories and Affordable Housing Costs

2015 County Median Income = \$57,900	Income Limits	Affordable Rent	Affordable Price (est.)
Extremely Low (<30%)	\$24,250	\$606	\$110,000
Very Low (31-50%)	\$28,950	\$724	\$130,000
Low (51-80%)	\$46,300	\$1,158	\$210,000
Moderate (81-120%)	\$69,500	\$1,738	\$315,000
Above moderate (120%+)	>\$69,500	>\$1,738	>\$315,000

Assumptions:

- Based on a family of 4
- 30% of gross income for rent + utilities or principle/interest/taxes/insurance
- 10% down payment, 3.75% interest, 1.5% taxes and insurance

Source: Cal. HCD; J.H. Douglas & Associates

a. Housing Prices

Recent new home developments in Kings County (Table 2-22) had sales prices ranging from \$190,000 to \$350,000. Comparing these new home sales prices with the affordability categories shown in Table 2-21 above shows that most new single-family detached homes were priced within the moderate-income range, although some new homes were within the low-income affordability range. Real estate listings for resale single-family homes (Table 2-23) show that most asking



Copper Valley - Hanford

prices are in the lower-income range in Avenal, Corcoran and the unincorporated areas of the County and in the moderate and above-moderate categories in Hanford and Lemoore.

Table 2-22
New Home Prices - Kings County

Jurisdiction	Project/Builder	Price Range	Income Category
Avenal	Custom	\$190,000 - \$219,000	Low/Moderate
Corcoran	Pheasant Ridge	\$176,000 - \$245,000	Low/Moderate
Hanford	Independence-Chateau Series/Lennar (1)	\$254,000 - \$350,000	Moderate/Above Mod
	Sagecrest/Wathen Castanos (2)	\$280,000+	Moderate/Above Mod
	The Crossings/Blue Mountain (3)	\$240,000+	Moderate/Above Mod
	Hartley Grove/San Joaquin Valley Homes (4)	\$190,900+	Low/Moderate
Lemoore	The Greens/ Wathen Castanos	\$230,000+	Moderate/Above Mod
	Silva Estates/ Daley Homes (5)	Mid-\$200,000s+	Moderate/Above Mod

(1) <http://www.lennar.com/New-Homes/California/Fresno-Central-Valley/Hanford/Independence-Chateau-Series>

(2) <http://www.wchomes.com>

(3) <http://www.thecommunitycrossings.com/>

(4) <http://www.toptennewhomes.com/hanford/community-1505/hartley-grove>

(5) <http://www.toptennewhomes.com/lemoore/community-1447/silva-estates>

Source: J.H. Douglas & Associates, 2015

C. Housing Characteristics

A relatively small but important component of the housing market is represented by mobile homes. As of 2015, Kings County had approximately 2,000 mobile homes, located primarily in unincorporated, rural areas. Typical sales prices for new mobile homes range from approximately \$24,000 for a small (600 to 800 square feet) single-wide economy model to \$72,000 or more for a large (1,800 to 1,900 square feet) double/triple wide model³, and represent an affordable homeownership option for many households.

³ Source: <http://www.mh-quote.com>, 4/2015

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Table 2-23
Resale Home Listings - Kings County

Area (ZIP Code)	Price	Income Category	Year Built	Size	Bdrms.	Baths	Listing Broker
Avenal							
1004 E Shasta St, Avenal, CA 93204	\$85,000		1947	1,312	2	2	
305 W Merced St, Avenal, CA 93204	\$139,000		1967	1,476	3	2	
304 E San Mateo St, Avenal, CA 93204	\$169,500		1951	1,520	5	3	Century 21
Corcoran							
604 Estes Ave, Corcoran, CA 93212	\$154,900		1954	2,238	4	3	Century 21 Jordan-Link & Company
1509 Heffner Ave, Corcoran, CA 93212	\$149,900		1960	1,350	3	2	Cal-Econ Realty
920 San Joaquin Ave, Corcoran, CA 93212	\$120,000		2008	1,292	4	2	1st Class Realty Co
1816 Estes Ave, Corcoran, CA 93212	\$119,000		2002	1,223	4	2	Century 21
251 Sierra Ave, Corcoran, CA 93212	\$140,000		2008	1,694	3	2	
Hanford (93230)							
	\$230,000		2012	1,575	4	2.5	
	\$325,000		1958	1,724	3	2	Modern Broker
1156 E Myrtle St, Hanford, CA 93230	\$165,000		1982	1,447	3	1.5	RE/MAX All Estates
2912 Christopher Cir, Hanford, CA 93230	\$215,000		1994	1,513	4	2	
	\$249,500		1989	2,050	3	2	TDH Property Pros
	\$450,000		1961	2,224	3	2	Century 21
	\$360,000		2001	2,288	4	2.5	
	\$260,000		2000	2,484	4	3	
	\$249,000		2006	1,872	3	2	RE/MAX All Estates
	\$360,000		2003	2,888	5	3	
Lemoore							
	\$222,000		2003	1,830	3	2	
	\$245,000		2005	2,085	4	2	
	\$223,000		2002	1,754	4	2	
	\$265,900		2008	1,935	4	2	RE/MAX All Estates
	\$255,000		2003	1,645	4	2	
	\$209,000		2003	1,754	4	2	Century 21
	\$299,999		2003	2,757	5	3	
Unincorporated							
	\$140,000		1979	1,130	3	2	Century 21
	\$110,000		1936	936	3	1	For sale by owner
313 Carter St, Kettleman City, CA 93239	\$84,900		1957	936	3	1	
	\$62,000		1930	1,148	3	1	
	\$59,000		n.a.	914	3	1	For sale by owner

Note: All listings are SFD

Source: Sample of listings on Zillow.com, 4/11/2015

C. Housing Characteristics

b. Rental Market

For many lower-income households, rental housing is an affordable option. Shown below in Table 2-24, nearly all recently-built apartments in Kings County are affordable to lower-income households, including both income-restricted and new market-rate units with extensive amenities (such as The Grove in Lemoore). Income-restricted projects also include units affordable at the very-low- and extremely-low-income level.

In addition to the newer market-rate apartment projects shown here, Kings County has a substantial number of assisted multi-family projects that were built prior to the last planning period.

As discussed later in this chapter, Kings County has approximately 25 multi-family projects financed with a variety of local, state, and federal funds. These projects provide approximately 1,500 units of affordable housing to extremely-low-, very-low- and low-income individuals, families, seniors, and disabled persons (see Table 2-33 on page 2-37).



El Palmar Apartments - Avenal



Market-rate duplex - Hanford



The Grove - Lemoore



Cinnamon Villas - Lemoore

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Table 2-24
Apartment Rents – Kings County

Jurisdiction/Project	Address	No. Units	Rent by Unit Size			
			1 Bdrm	2 Bdrms	3 Bdrms	4 Bdrms
Avenal						
El Palmar*	1112 E. Whitney	81	--	\$410-441	\$622-685	\$725-735
Hearthstone Village*	1217 S 7th Ave	81	--	\$345-720	\$396-730	\$443-755
Corcoran						
Sierra Vista Apts.*	1830 Dairy Ave.	69	--	\$342-607	\$396-699	\$443-799
Kings Manor Apts.*	1420 North Ave	80	--	\$345-677	\$396-725	--
Avalon Family Apts.*	2502 Hanna Ave.	56		\$345-737	\$396-848	\$443-947
Hanford						
Windgate Village Apts.	536 E. Grangeville	54	\$750	\$950	--	--
Centennial Place**	485 Centennial Dr.	176	\$950	\$1,150	\$1,325	--
Edgewater Isle	500 Northstar		\$839	\$939-1,169	\$1,229	--
River Oaks	580 W. Fargo Ave.		\$744-803	\$888-977	\$1,125-1,365	--
(no project name)	109 E. Third St.	3	--	\$800	--	--
(no project name)	576 S. Douty St.	2	--	\$835	--	--
(no project name)	320-340 N. East St.	4	--	\$850	--	--
Lemoore						
College Park Apts.	899 Dogwood	120	\$865	\$1,030-1,045	--	--
Silva		48	--	\$795-995	\$1,025-1125	--
Montgomery Crossings*	1150 Tammy Lane	57	--	\$354-700	\$393-806	\$436-899
Cinnamon Villas*	335 W. Cinnamon Dr.	80	\$268-\$594	\$325-\$651	--	--
Valley Oak (Butler)	1165 Hanford-Armona Rd.	73	\$935	\$1055-1095	\$1,195	--
The Grove***	341 North 19 1/2 Ave.		\$965-975	\$1,150-1,165	\$1,330-1,340	--
Unincorporated area						
Railroad Ave. fourplex	10842 Railroad Av, Armona	4	--	\$700	--	--

*Income-restricted affordable units

**Opened in 2015, high-end amenities (15.2 du/ac) <http://www.centennialplacehanford.com/photogallery.aspx>

***Opened in 2015, high-end amenities <http://www.thegrovelemoore.com/index.aspx>

Source: J.H. Douglas & Associates, 2015

D. Special Needs Groups

Certain groups have greater difficulty in finding decent, affordable housing due to special circumstances. Special circumstances may be related to one's income, family characteristics, and disability status among others. In Kings County, persons and households with special needs include seniors, families with children (large households and single-parents with children) military personnel, agricultural employees, persons with disabilities, and the homeless. This section analyzes these special needs groups and identifies resources and programs designed to address these needs.

1. Seniors

According to recent Census estimates, Kings County had approximately 5,023 owner-occupied households and 1,971 renter-occupied households that were headed by seniors age 65 years and older (Table 2-25). In all jurisdictions, the majority of seniors were homeowners.

Senior households have special housing needs primarily due to three concerns – physical disabilities or limitations, limited income, and higher medical costs. Lemoore had the lowest



D. Special Needs Groups

percentage of owner-occupied units with householders over 65 (18%), while Hanford had the highest percentage of renter householders over age 65 (12%).

Table 2-25
Elderly Households by Tenure

Age of Householder	Avenal		Corcoran		Hanford		Lemoore		Uninc		Kings County	
	HH	%	HH	%	HH	%	HH	%	HH	%	HH	%
Owner occupied:	996	100%	1,605	100%	9,658	100%	4,363	100%	4,505	100%	21,127	100%
<65	725	72.8%	1,274	79.4%	7,307	75.7%	3,576	82.0%	3,222	71.5%	16,104	76.2%
65 to 74	184	18.5%	136	8.5%	1,297	13.4%	402	9.2%	719	16.0%	2,738	13.0%
75 to 84	40	4.0%	124	7.7%	772	8.0%	265	6.1%	418	9.3%	1,619	7.7%
85+	47	4.7%	71	4.4%	282	2.9%	120	2.8%	146	3.2%	666	3.2%
Renter occupied:	1,731	100%	1,911	100%	7,503	100%	3,709	100%	4,804	100%	19,658	100%
<65	1,606	92.8%	1,719	90.0%	6,617	88.2%	3,369	90.8%	4,376	91.1%	17,687	90.0%
65 to 74	125	7.2%	100	5.2%	482	6.4%	268	7.2%	240	5.0%	1,215	6.2%
75 to 84	0	0.0%	65	3.4%	308	4.1%	72	1.9%	158	3.3%	603	3.1%
85+	0	0.0%	27	1.4%	96	1.3%	0	0.0%	30	0.6%	153	0.8%

Source: Census 2009-2013 ACS, Table B25007

Seniors require a variety of housing options, depending on their life circumstance. While over 70% of seniors were homeowners, a variety of factors such as fixed retirement incomes, rising health care costs and physical disabilities can result in deferred home maintenance. Each jurisdiction's housing plan includes grant or loan programs to help seniors with repairs. Seniors with mobility disabilities may also require home modifications to improve accessibility and facilitate independent living. All jurisdictions have programs to ensure reasonable accommodation for persons with disabilities.

Senior renters, while facing similar income and mobility limitations as homeowners, are often at greater risk due to rising housing costs. To address these needs, the Housing Authority administers Section 8 rent subsidy vouchers for extremely-low- and very-low-income seniors. In addition, subsidized rental projects provide affordable housing options for many seniors.

The Kings/Tulare Area Agency on Aging and the Kings County Commission on Aging provide leadership at the local level in developing systems for home- and community-based services that maintain seniors in the least restrictive environment for as long as possible. Each jurisdiction also provides other types of supportive services for seniors. However, at some point in time, seniors may require a more supportive living environment. Congregate care facilities, residential care facilities, and skilled nursing facilities provide a wide range of housing, supportive, and medical services for seniors requiring additional care. The majority of independent and supportive residential environments are located in the most urbanized portions of the County in Hanford and Lemoore.

2. Female-Headed Households

Female-headed households have special housing needs including affordable housing, accessible daycare, health care, and other supportive services. Female-headed households comprised about 15% of all households in Kings County. State law recognizes that these households face challenges due to a combination of income levels, child care expenses, and housing availability. As shown in Table 2-26, the proportion of female-headed households ranged from about 13% in the unincorporated area to over 20%

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in Hanford. In all jurisdictions, the percentage of female-headed households who rent is significantly greater than those who own their homes.

Table 2-26
Household Type by Tenure

Housing Type	Avenal		Corcoran		Hanford		Lemoore		Uninc		Kings County	
	HH	%	HH	%	HH	%	HH	%	HH	%	HH	%
Total Households	2,727	100%	3,516	100%	17,161	100%	8,072	100%	9,309	100%	40,785	100%
Family households:	2,249	82.5%	2,721	77.4%	12,960	75.5%	5,914	73.3%	7,722	83.0%	31,566	77.4%
Married-couple family:	1,463	53.6%	1,774	50.5%	9,147	53.3%	3,709	45.9%	5,845	62.8%	21,938	53.8%
Owner	711	26.1%	1,073	30.5%	6,641	38.7%	2,717	33.7%	2,982	32.0%	14,124	34.6%
Renter	752	27.6%	701	19.9%	2,506	14.6%	992	12.3%	2,863	30.8%	7,814	19.2%
Other family:	786	28.8%	947	26.9%	3,813	22.2%	2,205	27.3%	1,877	20.2%	9,628	23.6%
Male householder, no wife present:	302	11.1%	287	8.2%	1,393	8.1%	562	7.0%	706	7.6%	3,250	8.0%
Owner-	138	5.1%	104	3.0%	582	3.4%	243	3.0%	341	3.7%	1,408	3.5%
Renter-	164	6.0%	183	5.2%	811	4.7%	319	4.0%	365	3.9%	1,842	4.5%
Female householder, no husband present:	484	17.7%	660	18.8%	2,420	14.1%	1,643	20.4%	1,171	12.6%	6,378	15.6%
Owner	67	2.5%	187	5.3%	705	4.1%	561	6.9%	415	4.5%	1,935	4.7%
Renter-	417	15.3%	473	13%	1,715	10%	1,082	13%	756	8%	4,443	11%
Nonfamily households:	478	17.5%	795	22.6%	4,201	24.5%	2,158	26.7%	1,587	17.0%	9,219	22.6%
Owner-	80	2.9%	241	6.9%	1,730	10.1%	842	10.4%	767	8.2%	3,660	9.0%
Renter-	398	14.6%	554	15.8%	2,471	14.4%	1,316	16.3%	820	8.8%	5,559	13.6%

Source: Census 2009-2013 ACS, Table B25007

3. Large Families

Large families represented approximately 20% of all owner households and about 21% of all renter households in Kings County (Table 2-27). Large households are most prevalent in Avenal (37% of owners and 31% of renters) while Hanford and Lemoore have the lowest proportions of large households.

Large families may have difficulty finding housing units that are large enough to accommodate their needs while still being affordable. The Housing Authority helps address the needs of these families by providing rental assistance in the form of Section 8 vouchers for extremely-low- and very-low-income households. Vouchers provide the difference between the market rent charged for the unit and the amount of rent that can be afforded by the household, typically no more than 30% of household income.

D. Special Needs Groups**Table 2-27
Household Size by Tenure**

Household Size	Avenal		Corcoran		Hanford		Lemoore		Uninc		Kings County	
	HH	%	HH	%	HH	%	HH	%	HH	%	HH	%
Owner	996	100%	1,605	100%	9,658	100%	4,363	100%	4,505	100%	21,127	100%
1	80	8.0%	226	14.1%	1,500	15.5%	672	15.4%	599	13.3%	3,077	14.6%
2	317	31.8%	393	24.5%	2,988	30.9%	1,524	34.9%	1,418	31.5%	6,640	31.4%
3	48	4.8%	282	17.6%	2,096	21.7%	690	15.8%	806	17.9%	3,922	18.6%
4	180	18.1%	263	16.4%	1,587	16.4%	602	13.8%	546	12.1%	3,178	15.0%
5	154	15.5%	210	13.1%	801	8.3%	434	9.9%	635	14.1%	2,234	10.6%
6	136	13.7%	135	8.4%	392	4.1%	314	7.2%	327	7.3%	1,304	6.2%
7+	81	8.1%	96	6.0%	294	3.0%	127	2.9%	174	3.9%	772	3.7%
Renter	1,731	100%	1,911	100%	7,503	100%	3,709	100%	4,804	100%	19,658	100%
1	324	18.7%	396	20.7%	2,013	26.8%	902	24.3%	580	12.1%	4,215	21.4%
2	243	14.0%	322	16.8%	1,611	21.5%	1,168	31.5%	1,159	24.1%	4,503	22.9%
3	270	15.6%	387	20.3%	1,307	17.4%	563	15.2%	933	19.4%	3,460	17.6%
4	354	20.5%	278	14.5%	1,073	14.3%	649	17.5%	1,008	21.0%	3,362	17.1%
5	197	11.4%	210	11.0%	654	8.7%	250	6.7%	702	14.6%	2,013	10.2%
6	217	12.5%	186	9.7%	637	8.5%	84	2.3%	250	5.2%	1,374	7.0%
7+	126	7.3%	132	6.9%	208	2.8%	93	2.5%	172	3.6%	731	3.7%

Source: Census 2009-2013 ACS, Table B25009

Whereas providing rental assistance helps meet the needs of extremely-low- and very-low-income households, the underlying need for affordable housing units must also be addressed. As discussed in Table 2-33, Assisted Housing Units (page 2-37), Kings County has a total of over 2,500 units of subsidized affordable housing. The majority of these projects are located in Hanford and Lemoore. The Housing Plan (Chapter 5) sets forth programs to encourage the construction of additional affordable rental and ownership housing.

4. Military Personnel and Veterans

The U.S. Navy plays a critical role in Kings County economy and its housing market. Lemoore is home to the Naval Air Station Lemoore (NASL). Commissioned in 1961, NASL serves as the master training center for carrier-based fighter squadrons for the United States Pacific Fleet. According to NASL, military personnel at the base totaled approximately 7,500 enlistees and officers in 2009. Of those, approximately 40% were single and 60% had families.

There are currently (2015) 1,630 residential units on base, plus additional quarters for approximately 2,400 single personnel. On-base housing does not fully satisfy the total housing need for base personnel and their families. In addition to Navy personnel, approximately 2,700 civilians are employed on-base. Because of the housing shortfall, military personnel and civilians must find accommodations in nearby communities.

The basic housing allowance provided to Navy personnel ranges from \$837 to \$1,422 for single individuals and from \$1,035 to \$1,692 for families. Single-service members, grade E-1 through



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E-4, are typically required to live on-base, while enlistees with their families must compete for remaining base family housing without any preference based on their pay grade.

In addition to active personnel, military veterans comprised a significant need group. According to recent Census estimates, approximately 10,600 military veterans lived within Kings County.

5. Agricultural Employees

Kings County is one of the state's major agricultural areas, ranking 8th among California counties in total agricultural production. According to the Kings County Agricultural Commissioner, 92% of the total land area in the County is devoted to farm land. Table 2-28 shows the County's leading agricultural products.

Recent Census data estimated that about 16% of employed Kings County residents worked in farming and related industries. Of these, about 37% lived in unincorporated areas (Table 2-29). Of the four cities, Avenal was home to the greatest number of farmworkers.

Farmworkers have special housing needs due to their relatively low wages. According to California Employment Development Department⁴, wages for farmworkers in the San Joaquin Valley ranged from \$12 to 14/hour, which is equivalent to approximately \$25,000/year for full-time work. As a result, farmworkers often overpay for housing (in relation to their income) and/or live in overcrowded and substandard living situations.

The nature of agricultural work also affects the specific housing needs of farmworkers. For instance, farmworkers employed on a year-round basis generally live with their families and need permanent affordable housing much like other lower-income households. Migrant farmworkers who follow seasonal harvests generally need temporary housing only for the workers themselves.

California has a statewide shortage of farmworker housing projects. For instance, the number of agricultural employee housing facilities registered with the State of California Department of Housing and Community Development (HCD) has

Table 2-28
Leading Agricultural Crops, Kings County

Crop	Rank	Value
Milk	1	\$773,219,000
Cotton	2	\$318,098,000
Cattle and Calves	3	\$179,265,000
Almonds	4	\$122,689,000
Pistachios	5	\$110,196,000
Walnuts	6	\$98,288,000
Tomatoes, processed	7	\$97,494,000
Alfalfa	8	\$84,957,000
Corn, Silage	9	\$69,573,000
Grapes	10	\$46,638,000

Source: Kings County Crop Report, 5/20/2014

Table 2-29
Farmworkers by Jurisdiction

Jurisdiction of Residence	Number of Farmworkers	% of County Total
Avenal	2,173	26%
Corcoran	894	11%
Hanford	1,575	19%
Lemoore	633	8%
Unincorporated	3,051	37%
Kings County	8,326	100%

Source: 2009-2013 Census ACS, Table DP-3



⁴ <http://www.labormarketinfo.edd.ca.gov/data/ca-agriculture.html>

D. Special Needs Groups

dramatically declined since the 1950s. Between 1955 and 1982, grower-registered facilities declined from 9,000 to 1,414 camps. By 1998, only 500 camps were registered with HCD, none of which were in Kings County. According to growers, the dramatic decline in labor camps is due to the high cost of maintaining housing and the climate of litigation facing growers who maintain camps. Additionally, most farm owners/managers hire the majority of their workers through temporary agencies for planting, picking, pruning, or other specific tasks, so that providing full-time housing for workers is not practical.

Although no farmworker camps exist in Kings County, the County does have a significant number of government-subsidized housing projects (e.g., Section 515 and public housing) that house farmworkers and their families. Many farmworkers live in mobile homes on the farming site. A new farmworker housing project was completed in Hanford during the 2003-2008 planning period. That project involved the renovation of an existing former motel into temporary and/or long-term, permanent agricultural employee housing. The project included 24 units plus parking, courtyard, children's play areas and open space.

The Constraints analysis (Chapter 4) contains a discussion of each jurisdiction's land use and zoning policies and regulations regarding farmworker housing. In communities with large farmworker populations, farmworker housing needs are met through homeownership assistance and rehabilitation loans. The majority of loans under both types of programs are issued to people working in the agricultural industry. Moreover, the majority of occupants of Section 515 projects and other subsidized projects also are employed in the farming industry. In Lemoore the farmworker population is significantly smaller, although many farmworkers also access standard homeownership and/or rehabilitation loans. The Housing Plan (Chapter 5) includes programs to address the housing and supportive services needs of farmworkers.

6. Persons with Disabilities

Because of the multitude of possible functional limitations that may present as disabilities, and in the absence of information on external factors that influence disability, surveys like the Census Bureau's ACS are limited to capturing difficulty with only selected activities. As such, people identified by the ACS as having a disability are, in fact, those who exhibit difficulty with specific functions and may, in the absence of accommodation, have a disability. In an attempt to capture a variety of characteristics that encompass the definition of disability, the ACS identifies serious difficulty with four basic areas of functioning – hearing, vision, cognition, and ambulation.⁵

Disabilities are most common among senior citizens. According to recent Census estimates, the proportion of people 65 years of age and over reporting some type of physical disability ranged from 39% in the unincorporated area to 52% in Avenal. The incidence of disabilities affecting the working age population was considerably less, ranging from about 8% in the unincorporated county to 13% in Corcoran (see Table 2-31).

Developmental Disabilities

As defined by federal law, “developmental disability” means a severe, chronic disability of an individual that:

⁵ Source: *American Community Survey 2013 Subject Definitions*. Beginning in 2008, questions on disability represent a conceptual and empirical break from earlier years of the ACS. Hence, the Census Bureau does not recommend any comparisons of current disability data to 2007 and earlier ACS disability data, or to disability estimates from the 2000 Census.)

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- Is attributable to a mental or physical impairment or combination of mental and physical impairments;
- Is manifested before the individual attains age 18;
- Is likely to continue indefinitely;
- Results in substantial functional limitations in three or more of the following areas of major life activity: a) self-care; b) receptive and expressive language; c) learning; d) mobility; e) self-direction; f) capacity for independent living; or g) economic self-sufficiency;
- Reflects the individual's need for a combination and sequence of special, interdisciplinary, or generic services, individualized supports or other forms of assistance that are of lifelong or extended duration and are individually planned and coordinated.

The Census Bureau does not record developmental disabilities. According to the U.S. Administration on Developmental Disabilities, an accepted estimate of the percentage of the population that can be defined as developmentally disabled is 1.5 percent. Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

The State Department of Developmental Services (DDS) currently provides community-based services to approximately 243,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. Kings County is served by the Central Valley Regional Center⁶ (CVRC) which is based in Fresno. During 2014, CVRC served approximately 16,200 clients, of which about 900 to 1,000 lived in Kings County (Table 2-30). CVRC provides diagnosis, evaluation, and case management services. The Center also operates approximately 20 small group homes for mentally disabled clients and placement services to help clients find affordable, independent housing (typically Section 8 units). The Kings County Rehabilitation Center in Hanford also offers rehabilitation, vocational and life training, and operates four group homes for mentally and physically handicapped individuals.

Table 2-30
Persons with Developmental Disabilities Receiving Services from CVRC

Living Arrangement	Avenal	Corcoran	Hanford	Lemoore	Armona	Kettleman City	Stratford
Own home	53	68	418	197	34	<10	<10
Independent/Supportive Living	<10	10	63	15	0	0	0
Intermediate Care Facility	0	0	34	0	0	0	0
Community Care Facility	0	<10	39	0	0	0	0
Foster/Family Home	0	<10	<10	<10	0	0	0
Other	0	0	<10	0	0	0	0

Source: CA Dept. of Developmental Services, 2014

⁶ www.cvrc.org

D. Special Needs Groups**Table 2-31
Disabilities by Age**

Disability Type by Age	Avenal		Corcoran		Hanford		Lemoore		Unincorporated		Kings County	
	Persons	%	Persons	%	Persons	%	Persons	%	Persons	%	Persons	%
Population under 5 years w/disability	11	0.7%	0	0.0%	0	0.0%	0	0.0%	5	0.2%	16	0.1%
With a hearing difficulty	0	0.0%	0	0.0%	0	0.0%	0	0.0%	5	0.2%	5	0.0%
With a vision difficulty	11	0.7%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	11	0.1%
Population 5 to 17 years w/disability	44	1.6%	115	3.8%	547	4.6%	294	6.0%	323	4.7%	1,323	4.5%
With a hearing difficulty	26	0.9%	36	1.2%	109	0.9%	28	0.6%	56	0.8%	255	0.9%
With a vision difficulty	0	0.0%	10	0.3%	52	0.4%	53	1.1%	98	1.4%	213	0.7%
With a cognitive difficulty	0	0.0%	68	2.3%	352	3.0%	219	4.5%	170	2.5%	809	2.7%
With an ambulatory difficulty	0	0.0%	5	0.2%	156	1.3%	11	0.2%	30	0.4%	202	0.7%
With a self-care difficulty	0	0.0%	5	0.2%	159	1.3%	17	0.3%	25	0.4%	206	0.7%
Population 18 to 64 years w/disability	541	8.6%	980	13.1%	3,347	10.6%	1,107	7.7%	1,422	7.8%	7,397	9.5%
With a hearing difficulty	250	4.0%	108	1.4%	771	2.5%	286	2.0%	353	1.9%	1,768	2.3%
With a vision difficulty	217	3.5%	209	2.8%	484	1.5%	203	1.4%	254	1.4%	1,367	1.8%
With a cognitive difficulty	229	3.7%	335	4.5%	1,238	3.9%	482	3.3%	628	3.5%	2,912	3.7%
With an ambulatory difficulty	283	4.5%	570	7.6%	2038	6.5%	518	3.6%	623	3.4%	4032	5.2%
With a self-care difficulty	138	2.2%	214	2.9%	612	1.9%	227	1.6%	297	1.6%	1488	1.9%
With an independent living difficulty	198	3.2%	339	4.5%	1330	4.2%	383	2.7%	448	2.5%	2698	3.5%
Population 65 years and over w/disability	311	52.1%	426	46.6%	2146	40.3%	848	46.7%	1182	38.6%	4913	41.9%
With a hearing difficulty	64	10.7%	192	21.0%	860	16.1%	396	21.8%	437	14.3%	1949	16.6%
With a vision difficulty	24	4.0%	95	10.4%	356	6.7%	78	4.3%	280	9.1%	833	7.1%
With a cognitive difficulty	44	7.4%	131	14.3%	566	10.6%	184	10.1%	273	8.9%	1198	10.2%
With an ambulatory difficulty	240	40.2%	250	27.3%	1559	29.3%	503	27.7%	713	23.3%	3265	27.9%
With a self-care difficulty	96	16.1%	100	10.9%	537	10.1%	176	9.7%	181	5.9%	1090	9.3%
With an independent living difficulty	183	30.7%	199	21.7%	951	17.8%	400	22.0%	520	17.0%	2253	19.2%

Note: Numbers represent persons, not disabilities. Persons may report more than one type of disability
Source: 2009-2013 ACS Table S1810

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State and federal law mandate minimum accessibility standards for housing. For example, local governments that use federal housing funds must meet federal accessibility guidelines for new construction and substantial rehabilitation. At least 5% of the units must be accessible to persons with mobility impairments, and an additional 2% must be accessible to persons with sensory impairments. New multi-family housing must be built so that: 1) the public and common use portions of such units are readily accessible to and usable by disabled persons; 2) the doors allowing passage into and within such units can accommodate wheelchairs; and 3) all units contain adaptive design features. In addition, state law requires all jurisdictions to provide reasonable accommodation in the application of housing policies and regulations (see Chapter 4. Constraints for additional discussion).

7. Homeless

Homelessness is often the result of multiple factors that converge in a person's life. The combination of loss of employment, inability to find a job because of the need for retraining, and high housing costs lead to some individuals and families losing their housing. For others, the loss of housing is due to chronic health problems, physical disabilities, mental health disabilities or drug and alcohol addictions along with an inability to access the services and long-term support needed to address these conditions.

Obtaining an accurate assessment of the magnitude of the homeless population is difficult because many individuals are not visibly homeless but rather live with relatives or friends, in hotels/motels or shelters, and other temporary accommodations. In an attempt to address the needs of homeless people in Kings County, the Kings/Tulare County Continuum of Care Coordinating Group conducted a Point-in-Time ("PIT") survey of homeless people in these two counties in January 2015 (Table 2-32). The study used HUD's definition of homelessness, which is defined as people who reside in emergency shelters, transitional housing, or places not meant for human habitation such as cars, parks, sidewalks, and abandoned buildings.

Based on the 2015 survey, the following portrait of homeless people emerged.

- 40% are chronic homeless
- 33% have a chronic health condition
- 41% suffer from mental illness
- 23% are victims of domestic violence
- 31% have a physical disability
- 23% have a substance abuse problem
- 7% are veterans
- 9% are unaccompanied children or young adults under age 25

As of 2015, 49% of the homeless population was housed in temporary living arrangements. Of this total, 30% lived in transitional housing and 19% were in emergency shelters. Just over half were living on the streets or in a car. (Note: Avenal and Lemoore were not included in the PIT survey, therefore the estimates of homeless persons for those cities are based on the observations of police officers or other city staff.)

**Table 2-32
Homeless Persons**

Jurisdiction	Estimated Homeless
Avenal	10*
Corcoran	19
Hanford	202
Lemoore	xx*
Unincorporated area	6
Kings County totals	227

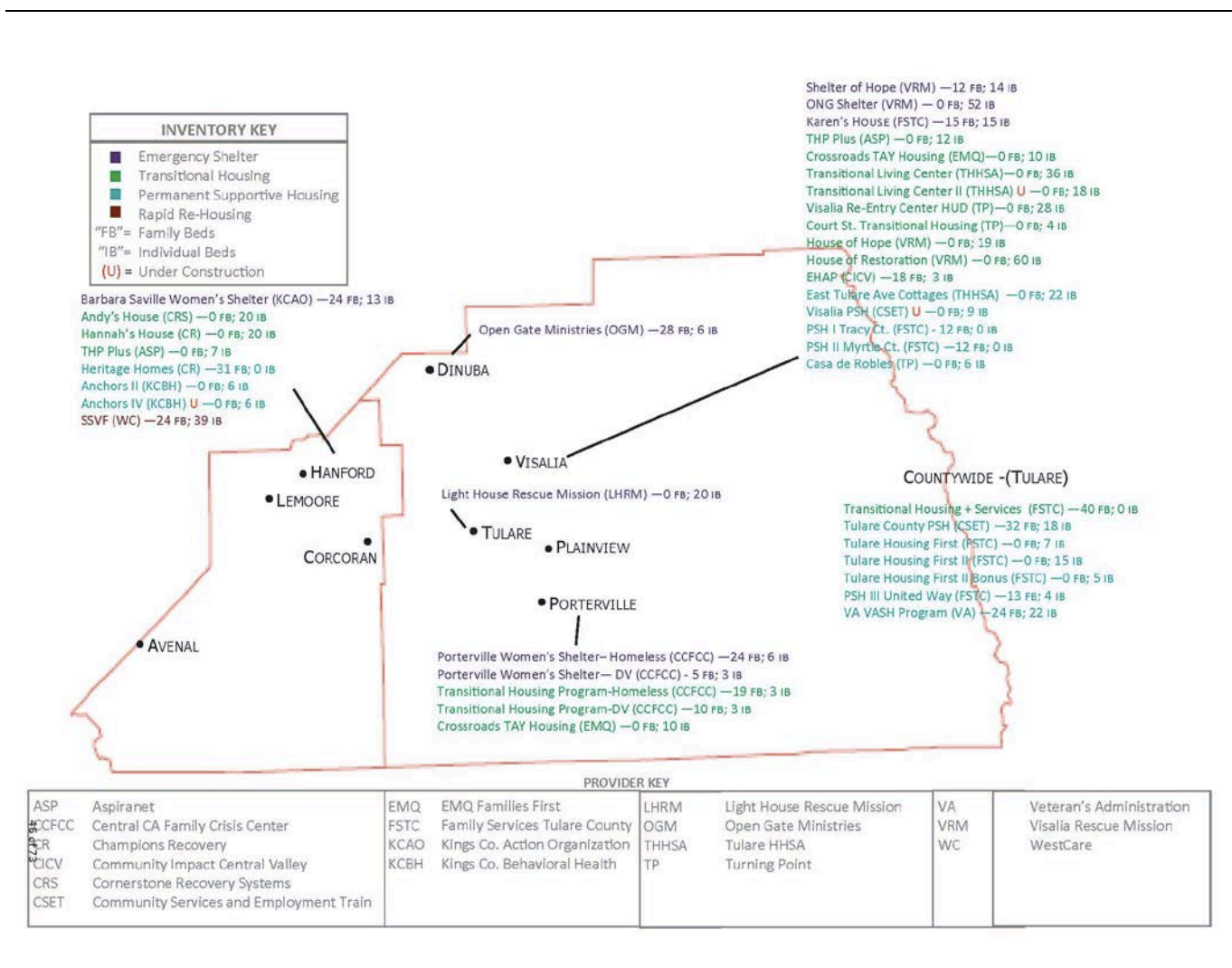
Source: Kings/Tulare County Continuum of Care Point-in-Time Survey, 2015

*City estimate



D. Special Needs Groups

Figure 3 – Shelter Facilities in Kings and Tulare Counties



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The 2015 PIT survey identified an inventory of 237 emergency shelter beds, 340 transitional housing beds and 307 permanent supportive housing beds in Kings County (see Figure 3). The unmet need was estimated to be 75 emergency shelter beds, 22 transitional housing beds and 80 permanent supportive housing beds.⁷

Additional emergency assistance is provided by the Salvation Army in Hanford, which provides short-term assistance in the form of food, financial assistance for rent and utility bills, motel vouchers and bus or plane tickets. Corcoran Christian Aid provides food, vouchers and other types of emergency financial assistance within Corcoran.

Despite these services, a significant shortage in emergency shelters and transitional housing remains. In 2007 the State Legislature passed Senate Bill (SB) 2, which strengthened the planning and zoning requirements for emergency shelters and transitional/supportive housing. SB2 requires that all jurisdictions adopt zoning regulations that allow emergency shelters by-right in at least one zone, subject to objective development standards, or as an alternative, the jurisdiction may meet the need through a multi-jurisdictional agreement with up to three adjacent jurisdictions. As noted in the Constraints section, all of the jurisdictions in Kings County have adopted zoning regulations for emergency shelters and transitional/supportive housing in response to SB 2.

E. Analysis of At Risk Housing

State law requires that housing elements include an analysis of assisted housing projects that are eligible to change from low-income housing to market rate housing during the next ten years due to termination of subsidy contracts, mortgage prepayment, or expiration of affordability restrictions. Assisted housing developments include multi-family rental housing that receives assistance under certain federal and state programs, as well as local programs (e.g., in-lieu fees, inclusionary and/or density bonus programs).

Kings County and its four incorporated cities have 44 projects providing over 2,400 affordable rental units subsidized through local, state, and federal programs.

Covenants and deed restrictions are used to maintain the affordability of publicly assisted housing as affordable to low- and moderate-income households. Over time, however, these covenants and use restrictions expire and must be renewed or renegotiated to ensure continued affordability of housing. Table 2-33 shows the assisted rental projects in Kings County for which affordability controls are currently in place. All of these projects have affordability covenants that extend at least 10 years and, therefore, none is considered to be at risk of conversion to market rate.



⁷ The PIT survey did not include all jurisdictions in Kings County, therefore a breakdown of unmet need for each jurisdiction is not available.

E. Analysis of At Risk Housing

Table 2-33
Assisted Housing Units

Project/Jurisdiction	Year Built	Total Units	Low Income Units	Assistance Program	Covenant Expires
Avenal					
El Palmar Apartments	2004	81	80	TCAC, RDA, CCRC (Large Family)	2059
Hearthstone Village	2005	81	80	TCAC (Large Family)	2060
Pleasant Valley Manor Apts	1986	40	39	USDA Rural Dev, Section 515 (Family)	2036
Villa Esperanza	2008	81	80	TCAC (Large Family)	2063
Wien Manor	1983	40	38	HUD, Section 515 (Family)	2027
Totals - Avenal		323	317		
Corcoran					
Avalon Family Apartments	N/A	56	55	TCAC (Large Family)	2035
Carolyn Apartments	1983	40	38	HUD, Section 515 (Family)	2032
Corcoran Family Apartments	2009	69	68	TCAC (Large Family)	2064
Corcoran Garden Apartments	2002	38	38	TCAC, Section 515 (Large Family)	2032
Corcoran Station Senior Apts	1997	44	44	CHRP, RDA, HOME (Elderly)	2047
Kings Manor	2004	81	80	TCAC, Bonds (Large Family)	2059
Saltair Place	2004	42	40	TCAC (Large Family)	2059
Valley View Village	1966	100	100	HUD	N/A
Westgate Manor	1985	45	44	Section 515 (Elderly, Disabled)	2035
Whitley Gardens I	1979	63	62	TCAC (Non Targeted)	2029
Whitley Gardens II	1984	24	24	TCAC (Non Targeted)	2035
Totals - Corcoran		602	593		
Hanford					
Amberwood I	1996	48	42	USDA Rural Dev, Sec. 515 (Family)	2030
Amberwood II	1981	40	39	USDA RD and HUD, Sec 515 (Family)	2031
Cameron Commons	1982	32	32	RHCP	perpetuity
Casa Del Sol Apartments	1997	80	79	TCAC (Large Family)	2052
Cedarbrook	1999	70	70	TCAC (Large Family)	2030
Hanford Senior Villas	1982	48	47	TCAC (Senior)	2032
Heritage Park at Hanford	1997	81	80	TCAC (Senior)	2047
Kings View Apartments Inc	N/A	N/A	10	N/A	N/A
Kings View Hanford	N/A	10	10	HUD	2031
Lincoln Plaza	2006	40	39	TCAC (Large Family)	2061
Sunnyside Village	1969	150	150	HUD	perpetuity
Tierra Vista Apartments	2010	48	48	TCAC/HOME	2065
View Road Apartments	1983	121	120	USDA Rural Development (Elderly)	2031
Totals - Hanford		768	766		
Lemoore					
Alderwood	1996	80	79	TCAC (Large Family)	2051
Antlers Hotel	2003	10	10	CDBG/RDA	2058
Brookfair Manor	1968	72	72	FDIC Affordable Housing Prog (Family)	2052
Kings River Apartments	1986	44	43	USDA, Section 515	2034
Lemoore Elderly	1987	23	23	USDA, Section 515	2032
Lemoore Villa	1979	28	28	USDA, Section 515	2032
Montclair Apartments	1999	80	79	TCAC (Large Family)	2054
Montgomery Crossing	2009	57	56	TCAC (Large Family)	2064
Mountain View Apartments	1988	39	38	HUD, Section 515	2037
Villa San Joaquin	1975	36	35	TCAC, Section 515 (Non Targeted)	2059
Westberry Square Apartments	1998	100	99	TCAC (Large Family)	2053
Totals - Lemoore		569	562		
Unincorporated Area					
Armona Village	1986	33	32	USDA Rural Development, Section 515	2033
Kettleman City Apartments	1983	40	40	USDA Rural Development, Sec 514/516	2032
Single Family Homes (various)	1980s	7	7	Public Housing	perpetuity
Sycamore Court	1966	118	118	HUD	perpetuity
Totals - Unincorporated Area		198	197		
Grand Total - Kings County		2,467	2,442		

F. Housing Growth Needs

1. Overview of the Regional Housing Needs Allocation

The Regional Housing Needs Allocation (RHNA) is a key tool for local governments to plan for anticipated growth. The RHNA quantifies the anticipated need for housing within each jurisdiction for the 10-year period from January 1, 2014 through January 31, 2024. Communities then determine how they will address this need through the process of updating the Housing Elements of their General Plans.

In determining the housing allocation for the five jurisdictions within Kings County, the Kings County Association of Governments (KCAG) developed an allocation methodology with the assistance of the Kings Regional Housing Technical Advisory Committee (KRHTAC). This methodology takes into account local growth assumptions and considers certain criteria as specified in *Government Code* §65584(a). The criteria used in this methodology include an analysis of available data on local housing, population, economic, and other growth factors. One growth assumption deemed relevant to housing growth and demand within Kings County is the housing needs of Naval Air Station Lemoore personnel. Although the housing unit allocations in the RHNA are not required to take into account the military base, the Indian reservation, or prison populations, the Naval Air Station Lemoore is identified as a relevant factor. Using the assumptions and methodology detailed within the RHNA plan, KCAG in coordination with the KRHTAC derived the distribution of each jurisdiction's share of the regional housing need and allocated the units according to the four income categories for housing affordability.

The goal of the RHNA Plan is to promote a fair distribution of attainable housing among the four cities and the unincorporated County in a way that also helps meet the state's housing goals. Attainable housing is defined as housing that is both sufficient in supply and affordably priced. The total housing units specified in the RHNA plan for each jurisdiction are not to be construed as quotas for development. The RHNA Plan only determines the number and affordability of housing units that jurisdictions need to plan for through land use policies, regulations, infrastructure plans, and other housing assistance programs. Construction and development of these allocations is not a requirement of the RHNA plan.

Table 2-34
Regional Housing Needs, 2014-2024

Jurisdiction	Extremely Low*	Very Low*	Low	Moderate	Above Mod	Total
Avenal	73	72	108	115	271	639
Corcoran	108	107	161	169	401	946
Hanford	549	548	821	865	2,049	4,832
Lemoore	339	338	507	534	1,267	2,985
Unincorporated	93	93	138	147	347	818
Kings County total	1,160	1,160	1,735	1,830	4,335	10,220

* 50% of VL units are assumed to be extremely-low per state law
Source: KCAG 2015

Table 2-34 shows the regional housing needs allocations for Kings County jurisdictions for the 2014-2024 period. All new units built or preserved after January 1, 2014 are credited in the new RHNA period. A discussion of how each jurisdiction's land inventory accommodates this growth need is provided in Chapter 3.

Chapter 3. Resources and Opportunities

This chapter analyzes the resources available for the development, rehabilitation, and preservation of housing in Kings County and the cities of Avenal, Corcoran, Hanford, and Lemoore. This includes an evaluation of the extent to which vacant or underutilized land compares to the regional housing needs allocation, and the financial and administrative resources available to support housing activities and implement the housing programs described in Chapter 5.

A. Land Resources

California law (*Government Code* §65584) requires that each city and county, when preparing its state-mandated housing element, develop local housing programs designed to address housing needs for all income groups in their community. This concept seeks to ensure that each jurisdiction, to the extent feasible and appropriate, plans for a variety of housing for population growth expected in the region as well as people who might reasonably be expected to reside within the jurisdiction if a variety of housing accommodations appropriate to their needs were available. This section analyzes the capacity for residential development in each jurisdiction and how that capacity compares to the regional housing needs allocation (RHNA) identified in the previous chapter.

The current RHNA covers the period January 1, 2014 through January 31, 2024. Housing units built during 2014-15 are credited in the new planning period. Jurisdictions must demonstrate that there is adequate capacity to achieve the remainder of their RHNA for all income categories during the planning period based on an analysis of realistic development potential on vacant or underutilized sites.

It is important to recognize that the RHNA is a *planning target, not a construction mandate*. Since local governments do not build housing, their responsibilities are to create opportunities for residential development for all income levels through appropriate land use plans and regulations, and through implementation of programs designed to facilitate housing development. The focus of these responsibilities is on the provision of housing for lower-income households and persons with special needs since these groups have the greatest difficulty in obtaining adequate and affordable housing.

To fully address RHNA requirements, jurisdictions must demonstrate that there are adequate sites with appropriate zoning and development standards to accommodate their remaining housing need at all affordability levels. To that end, a parcel-specific inventory was prepared by each jurisdiction. The resulting inventory consists of vacant sites or underutilized sites with potential for additional development or redevelopment. Chapter 4 provides an analysis of the appropriateness of zoning regulations and development standards for each jurisdiction to facilitate housing development at all income levels. The detailed parcel listings and identification of potential development constraints for each jurisdiction are provided in Appendix B. Sites with Farmland Security Zone or Williamson Act contracts were eliminated from the analysis. The land inventory analyses for each jurisdiction are summarized in Table 3-1 below. This analysis demonstrates that the land inventory in each jurisdiction is adequate to accommodate the RHNA in all income categories.

Chapter 3. Resources and Opportunities

**Table 3-1
Land Inventory Summary**

Jurisdiction	Income Category				Total
	EL/VL	Low	Mod	Above Mod	
Avenal					
RHNA (Table 2-34)	145	108	115	271	639
Units completed or permitted (Table A-3a)*	40	-	4		44
Net Remaining RHNA	213		111	271	595
Housing sites (Table B-2a)	580		2,145	2,049	4,774
Adequate Capacity?	Yes		Yes	Yes	Yes
Corcoran					
RHNA (Table 2-34)	215	161	169	401	946
Units completed or permitted (Table A-3b)*					
Net Remaining RHNA	376		169	401	946
Housing sites (Table B-2b)	477		1,198	1,000	2,675
Adequate Capacity?	Yes		Yes	Yes	Yes
Hanford					
RHNA (Table 2-34)	1,097	821	865	2,049	4,832
Units completed or permitted (Table A-3c)*	9	1	63	64	137
Net Remaining RHNA	1,908		802	1,985	4,695
Housing sites (Table B-2c)	2,067		3,394	41	5,502
Adequate Capacity?	Yes		Yes	Yes	Yes
Lemoore					
RHNA (Table 2-34)	677	507	534	1,267	2,985
Units completed or permitted (Table A-3d)*	-	28	184	-	212
Net Remaining RHNA	1,156		350	1,267	2,773
Housing sites (Table B-2d)	1,523		1,181	1,121	3,825
Adequate Capacity?	Yes		Yes	Yes	Yes
Kings County Unincorporated					
RHNA (Table 2-34)	186	138	147	347	818
Units completed or permitted (Table A-3e)*	9		22	13	44
Net Remaining RHNA	315		131	334	774
Housing sites (Table B-2e)	354		845	906	2,105
Adequate Capacity?	Yes		Yes	Yes	Yes

Notes:

*Only deed-restricted units have been counted toward the lower-income RHNA.

B. Financial and Administrative Resources

Kings County jurisdictions have access to a variety of local, state, federal, and private resources to assist in the production of affordable housing for extremely-low, very-low, low- and moderate-income households. In addition, various nonprofit and for-profit agencies may have the administrative capacity to help the jurisdictions further their housing goals. The following section describes the most significant funding sources currently used by cities and the County, and the agencies that can help achieve the housing goals described in Chapter 5.

1. Financial Resources

Home Investment Partnership (HOME): The federal HOME Program offers funding for local jurisdictions to improve and/or expand the supply of affordable housing opportunities for lower-income households. All projects and programs funded with HOME funds must be targeted to very-low- and low-income households and may have requirements for matching funds from non-federal resources equal to 25% of the requested funds. All of the jurisdictions in Kings County must apply to state HCD for HOME funds annually on a competitive basis. Recently, the cities of Avenal and Hanford received HOME grants for first-time homebuyer loans and housing rehabilitation loans. Lemoore received first-time homebuyer grant funds while Kings County and Hanford received Rental New Construction grant funding.

Community Development Block Grant (CDBG): The federal CDBG program is designed to maintain viable urban communities by providing decent housing and a suitable living environment, and by expanding economic opportunities, especially for persons of low- and moderate-income. CDBG funds can be used for a variety of activities, including housing acquisition, housing rehabilitation, new construction, public works, and community facilities. Each year, jurisdictions may apply for up to \$800,000 under both the General Allocation and Economic Development components of the CDBG programs. The maximum amount per application is \$500,000. In addition, grants of up to \$70,000 per year from the General Planning and Technical Assistance allocation and \$70,000 per year for the Economic Development Planning and Technical Assistance are awarded and do not count toward the \$800,000 cap.

Affordable Housing and Sustainable Communities Program (AHSC): The AHSC Program furthers the purposes of AB 32 and SB 375 by investing in projects that reduce GHG emissions by supporting more compact, infill development patterns, encouraging active transportation and transit usage, and protecting agricultural land from sprawl development. Funding for the AHSC Program is provided from the Greenhouse Gas Reduction Fund (GGRF), an account established to receive Cap-and-Trade auction proceeds. The AHSC Program is administered by the Strategic Growth Council (SGC). HCD will implement the transportation, housing and infrastructure component of the AHSC Program. Funds are allocated through a competitive process, based on the merits of applications submitted and the proposed use of funds. The threshold requirements and application selection criteria focus on the extent to which developments realize the AHSC Program's objectives of reducing GHG emissions, benefiting Disadvantaged Communities, providing affordable housing, demonstrating project readiness, and meeting other policy considerations.

2. Administrative Resources

Described below are the major public and non-profit agencies that have been involved in housing activities or are interested in housing activities in Kings County. These agencies play important roles in meeting the housing needs of the community. In particular, they are involved in the improvement of the

Chapter 3. Resources and Opportunities

housing stock, provision of affordable housing, homeownership assistance, and rental assistance to households in need.

Self Help Enterprises: Incorporated in 1965, Self-Help Enterprises of Visalia is a non-profit housing developer that assists low-income residents of rural areas with housing and related services. “Self-help” housing refers to housing built in part by the future occupants of the home by allowing families to use their “sweat equity” as the down payment on the new home they might otherwise not be able to afford. Self-Help Enterprises is actively involved in helping farm laborers and other low-income families in becoming homeowners through both training and supervision as self-help builders, and assembling public and private funds in support of new construction. Self-Help Enterprises also develops multi-family housing and administers housing programs for all jurisdictions in Kings County on a contract basis.

Housing Authority of Kings County (HAKC): The Housing Authority’s mission is to promote decent, safe, and affordable housing and economic opportunity to low-income families throughout Kings County and its four incorporated cities. The Housing Authority operates three public housing projects providing 268 units of affordable housing and 32 state housing apartments. The Housing Authority also provides 688 Section 8 Housing Choice Vouchers. Finally, the Authority manages 45 farm labor residences, a Rental Housing Construction program apartment complex, a 44-unit California Housing Rehabilitation Program-Rental (CHRP-R) senior citizen project, and two transitional housing projects with 12 spaces for foster youth.

C. Opportunities for Energy Conservation

Avenal

The City of Avenal is developing a partnership with Pacific Gas & Electric to provide homeowners and renters with energy audits and to provide them with resources to obtain low energy products such as lights and insulation. The partnership should be in place in 2016.

Corcoran

The City of Corcoran provides expedited permit processing for residential solar energy equipment installations. The City’s Rehabilitation Program also encourages energy-efficient improvements when equipment or construction will involve items eligible for such upgrades. The City is also working with ARRA funds to install electrical retrofits on City-owned buildings/equipment, and entered into a Lease Agreement for a Solar Farm. In addition, the Housing Plan includes Program 2.16 to refer lower-income households to the Kings Community Action Organization and other community services agencies that provide financial assistance to offset the cost of home weatherization, heating (including solar photovoltaic water heater systems) and cooling.

Hanford

The City of Hanford will be incorporating the policies and requirements of recent amendments to state law (AB32 and SB375). In addition, the City requires or encourages the following in residential developments:

- Street trees which reduce heat generated from pavement
- Landscaping in new development to shade parking lots
- Solar photovoltaic panels as options

C. Opportunities for Energy Conservation

- Require developers to exceed Title 24 Standards (Heat & Energy) by 10%
- Increased residential densities
- High Albedo (light-colored roofs are often required)

Lemoore

The Community Design Element of the City's General Plan incorporates several policies and implementation actions that support energy conservation and green development. These include:

- Requiring new development to incorporate passive heating and natural lighting where feasible
- Incorporate green building standards into the Zoning Ordinance and Building Code to ensure a high level of energy efficiency in new development, including requiring the use of Energy Star appliances in new development and substantial renovations, requiring all new development to qualify for the equivalent of "LEED Silver" rating or better, requiring all new residential development to be pre-wired for optional photovoltaic energy systems and/or solar water heating, and requiring all new projects that will use more than 40,000 kilowatt-hours per year of electricity to install photovoltaic energy systems.

Kings County

The Community Development Agency provides expedited plan check and permit processing for residential projects designed to comply with the voluntary residential requirements of the California Green Building Standards Code. Expedited plan check/permit processing is also given to photovoltaic systems that provide energy for residential uses.

In addition, lower-income households are referred to the Kings Community Action Organization and other community services agencies that provide financial assistance to offset the cost of home weatherization, heating (including solar photovoltaic water heater systems) and cooling.

Chapter 3. Resources and Opportunities

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Chapter 4. Constraints

The Kings County jurisdictions recognize that adequate and affordable housing for all income groups strengthens the community. Government policies and regulations can impact the price and availability of housing and, in particular, the provision of affordable housing. Likewise, non-governmental constraints such as land and construction costs, and environmental and infrastructure constraints can also affect housing cost and availability.

This chapter of the Housing Element discusses potential governmental and non-governmental constraints focusing primarily on those constraint areas that may be mitigated through the policies and programs discussed in Chapter 5.

A. Governmental Constraints

Local policies and regulations can impact the price and availability of housing and, in particular, the provision of affordable housing. Land use controls, residential development standards, and permit processing procedures may present constraints to the maintenance, development, and improvement of housing.

1. Land Use Plans and Regulations

The jurisdictions' General Plan Land Use Elements contain the primary policies that guide residential development. These policies are implemented through several types of ordinances, including the Zoning and Subdivision ordinances. Zoning regulations establish the amount and distribution of different land uses within the jurisdictions, while subdivision regulations establish requirements for the division and improvement of land.

a. General Plan Land Use Designations

Each city and county in California must prepare a comprehensive, long-term General Plan to guide its future. The land use element of the General Plan establishes the basic land uses and density of development within each jurisdiction. Under state law, the General Plan elements must be internally consistent, and each jurisdiction's zoning must be consistent with its General Plan. Thus, the land use plan must provide suitable locations and densities to implement the policies of the Housing Element. During the previous planning period General Plan updates were adopted in Corcoran (2014) and Kings County (2010), and updates are currently underway in Avenal and Hanford.

Table 4-1 shows the residential General Plan land use categories for the Kings County jurisdictions. The land use designations support a variety of housing types, ranging from very low density development, which generally includes single-family homes on large lots to high-density development, which includes multi-family development ranging from 14 to 29 units per acre.

Chapter 4. Constraints

Table 4-1
General Plan Residential Land Use Categories

Designation	Density Range (units/acre)	Description
Avenal¹		
Residential Estate	0-2	Single-family detached with lot sizes greater than 20,000 sf
Low Density Residential	2-10	Single-family detached with lot sizes greater than 6,000 sf
Medium Density Residential	10-15	Duplex, triplex and fourplex development
High Density Residential	15-29	Multi-family apartments and condominiums
Downtown Commercial	n.a.	Residential use allowed in conjunction with commercial
Community Commercial	n.a.	Residential use allowed in conjunction with commercial
Corcoran		
Very Low Density Residential	0-2	Single-family lots of one-half acre or more
Low Density Residential	4.5 – 10	Single-family detached in traditional subdivisions or clustered planned developments. Lot sizes generally are 4,500 to 7,500 sf.
Medium Density Residential	10-15	Duplex, triplex and fourplex development.
High Density Residential	15-29	Multi-family apartments and condominiums.
Hanford²		
Very Low Density Residential	0-3	Single-family estate lots with 12,000 sf or more.
Low Density Residential	2-9	Single family detached with lot sizes from 6,000 sf to 10,000 sf.
Medium Density Residential	7-15	Duplexes, zero lot lines, patio homes, and townhomes on lot sizes from 4,500 sf. to 7,500. 6,000sf min. for new subdivision.
High Density Residential	10-22	Multi-family apartments and condominiums development.
Lemoore		
Agriculture/Rural Residential	0-1	Single-family detached in rural and semi-rural areas with lot sizes greater than 40,000 sf
Very Low Density Residential	1-3	Single-family detached in semi-rural area with lot sizes between 15,000 sf to 40,000 sf
Low Density Residential	3-7	Single-family detached in typical residential subdivision with lot sizes from 7,000 to 15,000 sf
Low Medium Density Residential	7-12	Small lot single-family, attached single-family and duplexes, triplexes, fourplexes and townhomes.
Medium Density Residential	12-17	Apartments and townhomes.
High Density Residential	17-25	Multi-family apartments and townhomes.
Mixed Use	8-20	Multi-family and commercial uses.
Kings County		
Very Low Density	0-1	Single-family detached with lot sizes of at least one acre
Low Density	1-2	Single-family detached
Low-Medium Density	2-4	Single-family detached
Medium Density	4-7	Single family detached
Medium High Density	7-11	Multi-family apartments and condominiums
High Density	11-24	Multi-family apartments and condominiums
Very High Density	24+	Multi-family apartments and condominiums

Notes:

1. Avenal is currently preparing a General Plan update
2. Hanford is currently preparing a General Plan update, which is expected to be completed in early 2016. It is anticipated that allowable densities will be increased to 20 units/acre in the Medium Density category and 29 units/acre in the High Density category.

Sources: Avenal General Plan, 2005
Corcoran General Plan, 2014
Hanford General Plan, 2002
Lemoore General Plan, 2008
Kings County General Plan, 2010

A. Governmental Constraints

b. Zoning Designations and Housing Opportunities

Each jurisdiction in Kings County regulates the type, location, density, and scale of residential development through local zoning ordinances. The zoning regulations serve to implement each jurisdiction's General Plan and are designed to protect and promote the health, safety, and general welfare of residents. Housing Element law requires that jurisdictions facilitate and encourage a range in types and prices of housing for all economic and social groups in the community. This includes single-family and multi-family housing, manufactured housing, residential care facilities, emergency shelters, transitional housing, and other housing.

A summary of the residential development permitted by each King County jurisdiction is provided in Table 4-2 through Table 4-6.

Table 4-2
Permitted Residential Development by Zoning District - City of Avenal

Housing Type	R-E	R-1	R-2	R-3	D-C	S-C	P-F
Single-Family Detached	P	P	P	P			P
Single-Family Attached			P	P			
Multi-Family			P	P	C		
Mobile Home Park	C	C	C	C			
Second Units	P	P	P	P			
Farmworker Housing	P ¹	P ¹	P ¹	P ¹			P ¹
Emergency Shelters				P			C
Transitional and Supportive Housing	2	2	2	2	2	2	2
Residential Care Facility (6 or less)	P	P	P	P			
Residential Care Facility (7 or more)	C	C	C	C			
Senior Housing/Assisted Living ³	C	C	C	C	C		
Single Room Occupancy					C	C	
Group Home/Boarding House	C	C	C	C	C		

Notes:

P=permitted use C=conditional use

1. Farmworker housing permitted in conformance with Health & Safety Code 17021.5 and 17021.6.
2. Permitted subject only to the same standards and procedures as apply to dwellings of the same type in the same zone.
3. Conventional senior housing is permitted under the same regulations as multi-family. "Retirement or Rest Home" and "Convalescent Hospital/Nursing Home" are conditionally permitted uses.

Source: City of Avenal Zoning Ordinance, 2015

Chapter 4. Constraints

Table 4-3
Permitted Residential Development by Zoning District - City of Corcoran

Housing Type	RA	R-1	RM	Other
Single-Family Detached	P	P	P	P
Multi-Family			P	p ³
Mobile Home Parks	C	C	C	
Second Units	P	P	P	
Farmworker Housing ¹	p ²	p ²	p ²	p ²
Emergency Shelters				p ⁴
Transitional and Supportive Housing	P	P	P	
Residential Care Facility (6 or less)	P	P	P	p ⁵
Residential Care Facility (7 or more)	C	C	C	p ⁶
Senior Housing/Assisted Living		C	C	
Group Homes (includes boarding houses)	p ⁷	p ⁷	p ⁸	
Single Room Occupancy				C ⁹

Notes:

P=permitted use A=administrative permit C=conditional use

Other = CN, CC, CH, CD, CS, PO

1. Employee housing with up to 12 units or 36 beds permitted by-right in the A zone and larger facilities permitted by CUP.
2. Employee housing for 6 or fewer persons permitted as a single-family use. CUP required for housing with 7+ occupants.
3. Permitted in CD and PO zones.
4. Emergency shelters permitted by-right in the CS zone
5. Permitted by-right in PO zone and by administrative permit in CN, CC, CH, CD and CS zones
6. Permitted by CUP in PO zone and by administrative permit in CN, CC, CH, CD and CS zones
7. 6 or fewer residents permitted by-right
8. 6 or fewer residents; larger facilities permitted by CUP in the RM and PO zones
9. Permitted by CUP in CN, CC, CH, CD and CS zones

Source: City of Corcoran Zoning Ordinance, 2015

Table 4-4
Permitted Residential Development by Zoning District - City of Hanford

Housing Type	R-1 20	R-1 6, 8, 12	RM	OR	CC	DC	MC
Single-Family Detached	P	P	P	P			P
Single-Family Attached	-	-	P	P	-	-	P
Multi-Family	-	-	P	P	C ¹	p ¹	P
Mobilehome Parks	-	-	C	-	-	-	-
Second Units	P	P	P	P	-	-	-
Farmworker Housing ³	p ⁴	p ⁴	p ⁴	p ⁴	-	p ⁴	p ⁴
Emergency Shelters	-	-	-	P	-	-	-
Transitional and Supportive Housing	2	2	2	2	2	2	2
Residential Care Facility (6 or less)	P	P	P	P	-	-	-
Residential Care Facility (7 or more)	C	C	C	C	-	-	-
Senior Housing/Assisted Living	-	-	C	C	-	-	-
Single Room Occupancy	-	-	C ⁵	p ⁵	-	-	-

Notes:

P=permitted use C=conditional use

1. Dwellings over a permitted use.
2. Permitted subject only to the same standards and procedures as for other residential dwellings of the same type in the same zone
3. Employee housing with up to 12 units or 36 beds permitted as an agricultural use.
4. Employee housing for up to 6 persons is considered a family use.
5. Listed as "Boarding and Rooming Houses"

Source: City of Hanford Zoning Ordinance, 2015

A. Governmental Constraints

Table 4-5
Permitted Residential Development by Zoning District - City of Lemoore

Housing Type	AR	RVLD	RLD	RN	RLMD	RMD	RHD
Single-Family Detached	P	P	P	P	P	P	-
Multi-Family	-	-	-	-	P	P	P
Mobile Home Park	-	C	C	C	C	A	A
Second Units ⁷	-	A	A	A	A	A	A
Farmworker Housing	P ¹	P ¹	P ¹	P ¹	P ¹	P ¹	-
Emergency Shelters ²	-	-	-	-	-	-	-
Transitional and Supportive Housing	P	P	P	P	P	P	P
Residential Care Facility (6 or less) ³	-	P	P	P	P	P	P
Residential Care Facility (7 or more) ⁴	-	-	-	-	C	C	P
Senior Housing/Assisted Living	P ⁵	P ⁵	P ⁵	P ⁵	P ⁵	P ⁵	P ⁵
Single Room Occupancy ⁶	-	-	-	-	-	-	P

Notes:

P=permitted use A=administrative use permit C=conditional use permit

1. Employee housing for 6 or fewer persons. Employee housing for 7+ persons conditionally permitted in the AR and RVLD zones
2. Permitted by-right in CF zone and also by CUP in the ML zone
3. Also permitted by-right in DMX-2, DMX-3 and MU zones and by CUP in DMX-1 zone.
4. Also permitted by CUP in MU and NC zones.
5. Permitted subject to the same use regulations as non-age-restricted housing
6. SROs also permitted by CUP in all DMX zones.
7. Second units also allowed by AUP in DMX-2 and DMX-3 zones

Source: City of Lemoore Zoning Ordinance, 2015

Table 4-6
Permitted Residential Development by Zoning District - Kings County

Housing Type	A	RR	R1	RM	C	MU	PF
Single-Family Detached	P	P	P	P	-	P ²	
Single-Family Attached	-	-	-	P	-	P ²	
Multi-Family	-	-	-	P	-	P ²	
Mobile Home Parks	-	C	C	C	-	-	
Second Units	-	P	P	P	-	-	
Farmworker Housing	P ¹	-	-	-	-	-	-
Emergency Shelters	-	-	-	-	-	-	P
Transitional and Supportive Housing	P ⁴	P ⁴	P ⁴	P ⁴	P ⁴	P ⁴	P ⁴
Residential Care Facility (6 or less)	P	P	P	P	-	P	P ³
Residential Care Facility (7 or more)	-	-	-	-	-	-	P ³
Senior Housing/Assisted Living	-	-	-	-	-	-	
Boarding or Rooming House	-	P ⁵	-	P ⁵	-	-	
Single Room Occupancy	-	-	-	-	P ⁶	-	

Notes:

P=permitted use C=conditional use

1. Up to 4 units permitted by Site Plan Review
2. Permitted by Site Plan Review above or to rear of a commercial use.
3. Care facilities for up to 30 persons permitted by Site Plan Review; larger facilities permitted by CUP
4. Housing for up to 6 persons permitted by-right in Residential, Agriculture and MU zones
5. Boarding houses for up to 30 persons permitted by Site Plan Review; larger facilities permitted by CUP
6. SROs permitted by Site Plan Review in the CS, CH and CR districts.

Source: Kings County Development Code, 2015

Chapter 4. Constraints

As shown in Table 4-2 through Table 4-6 above, Kings County jurisdictions allow for a wide variety of housing types, including single-family and multi-family residences at a variety of densities that facilitate market rate and affordable housing projects. Mixed use is also allowed in designated areas of all jurisdictions.

All jurisdictions allow for the development of manufactured housing and mobile homes, providing a valuable source of affordable housing for seniors, families, and farmworkers. In accordance with state law, all jurisdictions allow second units as a permitted use in all single-family zones. Low-income housing can be accommodated in all districts permitting residential use in Kings County jurisdictions including mixed-use districts.

c. Special Needs Housing

To further fair housing opportunities, Kings County jurisdictions provide for a range of housing opportunities for persons with special needs, including those in residential care facilities, persons with disabilities, the elderly, farmworkers, persons needing emergency shelter or transitional living arrangements, and single-room-occupancy units. Many of these groups also fall under the category of extremely-low-income households. Table 4-2 through Table 4-6 above show the zoning requirements for each jurisdiction with respect to permitted and conditionally permitted special needs housing types. Each jurisdiction's provisions for these housing types are discussed further below.

Extremely-Low-Income Households

Many of the persons and households discussed in this section under the topic of special needs fall within the *extremely-low-income* category, which is defined as 30% or less of area median income, or up to \$24,250 per year for a 4-person household in Kings County (2015).

A variety of policies and programs described in Chapter 5 address the needs of extremely-low-income households, including persons with disabilities and those in need of residential care facilities. Such programs include housing rehabilitation, preservation of existing affordable units, Section 8 vouchers, provision of adequate sites for new multi-family housing, administrative, regulatory and financial assistance to affordable projects, zoning to encourage and facilitate farmworker housing, emergency shelters, transitional and supportive housing, single room occupancy (SROs) and second units. However, it must be recognized that the development of new housing for the lowest income groups typically requires large public subsidies, and the level of need is greater than can be met due to funding limitations, especially after the dissolution of redevelopment agencies.

Residential Care Facilities

Residential care facilities refer to any family home, group home, or rehabilitation facility that provides non-medical care to persons in need of personal services, protection, supervision, assistance, guidance, or training essential for daily living. *Health and Safety Code* §§1267.8, 1566.3, and 1568.08 require local governments to treat licensed group homes and residential care facilities with six or fewer residents no differently than other single-family residential uses. "Six or fewer persons" does not include the operator, the operator's family, or persons employed as staff. Local agencies must allow these licensed residential care facilities in any area zoned for residential use, and may not require licensed residential care facilities for six or fewer clients to obtain conditional use permits or variances that are not required of other single-family dwellings.

For all Kings County jurisdictions the development standards for licensed residential care facilities for six or fewer persons are no different than for other residential uses in the same zone. A conditional use permit is required in some jurisdictions for larger residential care facilities for more than six persons. A deviation

A. Governmental Constraints

in site planning requirements and reduction in parking may be granted through the conditional use process. A discussion of each jurisdiction's regulations for residential care facilities is provided below:

- **Avenal** –Residential care facilities that serve six or fewer persons are a permitted use in all residential zones. Facilities serving more than six persons are conditionally permitted in all residential zones. These requirements are consistent with state law and do not pose a constraint on the establishment of such facilities.
- **Corcoran** – Residential care facilities serving six or fewer persons are permitted by-right in all residential zones as well as the Professional Office (PO) zone. Larger care facilities for more than six persons are permitted by CUP in all residential zones and the PO zone and by administrative permit in CN, CC, CH, CD and CS zones. These requirements are consistent with state law and do not pose a constraint on the establishment of care facilities.
- **Hanford** – Residential care facilities that serve six or fewer persons are a permitted use in all residential zones and the OR zone. Larger state- or county-licensed care facilities that provide housing on a temporary basis and that do not require personal supervision or rehabilitation services are conditionally permitted in all residential zones and the OR zone. These regulations are consistent with state law and do not pose a significant constraint on the establishment of residential care facilities.
- **Lemoore** –Residential care facilities that serve six or fewer persons are permitted by-right in most residential and mixed-use zones subject to the same regulations as other residential uses. Residential care facilities serving more than six persons are permitted by-right in the RHD zone and by CUP in the RLMD, RMD, MU and NC zones. Program 4.12 includes a commitment to process a Zoning Code amendment to allow small residential care facilities in any zone subject to the same regulations as other residential uses consistent with state law.
- **Kings County** – Under current zoning regulations, community care facilities that serve six or fewer persons are a permitted use all residential, mixed use and agricultural zones. Community care facilities for seven or more persons are conditionally permitted in all residential zones and most agricultural zones. In the PF zone, community care facilities serving up to 30 persons are permitted by site plan review and larger facilities are permitted by conditional use permit. These regulations are consistent with state law and do not pose a significant constraint on the establishment of residential care facilities.

Housing for Persons with Disabilities

Both the federal Fair Housing Act and the California Fair Employment and Housing Act impose an affirmative duty on local governments to make reasonable accommodations (i.e., modifications or exceptions) in their zoning laws and other land use regulations when such accommodations may be necessary to afford disabled persons an equal opportunity to use and enjoy a dwelling. Additionally, §65008 of the *Government Code* requires localities to analyze potential and actual constraints, and include programs to accommodate housing for disabled persons.

Building codes adopted by all Kings County jurisdictions incorporate accessibility standards contained in Title 24 of the California *Code of Regulations*. Compliance with building codes and the Americans with Disabilities Act (ADA) may increase the cost of housing production and can also impact the viability of rehabilitation of older properties required to be brought up to current code standards. However, these regulations provide minimum standards that must be complied with in order to ensure the development of safe and accessible housing.

Chapter 4. Constraints

Because many homes in Kings County jurisdictions were built before modern accessibility standards, an important housing issue facing people with disabilities is retrofitting existing homes to improve access. For retrofitting homes, all jurisdictions administratively permit unenclosed ramps to protrude into required setbacks without a variance. Each jurisdiction allows a property owner to build a ramp to allow people with disabilities access into a single-family home upon securing a building permit and payment of local building permit and inspection fees. Each jurisdiction also administers a Housing Rehabilitation Program that provides federally funded loans to eligible homeowners or rental property owners to make accessibility improvements.

Key planning requirements for each jurisdiction related to housing persons with disabilities are described below:

Avenal

- Definition of “family” – The Avenal Zoning Code defines family as: *“One or more persons related or unrelated, living together as a single nonprofit housekeeping unit, as distinguished from a group occupying a boarding or lodging house, hotel, club, or similar dwelling for group use. A family shall include domestic servants employed by the family but shall not include a fraternal, religious, social, or business group.”* This definition is consistent with current housing law.
- Separation requirements – The City’s Zoning Code does not impose any separation requirements between group homes or residential care facilities.
- Site planning requirements – The site planning requirements for residential care facilities are no different than for other residential uses in the same zone. Required parking is 1 space per 4 beds.
- Reasonable accommodation – Chapter 9.16 of the City’s Zoning Code establishes administrative procedures for reviewing and approving requests for modifications to building or zoning requirements in order to ensure reasonable accommodation for persons with disabilities in conformance with state law.

Corcoran

- Definition of “family” – The Corcoran Zoning Code defines family as: *“Any group of individuals living together as a single housekeeping unit where the residents and share common living, sleeping, cooking and eating facilities. Family members need not be related by blood but are distinguished from a group occupying a boarding or lodging house, hotel or club suitable for group use.”* This definition is consistent with current law.
- Separation requirements – The City’s Zoning Code does not impose any separation requirements between group homes or residential care facilities.
- Site planning requirements – The site planning requirements for residential care facilities are no different than for other residential uses in the same zone. Required parking is 1 space per two beds plus 1 space per 300 sq. ft. of office and other non-residential areas.
- Reasonable accommodation – Chapter 11-30 of the Zoning Code provides administrative procedures for reviewing and approving requests for modifications

A. Governmental Constraints

to building or zoning requirements in order to ensure reasonable accommodation for persons with disabilities in conformance with state law.

Hanford

- Definition of “family” – The Hanford Zoning Code defines family as: “*A single residential unit or person or group of persons living together as a domestic unit in a single residential unit*”. Program 3.12 includes a commitment to review this definition and initiate a Code amendment if necessary to ensure conformance with current housing law.
- Separation requirements – The City’s Zoning Code does not impose any separation requirements between group homes or residential care facilities.
- Site planning requirements – The site planning requirements for residential care facilities are no different than for other residential uses in the same zone. Required parking is 1 space per four beds plus 1 space per staff person during the day shift.
- Reasonable accommodation – The City’s Zoning Code (Chapter 17.72) includes administrative procedures for reviewing and approving requests for modifications to building or zoning requirements in order to ensure reasonable accommodation for persons with disabilities. Requests for reasonable accommodation are reviewed and approved administratively by the Community Development Director within 30 days of receiving an application. There is no fee associated with a reasonable accommodation application.

Lemoore

- Definition of “family” – The Lemoore Zoning Code does not include a definition of “family.” In order to comply with state Fair Housing Law, Chapter 5 Program 4.12 provides that the City will process a Code amendment to revise the definition of “family” consistent with current law.
- Separation requirements – The City’s Zoning Code does not impose any separation requirements between group homes or residential care facilities.
- Site planning requirements – The site planning requirements for residential care facilities are no different than for other uses in the same zone. Required parking is 1 space per four beds. Reasonable accommodations – Zoning Code Sec. 9-2B-6 establishes administrative procedures for reviewing and approving requests for modifications to building or zoning requirements in order to ensure reasonable accommodations for persons with disabilities.
- Reasonable accommodation – Zoning Code Sec. 9-2B-6 establishes administrative procedures for reviewing and approving requests for modifications to building or zoning requirements in order to ensure reasonable accommodation for persons with disabilities.

Kings County

- Definition of “family” – The Kings County Development Code defines family as: “*One or more persons living as a bona fide single nonprofit relatively permanent housekeeping unit as distinguished from a group occupying a boarding or lodging house, hotel or club suitable for group use. A family shall not include a fraternal, social or business group.*” This definition is consistent with current housing law.

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- Separation requirements – The County’s Development Code does not impose any separation requirements between group homes or residential care facilities.
- Site planning requirements – The site planning requirements for residential care facilities are no different than for other residential uses in the same zone.
- Reasonable accommodation – Article 22 of the County Development Code establishes administrative procedures for reviewing and approving requests for modifications to building or zoning requirements in order to ensure reasonable accommodation for persons with disabilities in conformance with fair housing law.

Farmworker Housing

Housing for agricultural employees occurs in two types of settings: housing accommodations located on farmland that is exclusively for farmworkers; or traditional housing that is intended for lower-income households but is not restricted to farmworkers.

It is estimated that approximately 8,300 farm laborers in Kings County are permanent non-migrant and seasonal laborers. The housing needs of these farmworkers are primarily addressed through the provision of permanent affordable housing, such as apartments, lower-cost single-family homes, and mobile homes. The remaining farm laborers are migrant farmworkers who are not permanent residents of Kings County.

The California Employee Housing Act⁸ regulates farmworker housing and generally requires that no conditional use permit, zoning variance, or other zoning clearance shall be required of state-permitted employee housing that serves six or fewer employees that is not required of a family dwelling of the same type in the same zone (*Health and Safety Code* §17021.5). In addition, state-permitted employee housing facilities with no more than 36 beds in group quarters or 12 units must be treated as an agricultural land use that is not required to obtain any conditional use permit or other approval that is not required of other agricultural uses in the same zone (*Health and Safety Code* §17021.6).

Each jurisdiction’s regulations regarding farmworker housing are described below.

- **Avenal** – Farmworker housing is permitted in conformance with Employee Housing Act requirements. Since Avenal has some of the lowest housing prices and apartment rents in California, the need for farmworker housing is largely met by traditional housing. The City of Avenal actively assists farmworker housing needs: the majority of homeownership loans are made to farmworkers, and a majority of units in assisted multi-family projects are occupied by farmworkers.
- **Corcoran** – Farmworker housing is permitted in conformance with Employee Housing Act requirements. Corcoran has some of the lowest housing prices and apartment rents in California and can meet its needs for farmworker housing through traditional housing. The City actively assists farmworker housing needs: farmworkers receive the majority of homeownership and home rehabilitation loans each year and occupy a larger share of units in assisted multi-family projects.
- **Hanford** – Farmworker housing is permitted in conformance with Employee Housing Act requirements. As the most urbanized city in Kings County, Hanford has only a very small amount of agricultural land.
- **Lemoore** – Farmworker housing for up to six employees is permitted in most residential zones, however a Code amendment is needed to ensure conformance with Employee Housing Act requirements (see Program 4.11 in the Housing Plan). As a more urbanized community, the City of Lemoore has relatively little farmland within its boundaries and

⁸ California *Health and Safety Code* §17000 et seq.

A. Governmental Constraints

only one small area at the western edge of the city with agricultural zoning. The City's overall efforts to provide and maintain affordable housing opportunities will help to support the few permanent non-migrant and seasonal laborers who may choose to reside in Lemoore.

- **Kings County** – The Kings County Development Code permits farmworker housing with up to four dwelling units in all agricultural zones subject to Site Plan Review. The Housing Plan includes Program 5.10 to process an amendment in conformance with the Employee Housing Act.

Emergency Shelters, Transitional and Supportive Housing

An *emergency shelter* is a year-round facility that provides shelter to homeless families and/or individuals on a limited short-term basis. *Transitional housing* is temporary (often six months to two years) housing for a homeless individual or family who is transitioning to permanent housing. *Supportive housing* includes supportive services (e.g., job training, rehabilitation counseling) to allow individuals to gain necessary life skills in support of independent living.

The passage of SB2 in 2007 amended the requirements for local government regulations regarding emergency shelters and transitional/supportive housing. Unless a city has sufficient existing shelter facilities to accommodate its need, land use regulations must identify at least one zoning district where shelters are a permitted use (i.e., do not require a conditional use permit or other discretionary review). Additionally SB2 requires that transitional and supportive housing be treated as a residential use subject to only those requirements that apply to other residential dwellings of the same type in the same zone.

Each jurisdiction's policies regarding emergency shelters, transitional and supportive housing are described below.

- **Avenal** - Emergency shelters are permitted by-right without discretionary review in the R-3 zone and by conditional use permit in the PF zone. Required standards include:
 - o Maximum of 25 persons per night
 - o Off-street parking at one space per five beds plus one space for each staff person on duty
 - o Management and security plan
 - o Minimum separation of 300 feet between emergency shelters
 - o On-site waiting and intake areas screened from the public right-of-way

The R-3 zone is located near transit and commercial services, and provides adequate vacant or underutilized sites to accommodate the City's need for additional shelter facilities.

Transitional and supportive housing are treated as residential uses subject only to those requirements that apply to other residential dwellings of the same type in the same zone, in conformance with state law.

- **Corcoran** - Emergency shelters are permitted by right without discretionary review in the Service Commercial (CS) zone and by conditional use permit in the Light Industrial (IL) and Heavy Industrial (IH) zones. Required standards include only those that apply to other uses in the same zone. Parcels within the CS zone encompass approximately ## acres, are located near transit and commercial services, and provide adequate vacant or underutilized sites to accommodate the City's need for additional shelter facilities.

Transitional and supportive housing are treated as residential uses subject only to those requirements that apply to other residential dwellings of the same type in the same zone, in conformance with state law.

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- **Hanford** – Emergency shelters are permitted by-right without discretionary review in the OR (Office Residential) zone subject to the following standards.
 - o Maximum 25 beds
 - o A management and security plan prepared in consultation with the City Manager
 - o Off-street parking provided at a ratio of one space per five beds plus one space for each staff person on duty
 - o Minimum separation of 300 feet between emergency shelters

The OR zone encompasses approximately 166 acres, is located near transit and commercial services, and provides adequate vacant or underutilized sites to accommodate the City's need for additional shelter facilities.

Transitional and supportive housing are treated as residential uses subject only to those requirements that apply to other residential dwellings of the same type in the same zone, in conformance with state law.

Lemoore – Emergency shelters permitted by right without discretionary review in the Community Facilities (CF) zone and by CUP in the Light Industrial (ML) zone. Required standards include only those that apply to other uses in the same zone. Parcels within the CF zone encompass approximately ## acres, are located near transit and commercial services, and provide adequate vacant or underutilized sites to accommodate the City's need for additional shelter facilities.

In most zoning districts, transitional and supportive housing are treated as residential uses subject only to those requirements that apply to other residential dwellings of the same type in the same zone. Program 4.10 is included in the Housing Plan to update definitions and amend zoning regulations in conformance with state law.

- **Kings County** – The Development Code allows emergency shelters through a ministerial site plan review process in the Public Facilities (PF) zone and subject to a conditional use permit in Mixed Use zones, in conformance with permissible development standards under Government Code 65583(a)(4). The PF zone contains approximately 325 acres and has the capacity to accommodate additional shelters. Transitional and supportive housing for up to sex persons are permitted subject only to those requirements that apply to other residential uses of the same type in the same zone. Program 5.8 is included in the Housing Plan to ensure consistency with state law.

Single Room Occupancy (SRO)

Single room occupancy (SRO) facilities are small studio-type apartment units, typically occupied by one or two extremely-low-income persons. SROs may provide either private or shared kitchen and bathroom facilities. Each jurisdiction's policies regarding SROs are described below.

- **Avenal** - SROs are permitted by CUP in the Downtown Commercial (DC) and Service Commercial (SC) zones.
- **Corcoran** – SROs are permitted by CUP in all commercial zones (CN, CC, CH, CD, CS) and the Light Industrial (IL) zone.
- **Hanford** – SROs are permitted by CUP in the Office Residential (OR) zone.
- **Lemoore** – SROs are permitted by-right in the High Density Residential (RHD) zone and by CUP in the Downtown Mixed Use zones (DMX-1, DMX-2 and DMX-3).
- **Kings County** – SROs permitted by ministerial Site Plan Review in the CS, CH and CR districts.

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These regulations help to encourage and facilitate the provision of small economical housing units for persons with limited incomes and do not pose an unreasonable regulatory constraint.

d. Development Standards

The Kings County jurisdictions regulate the type, location, density, and scale of residential development primarily through their zoning ordinances. Zoning regulations are designed to protect and promote the health, safety, and general welfare of residents, as well as preserve the character and integrity of neighborhoods. The Zoning Ordinance sets forth the specific residential development standards, described below and summarized in Table 4-7.

Table 4-7
Residential Development Standards

Jurisdiction	Development Standard	RR	R-1		RM
Kings County	Min. Lot Size (sf)	30,000	3,000 – 20,000		6,000
	Max. Density (du/ac)	1.5	2-14.5		14.5-29
	Lot Coverage (%)	40%	40 - 83%		50 - 70%
	Max. Height (ft.)	30 (50 by CUP)	30 (50 by CUP)		30 (50 by CUP)
	Development Standard	RE	R-1	R-2	R-3
Avenal	Min. Lot Size (sf)	20,000	6,000	7,000	6,000
	Max. Density (du/ac)	n.a.	n.a.	12.4	21.8
	Lot Coverage (%)	40%	50%	60%	60%
	Max. Height (ft.)	35	35	35	35
	Development Standard	R-A	R-1-12 / R-1-10/ R-1-6	RM-2.5/ RM-3	RM-1.5/ RM-2
Corcoran	Min. Lot Size (sf)	20,000	12,000/10,000/ 6,000	6,000	6,000
	Max. Density (du/ac)	2.2	3.6-7.3	17.5/14.5	29/21.7
	Lot Coverage (%)	40%	40%	60%	70%
	Max. Height (ft.)	35	35	35	35
	Development Standard	R-1-20	R-1-12, R-1-8 R-1-6	RM-3	RM-2
Hanford	Min. Lot Size (sf)	20,000	12,000/8,000/ 6,000	6,000	6,000
	Max. Density (du/ac)	3	3.6-7.3	14.5	21.8
	Lot Coverage (%)	40	40%	50%	50%
	Max. Height (ft.)	40	35	35	35
	Development Standard	AR/RVLD/	RLD/RN	RLMD	RMD/RHD
Lemoore	Min. Lot Size (sf)	40,000/15,000	7,000/3,000	3,000	2,000
	Max. Density (du/ac)	3	7/12	12	17.4/25
	Lot Coverage (%)	n.a.	n.a.	n.a.	n.a.
	Max. Height (ft.)	40	35	35	45/60

Source: Zoning Ordinances for Avenal, Corcoran, Hanford, Lemoore, and Kings County, 2015

Structural Standards

The permitted density of residential development varies between jurisdictions and zones. The maximum allowable density ranges from 22 units per acre in Avenal and Hanford up to 29 units per acre in

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Corcoran and Kings County. The wide range of densities allowed in Kings County jurisdictions facilitates a variety of housing types ranging from single-family homes to multi-family apartment complexes.

Minimum lot sizes range from 3,000 square feet to 30,000 square feet for single-family residential zones and from 2,000 to 7,000 square feet per unit for multi-family residential zones. The zoning ordinances also regulate the size of residential structures through lot coverage and height limits. All Kings County jurisdictions have reasonable structural limits with maximum heights ranging from 30 to 60 feet which can accommodate three-story structures and maximum allowable densities in all jurisdictions. However, due to market conditions no residential buildings taller than two stories have been built or proposed in any Kings County jurisdictions except Hanford and Lemoore. Multi-family lot coverage requirements are generous, and all jurisdictions allow coverage of at least 50% in multi-family zones. The single-family zones allow lot coverage of at least 40%. Agricultural zones have a lower lot coverage limit due to the predominant non-residential nature of these areas. These development standards are typical of other cities in the San Joaquin Valley and are not considered to be a constraint to development.

Parking Requirements

The parking requirements for Kings County jurisdictions are summarized in Table 4-8. All jurisdictions require 2 parking spaces for single-family detached units. Requirements for multi-family units vary based on bedroom counts with studio and one-bedroom units typically requiring not more than 1.5 spaces per unit. Although two covered spaces are required for multi-family units in Avenal, reductions in this ratio have been reduced for projects that qualify for a density bonus, and Program 1.7 includes a commitment to review parking standards as part of the General Plan and Development Code update.

Table 4-8
Residential Parking Standards

Unit Type	Avenal	Corcoran	Hanford	Lemoore	Kings County
Single-family detached	2 covered	2 (1 in garage or carport)	2 (1 in garage or carport)	2 (1 in DMX-1 or DMX-2)	2
Multi-family	2 covered	Studio: 1 1 Bedroom: 1 2 Bedroom: 1.5 3 Bedroom: 2	Studio: 1.5 1 Bedroom: 1.5 2 Bedroom: 2 3 Bedroom: 2 (1 covered)	0-1 Bedroom: 1.5 2+ Bedroom: 2 (1 in DMX-1 or DMX-2)	1.5 per unit + 1 per 3 units guest parking
Second units	1	1 or 2 bedroom: 1 3+ bedroom: 2	1	None	1
SRO units	1 per bedroom	1	1 covered	0.5	1
Boarding houses	1 covered space per bedroom or 1 space per 150 square feet of sleeping space whichever is greater	1 per 2 beds	1 covered	2 per unit	1 per 2 beds + 1 per 3 beds guest parking

Source: Zoning Ordinances for Avenal, Corcoran, Hanford, Lemoore, and Kings County, 2015

Providing adequate parking is necessary to facilitate the sale or rental of a unit. Allowing too few spaces limits the potential occupants of a unit. These parking requirements are designed to accommodate multiple vehicles for households most likely to own more than one vehicle – households in single-family homes and in apartments with two or more bedrooms. According to recent Census data, 77% of owner-occupied units and 47% of renter units in Kings County have 2 or more vehicles. Therefore, requiring two spaces per residence is a reasonable requirement and does not constrain development in Kings County.

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e. Secondary Dwelling Units

Secondary dwelling units are attached or detached units that provide complete independent living facilities for one or more persons including permanent provisions for living, sleeping, cooking, and sanitation, located on the same lot as the primary structure. Second units often provide affordable housing for extremely-low-, very-low- and low-income households, including seniors. *Government Code* §65852.2 (AB 1866) requires jurisdictions to allow second units by-right (as permitted uses) in all single-family zones unless specific findings are made. As shown in Table 4-2 through Table 4-6, second units are permitted in single-family zones in all five jurisdictions.

Specific requirements for secondary units for each jurisdiction are summarized below.

- **Avenal** – The City of Avenal requires a ministerial permit review for second units to ensure consistency with the following standards set forth in the zoning code: 1) the floor area of the second unit shall not exceed 1,200 square feet or 30% of the primary structure, 2) the height shall not exceed the height of the main dwelling, and 3) one additional parking space shall be provided. These regulations are consistent with AB 1866 and do not pose a constraint on second units.
- **Corcoran** – The City of Corcoran allows second units subject to ministerial review. Standards include: 1) the floor area of the second unit shall not exceed 1,200 square feet (if detached) or 30% of the primary structure (if attached), 2) the second unit must be integrated into the design of the main unit and conform to applicable development standards for the site, and 3) one additional parking space shall be provided for second units with one or two bedrooms, and two additional spaces for second units with three or more bedrooms.
- **Hanford** – The City of Hanford requires an administrative application for second units to ensure consistency with development standards set forth in the Zoning Code. These standards include: 1) maximum floor area of 1,200 square feet (if detached) or 30% of the primary structure (if attached) and minimum floor area of 150 square feet, 2) owner occupancy of the primary residence or the second unit, 3) at least one additional parking space (which may be tandem), and 4) compliance with the other regulations for the R, RM and OR districts, except as provided in the second housing units standards. These regulations are consistent with AB 1866 and do not pose a constraint on second units.
- **Lemoore** – The City of Lemoore requires an administrative permit for all second units to ensure consistency with development standards set forth in the zoning code. Second units are permitted on lots of at least 5,000 square feet. Either the primary unit or the second unit must be owner-occupied. Development standards include: 1) a floor area limit of 30% of the existing living area (interior habitable area) of the existing dwelling if attached and 1,200 square feet if detached, 2) a prohibition on second units in planned unit developments unless approved as part of the project, 3) height limited to the height of the existing unit and 4) compliance with the height, building setbacks, lot coverage and zoning requirement generally applicable to the zone in which the property is located. These regulations are consistent with AB 1866 and do not pose a constraint on second units.
- **Kings County** – Kings County requires ministerial site plan review for second units to ensure consistency with develop standards set forth in the zoning code. These standards include: 1) a floor area limit of 30% of the existing living area if attached and 1,200 square feet if detached, 2) owner occupancy of the primary residence or the second unit, 3) at least one additional parking space, and 4) compliance with the other regulations for the R

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districts. These regulations are consistent with AB 1866 and do not pose a constraint on second units.

f. Density Bonus

Under current state law (SB 1818 of 2004), cities and counties must provide a density increase up to 35% over the otherwise maximum allowable residential density under the Municipal Code and the Land Use Element of the General Plan (or bonuses of equivalent financial value) when builders agree to construct housing developments with units affordable to low- or moderate-income households. The density bonus policies for each jurisdiction are discussed below.

- **Avenal** –Section 9.19.01(D) of the Avenal Zoning Ordinance establishes density bonus incentives and procedures in conformance with current state law. Use of the density bonus has been limited, however, since allowable densities are sufficient to facilitate affordable housing without requiring a density bonus.
- **Corcoran** – The 2014 Zoning Ordinance update defers to state density bonus law.
- **Hanford** – Sec. 17.39.040 of the Municipal Code establishes density bonus incentives and procedures in conformance with state law.
- **Lemoore** – The City completed a comprehensive update to the Zoning Code in 2013. Article G – Affordable Housing Incentives (Density Bonus) establishes standards and procedures in conformance with state density bonus law.
- **Kings County** – Article 22 of the Development Code establishes density bonus procedures in compliance with state law.

g. Mobile Homes/Manufactured Housing

There is often an economy of scale in manufacturing homes in a plant rather than on site, thereby reducing cost. State law precludes local governments from prohibiting the installation of mobile homes on permanent foundations on single-family lots. It also declares a mobile home park to be a permitted land use on any land planned and zoned for residential use, and prohibits requiring the average density in a new mobile home park to be less than that permitted by the Municipal Code.

As described below, all jurisdictions allow for the development of manufactured housing, factory-built housing and mobile homes, providing a valuable source of housing for seniors, families, as well as farmworkers.

- **Avenal** – The City of Avenal permits mobile homes, factory-built housing and manufactured housing on permanent foundations subject to the same standards as apply to conventional single-family homes by-right in the A-I, A-E, R-E and R-1 zones and by CUP in the R-2 and R-3 zones. Although the Zoning Ordinance includes a Mobile Home Park (MHP) district, there is no land designated as such in the city. All existing MHPs are zoned R-1. As part of the comprehensive General Plan update, an amendment to regulations for mobile and manufactured housing will be processed to ensure that these uses are permitted subject to the same standards as apply to conventional housing, and existing mobile home parks are redesignated “MHP” (see Program 1.3).
- **Corcoran** – The City of Corcoran permits mobile homes and manufactured housing on permanent foundations by-right in any residential zone. New mobilehome parks are

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allowed by CUP in any residential zone and existing MHPs are located in single-family, multi-family, or service commercial zones.

- **Hanford** – The City of Hanford permits mobile homes and manufactured housing on permanent foundations subject to administrative approval in any residential zones. Mobile home parks are permitted in the RM-2 and RM-3 zones subject to a Conditional Use Permit.
- **Lemoore** – The City of Lemoore permits mobile homes and manufactured housing on permanent foundations in the same zones and subject to the same standards as apply to conventional homes. Mobile home parks are permitted by administrative permit or CUP in all residential zones except Agricultural-Residential (AR). The regulations do not unreasonably constrain production of this type of housing.
- **Kings County** – Kings County permits mobile homes and manufactured housing on permanent foundations in the same zones and subject to the same standards as apply to conventional homes. Manufactured housing communities or mobile home parks are permitted in all residential zones with a conditional use permit.

2. Residential Permit Processing and Environmental Review

Development review procedures exist to ensure that proposals for new residential development comply with local regulations and are compatible with adjacent land uses. As shown in Table 4-9, processing times for Kings County jurisdictions are relatively quick: single-family projects require one to eight weeks, while multi-family projects typically require one to three months.

Table 4-9
Development Review Processing

Permitting Requirements and Timeframes	Jurisdiction				
	Avenal	Corcoran	Hanford	Lemoore	Kings County
Tentative Tract Map	2 mo.	3 mo.	45-60 days	45-60 days	2-3 mo.
Parcel Map	3 mo.	2 mo.	30-45 days	45 days	4-6 weeks
Required Permits					
Conditional Use Permit for Housing in Residential Zones	Not required for SF or MF housing in residential zones	Not required for SF or MF housing in residential zones	Not required for SF or MF housing in residential zones	Required for PUDs only; 60 days	Not required for SF or MF housing in residential zones
Architectural Review for Housing in Residential Zones	Administrative as part of SPR	Only PUDs 30-45 days	Only PUDs 30-45 days	30-45 days	Not required
Administrative Site Plan Review for Apartments	Required 30 days	Required 30-45 days	Required 30 days	n.a.	Required 15 days
Time Frame from plan submittal to approval					
- Single-family project	1 week	14 days	30-45 days	60 days	4-6 weeks
- Multi-Family project	30 days	1 to 3 mo.	30-45 days	60-90 days	4-6 weeks

du=dwelling unit

* Exception is for Planned Unit Developments (PUD)

Source: Cities of Avenal, Corcoran, Hanford, and Lemoore; Kings County, 2015.

State planning and zoning law guides permit processing requirements for residential development. Within the framework of state requirements, each jurisdiction has structured its development review process in

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order to minimize the time required to obtain permits while ensuring that projects receive careful review. A description of each jurisdiction's permit and environmental review process is described below.

- Avenal** – Residential subdivisions require approval of a tentative map by the Planning Commission and a final map by the City Council. Typical processing time for a tentative map is two to three months. Multi-family projects are subject only to Site Plan Review by the Director, which must be approved within 30 days if the project's site plan conforms to the Zoning Ordinance. No findings are required other than conformance with the standards contained in the Zoning Ordinance.
- Corcoran** – Individual single-family homes can be built by-right in residential zones, while subdivisions require Planning Commission approval of a tentative map and City Council approval of a final map. Multi-family projects of any size in RM zones require only Site Plan Review, which is approved by the Director with no public hearing. Free-standing multi-family residential projects are also permitted with only Site Plan Review in the Downtown Commercial (CD) and Professional Office (PO) zones, with the exception of projects with five or more units in the PO zone, which require a CUP. Findings required for Site Plan Review approval include 1) consistency with the General Plan and any applicable area plan, specific plan, community plan, or neighborhood plan; 2) compliance with all applicable provisions of the Zoning Code and Municipal Code; and 3) the project is arranged to avoid pedestrian and vehicular circulation hazards. (Sec. 11-23-3.F)
- Hanford** – Residential subdivisions require approval of a tentative map by the Planning Commission and a final map by the City Council. Typical processing time for a tentative map is 45 to 60 days. For multi-family projects, a site plan review is required to enable the City to determine whether a proposed project conforms to the intent and provisions of the Zoning Ordinance, to guide the Building Official in the issuance of building permits, and to provide for the expeditious review of environmental impact assessments. The Community Development Department makes findings for approval provided the project complies with the following City policies: 1) traffic safety, street dedications, street improvements, and environmental quality, 2) zoning, fire, police, building and health codes, and public works construction standards; and 3) any other applicable federal, state or local requirements. Architectural review is required only for Planned Unit Development (PUD) overlays, and only one parcel in Hanford is designated as such. Developers follow objective guidelines and the Planning Commission approves the project.
- Lemoore** – Residential subdivisions require approval of a tentative map by the Planning Commission and a final map by the City Council. Individual homes are approved administratively with only a building permit and no requirement for a public hearing. Multi-family projects require Planning Commission approval of a Major Site Plan and Architectural Review and applicable CEQA requirements. City staff provides a standard checklist of items to developers at the outset of a project. The purpose of the Site Plan Review process is to enable the City to determine whether a project conforms to the intent and provisions of the Zoning Ordinance, to guide the building official in permit issuance, and to provide for expeditious review of environmental assessments. Required findings for Major Site Plan Review approval include: 1) Consistency with the objectives of the general plan and applicable zoning regulations, specific plan provisions, and improvement standards; 2) The proposed architecture, site design, and landscape are suitable for the purposes of the building and the site and will enhance the character of the neighborhood and community; 3) The architecture, character, and scale of the building and the site are compatible with the character of buildings on adjoining and nearby properties; and 4) The proposed project will not create conflicts with vehicular, bicycle, or pedestrian

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transportation modes of circulation. (Sec. 9-2B-15.E) The typical time required for review and approval of multi-family projects is 60 to 90 days.

- Kings County** – Kings County allows single-family and multi-family residential projects by-right in residential zones. No conditional use permits are required for residential uses. Moreover, Kings County does not require architectural review or design review. However, the County does require a ministerial standard site plan review for multi-family housing to enable the County to determine whether a proposed project conforms to the intent and provisions of the Development Code, to guide the Building Official in the issuance of building permits, and to provide for the expeditious review of environmental impact assessments. Processing times are largely a function of compliance with CEQA requirements. Required findings for site plan approval include consistency with the General Plan and Development Code. (Sec. 1603.C)

These procedures help to ensure that each jurisdiction's development process meets all legal requirements without causing a significant unwarranted constraint to housing development.

3. Developer Fees, Improvement Requirements and Building Codes

State law limits fees charged for development permit processing to the reasonable cost of providing the service for which the fee is charged. Various fees and assessments are charged by Kings County jurisdictions and other public agencies to cover the costs of processing permit applications and providing services and facilities such as schools, parks and infrastructure. Almost all of these fees are assessed through a pro rata share system, based on the magnitude of a project's impact or on the extent of the benefit that will be derived.

After the passage of Proposition 13 and its limitation on local governments' property tax revenues, cities and counties have faced increasing difficulty in providing public services and facilities to serve their residents. One of the main consequences of Proposition 13 has been the shift in funding of new infrastructure from general tax revenues to development impact fees and improvement requirements on land developers. Kings County jurisdictions require developers to provide on-site and off-site improvements necessary to serve their projects. Such improvements may include water, sewer and other utility extensions, street construction and traffic control device installation that are reasonably related to the project. Dedication of land or in-lieu fees may also be required of a project for rights-of-way, transit facilities, recreational facilities, and school sites, consistent with the Subdivision Map Act.

State law prohibits the imposition of building standards that are not necessitated by local geographic, climatic or topographic conditions, and requires that local governments making changes or modifications in building standards must report such changes to the Department of Housing and Community Development along with a finding with justification that the change is needed. Kings County jurisdictions' building codes are based upon the most recent California codes and are updated periodically. These are considered the minimum necessary to protect the public's health, safety and welfare. Although minor amendments have been incorporated to address local conditions, no additional regulations have been imposed that would unnecessarily add to housing costs.

Additional information regarding development fees, improvement requirements, and building codes is provided below.

a. Planning and Development Fees

Housing construction imposes short- and long-term infrastructure costs on communities. Short-term costs include staffing for planning services and inspections. In addition, new residential developments can

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result in significant long-term costs to maintain and improve infrastructure, public facilities, parks, and streets. In response to the taxing constraints imposed by Proposition 13, many California cities have relied increasingly on planning and development fees to fund services needed by new housing.

In Kings County, all jurisdictions collect planning and building fees for new development, as well as impact fees to assist in the construction of new schools as necessary. In addition, the cities of Avenal, Hanford, Corcoran, and Lemoore collect impact fees to help fund infrastructure improvements. The impact fees include public safety (police and fire), water system supply and distribution, wastewater collection/treatment, streets/thoroughfares, parks and recreation, and various others. Development within special districts (either a community service district or public utility district) requires connection fees to be paid to the respective special district where services were provided.

Table 4-10 presents the development processing and impact fees charged in each jurisdiction. According to a 2001 statewide fee study⁹, Kings County jurisdictions' fees were lower than half of all jurisdictions in the state. Based on current conditions, fees (both processing and impact) range from approximately 6% to 16% of the total cost of housing in Kings County. Given the current realities of local government fiscal conditions, this is considered very modest and is not an unreasonable constraint to housing.

Residential projects may sometimes require the extension of water, sewer, and roads. In these cases, the off-site improvements are more costly than traditional infill development. In Kings County, cities often require the developer to pay for extending water and sewer infrastructure, but then allow the developer to recapture up to 50% of the costs if infill projects developed within ten years are served by that infrastructure extension that was oversized.

⁹ *Pay to Play: Residential Development Fees in California Cities and Counties*. HCD, August 2001.

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Table 4-10
Residential Development Fees

Jurisdiction	Single Family Projects ¹					Multi-Family Projects ²				
	Avenal	Corcoran	Hanford	Lemoore	County	Avenal	Corcoran	Hanford	Lemoore	County
Processing Fees										
Building Plan Check & Permit	\$1,332	\$2,635	\$2,588	\$1,602	\$3,120	\$826	\$925	\$2,043	700	\$1,860
Site Plan Review/CUP	--	\$74	NA	\$348	--	\$200	\$74	\$145	\$174	\$52
Tent. & Final Subdivision Maps	\$650	\$1,269	\$5,998	Tent \$208 Final \$421	\$3,245	NA	NA	NA	NA	NA
CEQA Review ³	--	\$422	\$306	\$42	\$630	--	\$422	\$153	\$183	\$630
Total Planning/Building Fees	\$1,982	\$4,400	\$8,892	\$2,621	\$6,995	\$1,026	\$1,421	\$2,341	\$1,057	\$2,542
Impact Fees										
Water	\$729	\$1,163	\$1,843	\$1,289	\$350-5,900 ⁴	\$490	\$1,163	\$1,419	\$1,594	\$350-5,900 ⁴
Wastewater	\$656	\$3,137	\$2,272	\$726	\$0-6,637 ⁴	\$504	\$3,137	\$2,074	\$570	\$0-6,637 ⁴
Roads	--	--	\$2,476	E. side \$1,150 W side \$2,730 Avg \$1,940	--	--	--	--	E. side \$751 W. side \$1,860 Averaged to \$1,303	--
Parks	\$1,456	\$923	\$2,787	\$2,963	--	\$1,050	\$923	\$2,452	\$2,365	--
Drainage	--	\$300	--	\$939	--	--	\$300	--	\$533	--
Fire	\$882	\$882	\$158	\$800	\$920	\$700	\$700	\$139	\$638	\$730
Library (County)	\$323	\$323	\$323	\$337.45	\$338	\$256	\$256	\$256	\$268	\$268
Criminal justice (County)	\$1,207	\$1,207	\$1,207	\$1,259.41	\$1,260	\$957	\$957	\$957	\$999	\$998
Sheriff (County)	\$342	--	--	--	\$342	\$271	--	--	--	--
Police (City)	--	\$466	\$302	\$277	--	--	\$466	\$266	\$331	--
Animal control (County)	--	\$4	\$4	\$4	--	--	\$3	\$3	3	--
PFF compliance (County)	\$69	\$69	\$69	\$40	\$72	\$55	\$55	\$55	\$32	\$58
Refuse	--	--	\$310	\$326	--	--	--	--	Varies	--
General govt. (City)	\$737	\$733	--	\$1,096	--	\$526	\$733	--	\$874	--
Schools ⁵	\$6,048	\$6,048	\$6,048	\$6,732	\$6,048	\$3,360	\$3,360	\$3,360	\$3,740	\$3,360
Total Impact Fees⁶	\$12,449	\$15,255	\$17,800	\$18,729	\$8,988- 21,175	\$8,169	\$12,053	\$10,981	\$13,247	\$5,952- 17,951
Total Processing & Impact Fees	\$14,431	\$19,655	\$26,692	\$21,350	\$15,983- \$28,737	\$9,195	\$13,474	\$13,323	\$14,304	\$7,956- \$20,493
Approx. % of Total Housing Cost⁷	7%	10%	13%	11%	8-14%	7%	11%	11%	11%	6-16%

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Notes:

1. Per-unit fee based on a 10-lot subdivision with typical unit sizes
2. Per-unit fee based on a typical 20-unit apartment project
3. Assumes Negative Declaration
4. Applies only within Community Service Districts
5. School fees range from \$3.36 to \$3.88 per sf depending on district
6. Excluding school fees which range from \$2.97 to \$4.06 per sq. ft. depending on school district
7. Based on a single-family detached sales price of \$200,000 and a multi-family unit value of \$125,000

Source: Kings County jurisdictions, 2015

A. Governmental Constraints

Developer impact fees are charged in some cases for certain improvements. In addition to paying impact fees, a developer may provide needed public facilities and services through the creation of a special assessment or infrastructure financing district, annexation to existing public utilities or community services district, or raising of private capital to complete the needed improvements. These costs are passed on to residents through prices or rents charged for new housing. In rural communities, new development is required to be annexed into a city or community services district in order to obtain water and sewer services.

b. Site Improvement Requirements

For new housing developments, all jurisdictions require installation of curbs, gutters, sidewalks, and street lighting. Developments must also provide connections to water and wastewater systems, or provide wells and septic tanks. Where roadways are not present, developers are required to construct all internal roadways for a subdivision, and provide connections to existing roadways. Table 4-11 summarizes typical improvements.

Table 4-11
On-Site and Off-Site Improvements

Permit Type	Standard Improvements		
	Internal Streets	On-site Landscaping and Open Space	Curb, Gutters, Sidewalk, Utilities
Avenal	ROW includes local street width of 36' for streets, plus 4' for sidewalk, and none for landscaping. For collectors, ROW 60' with 5' sidewalks on both sides	Front yard setback and lot coverage. Park dedications are not required. City requires two trees per residential lot.	Requires curb, gutters, sidewalks, and roads where they do not exist. Also must connect to utilities and provide street lights.
Corcoran	ROW includes local street width of 60', plus 4' sidewalk on either side. Requires 6' landscaping. Collector ROW is 68 feet with same requirements	Front yard setback and lot coverage. Park dedications are not required. City requires two trees per residential lot.	Requires curb, gutters, sidewalks, and roads where they do not exist. Also must connect to utilities and provide street lights.
Hanford	ROW includes street width of 40' plus 5' for sidewalk, and 5' for utility easement Collector has 80' ROW, with same easements.	Front yard setback and lot coverage. Yard must be landscaped with 4 trees per lot. Apartment complexes must provide open space and/or amenities per Community Development Department approval	Must provide curb, gutters, sidewalks, street lights, as well as sewer and water hookups, and fire hydrants
Lemoore	58' ROW includes local street width of 34', 5' sidewalks, 7' landscaping on each side. Street trees are placed every 40 feet. Most collectors and arterials have 74'-84' ROWs, respectively, and 6' sidewalks	Front yard setback and lot coverage. 10,000 sq ft. of open space required for multi-family projects (can include recreation bldg.) if project exceeds 25 units	Must provide curb, gutters, sidewalks, street lights, as well as sewer and water hookups, fire hydrants, and undergrounding of utilities up to 70 kv
Kings County	For minor street, ROW is 50-56'. For collector, ROW is 60'.	Standard lot coverage requirements of 40% for single-family residences and 50 to 83% for multi-family residences. No standards for open space required, just landscaping.	Curbs and gutters are required for lot sizes less than 20,000 square feet. Street lights not required. Sewer and water hookups required for lot sizes less than one acre.

ROW=right of way

Source: Cities of Avenal, Corcoran, Hanford, and Lemoore; Kings County

While site improvement requirements increase housing costs, they are typical for most jurisdictions. Moreover, site improvements are necessary to maintain the quality of life desired by residents, and ensure the availability of needed public services and facilities. Jurisdictions can mitigate the cost of these

Chapter 4. Constraints

improvement requirements by assisting affordable housing developers in obtaining state and federal financing for their projects, or providing regulatory and financial incentives.

c. Building and Construction Codes

All Kings County jurisdictions have adopted the 2013 California Building Standards Code. The City of Lemoore requires new homes to be pre-wired to facilitate aftermarket solar energy installations. No other additional regulations have been imposed by the jurisdictions that would unnecessarily add to housing costs.

Code enforcement programs are implemented through each jurisdiction's Building Department, Planning Department, Police Department or Public Works Department. Code enforcement staff investigates violations of building code and property maintenance standards as well as other complaints. When violations are identified, eligible property owners are referred to appropriate rehabilitation programs providing grants or low-interest loans for property and building improvements. Each jurisdiction is committed to increasing public awareness of rehabilitation and home improvement programs and to coordinating these programs with code enforcement efforts. This commitment is reflected in Program 1 (Code Enforcement) of each jurisdiction's Housing Plan. In addition, all Housing Plans for Kings County jurisdictions have a housing rehabilitation program.

B. Non-Governmental Constraints

1. Environmental and Infrastructure Constraints

Environmental and infrastructure issues affect the amount, location, and timing of new residential development. New housing opportunities create challenges regarding public infrastructure extensions and expansions, and encroachment into agricultural land. In addition, the availability of adequate water, public infrastructure such as wells and wastewater treatment facilities, and other public services and facilities can impact the feasibility of new residential development. This section analyzes the potential environmental and infrastructure constraints to housing development in Kings County.

a. Agricultural Lands

The California Land Conservation Act, (commonly referred to as the “Williamson” Act) was adopted by the state legislature in 1965 to protect agricultural, wetland, and scenic areas of the state from unnecessary or premature conversion to urban uses. The Williamson Act explicitly pronounces the State’s responsibility for protecting its agricultural industry from stagnation and recession. The agricultural industry is critical to the economy of Kings County, and its agricultural preserve program was first implemented in 1969.



To that end, Kings County has several mechanisms that serve to protect farmland from premature urbanization. Conservation or Farmland Security Zone Contracts provide that property may not be used by the owner, or their successors, for any purpose other than the production of agricultural products for commercial purposes. The minimum timeframe of a Land Conservation Contract cannot be less than 10 years. Farmland Security Zone contracts cannot be less than 20 years. Both contracts automatically renew one additional year and the automatic renewal continues indefinitely unless a notice of non-renewal is filed.

As discussed in Chapter 3 and Appendix B – Land Inventory, the sites identified for housing development are not encumbered with Williamson Act contracts, nor are any sites located within Farmland Security Zones. Thus, all sites proposed for development are not constrained by agricultural land use conservation contracts.

b. Wastewater Infrastructure

Wastewater service for residential development in King County is provided by public sewers in the incorporated cities and the unincorporated community service districts (CSDs). In rural areas of the County, wastewater service is not provided and residential developments rely on individual septic systems. An analysis of sewer capacity in Kings County jurisdictions and the capacity to accommodate growth commensurate with the RHNA for the 2016-2024 Housing Element planning period is provided below.

- **Avenal** – The City of Avenal provides sewer service to its urbanized areas and the Avenal State Prison. The City’s sewage collection system includes two major trunk lines in Laneva Boulevard that extend from the urban area to the sewage treatment plant located in

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southeast Avenal. Based on projected population growth the City's portion of treatment plant reserve capacity will not be fully utilized until the year 2024 under average flow conditions.

- **Corcoran** – Corcoran's wastewater is collected and conveyed to the City's treatment plant, located at the intersection of King Avenue and Pueblo Avenue, in the southeastern portion of the City. This facility provides secondary level treatment. Corcoran State Prison has its own wastewater treatment facility. The City's wastewater treatment plant has been expanded in recent years to accommodate population growth as outlined in the General Plan. The City continues to plan for expansion of the wastewater treatment facility as part of its Capital Improvement Program and Wastewater Collection Master Plan as necessary to include alternative analysis of water reclamation facilities. New development is responsible for construction of all sewer lines serving the development. Adequate treatment plant capacity is projected through the planning period.
- **Hanford** – Hanford's wastewater treatment plant has a design capacity of 8 million gallons per day (8 MGD) with a current inflow to the plant of approximately 5 MGD. There is sufficient capacity at the plant to support city growth for the foreseeable future. Hanford's wastewater treatment plant was recently expanded to provide additional capacity for city growth through 2016. To allow for growth east of the City's boundaries, either a major new interceptor line will be installed to connect this area with the wastewater treatment plant or a satellite tertiary wastewater treatment plant must be built. These improvements will either be funded through impact fees or provided by developers to ensure adequate capacity to accommodate development. Thus, adequate capacity will be available to serve new residential development commensurate with the regional housing production goals.
- **Lemoore** – Lemoore requires all new developments to connect to the City's sewer system. Single-family homes on lots of at least one-acre, which were previously allowed to use private septic systems, are now required to connect to sewer systems to prevent groundwater contamination. Lemoore's wastewater system has adequate capacity to serve projected development through the end of the planning period. New trunk lines and collectors must be planned in areas of the city where growth is expected to occur. Such improvements will be funded through wastewater impact fees.
- **Unincorporated County** – Wastewater treatment capacity is more limited in unincorporated communities than in the cities. In most of the unincorporated areas, wastewater treatment services are not provided, and residential development relies on individual septic systems. However, the Armona, Kettleman City and Stratford areas are served by wastewater treatment systems. The Stratford Public Utility District is able to service only existing connections. The community districts of Armona, Home Garden, and Kettleman City have adequate wastewater treatment capabilities. Home Garden contracts with the City of Hanford for wastewater treatment.

c. Water Availability and Infrastructure

The availability of water to serve residential development is an important prerequisite for determining the ability of sites to accommodate housing commensurate with the regional housing needs production goals during the 2016-2024 planning period. The availability of water to serve additional growth in each jurisdiction is discussed below. Pursuant to Government Code Sec. 65589.7, water and sewer providers are required to grant priority to developments that include lower-income units, and jurisdictions are required to provide copies of their Housing Elements to water and sewer providers within their boundaries immediately upon adoption.

B. Non-Governmental Constraints

- **Avenal** – The City of Avenal uses imported water supplied from the San Luis Canal as part of the federal Central Valley Project. Based on the Avenal Water Master Plan, the City is projected to have a sufficient supply of imported water to meet growth demands and regional housing needs through the planning period, although it is difficult to predict future water supplies with certainty due to the current drought.
- **Corcoran** – Corcoran relies upon five groundwater wells located in a well field northeast of the City to meet all domestic, commercial, and industrial water demands. To prevent aquifer overdrafting, Corcoran participates in groundwater recharge activities, has adopted water conservation ordinances, and treats/reuses wastewater effluent for irrigation at Corcoran State Prison. The City has sufficient existing and planned groundwater supply to serve the City’s regional housing needs and maximum population projected at buildout of the General Plan without depletion of the aquifer.
- **Hanford** – Hanford and surrounding urban areas rely on local groundwater from the San Joaquin Valley Groundwater Basin to meet all domestic, commercial, and industrial water demand. The City also maintains drainage basins to percolate storm water and excess domestic water year-round to recharge the aquifer. Approximately one-half the potable water consumed by urban users is for outdoor water use such as landscape irrigation. The other half is utilized by consumers for indoor use. Indoor wastewater is delivered to the City’s wastewater treatment plant where it is treated, disinfected, and delivered to the Lakeside Irrigation District (by agreement) for reuse as agricultural irrigation water. The City’s Urban Water Management Plan identifies adequate water through the planning period to serve regional housing needs and anticipated urban growth.
- **Lemoore** – The City of Lemoore provides water service within its corporate limits from seven wells. According to the 2008 General Plan, projected average day demand is expected to be within the current supply capacity needed to meet the City’s share of regional housing needs for the planning period. As the City grows in accordance with General Plan projections, demand will eventually exceed the supply available from existing wells. At that time, the City may need to drill additional wells to serve new development. Lemoore is in the process of complying with new groundwater management regulations, but enforcement is still uncertain, so there is no known restriction on the number of wells that may be drilled inside the City limits. The City also encourages conservation measures to decrease demand. Because the City lies above a semi-confined aquifer, groundwater recharge is accomplished by up-basin stream recharge.
- **Unincorporated County** – The Kettleman City Community Services District (KCCSD) provides water to the unincorporated community of Kettleman City from two groundwater wells. The KCCSD has established a moratorium on new commercial and residential development until a new surface water treatment plant can be constructed which will treat water from the California Aqueduct. It is currently anticipated that construction of the new water treatment plant will begin in early 2016 and be completed in 2018.

The Armona Community Services District (ACSD) provides water services in the unincorporated community from two groundwater wells. The ACSD has established a moratorium on new commercial and residential development until water system improvements or an imported water source is identified.

Neither the KCCSD nor the ACSD are restricted in the amount of groundwater wells that can be drilled. The KCCSD and ACSD Capital Facilities Plans include the provision of new wells and additional water storage capacity to accommodate buildout of the General Plan land use policies. As demand for water supply increases with population growth, these

Chapter 4. Constraints

community service districts will drill new wells and construct additional water storage facilities in accordance with their Capital Facilities Plans.

Home Garden Community Service District (HGCSD) can support limited infill development and currently has undetermined capacity for future water connections.

Stratford Public Utility District (SPUD) has three existing wells, however only two are operational and one will be abandoned soon and can support limited infill development. The existing capacity will not support large-scale development within the community and new sources of potable water will be needed.

Although some water supply restrictions currently exist, they are not expected to preclude new residential development commensurate with regional housing needs in unincorporated areas during the 2016-2024 planning period.

2. Land and Construction Costs

Land and construction costs contribute to the cost and affordability of housing. However, these market factors are largely beyond the control of local jurisdictions.

While land costs are primarily controlled by regional location, cities and counties can influence per-unit land costs through allowable densities. As discussed in the Governmental Constraints section, all of the jurisdictions in Kings County allow residential development at sufficient densities to accommodate market demand.

Like land costs, construction costs are not significantly affected by local policies. The price of materials and labor are affected by regional, national and international forces. Construction costs depend on the type of home as well as amenities, materials used, and quality of construction. Jurisdictions have several means to reduce the cost of housing construction, improve housing affordability, and expand housing opportunities for more residents. Using prefabricated or manufactured housing is one way to reduce construction costs. All Kings County jurisdictions have policies to facilitate the use of manufactured housing.



Local building code requirements could also affect the cost of new housing. All Kings County jurisdictions have adopted the California Building Code and no local amendments have been adopted that would significantly increase the cost of construction.

In some portions of Lemoore, mitigation is needed to comply with FEMA flood hazard regulations or to provide noise insulation in homes impacted by aircraft overflight from the Naval Air Station Lemoore. While these measures will increase constructions costs, they are at least partially offset by creating additional areas for residential development, thereby increasing the potential supply of housing.

3. Cost and Availability of Financing

Kings County jurisdictions are similar to most other communities with regard to private sector home financing programs. The financial crisis that began in 2008 has affected the availability of real estate loans, and although interest rates in the past several years have been at historic low levels for those with good credit, most lower-income households have difficulty qualifying for home loans.

C. Fair Housing

Under state law, it is illegal for real estate lending institutions to discriminate against entire neighborhoods in lending practices because of the physical or economic conditions in the area (“redlining”). In monitoring new construction sales, re-sales of existing homes, and permits for remodeling, there is no evidence of redlining in Kings County.

C. Fair Housing

State law prohibits discrimination in the development process or in real property transactions, and it is each jurisdiction’s policy to uphold the law in this regard. In Kings County, fair housing complaints are referred to different agencies depending on the jurisdiction. The cities of Corcoran and Lemoore refer fair housing complaints to the HUD Fair Housing Enforcement Center in San Francisco. The cities of Corcoran and Lemoore also refer housing complaints to Tulare/Kings County Legal Aid. Kings County, Avenal, Hanford and Lemoore refer fair housing complaints to the Human Rights/Fair Housing Commission office in Fresno. Each jurisdiction’s efforts to support fair housing are described in the Housing Plan (Chapter 5).

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Chapter 5. Housing Plan

The earlier chapters of the Housing Element describe the housing needs, resources and constraints for the five jurisdictions in Kings County. This Housing Plan sets forth a comprehensive strategy and program of actions to address the housing issues identified within the cities of Avenal, Corcoran, Hanford, Lemoore, and the unincorporated areas of Kings County.

Section A highlights the major housing issues identified in Kings County and corresponding goals and policies to address those issues. Section B sets forth the specific programs to be implemented by the cities of Avenal, Corcoran, Hanford, Lemoore, and unincorporated Kings County to effectively implement the goals and policies.

A. Goals and Policies

1. Housing and Neighborhood Conservation

Improving the condition of housing is a primary housing goal for many communities. Although the majority of homes in each community are in sound condition, there is a need for repair, improvement, and rehabilitation of many homes, particularly older “Farmers Home” units and mobile homes as well as older multi-family complexes. Thus a primary goal of the Housing Element is to continue to support policies and programs for improving housing and residential neighborhoods.

GOAL 1. Improve and maintain the quality of housing and residential neighborhoods.

***Policy 1.1.** Promote and improve the quality of residential properties by ensuring compliance with housing and property maintenance standards.*

***Policy 1.2.** Assist in the repair, rehabilitation, and improvement of residential structures; demolish and replace structures which are dilapidated and beyond repair.*

***Policy 1.3.** Invest in infrastructure and public facilities to ensure that adequate water, sewer, roads, parks, and other needed services are in place to serve existing and future residential developments.*

***Policy 1.4.** Preserve assisted rental housing for long-term occupancy by low- and moderate-income households.*

2. Housing Production

Like most other areas in the San Joaquin Valley, growth and development in Kings County is expected to continue in the foreseeable future. The Housing Element sets forth policies to encourage the production of high quality housing that meets identified housing needs, further stimulates economic development, and improves residential neighborhoods.

Chapter 5. Housing Plan

GOAL 2. Facilitate and encourage the provision of a range of housing types and prices to meet the diverse needs of residents.

***Policy 2.1.** Provide adequate sites for housing through appropriate land use, zoning and development standards to accommodate the regional housing needs for the current planning period.*

***Policy 2.2.** Work collaboratively with nonprofit and for-profit developers to seek state and federal grants to support the production of affordable housing.*

***Policy 2.3.** Ensure the adequate provision of water, sewer, roads, public facilities, and other infrastructure necessary to serve new housing.*

***Policy 2.4.** Support the construction of high quality single- and multi-family housing which is well designed and energy efficient.*

3. Housing Constraints

Market factors and government regulations can have a significant impact on the cost of new housing. Although market factors are largely beyond the influence of local governments, Kings County jurisdictions can continue to implement responsive programs to mitigate the impact of market conditions and governmental regulations.

GOAL 3. Remove or mitigate, to the extent feasible and appropriate, potential governmental constraints to the production, maintenance, improvement and affordability of housing.

***Policy 3.1.** Offer regulatory and/or financial incentives, as available and appropriate, to encourage the construction of quality housing.*

***Policy 3.2.** Periodically review local ordinances and building regulations to ensure that they do not unduly impede housing investment.*

***Policy 3.3.** Utilize planned developments and other creative mechanisms to facilitate the construction of more creative, well-designed, housing projects.*

***Policy 3.4.** Ensure that developments are processed efficiently to minimize holding costs and comply with the Permit Streamlining Act.*

4. Housing Assistance

Certain groups may have greater difficulty in finding decent, affordable housing due to unique circumstances. Persons with special needs include low- and moderate-income households, military personnel, seniors, persons with disabilities, large families, people who are homeless, single-parent households, and farmworkers. Kings County jurisdictions remain committed to assisting people of all walks of life in securing adequate housing.

GOAL 4. Provide housing assistance to extremely-low-, very-low-, low-, and moderate-income households and those with special housing needs.

***Policy 4.1.** Support the provision of rental assistance to provide affordable housing options for extremely-low-, very-low- and low-income households.*

***Policy 4.2.** Participate in efforts to expand homeownership opportunities to lower- and moderate-income households through downpayment assistance and other homeownership programs.*

A. Goals and Policies

Policy 4.3. *Support the provision of housing suitable for special needs groups, including seniors, people with disabilities, homeless people, military personnel, large households, single-parent families, and farmworkers.*

Policy 4.4. *Develop and maintain collaborative efforts among nonprofits, for-profit developers, and public agencies to encourage the development, maintenance, and improvement of housing.*

5. Fair and Equal Housing Opportunities

Fair and equal housing opportunity is a continuing need in Kings County to ensure that all persons, regardless of their status, have the opportunity to find a suitable home. Mediating tenant/landlord disputes, investigating complaints of discrimination, providing education services, and improving public awareness are all part of a comprehensive fair housing program.

GOAL 5. Further equal housing opportunities for persons, regardless of status.

Policy 5.1. *Support enforcement of fair housing laws prohibiting arbitrary discrimination in the development, financing, rental, or sale of housing.*

Policy 5.2. *Periodically review City ordinances and development regulations and modify, as necessary, to accommodate housing for disabled persons.*

B. Housing Programs

1. Avenal Housing Programs

Avenal has a long history dating back to the 1800s. Early American settlers arrived in the Kettleman Hills during the 1850s with the dream of raising cattle and farming. Oil, however, would bring fame, fortune, and people to Avenal. In 1929, Standard Oil surveyed the current site of Avenal to build a town. By 1940, Avenal was the second largest town in Kings County with a population of 3,000 – mostly oil workers – and was known for some of the best services and schools in California. During the 1940s, however, the decline of oil and gas production affected Avenal's economy, and many stores and houses were vacated.



Avenal State Prison

Avenal's transition began when agricultural workers came to the area. During the 1970s, the completion of the California Aqueduct provided needed water and completion of I-5 brought new business opportunities. Following incorporation in 1979, the City attracted a state prison in 1987, and later annexed the I-269/I-5 interchange and zoned the area for commercial and industrial development.

Community development will play an important role in Avenal's future. New quality housing is needed to attract employees of Avenal State Prison, Coalinga State Mental Hospital, and other future employers.

Rehabilitation and infrastructure programs are needed to improve the quality of neighborhoods and foster identity and pride. Assisting residents in securing affordable rental and ownership housing remains a priority for Avenal. The Housing Element plays an important role in Avenal by guiding community development programs which will define and shape the City's future through 2024.

1.1 Code Enforcement

Code enforcement is an important means to preserve public health and safety and ensure that the character and quality of neighborhoods and housing is maintained. To that end, the City's Code Enforcement staff under the Public Works department will work to enforce state and local regulations. In conjunction with code enforcement activities, City staff will provide information to homeowners regarding the City's Housing Rehabilitation Program (Program 1.2).

Objective: Continue to work with the community to address code violations. Refer property owners to the Housing Rehabilitation Program.

Responsible Agency: Code Enforcement Staff/Public Works Department



El Palmar Apartments

B.1 Avenal Housing Programs

Funding: General Fund

Timeline: Ongoing

1.2 Housing Rehabilitation Program

In collaboration with a housing partner, the City will continue providing rehabilitation loans to lower-income households, including very-low- and extremely-low-income persons. Initiated in 1988 with CDBG funds, the Housing Rehabilitation Program will provide loans for up to \$190,430 for most types of housing repairs, energy conservation improvements, and handicapped accessibility devices.



Objective: Continue to provide between 6 to 12 loans per year.
Continue to market the program through brochures at the public counter.

Responsible Agency: Community Development Department and Self-Help Enterprises

Funding: CDBG; HOME; CAL-HOME

Timeline: Ongoing

1.3 Preservation of At-Risk Affordable Housing and Mobile Home Parks

The City will work with interested agencies and community organizations to preserve at-risk units by monitoring their status, providing technical and/or financial assistance in return for extended affordability controls, and ensuring proper tenant notification prior to project conversion. As noted in Chapter 2, Avenal has 317 units of affordable housing created through City, state, and federal programs, some of which serve very-low- and extremely-low-income persons, and none are at risk for conversion during the next 10 years.

In addition, as part of the comprehensive General Plan and Zoning Ordinance update the City will redesignate existing mobile home parks from R-1 to MHP to facilitate preservation of this important source of affordable housing, and ensure that manufactured and factory-built housing on permanent foundations are permitted subject to the same standards as apply to conventional housing.

Objective: Continue to monitor at-risk units; preserve mobile home parks.

Responsible Agency: Community Development Department

Funding: General Fund

Timeline: Ongoing; General Plan and Zoning Ordinance update in 2016/17

1.4 Adequate Sites

The City will facilitate the production of new housing to accommodate demand commensurate with the City's share of regional housing needs. To that end, the Housing Element identifies "adequate" sites to accommodate the City's regional housing needs allocation identified as 639 units (73 extremely-low, 72 very-low, 108 low, 115 moderate, and 271 above moderate income affordability) during the current

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planning period. Adequate sites are those with appropriate development and density standards, water and sewer services, and adequate infrastructure.

Objective:	Maintain appropriate land use designations to provide adequate sites appropriate for new housing to meet Avenal's housing needs allocation of 639 units.
Responsible Agency:	Community Development Department
Funding:	General Fund
Timeline:	Throughout the planning period

1.5 Infill Development

The City will continue to support infill development for homes and mobile homes in residential zones. Infill lots are being extensively used in Avenal for new development. The City works with developers to complete variances that allow more infill lots to be created and used. The City will provide an inventory at the public counter on the location of infill sites that are adequately served by infrastructure and suitable for residential development.

Objective:	Facilitate infill development by providing the location and zoning of residential infill sites in the community and working with developers to expedite applications.
Responsible Agency:	Community Development Department
Funding:	General Fund
Timeline:	Ongoing

1.6 Density Bonus Program

In accordance with state law, Avenal has adopted a local ordinance that provides density bonus and other incentives to encourage the development of affordable housing. The City will continue to work with developers to facilitate the use of these options.

Objective:	Continue to implement the density bonus ordinance to assist development of affordable housing.
Responsible Agency:	Community Development Department
Funding:	General Fund
Timeline:	Throughout the planning period

1.7 Regulatory and Financial Assistance

The City assists developers of affordable housing by reducing or deferring development fees, reducing processing times, and providing assistance with grant applications. The City will continue providing regulatory and financial assistance to facilitate the development of affordable housing to extremely-low-, very-low-, low-, and moderate-income households. In addition, as part of the General Plan and Development Code update the City will review parking standards for smaller multi-family units and reduce the current requirement for two covered spaces in order to facilitate production of housing for small households.

B.1 Avenal Housing Programs

Objective:	Continue to defer/reduce fees and expedite processing for affordable housing; Reduce parking standards for small multi-family units.
Responsible Agency:	Community Development Department
Funding:	General Fund
Timeline:	Throughout the planning period; Development Code update in 2016/17.

1.8 First Time Homebuyer Program

In collaboration with a housing partner, Avenal will continue to provide home ownership opportunities to new low-income homebuyers through the First Time Homebuyer Program. Initiated in 2000, this program provides up to \$130,000 in a deferred silent second loan to subsidize mortgage payments and closing costs. Residents must provide a \$1,000 down payment and qualify for a home loan. The City will continue to apply for CDBG funds to provide assistance to first-time homebuyers.

Objective:	Assist 5 to 10 new first-time homebuyers annually.
Responsible Agency:	Community Development Department and Self-Help Enterprises
Funding:	HOME
Timeline:	Throughout the planning period

1.9 Section 8 Rental Assistance

Avenal will continue to participate in the Section 8 rental assistance program. The Section 8 program extends rental subsidies to extremely-low- and very-low-income households that spend more than 30% of their income on rent. The rent subsidy is the difference between 30% of the monthly income and the allowable rent determined by the Section 8 program.

Objective:	Assist Kings County Housing Authority in promoting the Section 8 program by posting information at City Hall.
Responsible Agency:	Community Development Department, County Housing Authority
Funding:	Department of Housing and Urban Development
Timeline:	Throughout the planning period

1.10 Affordable Housing Assistance

The City works with nonprofit groups, such as Self-Help Enterprises, to build and/or rehabilitate housing affordable to lower-income households. The City receives CDBG and HOME funds for these efforts. Affordable housing has been developed under existing zoning and development standards, without the need for density bonus, although in some cases the City provides financial assistance to projects in the form of fee waivers and regulatory incentives. To continue supporting affordable housing, especially units for very-low- and extremely-low-income persons, the City will undertake the following actions.



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Objective:	Seek applicable grants from state and federal sources (e.g., CDBG, HOME, Proposition 1C, AHSC) including funding specifically targeted to ELI housing, provide an inventory of housing sites to interested developers, continue to implement the density bonus ordinance, and continue to pursue housing production and rehabilitation activities with nonprofits. The City shall promote the benefits of this program to the development community by posting information on its web page and creating a handout to be distributed with land development applications.
Responsible Agency:	Community Development Department and interested affordable housing providers/developers
Funding:	Local, state, and federal funds
Timeline:	Ongoing; apply for grant funding on an annual basis as available.

1.11 Special Needs Housing for Seniors and Persons with Disabilities

The City will assist in planning and locating affordable housing for special needs groups such as seniors and persons with disabilities, many of whom have very-low or extremely-low incomes. In the past, the City has expedited applications for senior housing apartments and assisted the developer with tax credit applications. The City will continue to work with developers on senior or special needs projects, including assistance to persons with disabilities by expediting applications and assisting with grant applications.

Objective:	Continue to work with developers on senior and special needs projects, including assistance to persons with disabilities by expediting applications and assisting with grant applications.
Responsible Agency:	Community Development Department
Funding:	General Fund
Timeline:	Annual assistance to affordable and special needs housing applications, if requested, throughout the planning period

1.12 Second Units

Second units can provide additional housing opportunities for many special needs groups, including seniors, farmworkers and other persons with very-low or extremely-low incomes. Second units are allowed by right in residentially zoned areas consistent with state law. The City will continue to assist property owners with second unit applications by providing information and expediting their applications.

Objective:	Continue to assist property owners with second unit applications by providing information and expediting their applications.
Responsible Agency:	Community Development Department
Funding:	General Fund
Timeline:	Throughout the planning period

1.13 Emergency Shelters and Transitional/Supportive Housing

Housing Element Law requires all jurisdictions to provide adequate sites for a variety of housing types, including emergency shelters and transitional/supportive housing, through appropriate zoning and development standards. These types of housing typically serve those with very-low or extremely-low

B.1 Avenal Housing Programs

incomes. The Zoning Code permits emergency shelters in the High Density Multi-Family Residential (R-3) zone by right subject to appropriate development standards. The R-3 zone is conveniently located adjacent to services needed by persons residing in a shelter. The Zoning Code also allows transitional and supportive housing as a residential use subject only to the same requirements and procedures as for other residential uses of the same type in the same zone, consistent with state law.

Objective:	Continue to facilitate the provision of emergency shelters and transitional/supportive housing.
Responsible Agency:	Community Development Department
Funding:	General Fund
Timeline:	Throughout the planning period

1.14 Farmworker and Employee Housing

Farmworker housing is an important issue in the Central Valley. Since Avenal has some of the lowest housing prices and apartment rents in California, the need for farmworker housing is largely met by traditional housing. The City of Avenal actively assists farmworker housing needs: the majority of homeownership loans are made to farmworkers and a majority of units in assisted multi-family projects are occupied by farmworkers. Many of the farmworkers served by these programs have very-low or extremely-low incomes.

In addition, the Zoning Code complies with *Health and Safety Code* §17021.5 and §17021.6 regarding farmworker housing.



Objectives:	1. Continue to ensure that the Zoning Code conforms with §17021.5 and §17021.6 of the <i>Health and Safety Code</i> regarding farmworker housing; 2. Inventory suitable sites for farmworker housing with the update of the Land Use Element; 3. Continue to assist interested developers by identifying sites and supporting funding applications for affordable housing; and 4. Provide, to the extent feasible, financial and regulatory incentives for affordable and farmworker housing developments.
Responsible Agency:	Community Development Department
Funding:	General Fund
Timeline:	Continue to facilitate the construction of farmworker housing on an annual basis, if requested, throughout the planning period.

1.15 Housing for Persons with Disabilities

State law requires jurisdictions to analyze and remove potential constraints to housing for persons with disabilities, many of whom have very-low or extremely-low incomes. As part of this Housing Element update the City conducted an analysis of its zoning and land use requirements, permit processing

Chapter 5. Housing Plan

procedures, and building codes to identify potential impediments, and City regulations and procedures are in conformance with state law.

Objective:	Continue to facilitate reasonable accommodation in housing for persons with disabilities and expedite development applications for housing that serves persons with disabilities such as residential care facilities.
Responsible Agency:	Community Development Department
Funding:	General Fund
Timeline:	Throughout the planning period

1.16 Promote Equal Housing Opportunities

To help promote fair housing opportunities, the City will continue to refer fair housing questions and complaints to the Department of Fair Employment and Housing office in Fresno and posts fair housing information in public offices and on the City website.

Objective:	Continue to refer fair housing inquiries to the Department of Fair Employment and Housing office in Fresno and distribute fair housing information at City Hall, website, library, post office, and shopping areas.
Responsible Agency:	Community Development Department
Funding:	General Fund
Timeline:	Throughout the planning period

1.17 Energy Conservation

The City of Avenal works cooperatively with Pacific Gas & Electric to provide homeowners and renters with energy audits and to provide them with resources to obtain low energy products such as lights and insulation.

Objective:	Reduce energy use in residential developments by providing information and low-energy products to residents.
Responsible Agency:	Community Development Department
Funding:	General Fund
Timeline:	Program implementation throughout the planning period

2. Corcoran Housing Programs

Corcoran's history dates to the early 1900s. The town site originally served as a junction for the San Francisco Railroad and San Joaquin Valley Railroad. Later developers found Corcoran's climate and soil ideal for farming, particularly cotton, and grazing. In subsequent years, Corcoran grew rapidly with the rise of the cotton industry – attracting workers to its booming agricultural industry. In 1914, the town of Corcoran incorporated and continues to be known as the farming capital of California.



Corcoran State Prison

During the 1960s, the mechanization of cotton planting and harvesting caused a significant loss of jobs, residents, and economic vitality in Corcoran. Still the City remains a center of agriculture. J.G. Boswell Company, the nation's largest cotton producer, operates major farming operations in Corcoran. In 1988 and 1997, the City attracted two state prisons providing 3,200 jobs. In 2001, the City attracted Bioproducts, a world-leading manufacturer of nutritional animal food product supplements. The City also adopted a Downtown Specific Plan to revitalize its historic town center.

In addition to ongoing economic programs, community development also plays an ongoing important role in defining Corcoran's future. The City has undertaken several rehabilitation programs to improve older farmer housing, revitalize neighborhoods, improve infrastructure, and renovate the downtown. New quality housing is also needed for employees of Corcoran State Prison and to attract other employers. Providing housing assistance so that residents can afford quality rental and ownership housing continues as a priority.



Corcoran's Housing Element plays an important role by setting forth community development programs that will define and shaping the City's future through 2024.

2.1 Code Enforcement

Code enforcement is an important means to preserve public health and safety and ensure that the character and quality of residential neighborhoods and housing is maintained. The City's Code Enforcement staff

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under the Community Development Department will work to enforce state and local regulations. In conjunction with code enforcement activities, City staff provides information to homeowners regarding the City's Housing Rehabilitation Program.

Objective:	Continue to work with the community to eliminate code violations. Refer property owners to the Housing Rehabilitation Program.
Responsible Agency:	Code Enforcement Staff
Funding:	General Fund
Timeline:	Throughout the planning period

2.2 Paint Programs

The City offers assistance to low- and moderate-income homeowners for exterior or interior painting in three related programs. The City's Paint Program covers the cost of paint only. Under the Senior/Handicapped Paint Program, the City provides low- and moderate-income seniors and people with disabilities with paint, paint supplies, and supervision.

Objective:	Dependent on funding levels
Responsible Agency:	Community Development Department, Job Training Office, Kings County Planning Department, and Kings County Office of Education
Funding:	CDBG
Timeline:	Throughout the planning period

2.3 Housing Rehabilitation Program

The City will continue providing rehabilitation loans to lower-income households through the Housing Rehabilitation Program. Initiated in 1981, the Housing Rehabilitation Program provides loans for up to the maximum allowed by HCD for most housing repairs, demolition/reconstruction, energy conservation improvements, and handicapped accessibility devices. Health and safety grants of up to \$7,500 are provided to correct minor repairs or improve handicap accessibility for very low and low income households.

Objective:	Provide loans and grants as funding allows. Continue to market the program through brochures at the public counter. Conduct outreach to major employers (e.g., hospital, school district, and prisons) regarding the program.
Responsible Agency:	Community Development Department
Funding:	HOME; CDBG
Timeline:	Throughout the planning period

B.2 Corcoran Housing Programs

2.4 Preservation of At-Risk Affordable Housing

The City continues to work with interested agencies and community organizations to preserve at-risk units by monitoring their status, providing technical and/or financial assistance in return for extended affordability controls, and ensuring proper tenant notification prior to project conversion. Corcoran has 593 units of affordable housing for very-low-, low-, and moderate-income households created through various City, state, and federal programs. None of these housing projects is at-risk for conversion to market rate during the next 10 years. The City will continue to monitor the status of publicly-assisted affordable units and work with the project owners and interested non-profit organizations to preserve projects that may become at-risk of conversion.



Objective:	Continue to monitor the status of publicly-assisted affordable units. The City will contact the property owners to determine their intentions, contact qualified nonprofits regarding potential opt-out projects, ensure that property owners comply with noticing requirements, support the acquisition of at-risk properties by nonprofits, and pursue grants to support the preservation of affordable at-risk housing.
Responsible Agency:	Community Development Department
Funding:	General Fund
Timeline:	Throughout the planning period

2.5 Adequate Sites

The City will facilitate construction of new housing to accommodate projected employment and population growth and to meet the needs of existing residents. To that end, the Housing Element identifies adequate sites to accommodate the City's share of the region's housing needs allocation identified as 946 units (215 very low, 161 low, 169 moderate, and 401 above moderate) for the new planning period. Adequate sites are those with sufficient development and density standards, water and sewer services, and adequate infrastructure. In order to encourage development of smaller sites, the City will encourage lot consolidation through fee reductions and concurrent processing of lot mergers for multi-family projects that include units affordable to lower-income households.

Objective:	Maintain appropriate land use designations to provide adequate sites appropriate for new housing to meet Corcoran's housing needs allocation of 946 units. Work with downtown property owners to facilitate the conversion of underutilized commercial buildings for residential use. Facilitate development of smaller sites through lot mergers.
Responsible Agency:	Community Development Department
Funding:	General Fund
Timeline:	Throughout the planning period

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2.6 Density Bonus Program

In accordance with state law, Corcoran has adopted a local ordinance that provides density bonus and other incentives to encourage the development of affordable housing. The City will continue to work with developers to facilitate the use of these options.

Objective:	Continue to implement the density bonus ordinance to facilitate affordable housing.
Responsible Agency:	Community Development Department
Funding:	General Fund
Timeline:	Throughout the planning period

2.7 Affordable Housing Development Assistance

The City facilitates the development of affordable housing through a number of tools including density bonuses, minimal fee requirements (no impact fees), and PUD development standards. The City will continue to provide regulatory and financial assistance to facilitate and encourage the development of housing affordable to extremely-low-, very-low-, low-, and moderate-income households commensurate with its fair share housing needs, as well as housing for persons with special needs such as developmental disabilities. SROs, transitional and supportive housing projects in particular can help to address the needs of extremely-low-income persons and those with disabilities. In addition, the City will facilitate the improvement and redevelopment of underutilized properties by encouraging consolidation of adjacent parcels through expedited processing, modified development standards and reduced development fees when such projects include affordable housing. To facilitate the development of affordable housing, the City will approve projects at or above the maximum allowable density pursuant to state density bonus law and continue to identify rezoning opportunities for additional High Density residential development.

Objective:	Seek applicable grants from state and federal sources (e.g., CDBG, HOME, AHSC) including funding specifically targeted to ELI housing, provide an inventory of housing sites to interested developers, continue to implement the density bonus ordinance, and continue to pursue housing production and rehabilitation activities with nonprofits. The City shall promote the benefits of this program to the development community by posting information on its web page and creating a handout to be distributed with land development applications. Continue to defer/reduce fees and expedite processing for affordable housing.
Responsible Agency:	Community Development Department
Funding:	General Fund, grant funds
Timeline:	Continue to facilitate the construction of affordable housing and housing for persons with special needs on an annual basis, if requested, throughout the planning period.

2.8 First Time Homebuyer Program

The City provides housing assistance to new homebuyers through its First Time Homebuyer Program. Up to \$30,000 in housing assistance in the form of a low interest second mortgage loans is provided to qualified lower-income homebuyers. While this program is currently funded by HOME, a revolving fund has been set up that utilizes repayments of prior Agency-assisted second mortgage loans to fund new loans.

B.2 Corcoran Housing Programs

Objective:	Offer 10 to 12 loans per year. Conduct outreach to major employers (e.g., hospital, school district, and prisons) regarding the availability of the program.
Responsible Agency:	Community Development Department
Funding:	HOME and revolving loan fund
Timeline:	Throughout the planning period

2.9 Purchase and Rehabilitation Homeownership Program

The purpose of the Purchase and Rehabilitation Homeownership Program is to improve the condition of housing for families that live in substandard or overcrowded conditions and assist very-low- and low-income families purchase quality homes. The City will provide a zero percent deferred loan to assist homebuyers purchase and rehabilitate a substandard home. Applicants must provide a \$1,000 down payment and attend a home ownership education workshop. The City will advertise the program in local newspapers and create English and Spanish flyers advertising the program.

Objective:	Conduct outreach to major employers (e.g., hospital, school district, and prisons) regarding the program; assist 4 households per year
Responsible Agency:	Community Development Department
Funding:	CDBG funds
Timeline:	Throughout the planning period

2.10 Section 8 Rental Vouchers

Corcoran will continue to participate in the Section 8 rental assistance program, which is administered by the Kings County Housing Authority. The Section 8 program provides rent subsidies to extremely-low- and very-low-income households that spend more than 30% of their income on rent. The rent subsidy is the difference between 30% of the household's monthly income and the allowable rent determined by the federal government.



Objective:	Assist the Housing Authority in promoting the Section 8 program.
Responsible Agency:	Community Development Department, County Housing Authority
Funding:	HUD
Timeline:	Throughout the planning period

2.11 Emergency Shelters and Transitional/Supportive Housing

State law requires jurisdictions to provide for a variety of housing types including emergency shelters and transitional/supportive housing. Emergency shelters are permitted by-right in the C-S (Service Commercial) zone, and transitional and supportive housing are permitted as residential uses subject only to the same standards and procedures as for other residential uses of the same type in the same zone. The City will continue work with providers to facilitate the establishment of these facilities.

Objective:	Continue to work with providers to facilitate emergency shelters and transitional/supportive housing.
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Responsible Agency:	Community Development Department
Funding:	General Fund
Timeline:	Throughout the planning period

2.12 Farmworker and Employee Housing

Farmworkers receive the majority of homeownership and home rehabilitation loans each year and occupy a large share of assisted multi-family units in Corcoran. In addition, the Zoning Ordinance allows farmworker housing consistent with §17021.5 and §17021.6 of the *Health and Safety Code*. The City will continue to assist interested farmworker housing developers by identifying sites, supporting funding applications, and providing regulatory and financial concessions to the extent feasible.



Objective:	Continue to facilitate the provision of farmworker housing.
Responsible Agency:	Community Development Department
Funding:	General Fund
Timeline:	Continue to facilitate the construction of farmworker housing on an annual basis, if requested, throughout the planning period

2.13 Housing for Persons with Disabilities

State law requires jurisdictions to analyze and remove potential constraints to housing for persons with disabilities. As part of this Housing Element update the City conducted an analysis of its zoning and land use requirements, permit processing procedures, and building codes to identify potential impediments and City regulations and procedures are in conformance with state law.

Objectives:	Continue to facilitate reasonable accommodation in housing for persons with disabilities and expedite development applications for housing that serves persons with disabilities such as residential care facilities.
Responsible Agency:	Community Development Department
Funding:	General Fund
Timeline:	Throughout the planning period

2.14 Promote Equal Housing Opportunities

Corcoran currently refers fair housing complaints to HUD and the Tulare/Kings County Legal Aid Foundation. However, other communities within Kings County refer fair housing complaints to different agencies. Therefore, it may be confusing to residents to know the appropriate agency to handle fair housing complaints or issues.

Objective:	Corcoran will coordinate with Kings County to select a local fair housing agency to provide landlord/tenant mediation services and fair housing investigations. The City will develop a fair housing brochure in Spanish and English or acquire one from a local fair housing provider. To broadly disseminate information, the City will distribute the brochure at
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B.2 Corcoran Housing Programs

the City Hall, the City website, library, post office, and appropriate shopping areas.

Responsible Agency: Community Development Department

Funding: General Fund

Timeline: Select a local provider by 2016

2.15 Weatherization and Energy-Efficient Home Improvements

The purpose of this program is to reduce energy use by providing financial assistance to lower-income households for weatherization and energy-efficient heating (including solar photovoltaic water heaters) and cooling systems. The City will refer lower-income households to the Kings Community Action Organization and other community services agencies that provide financial assistance to qualifying households for these improvements.

Objective: Reduce residential energy use and carbon footprint by providing financial assistance to lower-income households for weatherization and energy-efficient heating and cooling systems.

Responsible Agency: Community Development Department

Funding: Nominal funding required

Timeline: Throughout the planning period

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B.3 Hanford Housing Programs

3. Hanford Housing Programs

Hanford had its roots in the expansion of the Central and Southern Pacific Railroad system in the 1870s. Hanford was incorporated in 1891. As the County seat, Hanford has developed into the residential, commercial, and industrial center of the County. Hanford is known to embrace growth and change, while preserving the integrity of its past. Hanford's progressive business community coupled with the quaint, comfortable lifestyle continues to attract new people to Hanford, young or old.



Hanford Civic Auditorium



Downtown Hanford

Hanford's location along Highway 198 and pro-business climate contribute to the City's success. Hanford is home to the County's largest employers such as Kings County Government Center, Del Monte, Hanford Elementary, Wal-Mart, Hanford Community Medical, Central Valley Hospital, Marquez Brothers, and others. West Hills College, Chapman University, College of the Sequoias, and Kings County Workforce Investment Board provide educational opportunities. The City's Enterprise Zone, Foreign Trade Zone, and Industrial Park offer incentives for new business.

The Housing Element plays a key role in shaping the City's future. Continued development of housing is important to accommodate expected population and employment growth within the city. Community development programs

strengthen neighborhoods by providing assistance to maintain and upgrade housing. Housing assistance programs ensure that residents of all income levels have the opportunity to live in the community. The Housing Element sets the framework for building upon the City's past successes in providing a diverse living environment.

3.1 Code Compliance

Code compliance is an important means to preserve public health and safety and ensure that the character and quality of neighborhoods and housing is maintained. To that end, the City's Code Compliance staff under the Community Development Department will work to enforce state and local regulations. In conjunction with code compliance activities, City staff will provide information to homeowners regarding the City's Housing Rehabilitation Program.

Objective:	Continue to work with the community concerning code violations. Refer property owners to the Housing Rehabilitation Program.
Responsible Agency:	Code Compliance staff
Funding:	General Fund
Timeline:	Throughout the planning period

Chapter 5. Housing Plan

3.2 Housing Rehabilitation Program

The City will continue providing rehabilitation loans to lower-income households. Initiated in 1985, the Housing Rehabilitation Program provides loans for up to \$90,000 for housing repairs, energy conservation improvements, and handicapped accessibility devices. In addition the City offers an Emergency Repair Program, with grants up to \$10,000. Hanford has designated southwest and central Hanford as “target areas” for this program.



Objective:	Assist 10 to 15 units per year if funds are available
Responsible Agency:	Community Development Department
Funding:	CDBG Funds; CalHome
Timeline:	Throughout the planning period

3.3 Preservation of At-Risk Affordable Housing

The City will continue to work with interested agencies and community organizations to preserve at-risk units by monitoring their status, providing technical and/or financial assistance in return for extended affordability controls, and ensuring proper tenant notification prior to project conversion. Hanford has approximately 766 units of affordable housing for low- and moderate-income households created through City, state, and federal programs. Although none of the projects is considered to be at risk of converting to market-rate housing during the next 10 years, the City will continue to monitor the status of these projects.

Objective:	Continue to monitor the status of publicly-assisted affordable units. The City will contact the property owners to determine their intentions, contact qualified nonprofits regarding potential opt-out projects, ensure that property owners comply with noticing requirements, support the acquisition of at-risk properties by nonprofits, and pursue grants to support the preservation of affordable at-risk housing.
Responsible Agency:	Community Development Department and interested affordable housing providers/developers
Funding:	General Fund
Timeline:	Throughout the planning period

3.4 Adequate Sites

The City will facilitate construction of new housing to accommodate projected employment and population growth to meet the needs of the City’s residents. To that end, the Housing Element identifies “adequate” sites to accommodate the City’s share of the regional housing needs allocation identified as 4,832 units (1,097 very-low, 821 low, 865 moderate, and 2,049 above-



B.3 Hanford Housing Programs

moderate) during the planning period. Adequate sites are those with sufficient development and density standards, water and sewer services, and other infrastructure. Staff will monitor development affordability and report annually on progress toward the City's share of the regional housing need.

The City is currently preparing a comprehensive General Plan update, which is expected to be completed in early 2016. In order to enhance opportunities for affordable housing development, allowable densities are proposed to be increased to 20 units/acre in the Medium Density Residential category and 29 units/acre in the High Density Residential category.

The City will also encourage affordable housing development on small parcels by facilitating lot consolidation through expedited processing, density bonus and/or reduced processing fees.

Objective:	Facilitate the construction of new housing through the provision of adequately zoned sites to meet Hanford's housing needs allocation of 4,832 units. Increase allowable densities for multi-family development as part of the comprehensive General Plan update.
Responsible Agency:	Community Development Department
Funding:	General Fund
Timeline:	Provide adequate sites throughout the planning period; adopt revised General Plan densities in 2016

3.5 Density Bonus Program

In accordance with state law, Hanford adopted a local density bonus ordinance in 2008 that is in conformance with state law. The City will continue to implement this program to encourage and facilitate development of affordable housing through the provision of density bonuses or other incentives for qualifying projects.

Objective:	Continue to publicize and implement the density bonus ordinance to assist development of affordable housing.
Responsible Agency:	Community Development Department
Funding:	General Fund
Timeline:	Throughout the planning period

3.6 Planned Unit Development

The Hanford General Plan includes a Planned Unit Development Zone process whereby a project proponent can propose a concept that may change or remove many of the conventional zoning restrictions. For example, housing units could be clustered around large open space areas or other development amenities resulting in higher localized "net" densities. The PUD option provides greater flexibility in the development process, which can lead to cost savings.

Objective:	Continue to utilize the PUD process to encourage unique design and develop housing that addresses site constraints.
Responsible Agency:	Community Development Department
Funding:	General Fund

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Timeline: Throughout the planning period

3.7 First Time Homebuyer Programs

The City offers the Home Sweet Home First-Time Homebuyers Program that provides financing assistance to very-low-, low- and moderate-income first-time homebuyers. The program has been revised to increase the loan limit to \$75,000, reduce the interest rate to 3% and extend the term to 30 years. Payment is deferred for the entire loan term.

In smaller communities, there may be a limited number of qualified HOME administrative subcontractors and non-profit affordable housing developers. In a situation where an organization acts as the Administrative Subcontractor to a State Recipient in the State HOME program for a first-time homebuyer (FTHB) assistance program, and also develops affordable housing in the same community, HCD restricts homebuyers participating in a development program (e.g., mutual self-help housing) from utilizing HOME FTHB funding to purchase their homes. This causes not only an impediment to the ability to develop new single-family affordable homeownership opportunities, but also impacts the State Recipients ability to spend FTHB funds in a community with limited affordable housing inventory. In order to mitigate this potential constraint, the City will support non-profit housing organizations in working with HCD to remove this impediment and/or allow for a streamlined process of requesting an exception pursuant to 24 CFR 92.356(d) for projects/programs that will serve to further the purposes of the HOME Investment Partnerships Program.

Objective: Assist 10 households for the First-Time Homebuyer Program and assist 20 households annually for the HOME Sweet Home Program

Support non-profit housing organizations in working with HCD to remove constraints on the use of HOME funds

Responsible Agency: Community Development Department

Funding: HOME and CDBG funds

Timeline: Throughout the planning period

3.8 Section 8 Rental Assistance Program

Administered by the Kings County Housing Authority, Hanford will continue to participate in the Section 8 rental assistance program. The Section 8 rental assistance program extends rental subsidies to extremely-low- and very-low-income households equal to the difference between 30% of the monthly income and the allowable rent determined by the program.

Objective: Assist Kings County Housing Authority in promoting the Section 8 program.

Responsible Agency: Community Development Department, County Housing Authority

Funding: HUD funds

Timeline: Throughout the planning period

3.9 Affordable Housing Assistance

The City promotes affordable housing through various programs such as home ownership assistance, rehabilitation assistance, new construction/infill, and grant application programs. Hanford is an entitlement city and receives CDBG and HOME funds directly from HUD. Affordable housing is being developed under existing zoning and development standards with administrative and financial assistance

B.3 Hanford Housing Programs

from the City. To continue supporting affordable housing production, the City will undertake the following actions.

Objective:	Seek applicable grants from state and federal sources including funding specifically targeted to ELI housing, provide an inventory of housing sites to interested developers, continue to provide a density bonus to qualifying projects, provide financial and regulatory assistance such as reduced fees and/or modified development standards, fee reductions and concurrent processing of lot mergers for multi-family projects that include units affordable to lower-income households, and continue to pursue housing production and rehabilitation with nonprofits including assistance in preparing grant applications. Housing for very-low- and extremely-low-income persons will be prioritized where feasible. In addition, the City's affordable housing incentives will be promoted on the website and in handouts provided at the Planning counter.
Responsible Agency:	Community Development Department and affordable housing developers
Funding:	Local, state, and federal funds
Timeline:	Continue to facilitate the construction of affordable housing on an annual basis, if requested, throughout the planning period

3.10 Farmworker and Employee Housing

To address farmworker housing needs, the City permits farmworker housing in conformance with *Health and Safety Code* §17021.5 and §17021.6. In addition, the City will assist interested developers by providing incentives, identifying suitable sites, and assisting in preparation of funding applications.

Objectives:	Assist interested developers in identifying sites and preparing funding applications; Provide, to the extent feasible, regulatory incentives
Responsible Agency:	Community Development Department
Funding:	General Fund
Timeline:	Continue to facilitate the construction of farmworker housing on an annual basis, if requested, throughout the planning period

3.11 Emergency Shelters and Transitional/Supportive Housing

State law requires jurisdictions to provide adequate sites for a variety of housing types including emergency shelters and transitional/supportive housing. Emergency shelters are permitted by-right in the OR zone, and transitional and supportive housing facilities are permitted subject only to the same regulations and procedures that apply to other residential uses of the same type in the same zone.

Objective:	Continue to facilitate the establishment of emergency shelters and transitional/supportive housing in conformance with SB 2; continue to support efforts with surrounding Kings County jurisdictions to meet the needs of people who are homeless or transitioning to independence.
Responsible Agency:	Community Development Department
Funding:	General Fund

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Timeline: Facilitate establishment of emergency shelters and transitional/supportive housing throughout the planning period

3.12 Housing for Persons with Disabilities

State law requires jurisdictions to analyze and remove potential constraints to housing for persons with disabilities. As part of this Housing Element update the City conducted an analysis of its zoning and land use processes, permitting processing procedures, and building codes and no constraints were identified. The City will continue to monitor legal requirements and local conditions and will update local regulations and procedures as necessary to encourage and facilitate the development, maintenance, and improvement of housing for persons with disabilities.

Objective: Continue to monitor legal requirements and local conditions and update local regulations, if necessary, to remove any impediments to housing for persons with disabilities.

Responsible Agency: Community Development Department

Funding: General Fund

Timeline: If required to ensure conformance with applicable law, Code amendment will be initiated to clarify the definition of *family* in 2016; continue to monitor potential constraints throughout the planning period

3.13 Promote Equal Housing Opportunities

Promoting fair housing includes both education and enforcement. The City of Hanford will continue to support both education and enforcement efforts. The City has recently partnered with the Fair Housing Council of Central California (FHC-CC) for services related to fair housing.

Objective: Hanford will continue to refer fair housing inquiries to the Department of Fair Employment and Housing office in Fresno and distribute fair housing information at City Hall, on the City website, and at other public offices.

Responsible Agency: Planning Department

Funding: General Fund

Timeline: Throughout the planning period

4. Lemoore Housing Programs

Lemoore is a city preparing for the future while preserving the best of its past. Incorporated in 1900, Lemoore has undergone significant changes over its 115-year history. Although the City's major employers are still rooted in agriculture, economic development has paved the way for a more diversified economy. Yet despite change, Lemoore retains the charm and beauty of a small rural town with its turn-of-the-century buildings, residences and casual environment.



Lemoore is committed to a sustainable economy and quality of life. Lemoore Naval Air Station provides a significant component of the City's economic base. West Hills College, Brandman University, College of the Sequoias, and Kings County Job Training Office all provide workforce training. With the elimination of redevelopment and the Enterprise Zone Program, there are no incentives to offer new businesses. A new interchange at SR 198 and 19th Avenue was constructed in 2014, and the City is working with Caltrans for an improved interchange at SR 41 and Bush Street. In 2014 the U.S. Navy announced that the new F-35C Joint Strike Fighter will be based

at Lemoore beginning in 2016. This decision assures the long-term importance of the Naval Air Station to Lemoore's local economy.

The City's downtown revitalization efforts focus on mixed-use opportunities and converting historic structures for housing.

The 2016-2024 Housing Plan represents Lemoore's efforts to continue to build upon past successes by facilitating development of additional housing to accommodate employment growth, providing housing assistance to residents in need, and maintaining the charm of Lemoore's past.



4.1 Code Enforcement

The City will continue to provide code enforcement services and refer property owners to City rehabilitation programs. Code enforcement is an important means to ensure that the character and quality of neighborhoods and housing is maintained. The City's Code Enforcement staff will work to enforce state and local regulations. In conjunction with code enforcement activities, City staff will provide information to homeowners regarding Lemoore's Housing Rehabilitation Program.

Objective:	Continue to work with the community on code violations. Refer property owners to City programs for rehabilitation assistance.
Responsible Agency:	Code Enforcement coordinated with Police, Business License, Planning, Building and Fire Departments
Funding:	General Fund and grant funds

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Timeline: Throughout the planning period

4.2 Housing Rehabilitation Program

In the past, the City's Housing Rehabilitation Program assisted lower-income households with substantial home repairs or reconstruction. Loans of up to \$70,000 for rehabilitation and \$116,000 for home reconstruction were provided to qualified applicants. All loans were deferred for 50 years with a zero percent interest rate as long as the residence remained the owner's primary home. No funding is currently available to operate this program; therefore, this program will only be implemented should HOME grant funds be awarded. The City will continue to monitor funding opportunities and apply for grant funds as they become available.

Objective: Assist lower-income households with rehabilitation based on available funding.

Responsible Agency: Planning Department

Funding Source: HOME funds

Timeline: Monitor the availability grant funding annually and submit applications as HOME funding is made available.

4.3 Zoning for Adequate Sites

The City will facilitate the construction of new housing to accommodate projected employment and population growth and to meet the needs of residents. To that end, the Housing Element identifies adequate sites to accommodate the City's share of the Regional Housing Needs Allocation of 2,985 units (339 extremely-low-, 338 very-low, 507 low, 534 moderate, and 1,267 above-moderate) during the planning period. Adequate sites are those with sufficient development and density standards, water and sewer services, and adequate infrastructure.

Mixed-use development represents one of the City's key land use strategies not only for meeting its housing needs, but also for achieving other planning objectives such as economic development, walkable communities, and reductions in vehicular trips and greenhouse gas emissions. The new Zoning Code includes regulations and incentives to implement the mixed-use policies contained in the Land Use Element of the General Plan, including incentives to encourage the inclusion of a residential component in projects located in mixed-use districts. Where necessary, the City will facilitate the subdivision of large parcels for development. The City will continue to monitor and report annually on its progress toward these objectives.

Objectives: Provide adequate sites to meet the housing needs allocation of 2,985 units.

Responsible Agency: Planning Department

Funding: General Fund

Timeline: Continue to accommodate the City's housing needs through 2024



Lucerne Hotel

4.4 Downtown Revitalization

As part of the City's 1992 Downtown Revitalization Plan, the City has been encouraging and facilitating the development and redevelopment of its downtown core. An important component

B.4 Lemoore Housing Programs

of these efforts has been mixed residential-commercial uses in the Downtown Mixed Use zones. The City has converted two historic hotels in the downtown to provide low-income and senior housing above commercial uses. Such projects have assisted the City in meeting revitalization objectives, historic preservation, and the need for lower-income housing.

Objective:	Facilitate additional mixed-use projects in the downtown as opportunities arise.
Responsible Agency:	Planning Department
Funding:	CDBG and other grants
Timeline:	Throughout the planning period

4.5 Planned Unit Development (PUD)

The City implements a PUD overlay zone to provide flexibility in setback requirements and other regulations, increase residential densities in certain areas through techniques such as clustering, provide flexible site requirements, and stimulate creative, flexible and more affordable development.



Objective:	Continue to promote the benefits of PUD alternatives to traditional development.
Responsible Agency:	Planning Department
Funding Source:	General Fund
Timeline:	Throughout the planning period

4.6 First Time Homebuyer Programs

The City offers first-time home ownership assistance to very-low-income homebuyers through a HOME-funded *First Time Homebuyer Program*. The Program offers assistance as a deferred second mortgage loan of up to \$65,000 for down payment and closing cost assistance. Assistance under this program may include foreclosed properties. Buyers must provide a \$1,000 down payment, qualify with a primary lender and comply with their requirements.

Objective:	Assist 5 households annually.
Responsible Agency:	Planning Department and City Manager's Office
Funding:	HOME funds
Timeline:	Throughout the planning period

4.7 Section 8 Rental Assistance

Administered by the Kings County Housing Authority, Lemoore will continue to participate in the Section 8 rental assistance program. This program extends rental subsidies to extremely-low- and very-low-income households that spend more than 30% of their income on rent. The rent subsidy is the difference between 30% of monthly income and allowable rent determined by HUD.

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Objective:	Assist the Housing Authority in promoting the Section 8 program.
Responsible Agency:	Kings County Housing Authority
Funding:	HUD
Timeline:	Throughout the planning period

4.8 Affordable Housing Project Assistance

The City provides financial and administrative assistance to affordable housing projects whenever feasible. Financial assistance is dependent on grant funding and administrative assistance may include support with the preparation of grant applications as well as incentives such as density bonus and fast-track permit processing.



Objective:	Assist affordable housing projects on a case-by-case basis, including priority for extremely-low-income units where feasible.
Responsible Agency:	Planning Department
Funding:	Grant funds; General Fund
Timeline:	Continue to facilitate the construction of affordable housing on an annual basis, if requested, throughout the planning period

4.9 Senior and Special Needs Housing

The City supports development of affordable housing for special needs households, including elderly and disabled. The City has been supportive of special needs housing including affordable senior housing development, housing rehabilitation programs, and development of second units, all of which serve the needs of very-low- and extremely-low-income households and persons with disabilities. The City also supported the conversion of the Antlers Hotel into senior housing. The City will continue to facilitate the development of senior housing, special needs housing, and/or a senior assisted living facility in the Lemoore Market Area through incentives and administrative assistance.



Objective:	Continue to support the development of senior/disabled/assisted living housing.
Responsible Agency:	Planning Department
Funding:	CDBG, state and federal funds

B.4 Lemoore Housing Programs

Timeline: Continue to facilitate the construction of affordable senior and special needs housing on an annual basis, if requested, throughout the planning period

4.10 Emergency Shelters and Transitional/Supportive Housing

State law requires jurisdictions to provide adequate sites for a variety of housing types including emergency shelters and transitional/supportive housing. This type of housing is particularly important in addressing the needs of very-low- and extremely-low-income persons. The Zoning Code allows emergency shelters by-right in the RSC (Recreation, School and Conservation) zone subject to objective development standards. In addition, transitional and supportive housing are considered residential uses and are permitted in most zones subject only to the same requirements as other residential uses of the same type in the same zone. Minor revisions to definitions and zoning regulations are needed to ensure conformance with state law.



Objectives: Continue to facilitate emergency shelters and transitional/supportive housing consistent with state law.

Amend the Zoning Code to revise definitions and regulations for transitional and supportive housing in 2016 to ensure conformance with state law

Responsible Agency: Planning Department

Funding: General Fund

Timeline: Zoning Code amendment in 2016

4.11 Employee and Farmworker Housing

As the second most urbanized city in Kings County, Lemoore has few resident farmworkers. Although agricultural operations are very limited, an amendment to City zoning regulations will be processed to allow farmworker housing in conformance with *Health and Safety Code* §17021.5 and §17021.6. Lemoore has worked with Self-Help Enterprises to create 36 affordable single-family units by providing land and home ownership assistance while families provided “sweat equity” towards constructing their homes. Occupants were primarily very-low-income farmworker families.



Objectives:

1. Process a Zoning Code amendment to allow employee housing in conformance with *Health and Safety Code* §17021.5 and §17021.6;

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2. Assist interested affordable housing developers by identifying sites and supporting funding applications for farmworker housing; and
3. Provide, to the extent feasible, regulatory incentives to encourage the construction of farmworker housing

Responsible Agency: Planning Department

Funding: General Fund

Timeline: Code amendment in 2016; continue to facilitate the construction of farmworker housing on an annual basis, if requested, throughout the planning period

4.12 Remove Constraints on Housing for Persons with Disabilities and Special Needs

State law requires jurisdictions to analyze and remove potential constraints to housing for persons with disabilities, who often have very-low or extremely-low incomes. As part of this Housing Element update the City conducted an analysis of its zoning and land use processes, permit processing procedures, and building codes to identify impediments. In order to comply with state requirements and reduce potential constraints, the City will process an amendment to the Zoning Code in the following areas:

1. Licensed residential care facilities serving 6 or fewer persons, excluding staff, will be permitted as a family residential use subject only to the same regulations as apply to other residential uses of the same type in the same zone;
2. A definition of “family” will be added in conformance with current law.

Objectives: Amend the Zoning Ordinance to remove potential constraints on persons with special needs consistent with current law.

Responsible Agency: Planning Department

Funding: General Fund

Timeline: Zoning Code amendment in 2016

4.13 Promote Equal Housing Opportunities

The City provides information on fair housing laws, landlord/tenant rights and responsibilities and refers complaints of housing discrimination to the Department of Fair Employment and Housing in Fresno. Information on housing discrimination is available at City Hall and flyers on fair housing are distributed to participants in the City’s First Time Homebuyer Program.

In addition, the Zoning Ordinance includes reasonable accommodation procedures for reviewing and approving requests for modifications to zoning and building regulations by persons with disabilities.

Objective: Continue to provide fair housing information at City Hall, other public offices and on the City website.

Continue to process requests for reasonable accommodation by persons with disabilities

Responsible Agency: Planning Department

Funding: General Fund

Timeline: Throughout the planning period

5. Kings County Housing Programs

Kings County was formed in 1893 from the separation of the western portion of Tulare County and from an additional 100 square miles added from Fresno County in 1908. Located in the fertile agricultural valley floor along the Kings River, Kings County quickly began to establish itself as a prominent agricultural region. With the construction of the Southern Pacific Railroad – Alcade branch in 1877, the community of Armona soon began to flourish as a central fruit packing and shipping point. Growth of the smaller rural communities diminished as Hanford grew rapidly and later developments in Lemoore prospered.



More than 100 years after its founding, Kings County continues to remain strongly based in its agriculture roots. Today, Kings County is ranked as the 8th leading agricultural county in California (25th in the nation), and has risen to one of the top fifteen milk producing counties in the nation. With the County's prominent agricultural resources and vast distribution network to move agricultural goods to national and international markets, the County has remained dedicated towards supporting agriculture while directing urban development to cities and community areas where services are more efficiently provided.

This Housing Plan reflects the County's historical population trends and policies that direct urban development to existing cities or community service districts, while also providing opportunities for affordable housing development. The Housing Plan sets forth policies to encourage the production of housing where adequate infrastructure and services are available, preserve and rehabilitate residential structures, and provide housing assistance to low- and moderate-income households to meet their housing needs.



5.1 Code Enforcement

Code enforcement is an important means to ensure that the character and quality of neighborhoods and housing is maintained. The Kings County Building Inspection staff will continue to work to enforce state and local regulations regarding building and property maintenance. In conjunction with code enforcement activities, staff will provide information to homeowners regarding the County's Housing Rehabilitation Program.

Objective:	Continue to address code violations in the County unincorporated areas. Refer property owners to rehabilitation assistance.
Responsible Agency:	Building Inspection Division
Funding:	General Fund
Timeline:	Throughout the planning period

Chapter 5. Housing Plan

5.2 Housing Rehabilitation Program

Working through nonprofit organizations and jurisdictions, the County offers housing rehabilitation assistance through the Housing Rehabilitation Program. Kings County offers housing rehabilitation assistance throughout County unincorporated areas, including the Corcoran fringe, Hanford fringe, Lemoore fringe, Armona, Home Gardens, Kettleman City, Stratford and other small community areas. The County provides low- or no-interest loans up to \$57,000 to correct health and safety hazards and make more routine repairs. The loan can be deferred until the owner sells the home, moves out of the home, or is able to begin making payments.



Objective:	Provide 5 to 10 loans per year.
Responsible Agency:	Community Development Agency
Funding:	HOME and CDBG
Timeline:	Throughout the planning period

5.3 Preservation of At-Risk Affordable Housing

The County will continue to work with interested agencies and community organizations to preserve at-risk units by monitoring their status, providing technical and/or financial assistance in return for extended affordability controls, and ensuring proper tenant notification prior to project conversion. Unincorporated Kings County has four projects with approximately 197 units of affordable housing created through various County, state, and federal programs. None of those units are at risk for conversion to market rate.

Objective:	Continue to monitor at-risk units.
Responsible Agency:	Community Development Agency
Funding:	General Fund
Timeline:	Throughout the planning period

B.5 Kings County Housing Programs

5.4 Adequate Sites

The County will ensure that an adequate supply of residential land is designated in unincorporated areas to accommodate projected growth needs. Appendix B of the Housing Element identifies adequate sites within unincorporated areas to accommodate the County's share of the regional housing needs allocation, which is identified as 818 units (93 extremely-low, 93 very-low, 138 low, 147 moderate, and 347 above-moderate) for the new planning period. Adequate sites are those with appropriate zoning and development standards and adequate water and sewer services and other infrastructure.



Objective:	Designate adequate sites to meet Kings County's housing needs of 818 units for the new planning period.
Responsible Agency:	Community Development Agency
Funding:	General Fund
Timeline:	Throughout the planning period

5.5 First-Time Homebuyer Program

The County's First-Time Homebuyer Program provides qualified first-time homebuyers up to no more than 50% of purchase price towards a home purchase. The loan is deferred for the life of the first loan or until the home owner sells the house. This program is available in all the unincorporated areas of Kings County and is administered by Self-Help Enterprises.



Objective:	Provide 10 to 15 loans per year.
Responsible Agency:	Community Development Agency and Self-Help Enterprises
Funding:	HOME
Timeline:	Throughout the planning period

5.6 Section 8 Rental Assistance

Administered by the Kings County Housing Authority, unincorporated communities will continue to participate in the Section 8 rental assistance program. The Section 8 program extends rental subsidies to extremely-low- and very-low-income households that spend more than 30% of their income on rent. The rent subsidy is the difference between 30% of monthly income and allowable rent determined by HUD.

Objective:	Support the Housing Authority's Section 8 program by promoting the program via the County website and brochures at County offices.
Responsible Agency:	Kings County Housing Authority

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Funding:	HUD
Timeline:	Throughout the planning period

5.7 Foster Youth Transitional Program

The County supports the Housing Authority in the provision of transitional homes for foster youth. Foster children are a top priority for Kings County. Working with the Kings County Housing Authority, various agencies and organizations have established two transitional homes for aged-out foster children. The homes each accommodate six residents. The Hanford boys' home was completed in 2001 by refurbishing a dilapidated HUD home with the assistance of donations of material and labor. The Lemoore girls' home was built in 2002 from a historical dwelling that was refurbished.



Objective:	Continue to support the Housing Authority in the provision of transitional homes for foster youth.
Responsible Agency:	Community Development Agency and the Kings County Housing Authority
Funding:	General Fund
Timeline:	Throughout the planning period

5.8 Emergency Shelters and Transitional/Supportive Housing

Housing Element law requires jurisdictions to provide adequate sites for a variety of housing including emergency shelters and transitional/supportive housing through appropriate zoning and development standards. The Kings County Development Code allows emergency shelters in the PF zone subject only to a ministerial Site Plan Review, consistent with SB 2, and also allows emergency shelters by CUP in the R-1 and RM zones. The Development Code also allows transitional or supportive housing for up to 6 persons by-right in all residential zones. The Code will be amended to specify that transitional/supportive housing is a residential use subject only to the same requirements and procedures as for other residential uses of the same type in the same zone.

Objective:	Amend the Development Code to permit transitional/supportive housing subject to the same requirements and procedures as for other residential uses of the same type in the same zone, as required by state law. Continue to support the Kings/Tulare Continuum of Care Plan to develop transitional and emergency housing programs for homeless individuals and families.
Responsible Agency:	Community Development Agency
Funding:	General Fund
Timeline:	Development Code amendment in 2016

B.5 Kings County Housing Programs

5.9 Mobile Home/Manufactured Housing

Mobile homes and manufactured housing can provide an important source of affordable housing in rural areas. Pursuant to state law, all jurisdictions must allow for the development of manufactured housing/mobile homes as a permitted use in all residential zones where single-family homes are permitted. County codes are consistent with state law in this regard, and the County will continue to facilitate this type of housing to address the needs of low- and moderate-income households.

Objective:	Continue to allow manufactured housing by right in all R zones which allow “one-family dwellings.”
Responsible Agency:	Community Development Agency
Funding:	General Fund
Timeline:	Throughout the planning period

5.10 Farmworker and Employee Housing

Kings County administratively permits mobile homes as farm employee housing in the AL-10, AG-20, AG-40 and AX zones. Farmworker housing not exceeding 5 units per parcel is permitted in the AL-10, AG-20 and AG-40 zones with larger facilities in the same zones requiring a conditional use permit. Although no farm labor camps currently are present in Kings County, the County routinely permits mobile homes used as employee housing and smaller farmworker housing units. The County works with the Housing Authority and non-profit developers to develop rental and ownership housing for farmworkers. The County also facilitated renovation of a former motel into temporary and/or long-term, permanent agricultural employee housing for 24 farmworker families. To further assist in meeting housing needs, the County will:



Objective:	Continue to support farmworker housing as follows: 1. Amend the Development Code to incorporate §17021.5 and §17021.6 of the <i>Health and Safety Code</i> 2. Assist interested developers by identifying sites and supporting funding applications 3. Provide, to the extent feasible, regulatory incentives.
Responsible Agency:	Community Development Agency, Kings County Housing Authority, and interested affordable housing providers/developers
Funding:	General fund
Timeline:	Development Code amendment in 2016; continue to facilitate the construction of farmworker housing on an annual basis, if requested, throughout the planning period.

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5.11 Housing for Persons with Disabilities

State law requires jurisdictions to analyze and remove potential constraints to housing for persons with disabilities. As part of this Housing Element update, the County conducted an analysis of its zoning and land use processes, permit processing procedures, and building codes to identify impediments and no significant constraints were identified. In order to facilitate the provision of adequate housing for persons with disabilities, the County will continue to:

1. Permit small licensed community care facilities (6 or fewer persons) by-right in all residential zones and larger community care facilities serving more than 6 persons by CUP in all residential zones; and
2. Continue to implement the reasonable accommodation ordinance (Zoning Code Sec. 2208) establishing administrative procedures for reviewing and approving modifications to land use and building regulations that are reasonably necessary to ensure accessibility and use by persons with disabilities.

Objective: Continue to facilitate the provision of community care facilities and housing for persons with disabilities

Responsible Agency: Community Development Agency

Funding: General Fund

Timeline: Throughout the planning period

5.12 Promote Equal Housing Opportunities

Kings County currently refers fair housing complaints to the Human Rights/Fair Housing Commission at the Fresno office. The County will continue to publicize fair housing information at County offices and website, other public agencies and commercial centers. County staff will also coordinate with the cities of Avenal, Corcoran, Hanford and Lemoore regarding the most effective fair housing organizations to serve residents of Kings County.

Objective: Continue to facilitate the provision of fair housing information to residents of Kings County.

Responsible Agency: Community Development Agency

Funding: General Fund

Timeline: Throughout the planning period

5.13 Assist Affordable Housing Development

The County promotes the development of housing for extremely-low-, very-low-, low- and moderate-income persons through direct financial assistance such as CDBG and HOME, priority entitlement processing, regulatory incentives such as density bonus and modified development standards, administrative support to developers on grant applications. Programs 5.6 (Section 8 Rental Assistance), 5.8 (Emergency Shelters and Transitional/Supportive Housing), 5.9 (Mobile/Manufactured Housing), 5.10 (Farmworker and Employee Housing), 5.11 (Housing for Persons with Disabilities) and 5.16 (SRO Housing) are all intended to address the needs of extremely-low-income (ELI) households. In order to further assist in the development of ELI units, the County will apply for State and Federal funds for direct support of low-income housing construction and rehabilitation. Potential funding sources include CDBG and HOME. The County will also seek State and Federal funding specifically targeted for the development of housing affordable to ELI households, such as AHSC funds. The County will promote the

B.5 Kings County Housing Programs

benefits of this program to the development community by posting information on its web page and creating a handout to be distributed with land development applications.

Objective:	Seek applicable grants for affordable housing, provide an inventory of housing sites to interested developers, and continue to pursue housing production and rehabilitation with nonprofit housing organizations.
Responsible Agency:	Community Development Agency and affordable housing developers
Funding:	Local, state, and federal funds
Timeline:	Throughout the planning period; apply for grant funding on an annual basis as available.

5.14 Energy Conservation and Greenhouse Gas/Particulate Matter Reduction

The Community Development Agency offers expedited plan check and permit processing for residential projects designed to comply with the voluntary residential requirements of the California Green Building Standards Code. Expedited plan check/permit processing is also provided for photovoltaic systems that generate energy for residential uses.

Objective:	Increase energy conservation and reduce greenhouse gases/particulate matter in Kings County by encouraging developers to comply with the California Green Building Standards Code. Developers receive expedited plan check/permit processing if their project meets or exceeds the California Green Building Standards Code or if the project incorporates a photovoltaic system that provides energy for residential uses. This program will be publicized through postings within the Community Development Agency office and on the Agency's webpage.
Responsible Agency:	Community Development Agency and housing developers
Funding:	No additional County funding required
Timeline:	Throughout the planning period

5.15 Weatherization and Energy-Efficient Home Improvements

The purpose of this program is to reduce energy use by providing financial assistance to lower-income households for weatherization and energy-efficient heating (including solar photovoltaic water heaters) and cooling systems. The County will refer lower-income households to the Kings Community Action Organization and other community services agencies that provide financial assistance to qualifying households for these improvements.

Objective:	Reduce residential energy use and carbon footprint by providing financial assistance to lower-income households for weatherization and energy-efficient heating and cooling systems.
Responsible Agency:	Community Development Agency
Funding:	Nominal funding required
Timeline:	Throughout the planning period

Chapter 5. Housing Plan

5.16 Single Room Occupancy (SRO) Housing

To facilitate additional housing opportunities for lower-income residents, the County will continue to encourage development of SRO housing.

Objective:	Address the needs of extremely-low-income persons through SRO housing.
Responsible Agency:	Community Development Agency
Funding:	Nominal funding required
Timeline:	Throughout the planning period

5.17 Promote Fair and Balanced Fee Structures

Kings County promotes the development of affordable housing. However, such properties are often owned by non-profit organizations that are exempt from property taxes, which are necessary to provide funding for the public services and facilities required by residents. As a result, non-profit developments can have a negative fiscal impact on the County. In the event that affordable housing production by non-profit developers exceeds the level of need identified in the RHNA Plan for this planning period, the County will initiate a study to assess the fiscal impacts of additional non-profit affordable housing development, and consider appropriate mechanisms such as in-lieu fees to mitigate such impacts. Prior to implementation of such mitigation, the County shall conduct an evaluation of its effect on the cost and supply of housing, and process an amendment to the Housing Element.

Objective:	The objective of this program is to balance the benefits of non-profit affordable housing tax benefits with the importance of maintaining local funding mechanisms for the continuance of essential County services.
Responsible Agency:	Community Development Agency
Funding:	No funding required at this time.
Timeline:	To be determined

C. Quantified Objectives

C. Quantified Objectives

Table 5-1 below summarizes the quantified objectives for housing construction, rehabilitation, and conservation for Kings County jurisdictions for the 2016-2024 planning period. Construction objectives do not reflect past building activity, but rather reflect housing needs based on demographic trends as determined by the California Department of Housing and Community Development (HCD).

Table 5-1
Quantified Objectives 2016-2024

Income Category	Avenal	Corcoran	Hanford	Lemoore	Unincorporated Kings County
New Construction¹					
Extremely Low	73	108	549	339	93
Very Low	72	107	548	338	93
Low	108	161	821	507	138
Moderate	115	169	865	534	147
Above-Moderate	271	401	2,049	1,267	347
Rehabilitation					
Extremely Low	5	10	10	10	12
Very Low	5	20	40	10	13
Low	10	45	50	10	25
Moderate	0	0	0	10	0
Above-Moderate	0	0	0	0	0
Conservation²					
Extremely Low					
Very Low	317	593	718	624	197
Low					
Moderate					
Above-Moderate	0	0	0	0	0

1 Construction objectives are for 2014-2024 commensurate with the RHNA

2 Conservation objectives refer to existing units with affordability covenants (see Table 2-33)

Source: KCAG, 2014 Kings County Regional Housing Needs Assessment Plan, January 28, 2015

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Chapter 6. Glossary of Terms

Acre: A unit of land measure equal to 43,560 square feet. Net acreage refers to the portion of a site exclusive of existing or planned public or private road rights-of-way.

Accessory Dwelling Unit: A dwelling unit accessory to a main single-family dwelling on a parcel of land and which meets the requirements of state law.

Affordability Covenant: A property title agreement which places resale or rental restrictions on a housing unit.

Affordable Housing: Under state and federal statutes, housing which costs no more than 30% of gross household income. Housing costs include rent or mortgage payments, utilities, taxes, insurance, homeowner association fees, and related costs.

Assisted Housing: Housing that has received subsidies (such as low interest loans, density bonuses, direct financial assistance) by federal, state, or local housing programs in exchange for restrictions requiring a certain number of housing units to be affordable to very-low-, low-, and moderate-income households.

Kings County Association of Governments (KCAG): The regional government agency authorized by the federal and state government to address regional transportation, housing, and other planning issues in Kings County.

At-Risk Housing: Assisted rental housing that is at risk of losing its status as housing affordable for very-low-, low-, and moderate-income residents due to the expiration of federal, state or local agreements.

California Department of Housing and Community Development (HCD): The state department responsible for administering state-sponsored housing programs and for reviewing housing elements to determine compliance with state housing law.

Census: The official United States decennial enumeration of the population conducted by the federal government.

Community Development Block Grant (CDBG): A grant program administered by the U.S. Department of Housing and Urban Development (HUD). This grant allots money to cities and counties for housing rehabilitation and community development activities, including public facilities and economic development.

Condominium: A building or group of buildings in which units are owned individually, but the structure, common areas and facilities are owned by all owners on a proportional, undivided basis.

Density: The number of dwelling units per unit of land. Density usually is expressed “per acre,” e.g., a development with 100 units located on 20 acres has density of 5.0 units per acre.

Density Bonus: The allowance of additional residential units beyond the maximum for which the parcel is otherwise permitted usually in exchange for the provision or preservation of affordable housing units at the same site or at another location.

Development Impact Fees: A fee or charge imposed on developers to pay for a jurisdiction’s costs of providing services to a new development.

Development Right: The right granted to a land owner or other authorized party to improve a property. Such right is usually expressed in terms of a use and intensity allowed under existing zoning regulation. For example, a development right may specify the maximum number of residential dwelling units permitted per acre of land.

Chapter 6. Glossary of Terms

Dwelling Unit: One or more rooms, designed, occupied or intended for occupancy as separate living quarters, with cooking, sleeping and sanitary facilities provided within the unit for the exclusive use of a household.

Dwelling, Multi-family: A building containing two or more dwelling units for the use of individual households; e.g., an apartment or condominium building.

Dwelling, Single-family Attached: A one-family dwelling attached to one or more other one-family dwellings by a common vertical wall. Row houses and town homes are examples of this dwelling unit type.

Dwelling, Single-family Detached: A dwelling, not attached to any other dwelling, which is designed for and occupied by not more than one family and surrounded by open space or yards.

Elderly Household: Elderly households are one- or two- member (family or non-family) households in which the head or spouse is age 65 or older.

Emergency Shelter: An emergency shelter is a facility that provides shelter to homeless families and/or homeless individuals on a limited short-term basis.

Fair Market Rent (FMR): Fair Market Rents (FMRs) are freely set rental rates defined by HUD as the median gross rents charged for available standard units in a county or Standard Metropolitan Statistical Area (SMSA). Fair Market Rents are used for the Section 8 Rental Program and other HUD programs.

First-Time Home Buyer: Defined by HUD as an individual or family who has not owned a home during the three-year period preceding the HUD-assisted purchase of a home. Jurisdictions may adopt local definitions for first-time home buyer programs which differ from non-federally funded programs.

Floor Area Ratio (FAR): The gross floor area of all buildings on a lot divided by the lot area; usually expressed as a numerical value (e.g., a building having 10,000 square feet of gross floor area located on a lot of 5,000 square feet in area has a floor area ratio of 2:1).

General Plan: The General Plan is a legal document, adopted by the legislative body of a city or county, setting forth policies regarding long-term development. California law requires the preparation of seven elements or chapters in the General Plan: Land Use, Housing, Circulation, Conservation, Open Space, Noise, and Safety. Additional elements are permitted, such as Economic Development, Urban Design and similar local concerns.

Group Quarters: A facility that houses groups of unrelated persons not living in households (U.S. Census definition). Examples of group quarters include institutions, dormitories, shelters, military quarters, assisted living facilities and other quarters, including single-room occupancy (SRO) housing, where 10 or more unrelated individuals are housed.

Home Mortgage Disclosure Act (HMDA): The Home Mortgage Disclosure Act requires larger lending institutions making home mortgage loans to publicly disclose the location and disposition of home purchase, refinance and improvement loans. Institutions subject to HMDA must also disclose the gender, race, and income of loan applicants.

HOME Program: The HOME Investment Partnership Act, Title II of the National Affordable Housing Act of 1990. HOME is a Federal program administered by HUD which provides formula grants to states and localities to fund activities that build, buy, and/or rehabilitate affordable housing for rent or home ownership or provide direct rental assistance to low-income people.

Homeless: Unsheltered homeless are families and individuals whose primary nighttime residence is a public or private place not designed for, or ordinarily used as, regular sleeping accommodation for human beings (e.g., the street, sidewalks, cars, vacant and abandoned buildings). Sheltered

homeless are families and persons whose primary nighttime residence is a supervised publicly or privately operated shelter (e.g., emergency, transitional, battered women, and homeless youth shelters; and commercial hotels or motels used to house the homeless).

Household: The US Census Bureau defines a household as all persons living in a housing unit whether or not they are related. A single person living in an apartment as well as a family living in a house is considered a household. Household does not include individuals living in dormitories, prisons, convalescent homes, or other group quarters.

Household Income: The total income of all the persons living in a household. Household income is commonly grouped into income categories based upon household size, and income, relative to the regional median family income. The following categories are used in the Housing Element:

- *Extremely Low:* Households earning less than 30% of County median family income;
- *Very low:* Households earning less than 50% of County median family income;
- *Low:* Households earning 51% to 80% of the County median family income;
- *Moderate:* Households earning 81% to 120% of County median family income;
- *Above Moderate:* Households earning above 120% of County median family income

Housing Problems: Defined by HUD as a household which: (1) occupies a unit with physical defects (lacks complete kitchen or bathroom); (2) meets the definition of overcrowded; or (3) spends more than 30% of income on housing cost.

Housing Subsidy: Housing subsidies refer to government assistance aimed at reducing housing sales or rent prices to more affordable levels. Two general types of housing subsidy exist: 1) where a housing subsidy is linked to a particular house or apartment, the housing subsidy is “project” or “unit” based; or 2) In Section 8 rental assistance programs the subsidy is provided to the family (called “tenant-based”) who can then use the assistance to find suitable housing in the accommodations of their choice.

Housing Unit: A room or group of rooms used by one or more individuals living separately from others in the structure, with direct access to the outside or to a public hall and containing separate toilet and kitchen facilities.

Inclusionary Unit. An ownership or rental dwelling unit which is required to meet affordability criteria established by local ordinance.

Large Household: A household with 5 or more members.

Manufactured Housing: Housing that is constructed of manufactured components, assembled partly at the site rather than totally at the site. Also referred to as modular housing.

Market-Rate Housing: Housing which is available on the open market without any subsidy. The price for housing is determined by the market forces of supply and demand and varies by location.

Median Income: The annual income (adjusted for household size) within a region for which half of the households have incomes above the median and half have incomes below the median. The “Areawide Median Income” (AMI) is established annually by HUD and HCD for each county as the basis for affordable housing programs.

Mobile Home: A structure, transportable in one or more sections, which is at least 8 feet in width and 32 feet in length, is built on a permanent chassis and designed to be used as a dwelling unit when connected to the required utilities, either with or without a permanent foundation.

Mortgage Revenue Bond (MRB): A state, county or city program providing financing for the development of housing through the sale of tax-exempt bonds.

Chapter 6. Glossary of Terms

Overcrowding: As defined by the U.S. Census, a household with greater than 1.01 persons per room, excluding bathrooms, kitchens, hallways, and porches. Severe overcrowding is defined as households with greater than 1.51 persons per room.

Overpayment: The extent to which gross housing costs, including utility costs, exceed 30% of gross household income, based on data published by the U.S. Census Bureau. Severe overpayment, or cost burden, exists if gross housing costs exceed 50% of gross income.

Parcel: The basic unit of land entitlement. A designated area of land established by plat, subdivision, or otherwise legally defined and permitted to be used, or built upon.

Public Housing: A project-based low-rent housing program operated by independent local public housing authorities. A low-income family applies to the local public housing authority in the area in which they want to live.

Regional Housing Needs Plan (RHNP): The Regional Housing Needs Plan (RHNP) is based on State of California projections of population growth and housing unit demand and assigns a share of the region's future housing need to each jurisdiction in Kings County. These housing needs numbers serve as a basis for the update of the Housing Element.

Rehabilitation: The upgrading of a building previously in a dilapidated or substandard condition for human habitation or use.

Section 8 Rental Voucher/Certificate Program: A tenant-based rental assistance program that subsidizes a family's rent in a privately owned house or apartment. The program is administered by local public housing authorities. Assistance payments are based on 30% of household annual income. Households with incomes of 50% or below the area median income are eligible to participate in the program.

Senior: The Census Bureau defines a senior as a person who is 65 years or older. For persons of social security eligibility, a senior is defined as a person age 62 and older. Other age limits may be used for eligibility for housing assistance or retired communities.

Service Needs: The particular services required by special populations, typically including needs such as transportation, personal care, housekeeping, counseling, meals, case management, personal emergency response, and other services preventing premature institutionalization and assisting individuals to continue living independently.

Small Household: Pursuant to HUD definition, a small household consists of two to four non-elderly persons.

Special Needs Groups: Those segments of the population which have a more difficult time finding decent affordable housing due to special circumstances. Under California Housing Element statutes, these special needs groups consist of the elderly, people with disabilities, large families with five or more members, single-parent families with children, farmworkers and the homeless. A jurisdiction may also choose to consider additional special needs groups in the Housing Element, such as students, military households, other groups present in their community.

Subdivision: The division of a lot, tract or parcel of land in accordance with the Subdivision Map Act (California *Government Code* §66410, et seq.).

Substandard Housing: Housing which does not meet the minimum standards in the California Housing Code. Jurisdictions may adopt more stringent local definitions of substandard housing. Substandard units which are structurally sound and for which the cost of rehabilitation is economically warranted are considered suitable for rehabilitation. Substandard units which are structurally unsound and for which the cost of rehabilitation is considered infeasible are considered in need of replacement.

Supportive Services: Services provided to residents of supportive housing for the purpose of facilitating the independence of residents. Some examples are case management, medical or psychological counseling and supervision, child care, transportation, and job training.

Tenant-Based Rental Assistance: A form of rental assistance in which the assisted tenant may move from a dwelling unit with a right to continued assistance. The assistance is provided for the tenant, not for the project.

Transitional Housing: Transitional housing is temporary (often six months to two years) housing for a homeless individual or family who is transitioning to permanent housing. Transitional housing often includes a supportive services component (e.g., job skills training, rehabilitation counseling) to allow individuals to gain necessary life skills in support of independent living.

U.S. Department of Housing and Urban Development (HUD): The cabinet level department of the federal government responsible for housing, housing assistance, and urban development at the national level. Housing programs administered through HUD include Community Development Block Grant (CDBG), HOME and Section 8, among others.

Zoning: A land use regulatory measure enacted by local government. Zoning district regulations governing lot size, building bulk, placement, and other development standards vary from district to district, but must be uniform within the same district. Each city and county adopts a zoning ordinance specifying these regulations.

Chapter 6. Glossary of Terms

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Appendix A *Evaluation of the Prior Housing Element*

Section 65588(a) of the *Government Code* requires that jurisdictions evaluate the effectiveness of the existing Housing Element, the appropriateness of goals, objectives and policies, and the progress in implementing programs for the previous planning period. This appendix contains a review each jurisdiction's housing goals, policies, and programs of the previous housing element, and evaluates the degree to which these programs have been implemented during the previous planning period. This analysis also includes an assessment of the appropriateness of goals, objectives and policies. The findings from this evaluation have been instrumental in crafting the 2016-2024 Housing Plan.

Tables A-1a through A-1e summarize the programs contained in the previous Housing Element along with the source of funding, program objectives, accomplishments, and implications for future policies and actions.

Table A-2 summarizes the goals and policies contained in the previous Housing Element along with an assessment of their appropriateness for the new planning period.

Tables A-3a through A-3e summarize new units built during the previous Housing Element period.

Tables A-4a through A-4e present each jurisdiction's progress in meeting the quantified objectives from the previous Housing Element.

Appendix A

Table A-1a
Housing Element Program Evaluation
City of Avenal
2009-2014

City of Avenal Housing Programs	Responsible Agency	Funding Source	Program Objectives and Timeline	Accomplishments	Future Policies and Actions
1.1. Code Enforcement Code enforcement is an important means to preserve public health and safety and ensure that the character and quality of neighborhoods and housing is maintained. To that end, the City's Code Enforcement staff under the Public Works department will work to enforce state and local regulations. In conjunction with code enforcement activities, City staff will provide information to homeowners regarding the City's Housing Rehabilitation Program.	Code Enforcement Staff/ Public Works Department	General Fund	Continue to work with the community to address code violations. Refer property owners to the Housing Rehabilitation Program. (Timeline: Ongoing)	Code enforcement staff continued working with property owners to remedy issues. Information regarding rehab programs has been provided to property owners.	The City will continue to use Code Enforcement to improve the quality of housing.
1.2. Housing Rehabilitation Program In collaboration with a housing partner, the City will continue providing rehabilitation loans to lower-income households, including very-low- and extremely-low-income persons. Initiated in 1988 with CDBG funds, the Housing Rehabilitation Program will provide loans for up to \$190,430 for most types of housing repairs, energy conservation improvements, and handicapped accessibility devices.	Community Development Department and Self-Help Enterprises	CDBG; HOME; CAL-HOME	Continue to provide between 6 and 12 loans per year. Continue to market the program through brochures at the public counter. (Timeline: Ongoing)	The City has continued to provide an average of 4 to 5 rehab loans per year funded by HOME, CDBG and CalHome grants.	The City will continue to apply for and implement HOME and CDBG grants. The amount available to applicants for rehab will increase as needed with inflation.

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City of Avenal Housing Programs	Responsible Agency	Funding Source	Program Objectives and Timeline	Accomplishments	Future Policies and Actions
1.3. Preservation of At-Risk Affordable Housing The City will work with interested agencies and community organizations to preserve at-risk units by monitoring their status, providing technical and/or financial assistance in return for extended affordability controls, and ensuring proper tenant notification prior to project conversion. As noted in Chapter 2, Avenal has 317 units of affordable housing created through City, state, and federal programs, some of which serve very-low- and extremely-low-income persons, and none are at risk for conversion during the next 10 years.	Community Development Department	General Fund	Continue to monitor at-risk units. (Timeline: Ongoing)	Although no units were at-risk, the City cooperated with property owners to explore Tax Credit funding to extend affordability covenants.	The City will continue to work with interested agencies and community organizations to preserve at-risk units.
1.4. Adequate Sites The City will facilitate the production of new housing to accommodate demand commensurate with the City's share of regional housing needs. To that end, the Housing Element identifies "adequate" sites to accommodate the City's regional housing needs allocation identified as 771 units (40 extremely-low, 40 very-low, 126 low, 214 moderate, and 291 above moderate income affordability) during the current planning period. Adequate sites are those with appropriate development and density standards, water and sewer services, and adequate infrastructure.	Community Development Department	General Fund	Maintain appropriate land use designations to provide adequate sites appropriate for new housing to meet Avenal's housing needs allocation of 771 units. (Timeline: 2009-2014)	The City has maintained adequate sites to accommodate the RHNA allocation.	The City will continue to ensure the availability of adequate sites commensurate with the RHNA for the new planning period.
1.5. Infill Development The City will continue to support infill development for homes and mobile homes in residential zones. Infill lots are being extensively used in Avenal for new development. Over 170 single-family homes have been built during the previous planning period almost exclusively on infill lots. The City works with developers to complete variances that allow more infill lots to be created and used. The City will provide an inventory at the public counter on the location of infill sites that are adequately served by	Community Development Department	General Fund	Provide the location and zoning of residential infill sites in the community. (Timeline: Ongoing)	The City has continued to work with developers to facilitate infill development.	The City will continue to encourage the use of infill lots. However, the inventory of available lots is shrinking.

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City of Avenal Housing Programs	Responsible Agency	Funding Source	Program Objectives and Timeline	Accomplishments	Future Policies and Actions
infrastructure and suitable for residential development.					
1.6. Density Bonus Program In accordance with state law, Avenal has adopted a local ordinance that provides density bonus and other incentives to encourage the development of affordable housing. The City will continue to work with developers to facilitate the use of these options.	Community Development Department	General Fund	Continue to implement the density bonus ordinance to assist development of affordable housing.	No requests for density bonus have been submitted since higher density is not necessary or desirable in this market area.	The City will continue to answer inquiries and work with developers on density bonus if requested.
1.7. Regulatory and Financial Assistance Avenal allows multi-family housing in high density zones and requires a conditional use permit for projects in excess of 19 units. The City also assists developers of affordable housing by reducing or deferring development fees and reducing processing times. The City expedited two CUP applications for multi-family low-income projects during the previous planning period. The City also assisted these developers with Tax Credit applications. The City continues to use the CUP process for large apartment applications. The City will continue providing regulatory and financial assistance to facilitate the development of affordable housing to extremely-low-, very-low-, low-, and moderate-income households.	Community Development Department	General Fund	Continue to defer/reduce fees and expedite processing for affordable housing.	One 41-unit affordable multi-family project was approved.	The City will continue to expedite and assist low income multi-family projects.

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City of Avenal Housing Programs	Responsible Agency	Funding Source	Program Objectives and Timeline	Accomplishments	Future Policies and Actions
1.8. First Time Homebuyer Program In collaboration with a housing partner, Avenal will continue to provide home ownership opportunities to new low-income homebuyers through the First Time Homebuyer Program. Initiated in 2000, this program provides up to \$130,000 in a deferred silent second loan to subsidize mortgage payments and closing costs. Residents must provide a \$1,000 down payment and qualify for a home loan. The City assisted 54 applicants with the purchase of homes under the First Time Homebuyer program during the previous planning period and is applying for CDBG funds to provide additional assistance.	Community Development Department and Self-Help Enterprises	HOME	Assist 10-15 new homebuyers on an annual basis. (Timeline: Ongoing)	The City continued to assist applicants with the purchase of homes under the First Time Homebuyer program during 2009-2014.	The City will continue to apply for and administer the HOME program for use in its First Time Homebuyer program.
1.9. Section 8 Rental Assistance Avenal will continue to participate in the Section 8 rental assistance program. The Section 8 rental assistance program extends rental subsidies to extremely-low- and very-low-income households that spend more than 30% of their income on rent. The rent subsidy is the difference between 30% of the monthly income and the allowable rent determined by the Section 8 program.	Community Development Department, County Housing Authority	Department of Housing and Urban Development	Assist Kings County Housing Authority in promoting the Section 8 program. (Timeline: Ongoing)	The City continued to support the Kings County Housing Authority by posting information on the Section 8 program at City Hall.	Continue to participate in the Section 8 rental assistance program.
1.10. Affordable Housing Assistance The City works with nonprofit groups, such as Self-Help Enterprises, to build and/or rehabilitate housing affordable to lower-income households. The City receives CDBG and HOME funds for these efforts. Affordable housing is being developed under existing zoning and development standards, although in some cases the City provides financial assistance to projects in the form of fee waivers and regulatory incentives	Community Development Department and interested affordable housing providers/developers	Local, state, and federal funds	Seek applicable grants from state and federal sources, provide an inventory of housing sites to interested developers, continue to implement the density bonus ordinance, and continue to pursue housing production and rehabilitation with nonprofits. (Timeline: Ongoing)	The City continued to provide grants and loans for rehabilitation and first time homebuyers using CDBG, HOME and CalHome during 2009-2014. The City has waived building fees for housing rehabilitation.	The City will continue to rehabilitate homes and provide first time homebuyer loans using CDBG, HOME and CalHome and continue to waive building fees for housing rehabilitation.

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City of Avenal Housing Programs	Responsible Agency	Funding Source	Program Objectives and Timeline	Accomplishments	Future Policies and Actions
1.11. Special Needs Housing for Senior and Disabled The City will assist in planning and locating affordable housing for special needs groups such as seniors and persons with disabilities, many of whom have very-low- or extremely-low-incomes. The City expedited one application for a senior housing apartment complex and assisted the developer with a tax credit application. The City will continue to work with developers on the completion of a senior project, including assistance to persons with disabilities by expediting applications and assisting with grant applications.	Community Development Department	General Fund	Continue to work with developers on the completion of a senior project, including assistance to persons with disabilities by expediting applications and assisting with grant applications. (Timeline: Apply for grant funds annually as available)	No applications for senior or special needs housing projects were received during 2009-2014.	The City will continue to work with developers in the completion of a senior project as well as for the disabled by expediting applications and assisting with grant applications.
1.12. Second Units Second units can provide additional housing opportunities for many special needs groups, including seniors, farmworkers and other persons with very-low or extremely-low incomes. The City updated its Zoning Ordinance during the previous planning period to allow second units by right in residentially zoned areas consistent with state law. The City will continue to assist property owners with second unit applications by providing information and expediting their applications.	Community Development Department	General Fund	Continue to encourage production of second units by providing information and assistance with expedited permit processing. (Timeline: Ongoing)	No applications for second units were received during 2009-2014.	The City will continue to assist property owners with second unit applications by providing information and expediting their applications.

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City of Avenal Housing Programs	Responsible Agency	Funding Source	Program Objectives and Timeline	Accomplishments	Future Policies and Actions
1. 13. Emergency and Transitional Shelters Housing Element Law requires a jurisdiction to provide adequate sites for a variety of housing types, including emergency shelters and transitional/supportive housing, through appropriate zoning and development standards. These types of housing typically serve those with very-low or extremely-low incomes. To address the requirements of Senate Bill 2, Avenal will amend the Zoning Code to permit emergency shelters and transitional housing in the High Density Multi-Family Residential (R-3) zone by right subject to appropriate development standards. The R-3 zone is conveniently located adjacent to services needed by persons residing in a shelter. The Code amendment will also clarify that transitional and supportive housing is a residential use subject only to the same requirements and procedures as for other residential uses of the same type in the same zone.	Community Development Department	General Fund	Amend the Avenal Zoning Ordinance to allow emergency shelters and transitional/supportive housing in compliance with SB 2. (Timeline: Within one year of Housing Element adoption)	The Zoning Ordinance was amended to allow emergency shelters by-right in the R-3 zone and by CUP in the P-F zone, and allow transitional and supportive housing as a residential use subject only to the same standards and procedures as apply to other residential uses of the same type in the same zone.	The City will continue to work with Kings Community Action Organization and other organizations to facilitate provision of emergency shelters and transitional and supportive housing.
1.14. Farmworker and Employee Housing Farmworker housing is a permitted use in the R-2 and R-3 zones and is conditionally permitted in the AI and AE zones in conjunction with a primary permitted use (see concluding note below). Development standards of the underlying district apply to proposals for farmworker housing. Since Avenal has some of the lowest housing prices and apartment rents in California, the need for farmworker housing is largely met by traditional housing. The City of Avenal actively assists farmworker housing needs: the majority of homeownership loans are made to farmworkers and a majority of units in assisted multi-family projects are occupied by farmworkers. Many of the farmworkers served by these programs have very-low or extremely-low incomes.	Community Development Department	General Fund	1) Amend the Zoning Code to incorporate Section 17021.5 and 17021.6 of the Health and Safety Code 2) Inventory suitable sites for farm worker housing with the update of the Land Use Element 3) Assist interested developers by identifying sites and supporting funding applications 4) Provide, to the extent feasible, financial and regulatory incentives (Timeline: Zoning Code amendment by 2010; facilitate construction of farmworker housing throughout the planning period.)	The Zoning Ordinance was amended to allow farmworker housing consistent with state law. No applications for farmworker housing were submitted during 2009-2014.	The City will continue to offer assistance in facilitating production of farmworker housing.

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City of Avenal Housing Programs	Responsible Agency	Funding Source	Program Objectives and Timeline	Accomplishments	Future Policies and Actions
1.15. Housing for Persons with Disabilities State law requires jurisdictions to analyze and remove potential constraints to housing for persons with disabilities, many of whom have very-low or extremely-low incomes. As part of this Housing Element update the City conducted an analysis of its zoning and land use requirements, permit processing procedures, and building codes to identify potential impediments. In order to address the potential constraints identified in Chapter 4, the City will amend the Zoning Code to ensure that the definition of “family” is consistent with current law, and also adopt a reasonable accommodation ordinance in conformance with SB 520.	Community Development Department	General Fund	Amend the Zoning Ordinance to ensure that the definition of “family” is consistent with state law and adopt reasonable accommodation procedures consistent with state law. (Timeline: Zoning Code amendment by 2010)	The City amended the Zoning Ordinance to revise the definition of “family” and establish reasonable accommodation procedures.	The City will continue to facilitate reasonable accommodation in housing for persons with disabilities and expedite applications for residential care facilities.
1.16. Promote Equal Housing Opportunities Currently, the City does not refer fair housing complaints to a fair housing agency. This is particularly problematic if a resident or landlord has a problem and cannot find the appropriate agency to provide assistance. The City will designate and publicize an agency to provide information on fair housing laws, and refer complaints of housing discrimination to the appropriate state or federal agencies.	Community Development Department	General Fund	Avenal will coordinate with Kings County to select a local fair housing agency to provide landlord and tenant mediation and fair housing investigations. The City will develop a fair housing brochure in Spanish and English or acquire one from a local fair housing provider. To broadly disseminate fair housing information, the City will distribute the brochure at the City Hall, library, post office, and appropriate shopping areas. (Timeline: 2010)	The City refers fair housing inquiries to the Fresno office of the California Department of Fair Employment and Housing (DFEH). Brochures are also made available in government offices and on the website.	Avenal will continue to coordinate with DFEH and other jurisdictions in Kings County to provide fair housing information.

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City of Avenal Housing Programs	Responsible Agency	Funding Source	Program Objectives and Timeline	Accomplishments	Future Policies and Actions
1.17 Multi-Family Permit Processing The City currently requires approval of a conditional use permit (CUP) for multi-family projects with 20 units or more. Although the CUP requirement has not been a significant constraint to housing development in the past, in order to increase development certainty the City will amend the Zoning Code to eliminate the CUP requirement in favor of a site plan review (SPR) by the Planning Commission. The SPR process will focus on ensuring compliance with applicable development standards.	Community Development Department	General Fund	Amend the Zoning Code to increase development certainty by requiring SPR rather than a CUP for multi-family projects of 20 or more units. (Timeline: 2010-11)	Zoning amendment adopted to change CUP to Site Plan Review.	This program has been completed and is no longer necessary.
1.18 Energy Conservation The City of Avenal is developing a Partnership with Pacific Gas & Electric to provide homeowners and renters with energy audits and to provide them with resources to obtain low energy products such as lights and insulation. The partnership should be in place early in 2010.	Community Development Department	General Fund	Reduce energy use in residential developments by providing information and low-energy products to residents. (Timeline: initiation in 2010 and implementation throughout the planning period)	The City initiated discussions with PG&E.	This program should be continued.

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Table A-1b
Housing Element Program Evaluation
City of Corcoran
2009-2014

City of Corcoran	Responsible Agency	Funding Source	Program Objectives and Timeline	Accomplishments	Future Policies and Actions
2.1. Code Enforcement Code enforcement is an important means to preserve public health and safety and ensure that the character and quality of residential neighborhoods and housing is maintained. The City's Code Enforcement staff under the Community Development Department will work to enforce state and local regulations. In conjunction with code enforcement activities, City staff provides information to homeowners regarding the City's Housing Rehabilitation Program.	Code Enforcement Staff	General Fund	Continue to work with the community to eliminate code violations. Refer property owners to the Housing Rehabilitation Program. (Timeline: Ongoing)	The City continued to implement code enforcement program and refer property owners to available programs to assist with repairs.	This program should be continued.
2.2. Paint Programs The City offers assistance to low- and moderate-income homeowners for exterior or interior painting in three related programs. The City's Paint Program covers the cost of paint only. Under the Senior/Handicapped Paint Program, the City provides low- and moderate-income seniors and people with disabilities with paint, paint supplies, and supervision.	Community Development Department, Job Training Office, Kings County Planning Department, and Kings County Office of Education	CDBG	City Paint Program: 20-25 annually Senior/Handicapped Paint Program: 15 homes annually Kings County Paint Program: 5-10 homes annually-as funding permits (Timeline: Ongoing)	No homes were assisted.	This program should be continued.
2.3. Housing Rehabilitation Program The City will continue providing rehabilitation loans to lower-income households through the Housing Rehabilitation Program. Initiated in 1981, the Housing Rehabilitation Program provides loans for up to the maximum allowed by HCD for most housing repairs, demolition/reconstruction, energy conservation improvements, and handicapped accessibility devices. Health and safety grants of up to \$7,500 are provided to correct minor repairs or improve handicap accessibility for very low and low income households.	Community Development Department	HOME; CDBG	Provide 5-10 loans annually and 10 grants annually. Continue to market the program through brochures at the public counter. Conduct outreach to major employers (e.g., hospital, school district, and prisons) regarding the program. (Timeline: Ongoing)	22 homes have been assisted	This program should be continued.

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City of Corcoran	Responsible Agency	Funding Source	Program Objectives and Timeline	Accomplishments	Future Policies and Actions
2.4. Preservation of At-Risk Affordable Housing The City continues to work with interested agencies and community organizations to preserve at-risk units by monitoring their status, providing technical and/or financial assistance in return for extended affordability controls, and ensuring proper tenant notification prior to project conversion. Corcoran has 593 units of affordable housing for very-low-, low-, and moderate-income households created through various City, state, and federal programs. One of the housing projects (Saltair Place) is at-risk for conversion to market rate during the next 10 years. The City will work with the project owner and interested non-profit organizations to preserve this project, if feasible.	Community Development Department	General Fund	Continue to monitor the status of publicly-assisted affordable units. The City will contact the property owners to determine their intentions, contact qualified nonprofits regarding potential opt-out projects, ensure that property owners comply with noticing requirements, support the acquisition of at-risk properties by nonprofits, and pursue grants to support the preservation of affordable at-risk housing. (Timeline: Ongoing)	The City continued to monitor affordable units.	This program should be continued.
2.5. Adequate Sites The City will facilitate construction of new housing to accommodate projected employment and population growth and to meet the needs of existing residents. To that end, the Housing Element identifies adequate sites to accommodate the City's share of the region's housing needs allocation identified as 905 units (80 very low, 160 low, 295 moderate, and 370 above moderate) for the new planning period. Adequate sites are those with sufficient development and density standards, water and sewer services, and adequate infrastructure. In order to provide additional rental housing opportunities for persons of modest means, the City is also working with downtown property owners to encourage conversion of underutilized second floor space to residential apartments in existing commercial buildings.	Community Development Department	General Fund	Maintain appropriate land use designations to provide adequate sites appropriate for new housing to meet Corcoran's housing needs allocation of 905 units. Work with downtown property owners to facilitate the conversion of underutilized commercial buildings for residential use. (Timeline: Ongoing)	The City continued to maintain adequate sites to accommodate housing needs.	This program should be continued.

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City of Corcoran	Responsible Agency	Funding Source	Program Objectives and Timeline	Accomplishments	Future Policies and Actions
2.6. Density Bonus Program In accordance with state law, Corcoran has adopted a local ordinance that provides density bonus and other incentives to encourage the development of affordable housing. The City will continue to work with developers to facilitate the use of these options.	Community Development Department	General Fund	Continue to implement the density bonus ordinance to facilitate affordable housing. (Timeline: Ongoing)	The City continued to offer density bonus and other incentives, although no requests were submitted for density bonus.	This program should be continued.
2.7. Affordable Housing Development Assistance The City facilitates the development of affordable housing through a number of tools including density bonuses, minimal fee requirements (no impact fees), and PUD development standards. The City will continue to provide regulatory and financial assistance to facilitate and encourage the development of housing affordable to extremely-low-, very-low-, low-, and moderate-income households commensurate with its fair share housing needs. SRO and transitional housing projects in particular can help to address the needs of extremely-low-income persons. In addition, the City will facilitate the improvement and redevelopment of underutilized properties by encouraging consolidation of adjacent parcels through expedited processing, modified development standards and reduced development fees when such projects include affordable housing. To facilitate the development of affordable housing, the City will approve projects at or above the maximum allowable density pursuant to state density bonus law and continue to identify rezoning opportunities for additional High Density residential development.	Community Development Department	General Fund	Seek applicable grants from state and federal sources (e.g., CDBG, HOME, Proposition 1C) including funding specifically targeted to ELI housing, provide an inventory of housing sites to interested developers, continue to implement the density bonus ordinance, and continue to pursue housing production and rehabilitation activities with nonprofits. The City shall promote the benefits of this program to the development community by posting information on its web page and creating a handout to be distributed with land development applications. Continue to defer/reduce fees and expedite processing for affordable housing. (Timeline: Ongoing.)	The City continued to apply for grants in support of affordable housing.	This program should be continued.

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City of Corcoran	Responsible Agency	Funding Source	Program Objectives and Timeline	Accomplishments	Future Policies and Actions
2.8. First Time Homebuyer Program The City provides housing assistance to new homebuyers through its First Time Homebuyer Program. Up to \$30,000 in housing assistance in the form of a low interest second mortgage loans is provided to qualified very low and low income homebuyers. While the Program is currently funded by HOME, a revolving fund has been set up that utilizes repayments of prior Agency-assisted second mortgage loans to fund new loans.	Community Development Department	HOME and revolving loan fund	Offer 10 to 12 loans per year. Conduct outreach to major employers (e.g., hospital, school district, and prisons) regarding the availability of the program. (Timeline: Ongoing)	Five 1 st time buyers were assisted.	This program should be continued.
2.9. RDA Closing Costs Assistance Program The RDA Closing Costs Assistance Program is designed to assist moderate-income families to purchase a home. This program is designed to assist families that do not qualify for the HOME-funded First Time Homebuyer Program. The objective of the program is to assist households by providing up to \$5,000 toward the closing costs of purchasing a new home. The City will actively work with major employers in Corcoran, including the hospital, school district and prisons, and provide publications and advertisements, to ensure that they are aware of the program.	RDA	RDA Funds	Initiate new program and assist 10 households annually. Conduct outreach to major employers regarding the program. (Timeline: Ongoing)	This program was discontinued due to the dissolution of the redevelopment agency.	This program has been eliminated.

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City of Corcoran	Responsible Agency	Funding Source	Program Objectives and Timeline	Accomplishments	Future Policies and Actions
2.10. Purchase and Rehabilitation Homeownership Program The purpose of the Purchase and Rehabilitation Homeownership Program is to improve the condition of housing for families that live in substandard or overcrowded conditions and assist very-low- and low-income families purchase quality homes. The City will provide a zero percent deferred loan to assist homebuyers purchase and rehabilitate a substandard home. Applicants must provide a \$1,000 down payment and attend a home ownership education workshop. The City will advertise the program in local newspapers and create English and Spanish flyers advertising the program.	Community Development Department and RDA	RDA Funds	Conduct outreach to major employers (e.g., hospital, school district, and prisons) regarding the program; assist 4 households per year. (Timeline: Ongoing)	The City continued to assist purchase and rehabilitation.	This program should be modified to reflect the loss of RDA funding.
2.11. Section 8 Rental Voucher Corcoran will continue to participate in the Section 8 rental assistance program, which is administered by the Kings County Housing Authority. The Section 8 program provides rent subsidies to extremely-low- and very-low-income households that spend more than 30% of their income on rent. The rent subsidy is the difference between 30% of the household's monthly income and the allowable rent determined by the federal government.	Community Development Department, County Housing Authority	HUD	Assist the Housing Authority in promoting the Section 8 program. (Timeline: Ongoing)	The City continued to participate in the Section 8 program.	This program should be continued.

Appendix A

City of Corcoran	Responsible Agency	Funding Source	Program Objectives and Timeline	Accomplishments	Future Policies and Actions
2.12. Emergency Shelters and Transitional Housing State law requires jurisdictions to provide for a variety of housing types including emergency shelters and transitional/supportive housing. Senate Bill 2 of 2007 requires all jurisdictions to allow emergency shelters by-right in at least one zone, and stipulates that transitional and supportive housing is a residential use subject only to the same standards and procedures as for other residential uses of the same type in the same zone. The Corcoran Zoning Ordinance will be updated consistent with the requirements of SB 2 within one year of Housing Element adoption. The C-S (Service Commercial) zone will be amended to include shelters as a permitted use subject to appropriate development standards. The C-S zone encompasses approximately 181 acres, is located near transportation routes and commercial services, and provides the capacity for at least one emergency shelter.	Community Development Department	General Fund	Amend the Zoning Ordinance with regard to emergency shelters and transitional/supportive housing in conformance with SB 2. (Timeline: Revise Ordinance within one year of Housing Element adoption)	Zoning Ordinance regulations for emergency shelters and transitional/supportive housing were amended in conformance with SB 2.	This program should be revised to reflect accomplishments.
2.13. Farmworker and Employee Housing The Corcoran Zoning Ordinance permits mobile homes as farm employee housing and conditionally permits farm employee housing in excess of five units in the A-zone. Farmworkers receive the majority of homeownership and home rehabilitation loans each year and occupy a large share of assisted multi-family units in Corcoran. Corcoran also supported the development of the Whitely Avenue project.	Community Development Department	General Fund	1. Amend the Zoning Code to incorporate §17021.5 and §17021.6 of the <i>Health and Safety Code</i> 2. Develop an inventory of suitable sites for farmworker housing 3. Assist interested developers by identifying sites and supporting funding applications 4. Provide, to the extent feasible, regulatory and financial incentives; and 5. Ensure that zoning and development standards facilitate farmworker housing (Timeline: Provide site inventory and amend Zoning Code by 2010)	Zoning Ordinance regulations for farmworker housing were amended in conformance with state law.	This program should be revised to reflect accomplishments.

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City of Corcoran	Responsible Agency	Funding Source	Program Objectives and Timeline	Accomplishments	Future Policies and Actions
2.14. Housing for Persons with Disabilities State law requires jurisdictions to analyze and remove potential constraints to housing for persons with disabilities. As part of this Housing Element update the City conducted an analysis of its zoning and land use requirements, permit processing procedures, and building codes to identify potential impediments. In order to address the potential constraints identified in Chapter 4, the City will amend the Zoning Code to allow licensed residential care facilities for six or fewer persons in any residential zone as a permitted use, and allow residential care facilities for more than six persons by conditional use permit in the R-1 and RM zones. In addition, the City will adopt a reasonable accommodation ordinance in conformance with SB 520.	Community Development Department	General Fund	1. Amend the Zoning Code regarding residential care facilities; and 2. Adopt an ordinance to establish administrative procedures for reviewing and approving modifications to land use or building regulations necessary to provide reasonable accommodation for persons with disabilities. (Timeline: 2010)	Zoning Ordinance regulations for residential care facilities and reasonable accommodation were amended in conformance with state law.	This program should be revised to reflect accomplishments.
2.15. Promote Equal Housing Opportunities Corcoran currently refers fair housing complaints to HUD and the Tulare/Kings County Legal Aid Foundation. However, other communities within Kings County refer fair housing complaints to different agencies. Therefore, it may be confusing to residents to know the appropriate agency to handle fair housing complaints or issues.	Community Development Department	General Fund	Corcoran will coordinate with Kings County to select a local fair housing agency to provide landlord/tenant mediation services and fair housing investigations. The City will develop a fair housing brochure in Spanish and English or acquire one from a local fair housing provider. To broadly disseminate information, the City will distribute the brochure at the City Hall, library, post office, and appropriate shopping areas. (Timeline: Select a local provider by 2010)	This program is in process.	This program should be continued.

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City of Corcoran	Responsible Agency	Funding Source	Program Objectives and Timeline	Accomplishments	Future Policies and Actions
2.16. Multi-Family Permit Processing The City currently requires approval of a conditional use permit (CUP) for multi-family projects with 20 units or more. Although the CUP requirement has not been a significant constraint to housing development in the past, in order to increase development certainty the City will amend the Zoning Code to eliminate the CUP requirement in favor of a site plan review (SPR) by the Planning Commission. The SPR process will focus on ensuring compliance with applicable development standards.	Community Development Department	General Fund	Amend the Zoning Code to increase development certainty by requiring SPR rather than a CUP for multi-family projects of 20 or more units. (Timeline: Zoning Code amendment in 2010-2011)	The Zoning Code was amended to allow multi-family developments subject to site plan review (SPR) rather than a CUP.	This program has been completed and is no longer necessary.
2.17. Weatherization and Energy-Efficient Home Improvements The purpose of this program is to reduce energy use by providing financial assistance to lower-income households for weatherization and energy-efficient heating (including solar photovoltaic water heaters) and cooling systems. The City will refer lower-income households to the Kings Community Action Organization and other community services agencies that provide financial assistance to qualifying households for these improvements.	Community Development Department	Nominal funding required	Reduce residential energy use and carbon footprint by providing financial assistance to lower-income households for weatherization and energy-efficient heating and cooling systems. (Timeline: Ongoing)	The City continued to implement this program.	This program should be continued.

Appendix A

Table A-1c
Housing Element Program Evaluation
City of Hanford
2009-2014

City of Hanford	Responsible Agency	Funding Source	Program Objectives and Timeline	Accomplishments	Future Policies and Actions
3.1. Code Compliance Code compliance is an important means to preserve public health and safety and ensure that the character and quality of neighborhoods and housing is maintained. To that end, the City's Code Compliance staff under the Community Development Department will work to enforce state and local regulations. In conjunction with code compliance activities, City staff will provide information to homeowners regarding the City's Housing Rehabilitation Program.	Code Compliance Staff	General Fund	Continue to work with the community concerning code violations. Refer property owners to the Housing Rehabilitation Program. (Timeline: Ongoing)	City code enforcement officers have continued to work with property owners to encourage compliance.	Continue program.
3.2. Paint Programs The City offers two paint assistance programs for low- and moderate-income homeowners. Through the Do-It-Yourself Paint Program, the City assists qualified homeowners with the cost of the paint, while materials and labor are provided by the homeowner. The New Looks Summer Paint Program assists extremely-low-, very-low-, low- and moderate-income senior and/or disabled residents by providing assistance in paint supplies and materials.	Community Development Department	RDA Funds	Do-It-Yourself Paint Program - 10 units per year New Looks Summer Paint Program – 10 to 15 units per year (Timeline: Ongoing)	The City continued to offer this program.	Continue program.
3.3. Housing Rehabilitation Program The City will continue providing rehabilitation loans to lower-income households. Initiated in 1985, the Housing Rehabilitation Program provides loans for up to \$90,000 for housing repairs, energy conservation improvements, and handicapped accessibility devices. Hanford has designated southwest and central Hanford as "target areas" for this program. Since 2004, 46 homeowners have benefited from this program.	Community Development Department	CDBG Funds; CalHome	Assist 10 to 15 units per year (Timeline: Ongoing)	The City continued to offer this program.	Continue program.

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City of Hanford	Responsible Agency	Funding Source	Program Objectives and Timeline	Accomplishments	Future Policies and Actions
3.4. Preservation of At-Risk Affordable Housing The City will continue to work with interested agencies and community organizations to preserve at-risk units by monitoring their status, providing technical and/or financial assistance in return for extended affordability controls, and ensuring proper tenant notification prior to project conversion. Hanford has approximately 815 units of affordable housing for low- and moderate-income households created through City, state, and federal programs. One project – Cedarbrook - is considered to be at high-risk of converting to market-rate housing during the next 10 years. The City will work with the project owner and interested non-profit organizations to preserve this project, if feasible.	Community Development Department and interested affordable housing providers/ developers	General Fund	Continue to monitor the status of publicly-assisted affordable units. The City will contact the property owners to determine their intentions, contact qualified nonprofits regarding potential opt-out projects, ensure that property owners comply with noticing requirements, support the acquisition of at-risk properties by nonprofits, and pursue grants to support the preservation of affordable at-risk housing. (Timeline: Ongoing)	The City continued to offer this program.	There are no units at risk during this planning period therefore this program is not necessary.
3.5. Adequate Sites The City will facilitate construction of new housing to accommodate projected employment and population growth to meet the needs of the City's residents. To that end, the Housing Element identifies "adequate" sites to accommodate the City's share of the regional housing needs allocation identified as 5,758 units (1,446 very-low, 1,015 low, 938 moderate, and 2,359 above-moderate) from 2007-2014. Adequate sites are those with sufficient development and density standards, water and sewer services, and other infrastructure. Staff will monitor development affordability and report annually on progress toward the City's share of the regional housing need. In order to enhance the feasibility of affordable housing development, the City will review current land use and zoning designations as part of the next General Plan update and increase the maximum density in the Medium Density category above 15 units/acre and/or redesignate additional sites to High Density Residential.	Community Development Department	General Fund	Facilitate the construction of new housing through the provision of adequately zoned sites to meet Hanford's housing needs allocation of 5,758 units. (Timeline: Provide adequate sites throughout the planning period; initiate a General Plan update by 2012 if funding is available)	The City maintained adequate sites commensurate with the RHNA allocation and initiated a General Plan update in 2014.	This program should be continued and updated to reflect current information.

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City of Hanford	Responsible Agency	Funding Source	Program Objectives and Timeline	Accomplishments	Future Policies and Actions
The City will also encourage affordable housing development on small parcels by facilitating lot consolidation through expedited processing, density bonus and/or reduced processing fees.					
3.6. Density Bonus Program In accordance with state law, Hanford adopted a local density bonus ordinance in 2008 that is in conformance with state law. The City will continue to implement this program to encourage and facilitate development of affordable housing through the provision of density bonuses or other incentives for qualifying projects.	Community Development Department	General Fund	Continue to publicize and implement the density bonus ordinance to assist development of affordable housing. (Timeline: Ongoing)	The City continued to implement the density bonus ordinance.	This program should be continued but merged with Program 11.
3.7. Planned Unit Development The Hanford 2002 General Plan Update includes a Planned Unit Development Zone process whereby a project proponent can propose a concept that may change or remove many of the conventional zoning restrictions. For example, housing units could be clustered around large open space areas or other development amenities resulting in higher localized “net” densities.	Community Development Department	General Fund	Continue to utilize the PUD process to encourage unique design and develop housing that addresses site constraints. (Timeline: Ongoing)	The City continued to utilize PUD zoning to facilitate housing development.	This program should be continued.
3.8. First Time Homebuyer Programs The City offers the RDA First-Time Homebuyers Program that provides financing assistance to very-low-, low- and moderate-income first-time homebuyers. The program has been revised to increase the loan limit to \$100,000, reduce the interest rate to 2% and extend the term to 45 years. Payment is deferred for the entire loan term. The City also offers the HOME Sweet Home Program, which has also increased its loan limit to \$100,000, as well as reduced the interest rate to 2%. Payment is deferred for the entire loan term.	Community Development Department	HOME and RDA set-aside funds	Assist 10 households each year for the RDA First-Time Homebuyer Program and assist 20 households annually for the HOME Sweet Home Program. (Timeline: Ongoing)	Funding for this program was reduced due to the dissolution of the redevelopment agency.	This program should be continued at a reduced funding level.

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City of Hanford	Responsible Agency	Funding Source	Program Objectives and Timeline	Accomplishments	Future Policies and Actions
3.9. Section 8 Rental Assistance Program Administered by the Kings County Housing Authority, Hanford will continue to participate in the Section 8 rental assistance program. The Section 8 rental assistance program extends rental subsidies to extremely-low- and very-low-income households equal to the difference between 30% of the monthly income and the allowable rent determined by the program.	Community Development Department, County Housing Authority	HUD funds	Assist Kings County Housing Authority in promoting the Section 8 program. (Timeline: Ongoing)	The City continued to support the Section 8 program, which is administered by the Kings County Housing Authority.	Hanford will continue to participate in the Section 8 rental assistance program.
3.10. Residential Infill Construction Program The City offers very-low-, low- and moderate-income homebuyers the opportunity to purchase a newly constructed home on an infill lot. City funds are used to purchase infill lots and finance construction of affordable single-family homes. The City oversees the construction of the home while qualified buyers are required to obtain primary financing from a bank or mortgage company to purchase the home upon completion of construction.	Community Development Department	General fund and RDA set-aside funds	Continue to implement program and assist construction of 4 homes per year. (Timeline: Ongoing)	This program was eliminated due to the dissolution of the redevelopment agency.	This program is no longer active.

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City of Hanford	Responsible Agency	Funding Source	Program Objectives and Timeline	Accomplishments	Future Policies and Actions
3.11. Affordable Housing Assistance The City promotes affordable housing through various programs - home ownership assistance, rehabilitation assistance, new construction/infill, and grant application programs. The City currently receives CDBG and HOME funds for much of its program activities. Affordable housing is being developed under existing zoning and development standards. To continue supporting affordable housing production, the City will undertake the following actions.	Community Development Department and affordable housing developers	Local, state, and federal funds	Seek applicable grants under Proposition 1C and federal sources including funding specifically targeted to ELI housing, provide an inventory of housing sites to interested developers, continue to provide a density bonus to qualifying projects, provide financial and regulatory assistance such as reduced fees and/or modified development standards, and continue to pursue housing production and rehabilitation with nonprofits including assistance in preparing grant applications. Housing for very-low- and extremely-low-income persons will be prioritized where feasible. In addition, the City's affordable housing incentives will be promoted on the website and in handouts provided at the Planning counter. (Timeline: Ongoing)	The City continued to facilitate development and rehabilitation of affordable housing.	This program should be continued.
3.12. Farmworker and Employee Housing To address farmworker housing needs, the City permits farmworker housing in the AG zone. However, in order to remove potential constraints identified in Chapter 4 the City will amend the Zoning Code in conformance with <i>Health and Safety Code</i> §17021.5 and §17021.6. In addition, the City will assist interested developers by providing incentives, identifying suitable sites, and assisting in preparation of funding applications.	Community Development Department	General Fund	1. Amend the Zoning Code to incorporate §17021.5 and §17021.6 of the <i>Health and Safety Code</i> 2. Assist interested developers in identifying sites and preparing funding applications 3. Provide, to the extent feasible, regulatory incentives; and 4. Ensure that zoning and development standards facilitate farmworker housing (Timeline: Amend the Zoning Code by 2010; provide assistance throughout the planning period)	Zoning regulations for farmworker housing were amended in conformance with state law.	This program should be continued and revised to reflect prior accomplishments.

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City of Hanford	Responsible Agency	Funding Source	Program Objectives and Timeline	Accomplishments	Future Policies and Actions
3.13. Emergency and Transitional Shelters State law requires jurisdictions to provide adequate sites for a variety of housing types including emergency shelters and transitional/supportive housing. Emergency shelters and transitional housing are currently permitted subject to site plan review in the OR zone. The Zoning Code will be amended to clarify that emergency shelters are a non-discretionary permitted use in the OR zone and identify appropriate development standards consistent with SB 2. The Zoning Code will also be amended to clarify that transitional and supportive housing facilities are permitted uses subject only to the same regulations and procedures that apply to other residential uses of the same type in the same zone.	Community Development Department	General Fund	Amend the Zoning Code to clarify the zoning regulations for emergency shelters and transitional/supportive housing in conformance with SB 2; continue to support efforts with surrounding Kings County jurisdictions to meet the needs of people who are homeless or transitioning to independence. (Timeline: Amend the Zoning Code within one year of Housing Element adoption; facilitate establishment of emergency shelters and transitional/supportive housing throughout the planning period)	Zoning regulations for emergency shelters and transitional/supportive housing were amended in conformance with state law.	This program should be continued and revised to reflect prior accomplishments.
3.14. Housing for Persons with Disabilities State law requires jurisdictions to analyze and remove potential constraints to housing for persons with disabilities. As part of this Housing Element update the City conducted an analysis of its zoning and land use processes, permitting processing procedures, and building codes. That analysis concluded that the City will amend the Zoning Code to allow residential care facilities for more than six persons by conditional use permit in the R-1 zone (the Code already allows large care facilities in the RM and OR zones by CUP). The City will continue to monitor legal requirements and local conditions and will update local regulations and procedures as necessary to encourage and facilitate the development, maintenance, and improvement of housing for persons with disabilities.	Community Development Department	General Fund	Amend the Zoning Code to allow residential care facilities for more than six persons by conditional use permit in the R-1 zone. Continue to monitor legal requirements and local conditions and update local regulations, if necessary, to remove any impediments to housing for persons with disabilities. (Timeline: Code amendment by 2010)	Zoning regulations for residential care facilities were amended in conformance with state law.	This program should be continued and revised to reflect prior accomplishments.

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City of Hanford	Responsible Agency	Funding Source	Program Objectives and Timeline	Accomplishments	Future Policies and Actions
3.15. Promote Equal Housing Opportunities Hanford currently refers fair housing complaints to the Fair Housing Enforcement Center in San Francisco. These offices are far removed from Hanford and may be difficult to access. Referrals to a local agency could offer residents better access to services as well as allow the City to benefit from other fair housing services.	Planning Department	General Fund	Hanford will coordinate with Kings County to select a local fair housing agency to provide landlord/tenant mediation, fair housing investigations and testing. The City will develop a fair housing brochure in Spanish and English or acquire one from a local fair housing provider. To broadly disseminate information, the City will distribute the brochure at the City Hall, library, post office, and appropriate shopping areas. (Timeline: Select a provider by 2010.)	The City refers fair housing inquiries to the Fair Housing Council of Central California (FHCCC). Literature is distributed at City Hall and other locations.	This program should be continued.
3.16. Single Room Occupancy (SRO) Housing To ensure development standards do not constrain the development of SROs, the City will adopt development standards for SRO housing which may include: • Requirements for a management plan outlining policies and procedures and annual review of services by the Planning Department • 24-hour on-site management • Room limitation to single occupancy, with allowance for overnight guests • Requirements for monthly tenancies • Units must be 250–300 square feet in size and include kitchen or bathroom • Parking ratio of one space per unit and bicycle rack storage of one rack per 5 units	Community Development Department	General Fund	Address the needs of extremely-low-income persons through SRO housing. (Timeline: Code amendment in 2010-2011)	Zoning regulations for SRO facilities were adopted to allow this type of housing in the Office-Residential zone.	This program has been completed and is no longer necessary.

Appendix A

Table A-1d
Housing Element Program Evaluation
City of Lemoore
2009-2014

City of Lemoore	Responsible Agency	Funding Source	Program Objectives and Timeline	Accomplishments	Future Policies and Actions
4.1. Code Enforcement The City will continue to provide code enforcement services and refer property owners to City rehabilitation programs. Code enforcement is an important means to ensure that the character and quality of neighborhoods and housing is maintained. The City's Code Enforcement staff will work to enforce state and local regulations. In conjunction with code enforcement activities, City staff will provide information to homeowners regarding Lemoore's Exterior Home Improvement (Paint-Up/Fix-Up) Program and Housing Rehabilitation Program.	RDA Code Enforcement coordinated with Police, Business License, Planning, Building and Fire Departments	RDA, General Fund and grant funds	Continue to work with the community on code violations. Refer property owners to City programs for rehabilitation assistance. (Timeline: Ongoing)	The Police Dept. continued to provide code enforcement services in cooperation with the Planning and Fire Depts.	This program should be continued.
4.2. Exterior Home Improvement (Paint-Up/Fix-Up) Program The City offers the Exterior Home Improvement (Paint-Up/Fix-Up) Program that provides rehabilitation assistance for minor repairs for extremely-low, very-low-, low- and moderate-income households. The Program provides grants of up to \$8,000 to make exterior home repairs such as painting, minor roof work, carpentry, porch steps repair, concrete work for driveways, and front sidewalks.	RDA	RDA LMIH funds	Assist 10-15 households annually with grant amounts up to \$8,000. (Timeline: Ongoing)	During 2009-2011, 40 homes were assisted under this program. When the state eliminated redevelopment agencies, this program was discontinued.	This program is no longer active.
4.3. Housing Rehabilitation Program The City's Housing Rehabilitation Program would assist, as generally identified in the housing conditions survey, lower-income households with substantial home repairs or reconstruction. This program will only be implemented should HOME grant funds be awarded. In the past, loans of up to \$70,000 for rehabilitation and \$116,000 for home reconstruction were provided to qualified	RDA	HOME funds	Initiate program and assist households during the grant cycle based on available funding. (Timeline: As HOME funding is available)	This program became inactive due to lack of funding.	This program is no longer active due to lack of funding.

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City of Lemoore	Responsible Agency	Funding Source	Program Objectives and Timeline	Accomplishments	Future Policies and Actions
applicants. All loans were deferred for 50 years with a zero percent interest rate as long as the residence remained the owner's primary home.					
4.4. Emergency Home Repair Program The City initiated the Emergency Home Repair Program in 2006 to provide rehabilitation assistance for emergency health and safety repairs and accessibility improvements for the disabled and for extremely-low-, very-low-, and low-income households. The program provides grants of up to \$2,500 for home repairs to correct problems such as unsafe electrical, unsanitary plumbing, broken windows, doors and locks, non-working heating and cooling systems, wheelchair ramps, bathroom or kitchen modifications, etc.	RDA	RDA LMIH funds	Assist up to 10 households annually. (Timeline: Ongoing)	During 2009-2011, 9 homes were assisted under this program. When the state eliminated redevelopment agencies, this program was discontinued.	This program is no longer active.
4.5. Do-it-Yourself and Senior House Painting Program In 2007 the City initiated the Do-It-Yourself House Painting Program that pays for paint and materials needed for house painting. In addition, in 2008 the City partnered with West Hills Community College to implement a Senior House Painting Program for individuals 55 years or older and/or disabled persons to have their homes painted by students at no charge. Both programs are available to extremely-low-, very-low-, low- and moderate-income households.	RDA	RDA LMIH funds	Assist up to 20-30 households annually. (Timeline: Ongoing)	During 2009-2011, 11 homes were assisted under this program. When the state eliminated redevelopment agencies, this program was discontinued.	This program is no longer active.
4.6. Preservation of At-Risk Affordable Housing The City will continue to work with interested agencies and community organizations to preserve at-risk units by monitoring their status, providing technical and/or financial assistance in return for extended affordability controls, and ensuring proper tenant notification prior to project conversion. Lemoore has 13 assisted projects with 624 units of affordable	RDA	General Fund; various federal, state and local funding sources	Continue to monitor the status of publicly-assisted affordable units. The City will contact the property owners to determine their intentions, contact qualified nonprofits regarding potential opt-out projects, ensure that property owners comply with noticing requirements, support the	Affordability covenants on one at-risk project expired.	After the dissolution of the Redevelopment Agency, no funding is available to implement this program.

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City of Lemoore	Responsible Agency	Funding Source	Program Objectives and Timeline	Accomplishments	Future Policies and Actions
housing for extremely-low, very-low-, low-, and moderate-income households created through various City, state, and federal programs. One project in Lemoore is at risk of converting to market rents during the next 10 years – Lucerne Hotel which has 7 units with restrictions expiring in 2015. In addition, the Country Club Apartments tax credit funding restriction has already expired on 107 of their units; however, they have continued to restrict 55-units to low-income persons through another program.			acquisition of at-risk properties by nonprofits, and pursue grants to support the preservation of affordable at-risk housing. (Timeline: Ongoing)		
4.7. Zoning for Adequate Sites The City will facilitate the construction of new housing to accommodate projected employment and population growth and to meet the needs of residents. To that end, the Housing Element identifies adequate sites to accommodate the City's share of the Regional Housing Needs Allocation of 3,021 units (374 extremely-low-, 374 very-low, 534 low, 502 moderate, and 1,237 above-moderate) from January 1, 2007 to June 30, 2014. Adequate sites are those with sufficient development and density standards, water and sewer services, and adequate infrastructure. The City will continue the Zoning Code update process to bring the Code into conformance with the new General Plan, which was adopted in 2008. During the interim period until the Zoning Code update is completed, the General Plan is the controlling land use designation. In cases where an inconsistency between the new General Plan and zoning exists for a proposed development project, the City will process a zone change concurrently with other development applications (e.g., subdivision map) at no additional cost to the applicant, and the project must conform to the General Plan and the development standards for the new zoning designation. Any proposed	Planning Department	General Fund	Provide adequate sites to meet the housing needs allocation of 3,021 units. (Timeline: Zoning Code update during 2010-2011; Annual implementation progress reports; Continue to accommodate the City's housing needs through 2014)	The Zoning Code update was completed and the City continued to have adequate sites to accommodate the RHNA allocation.	This program should be revised to reflect prior accomplishments.

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City of Lemoore	Responsible Agency	Funding Source	Program Objectives and Timeline	Accomplishments	Future Policies and Actions
development that conforms to the old zoning but is inconsistent with the new General Plan designation would require a General Plan amendment. Mixed-use development represents one of the City's key land use strategies not only for meeting its housing needs, but also for achieving other planning objectives such as economic development, walkable communities, and reductions in vehicular trips and greenhouse gas emissions. The new Zoning Code will include regulations and incentives to implement the mixed-use policies contained in the Land Use Element of the General Plan, including incentives to encourage the inclusion of a residential component in projects located in mixed-use districts. Where necessary, the City will facilitate the subdivision of large parcels for development. The City will monitor and report annually on its progress toward these objectives.					
4.8. Downtown Revitalization As part of the City's 1992 Downtown Revitalization Plan, the City has been encouraging and facilitating the development and redevelopment of its downtown core. An important component of these efforts has been mixed residential-commercial uses in the C-C district. The City has converted two historic hotels in the downtown to provide low-income and senior housing above commercial uses. Such projects have assisted the City in meeting revitalization objectives, historic preservation, and the need for lower-income housing.	RDA	CDBG, RDA, and grants	Facilitate additional mixed use projects in the downtown as opportunities arise. (Timeline: Ongoing)	The City continued to encourage new development downtown, and in 2013 a CDBG Planning Technical Assistance grant application was submitted for a business incubator program to support downtown restaurants that use locally grown produce. The grant application was not approved.	This program should be continued.
4.9. Density Bonus Program In accordance with state density bonus law, Lemoore adopted a local ordinance in 1992 that provided incentives to encourage the development of affordable housing. The City has not yet completed its	Planning Department	General Fund	Update the City's density bonus ordinance in conformance with state law and continue to offer a density bonus and other incentives for qualified	The Density Bonus ordinance was updated in conformance with state law as part of the new Zoning Code. One density bonus project was approved during 2009-2014.	This program has been completed and is no longer necessary.

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City of Lemoore	Responsible Agency	Funding Source	Program Objectives and Timeline	Accomplishments	Future Policies and Actions
comprehensive update of the Zoning Code following adoption of the new General Plan in 2008. The Zoning Code update will include a revision to the City's density bonus regulations consistent with state law.			projects. (Timeline: Density bonus ordinance update by 2010)		
4.10. Planned Unit Development (PUD) The City implements a PUD overlay zone to provide flexibility in setback requirements and other regulations, increase residential densities in certain areas through techniques such as clustering, provide flexible site requirements, and stimulate creative, flexible and more affordable development. A PUD Livable Neighborhood booklet has been prepared and is available to interested developers at the Planning Department counter.	Planning Department	General Fund	Continue to promote the benefits of PUD alternatives to traditional development. (Timeline: Ongoing)	The City continued to offer PUD zoning.	This program should be continued.
4.11. First Time Homebuyer Programs The City offers first-time home ownership assistance to very-low-, low- and moderate-income homebuyers through two <i>First Time Homebuyer Programs</i> . One program offers assistance as a deferred second mortgage loan of up to \$30,000, and the other up to \$100,000 for down payment and closing cost assistance. Assistance under these programs may include foreclosed properties. Buyers must provide a \$1,000 down payment, qualify with a primary lender and comply with their requirements.	RDA	RDA LIMH and HOME funds	Assist 20 households annually. (Timeline: Ongoing)	Approximately 34 households were assisted through this program during 2009-2014. With the dissolution of the RDA, available funding has been reduced.	This program should be revised to reflect the dissolution of the RDA.
4.12. Infill Housing Program This program was initiated in 2008-09 for the purpose of constructing affordable housing in predominately developed neighborhoods for sale to low- and moderate-income families. Initially, the Redevelopment Agency had contracted to have new homes built on vacant lots, which were then sold to qualifying households at affordable prices. This program may be expanded to identify vacant lots or severely dilapidated houses in the City's core area, purchase them and build homes on them for	RDA	RDA LIMH funds	Assist 1 to 2 households annually. (Timeline: Ongoing)	2 homes were assisted under this program prior to the state dissolution of redevelopment agencies. This program has been discontinued due to the loss of RDA funding.	This program is no longer active.

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City of Lemoore	Responsible Agency	Funding Source	Program Objectives and Timeline	Accomplishments	Future Policies and Actions
low/moderate-income families.					
4.13. Section 8 Rental Assistance Administered by the Kings County Housing Authority, Lemoore will continue to participate in the Section 8 rental assistance program. This program extends rental subsidies to extremely-low- and very-low-income households that spend more than 30% of their income on rent. The rent subsidy is the difference between 30% of monthly income and allowable rent determined by HUD.	RDA and Kings County Housing Authority	HUD	Assist the Housing Authority in promoting the Section 8 program. (Timeline: Ongoing)	The City continued to assist the Housing Authority in publicizing this program.	This program should be continued.
4.14. Affordable Housing Project Assistance The RDA considers assisting specific affordable housing projects separate and apart from its regular programs. In the past, this has included assistance for multi-family or single-family subdivision projects. The RDA recently awarded \$1.2 million to one multi-family project and has earmarked funds for two affordable housing projects in this planning period - \$850,000 remaining for Oleander Terrace and \$1,650,000 for Village at Acacia.	RDA	RDA and other funds	Assist affordable housing projects on a case-by-case basis, including priority for extremely-low-income units where feasible. (Timeline: As funding becomes available)	The RDA provided funding to affordable housing projects prior to statewide dissolution of redevelopment agencies. Since then, assistance has been limited to density bonus incentives and administrative assistance.	This program should be revised to reflect the elimination of the RDA.
4.15. Senior and Special Needs Housing The City supports development of affordable housing for special needs households, including elderly and disabled. The City has been supportive of special needs housing including affordable senior housing development, housing rehabilitation programs, and development of second units, all of which serve the needs of very-low- and extremely-low-income households. The City also supported the conversion of the Antlers Hotel into senior housing. The City will pursue the development of senior housing, special needs housing, and/or a senior assisted living facility in the Lemoore Market Area.	RDA	RDA, CDBG, state and federal funds	Continue to support the development of senior/disabled/assisted living housing (Timeline: Ongoing)	The RDA provided funding to senior housing projects prior to statewide dissolution of redevelopment agencies. Since then, assistance has been limited to density bonus incentives and administrative assistance.	This program should be revised to reflect changed circumstances.
4.16. Emergency Shelters and Transitional/Supportive Housing	Planning Department	General Fund	Amend Zoning Code to permit emergency shelters	Zoning Code regulations for emergency shelters and	This program should be revised to reflect prior

Appendix A

City of Lemoore	Responsible Agency	Funding Source	Program Objectives and Timeline	Accomplishments	Future Policies and Actions
State law requires jurisdictions to provide adequate sites for a variety of housing types including emergency shelters and transitional/supportive housing. This type of housing is particularly important in addressing the needs of very-low- and extremely-low-income persons. The Zoning Code will be amended to allow emergency shelters by-right in the RSC (Recreation, School and Conservation) zone subject to objective development standards. The RSC zone encompasses 730 acres, has the capacity for at least one shelter, and provides access to transit and other services used by homeless persons. In addition, the Code amendment will clarify that transitional and supportive housing is a residential use subject only to the same requirements as other residential uses of the same type in the same zone.			by-right in the RSC zone subject to objective development standards and clarify that transitional and supportive housing are residential uses subject only to the same requirements as other residential uses of the same type in the same zone. (Timeline: Amend Zoning Code within one year of Housing Element adoption)	transitional/supportive housing were amended pursuant to state law. Minor revisions are required to ensure that City regulations conform to current law.	accomplishments.
4.17. Employee and Farmworker Housing As the second most urbanized city in Kings County, Lemoore has few resident farmworkers, no farmland within its boundaries and no agricultural zoning. As a result, Lemoore is not directly affected by the provisions of <i>Health and Safety Code</i> §17021.5 and §17021.6. The City's Zoning Code does not explicitly allow farmworker housing. However, in the past decade Lemoore worked with Self-Help Enterprises to create 36 affordable single-family units by providing land and home ownership assistance while families provided "sweat equity" towards constructing their homes. Occupants were primarily very-low-income farmworker families. In addition, the RDA has recently purchased land for an affordable multi-family complex, Oleander Terrace, that will provide 39 units for farmworker housing.	Planning Department and RDA	RDA LMIH funds and General Fund	1. Assist interested affordable housing developers by identifying sites and supporting funding applications for farmworker housing, and 2. Provide, to the extent feasible, regulatory incentives to encourage the construction of farmworker housing (Timeline: ongoing)	Zoning Code regulations for employee housing were amended pursuant to state law. Minor revisions are required to ensure that City regulations conform to current law.	This program should be revised to reflect prior accomplishments.
4.18. Housing for Persons with Disabilities and Special Needs	Planning Department	General Fund	Amend the Zoning Ordinance to remove	Zoning regulations for care facilities and SROs were amended in	This program should be revised to reflect prior

Appendix A

City of Lemoore	Responsible Agency	Funding Source	Program Objectives and Timeline	Accomplishments	Future Policies and Actions
State law requires jurisdictions to analyze and remove potential constraints to housing for persons with disabilities, who often have very-low or extremely-low incomes. As part of this Housing Element update the City conducted an analysis of its zoning and land use processes, permit processing procedures, and building codes to identify impediments. In order to comply with state requirements and reduce potential constraints, the City will amend the Zoning Code in the following areas: 1. Licensed community care facilities serving 6 or fewer persons, excluding staff, will be included as a permitted use by-right in any residential district; 2. Large community care facilities serving more than 6 persons will be identified as a conditional use in appropriate district(s); 3. A reasonable accommodation ordinance establishing administrative procedures for reviewing and approving modifications to land use and building regulations that are reasonably necessary to ensure accessibility and use by persons with disabilities. 4. A definition and development standards for Single Room Occupancy (SRO) units will be added to the Zoning Code. 5. A definition of “family” will be added in conformance with current law.			potential constraints on community care facilities, housing for persons with disabilities, SROs, and amend the definition of “family” consistent with current law. (Timeline: Amend Zoning Code by 2010)	conformance with state law. A follow-up amendment is needed to allow small residential care facilities in the AR and DMX-1 zones and establish a definition of “family.”	accomplishments
4.19. Promote Equal Housing Opportunities The City provides information on fair housing laws, landlord/tenant rights and responsibilities and refers complaints of housing discrimination to the U.S. Department of Housing and Urban Development (HUD), the Department of Fair Housing, and Tulare/Kings Legal Aid. Information on housing discrimination is	RDA	General Fund	Lemoore will coordinate with Kings County to select a local fair housing agency to provide landlord/tenant mediation, fair housing investigations, and testing. The City will develop a fair housing brochure in Spanish and English or acquire one from a local fair housing	The City refers residents seeking fair housing information to the Department of Fair Employment and Housing (Fresno) and Central California Legal Services (Fresno or Visalia). Fair housing brochures are available in City Hall and on the City website.	This program should be revised to reflect prior accomplishments.

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City of Lemoore	Responsible Agency	Funding Source	Program Objectives and Timeline	Accomplishments	Future Policies and Actions
available at City Hall and flyers on fair housing are distributed to participants in the City's First Time Homebuyer Program. HUD's address and toll-free number are provided on the flyer. However, since the closest HUD representative is located in San Francisco, it is an inconvenient distance for Lemoore residents to receive fair housing counseling. A fair housing service organization in the Central Valley would provide more direct services.			provider. To broadly disseminate fair housing information, the City will make the brochure available at City Hall and on the City website. (Timeline: Select a local provider by 2010.)		

Appendix A

Table A-1e
Housing Element Program Evaluation
County of Kings
2009-2014

Kings County	Responsible Agency	Funding Source	Program Objectives & Timeline	Accomplishments	Future Policies and Actions
5.1. Code Enforcement Code enforcement is an important means to ensure that the character and quality of neighborhoods and housing is maintained. The Kings County Code Compliance staff will continue to work to enforce state and local regulations regarding building and property maintenance. In conjunction with code enforcement activities, staff will provide information to homeowners regarding the County's Housing Rehabilitation Program.	Code Compliance Division	General Fund	Continue to address code violations in the County unincorporated areas. Refer property owners to rehabilitation assistance. (Timeline: Ongoing)	The County continued to address code violations and refer property owners to rehabilitation assistance.	This program should be continued.
5.2. Housing Rehabilitation Program Working through nonprofit organizations and jurisdictions, the County offers housing rehabilitation assistance through the Housing Rehabilitation Program. Kings County offers housing rehabilitation assistance throughout County unincorporated areas, including and in the Corcoran fringe, Hanford fringe, Lemoore fringe, Armona, Home Gardens, Kettleman City, Stratford and other small community areas. The County provides low- or no-interest loans up to \$190,430 to correct health and safety hazards and make more routine repairs. The loan can be deferred until the owner sells the home, moves out of the home, or is able to begin making payments.	Community Development Agency	HOME and CDBG funds	Provide 5 to 10 loans per year. (Timeline: Ongoing)	The County provided funding assistance for rehabilitation of approximately 25 homes.	This program should be continued.
5.3. Preservation of At-Risk Affordable Housing The County will continue to work with interested agencies and community organizations to preserve at-risk units by monitoring their status, providing technical and/or financial assistance in return for extended affordability controls, and ensuring proper tenant notification prior to project conversion. Unincorporated Kings County	Community Development Agency	General fund	Continue to monitor at-risk units. (Timeline: Ongoing)	The County continued to monitor assisted units, although none were at risk during 2009-2014.	This program should be continued.

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Kings County	Responsible Agency	Funding Source	Program Objectives & Timeline	Accomplishments	Future Policies and Actions
has four projects with approximately 197 units of affordable housing created through various County, state, and federal programs. None are at risk for conversion to market rate.					
5.4. Adequate Sites The County will ensure that an adequate supply of residential land is designated in unincorporated areas to accommodate projected growth needs. Appendix B of the Housing Element identifies adequate sites within unincorporated areas to accommodate the County's share of the regional housing needs allocation, which is identified as 1,094 units (69 extremely-low, 68 very-low, 193 low, 316 moderate, and 448 above-moderate) for the new planning period. Adequate sites are those with appropriate zoning and development standards and adequate water and sewer services and other infrastructure.	Community Development Agency	General Fund	Designate adequate sites to meet Kings County's housing needs of 1,094 units for the new planning period. (Timeline: ongoing)	The County continued to provide adequate sites to accommodate its RHNA allocation.	This program should be continued.
5.5. Density Bonus Program The County granted density bonuses for 14 homes during the previous planning period, however, the Zoning Ordinance has not yet been amended to reflect the latest changes to state density bonus law. The County will amend the Zoning Ordinance to include the current density bonus standards in <i>Government Code</i> §65915, et seq.	Community Development Agency	General Fund	Amend the density bonus ordinance in conformance with state law. (Timeline: Code amendment by 2010)	County zoning regulations were amended in conformance with current state law.	This program should be revised to reflect prior accomplishments and merged with Program 5.14.
5.6. First-Time Homebuyer Program The County's First-Time Homebuyer Program provides qualified first-time homebuyers up to \$20,000 towards a home purchase. The loan is deferred for the life of the first loan or until the home owner sells the house. This program is available in all the unincorporated areas of Kings County and is administered by Self-Help Enterprises. During the previous planning period the County assisted an average of 10 first-time homebuyers per year.	Community Development Agency and Self-Help Enterprises	HOME funds	Provide 10 to 15 loans per year. (Timeline: Ongoing)	The County continued to provide first-time homebuyer loans using HOME and CalHOME funds.	This program should be continued.
5.7. Section 8 Rental Assistance Administered by the Kings County Housing Authority, unincorporated communities will	Kings County Housing Authority	HUD	Support the Housing Authority's Section 8 program by promoting the program via the County	The County continued to support the Section 8 program.	This program should be continued.

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Kings County	Responsible Agency	Funding Source	Program Objectives & Timeline	Accomplishments	Future Policies and Actions
continue to participate in the Section 8 rental assistance program. The Section 8 program extends rental subsidies to extremely-low- and very-low-income households that spend more than 30% of their income on rent. The rent subsidy is the difference between 30% of monthly income and allowable rent determined by HUD.			website and brochures at County offices. (Timeline: Ongoing)		
5.8. Foster Youth Transitional Program The County supports the Housing Authority in the provision of transitional homes for foster youth. Foster children are a top priority for Kings County. Working with the Kings County Housing Authority, various agencies and organizations have established two transitional homes for aged-out foster children. The homes each accommodate six residents. The Hanford boys' home was completed in 2001 by refurbishing a dilapidated HUD home with the assistance of donations of material and labor. The Lemoore girls' home was built in 2002 from a historical dwelling that was refurbished.	Community Development Agency and Kings County Housing Authority	General Fund	Continue to support the Housing Authority in the provision of transitional homes for foster youth. (Timeline: Ongoing)	The County continued to support the Housing Authority in this program.	This program should be continued.
5.9. Emergency Shelters and Transitional/Supportive Housing Housing Element Law requires jurisdictions to provide adequate sites for a variety of housing including emergency shelters and transitional/supportive housing through appropriate zoning and development standards. The Kings County Zoning Ordinance allows emergency shelters in the RM and PF zones subject only to a ministerial Site Plan Review, consistent with SB 2. The Zoning Ordinance does not explicitly address transitional or supportive housing, however. The Code will be amended to specify that transitional/supportive housing is a residential use subject only to the same requirements and procedures as for other residential uses of the same type in the same zone.	Community Development Agency	General Fund	Amend the Zoning Code to permit transitional/supportive housing subject to the same requirements and procedures as for other residential uses of the same type in the same zone, as required by state law. Continue to support the Kings/Tulare Continuum of Care Plan to develop transitional and emergency housing programs for homeless individuals and families. (Timeline: Code amendment within one year of Housing Element adoption)	The Zoning Code was amended to allow emergency shelters by-right in the PF zone and transitional and supportive housing for up to 6 persons in all residential zones.	This program should be revised to reflect prior accomplishments, and include a revision to ensure that transitional and supportive housing are permitted subject only to the same standards as apply to other residential dwellings of the same type in the same zone.
5.10. Mobile Home/Manufactured Housing	Community Development Agency	General fund	Continue to allow manufactured housing by right in all R zones	The county continued to permit manufactured homes	This program should be continued.

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Kings County	Responsible Agency	Funding Source	Program Objectives & Timeline	Accomplishments	Future Policies and Actions
Mobile homes and manufactured housing can provide an important source of affordable housing in rural areas. Pursuant to state law, all jurisdictions must allow for the development of manufactured housing/mobile homes as a permitted use in all residential zones where single-family homes are permitted. County codes are consistent with state law in this regard, and the County will continue to facilitate this type of housing to address the needs of low- and moderate-income households.			which allow “one-family dwellings.” (Timeline: Ongoing)	consistent with state law.	
5.11. Farmworker and Employee Housing Kings County administratively permits mobile homes as farm employee housing in the AL-10, AG-20, AG-40 and AX zones. Farmworker housing not exceeding 5 units per parcel is permitted in the AL-10, AG-20 and AG-40 zones with larger facilities in the same zones requiring a conditional use permit. Although no farm labor camps currently are present in Kings County, the County routinely permits mobile homes used as employee housing and smaller farmworker housing units. The County works with the Housing Authority and non-profit developers to develop rental and ownership housing for farmworkers. The County also facilitated renovation of a former motel into temporary and/or long-term, permanent agricultural employee housing for 24 farmworker families.	Community Development Agency, Kings County Housing Authority, and interested affordable housing providers/developers	General Fund	Continue to support farmworker housing as follows: 1. Amend the Zoning Code to incorporate §17021.5 and §17021.6 of the Health and Safety Code 2. Assist interested developers by identifying sites and supporting funding applications 3. Provide, to the extent feasible, regulatory incentives. (Timeline: Amend the Zoning Code by 2010)	The Development Code was amended to allow farmworker housing for up to 4 units in all agricultural zones subject to Site Plan Review, and 5 or more units subject to a CUP.	This program should be revised to reflect prior accomplishments and a follow-up Code amendment in conformance with the Employee Housing Act.
5.12. Housing for Persons with Disabilities State law requires jurisdictions to analyze and remove potential constraints to housing for persons with disabilities. As part of this Housing Element update, the County conducted an analysis of its zoning and land use processes, permit processing procedures, and building codes to identify impediments. In order to comply with state requirements and reduce potential constraints, the County will amend the Zoning Code in the following	Community Development Agency	General fund	Amend Zoning Code to remove potential constraints on community care facilities and housing for persons with disabilities. (Timeline: Code amendment by 2010)	The revised Development Code allows community care facilities in conformance with state law. Sec. 2208 of the Development Code establishes administrative procedures to allow reasonable accommodation in conformance with state	This program should be revised to reflect prior accomplishments.

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Kings County	Responsible Agency	Funding Source	Program Objectives & Timeline	Accomplishments	Future Policies and Actions
areas: 1. Large community care facilities serving more than 6 persons will be identified as a conditional use in the RR, R and RM zones; and 2. A reasonable accommodation ordinance establishing administrative procedures for reviewing and approving modifications to land use and building regulations that are reasonably necessary to ensure accessibility and use by persons with disabilities.				law.	
5.13. Promote Equal Housing Opportunities Kings County currently refers fair housing complaints to the Human Rights/Fair Housing Commission at the Fresno office. However, since a number of communities within Kings County refer fair housing complaints to different agencies it may be confusing to residents to know the appropriate agency to handle fair housing complaints.	Community Development Agency	General fund	The County will coordinate with the communities of Avenal, Corcoran, Hanford and Lemoore to select a local fair housing provider that will provide centralized fair housing services for all jurisdictions within Kings County. The County will develop a fair housing brochure in Spanish and English or acquire one from a local fair housing provider or HUD. To broadly disseminate fair housing information, the County will distribute the brochure at the City Hall, library, post office, appropriate shopping areas, and primary government offices within each Community Service District. (Timeline: Select a local agency by 2010)	This program has not been completed.	This program should be continued.
5.14. Assist Affordable Housing Development The County promotes the development of housing for extremely-low-, very-low-, low- and moderate-income persons through direct financial assistance such as CDBG and HOME, priority entitlement processing, regulatory incentives such as density bonus and modified development standards, administrative support to developers on grant applications. Programs 5.7 (Section 8 Rental Assistance), 5.9 (Emergency Shelters and	Community Development Agency and affordable housing developers	Local, state and federal funds	Seek applicable grants under Proposition 1C and federal sources, provide an inventory of housing sites to interested developers, adopt a local density bonus ordinance, and continue to pursue housing production and rehabilitation with nonprofits. (Timeline: Ongoing; apply for grant funding on an annual basis as available)	In 2011, Kings County obtained HOME Grant Funds to support first-time homebuyers and owner-occupied rehab projects in the unincorporated County. Kings County will continue to apply for State and Local funding that will allow the County to erect affordable housing units and/or supplement affordable	This program should be continued.

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Kings County	Responsible Agency	Funding Source	Program Objectives & Timeline	Accomplishments	Future Policies and Actions
Transitional/Supportive Housing), 5.10 (Mobile/Manufactured Housing), 5.11 (Farmworker and Employee Housing), 5.12 (Housing for Persons with Disabilities) and 5.17 (SRO Housing) are all intended to address the needs of extremely-low-income (ELI) households. In order to further assist in the development of ELI units, the following actions will be taken: The County shall apply for State and Federal funds for direct support of low-income housing construction and rehabilitation. Potential funding sources include CDBG and HOME. The County shall also seek State and Federal funding specifically targeted for the development of housing affordable to ELI households, such as Proposition 1C funds. The County shall promote the benefits of this program to the development community by posting information on its web page and creating a handout to be distributed with land development applications.				housing developments already in operation.	
5.15. Energy Conservation and Greenhouse Gas/Particulate Matter Reduction The Community Development Agency recently adopted this new program that includes expediting plan check and permit processing for residential projects designed to comply with the voluntary residential requirements of the California Green Building Standards Code. Expedited plan check/permit processing is also provided for photovoltaic systems that generate energy for residential uses.	Community Development Agency and housing developers	No additional funding required	Increase energy conservation and reduce greenhouse gases/particulate matter in Kings County by encouraging developers to comply with the California Green Building Standards Code. Developers receive expedited plan check/permit processing if their project meets or exceeds the California Green Building Standards Code or if the project incorporates a photovoltaic system that provides energy for residential uses. This program will be publicized through postings within the Community Development Agency office and on the Agency's webpage. (Timeline: Ongoing)	Kings County Community Development Agency has adopted a new program that includes expediting plan check and permit processing for residential projects designed to comply with the voluntary residential requirements of the California Green Building Standards Code. This expedited plan check/permit processing will also be provided for photovoltaic systems that generate energy for residential uses.	This program should be continued.
5.16. Weatherization and Energy-Efficient Home Improvements	Community Development Agency	Nominal funding required	Reduce residential energy use and carbon footprint by providing	The County has established a goal to provide 5 to 10	This program should be continued.

Appendix A

Kings County	Responsible Agency	Funding Source	Program Objectives & Timeline	Accomplishments	Future Policies and Actions
The purpose of this program is to reduce energy use by providing financial assistance to lower-income households for weatherization and energy-efficient heating (including solar photovoltaic water heaters) and cooling systems. The County will refer lower-income households to the Kings Community Action Organization and other community services agencies that provide financial assistance to qualifying households for these improvements.			financial assistance to lower-income households for weatherization and energy-efficient heating and cooling systems. (Timeline: Ongoing)	households in the unincorporated county with funding for owner-occupied rehabilitation projects. These rehab projects may include weatherization and energy-efficiency upgrades as part of the program.	
5.17. Single Room Occupancy (SRO) Housing To ensure development standards do not constrain the development of SROs, the County will adopt development standards for SRO housing which may include: • Requirements for a management plan outlining policies and procedures and annual review of services by the Planning Department • 24-hour on-site management • Room limitation to single occupancy, with allowance for overnight guests • Requirements for monthly tenancies • Units must be 250–300 square feet in size and include kitchen or bathroom • Parking ratio of one space per unit and bicycle rack storage of one rack per 5 units	Community Development Agency	Nominal funding required	Address the needs of extremely-low-income persons through SRO housing. (Timeline: Code amendment in 2010-2011)	SRO hotels are permitted by Site Plan Review in the CS, CH and CR zones.	This program should be revised to reflect prior accomplishments.
5.18. Promote Fair and Balanced Fee Structures Kings County promotes the development of affordable housing. However, such properties are often owned by non-profit organizations that are exempt from property taxes, which are necessary to provide funding for the public services and facilities required by residents. As a result, non-profit developments can have a negative fiscal impact on the County. In the event that affordable housing production by non-profit	Community Development Agency	No funding required at this time	The objective of this program is to balance the benefits of non-profit affordable housing tax benefits with the importance of maintaining local funding mechanisms for the continuance of essential County services. (Timeline: TBD)	Kings County has not experienced a significant negative impact due to the loss of property tax revenue. Kings County will continue to work with County analysts to determine the status of local funding.	This program should be continued.

Appendix A

Kings County	Responsible Agency	Funding Source	Program Objectives & Timeline	Accomplishments	Future Policies and Actions
developers exceeds the level of need identified in the Regional Housing Needs Allocation Plan for this planning period, the County will initiate a study to assess the fiscal impacts of additional non-profit affordable housing development, and consider appropriate mechanisms such as in-lieu fees to mitigate such impacts. Prior to implementation of such mitigation, the County shall conduct an evaluation of its effect on the cost and supply of housing, and process an amendment to the Housing Element.					

Appendix A

Table A-2
Appropriateness of 2003 Housing Element Goals and Policies
Kings County and the Cities of Avenal, Corcoran, Hanford and Lemoore

Goal	Policy	Appropriateness
Housing and Neighborhood Conservation		
GOAL 1	Improve and maintain the quality of housing and residential neighborhoods.	Appropriate - continue
	Policy 1.1. <i>Promote and improve the quality of residential properties by ensuring compliance with housing and property maintenance standards.</i>	Appropriate - continue
	Policy 1.2. <i>Assist in the repair, rehabilitation, and improvement of residential structures; demolish structures which are dilapidated and beyond repair.</i>	Appropriate - continue
	Policy 1.3. <i>Invest in infrastructure and public facilities to ensure that adequate water, sewer, roads, parks, and other needed services are in place to serve future and present residential developments.</i>	Appropriate - continue
	Policy 1.4. <i>Preserve assisted rental housing for long-term occupancy by low- and moderate-income households.</i>	Appropriate - continue
Housing Production		
GOAL 2.	Facilitate and encourage the provision of a range of housing types and prices to meet the diverse needs of residents.	Appropriate - continue
	Policy 2.1. <i>Provide adequate sites for housing through appropriate land use, zoning and development standards to accommodate the regional housing needs goals for 2003-2008.</i>	Appropriate – continue but update for the 2009-2014 planning period
	Policy 2.2. <i>Work collaboratively with nonprofit and for-profit developers to seek state and federal grants to support the production of affordable housing.</i>	Appropriate - continue
	Policy 2.3. <i>Ensure the adequate provision of water, sewer, roads, public facilities, and other infrastructure necessary to serve new housing.</i>	Appropriate - continue
	Policy 2.4. <i>Support the construction of high quality single- and multi-family housing which is well designed and energy efficient.</i>	Appropriate - continue
Housing Constraints		
GOAL 3.	Remove or mitigate, to the extent feasible and appropriate, potential governmental constraints to the production, maintenance, improvement and affordability of housing.	Appropriate - continue
	Policy 3.1. <i>Offer regulatory and/or financial incentives, as available and appropriate, to encourage the construction of quality housing.</i>	Appropriate - continue
	Policy 3.2. <i>Periodically review local ordinances and building regulations to ensure that they do not unduly impede housing investment.</i>	Appropriate - continue

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Goal	Policy	Appropriateness
	Policy 3.3. Utilize planned developments and other creative mechanisms to facilitate the construction of more creative, well-designed, housing projects.	Appropriate - continue
	Policy 3.4. Ensure that developments are processed efficiently to minimize holding costs and comply with the Permit Streamlining Act.	Appropriate - continue
Housing Assistance		
GOAL 4. Provide housing assistance to very low-, low-, and moderate income households and those with special housing needs.		Appropriate - continue
	Policy 4.1. Support the provision of rental assistance to provide affordable housing options for very-low- and low-income households.	Appropriate - continue
	Policy 4.2. Participate in efforts to expand homeownership opportunities to lower- and moderate-income households through downpayment assistance and other homeownership programs.	Appropriate - continue
	Policy 4.3. Support the provision of housing suitable for special needs groups, including seniors, people with disabilities, homeless people, military personnel, large household, single-parent families, and farm workers.	Appropriate - continue
	Policy 4.4. Develop and maintain collaborative efforts among nonprofits, for-profit developers, and public agencies to encourage the development, maintenance, and improvement of housing.	Appropriate - continue
Fair and Equal Housing Opportunities		
GOAL 5. Further equal housing opportunities for persons, regardless of status.		Appropriate - continue
	Policy 5.1. Support enforcement of fair housing laws prohibiting arbitrary discrimination in the development, financing, rental, or sale of housing.	Appropriate - continue
	Policy 5.2. Periodically review City ordinances and development regulations and modify, as necessary, to accommodate housing for disabled persons.	Appropriate - continue

Appendix A

Table A-3a
Residential Development Summary
City of Avenal
2009-2015

Project/ Type	General Plan/ Zoning	Density (du/ac)	2009-2013					Total	2014-2015*					Total
			EL	VL	Low	Mod	Upper		EL	VL	Low	Mod	Upper	
Single-family detached	R-1													
(All infill–no subdivisions)					14	6		20				3		3
Multi-family apts.														
Arroyo Del Camino**	R-3	15.4								40		1		41
Totals					14	6		20		40		4		44

*Units completed after January 1, 2014 may be credited toward the RHNA. Income categories are estimated based on sales prices or rents (see Table 2-21) but only deed-restricted lower-income units are counted toward the RHNA

**Deed-restricted

Appendix A

Table A-3b
Residential Development Summary
City of Corcoran
2009-2015

Project/ Type	General Plan/ Zoning	Density (du/ac)	2009-2013					Total	2014-2015*					Total
			EL	VL	Low	Mod	Upper		EL	VL	Low	Mod	Upper	
Single-family detached	R-1		3	14	52	5	-	74						
Multi-family apts.														
Second units														
Totals			3	14	52	5	-	74						

*Units completed after January 1, 2014 may be credited toward the RHNA. Income categories are estimated based on sales prices or rents (see Table 2-21) but only deed-restricted units are counted toward the RHNA

Appendix A

Table A-3c
Residential Development Summary
City of Hanford
2009-2015

Project/ Type	General Plan/ Zoning	Density (du/ac)	2009-2013					Total	2014-2015*					Total
			EL	VL	Low	Mod	Upper		EL	VL	Low	Mod	Upper	
Single-family detached					17	202	189	408		1***	1**	63	64	129
Multi-family apts.														
Tierra Vista Apartments**	RM-3	15.1		36	12	2		50						
Anchor Supportive Housing***	MC	9.5								4				4
Second units														
Totals				36	29	204	189	458		5	1	63	64	133

*Units completed after January 1, 2014 are credited toward the RHNA. Income categories are estimated based on sales prices or rents (see Table 2-21) but only deed-restricted units are counted toward the RHNA

**Deed-restricted project

***Housing Authority project

Appendix A

**Table A-3d
Residential Development Summary
City of Lemoore
2009-2015**

Project/ Type	General Plan/ Zoning	Density (du/ac)	2009-2013					Total	2014-2015*					Total
			EL	VL	Low	Mod	Upper		EL	VL	Low	Mod	Upper	
Single-family detached					23	108	36	167						
Multi-family apartments														
Cinnamon Villas-Phase 1**	Low-Med. Density Res./ RMD		6	33	40	1		80						
Cinnamon Villas-Phase 2**	Low-Med. Density Res./ RLMD	15.1									28			28
The Grove	Prof. Office/ RMD	16.7										184		184
Totals			6	33	63	109	36	247			28	184		212

* Units completed after January 1, 2014 are credited toward the RHNA. Income categories are estimated based on sales prices or rents (see Table 2-21) but only deed-restricted units are counted toward the RHNA

** Deed-restricted

Appendix A

Table A-3e
Residential Development Summary
County of Kings
2009-2014

Project/ Type	General Plan/ Zoning	Density (du/ac)	2009-2013					Total	2014-2015*					Total
			EL	VL	Low	Mod	Upper		EL	VL	Low	Mod	Upper	
Single-family detached														
Armona North**										9				9
Infill					7	30	53	90		1	1	16	13	31
Mobile homes				20				20		4				4
Multi-family apts.														
(none)														
Second units														
Totals			-	20	7	30	53	110	-	14	1	16	13	44

*Units completed after January 1, 2014 are credited toward the RHNA. Income categories are estimated based on sales prices or rents (see Table 2-21) but only deed-restricted units are counted toward the RHNA.

**Deed-restricted (Self-Help Enterprises)

Appendix A

Table A-4
Progress in Achieving Quantified Objectives 2009-2014

Program Category	Avenal		Corcoran		Hanford		Lemoore		Kings County	
	Objective	Progress	Objective	Progress	Objective	Progress	Objective	Progress	Objective	Progress
New Construction										
Extremely Low	40		40		140		374	6	68	
Very Low	40	40	40	17	1,306		374	33	69	20
Low	126	17	160	52	1,015		534	91	193	7
Moderate	214	7	295	5	938		502	293	316	30
Above Moderate	291		370		2,359		1,237	36	448	53
Rehabilitation										
Extremely Low	5	1	10	5	20		12		12	6
Very Low	5	7	20	8	80		13	65	13	14
Low	10	3	45	8	100		25		25	10
Moderate	0		0		0		25		0	0
Above Moderate	0		0		0		0		0	0
Conservation										
Extremely Low										
Very Low	317	317	593	593	718	718	624	617	197	197
Low										
Moderate										
Above Moderate	0		0		0		0		0	

Appendix A

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Appendix B Land Inventory

1. Methodology and Assumptions

State law requires each jurisdiction to include in the Housing Element an inventory of vacant parcels having the potential for residential development, or “underutilized” parcels with potential for additional development. The purpose of this inventory is to evaluate whether there is sufficient capacity, based on the General Plan, zoning, development standards, and infrastructure, to accommodate the jurisdiction’s fair share of regional growth needs as identified in the Regional Housing Needs Assessment (RHNA).

The detailed methodology and assumptions for the residential land inventory presented in Chapter 3 are provided below and summarized in Tables B-1a through B-1e.

Affordability Assumptions

In general, there are three alternative ways for determining the affordability level of new housing units.

1. Affordability Covenants. The most definitive method is through required affordability covenants (i.e., requirements imposed upon or agreed to by the project sponsor) that establish income limits for purchasers or tenants. Such covenants are legally enforceable and binding upon the property owner for a specified time period.
2. Market Prices or Rents. When covenants are not in place, affordability levels for newly built units are based on actual prices or rents. Summarized below are 2015 affordability levels along with the monthly rental costs or estimated sales prices that correspond with each level.

2015 County Median Income = \$57,900	Income Limits	Affordable Rent	Affordable Price (est.)
Extremely Low (<30%)	\$24,250	\$606	\$110,000
Very Low (31-50%)	\$28,950	\$724	\$130,000
Low (51-80%)	\$46,300	\$1,158	\$210,000
Moderate (81-120%)	\$69,500	\$1,738	\$315,000
Above moderate (120%+)	>\$69,500	>\$1,738	>\$315,000

- a. Home Prices. Like most areas of the San Joaquin Valley, new home prices are generally affordable to moderate-income households. A survey of recent new home sales found that nearly all projects were priced within the moderate-income category of \$210,000 to \$315,000. Some new single-family homes on standard-sized lots sold within the low-income price range.

For purposes of the land inventory analysis, large lots of one-half acre or more were allocated to the above-moderate category in all jurisdictions.

In **Avenal**, all standard-sized lots were allocated to the moderate-income category. As noted in Chapter 2, all single-family homes sales and listings in Avenal, both new and resale, were priced within the low- or moderate-income categories during 2015.

In **Corcoran**, all standard-sized infill lots were allocated to the moderate-income category while large parcels suitable for standard-lot subdivisions were allocated 50%

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moderate and 50% above-moderate. As noted in Chapter 2, all single-family homes sales and listings in Corcoran, both new and resale, were priced within the low- or moderate-income categories during 2015. Half of the sites zoned for single-family subdivisions were allocated upward to the above-moderate category in order to accommodate the City's RHNA allocation.

In **Hanford**, Very Low Density single-family sites were allocated to the above-moderate category, while Low Density single-family sites were evenly distributed between the moderate and above-moderate categories. As shown in Chapter 2, most of Hanford's newer home listings were priced in the moderate category. Most new single-family subdivisions offered homes in the moderate category at the time of the survey. Sites in the Medium designation allow small-lot subdivisions, PUDs and attached product types at up to 15 units/acre. Parcels larger than one acre were equally divided between the low and moderate income categories while smaller parcels were assigned to the moderate category.

In **Lemoore**, Agricultural-Rural and Very Low Density Residential sites were allocated to the above-moderate category. Low Density single-family sites were allocated 50% moderate and 50% above-moderate. As shown in Chapter 2, most recent home sales (both new and resale) were priced in the moderate category. Sites in the Low-Medium designation allow small-lot subdivisions and attached product types and were allocated to the moderate category.

In **unincorporated Kings County**, the Very Low Density and Low Density Residential sites allow large lots (1/2 acre or more) and were allocated to the above-moderate category. The Low Medium sites allow standard size lots and were allocated to the moderate category.

Mobile homes are an affordable option for lower-income households. As noted in Chapter 2, new mobile homes are available at prices ranging from \$24,000 to \$72,000. These prices are within the lower-income affordability range, including the price of a single-family lot.

- b. Apartment Rents. As with single-family homes, apartment rents are very affordable in Kings County. Nearly all newer market-rate apartments surveyed, including larger projects as well as small duplex/triplex projects, had rents within the low-income category (i.e., less than \$1,158 per month), and some apartments were renting at the very-low-income affordability level (i.e., less than \$724 per month). Many projects built by non-profit organizations using assistance such as Low-Income Housing Tax Credits include apartments affordable to extremely-low- and very-low-income households. Therefore, vacant sites in all jurisdictions designated for multi-family or mixed-use development at densities greater than 15 units/acre were allocated to the lower-income category. In Hanford, sites in the RM-3 zone (up to 15 units/acre) were conservatively divided between the low and moderate categories, with sites larger than one acre equally divided between low and moderate categories and smaller sites assigned to the moderate category. In unincorporated Kings County, RM-3 sites (up to 11 units/acre) were conservatively assigned to the moderate category.
3. Density. For potential new units in a jurisdiction's land inventory, state law establishes that affordability assumptions may be based on density. The "default" density for jurisdictions in Kings County is 20 units per acre. This means that if the General Plan and zoning allow development at 20 units per acre or greater, these sites are considered to be suitable for lower-

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income housing. State law also allows jurisdictions to establish an alternative to the default density if local market conditions and experience support a different density assumption for affordability.

As discussed in Chapter 4, all of the jurisdictions in Kings County allow multi-family development at densities greater than 20 units/acre, excluding density bonus, in at least one multi-family zone. In addition to multi-family zones, Lemoore allows mixed-use development at densities up to 20 units/acre. However, most new multi-family developments in Kings County – including affordable projects by non-profit developers – are built at densities significantly lower than the “default” density. Conversations with non-profits confirmed that densities in the range of 11-13 units/acre are typical and sufficient to make such projects feasible. This density range allows one-and two-story projects with large units (3-4 bedrooms) as well as spacious community facilities such as play areas for children. Developers indicated that they rarely request a density bonus, but may take advantage of other concessions such as modifications to development standards such as setbacks.

Hanford and Lemoore generally have the highest home prices and rents among the five jurisdictions. As an example of market conditions, a new market-rate high-end apartment development (The Grove) in Lemoore was recently built at a density of 16.7 units acre with rents at the upper end of the low-income affordability category. In Hanford, a recent affordable tax credit project (Tierra Vista) was built at a density of 15.1 units/acre even though the project was eligible for a density bonus of up to 20 units/acre. These projects demonstrate that affordable housing is feasible at densities less than 20 units/acre in all jurisdictions in Kings County.

Realistic Capacity

In order to determine the realistic capacity of vacant sites, the potential yield for each parcel was estimated based on previous experience of recent projects rather than the maximum allowable density for the zone. In addition, site constraints such as flood hazard zones and airport approach and departure patterns were considered and potential yield was reduced where these constraints would be expected to prevent full utilization of the parcel. These constraints are noted in Tables B-1a through B-1e.

2. Units Built or Approved 2014-2015

Tables A-3a through A-3e in Appendix A summarize new residential units built or approved during 2009-2014. Under State law, new housing units completed after January 1, 2014 are credited in the new planning period. These units have been assigned to income categories based on affordability covenants or market prices/rents and are summarized in Table B-1.

3. Vacant or Underutilized Land

Tables B-2a through B-2e contain a parcel-level inventory of sites with potential for residential development in each jurisdiction during the current planning period. As noted above, the capacity of each site has been estimated based on realistic assumptions, recent development trends and any existing site constraints that could prevent the site from being developed to its full potential.

4. Capacity to Accommodate the RHNA

Based on the assumptions described above and the inventory of sites shown in Tables B-2a through B-2e, the realistic development capacity has been estimated for each jurisdiction and is summarized in Table B-

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1 below. This table demonstrates that each jurisdiction has adequate capacity to accommodate its RHNA allocation for the planning period.

Table B-1: Land Inventory Summary

Jurisdiction	Income Category				Total
	EL/VL	Low	Mod	Above Mod	
Avenal					
RHNA (Table 2-34)	145	108	115	271	639
Units completed or permitted (Table A-3a)*	40	-	4		44
Net Remaining RHNA	213		111	271	595
Housing sites (Table B-2a)	580		2,145	2,049	4,774
Adequate Capacity?	Yes		Yes	Yes	Yes
Corcoran					
RHNA (Table 2-34)	215	161	169	401	946
Units completed or permitted (Table A-3b)*					
Net Remaining RHNA	376		169	401	946
Housing sites (Table B-2b)	477		1,198	1,000	2,675
Adequate Capacity?	Yes		Yes	Yes	Yes
Hanford					
RHNA (Table 2-34)	1,097	821	865	2,049	4,832
Units completed or permitted (Table A-3c)*	9	1	63	64	137
Net Remaining RHNA	1,908		802	1,985	4,695
Housing sites (Table B-2c)	2,067		3,394	41	5,502
Adequate Capacity?	Yes		Yes	Yes	Yes
Lemoore					
RHNA (Table 2-34)	677	507	534	1,267	2,985
Units completed or permitted (Table A-3d)*	-	28	184	-	212
Net Remaining RHNA	1,156		350	1,267	2,773
Housing sites (Table B-2d)	1,523		1,181	1,121	3,825
Adequate Capacity?	Yes		Yes	Yes	Yes
Kings County Unincorporated					
RHNA (Table 2-34)	186	138	147	347	818
Units completed or permitted (Table A-3e)*	9		22	13	44
Net Remaining RHNA	315		131	334	774
Housing sites (Table B-2e)	354		845	906	2,105
Adequate Capacity?	Yes		Yes	Yes	Yes

Notes:

*Only deed-restricted units have been counted toward the lower-income RHNA.

Avenal Sites Inventory

Avenal has approximately 600 acres of vacant land zoned for single-family housing with a realistic capacity of approximately 4,200 units. This potential inventory is equally divided between the Moderate and Above Moderate categories. Vacant sites zoned for multi-family development total approximately 47 acres and have a realistic capacity of about 650 units. Allowable density is 29 units/acre although the

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inventory assumes only 14 units/acre for multi-family sites based on recent projects. This inventory exceeds the RHNA allocation in all income categories.

Corcoran Sites Inventory

Corcoran has approximately 454 acres of vacant land zoned for low-density and very-low-density single-family housing with a realistic capacity of approximately 2,200 units. This potential inventory is equally divided between the Moderate and Above Moderate categories. Sites zoned for multi-family development total approximately 29 acres and have a realistic capacity of about 370 units. Allowable density for multi-family sites ranges from 15 to 29 units/acre. In addition, vacant sites in the Downtown Commercial and Professional Office zones allowing high-density residential development have a realistic capacity of over 100 units. Most of the sites allowing multi-family development are vacant, although a few sites have existing structures but are underutilized.

One significant underutilized site in Corcoran (see photos below) near the northwest corner of Orange and Otis represents a redevelopment opportunity. The possible redevelopment project includes four lots, two of which are in common ownership totaling 1.93 acres. One lot, in separate ownership, is 0.42 acre and is currently vacant; while a fourth lot is 1.5 acres. The developed lots all contain substandard housing. It is believed that the property was once a farm worker housing camp that has been converted to rental units. APN 034-050-025 (0.20 acre) contains a 2-bedroom/1-bath unit of 644 square feet, built in 1920. APN 034-050-026 (1.73 acres) contain seven units, which includes the main house with 3 bedrooms, 2 bathrooms and approximately 1200 square feet and six additional units. Of the six units, three are vacant and boarded up and the other three single-room units are occupied. APN 034-050-018 (1.50 acres) also contains six units all built around 1949. Two of the units are 2-bedroom/2-bath, three units are 2-bedroom/1-bath, and one unit is a 1-bedroom/1-bath. All of these units are occupied and all appear to be substandard except one unit which was recently remodeled. The property is zoned RM-2 (low density multi-family) which allows 21.7 units/acre and is bordered by light industrial zone to the north, neighborhood commercial to the east and single-family residential to the south and west. The City will encourage the redevelopment of this site through the actions described in Program 2.7 of the Housing Plan (Chapter 5).



Hanford Sites Inventory

Hanford has over 380 acres of vacant land zoned for low-density and very-low-density single-family housing with a realistic capacity of approximately 2,500 moderate- and above-moderate-income units. Vacant sites zoned for multi-family development total over 200 acres and have a realistic capacity of about 2,700 units. Allowable density for multi-family sites ranges from 15 to 22 units/acre. In addition,

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vacant sites in the Downtown East Precise Plan and Office-Residential zones allowing residential development at up to 45 units/acre have a realistic capacity of over 300 units.

Although market-rate multi-family development at a density of 15 units/acre is feasible at rents affordable to lower-income households, the vacant land inventory for the RM-3 zone conservatively assigns all potential units on lots smaller than one acre to the moderate-income category and equally divides potential units on lots greater than one acre between the lower and moderate income categories.

Lemoore Sites Inventory

Lemoore has approximately 442 acres of vacant land zoned for medium-low-density, low-density and very-low-density single- and multi-family housing with a realistic capacity of approximately 2,300 units. This potential inventory is divided between the Moderate and Above Moderate categories. Vacant sites zoned for multi-family residential use total about 55 acres and have a realistic capacity of about 762 lower-income units.

The General Plan and zoning regulations also designate five Mixed Use districts where retail, residential, office, business and personal services, public, and institutional uses are clustered in neighborhood-oriented centers in a variety of mixed use configurations, such as ground floor commercial with residential or office uses above, or collocation of buildings with different single uses in a contiguous area. Three-story buildings and densities of 20 units/acre are permitted. Density transfers are also allowed within centers. Typical densities of 9 units/acre are assumed in the General Plan. The land inventory includes vacant sites totaling approximately 80 acres with an estimated capacity of about 700 lower-income units.

High-density housing is also permitted in the downtown area. The downtown has three zoning districts (DMX-1, DMX-2 and DMX-3) that utilize form-based principles. The highest intensity is allowed in the DMX-1 area, which has a 40-foot height limit. The DMX-2 zone allows buildings up to 25 in height. Densities in the range of 20 units/acre are possible in the DMX districts, although the General Plan assumes a typical density of 14 units/acre. Vacant DMX sites total about 4 acres with an estimated realistic capacity of 48 lower-income units.

Kings County Unincorporated Area Sites Inventory

The County unincorporated area has approximately 440 acres of vacant land zoned for low-density and very-low-density single-family housing with a realistic capacity of approximately 1,400 units. Standard-sized single-family lots (R-1-6 and R-1-8) are equally divided between the Moderate and Above Moderate categories while larger lots are assigned to the Above Moderate category. Vacant sites zoned for high-density and very-high-density multi-family residential use total about 23 acres and have a realistic capacity of about 354 lower-income units.

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Table B-2a: Residential Land Inventory - City of Avenal

APN	General Plan / Zoning	Parcel Size (acres)	Max Density (units/acre)	Realistic Density (units/acre)	Lower Income	Potential Units		Total
						Moderate Income	Above Moderate Income	
038-260-039-000	Low Density / R-1	20.46	4-7	7	-	71	71	142
038-260-038-000	Low Density / R-1	20.46	4-7	7	-	71	71	142
038-260-037-000	Low Density / R-1	20.46	4-7	7	-	71	71	142
038-260-036-000	Low Density / R-1	20.46	4-7	7	-	71	71	142
038-260-057-000	Low Density / R-1	35.97	4-7	7	-	125	125	250
038-260-048-000	Low Density / R-1	81.50	4-7	7	-	285	285	570
038-270-060-000	Low Density / R-1	201.57	4-7	7	-	705	705	1,410
038-400-003-000	Low Density / R-1	5.25	4-7	7	-	18	18	36
038-400-006-000	Low Density / R-1	6.09	4-7	7	-	21	21	42
038-411-001-000	Low Density / R-1	3.18	4-7	7	-	11	11	22
038-441-001-000	Low Density / R-1	5.30	4-7	7	-	18	18	36
040-280-018-000	Low Density / R-1	1.00	4-7	7	-	3	3	6
040-280-021-000	Low Density / R-1	1.00	4-7	7	-	3	3	6
040-280-040-000	Low Density / R-1	10.65	4-7	7	-	37	37	74
040-280-033-000	Low Density / R-1	7.50	4-7	7	-	26	26	52
040-280-039-000	Low Density / R-1	12.87	4-7	7	-	45	45	90
040-291-002-000	Low Density / R-1	0.84	4-7	7	-	2	2	4
040-291-006-000	Low Density / R-1	25.49	4-7	7	-	89	89	178
040-291-007-000	Low Density / R-1	37.84	4-7	7	-	132	132	264
038-260-029-000	Low Density / R-1	7.85	4-7	7	-	27	27	54
038-260-056-000	Low Density / R-1	19.55	4-7	7	-	68	68	136
038-270-064-000	Low Density / R-1	32.03	4-7	7	-	112	112	224
040-291-008-000	Low Density / R-1	5.38	4-7	7	-	18	18	36
040-291-009-000	Low Density / R-1	5.38	4-7	7	-	18	18	36
040-330-030-000	Low Density / R-1	0.33	4-7	7	-	1	1	2
040-330-031-000	Low Density / R-1	0.35	4-7	7	-	1	1	2
040-330-032-000	Low Density / R-1	0.14	4-7	7	-	1	-	1
040-330-033-000	Low Density / R-1	0.16	4-7	7	-	1	-	1
040-330-014-000	Low Density / R-1	0.16	4-7	7	-	1	-	1
040-330-015-000	Low Density / R-1	0.17	4-7	7	-	1	-	1
040-330-016-000	Low Density / R-1	0.23	4-7	7	-	1	-	1
040-330-017-000	Low Density / R-1	0.20	4-7	7	-	1	-	1
040-330-019-000	Low Density / R-1	0.19	4-7	7	-	1	-	1
040-330-020-000	Low Density / R-1	0.26	4-7	7	-	1	-	1

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Table B-2a: Residential Land Inventory - City of Avenal

APN	General Plan / Zoning	Parcel Size (acres)	Max Density (units/acre)	Realistic Density (units/acre)	Lower Income	Potential Units		Total
						Moderate Income	Above Moderate Income	
040-330-021-000	Low Density / R-1	0.18	4-7	7	-	1	-	1
040-330-028-000	Low Density / R-1	0.14	4-7	7	-	1	-	1
040-330-029-000	Low Density / R-1	0.16	4-7	7	-	1	-	1
040-330-026-000	Low Density / R-1	0.14	4-7	7	-	1	-	1
040-330-027-000	Low Density / R-1	0.14	4-7	7	-	1	-	1
040-330-042-000	Low Density / R-1	0.19	4-7	7	-	1	-	1
038-460-001-000	Low Density / R-1	0.16	4-7	7	-	1	-	1
038-460-002-000	Low Density / R-1	0.14	4-7	7	-	1	-	1
038-460-003-000	Low Density / R-1	0.14	4-7	7	-	1	-	1
038-460-004-000	Low Density / R-1	0.14	4-7	7	-	1	-	1
038-460-005-000	Low Density / R-1	0.14	4-7	7	-	1	-	1
038-460-006-000	Low Density / R-1	0.14	4-7	7	-	1	-	1
038-460-007-000	Low Density / R-1	0.14	4-7	7	-	1	-	1
038-460-008-000	Low Density / R-1	0.14	4-7	7	-	1	-	1
038-460-009-000	Low Density / R-1	0.14	4-7	7	-	1	-	1
038-460-010-000	Low Density / R-1	0.14	4-7	7	-	1	-	1
038-460-011-000	Low Density / R-1	0.14	4-7	7	-	1	-	1
038-460-011-000	Low Density / R-1	0.14	4-7	7	-	1	-	1
038-460-013-000	Low Density / R-1	0.16	4-7	7	-	1	-	1
038-460-014-000	Low Density / R-1	0.18	4-7	7	-	1	-	1
038-460-015-000	Low Density / R-1	0.18	4-7	7	-	1	-	1
038-460-016-000	Low Density / R-1	0.16	4-7	7	-	1	-	1
038-460-017-000	Low Density / R-1	0.16	4-7	7	-	1	-	1
038-460-018-000	Low Density / R-1	0.17	4-7	7	-	1	-	1
038-460-019-000	Low Density / R-1	0.17	4-7	7	-	1	-	1
038-460-020-000	Low Density / R-1	0.15	4-7	7	-	1	-	1
038-460-021-000	Low Density / R-1	0.15	4-7	7	-	1	-	1
038-460-022-000	Low Density / R-1	0.18	4-7	7	-	1	-	1
038-460-023-000	Low Density / R-1	0.20	4-7	7	-	1	-	1
038-460-024-000	Low Density / R-1	0.20	4-7	7	-	1	-	1
038-460-025-000	Low Density / R-1	0.18	4-7	7	-	1	-	1
038-460-026-000	Low Density / R-1	0.18	4-7	7	-	1	-	1
038-460-027-000	Low Density / R-1	0.15	4-7	7	-	1	-	1
038-460-028-000	Low Density / R-1	0.15	4-7	7	-	1	-	1

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Table B-2a: Residential Land Inventory - City of Avenal

APN	General Plan / Zoning	Parcel Size (acres)	Max Density (units/acre)	Realistic Density (units/acre)	Lower Income	Potential Units		Total
						Moderate Income	Above Moderate Income	
038-460-029-000	Low Density / R-1	0.15	4-7	7	-	1	-	1
038-460-030-000	Low Density / R-1	0.15	4-7	7	-	1	-	1
038-460-031-000	Low Density / R-1	0.15	4-7	7	-	1	-	1
038-460-032-000	Low Density / R-1	0.15	4-7	7	-	1	-	1
038-460-033-000	Low Density / R-1	0.15	4-7	7	-	1	-	1
038-460-034-000	Low Density / R-1	0.15	4-7	7	-	1	-	1
038-460-035-000	Low Density / R-1	0.15	4-7	7	-	1	-	1
038-460-036-000	Low Density / R-1	0.15	4-7	7	-	1	-	1
038-460-037-000	Low Density / R-1	0.17	4-7	7	-	1	-	1
038-460-054-000	Low Density / R-1	0.16	4-7	7	-	1	-	1
038-460-055-000	Low Density / R-1	0.14	4-7	7	-	1	-	1
038-460-056-000	Low Density / R-1	0.16	4-7	7	-	1	-	1
038-460-053-000	Low Density / R-1	0.14	4-7	7	-	1	-	1
038-460-052-000	Low Density / R-1	0.14	4-7	7	-	1	-	1
038-460-051-000	Low Density / R-1	0.14	4-7	7	-	1	-	1
038-460-050-000	Low Density / R-1	0.14	4-7	7	-	1	-	1
038-460-049-000	Low Density / R-1	0.14	4-7	7	-	1	-	1
038-460-048-000	Low Density / R-1	0.14	4-7	7	-	1	-	1
038-460-047-000	Low Density / R-1	0.14	4-7	7	-	1	-	1
038-460-046-000	Low Density / R-1	0.14	4-7	7	-	1	-	1
038-460-045-000	Low Density / R-1	0.14	4-7	7	-	1	-	1
038-460-057-000	Low Density / R-1	0.14	4-7	7	-	1	-	1
038-460-058-000	Low Density / R-1	0.14	4-7	7	-	1	-	1
038-460-059-000	Low Density / R-1	0.14	4-7	7	-	1	-	1
038-460-060-000	Low Density / R-1	0.14	4-7	7	-	1	-	1
038-460-061-000	Low Density / R-1	0.14	4-7	7	-	1	-	1
038-460-062-000	Low Density / R-1	0.14	4-7	7	-	1	-	1
038-460-063-000	Low Density / R-1	0.16	4-7	7	-	1	-	1
038-460-064-000	Low Density / R-1	0.22	4-7	7	-	1	-	1
038-460-065-000	Low Density / R-1	0.15	4-7	7	-	1	-	1
038-460-066-000	Low Density / R-1	0.16	4-7	7	-	1	-	1
038-460-067-000	Low Density / R-1	0.16	4-7	7	-	1	-	1
038-460-068-000	Low Density / R-1	0.17	4-7	7	-	1	-	1
038-460-038-000	Low Density / R-1	0.16	4-7	7	-	1	-	1

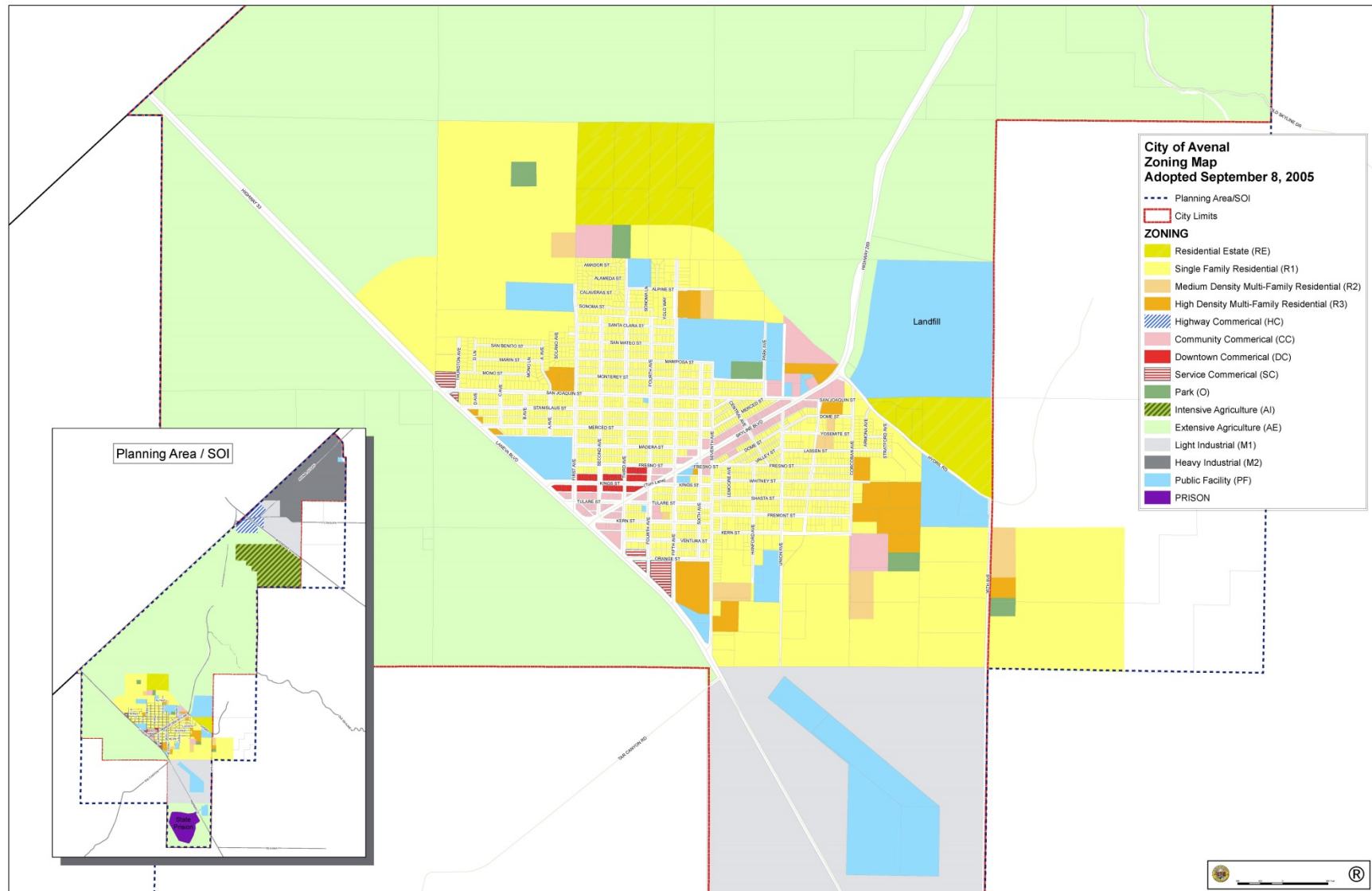
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Table B-2a: Residential Land Inventory - City of Avenal

APN	General Plan / Zoning	Parcel Size (acres)	Max Density (units/acre)	Realistic Density (units/acre)	Lower Income	Potential Units		Total
						Moderate Income	Above Moderate Income	
038-460-039-000	Low Density / R-1	0.14	4-7	7	-	1	-	1
038-460-040-000	Low Density / R-1	0.14	4-7	7	-	1	-	1
038-460-041-000	Low Density / R-1	0.14	4-7	7	-	1	-	1
038-460-042-000	Low Density / R-1	0.14	4-7	7	-	1	-	1
038-460-043-000	Low Density / R-1	0.14	4-7	7	-	1	-	1
038-460-044-000	Low Density / R-1	0.19	4-7	7	-	1	-	1
038-460-082-000	Low Density / R-1	0.16	4-7	7	-	1	-	1
038-460-069-000	Low Density / R-1	0.17	4-7	7	-	1	-	1
038-460-081-000	Low Density / R-1	0.15	4-7	7	-	1	-	1
038-460-070-000	Low Density / R-1	0.16	4-7	7	-	1	-	1
038-460-080-000	Low Density / R-1	0.15	4-7	7	-	1	-	1
038-460-071-000	Low Density / R-1	0.16	4-7	7	-	1	-	1
038-460-079-000	Low Density / R-1	0.15	4-7	7	-	1	-	1
038-460-072-000	Low Density / R-1	0.16	4-7	7	-	1	-	1
038-460-078-000	Low Density / R-1	0.15	4-7	7	-	1	-	1
038-460-073-000	Low Density / R-1	0.16	4-7	7	-	1	-	1
038-460-077-000	Low Density / R-1	0.15	4-7	7	-	1	-	1
038-460-076-000	Low Density / R-1	0.17	4-7	7	-	1	-	1
038-460-074-000	Low Density / R-1	0.16	4-7	7	-	1	-	1
038-460-075-000	Low Density / R-1	0.19	4-7	7	-	1	-	1
Subtotal		603.84			-	2,145	2,049	4,194
040-301-002-000	High Density / RM-3	4.56	29	14	63	-	-	63
038-432-007-000	High Density / RM-3	0.42	29	14	5	-	-	5
038-432-011-000	High Density / RM-3	0.17	29	14	2	-	-	2
038-432-012-000	High Density / RM-3	0.53	29	14	7	-	-	7
038-432-010-000	High Density / RM-3	1.14	29	14	15	-	-	15
038-260-052-000	High Density / RM-3	7.18	29	14	100	-	-	100
038-260-060-000	High Density / RM-3	9.08	29	14	127	-	-	127
038-260-055-000	High Density / RM-3	18.65	29	14	261	-	-	261
Subtotal		41.73			580	-	-	580
TOTALS					580	2,145	2,049	4,774

Appendix B

Figure B-1a: Avenal Land Inventory Map



Appendix B

Table B-2b: Residential Land Inventory - City of Corcoran

APN	General Plan / Zoning Designation	Parcel Size (acres)	Max Density (Units/acre)	Realistic Density (Units/acre)	Potential Units			Total
					Lower	Mod	Above Mod	
030-011-003-000	Low Density / R-1-6	0.19	7.5	5	-	1	-	1
030-011-020-000	Low Density / R-1-6	0.19	7.5	5	-	1	-	1
030-011-021-000	Low Density / R-1-6	0.31	7.5	5	-	1	-	1
030-022-019-000	Low Density / R-1-6	0.14	7.5	5	-	1	-	1
030-022-025-000	Low Density / R-1-6	1.12	7.5	5	-	2	2	4
030-072-032-000	Low Density / R-1-6	0.29	7.5	5	-	1	-	1
030-082-003-000	Low Density / R-1-6	0.15	7.5	5	-	1	-	1
030-082-004-000	Low Density / R-1-6	0.16	7.5	5	-	1	-	1
030-082-018-000	Low Density / R-1-6	0.15	7.5	5	-	1	-	1
030-082-022-000	Low Density / R-1-6	0.14	7.5	5	-	1	-	1
030-082-029-000	Low Density / R-1-6	0.15	7.5	5	-	1	-	1
030-122-025-000	Low Density / R-1-6	0.15	7.5	5	-	1	-	1
030-123-002-000	Low Density / R-1-6	0.29	7.5	5	-	1	-	1
030-123-021-000	Low Density / R-1-6	0.17	7.5	5	-	1	-	1
030-124-020-000	Low Density / R-1-6	0.16	7.5	5	-	1	-	1
030-131-013-000	Low Density / R-1-6	0.19	7.5	5	-	1	-	1
030-131-014-000	Low Density / R-1-6	0.20	7.5	5	-	1	-	1
030-154-003-000	Low Density / R-1-6	0.19	7.5	5	-	1	-	1
030-154-004-000	Low Density / R-1-6	0.19	7.5	5	-	1	-	1
030-164-002-000	Low Density / R-1-6	0.19	7.5	5	-	1	-	1
030-164-011-000	Low Density / R-1-6	0.19	7.5	5	-	1	-	1
030-181-007-000	Low Density / R-1-6	0.17	7.5	5	-	1	-	1
030-183-008-000	Low Density / R-1-6	0.10	7.5	5	-	1	-	1
030-183-016-000	Low Density / R-1-6	0.18	7.5	5	-	1	-	1
030-192-002-000	Low Density / R-1-6	0.21	7.5	5	-	1	-	1
030-192-003-000	Low Density / R-1-6	0.28	7.5	5	-	1	-	1
030-192-023-000	Low Density / R-1-6	0.31	7.5	5	-	1	-	1
030-212-005-000	Low Density / R-1-6	0.16	7.5	5	-	1	-	1
030-234-011-000	Low Density / R-1-6	0.16	7.5	5	-	1	-	1
030-260-007-000	Low Density / R-1-6	2.50	7.5	5	-	6	6	12
030-260-008-000	Low Density / R-1-6	1.25	7.5	5	-	3	3	6
030-260-009-000	Low Density / R-1-6	0.42	7.5	5	-	1	1	2
030-260-013-000	Low Density / R-1-6	9.48	7.5	5	-	23	23	46
030-260-035-000	Low Density / R-1-6	6.51	7.5	5	-	16	16	32
030-260-062-000	Low Density / R-1-6	4.87	7.5	5	-	12	12	24
030-260-064-000	Low Density / R-1-6	3.00	7.5	5	-	7	7	14
030-260-066-000	Low Density / R-1-6	0.33	7.5	5	-	1	-	1
030-261-003-000	Low Density / R-1-6	0.15	7.5	5	-	1	-	1
030-261-004-000	Low Density / R-1-6	0.15	7.5	5	-	1	-	1
030-261-008-000	Low Density / R-1-6	0.14	7.5	5	-	1	-	1
030-262-025-000	Low Density / R-1-6	0.29	7.5	5	-	1	-	1

Appendix B

Table B-2b: Residential Land Inventory - City of Corcoran

APN	General Plan / Zoning Designation	Parcel Size (acres)	Max Density (Units/acre)	Realistic Density (Units/acre)	Potential Units			Total
					Lower	Mod	Above Mod	
030-262-032-000	Low Density / R-1-6	0.15	7.5	5	-	1	-	1
030-292-054-000	Low Density / R-1-6	0.23	7.5	5	-	1	-	1
030-292-058-000	Low Density / R-1-6	0.24	7.5	5	-	1	-	1
030-320-001-000	Low Density / R-1-6	0.32	7.5	5	-	1	-	1
030-320-066-000	Low Density / R-1-6	0.21	7.5	5	-	1	-	1
030-320-067-000	Low Density / R-1-6	0.21	7.5	5	-	1	-	1
030-320-068-000	Low Density / R-1-6	0.21	7.5	5	-	1	-	1
030-320-071-000	Low Density / R-1-6	0.29	7.5	5	-	1	-	1
030-320-072-000	Low Density / R-1-6	0.42	7.5	5	-	1	1	2
030-320-073-000	Low Density / R-1-6	0.30	7.5	5	-	1	-	1
030-320-078-000	Low Density / R-1-6	0.21	7.5	5	-	1	-	1
030-320-079-000	Low Density / R-1-6	0.21	7.5	5	-	1	-	1
030-340-001-000	Low Density / R-1-6	0.15	7.5	5	-	1	-	1
030-340-002-000	Low Density / R-1-6	0.14	7.5	5	-	1	-	1
030-340-003-000	Low Density / R-1-6	0.14	7.5	5	-	1	-	1
030-340-004-000	Low Density / R-1-6	0.14	7.5	5	-	1	-	1
030-340-005-000	Low Density / R-1-6	0.15	7.5	5	-	1	-	1
030-340-006-000	Low Density / R-1-6	0.17	7.5	5	-	1	-	1
030-340-007-000	Low Density / R-1-6	0.17	7.5	5	-	1	-	1
030-340-008-000	Low Density / R-1-6	0.15	7.5	5	-	1	-	1
030-340-009-000	Low Density / R-1-6	0.14	7.5	5	-	1	-	1
030-340-010-000	Low Density / R-1-6	0.14	7.5	5	-	1	-	1
030-340-011-000	Low Density / R-1-6	0.14	7.5	5	-	1	-	1
030-340-012-000	Low Density / R-1-6	0.15	7.5	5	-	1	-	1
030-340-013-000	Low Density / R-1-6	0.15	7.5	5	-	1	-	1
030-340-014-000	Low Density / R-1-6	0.14	7.5	5	-	1	-	1
030-340-015-000	Low Density / R-1-6	0.14	7.5	5	-	1	-	1
030-340-016-000	Low Density / R-1-6	0.14	7.5	5	-	1	-	1
030-340-017-000	Low Density / R-1-6	0.14	7.5	5	-	1	-	1
030-340-018-000	Low Density / R-1-6	0.14	7.5	5	-	1	-	1
030-340-019-000	Low Density / R-1-6	0.14	7.5	5	-	1	-	1
030-340-020-000	Low Density / R-1-6	0.14	7.5	5	-	1	-	1
030-340-021-000	Low Density / R-1-6	0.17	7.5	5	-	1	-	1
030-340-022-000	Low Density / R-1-6	0.15	7.5	5	-	1	-	1
030-340-024-000	Low Density / R-1-6	0.14	7.5	5	-	1	-	1
030-340-024-000	Low Density / R-1-6	0.14	7.5	5	-	1	-	1
030-340-025-000	Low Density / R-1-6	0.14	7.5	5	-	1	-	1
030-340-026-000	Low Density / R-1-6	0.14	7.5	5	-	1	-	1
030-340-027-000	Low Density / R-1-6	0.14	7.5	5	-	1	-	1
030-340-028-000	Low Density / R-1-6	0.14	7.5	5	-	1	-	1
030-340-029-000	Low Density / R-1-6	0.14	7.5	5	-	1	-	1

Appendix B

Table B-2b: Residential Land Inventory - City of Corcoran

APN	General Plan / Zoning Designation	Parcel Size (acres)	Max Density (Units/acre)	Realistic Density (Units/acre)	Potential Units			Total
					Lower	Mod	Above Mod	
030-340-030-000	Low Density / R-1-6	0.14	7.5	5	-	1	-	1
032-023-003-000	Low Density / R-1-6	0.16	7.5	5	-	1	-	1
032-063-002-000	Low Density / R-1-6	0.13	7.5	5	-	1	-	1
032-072-013-000	Low Density / R-1-6	0.18	7.5	5	-	1	-	1
032-072-017-000	Low Density / R-1-6	0.21	7.5	5	-	1	-	1
032-091-003-000	Low Density / R-1-6	0.17	7.5	5	-	1	-	1
032-093-020-000	Low Density / R-1-6	0.15	7.5	5	-	1	-	1
032-095-005-000	Low Density / R-1-6	0.13	7.5	5	-	1	-	1
032-134-002-000	Low Density / R-1-6	0.22	7.5	5	-	1	-	1
032-141-001-000	Low Density / R-1-6	0.20	7.5	5	-	1	-	1
032-142-009-000	Low Density / R-1-6	0.18	7.5	5	-	1	-	1
032-164-001-000	Low Density / R-1-6	0.18	7.5	5	-	1	-	1
032-174-001-000	Low Density / R-1-6	0.23	7.5	5	-	1	-	1
032-191-028-000	Low Density / R-1-6	0.37	7.5	5	-	1	-	1
032-200-036-000	Low Density / R-1-6	0.18	7.5	5	-	1	-	1
032-200-043-000	Low Density / R-1-6	0.15	7.5	5	-	1	-	1
032-210-013-000	Low Density / R-1-6	0.28	7.5	5	-	1	-	1
032-210-018-000	Low Density / R-1-6	0.29	7.5	5	-	1	-	1
032-210-026-000	Low Density / R-1-6	0.23	7.5	5	-	1	-	1
032-230-012-000	Low Density / R-1-6	3.00	7.5	5	-	7	7	14
032-230-021-000	Low Density / R-1-6	1.97	7.5	5	-	4	4	8
032-230-022-000	Low Density / R-1-6	1.97	7.5	5	-	4	4	8
032-230-106-000	Low Density / R-1-6	0.46	7.5	5	-	1	1	2
032-240-002-000	Low Density / R-1-6	0.57	7.5	5	-	1	1	2
032-240-004-000	Low Density / R-1-6	0.86	7.5	5	-	2	2	4
032-240-008-000	Low Density / R-1-6	1.00	7.5	5	-	2	2	4
032-240-021-000	Low Density / R-1-6	0.77	7.5	5	-	1	1	2
032-240-022-000	Low Density / R-1-6	0.51	7.5	5	-	1	1	2
032-240-023-000	Low Density / R-1-6	0.51	7.5	5	-	1	1	2
032-240-024-000	Low Density / R-1-6	0.51	7.5	5	-	1	1	2
032-251-020-000	Low Density / R-1-6	0.20	7.5	5	-	1	-	1
032-253-004-000	Low Density / R-1-6	0.93	7.5	5	-	2	2	4
032-254-008-000	Low Density / R-1-6	0.58	7.5	5	-	1	1	2
032-254-009-000	Low Density / R-1-6	0.40	7.5	5	-	1	1	2
032-260-018-000	Low Density / R-1-6	0.16	7.5	5	-	1	-	1
032-260-019-000	Low Density / R-1-6	0.15	7.5	5	-	1	-	1
032-260-030-000	Low Density / R-1-6	1.63	7.5	5	-	4	4	8
032-271-007-000	Low Density / R-1-6	0.49	7.5	5	-	1	1	2
032-271-008-000	Low Density / R-1-6	0.15	7.5	5	-	1	-	1
032-271-009-000	Low Density / R-1-6	0.22	7.5	5	-	1	-	1
032-271-010-000	Low Density / R-1-6	0.37	7.5	5	-	1	-	1

Appendix B

Table B-2b: Residential Land Inventory - City of Corcoran

APN	General Plan / Zoning Designation	Parcel Size (acres)	Max Density (Units/acre)	Realistic Density (Units/acre)	Potential Units			Total
					Lower	Mod	Above Mod	
032-272-015-000	Low Density / R-1-6	0.46	7.5	5	-	1	1	2
034-016-023-000	Low Density / R-1-6	9.16	7.5	5	-	22	22	44
034-016-027-000	Low Density / R-1-6	0.64	7.5	5	-	1	1	2
034-016-028-000	Low Density / R-1-6	0.71	7.5	5	-	1	1	2
034-016-030-000	Low Density / R-1-6	0.53	7.5	5	-	1	1	2
034-016-031-000	Low Density / R-1-6	0.75	7.5	5	-	1	1	2
034-051-030-000	Low Density / R-1-6	0.22	7.5	5	-	1	-	1
034-051-062-000	Low Density / R-1-6	0.22	7.5	5	-	1	-	1
034-060-011-000	Low Density / R-1-6	9.07	7.5	5	-	22	22	44
034-060-018-000	Low Density / R-1-6	3.87	7.5	5	-	9	9	18
034-070-019-000	Low Density / R-1-6	53.50	7.5	5	-	133	133	266
034-070-020-000	Low Density / R-1-6	2.62	7.5	5	-	6	6	12
034-080-013-000	Low Density / R-1-6	1.03	7.5	5	-	2	2	4
034-080-035-000	Low Density / R-1-6	29.98	7.5	5	-	74	74	148
034-100-005-000	Low Density / R-1-6	29.11	7.5	5	-	72	72	144
034-110-001-000	Low Density / R-1-6	1.00	7.5	5	-	2	2	4
034-110-003-000	Low Density / R-1-6	1.00	7.5	5	-	2	2	4
034-110-005-000	Low Density / R-1-6	0.24	7.5	5	-	1	-	1
034-110-017-000	Low Density / R-1-6	0.50	7.5	5	-	1	1	2
034-110-018-000	Low Density / R-1-6	0.50	7.5	5	-	1	1	2
034-110-019-000	Low Density / R-1-6	0.50	7.5	5	-	1	1	2
034-110-022-000	Low Density / R-1-6	0.50	7.5	5	-	1	1	2
034-110-023-000	Low Density / R-1-6	1.50	7.5	5	-	3	3	6
034-110-029-000	Low Density / R-1-6	1.00	7.5	5	-	2	2	4
034-110-030-000	Low Density / R-1-6	5.50	7.5	5	-	13	13	26
034-110-031-000	Low Density / R-1-6	0.49	7.5	5	-	1	1	2
034-110-032-000	Low Density / R-1-6	1.00	7.5	5	-	2	2	4
034-110-033-000	Low Density / R-1-6	3.00	7.5	5	-	7	7	14
034-110-044-000	Low Density / R-1-6	0.92	7.5	5	-	2	2	4
034-110-045-000	Low Density / R-1-6	1.25	7.5	5	-	3	3	6
034-110-046-000	Low Density / R-1-6	2.00	7.5	5	-	5	5	10
034-110-048-000	Low Density / R-1-6	0.21	7.5	5	-	1	-	1
034-111-021-000	Low Density / R-1-6	0.56	7.5	5	-	1	1	2
034-112-008-000	Low Density / R-1-6	2.30	7.5	5	-	5	5	10
034-112-009-000	Low Density / R-1-6	2.25	7.5	5	-	5	5	10
034-112-023-000	Low Density / R-1-6	0.17	7.5	5	-	1	-	1
034-112-033-000	Low Density / R-1-6	0.22	7.5	5	-	1	-	1
034-120-001-000	Low Density / R-1-6	20.00	7.5	5	-	50	50	100
034-120-003-000	Low Density / R-1-6	10.00	7.5	5	-	25	25	50
034-120-005-000	Low Density / R-1-6	1.00	7.5	5	-	2	2	4
034-120-020-000	Low Density / R-1-6	9.30	7.5	5	-	23	23	46

Appendix B

Table B-2b: Residential Land Inventory - City of Corcoran

APN	General Plan / Zoning Designation	Parcel Size (acres)	Max Density (Units/acre)	Realistic Density (Units/acre)	Potential Units			Total
					Lower	Mod	Above Mod	
034-120-029-000	Low Density / R-1-6	1.83	7.5	5	-	4	4	8
034-120-034-000	Low Density / R-1-6	0.48	7.5	5	-	1	1	2
034-120-037-000	Low Density / R-1-6	1.89	7.5	5	-	4	4	8
034-130-026-000	Low Density / R-1-6	3.75	7.5	5	-	9	9	18
034-130-029-000	Low Density / R-1-6	0.76	7.5	5	-	1	1	2
034-130-062-000	Low Density / R-1-6	0.25	7.5	5	-	1	-	1
034-130-068-000	Low Density / R-1-6	0.17	7.5	5	-	1	-	1
034-130-069-000	Low Density / R-1-6	0.17	7.5	5	-	1	-	1
034-130-070-000	Low Density / R-1-6	0.17	7.5	5	-	1	-	1
034-130-071-000	Low Density / R-1-6	0.19	7.5	5	-	1	-	1
034-132-014-000	Low Density / R-1-6	0.25	7.5	5	-	1	-	1
034-132-015-000	Low Density / R-1-6	0.52	7.5	5	-	1	1	2
034-132-017-000	Low Density / R-1-6	0.24	7.5	5	-	1	-	1
034-132-021-000	Low Density / R-1-6	0.24	7.5	5	-	1	-	1
034-133-009-000	Low Density / R-1-6	0.24	7.5	5	-	1	-	1
034-133-011-000	Low Density / R-1-6	0.50	7.5	5	-	1	1	2
034-133-012-000	Low Density / R-1-6	0.24	7.5	5	-	1	-	1
034-134-015-000	Low Density / R-1-6	0.25	7.5	5	-	1	-	1
034-134-016-000	Low Density / R-1-6	0.29	7.5	5	-	1	-	1
034-134-022-000	Low Density / R-1-6	0.28	7.5	5	-	1	-	1
034-134-026-000	Low Density / R-1-6	0.26	7.5	5	-	1	-	1
034-135-024-000	Low Density / R-1-6	0.25	7.5	5	-	1	-	1
034-136-005-000	Low Density / R-1-6	0.14	7.5	5	-	1	-	1
034-143-028-000	Low Density / R-1-6	0.48	7.5	5	-	1	1	2
034-170-020-000	Low Density / R-1-6	16.77	7.5	5	-	41	41	82
034-190-021-000	Low Density / R-1-6	2.00	7.5	5	-	5	5	10
034-190-022-000	Low Density / R-1-6	5.00	7.5	5	-	12	12	24
034-200-017-000	Low Density / R-1-6	35.98	7.5	5	-	89	89	178
034-210-001-000	Low Density / R-1-6	20.00	7.5	5	-	50	50	100
034-220-026-000	Low Density / R-1-6	67.32	7.5	5	-	168	168	336
034-280-007-000	Low Density / R-1-6	0.15	7.5	5	-	1	-	1
034-280-008-000	Low Density / R-1-6	0.18	7.5	5	-	1	-	1
034-280-009-000	Low Density / R-1-6	0.15	7.5	5	-	1	-	1
034-310-001-000	Low Density / R-1-6	0.16	7.5	5	-	1	-	1
034-310-002-000	Low Density / R-1-6	0.14	7.5	5	-	1	-	1
034-310-003-000	Low Density / R-1-6	0.14	7.5	5	-	1	-	1
034-310-004-000	Low Density / R-1-6	0.14	7.5	5	-	1	-	1
034-310-005-000	Low Density / R-1-6	0.14	7.5	5	-	1	-	1
034-310-006-000	Low Density / R-1-6	0.14	7.5	5	-	1	-	1
034-310-007-000	Low Density / R-1-6	0.14	7.5	5	-	1	-	1
034-310-008-000	Low Density / R-1-6	0.14	7.5	5	-	1	-	1

Appendix B

Table B-2b: Residential Land Inventory - City of Corcoran

APN	General Plan / Zoning Designation	Parcel Size (acres)	Max Density (Units/acre)	Realistic Density (Units/acre)	Potential Units			Total
					Lower	Mod	Above Mod	
034-310-009-000	Low Density / R-1-6	0.14	7.5	5	-	1	-	1
034-310-010-000	Low Density / R-1-6	0.14	7.5	5	-	1	-	1
034-310-011-000	Low Density / R-1-6	0.14	7.5	5	-	1	-	1
034-310-012-000	Low Density / R-1-6	0.14	7.5	5	-	1	-	1
034-310-013-000	Low Density / R-1-6	0.14	7.5	5	-	1	-	1
034-310-014-000	Low Density / R-1-6	0.15	7.5	5	-	1	-	1
034-310-015-000	Low Density / R-1-6	0.15	7.5	5	-	1	-	1
034-310-016-000	Low Density / R-1-6	0.15	7.5	5	-	1	-	1
034-310-017-000	Low Density / R-1-6	0.15	7.5	5	-	1	-	1
034-310-018-000	Low Density / R-1-6	0.14	7.5	5	-	1	-	1
034-310-019-000	Low Density / R-1-6	0.20	7.5	5	-	1	-	1
034-310-020-000	Low Density / R-1-6	0.25	7.5	5	-	1	-	1
034-310-021-000	Low Density / R-1-6	0.15	7.5	5	-	1	-	1
034-310-022-000	Low Density / R-1-6	0.15	7.5	5	-	1	-	1
034-310-023-000	Low Density / R-1-6	0.15	7.5	5	-	1	-	1
034-310-024-000	Low Density / R-1-6	0.15	7.5	5	-	1	-	1
034-310-025-000	Low Density / R-1-6	0.15	7.5	5	-	1	-	1
034-310-026-000	Low Density / R-1-6	0.17	7.5	5	-	1	-	1
034-310-027-000	Low Density / R-1-6	0.17	7.5	5	-	1	-	1
034-310-028-000	Low Density / R-1-6	0.17	7.5	5	-	1	-	1
034-310-029-000	Low Density / R-1-6	0.17	7.5	5	-	1	-	1
034-310-030-000	Low Density / R-1-6	0.17	7.5	5	-	1	-	1
034-310-031-000	Low Density / R-1-6	0.17	7.5	5	-	1	-	1
034-310-032-000	Low Density / R-1-6	0.17	7.5	5	-	1	-	1
034-310-033-000	Low Density / R-1-6	0.17	7.5	5	-	1	-	1
034-310-034-000	Low Density / R-1-6	0.17	7.5	5	-	1	-	1
034-310-035-000	Low Density / R-1-6	0.17	7.5	5	-	1	-	1
034-310-036-000	Low Density / R-1-6	0.17	7.5	5	-	1	-	1
034-310-037-000	Low Density / R-1-6	0.17	7.5	5	-	1	-	1
034-310-038-000	Low Density / R-1-6	0.17	7.5	5	-	1	-	1
034-310-039-000	Low Density / R-1-6	0.17	7.5	5	-	1	-	1
034-310-040-000	Low Density / R-1-6	0.17	7.5	5	-	1	-	1
034-310-041-000	Low Density / R-1-6	0.17	7.5	5	-	1	-	1
034-310-042-000	Low Density / R-1-6	0.17	7.5	5	-	1	-	1
034-310-043-000	Low Density / R-1-6	0.17	7.5	5	-	1	-	1
034-310-044-000	Low Density / R-1-6	0.17	7.5	5	-	1	-	1
034-310-045-000	Low Density / R-1-6	0.17	7.5	5	-	1	-	1
034-310-046-000	Low Density / R-1-6	0.17	7.5	5	-	1	-	1
034-310-047-000	Low Density / R-1-6	0.17	7.5	5	-	1	-	1
034-310-048-000	Low Density / R-1-6	0.17	7.5	5	-	1	-	1
034-310-049-000	Low Density / R-1-6	0.17	7.5	5	-	1	-	1

Appendix B

Table B-2b: Residential Land Inventory - City of Corcoran

APN	General Plan / Zoning Designation	Parcel Size (acres)	Max Density (Units/acre)	Realistic Density (Units/acre)	Potential Units			Total
					Lower	Mod	Above Mod	
034-310-050-000	Low Density / R-1-6	0.23	7.5	5	-	1	-	1
034-310-055-000	Low Density / R-1-6	0.24	7.5	5	-	1	-	1
034-310-056-000	Low Density / R-1-6	0.21	7.5	5	-	1	-	1
034-310-057-000	Low Density / R-1-6	0.21	7.5	5	-	1	-	1
034-310-058-000	Low Density / R-1-6	0.20	7.5	5	-	1	-	1
034-310-059-000	Low Density / R-1-6	0.21	7.5	5	-	1	-	1
034-310-060-000	Low Density / R-1-6	0.15	7.5	5	-	1	-	1
034-310-061-000	Low Density / R-1-6	0.15	7.5	5	-	1	-	1
034-310-062-000	Low Density / R-1-6	0.16	7.5	5	-	1	-	1
034-310-063-000	Low Density / R-1-6	0.16	7.5	5	-	1	-	1
034-310-064-000	Low Density / R-1-6	0.18	7.5	5	-	1	-	1
034-310-065-000	Low Density / R-1-6	0.17	7.5	5	-	1	-	1
034-310-066-000	Low Density / R-1-6	0.16	7.5	5	-	1	-	1
034-310-067-000	Low Density / R-1-6	0.16	7.5	5	-	1	-	1
034-310-068-000	Low Density / R-1-6	0.16	7.5	5	-	1	-	1
034-310-069-000	Low Density / R-1-6	0.16	7.5	5	-	1	-	1
034-310-070-000	Low Density / R-1-6	0.16	7.5	5	-	1	-	1
034-310-071-000	Low Density / R-1-6	0.19	7.5	5	-	1	-	1
034-310-072-000	Low Density / R-1-6	0.21	7.5	5	-	1	-	1
034-310-073-000	Low Density / R-1-6	0.18	7.5	5	-	1	-	1
034-310-074-000	Low Density / R-1-6	0.18	7.5	5	-	1	-	1
034-310-075-000	Low Density / R-1-6	0.18	7.5	5	-	1	-	1
034-310-076-000	Low Density / R-1-6	0.19	7.5	5	-	1	-	1
Subtotal					-	1,189	994	2,183
034-111-012-000	Very Low Density / R-1-10	1.15	2	2	-	1	1	2
034-141-006-000	Very Low Density / R-1-10	1.32	2	2	-	1	1	2
034-141-008-000	Very Low Density / R-1-10	1.00	2	2	-	1	1	2
034-141-009-000	Very Low Density / R-1-10	1.05	2	2	-	1	1	2
034-141-011-000	Very Low Density / R-1-10	1.02	2	2	-	1	1	2
034-141-036-000	Very Low Density / R-1-10	0.50	2	2	-	1	-	1
034-143-038-000	Very Low Density / R-1-10	0.75	2	2	-	1	-	1
034-143-081-000	Very Low Density / R-1-10	1.77	2	2	-	1	1	2
034-143-082-000	Very Low Density / R-1-10	0.42	2	2	-	1	-	1
Subtotal					-	9	6	15
034-050-018-000*	High Density / RM-2	1.50	21.7	20	30	-	-	30
034-050-020-000*	High Density / RM-2	0.42	21.7	20	8	-	-	8
034-050-025-000*	High Density / RM-2	0.20	21.7	20	4	-	-	4
034-050-026-000*	High Density / RM-2	1.73	21.7	20	34	-	-	34
Subtotal					76	-	-	76
034-190-037-000	Medium Density / RM-2.5	4.83	17.5	12	57	-	-	57

Appendix B

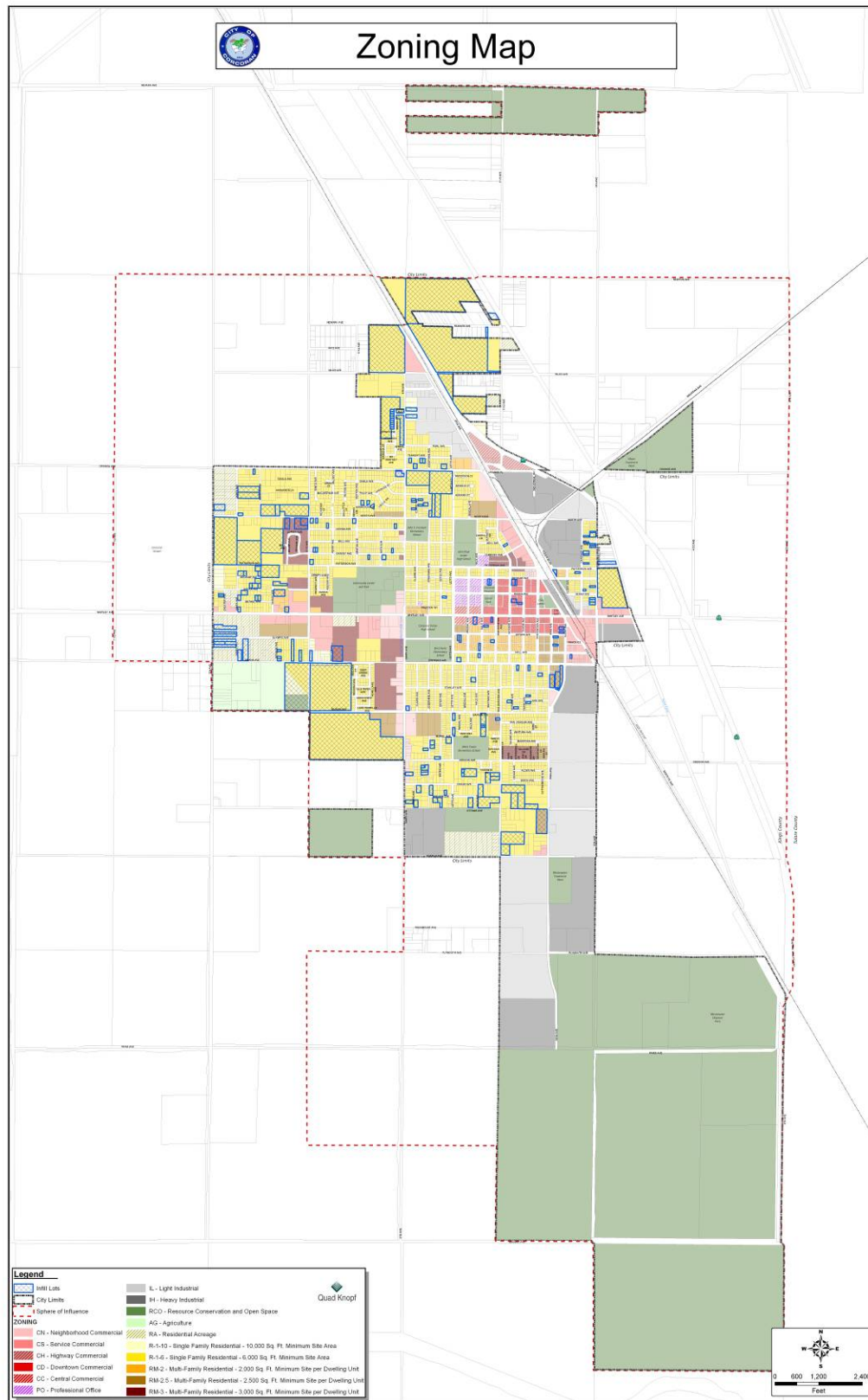
Table B-2b: Residential Land Inventory - City of Corcoran

APN	General Plan / Zoning Designation	Parcel Size (acres)	Max Density (Units/acre)	Realistic Density (Units/acre)	Potential Units			Total
					Lower	Mod	Above Mod	
032-143-008-000	Medium Density / RM-2.5	2.92	17.5	12	35	-	-	35
034-142-010-000*	Medium Density / RM-2.5	3.21	17.5	12	38	-	-	38
032-150-003-000	Medium Density / RM-2.5	0.91	17.5	12	10	-	-	10
Subtotal					140	-	-	140
034-150-040-000	Medium Density / RM-3	2.76	14.5	12	33	-	-	33
034-120-037-000	Medium Density / RM-3	1.89	14.5	12	22	-	-	22
034-120-005-000	Medium Density / RM-3	1.00	14.5	12	12	-	-	12
030-092-007-000	Medium Density / RM-3	0.18	14.5	12	2	-	-	2
034-150-012-000*	Medium Density / RM-3	7.10	14.5	12	85	-	-	85
Subtotal					154	-	-	154
030-164-002-000	Downtown Commercial / CD	0.19	29	22	4	-	-	4
030-165-003-000	Downtown Commercial / CD	0.19	29	22	4	-	-	4
030-163-012-000	Downtown Commercial / CD	0.27	29	22	5	-	-	5
030-163-006-000	Downtown Commercial / CD	0.21	29	22	4	-	-	4
030-163-004-000	Downtown Commercial / CD	0.69	29	22	15	-	-	15
030-212-013-000	Downtown Commercial / CD	0.16	29	22	3	-	-	3
030-212-015-000	Downtown Commercial / CD	0.37	29	22	8	-	-	8
030-212-018-000	Downtown Commercial / CD	0.28	29	22	6	-	-	6
032-033-014-000	Downtown Commercial / CD	0.17	29	22	3	-	-	3
032-033-015-000	Downtown Commercial / CD	0.09	29	22	1	-	-	1
032-033-009-000	Downtown Commercial / CD	0.24	29	22	5	-	-	5
032-042-005-000	Downtown Commercial / CD	0.16	29	22	3	-	-	3
030-164-011-000	Downtown Commercial / CD	0.19	29	22	4	-	-	4
Subtotal					65	-	-	65
030-155-010-000	Professional Office / PO	0.19	21.8	20	3	-	-	3
030-154-001-000	Professional Office / PO	1.14	21.8	20	22	-	-	22
030-154-002-000	Professional Office / PO	0.21	21.8	20	4	-	-	4
030-154-003-000	Professional Office / PO	0.19	21.8	20	3	-	-	3
030-154-004-000	Professional Office / PO	0.19	21.8	20	3	-	-	3
030-154-005-000	Professional Office / PO	0.19	21.8	20	3	-	-	3
030-154-006-000	Professional Office / PO	0.23	21.8	20	4	-	-	4
Subtotal					42	-	-	42
TOTALS					477	1,198	1,000	2,675

*Underutilized site

Appendix B

Figure B-1b: City of Corcoran Land Inventory Map



Appendix B

Table B-2c: Residential Land Inventory - City of Hanford

APN	General Plan/ Zoning Designation	Parcel Size (acres)	Max Density (Units/acre)	Realistic Density (Units/acre)	Lower	Mod	Above Mod	Total
008270030000	Office Residential / OR	0.71	22	15	10			10
008294008000	Office Residential / OR	0.46	22	15	6			6
010041004000	Office Residential / OR	0.23	22	15	3			3
010102003000	Office Residential / OR	0.21	22	15	3			3
010183006000	Office Residential / OR	0.15	22	15	2			2
010186006000	Office Residential / OR	0.20	22	15	3			3
010189004000	Office Residential / OR	0.14	22	15	2			2
010189005000	Office Residential / OR	0.14	22	15	2			2
010197010000	Office Residential / OR	0.15	22	15	2			2
010233010000	Office Residential / OR	0.15	22	15	2			2
010261003000	Office Residential / OR	0.26	22	15	3			3
010500001000	Office Residential / OR	0.44	22	15	6			6
011250020000	Office Residential / OR	0.64	22	15	9			9
012240030000	Office Residential / OR	0.79	22	15	11			11
012240051000	Office Residential / OR	1.57	22	15	23			23
012240052000	Office Residential / OR	0.26	22	15	3			3
012240053000	Office Residential / OR	0.52	22	15	7			7
012240057000	Office Residential / OR	0.79	22	15	11			11
012250041000	Office Residential / OR	0.27	22	15	4			4
012250042000	Office Residential / OR	0.27	22	15	3			3
012271003000	Office Residential / OR	0.43	22	15	6			6
012272005000	Office Residential / OR	0.14	22	15	2			2
012272014000	Office Residential / OR	0.23	22	15	3			3
012272017000	Office Residential / OR	0.03	22	15	0			0
012272019000	Office Residential / OR	0.05	22	15	0			0
012272021000	Office Residential / OR	0.06	22	15	0			0
012272024000	Office Residential / OR	0.18	22	15	2			2
012272027000	Office Residential / OR	0.11	22	15	1			1
012272031000	Office Residential / OR	0.23	22	15	3			3
012272036000	Office Residential / OR	0.08	22	15	1			1
012272038000	Office Residential / OR	0.09	22	15	1			1
012281007000	Office Residential / OR	0.31	22	15	4			4
012281013000	Office Residential / OR	0.22	22	15	3			3
012281022000	Office Residential / OR	0.21	22	15	3			3
012281042000	Office Residential / OR	0.54	22	15	8			8
012281043000	Office Residential / OR	0.54	22	15	8			8
012281044000	Office Residential / OR	0.43	22	15	6			6
012282029000	Office Residential / OR	0.19	22	15	2			2
012282030000	Office Residential / OR	0.18	22	15	2			2
012282033000	Office Residential / OR	0.69	22	15	10			10
012282039000	Office Residential / OR	0.49	22	15	7			7

Appendix B

Table B-2c: Residential Land Inventory - City of Hanford

APN	General Plan/ Zoning Designation	Parcel Size (acres)	Max Density (Units/acre)	Realistic Density (Units/acre)	Lower	Mod	Above Mod	Total
012282041000	Office Residential / OR	1.27	22	15	19			19
012282054000	Office Residential / OR	0.27	22	15	4			4
012282055000	Office Residential / OR	0.72	22	15	10			10
012282057000	Office Residential / OR	0.75	22	15	11			11
012282059000	Office Residential / OR	1.44	22	15	21			21
012282079000	Office Residential / OR	0.29	22	15	4			4
012282084000	Office Residential / OR	0.33	22	15	5			5
Subtotals		18.85			261			261
010272011000	Downtown East Precise Plan	0.09	22	15	1			1
010272014000	Downtown East Precise Plan	0.17	22	15	2			2
010274010000	Downtown East Precise Plan	0.20	22	15	2			2
010275009000	Downtown East Precise Plan	0.30	22	15	4			4
010275010000	Downtown East Precise Plan	0.22	22	15	3			3
010282013000	Downtown East Precise Plan	0.21	22	15	3			3
010283016000	Downtown East Precise Plan	0.07	22	15	1			1
010285006000	Downtown East Precise Plan	0.17	22	15	2			2
010285013000	Downtown East Precise Plan	0.17	22	15	2			2
010286009000	Downtown East Precise Plan	0.17	22	15	2			2
010286010000	Downtown East Precise Plan	0.08	22	15	1			1
010286018000	Downtown East Precise Plan	0.32	22	15	4			4
010286022000	Downtown East Precise Plan	0.46	22	15	6			6
012032004000	Downtown East Precise Plan	0.14	22	15	2			2
012035012000	Downtown East Precise Plan	0.37	22	15	5			5
012036009000	Downtown East Precise Plan	0.38	22	15	5			5
012037021000	Downtown East Precise Plan	0.05	22	15	0			0
012042004000	Downtown East Precise Plan	0.18	22	15	2			2
012042015000	Downtown East Precise Plan	0.16	22	15	2			2
012044001000	Downtown East Precise Plan	0.25	22	15	3			3
012044010000	Downtown East Precise Plan	0.17	22	15	2			2
012102018000	Downtown East Precise Plan	0.32	22	15	4			4
Subtotals		4.64			58			58
011020034000	High Density Residential / RM-2	27.40	22	15	411			411
014230082000	High Density Residential / RM-2	21.51	22	15	322			322
011020045000	High Density Residential / RM-2	13.11	22	15	196			196
011020035000	High Density Residential / RM-2	3.15	22	15	47			47
007270007000	High Density Residential / RM-2	2.76	22	15	41			41
011020044000	High Density Residential / RM-2	2.57	22	15	38			38
011020043000	High Density Residential / RM-2	2.03	22	15	30			30
011020033000	High Density Residential / RM-2	1.41	22	15	21			21
Subtotals		73.94			1,106			1,106

Appendix B

Table B-2c: Residential Land Inventory - City of Hanford

APN	General Plan/ Zoning Designation	Parcel Size (acres)	Max Density (Units/acre)	Realistic Density (Units/acre)	Lower	Mod	Above Mod	Total
014153011000	Medium Density Residential RM-3	32.70	15	12	196	196		392
011440027000	Medium Density Residential RM-3	14.60	15	12	87	88		175
009050085000	Medium Density Residential RM-3	8.47	15	12	50	51		101
012310016000	Medium Density Residential RM-3	7.90	15	12	47	47		94
011420031000	Medium Density Residential RM-3	4.78	15	12	28	29		57
012310019000	Medium Density Residential RM-3	4.64	15	12	27	28		55
011110003000	Medium Density Residential RM-3	3.84	15	12	23	23		46
012161054000	Medium Density Residential RM-3	3.69	15	12	22	22		44
012231029000	Medium Density Residential RM-3	3.48	15	12	20	21		41
009050080000	Medium Density Residential RM-3	3.17	15	12	19	19		38
011010017000	Medium Density Residential RM-3	3.00	15	12	18	18		36
012310047000	Medium Density Residential RM-3	2.79	15	12	16	17		33
011090004000	Medium Density Residential RM-3	2.03	15	12	12	12		24
011010019000	Medium Density Residential RM-3	1.98	15	12	11	12		23
012231003000	Medium Density Residential RM-3	1.82	15	12	10	11		21
011010014000	Medium Density Residential RM-3	1.72	15	12	10	10		20
012310023000	Medium Density Residential RM-3	1.65	15	12	9	10		19
011010016000	Medium Density Residential RM-3	1.54	15	12	9	9		18
012161049000	Medium Density Residential RM-3	1.50	15	12	8	9		17
010330026000	Medium Density Residential RM-3	1.45	15	12	8	9		17
010121046000	Medium Density Residential RM-3	1.06	15	12	6	6		12
014152015000	Medium Density Residential RM-3	1.02	15	12	6	6		12
012161015000	Medium Density Residential RM-3	0.95	15	12		11		11
011420049000	Medium Density Residential RM-3	0.92	15	12		11		11
012191002000	Medium Density Residential RM-3	0.87	15	12		10		10
012161020000	Medium Density Residential RM-3	0.82	15	12		9		9
014153010000	Medium Density Residential RM-3	0.82	15	12		9		9
012310022000	Medium Density Residential RM-3	0.80	15	12		9		9
011440021000	Medium Density Residential RM-3	0.67	15	12		8		8
011090002000	Medium Density Residential RM-3	0.53	15	12		6		6
012310041000	Medium Density Residential RM-3	0.52	15	12		6		6
012171003000	Medium Density Residential RM-3	0.52	15	12		6		6
012161050000	Medium Density Residential RM-3	0.49	15	12		5		5
011090001000	Medium Density Residential RM-3	0.48	15	12		5		5
011090008000	Medium Density Residential RM-3	0.46	15	12		5		5
012172020000	Medium Density Residential RM-3	0.44	15	12		5		5
012450020000	Medium Density Residential RM-3	0.41	15	12		4		4
012193021000	Medium Density Residential RM-3	0.40	15	12		4		4
012193019000	Medium Density Residential RM-3	0.40	15	12		4		4
012450019000	Medium Density Residential RM-3	0.40	15	12		4		4
012450014000	Medium Density Residential RM-3	0.40	15	12		4		4

Appendix B

Table B-2c: Residential Land Inventory - City of Hanford

APN	General Plan/ Zoning Designation	Parcel Size (acres)	Max Density (Units/acre)	Realistic Density (Units/acre)	Lower	Mod	Above Mod	Total
012221017000	Medium Density Residential RM-3	0.39	15	12		4		4
012450021000	Medium Density Residential RM-3	0.38	15	12		4		4
012450022000	Medium Density Residential RM-3	0.38	15	12		4		4
012191003000	Medium Density Residential RM-3	0.38	15	12		4		4
012450018000	Medium Density Residential RM-3	0.37	15	12		4		4
012450016000	Medium Density Residential RM-3	0.37	15	12		4		4
012450015000	Medium Density Residential RM-3	0.37	15	12		4		4
012450017000	Medium Density Residential RM-3	0.37	15	12		4		4
012213007000	Medium Density Residential RM-3	0.36	15	12		4		4
012201001000	Medium Density Residential RM-3	0.36	15	12		4		4
008460004000	Medium Density Residential RM-3	0.34	15	12		4		4
010281003000	Medium Density Residential RM-3	0.31	15	12		3		3
012125003000	Medium Density Residential RM-3	0.30	15	12		3		3
012224025000	Medium Density Residential RM-3	0.30	15	12		3		3
010132025000	Medium Density Residential RM-3	0.29	15	12		3		3
012161053000	Medium Density Residential RM-3	0.29	15	12		3		3
010121022000	Medium Density Residential RM-3	0.28	15	12		3		3
010121047000	Medium Density Residential RM-3	0.28	15	12		3		3
010121048000	Medium Density Residential RM-3	0.28	15	12		3		3
010142028000	Medium Density Residential RM-3	0.26	15	12		3		3
012116017000	Medium Density Residential RM-3	0.26	15	12		3		3
012125020000	Medium Density Residential RM-3	0.26	15	12		3		3
011450001000	Medium Density Residential RM-3	0.25	15	12		2		2
012322011000	Medium Density Residential RM-3	0.24	15	12		2		2
012343018000	Medium Density Residential RM-3	0.24	15	12		2		2
012192039000	Medium Density Residential RM-3	0.23	15	12		2		2
012221012000	Medium Density Residential RM-3	0.23	15	12		2		2
012224004000	Medium Density Residential RM-3	0.23	15	12		2		2
010199005000	Medium Density Residential RM-3	0.23	15	12		2		2
012221015000	Medium Density Residential RM-3	0.22	15	12		2		2
011450002000	Medium Density Residential RM-3	0.22	15	12		2		2
011450003000	Medium Density Residential RM-3	0.22	15	12		2		2
010282013000	Medium Density Residential RM-3	0.22	15	12		2		2
008460015000	Medium Density Residential RM-3	0.21	15	12		2		2
008460016000	Medium Density Residential RM-3	0.21	15	12		2		2
010186006000	Medium Density Residential RM-3	0.20	15	12		2		2
012221010000	Medium Density Residential RM-3	0.20	15	12		2		2
012193017000	Medium Density Residential RM-3	0.20	15	12		2		2
012161052000	Medium Density Residential RM-3	0.19	15	12		2		2
012322029000	Medium Density Residential RM-3	0.19	15	12		2		2
012202002000	Medium Density Residential RM-3	0.17	15	12		2		2

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Table B-2c: Residential Land Inventory - City of Hanford

APN	General Plan/ Zoning Designation	Parcel Size (acres)	Max Density (Units/acre)	Realistic Density (Units/acre)	Lower	Mod	Above Mod	Total
010281004000	Medium Density Residential RM-3	0.17	15	12		2		2
010283001000	Medium Density Residential RM-3	0.17	15	12		2		2
010285006000	Medium Density Residential RM-3	0.17	15	12		2		2
012115006000	Medium Density Residential RM-3	0.17	15	12		2		2
012124006000	Medium Density Residential RM-3	0.17	15	12		2		2
012135004000	Medium Density Residential RM-3	0.17	15	12		2		2
012135012000	Medium Density Residential RM-3	0.17	15	12		2		2
012211009000	Medium Density Residential RM-3	0.17	15	12		2		2
012211011000	Medium Density Residential RM-3	0.17	15	12		2		2
012211013000	Medium Density Residential RM-3	0.17	15	12		2		2
012124008000	Medium Density Residential RM-3	0.17	15	12		2		2
012343028000	Medium Density Residential RM-3	0.17	15	12		2		2
012124007000	Medium Density Residential RM-3	0.17	15	12		2		2
010224017000	Medium Density Residential RM-3	0.17	15	12		2		2
010272014000	Medium Density Residential RM-3	0.17	15	12		2		2
012172037000	Medium Density Residential RM-3	0.16	15	12		1		1
010223005000	Medium Density Residential RM-3	0.16	15	12		1		1
012161021000	Medium Density Residential RM-3	0.15	15	12		1		1
010252011000	Medium Density Residential RM-3	0.14	15	12		1		1
012161012000	Medium Density Residential RM-3	0.14	15	12		1		1
010113013000	Medium Density Residential RM-3	0.14	15	12		1		1
010206025000	Medium Density Residential RM-3	0.14	15	12		1		1
010206016000	Medium Density Residential RM-3	0.14	15	12		1		1
012193016000	Medium Density Residential RM-3	0.14	15	12		1		1
010224016000	Medium Density Residential RM-3	0.14	15	12		1		1
012181014000	Medium Density Residential RM-3	0.13	15	12		1		1
012202005000	Medium Density Residential RM-3	0.12	15	12		1		1
010215020000	Medium Density Residential RM-3	0.11	15	12		1		1
010197005000	Medium Density Residential RM-3	0.11	15	12		1		1
010215019000	Medium Density Residential RM-3	0.11	15	12		1		1
011440020000	Medium Density Residential RM-3	0.11	15	12		1		1
012172027000	Medium Density Residential RM-3	0.11	15	12		1		1
010224009000	Medium Density Residential RM-3	0.11	15	12		1		1
012201004000	Medium Density Residential RM-3	0.10	15	12		1		1
012135008000	Medium Density Residential RM-3	0.09	15	12		1		1
012212019000	Medium Density Residential RM-3	0.09	15	12		1		1
010272011000	Medium Density Residential RM-3	0.09	15	12		1		1
012125006000	Medium Density Residential RM-3	0.09	15	12		1		1
012192028000	Medium Density Residential RM-3	0.09	15	12		1		1
012192029000	Medium Density Residential RM-3	0.09	15	12		1		1
012212011000	Medium Density Residential RM-3	0.07	15	12		1		1

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Table B-2c: Residential Land Inventory - City of Hanford

APN	General Plan/ Zoning Designation	Parcel Size (acres)	Max Density (Units/acre)	Realistic Density (Units/acre)	Lower	Mod	Above Mod	Total
Subtotals		136.98			642	949		1,591
009030127000	Low Density Residential / R-1-6	56.83	9	7		412		412
009030141000	Low Density Residential / R-1-6	35.39	9	7		256		256
009050088000	Low Density Residential / R-1-6	22.00	9	7		159		159
011110038000	Low Density Residential / R-1-6	15.08	9	7		109		109
009030115000	Low Density Residential / R-1-6	10.70	9	7		77		77
009030128000	Low Density Residential / R-1-6	9.94	9	7		72		72
014143086000	Low Density Residential / R-1-6	8.43	9	7		61		61
009030005000	Low Density Residential / R-1-6	7.47	9	7		54		54
008360015000	Low Density Residential / R-1-6	5.00	9	7		36		36
012290029000	Low Density Residential / R-1-6	4.71	9	7		34		34
009030143000	Low Density Residential / R-1-6	4.40	9	7		31		31
012310046000	Low Density Residential / R-1-6	2.73	9	7		19		19
007360014000	Low Density Residential / R-1-6	1.94	9	7		14		14
009030140000	Low Density Residential / R-1-6	1.78	9	7		12		12
012310062000	Low Density Residential / R-1-6	1.47	9	7		10		10
014472001000	Low Density Residential / R-1-6	1.40	9	7		10		10
010490021000	Low Density Residential / R-1-6	1.25	9	7		9		9
010480069000	Low Density Residential / R-1-6	1.25	9	7		9		9
011100065000	Low Density Residential / R-1-6	0.81	9	7		5		5
007510010000	Low Density Residential / R-1-6	0.63	9	7		4		4
009340025000	Low Density Residential / R-1-6	0.53	9	7		3		3
014242048000	Low Density Residential / R-1-6	0.48	9	7		3		3
012310004000	Low Density Residential / R-1-6	0.46	9	7		3		3
010320042000	Low Density Residential / R-1-6	0.42	9	7		3		3
010091011000	Low Density Residential / R-1-6	0.40	9	7		2		2
010320002000	Low Density Residential / R-1-6	0.39	9	7		2		2
007510017000	Low Density Residential / R-1-6	0.39	9	7		2		2
012310043000	Low Density Residential / R-1-6	0.36	9	7		2		2
014251039000	Low Density Residential / R-1-6	0.32	9	7		2		2
007510032000	Low Density Residential / R-1-6	0.32	9	7		2		2
007500026000	Low Density Residential / R-1-6	0.30	9	7		2		2
007500028000	Low Density Residential / R-1-6	0.30	9	7		2		2
007510003000	Low Density Residential / R-1-6	0.30	9	7		2		2
007510004000	Low Density Residential / R-1-6	0.30	9	7		2		2
007510005000	Low Density Residential / R-1-6	0.30	9	7		2		2
007510002000	Low Density Residential / R-1-6	0.30	9	7		2		2
007510009000	Low Density Residential / R-1-6	0.30	9	7		2		2
007510006000	Low Density Residential / R-1-6	0.29	9	7		2		2
007510033000	Low Density Residential / R-1-6	0.28	9	7		2		2
007510029000	Low Density Residential / R-1-6	0.28	9	7		2		2

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Table B-2c: Residential Land Inventory - City of Hanford

APN	General Plan/ Zoning Designation	Parcel Size (acres)	Max Density (Units/acre)	Realistic Density (Units/acre)	Lower	Mod	Above Mod	Total
007510030000	Low Density Residential / R-1-6	0.28	9	7		2		2
007510031000	Low Density Residential / R-1-6	0.28	9	7		2		2
007510034000	Low Density Residential / R-1-6	0.28	9	7		2		2
007510035000	Low Density Residential / R-1-6	0.28	9	7		2		2
007510036000	Low Density Residential / R-1-6	0.28	9	7		2		2
007510028000	Low Density Residential / R-1-6	0.28	9	7		2		2
011500030000	Low Density Residential / R-1-6	0.28	9	7		2		2
007510008000	Low Density Residential / R-1-6	0.28	9	7		2		2
007500012000	Low Density Residential / R-1-6	0.28	9	7		2		2
007510013000	Low Density Residential / R-1-6	0.28	9	7		2		2
007510014000	Low Density Residential / R-1-6	0.28	9	7		2		2
007510015000	Low Density Residential / R-1-6	0.28	9	7		2		2
007510016000	Low Density Residential / R-1-6	0.28	9	7		2		2
007510011000	Low Density Residential / R-1-6	0.28	9	7		2		2
007510012000	Low Density Residential / R-1-6	0.28	9	7		2		2
009360017000	Low Density Residential / R-1-6	0.27	9	7		1		1
007500027000	Low Density Residential / R-1-6	0.27	9	7		1		1
010091014000	Low Density Residential / R-1-6	0.26	9	7		1		1
009050090000	Low Density Residential / R-1-6	0.26	9	7		1		1
010091015000	Low Density Residential / R-1-6	0.26	9	7		1		1
014473006000	Low Density Residential / R-1-6	0.26	9	7		1		1
007500006000	Low Density Residential / R-1-6	0.26	9	7		1		1
011140059000	Low Density Residential / R-1-6	0.25	9	7		1		1
011140060000	Low Density Residential / R-1-6	0.25	9	7		1		1
009350017000	Low Density Residential / R-1-6	0.24	9	7		1		1
010083024000	Low Density Residential / R-1-6	0.24	9	7		1		1
011130030000	Low Density Residential / R-1-6	0.24	9	7		1		1
011130032000	Low Density Residential / R-1-6	0.24	9	7		1		1
011130043000	Low Density Residential / R-1-6	0.24	9	7		1		1
011130045000	Low Density Residential / R-1-6	0.24	9	7		1		1
014242049000	Low Density Residential / R-1-6	0.23	9	7		1		1
014242050000	Low Density Residential / R-1-6	0.23	9	7		1		1
014242014000	Low Density Residential / R-1-6	0.22	9	7		1		1
012310039000	Low Density Residential / R-1-6	0.22	9	7		1		1
009360018000	Low Density Residential / R-1-6	0.22	9	7		1		1
007400019000	Low Density Residential / R-1-6	0.22	9	7		1		1
007500007000	Low Density Residential / R-1-6	0.22	9	7		1		1
011080048000	Low Density Residential / R-1-6	0.21	9	7		1		1
011130031000	Low Density Residential / R-1-6	0.21	9	7		1		1
011130044000	Low Density Residential / R-1-6	0.21	9	7		1		1
016052011000	Low Density Residential / R-1-6	0.21	9	7		1		1

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Table B-2c: Residential Land Inventory - City of Hanford

APN	General Plan/ Zoning Designation	Parcel Size (acres)	Max Density (Units/acre)	Realistic Density (Units/acre)	Lower	Mod	Above Mod	Total
016052008000	Low Density Residential / R-1-6	0.21	9	7		1		1
007510018000	Low Density Residential / R-1-6	0.21	9	7		1		1
016052007000	Low Density Residential / R-1-6	0.21	9	7		1		1
007500011000	Low Density Residential / R-1-6	0.21	9	7		1		1
016051011000	Low Density Residential / R-1-6	0.21	9	7		1		1
016051012000	Low Density Residential / R-1-6	0.21	9	7		1		1
011080035000	Low Density Residential / R-1-6	0.20	9	7		1		1
014184002000	Low Density Residential / R-1-6	0.20	9	7		1		1
011080046000	Low Density Residential / R-1-6	0.20	9	7		1		1
011080047000	Low Density Residential / R-1-6	0.20	9	7		1		1
011080045000	Low Density Residential / R-1-6	0.20	9	7		1		1
011080044000	Low Density Residential / R-1-6	0.20	9	7		1		1
009350016000	Low Density Residential / R-1-6	0.20	9	7		1		1
009350015000	Low Density Residential / R-1-6	0.20	9	7		1		1
012321002000	Low Density Residential / R-1-6	0.20	9	7		1		1
007500020000	Low Density Residential / R-1-6	0.20	9	7		1		1
007500010000	Low Density Residential / R-1-6	0.20	9	7		1		1
007500009000	Low Density Residential / R-1-6	0.19	9	7		1		1
007510023000	Low Density Residential / R-1-6	0.19	9	7		1		1
007500008000	Low Density Residential / R-1-6	0.19	9	7		1		1
016284002000	Low Density Residential / R-1-6	0.19	9	7		1		1
011130014000	Low Density Residential / R-1-6	0.19	9	7		1		1
011310003000	Low Density Residential / R-1-6	0.19	9	7		1		1
008620075000	Low Density Residential / R-1-6	0.19	9	7		1		1
007510024000	Low Density Residential / R-1-6	0.19	9	7		1		1
007510027000	Low Density Residential / R-1-6	0.19	9	7		1		1
011310002000	Low Density Residential / R-1-6	0.19	9	7		1		1
011310004000	Low Density Residential / R-1-6	0.19	9	7		1		1
011310005000	Low Density Residential / R-1-6	0.19	9	7		1		1
011310006000	Low Density Residential / R-1-6	0.19	9	7		1		1
011310007000	Low Density Residential / R-1-6	0.19	9	7		1		1
011310008000	Low Density Residential / R-1-6	0.19	9	7		1		1
011310009000	Low Density Residential / R-1-6	0.19	9	7		1		1
011310010000	Low Density Residential / R-1-6	0.19	9	7		1		1
011310011000	Low Density Residential / R-1-6	0.19	9	7		1		1
011310012000	Low Density Residential / R-1-6	0.19	9	7		1		1
011310013000	Low Density Residential / R-1-6	0.19	9	7		1		1
011310014000	Low Density Residential / R-1-6	0.19	9	7		1		1
011140061000	Low Density Residential / R-1-6	0.19	9	7		1		1
009350018000	Low Density Residential / R-1-6	0.19	9	7		1		1
011510028000	Low Density Residential / R-1-6	0.19	9	7		1		1

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Table B-2c: Residential Land Inventory - City of Hanford

APN	General Plan/ Zoning Designation	Parcel Size (acres)	Max Density (Units/acre)	Realistic Density (Units/acre)	Lower	Mod	Above Mod	Total
007500033000	Low Density Residential / R-1-6	0.19	9	7		1		1
014185003000	Low Density Residential / R-1-6	0.19	9	7		1		1
014185002000	Low Density Residential / R-1-6	0.19	9	7		1		1
011130015000	Low Density Residential / R-1-6	0.19	9	7		1		1
012322028000	Low Density Residential / R-1-6	0.19	9	7		1		1
007500031000	Low Density Residential / R-1-6	0.19	9	7		1		1
014800015000	Low Density Residential / R-1-6	0.18	9	7		1		1
016052012000	Low Density Residential / R-1-6	0.18	9	7		1		1
008590049000	Low Density Residential / R-1-6	0.18	9	7		1		1
010012011000	Low Density Residential / R-1-6	0.18	9	7		1		1
007500013000	Low Density Residential / R-1-6	0.18	9	7		1		1
011100066000	Low Density Residential / R-1-6	0.18	9	7		1		1
007500019000	Low Density Residential / R-1-6	0.18	9	7		1		1
007510025000	Low Density Residential / R-1-6	0.18	9	7		1		1
007510026000	Low Density Residential / R-1-6	0.18	9	7		1		1
011080042000	Low Density Residential / R-1-6	0.18	9	7		1		1
011080043000	Low Density Residential / R-1-6	0.18	9	7		1		1
011080041000	Low Density Residential / R-1-6	0.18	9	7		1		1
007500034000	Low Density Residential / R-1-6	0.18	9	7		1		1
007500029000	Low Density Residential / R-1-6	0.18	9	7		1		1
011080053000	Low Density Residential / R-1-6	0.18	9	7		1		1
011510023000	Low Density Residential / R-1-6	0.18	9	7		1		1
011510026000	Low Density Residential / R-1-6	0.18	9	7		1		1
014790016000	Low Density Residential / R-1-6	0.18	9	7		1		1
011130004000	Low Density Residential / R-1-6	0.18	9	7		1		1
011500024000	Low Density Residential / R-1-6	0.18	9	7		1		1
011080065000	Low Density Residential / R-1-6	0.18	9	7		1		1
008620007000	Low Density Residential / R-1-6	0.18	9	7		1		1
009350012000	Low Density Residential / R-1-6	0.17	9	7		1		1
011140064000	Low Density Residential / R-1-6	0.17	9	7		1		1
014352024000	Low Density Residential / R-1-6	0.17	9	7		1		1
014352024000	Low Density Residential / R-1-6	0.17	9	7		1		1
011130033000	Low Density Residential / R-1-6	0.17	9	7		1		1
011130034000	Low Density Residential / R-1-6	0.17	9	7		1		1
011130046000	Low Density Residential / R-1-6	0.17	9	7		1		1
011130025000	Low Density Residential / R-1-6	0.17	9	7		1		1
011130037000	Low Density Residential / R-1-6	0.17	9	7		1		1
011130038000	Low Density Residential / R-1-6	0.17	9	7		1		1
011130050000	Low Density Residential / R-1-6	0.17	9	7		1		1
009350013000	Low Density Residential / R-1-6	0.17	9	7		1		1
007500044000	Low Density Residential / R-1-6	0.17	9	7		1		1

Appendix B

Table B-2c: Residential Land Inventory - City of Hanford

APN	General Plan/ Zoning Designation	Parcel Size (acres)	Max Density (Units/acre)	Realistic Density (Units/acre)	Lower	Mod	Above Mod	Total
008590002000	Low Density Residential / R-1-6	0.17	9	7		1		1
011500007000	Low Density Residential / R-1-6	0.17	9	7		1		1
011500008000	Low Density Residential / R-1-6	0.17	9	7		1		1
011500009000	Low Density Residential / R-1-6	0.17	9	7		1		1
011500010000	Low Density Residential / R-1-6	0.17	9	7		1		1
009360021000	Low Density Residential / R-1-6	0.17	9	7		1		1
009360020000	Low Density Residential / R-1-6	0.17	9	7		1		1
009340025000	Low Density Residential / R-1-6	0.17	9	7		1		1
008620047000	Low Density Residential / R-1-6	0.17	9	7		1		1
014242050000	Low Density Residential / R-1-6	0.17	9	7		1		1
011310034000	Low Density Residential / R-1-6	0.17	9	7		1		1
011130098000	Low Density Residential / R-1-6	0.17	9	7		1		1
011080044000	Low Density Residential / R-1-6	0.17	9	7		1		1
011270116000	Low Density Residential / R-1-6	0.17	9	7		1		1
007510022000	Low Density Residential / R-1-6	0.17	9	7		1		1
007510023000	Low Density Residential / R-1-6	0.17	9	7		1		1
007510021000	Low Density Residential / R-1-6	0.17	9	7		1		1
007510022000	Low Density Residential / R-1-6	0.17	9	7		1		1
011080041000	Low Density Residential / R-1-6	0.17	9	7		1		1
007380034000	Low Density Residential / R-1-6	0.17	9	7		1		1
007380035000	Low Density Residential / R-1-6	0.17	9	7		1		1
008620081000	Low Density Residential / R-1-6	0.17	9	7		1		1
008620083000	Low Density Residential / R-1-6	0.17	9	7		1		1
011490008000	Low Density Residential / R-1-6	0.17	9	7		1		1
011490011000	Low Density Residential / R-1-6	0.17	9	7		1		1
014551024000	Low Density Residential / R-1-6	0.17	9	7		1		1
011130097000	Low Density Residential / R-1-6	0.17	9	7		1		1
007500025000	Low Density Residential / R-1-6	0.17	9	7		1		1
007500024000	Low Density Residential / R-1-6	0.17	9	7		1		1
011130047000	Low Density Residential / R-1-6	0.17	9	7		1		1
011130051000	Low Density Residential / R-1-6	0.17	9	7		1		1
007510021000	Low Density Residential / R-1-6	0.17	9	7		1		1
007510020000	Low Density Residential / R-1-6	0.17	9	7		1		1
009360019000	Low Density Residential / R-1-6	0.17	9	7		1		1
009360020000	Low Density Residential / R-1-6	0.17	9	7		1		1
011130096000	Low Density Residential / R-1-6	0.17	9	7		1		1
011080066000	Low Density Residential / R-1-6	0.17	9	7		1		1
007500004000	Low Density Residential / R-1-6	0.17	9	7		1		1
007500004000	Low Density Residential / R-1-6	0.17	9	7		1		1
007500036000	Low Density Residential / R-1-6	0.17	9	7		1		1
009030005000	Low Density Residential / R-1-6	0.17	9	7		1		1

Appendix B

Table B-2c: Residential Land Inventory - City of Hanford

APN	General Plan/ Zoning Designation	Parcel Size (acres)	Max Density (Units/acre)	Realistic Density (Units/acre)	Lower	Mod	Above Mod	Total
011130095000	Low Density Residential / R-1-6	0.17	9	7		1		1
008620084000	Low Density Residential / R-1-6	0.17	9	7		1		1
007350001000	Low Density Residential / R-1-6	0.17	9	7		1		1
012310068000	Low Density Residential / R-1-6	0.17	9	7		1		1
007500042000	Low Density Residential / R-1-6	0.17	9	7		1		1
007500041000	Low Density Residential / R-1-6	0.17	9	7		1		1
011310033000	Low Density Residential / R-1-6	0.17	9	7		1		1
011310034000	Low Density Residential / R-1-6	0.17	9	7		1		1
011310035000	Low Density Residential / R-1-6	0.17	9	7		1		1
011310036000	Low Density Residential / R-1-6	0.17	9	7		1		1
011310039000	Low Density Residential / R-1-6	0.17	9	7		1		1
011310040000	Low Density Residential / R-1-6	0.17	9	7		1		1
011310041000	Low Density Residential / R-1-6	0.17	9	7		1		1
011310042000	Low Density Residential / R-1-6	0.17	9	7		1		1
011130094000	Low Density Residential / R-1-6	0.17	9	7		1		1
012310043000	Low Density Residential / R-1-6	0.17	9	7		1		1
011310022000	Low Density Residential / R-1-6	0.17	9	7		1		1
011310023000	Low Density Residential / R-1-6	0.17	9	7		1		1
011310024000	Low Density Residential / R-1-6	0.17	9	7		1		1
011310027000	Low Density Residential / R-1-6	0.17	9	7		1		1
011310028000	Low Density Residential / R-1-6	0.17	9	7		1		1
011310029000	Low Density Residential / R-1-6	0.17	9	7		1		1
011310030000	Low Density Residential / R-1-6	0.17	9	7		1		1
011310033000	Low Density Residential / R-1-6	0.17	9	7		1		1
011170050000	Low Density Residential / R-1-6	0.17	9	7		1		1
014163015000	Low Density Residential / R-1-6	0.17	9	7		1		1
011130012000	Low Density Residential / R-1-6	0.17	9	7		1		1
011130016000	Low Density Residential / R-1-6	0.17	9	7		1		1
011490028000	Low Density Residential / R-1-6	0.16	9	7		1		1
011490029000	Low Density Residential / R-1-6	0.16	9	7		1		1
011080049000	Low Density Residential / R-1-6	0.16	9	7		1		1
011490027000	Low Density Residential / R-1-6	0.16	9	7		1		1
011490030000	Low Density Residential / R-1-6	0.16	9	7		1		1
011130093000	Low Density Residential / R-1-6	0.16	9	7		1		1
009360022000	Low Density Residential / R-1-6	0.16	9	7		1		1
009360021000	Low Density Residential / R-1-6	0.16	9	7		1		1
011130005000	Low Density Residential / R-1-6	0.16	9	7		1		1
007500026000	Low Density Residential / R-1-6	0.16	9	7		1		1
007500025000	Low Density Residential / R-1-6	0.16	9	7		1		1
014181012000	Low Density Residential / R-1-6	0.16	9	7		1		1
014163016000	Low Density Residential / R-1-6	0.16	9	7		1		1

Appendix B

Table B-2c: Residential Land Inventory - City of Hanford

APN	General Plan/ Zoning Designation	Parcel Size (acres)	Max Density (Units/acre)	Realistic Density (Units/acre)	Lower	Mod	Above Mod	Total
011310037000	Low Density Residential / R-1-6	0.16	9	7		1		1
011310038000	Low Density Residential / R-1-6	0.16	9	7		1		1
011080050000	Low Density Residential / R-1-6	0.16	9	7		1		1
011080063000	Low Density Residential / R-1-6	0.16	9	7		1		1
011080061000	Low Density Residential / R-1-6	0.16	9	7		1		1
011080062000	Low Density Residential / R-1-6	0.16	9	7		1		1
011080059000	Low Density Residential / R-1-6	0.16	9	7		1		1
011080054000	Low Density Residential / R-1-6	0.16	9	7		1		1
011080060000	Low Density Residential / R-1-6	0.16	9	7		1		1
011080060000	Low Density Residential / R-1-6	0.16	9	7		1		1
011080057000	Low Density Residential / R-1-6	0.16	9	7		1		1
011080058000	Low Density Residential / R-1-6	0.16	9	7		1		1
011080057000	Low Density Residential / R-1-6	0.16	9	7		1		1
011080058000	Low Density Residential / R-1-6	0.16	9	7		1		1
011080055000	Low Density Residential / R-1-6	0.16	9	7		1		1
011080056000	Low Density Residential / R-1-6	0.16	9	7		1		1
011080055000	Low Density Residential / R-1-6	0.16	9	7		1		1
011080056000	Low Density Residential / R-1-6	0.16	9	7		1		1
012500060000	Low Density Residential / R-1-6	0.16	9	7		1		1
012450001000	Low Density Residential / R-1-6	0.16	9	7		1		1
008620066000	Low Density Residential / R-1-6	0.16	9	7		1		1
011130092000	Low Density Residential / R-1-6	0.16	9	7		1		1
011130096000	Low Density Residential / R-1-6	0.16	9	7		1		1
008620058000	Low Density Residential / R-1-6	0.16	9	7		1		1
008620057000	Low Density Residential / R-1-6	0.16	9	7		1		1
014251039000	Low Density Residential / R-1-6	0.16	9	7		1		1
007500024000	Low Density Residential / R-1-6	0.16	9	7		1		1
009350021000	Low Density Residential / R-1-6	0.16	9	7		1		1
009350020000	Low Density Residential / R-1-6	0.16	9	7		1		1
011500023000	Low Density Residential / R-1-6	0.16	9	7		1		1
011130031000	Low Density Residential / R-1-6	0.16	9	7		1		1
011130032000	Low Density Residential / R-1-6	0.16	9	7		1		1
011130035000	Low Density Residential / R-1-6	0.16	9	7		1		1
011130036000	Low Density Residential / R-1-6	0.16	9	7		1		1
011130044000	Low Density Residential / R-1-6	0.16	9	7		1		1
011130045000	Low Density Residential / R-1-6	0.16	9	7		1		1
011130060000	Low Density Residential / R-1-6	0.16	9	7		1		1
011130061000	Low Density Residential / R-1-6	0.16	9	7		1		1
011130071000	Low Density Residential / R-1-6	0.16	9	7		1		1
011130072000	Low Density Residential / R-1-6	0.16	9	7		1		1
011130073000	Low Density Residential / R-1-6	0.16	9	7		1		1

Appendix B

Table B-2c: Residential Land Inventory - City of Hanford

APN	General Plan/ Zoning Designation	Parcel Size (acres)	Max Density (Units/acre)	Realistic Density (Units/acre)	Lower	Mod	Above Mod	Total
011130076000	Low Density Residential / R-1-6	0.16	9	7		1		1
011130035000	Low Density Residential / R-1-6	0.16	9	7		1		1
011130036000	Low Density Residential / R-1-6	0.16	9	7		1		1
011130048000	Low Density Residential / R-1-6	0.16	9	7		1		1
011130049000	Low Density Residential / R-1-6	0.16	9	7		1		1
011130076000	Low Density Residential / R-1-6	0.16	9	7		1		1
011130026000	Low Density Residential / R-1-6	0.16	9	7		1		1
011130039000	Low Density Residential / R-1-6	0.16	9	7		1		1
011130041000	Low Density Residential / R-1-6	0.16	9	7		1		1
011510005000	Low Density Residential / R-1-6	0.16	9	7		1		1
011130027000	Low Density Residential / R-1-6	0.16	9	7		1		1
011130040000	Low Density Residential / R-1-6	0.16	9	7		1		1
012510015000	Low Density Residential / R-1-6	0.16	9	7		1		1
014790064000	Low Density Residential / R-1-6	0.16	9	7		1		1
007510019000	Low Density Residential / R-1-6	0.16	9	7		1		1
007510020000	Low Density Residential / R-1-6	0.16	9	7		1		1
011130028000	Low Density Residential / R-1-6	0.16	9	7		1		1
011130030000	Low Density Residential / R-1-6	0.16	9	7		1		1
011130037000	Low Density Residential / R-1-6	0.16	9	7		1		1
011130043000	Low Density Residential / R-1-6	0.16	9	7		1		1
011130062000	Low Density Residential / R-1-6	0.16	9	7		1		1
011130070000	Low Density Residential / R-1-6	0.16	9	7		1		1
011130034000	Low Density Residential / R-1-6	0.16	9	7		1		1
011130047000	Low Density Residential / R-1-6	0.16	9	7		1		1
007500030000	Low Density Residential / R-1-6	0.16	9	7		1		1
007500031000	Low Density Residential / R-1-6	0.16	9	7		1		1
011310027000	Low Density Residential / R-1-6	0.16	9	7		1		1
011310028000	Low Density Residential / R-1-6	0.16	9	7		1		1
011310029000	Low Density Residential / R-1-6	0.16	9	7		1		1
011310030000	Low Density Residential / R-1-6	0.16	9	7		1		1
010083018000	Low Density Residential / R-1-6	0.16	9	7		1		1
010081019000	Low Density Residential / R-1-6	0.16	9	7		1		1
007500032000	Low Density Residential / R-1-6	0.16	9	7		1		1
007500033000	Low Density Residential / R-1-6	0.16	9	7		1		1
011130102000	Low Density Residential / R-1-6	0.16	9	7		1		1
011130103000	Low Density Residential / R-1-6	0.16	9	7		1		1
011140001000	Low Density Residential / R-1-6	0.16	9	7		1		1
011140002000	Low Density Residential / R-1-6	0.16	9	7		1		1
011140004000	Low Density Residential / R-1-6	0.16	9	7		1		1
011140005000	Low Density Residential / R-1-6	0.16	9	7		1		1
011140006000	Low Density Residential / R-1-6	0.16	9	7		1		1

Appendix B

Table B-2c: Residential Land Inventory - City of Hanford

APN	General Plan/ Zoning Designation	Parcel Size (acres)	Max Density (Units/acre)	Realistic Density (Units/acre)	Lower	Mod	Above Mod	Total
011140007000	Low Density Residential / R-1-6	0.16	9	7		1		1
011140050000	Low Density Residential / R-1-6	0.16	9	7		1		1
011140004000	Low Density Residential / R-1-6	0.16	9	7		1		1
011140005000	Low Density Residential / R-1-6	0.16	9	7		1		1
011140006000	Low Density Residential / R-1-6	0.16	9	7		1		1
011140007000	Low Density Residential / R-1-6	0.16	9	7		1		1
011140050000	Low Density Residential / R-1-6	0.16	9	7		1		1
011500017000	Low Density Residential / R-1-6	0.16	9	7		1		1
011500018000	Low Density Residential / R-1-6	0.16	9	7		1		1
011130101000	Low Density Residential / R-1-6	0.16	9	7		1		1
011140002000	Low Density Residential / R-1-6	0.16	9	7		1		1
008620078000	Low Density Residential / R-1-6	0.16	9	7		1		1
007500021000	Low Density Residential / R-1-6	0.16	9	7		1		1
007500022000	Low Density Residential / R-1-6	0.16	9	7		1		1
007500023000	Low Density Residential / R-1-6	0.16	9	7		1		1
011310035000	Low Density Residential / R-1-6	0.16	9	7		1		1
011310036000	Low Density Residential / R-1-6	0.16	9	7		1		1
011310037000	Low Density Residential / R-1-6	0.16	9	7		1		1
011310038000	Low Density Residential / R-1-6	0.16	9	7		1		1
011310039000	Low Density Residential / R-1-6	0.16	9	7		1		1
007500022000	Low Density Residential / R-1-6	0.16	9	7		1		1
007500023000	Low Density Residential / R-1-6	0.16	9	7		1		1
011080051000	Low Density Residential / R-1-6	0.16	9	7		1		1
011080050000	Low Density Residential / R-1-6	0.16	9	7		1		1
008620080000	Low Density Residential / R-1-6	0.16	9	7		1		1
011310041000	Low Density Residential / R-1-6	0.16	9	7		1		1
010051008000	Low Density Residential / R-1-6	0.16	9	7		1		1
008620084000	Low Density Residential / R-1-6	0.16	9	7		1		1
007500001000	Low Density Residential / R-1-6	0.16	9	7		1		1
007500001000	Low Density Residential / R-1-6	0.16	9	7		1		1
009360033000	Low Density Residential / R-1-6	0.16	9	7		1		1
007500003000	Low Density Residential / R-1-6	0.16	9	7		1		1
007500003000	Low Density Residential / R-1-6	0.16	9	7		1		1
009360001000	Low Density Residential / R-1-6	0.16	9	7		1		1
009360027000	Low Density Residential / R-1-6	0.16	9	7		1		1
009360028000	Low Density Residential / R-1-6	0.16	9	7		1		1
009350040000	Low Density Residential / R-1-6	0.16	9	7		1		1
009360026000	Low Density Residential / R-1-6	0.16	9	7		1		1
007500037000	Low Density Residential / R-1-6	0.16	9	7		1		1
007500036000	Low Density Residential / R-1-6	0.16	9	7		1		1
007500019000	Low Density Residential / R-1-6	0.16	9	7		1		1

Appendix B

Table B-2c: Residential Land Inventory - City of Hanford

APN	General Plan/ Zoning Designation	Parcel Size (acres)	Max Density (Units/acre)	Realistic Density (Units/acre)	Lower	Mod	Above Mod	Total
007500018000	Low Density Residential / R-1-6	0.16	9	7		1		1
012310039000	Low Density Residential / R-1-6	0.16	9	7		1		1
011140060000	Low Density Residential / R-1-6	0.16	9	7		1		1
011130025000	Low Density Residential / R-1-6	0.16	9	7		1		1
011130029000	Low Density Residential / R-1-6	0.16	9	7		1		1
011130038000	Low Density Residential / R-1-6	0.16	9	7		1		1
011130042000	Low Density Residential / R-1-6	0.16	9	7		1		1
011130063000	Low Density Residential / R-1-6	0.16	9	7		1		1
011130069000	Low Density Residential / R-1-6	0.16	9	7		1		1
011130029000	Low Density Residential / R-1-6	0.16	9	7		1		1
011130033000	Low Density Residential / R-1-6	0.16	9	7		1		1
011130042000	Low Density Residential / R-1-6	0.16	9	7		1		1
011130046000	Low Density Residential / R-1-6	0.16	9	7		1		1
011130063000	Low Density Residential / R-1-6	0.16	9	7		1		1
014251022000	Low Density Residential / R-1-6	0.16	9	7		1		1
011310040000	Low Density Residential / R-1-6	0.16	9	7		1		1
011140064000	Low Density Residential / R-1-6	0.16	9	7		1		1
011130009000	Low Density Residential / R-1-6	0.16	9	7		1		1
011130013000	Low Density Residential / R-1-6	0.16	9	7		1		1
007510001000	Low Density Residential / R-1-6	0.15	9	7		1		1
007510002000	Low Density Residential / R-1-6	0.15	9	7		1		1
009350022000	Low Density Residential / R-1-6	0.15	9	7		1		1
009350021000	Low Density Residential / R-1-6	0.15	9	7		1		1
009340085000	Low Density Residential / R-1-6	0.15	9	7		1		1
011500002000	Low Density Residential / R-1-6	0.15	9	7		1		1
014251017000	Low Density Residential / R-1-6	0.15	9	7		1		1
011130003000	Low Density Residential / R-1-6	0.15	9	7		1		1
008620070000	Low Density Residential / R-1-6	0.15	9	7		1		1
011130048000	Low Density Residential / R-1-6	0.15	9	7		1		1
011130049000	Low Density Residential / R-1-6	0.15	9	7		1		1
011130050000	Low Density Residential / R-1-6	0.15	9	7		1		1
011130051000	Low Density Residential / R-1-6	0.15	9	7		1		1
011130052000	Low Density Residential / R-1-6	0.15	9	7		1		1
011130053000	Low Density Residential / R-1-6	0.15	9	7		1		1
011130054000	Low Density Residential / R-1-6	0.15	9	7		1		1
011130055000	Low Density Residential / R-1-6	0.15	9	7		1		1
011130056000	Low Density Residential / R-1-6	0.15	9	7		1		1
011130057000	Low Density Residential / R-1-6	0.15	9	7		1		1
011130058000	Low Density Residential / R-1-6	0.15	9	7		1		1
011130059000	Low Density Residential / R-1-6	0.15	9	7		1		1
011130052000	Low Density Residential / R-1-6	0.15	9	7		1		1

Appendix B

Table B-2c: Residential Land Inventory - City of Hanford

APN	General Plan/ Zoning Designation	Parcel Size (acres)	Max Density (Units/acre)	Realistic Density (Units/acre)	Lower	Mod	Above Mod	Total
011130053000	Low Density Residential / R-1-6	0.15	9	7		1		1
011130054000	Low Density Residential / R-1-6	0.15	9	7		1		1
011130055000	Low Density Residential / R-1-6	0.15	9	7		1		1
011130056000	Low Density Residential / R-1-6	0.15	9	7		1		1
011130058000	Low Density Residential / R-1-6	0.15	9	7		1		1
007500002000	Low Density Residential / R-1-6	0.15	9	7		1		1
008590049000	Low Density Residential / R-1-6	0.15	9	7		1		1
011490001000	Low Density Residential / R-1-6	0.15	9	7		1		1
011490031000	Low Density Residential / R-1-6	0.15	9	7		1		1
007500002000	Low Density Residential / R-1-6	0.15	9	7		1		1
011490004000	Low Density Residential / R-1-6	0.15	9	7		1		1
007500018000	Low Density Residential / R-1-6	0.15	9	7		1		1
007500017000	Low Density Residential / R-1-6	0.15	9	7		1		1
011080052000	Low Density Residential / R-1-6	0.15	9	7		1		1
011080051000	Low Density Residential / R-1-6	0.15	9	7		1		1
009350019000	Low Density Residential / R-1-6	0.15	9	7		1		1
009350020000	Low Density Residential / R-1-6	0.15	9	7		1		1
009350011000	Low Density Residential / R-1-6	0.15	9	7		1		1
008620068000	Low Density Residential / R-1-6	0.15	9	7		1		1
008620069000	Low Density Residential / R-1-6	0.15	9	7		1		1
011130100000	Low Density Residential / R-1-6	0.15	9	7		1		1
011140076000	Low Density Residential / R-1-6	0.15	9	7		1		1
011310042000	Low Density Residential / R-1-6	0.15	9	7		1		1
011450036000	Low Density Residential / R-1-6	0.15	9	7		1		1
011500006000	Low Density Residential / R-1-6	0.15	9	7		1		1
011500012000	Low Density Residential / R-1-6	0.15	9	7		1		1
009350001000	Low Density Residential / R-1-6	0.15	9	7		1		1
009340085000	Low Density Residential / R-1-6	0.15	9	7		1		1
009360023000	Low Density Residential / R-1-6	0.15	9	7		1		1
011130002000	Low Density Residential / R-1-6	0.15	9	7		1		1
009360022000	Low Density Residential / R-1-6	0.15	9	7		1		1
008620056000	Low Density Residential / R-1-6	0.15	9	7		1		1
011310021000	Low Density Residential / R-1-6	0.15	9	7		1		1
011310022000	Low Density Residential / R-1-6	0.15	9	7		1		1
011310023000	Low Density Residential / R-1-6	0.15	9	7		1		1
011310024000	Low Density Residential / R-1-6	0.15	9	7		1		1
011140051000	Low Density Residential / R-1-6	0.15	9	7		1		1
008620046000	Low Density Residential / R-1-6	0.15	9	7		1		1
008620053000	Low Density Residential / R-1-6	0.15	9	7		1		1
007500038000	Low Density Residential / R-1-6	0.15	9	7		1		1
007500037000	Low Density Residential / R-1-6	0.15	9	7		1		1

Appendix B

Table B-2c: Residential Land Inventory - City of Hanford

APN	General Plan/ Zoning Designation	Parcel Size (acres)	Max Density (Units/acre)	Realistic Density (Units/acre)	Lower	Mod	Above Mod	Total
009350002000	Low Density Residential / R-1-6	0.15	9	7		1		1
008620079000	Low Density Residential / R-1-6	0.15	9	7		1		1
011500003000	Low Density Residential / R-1-6	0.15	9	7		1		1
011140061000	Low Density Residential / R-1-6	0.15	9	7		1		1
009350038000	Low Density Residential / R-1-6	0.15	9	7		1		1
009350037000	Low Density Residential / R-1-6	0.15	9	7		1		1
009350036000	Low Density Residential / R-1-6	0.15	9	7		1		1
008620082000	Low Density Residential / R-1-6	0.15	9	7		1		1
007500017000	Low Density Residential / R-1-6	0.15	9	7		1		1
007500016000	Low Density Residential / R-1-6	0.15	9	7		1		1
007500014000	Low Density Residential / R-1-6	0.15	9	7		1		1
007500015000	Low Density Residential / R-1-6	0.15	9	7		1		1
010320002000	Low Density Residential / R-1-6	0.15	9	7		1		1
011110015000	Low Density Residential / R-1-6	0.15	9	7		1		1
011500025000	Low Density Residential / R-1-6	0.15	9	7		1		1
011190001000	Low Density Residential / R-1-6	0.15	9	7		1		1
008620009000	Low Density Residential / R-1-6	0.15	9	7		1		1
011500020000	Low Density Residential / R-1-6	0.14	9	7		1		1
011140062000	Low Density Residential / R-1-6	0.14	9	7		1		1
011500021000	Low Density Residential / R-1-6	0.14	9	7		1		1
011500005000	Low Density Residential / R-1-6	0.14	9	7		1		1
011500022000	Low Density Residential / R-1-6	0.14	9	7		1		1
007500016000	Low Density Residential / R-1-6	0.14	9	7		1		1
007500015000	Low Density Residential / R-1-6	0.14	9	7		1		1
011500025000	Low Density Residential / R-1-6	0.14	9	7		1		1
010052018000	Low Density Residential / R-1-6	0.14	9	7		1		1
010051008000	Low Density Residential / R-1-6	0.14	9	7		1		1
011500023000	Low Density Residential / R-1-6	0.14	9	7		1		1
011500024000	Low Density Residential / R-1-6	0.14	9	7		1		1
011130006000	Low Density Residential / R-1-6	0.14	9	7		1		1
011130011000	Low Density Residential / R-1-6	0.14	9	7		1		1
011130007000	Low Density Residential / R-1-6	0.14	9	7		1		1
011490012000	Low Density Residential / R-1-6	0.14	9	7		1		1
011490013000	Low Density Residential / R-1-6	0.14	9	7		1		1
011130008000	Low Density Residential / R-1-6	0.14	9	7		1		1
011130012000	Low Density Residential / R-1-6	0.14	9	7		1		1
011500026000	Low Density Residential / R-1-6	0.14	9	7		1		1
011140074000	Low Density Residential / R-1-6	0.14	9	7		1		1
011140076000	Low Density Residential / R-1-6	0.14	9	7		1		1
011080053000	Low Density Residential / R-1-6	0.14	9	7		1		1
011080052000	Low Density Residential / R-1-6	0.14	9	7		1		1

Appendix B

Table B-2c: Residential Land Inventory - City of Hanford

APN	General Plan/ Zoning Designation	Parcel Size (acres)	Max Density (Units/acre)	Realistic Density (Units/acre)	Lower	Mod	Above Mod	Total
011270039000	Low Density Residential / R-1-6	0.14	9	7		1		1
011140062000	Low Density Residential / R-1-6	0.14	9	7		1		1
011140074000	Low Density Residential / R-1-6	0.14	9	7		1		1
007500010000	Low Density Residential / R-1-6	0.14	9	7		1		1
011500019000	Low Density Residential / R-1-6	0.14	9	7		1		1
011500022000	Low Density Residential / R-1-6	0.14	9	7		1		1
008620010000	Low Density Residential / R-1-6	0.14	9	7		1		1
011120049000	Low Density Residential / R-1-6	0.14	9	7		1		1
011310015000	Low Density Residential / R-1-6	0.14	9	7		1		1
010320119000	Low Density Residential / R-1-6	0.14	9	7		1		1
011490015000	Low Density Residential / R-1-6	0.14	9	7		1		1
011490016000	Low Density Residential / R-1-6	0.14	9	7		1		1
011490017000	Low Density Residential / R-1-6	0.14	9	7		1		1
011490018000	Low Density Residential / R-1-6	0.14	9	7		1		1
011490019000	Low Density Residential / R-1-6	0.14	9	7		1		1
011490020000	Low Density Residential / R-1-6	0.14	9	7		1		1
011490021000	Low Density Residential / R-1-6	0.14	9	7		1		1
011490022000	Low Density Residential / R-1-6	0.14	9	7		1		1
009350023000	Low Density Residential / R-1-6	0.14	9	7		1		1
012310046000	Low Density Residential / R-1-6	0.14	9	7		1		1
009350022000	Low Density Residential / R-1-6	0.14	9	7		1		1
007500039000	Low Density Residential / R-1-6	0.14	9	7		1		1
007500038000	Low Density Residential / R-1-6	0.14	9	7		1		1
011490023000	Low Density Residential / R-1-6	0.14	9	7		1		1
011490014000	Low Density Residential / R-1-6	0.14	9	7		1		1
011130015000	Low Density Residential / R-1-6	0.14	9	7		1		1
011130014000	Low Density Residential / R-1-6	0.14	9	7		1		1
011130018000	Low Density Residential / R-1-6	0.14	9	7		1		1
011130013000	Low Density Residential / R-1-6	0.14	9	7		1		1
011130017000	Low Density Residential / R-1-6	0.14	9	7		1		1
011130018000	Low Density Residential / R-1-6	0.14	9	7		1		1
011490002000	Low Density Residential / R-1-6	0.14	9	7		1		1
011490003000	Low Density Residential / R-1-6	0.14	9	7		1		1
011490004000	Low Density Residential / R-1-6	0.14	9	7		1		1
011490005000	Low Density Residential / R-1-6	0.14	9	7		1		1
011490006000	Low Density Residential / R-1-6	0.14	9	7		1		1
011490007000	Low Density Residential / R-1-6	0.14	9	7		1		1
011130017000	Low Density Residential / R-1-6	0.14	9	7		1		1
011130016000	Low Density Residential / R-1-6	0.14	9	7		1		1
008620043000	Low Density Residential / R-1-6	0.14	9	7		1		1
011140052000	Low Density Residential / R-1-6	0.14	9	7		1		1

Appendix B

Table B-2c: Residential Land Inventory - City of Hanford

APN	General Plan/ Zoning Designation	Parcel Size (acres)	Max Density (Units/acre)	Realistic Density (Units/acre)	Lower	Mod	Above Mod	Total
011510003000	Low Density Residential / R-1-6	0.14	9	7		1		1
011140053000	Low Density Residential / R-1-6	0.14	9	7		1		1
011510030000	Low Density Residential / R-1-6	0.14	9	7		1		1
012460039000	Low Density Residential / R-1-6	0.14	9	7		1		1
007500040000	Low Density Residential / R-1-6	0.14	9	7		1		1
007500041000	Low Density Residential / R-1-6	0.14	9	7		1		1
008620044000	Low Density Residential / R-1-6	0.14	9	7		1		1
008620045000	Low Density Residential / R-1-6	0.14	9	7		1		1
008620054000	Low Density Residential / R-1-6	0.14	9	7		1		1
008620055000	Low Density Residential / R-1-6	0.14	9	7		1		1
011110016000	Low Density Residential / R-1-6	0.14	9	7		1		1
011110038000	Low Density Residential / R-1-6	0.14	9	7		1		1
011120049000	Low Density Residential / R-1-6	0.14	9	7		1		1
011500011000	Low Density Residential / R-1-6	0.14	9	7		1		1
012310062000	Low Density Residential / R-1-6	0.14	9	7		1		1
014760021000	Low Density Residential / R-1-6	0.14	9	7		1		1
007500039000	Low Density Residential / R-1-6	0.14	9	7		1		1
007500040000	Low Density Residential / R-1-6	0.14	9	7		1		1
011140051000	Low Density Residential / R-1-6	0.14	9	7		1		1
011490026000	Low Density Residential / R-1-6	0.14	9	7		1		1
011510029000	Low Density Residential / R-1-6	0.14	9	7		1		1
011500004000	Low Density Residential / R-1-6	0.14	9	7		1		1
012310068000	Low Density Residential / R-1-6	0.13	9	7		1		1
009350003000	Low Density Residential / R-1-6	0.13	9	7		1		1
009350004000	Low Density Residential / R-1-6	0.13	9	7		1		1
009350005000	Low Density Residential / R-1-6	0.13	9	7		1		1
009350006000	Low Density Residential / R-1-6	0.13	9	7		1		1
009350007000	Low Density Residential / R-1-6	0.13	9	7		1		1
009350008000	Low Density Residential / R-1-6	0.13	9	7		1		1
009350009000	Low Density Residential / R-1-6	0.13	9	7		1		1
009350010000	Low Density Residential / R-1-6	0.13	9	7		1		1
009350040000	Low Density Residential / R-1-6	0.13	9	7		1		1
009360024000	Low Density Residential / R-1-6	0.13	9	7		1		1
009360025000	Low Density Residential / R-1-6	0.13	9	7		1		1
009360026000	Low Density Residential / R-1-6	0.13	9	7		1		1
009360029000	Low Density Residential / R-1-6	0.13	9	7		1		1
009360030000	Low Density Residential / R-1-6	0.13	9	7		1		1
009360031000	Low Density Residential / R-1-6	0.13	9	7		1		1
009360032000	Low Density Residential / R-1-6	0.13	9	7		1		1
009360034000	Low Density Residential / R-1-6	0.13	9	7		1		1
009360035000	Low Density Residential / R-1-6	0.13	9	7		1		1

Appendix B

Table B-2c: Residential Land Inventory - City of Hanford

APN	General Plan/ Zoning Designation	Parcel Size (acres)	Max Density (Units/acre)	Realistic Density (Units/acre)	Lower	Mod	Above Mod	Total
010012010000	Low Density Residential / R-1-6	0.13	9	7		1		1
012321002000	Low Density Residential / R-1-6	0.13	9	7		1		1
009350003000	Low Density Residential / R-1-6	0.13	9	7		1		1
009360023000	Low Density Residential / R-1-6	0.13	9	7		1		1
009360024000	Low Density Residential / R-1-6	0.13	9	7		1		1
009360025000	Low Density Residential / R-1-6	0.13	9	7		1		1
009360028000	Low Density Residential / R-1-6	0.13	9	7		1		1
009360031000	Low Density Residential / R-1-6	0.13	9	7		1		1
011500021000	Low Density Residential / R-1-6	0.13	9	7		1		1
011490032000	Low Density Residential / R-1-6	0.13	9	7		1		1
011500014000	Low Density Residential / R-1-6	0.13	9	7		1		1
011510025000	Low Density Residential / R-1-6	0.13	9	7		1		1
011500032000	Low Density Residential / R-1-6	0.13	9	7		1		1
009350024000	Low Density Residential / R-1-6	0.13	9	7		1		1
009350023000	Low Density Residential / R-1-6	0.13	9	7		1		1
011490001000	Low Density Residential / R-1-6	0.13	9	7		1		1
014251027000	Low Density Residential / R-1-6	0.13	9	7		1		1
008470036000	Low Density Residential / R-1-6	0.13	9	7		1		1
011490013000	Low Density Residential / R-1-6	0.12	9	7		1		1
011500033000	Low Density Residential / R-1-6	0.12	9	7		1		1
011510024000	Low Density Residential / R-1-6	0.12	9	7		1		1
011510020000	Low Density Residential / R-1-6	0.12	9	7		1		1
011510022000	Low Density Residential / R-1-6	0.12	9	7		1		1
011510021000	Low Density Residential / R-1-6	0.12	9	7		1		1
011510014000	Low Density Residential / R-1-6	0.12	9	7		1		1
009350025000	Low Density Residential / R-1-6	0.12	9	7		1		1
009350024000	Low Density Residential / R-1-6	0.12	9	7		1		1
011510019000	Low Density Residential / R-1-6	0.12	9	7		1		1
009360016000	Low Density Residential / R-1-6	0.12	9	7		1		1
009360016000	Low Density Residential / R-1-6	0.12	9	7		1		1
009360012000	Low Density Residential / R-1-6	0.12	9	7		1		1
009360013000	Low Density Residential / R-1-6	0.12	9	7		1		1
009360014000	Low Density Residential / R-1-6	0.12	9	7		1		1
009360015000	Low Density Residential / R-1-6	0.12	9	7		1		1
009360012000	Low Density Residential / R-1-6	0.12	9	7		1		1
009360013000	Low Density Residential / R-1-6	0.12	9	7		1		1
009360014000	Low Density Residential / R-1-6	0.12	9	7		1		1
009360015000	Low Density Residential / R-1-6	0.12	9	7		1		1
009360009000	Low Density Residential / R-1-6	0.12	9	7		1		1
009360010000	Low Density Residential / R-1-6	0.12	9	7		1		1
009360011000	Low Density Residential / R-1-6	0.12	9	7		1		1

Appendix B

Table B-2c: Residential Land Inventory - City of Hanford

APN	General Plan/ Zoning Designation	Parcel Size (acres)	Max Density (Units/acre)	Realistic Density (Units/acre)	Lower	Mod	Above Mod	Total
009360010000	Low Density Residential / R-1-6	0.12	9	7		1		1
009360011000	Low Density Residential / R-1-6	0.12	9	7		1		1
009360006000	Low Density Residential / R-1-6	0.12	9	7		1		1
009360007000	Low Density Residential / R-1-6	0.12	9	7		1		1
009360008000	Low Density Residential / R-1-6	0.12	9	7		1		1
009360003000	Low Density Residential / R-1-6	0.12	9	7		1		1
009360004000	Low Density Residential / R-1-6	0.12	9	7		1		1
009360005000	Low Density Residential / R-1-6	0.12	9	7		1		1
009350039000	Low Density Residential / R-1-6	0.12	9	7		1		1
009360002000	Low Density Residential / R-1-6	0.12	9	7		1		1
009350038000	Low Density Residential / R-1-6	0.12	9	7		1		1
009350036000	Low Density Residential / R-1-6	0.12	9	7		1		1
009350033000	Low Density Residential / R-1-6	0.12	9	7		1		1
009350034000	Low Density Residential / R-1-6	0.12	9	7		1		1
009350035000	Low Density Residential / R-1-6	0.12	9	7		1		1
009360017000	Low Density Residential / R-1-6	0.12	9	7		1		1
009350033000	Low Density Residential / R-1-6	0.12	9	7		1		1
009350034000	Low Density Residential / R-1-6	0.12	9	7		1		1
009350035000	Low Density Residential / R-1-6	0.12	9	7		1		1
009350029000	Low Density Residential / R-1-6	0.12	9	7		1		1
009350030000	Low Density Residential / R-1-6	0.12	9	7		1		1
009350031000	Low Density Residential / R-1-6	0.12	9	7		1		1
009350032000	Low Density Residential / R-1-6	0.12	9	7		1		1
009350028000	Low Density Residential / R-1-6	0.12	9	7		1		1
009350029000	Low Density Residential / R-1-6	0.12	9	7		1		1
009350030000	Low Density Residential / R-1-6	0.12	9	7		1		1
009350031000	Low Density Residential / R-1-6	0.12	9	7		1		1
009350032000	Low Density Residential / R-1-6	0.12	9	7		1		1
009350026000	Low Density Residential / R-1-6	0.12	9	7		1		1
009350027000	Low Density Residential / R-1-6	0.12	9	7		1		1
009350028000	Low Density Residential / R-1-6	0.12	9	7		1		1
009350025000	Low Density Residential / R-1-6	0.12	9	7		1		1
009350026000	Low Density Residential / R-1-6	0.12	9	7		1		1
009350027000	Low Density Residential / R-1-6	0.12	9	7		1		1
011500015000	Low Density Residential / R-1-6	0.12	9	7		1		1
011490009000	Low Density Residential / R-1-6	0.12	9	7		1		1
011510001000	Low Density Residential / R-1-6	0.12	9	7		1		1
011490003000	Low Density Residential / R-1-6	0.12	9	7		1		1
011270039000	Low Density Residential / R-1-6	0.12	9	7		1		1
007510007000	Low Density Residential / R-1-6	0.12	9	7		1		1
010081019000	Low Density Residential / R-1-6	0.12	9	7		1		1

Appendix B

Table B-2c: Residential Land Inventory - City of Hanford

APN	General Plan/ Zoning Designation	Parcel Size (acres)	Max Density (Units/acre)	Realistic Density (Units/acre)	Lower	Mod	Above Mod	Total
010052018000	Low Density Residential / R-1-6	0.12	9	7		1		1
009320099000	Low Density Residential / R-1-6	0.12	9	7		1		1
011510015000	Low Density Residential / R-1-6	0.12	9	7		1		1
011500018000	Low Density Residential / R-1-6	0.12	9	7		1		1
011490007000	Low Density Residential / R-1-6	0.12	9	7		1		1
011490008000	Low Density Residential / R-1-6	0.12	9	7		1		1
010163030000	Low Density Residential / R-1-6	0.12	9	7		1		1
010173001000	Low Density Residential / R-1-6	0.12	9	7		1		1
010083018000	Low Density Residential / R-1-6	0.12	9	7		1		1
011510004000	Low Density Residential / R-1-6	0.12	9	7		1		1
011500035000	Low Density Residential / R-1-6	0.12	9	7		1		1
011490024000	Low Density Residential / R-1-6	0.12	9	7		1		1
011270116000	Low Density Residential / R-1-6	0.12	9	7		1		1
011490010000	Low Density Residential / R-1-6	0.12	9	7		1		1
011490002000	Low Density Residential / R-1-6	0.12	9	7		1		1
011510018000	Low Density Residential / R-1-6	0.12	9	7		1		1
011510027000	Low Density Residential / R-1-6	0.12	9	7		1		1
011500028000	Low Density Residential / R-1-6	0.12	9	7		1		1
011500034000	Low Density Residential / R-1-6	0.12	9	7		1		1
011500036000	Low Density Residential / R-1-6	0.12	9	7		1		1
011490025000	Low Density Residential / R-1-6	0.12	9	7		1		1
011500026000	Low Density Residential / R-1-6	0.12	9	7		1		1
011490026000	Low Density Residential / R-1-6	0.12	9	7		1		1
011490027000	Low Density Residential / R-1-6	0.12	9	7		1		1
011490028000	Low Density Residential / R-1-6	0.12	9	7		1		1
011490029000	Low Density Residential / R-1-6	0.12	9	7		1		1
011490030000	Low Density Residential / R-1-6	0.12	9	7		1		1
011490031000	Low Density Residential / R-1-6	0.12	9	7		1		1
011500017000	Low Density Residential / R-1-6	0.12	9	7		1		1
009320153000	Low Density Residential / R-1-6	0.11	9	7		1		1
011500001000	Low Density Residential / R-1-6	0.11	9	7		1		1
011510007000	Low Density Residential / R-1-6	0.11	9	7		1		1
011510006000	Low Density Residential / R-1-6	0.11	9	7		1		1
011500013000	Low Density Residential / R-1-6	0.11	9	7		1		1
011510008000	Low Density Residential / R-1-6	0.11	9	7		1		1
011500031000	Low Density Residential / R-1-6	0.11	9	7		1		1
011500027000	Low Density Residential / R-1-6	0.11	9	7		1		1
011510011000	Low Density Residential / R-1-6	0.11	9	7		1		1
011510013000	Low Density Residential / R-1-6	0.11	9	7		1		1
011510009000	Low Density Residential / R-1-6	0.11	9	7		1		1
011510012000	Low Density Residential / R-1-6	0.11	9	7		1		1

Appendix B

Table B-2c: Residential Land Inventory - City of Hanford

APN	General Plan/ Zoning Designation	Parcel Size (acres)	Max Density (Units/acre)	Realistic Density (Units/acre)	Lower	Mod	Above Mod	Total
011510010000	Low Density Residential / R-1-6	0.11	9	7		1		1
011490014000	Low Density Residential / R-1-6	0.11	9	7		1		1
011490015000	Low Density Residential / R-1-6	0.11	9	7		1		1
011490016000	Low Density Residential / R-1-6	0.11	9	7		1		1
011490017000	Low Density Residential / R-1-6	0.11	9	7		1		1
011490018000	Low Density Residential / R-1-6	0.11	9	7		1		1
011490019000	Low Density Residential / R-1-6	0.11	9	7		1		1
011490020000	Low Density Residential / R-1-6	0.11	9	7		1		1
011490021000	Low Density Residential / R-1-6	0.11	9	7		1		1
011490022000	Low Density Residential / R-1-6	0.11	9	7		1		1
011490023000	Low Density Residential / R-1-6	0.11	9	7		1		1
011500002000	Low Density Residential / R-1-6	0.11	9	7		1		1
011500003000	Low Density Residential / R-1-6	0.11	9	7		1		1
011500004000	Low Density Residential / R-1-6	0.11	9	7		1		1
011500005000	Low Density Residential / R-1-6	0.11	9	7		1		1
011500006000	Low Density Residential / R-1-6	0.11	9	7		1		1
011500007000	Low Density Residential / R-1-6	0.11	9	7		1		1
011500008000	Low Density Residential / R-1-6	0.11	9	7		1		1
011500009000	Low Density Residential / R-1-6	0.11	9	7		1		1
011500010000	Low Density Residential / R-1-6	0.11	9	7		1		1
011500011000	Low Density Residential / R-1-6	0.11	9	7		1		1
011500012000	Low Density Residential / R-1-6	0.11	9	7		1		1
011500014000	Low Density Residential / R-1-6	0.11	9	7		1		1
011500015000	Low Density Residential / R-1-6	0.11	9	7		1		1
011500016000	Low Density Residential / R-1-6	0.11	9	7		1		1
011490006000	Low Density Residential / R-1-6	0.11	9	7		1		1
011500016000	Low Density Residential / R-1-6	0.11	9	7		1		1
011500020000	Low Density Residential / R-1-6	0.11	9	7		1		1
011490005000	Low Density Residential / R-1-6	0.11	9	7		1		1
011490012000	Low Density Residential / R-1-6	0.11	9	7		1		1
011490011000	Low Density Residential / R-1-6	0.11	9	7		1		1
011510002000	Low Density Residential / R-1-6	0.11	9	7		1		1
011490025000	Low Density Residential / R-1-6	0.11	9	7		1		1
011500019000	Low Density Residential / R-1-6	0.11	9	7		1		1
011310015000	Low Density Residential / R-1-6	0.11	9	7		1		1
011310021000	Low Density Residential / R-1-6	0.11	9	7		1		1
010480069000	Low Density Residential / R-1-6	0.08	9	7		1		1
011510027000	Low Density Residential / R-1-6	0.08	9	7		1		1
009320127000	Low Density Residential / R-1-6	0.08	9	7		1		1
016051032000	Low Density Residential / R-1-6	0.06	9	7		1		1
009320149000	Low Density Residential / R-1-6	0.04	9	7		1		1

Appendix B

Table B-2c: Residential Land Inventory - City of Hanford

APN	General Plan/ Zoning Designation	Parcel Size (acres)	Max Density (Units/acre)	Realistic Density (Units/acre)	Lower	Mod	Above Mod	Total
009320123000	Low Density Residential / R-1-6	0.04	9	7		1		1
007340039000	Low Density Residential / R-1-6	0.03	9	7		1		1
009320086000	Low Density Residential / R-1-6	0.03	9	7		1		1
009320073000	Low Density Residential / R-1-6	0.03	9	7		1		1
008530026000	Low Density Residential / R-1-6	0.03	9	7		1		1
009340002000	Low Density Residential / R-1-6	0.03	9	7		1		1
Subtotals		308.70				2,155		2,155
008410043000	Low Density Residential / R-1-8	14.88	9	5		81		81
009050007000	Low Density Residential / R-1-8	12.26	9	5		66		66
009050002000	Low Density Residential / R-1-8	7.93	9	5		43		43
008670015000	Low Density Residential / R-1-8	5.75	9	5		31		31
008410037000	Low Density Residential / R-1-8	2.69	9	5		14		14
008410044000	Low Density Residential / R-1-8	1.93	9	5		10		10
008140064000	Low Density Residential / R-1-8	0.70	9	5		3		3
014161049000	Low Density Residential / R-1-8	0.56	9	5		3		3
008570017000	Low Density Residential / R-1-8	0.39	9	5		2		2
008283018000	Low Density Residential / R-1-8	0.30	9	5		1		1
007480026000	Low Density Residential / R-1-8	0.29	9	5		1		1
008570021000	Low Density Residential / R-1-8	0.28	9	5		1		1
007480025000	Low Density Residential / R-1-8	0.28	9	5		1		1
007480028000	Low Density Residential / R-1-8	0.28	9	5		1		1
007480024000	Low Density Residential / R-1-8	0.27	9	5		1		1
007480029000	Low Density Residential / R-1-8	0.27	9	5		1		1
008320030000	Low Density Residential / R-1-8	0.27	9	5		1		1
008570026000	Low Density Residential / R-1-8	0.26	9	5		1		1
008570024000	Low Density Residential / R-1-8	0.26	9	5		1		1
007040037000	Low Density Residential / R-1-8	0.25	9	5		1		1
007040036000	Low Density Residential / R-1-8	0.25	9	5		1		1
007040038000	Low Density Residential / R-1-8	0.25	9	5		1		1
007480015000	Low Density Residential / R-1-8	0.25	9	5		1		1
007480016000	Low Density Residential / R-1-8	0.25	9	5		1		1
007480013000	Low Density Residential / R-1-8	0.24	9	5		1		1
007480014000	Low Density Residential / R-1-8	0.24	9	5		1		1
007040042000	Low Density Residential / R-1-8	0.24	9	5		1		1
007040040000	Low Density Residential / R-1-8	0.24	9	5		1		1
007480021000	Low Density Residential / R-1-8	0.24	9	5		1		1
008570011000	Low Density Residential / R-1-8	0.23	9	5		1		1
008113003000	Low Density Residential / R-1-8	0.23	9	5		1		1
008161010000	Low Density Residential / R-1-8	0.23	9	5		1		1
008022021000	Low Density Residential / R-1-8	0.22	9	5		1		1

Appendix B

Table B-2c: Residential Land Inventory - City of Hanford

APN	General Plan/ Zoning Designation	Parcel Size (acres)	Max Density (Units/acre)	Realistic Density (Units/acre)	Lower	Mod	Above Mod	Total
008293012000	Low Density Residential / R-1-8	0.22	9	5		1		1
008022018000	Low Density Residential / R-1-8	0.20	9	5		1		1
008022019000	Low Density Residential / R-1-8	0.20	9	5		1		1
008022020000	Low Density Residential / R-1-8	0.20	9	5		1		1
008350052000	Low Density Residential / R-1-8	0.19	9	5		1		1
008670008000	Low Density Residential / R-1-8	0.18	9	5		1		1
014161014000	Low Density Residential / R-1-8	0.17	9	5		1		1
008670003000	Low Density Residential / R-1-8	0.16	9	5		1		1
008670002000	Low Density Residential / R-1-8	0.15	9	5		1		1
008281004000	Low Density Residential / R-1-8	0.15	9	5		1		1
008670012000	Low Density Residential / R-1-8	0.15	9	5		1		1
008670010000	Low Density Residential / R-1-8	0.15	9	5		1		1
008670009000	Low Density Residential / R-1-8	0.13	9	5		1		1
Subtotals		55.44				290		290
007030019000	Very Low Density Residential / R-1-12	1.50	3	3			5	5
008410024000	Very Low Density Residential / R-1-12	3.23	2	2			7	7
011420054000	Very Low Density Residential / R-1-12	2.50	2	2			5	5
014080035000	Very Low Density Residential / R-1-12	1.23	2	2			2	2
009040009000	Very Low Density Residential / R-1-12	1.21	2	2			2	2
009040032000	Very Low Density Residential / R-1-12	0.88	2	2			1	1
009040013000	Very Low Density Residential / R-1-12	0.82	2	2			1	1
009040006000	Very Low Density Residential / R-1-12	0.76	2	2			1	1
009040002000	Very Low Density Residential / R-1-12	0.75	2	2			1	1
009040041000	Very Low Density Residential / R-1-12	0.75	2	2			1	1
009040042000	Very Low Density Residential / R-1-12	0.74	2	2			1	1
009040040000	Very Low Density Residential / R-1-12	0.73	2	2			1	1
009040036000	Very Low Density Residential / R-1-12	0.72	2	2			1	1
008410048000	Very Low Density Residential / R-1-12	0.72	2	2			1	1
008410047000	Very Low Density Residential / R-1-12	0.65	2	2			1	1
008410046000	Very Low Density Residential / R-1-12	0.65	2	2			1	1
007160012000	Very Low Density Residential / R-1-12	0.58	2	2			1	1
014400020000	Very Low Density Residential / R-1-12	0.55	2	2			1	1
014400021000	Very Low Density Residential / R-1-12	0.53	2	2			1	1
008410049000	Very Low Density Residential / R-1-12	0.47	2	2			1	1
008410050000	Very Low Density Residential / R-1-12	0.47	2	2			1	1
014400016000	Very Low Density Residential / R-1-12	0.47	2	2			1	1
014400026000	Very Low Density Residential / R-1-12	0.46	2	2			1	1
014400023000	Very Low Density Residential / R-1-12	0.46	2	2			1	1
014400024000	Very Low Density Residential / R-1-12	0.46	2	2			1	1
008410052000	Very Low Density Residential / R-1-12	0.46	2	2			1	1

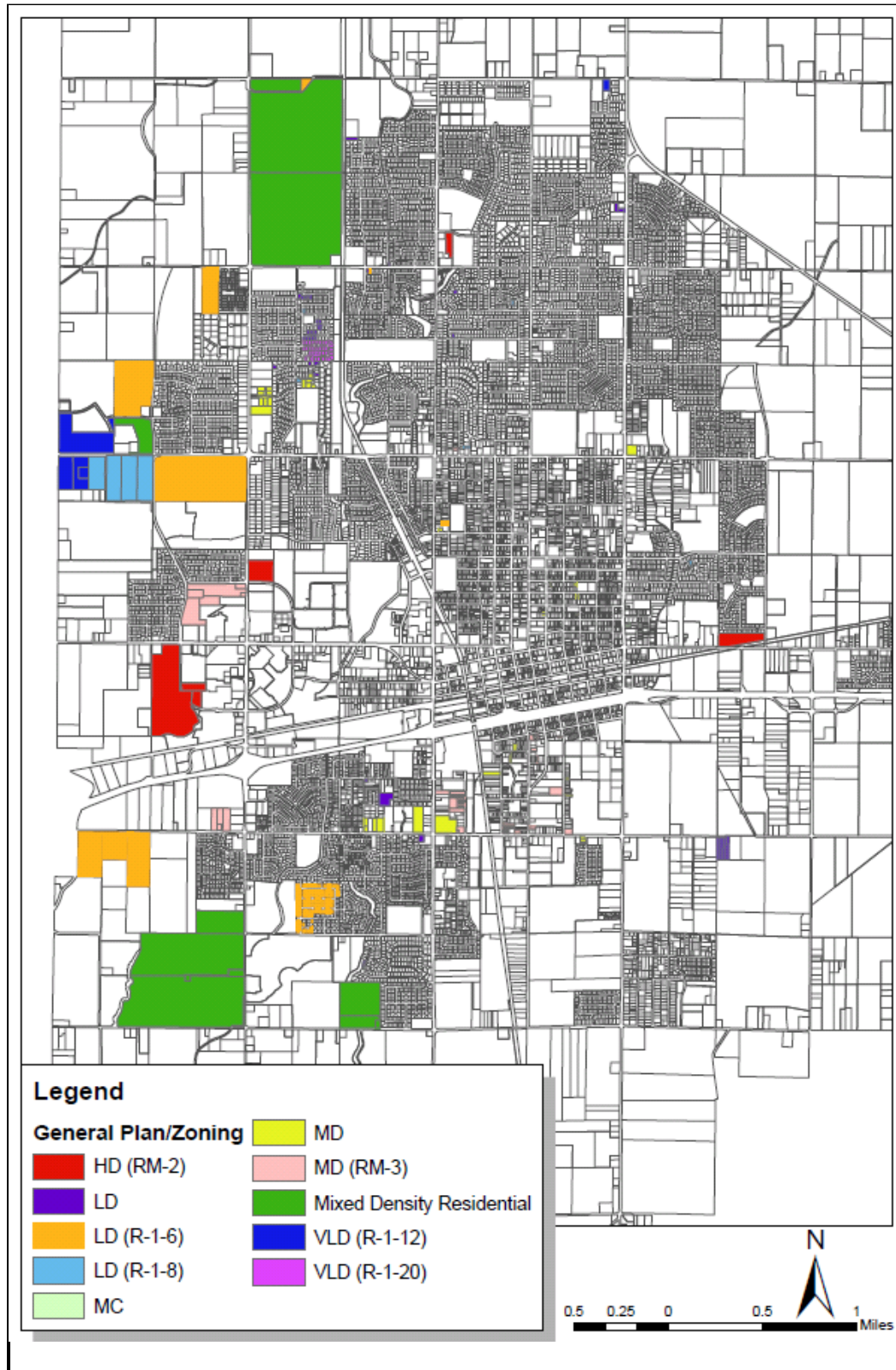
Appendix B

Table B-2c: Residential Land Inventory - City of Hanford

APN	General Plan/ Zoning Designation	Parcel Size (acres)	Max Density (Units/acre)	Realistic Density (Units/acre)	Lower	Mod	Above Mod	Total
008410051000	Very Low Density Residential / R-1-12	0.41	2	2			1	1
007090026000	Very Low Density Residential / R-1-12	0.36	2	2			1	1
014400025000	Very Low Density Residential / R-1-12	0.34	2	2			1	1
014400028000	Very Low Density Residential / R-1-12	0.34	2	2			1	1
Subtotals		24.22					41	41
TOTALS					2,067	3,394	41	5,502

Appendix B

Figure B-1c: Land Inventory Map – City of Hanford



Appendix B

Table B-2d: Residential Land Inventory - City of Lemoore

APN	General Plan / Zoning Designation	Lot size (s.f.)	Acreage	Max Density (units/acre)	Realistic Density (units/acre)	Potential Units			Total
						Lower Income	Moderate Income	Above Moderate Income	
023-020-064-000	Medium Density Multi-Family / RMD	128189.84	2.94	17.4	14	41	-	-	41
023-020-065-000	Medium Density Multi-Family / RMD	88691.33	2.04	17.4	14	28	-	-	28
023-020-066-000	Medium Density Multi-Family / RMD	33227.95	0.76	17.4	14	10	-	-	10
023-020-067-000	Medium Density Multi-Family / RMD	28983.44	0.67	17.4	14	9	-	-	9
023-020-068-000	Medium Density Multi-Family / RMD	30149.86	0.69	17.4	14	9	-	-	9
023-020-090-000	Medium Density Multi-Family / RMD	23957.03	0.55	17.4	14	7	-	-	7
023-020-091-000	Medium Density Multi-Family / RMD	16733.19	0.38	17.4	14	5	-	-	5
023-020-092-000	Medium Density Multi-Family / RMD	16443.23	0.38	17.4	14	5	-	-	5
023-150-020-000	Medium Density Multi-Family / RMD	20461.80	0.47	17.4	14	6	-	-	6
023-150-021-000	Medium Density Multi-Family / RMD	252669.74	5.80	17.4	14	81	-	-	81
023-150-023-000	Medium Density Multi-Family / RMD	18583.05	0.43	17.4	14	5	-	-	5
023-170-010-000	Medium Density Multi-Family / RMD	93519.72	2.15	17.4	14	30	-	-	30
023-170-015-000	Medium Density Multi-Family / RMD	47434.89	1.09	17.4	14	15	-	-	15
023-420-020-000	Medium Density Multi-Family / RMD	218024.22	5.01	17.4	14	70	-	-	70
023-450-007-000	Medium Density Multi-Family / RMD	54058.99	1.24	17.4	14	17	-	-	17
023-460-013-000	Medium Density Multi-Family / RMD	485356.36	11.14	17.4	14	155	-	-	155
023-480-026-000	Medium Density Multi-Family / RMD	131529.86	3.02	17.4	14	42	-	-	42
023-510-002-000	Medium Density Multi-Family / RMD	73221.72	1.68	17.4	14	23	-	-	23
023-510-019-000	Medium Density Multi-Family / RMD	58016.04	1.33	17.4	14	18	-	-	18
023-510-041-000	Medium Density Multi-Family / RMD	385255.21	8.84	17.4	14	123	-	-	123
023-510-042-000	Medium Density Multi-Family / RMD	197298.42	4.53	17.4	14	63	-	-	63
Subtotals			55.14			762	-	-	762
020-011-001-000	Low Medium Density / RLMD	13331.36	0.31	12	9	-	1	1	2
020-012-001-000	Low Medium Density / RLMD	3423.78	0.08	12	9	-	1	-	1
020-012-004-000	Low Medium Density / RLMD	7838.60	0.18	12	9	-	1	-	1
020-012-009-000	Low Medium Density / RLMD	15720.04	0.36	12	9	-	1	1	2
020-013-010-000	Low Medium Density / RLMD	3749.29	0.09	12	9	-	1	-	1
020-013-013-000	Low Medium Density / RLMD	7498.11	0.17	12	9	-	1	-	1
020-022-004-000	Low Medium Density / RLMD	5146.59	0.12	12	9	-	1	-	1
020-022-007-000	Low Medium Density / RLMD	2349.22	0.05	12	9	-	1	-	1
020-031-030-000	Low Medium Density / RLMD	62522.10	1.44	12	9	-	6	6	12
021-100-061-000	Low Medium Density / RLMD	16085.49	0.37	12	9	-	1	1	2

Appendix B

Table B-2d: Residential Land Inventory - City of Lemoore

APN	General Plan / Zoning Designation	Lot size (s.f.)	Acreage	Max Density (units/acre)	Realistic Density (units/acre)	Potential Units			Total
						Lower Income	Moderate Income	Above Moderate Income	
021-100-062-000	Low Medium Density / RLMD	16325.20	0.37	12	9	-	1	1	2
021-360-025-000	Low Medium Density / RLMD	10768.01	0.25	12	9	-	1	1	2
023-020-010-000	Low Medium Density / RLMD	251899.77	5.78	12	9	-	26	26	52
023-020-011-000	Low Medium Density / RLMD	16249.68	0.37	12	9	-	1	1	2
023-020-085-000	Low Medium Density / RLMD	247003.00	5.67	12	9	-	25	25	50
023-130-001-000	Low Medium Density / RLMD	4357.81	0.10	12	9	-	1	-	1
023-130-041-000	Low Medium Density / RLMD	16239.52	0.37	12	9	-	1	1	2
023-140-043-000	Low Medium Density / RLMD	6510.80	0.15	12	9	-	1	-	1
023-150-044-000	Low Medium Density / RLMD	10267.76	0.24	12	9	-	1	1	2
023-150-046-000	Low Medium Density / RLMD	9455.58	0.22	12	9	-	1	-	1
023-150-047-000	Low Medium Density / RLMD	10029.42	0.23	12	9	-	1	1	2
023-320-005-000	Low Medium Density / RLMD	123386.33	2.83	12	9	-	12	12	24
023-480-031-000	Low Medium Density / RLMD	670098.47	15.38	12	9	-	69	69	138
023-480-034-000	Low Medium Density / RLMD	411315.46	9.44	12	9	-	42	42	84
023-480-035-000	Low Medium Density / RLMD	139000.78	3.19	12	9	-	14	14	28
023-480-036-000	Low Medium Density / RLMD	337861.21	7.76	12	9	-	34	34	68
023-510-038-000	Low Medium Density / RLMD	440852.26	10.12	12	9	-	45	45	90
023-510-039-000	Low Medium Density / RLMD	696551.31	15.99	12	9	-	71	71	142
023-510-040-000	Low Medium Density / RLMD	205050.25	4.71	12	9	-	21	21	42
023-590-012-000	Low Medium Density / RLMD	10445.96	0.24	12	9	-	1	1	2
023-590-013-000	Low Medium Density / RLMD	9929.57	0.23	12	9	-	1	1	2
023-590-014-000	Low Medium Density / RLMD	10659.66	0.24	12	9	-	1	1	2
023-590-015-000	Low Medium Density / RLMD	11239.23	0.26	12	9	-	1	1	2
023-590-016-000	Low Medium Density / RLMD	11717.45	0.27	12	9	-	1	1	2
023-590-017-000	Low Medium Density / RLMD	12116.64	0.28	12	9	-	1	1	2
023-590-018-000	Low Medium Density / RLMD	12810.74	0.29	12	9	-	1	1	2
023-590-019-000	Low Medium Density / RLMD	13242.75	0.30	12	9	-	1	1	2
023-590-020-000	Low Medium Density / RLMD	13781.61	0.32	12	9	-	1	1	2
024-390-001-000	Low Medium Density / RLMD	4890.22	0.11	12	9	-	1	-	1
024-390-002-000	Low Medium Density / RLMD	2338.80	0.05	12	9	-	1	-	1
024-390-003-000	Low Medium Density / RLMD	2342.81	0.05	12	9	-	1	-	1
024-390-004-000	Low Medium Density / RLMD	3916.14	0.09	12	9	-	1	-	1

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Table B-2d: Residential Land Inventory - City of Lemoore

APN	General Plan / Zoning Designation	Lot size (s.f.)	Acreage	Max Density (units/acre)	Realistic Density (units/acre)	Potential Units			Total
						Lower Income	Moderate Income	Above Moderate Income	
024-390-005-000	Low Medium Density / RLMD	3616.19	0.08	12	9	-	1	-	1
024-390-006-000	Low Medium Density / RLMD	2357.74	0.05	12	9	-	1	-	1
024-390-007-000	Low Medium Density / RLMD	2322.16	0.05	12	9	-	1	-	1
024-390-008-000	Low Medium Density / RLMD	3898.01	0.09	12	9	-	1	-	1
024-390-009-000	Low Medium Density / RLMD	4050.73	0.09	12	9	-	1	-	1
024-390-010-000	Low Medium Density / RLMD	2711.51	0.06	12	9	-	1	-	1
024-390-011-000	Low Medium Density / RLMD	2444.80	0.06	12	9	-	1	-	1
024-390-012-000	Low Medium Density / RLMD	4053.89	0.09	12	9	-	1	-	1
024-390-013-000	Low Medium Density / RLMD	4862.08	0.11	12	9	-	1	-	1
024-390-014-000	Low Medium Density / RLMD	3116.12	0.07	12	9	-	1	-	1
024-390-015-000	Low Medium Density / RLMD	2821.95	0.06	12	9	-	1	-	1
024-390-016-000	Low Medium Density / RLMD	4658.57	0.11	12	9	-	1	-	1
024-390-017-000	Low Medium Density / RLMD	3109.17	0.07	12	9	-	1	-	1
024-390-018-000	Low Medium Density / RLMD	2801.11	0.06	12	9	-	1	-	1
024-390-019-000	Low Medium Density / RLMD	4020.32	0.09	12	9	-	1	-	1
024-390-020-000	Low Medium Density / RLMD	4258.04	0.10	12	9	-	1	-	1
024-390-021-000	Low Medium Density / RLMD	2449.74	0.06	12	9	-	1	-	1
024-390-022-000	Low Medium Density / RLMD	2523.83	0.06	12	9	-	1	-	1
024-390-023-000	Low Medium Density / RLMD	3943.40	0.09	12	9	-	1	-	1
024-390-024-000	Low Medium Density / RLMD	4269.60	0.10	12	9	-	1	-	1
024-390-025-000	Low Medium Density / RLMD	2498.88	0.06	12	9	-	1	-	1
024-390-026-000	Low Medium Density / RLMD	2539.36	0.06	12	9	-	1	-	1
024-390-027-000	Low Medium Density / RLMD	4227.84	0.10	12	9	-	1	-	1
024-390-028-000	Low Medium Density / RLMD	4989.80	0.11	12	9	-	1	-	1
024-390-029-000	Low Medium Density / RLMD	2910.14	0.07	12	9	-	1	-	1
024-390-030-000	Low Medium Density / RLMD	2847.94	0.07	12	9	-	1	-	1
024-390-031-000	Low Medium Density / RLMD	4792.96	0.11	12	9	-	1	-	1
024-390-032-000	Low Medium Density / RLMD	4757.97	0.11	12	9	-	1	-	1
024-390-033-000	Low Medium Density / RLMD	2487.27	0.06	12	9	-	1	-	1
024-390-034-000	Low Medium Density / RLMD	2545.65	0.06	12	9	-	1	-	1
024-390-035-000	Low Medium Density / RLMD	5375.00	0.12	12	9	-	1	-	1
024-390-036-000	Low Medium Density / RLMD	2967.33	0.07	12	9	-	1	-	1

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Table B-2d: Residential Land Inventory - City of Lemoore

APN	General Plan / Zoning Designation	Lot size (s.f.)	Acreage	Max Density (units/acre)	Realistic Density (units/acre)	Potential Units			Total
						Lower Income	Moderate Income	Above Moderate Income	
024-390-037-000	Low Medium Density / RLMD	2113.37	0.05	12	9	-	1	-	1
024-390-038-000	Low Medium Density / RLMD	2146.31	0.05	12	9	-	1	-	1
024-390-039-000	Low Medium Density / RLMD	2143.88	0.05	12	9	-	1	-	1
024-390-040-000	Low Medium Density / RLMD	2152.27	0.05	12	9	-	1	-	1
024-390-041-000	Low Medium Density / RLMD	2006.49	0.05	12	9	-	1	-	1
024-390-042-000	Low Medium Density / RLMD	4349.65	0.10	12	9	-	1	-	1
Subtotals			91.98			-	434	383	817
020-113-048-000	Low Medium Density / RN	7153.15	0.16	12	9	-	1	-	1
020-122-031-000	Low Medium Density / RN	14558.42	0.33	12	9	-	1	1	2
020-122-037-000	Low Medium Density / RN	4193.32	0.10	12	9	-	1	-	1
020-172-056-000	Low Medium Density / RN	37271.53	0.86	12	9	-	3	3	6
020-183-001-000	Low Medium Density / RN	9702.23	0.22	12	9	-	1	1	2
020-184-007-000	Low Medium Density / RN	9908.16	0.23	12	9	-	1	1	2
020-184-008-000	Low Medium Density / RN	9962.73	0.23	12	9	-	1	1	2
020-184-017-000	Low Medium Density / RN	3965.23	0.09	12	9	-	1	-	1
020-191-009-000	Low Medium Density / RN	8732.01	0.20	12	9	-	1	-	1
020-191-030-000	Low Medium Density / RN	16806.25	0.39	12	9	-	1	1	2
020-192-019-000	Low Medium Density / RN	13376.71	0.31	12	9	-	1	1	2
020-192-035-000	Low Medium Density / RN	6462.19	0.15	12	9	-	1	-	1
023-130-014-000	Low Medium Density / RN	60849.70	1.40	12	9	-	6	6	12
023-130-015-000	Low Medium Density / RN	30059.51	0.69	12	9	-	3	3	6
023-130-016-000	Low Medium Density / RN	50045.78	1.15	12	9	-	5	5	10
Subtotals			6.50			-	28	23	51
020-014-004-000	Low Density / RLD	5260.87	0.12	7	4.5	-	1	-	1
020-014-009-000	Low Density / RLD	11249.67	0.26	7	4.5	-	1	-	1
020-021-008-000	Low Density / RLD	3759.57	0.09	7	4.5	-	1	-	1
021-100-003-000	Low Density / RLD	32133.18	0.74	7	4.5	-	1	1	2
021-110-008-000	Low Density / RLD	9083.68	0.21	7	4.5	-	1	-	1
021-110-009-000	Low Density / RLD	9828.78	0.23	7	4.5	-	1	-	1
021-250-033-000	Low Density / RLD	8764.76	0.20	7	4.5	-	1	-	1
021-260-004-000	Low Density / RLD	8131.20	0.19	7	4.5	-	1	-	1
021-260-006-000	Low Density / RLD	6382.99	0.15	7	4.5	-	1	-	1

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Table B-2d: Residential Land Inventory - City of Lemoore

APN	General Plan / Zoning Designation	Lot size (s.f.)	Acreage	Max Density (units/acre)	Realistic Density (units/acre)	Potential Units			Total
						Lower Income	Moderate Income	Above Moderate Income	
021-260-007-000	Low Density / RLD	6867.81	0.16	7	4.5	-	1	-	1
021-260-008-000	Low Density / RLD	6990.17	0.16	7	4.5	-	1	-	1
021-260-009-000	Low Density / RLD	7258.16	0.17	7	4.5	-	1	-	1
021-260-010-000	Low Density / RLD	8942.18	0.21	7	4.5	-	1	-	1
021-260-011-000	Low Density / RLD	7049.25	0.16	7	4.5	-	1	-	1
021-260-012-000	Low Density / RLD	6598.21	0.15	7	4.5	-	1	-	1
021-260-013-000	Low Density / RLD	7005.17	0.16	7	4.5	-	1	-	1
021-260-014-000	Low Density / RLD	6579.56	0.15	7	4.5	-	1	-	1
021-260-015-000	Low Density / RLD	6471.18	0.15	7	4.5	-	1	-	1
021-260-016-000	Low Density / RLD	6470.69	0.15	7	4.5	-	1	-	1
021-260-017-000	Low Density / RLD	6471.58	0.15	7	4.5	-	1	-	1
021-260-018-000	Low Density / RLD	6736.33	0.15	7	4.5	-	1	-	1
021-260-019-000	Low Density / RLD	7035.19	0.16	7	4.5	-	1	-	1
021-260-020-000	Low Density / RLD	7008.53	0.16	7	4.5	-	1	-	1
021-260-021-000	Low Density / RLD	6978.95	0.16	7	4.5	-	1	-	1
021-260-022-000	Low Density / RLD	7013.61	0.16	7	4.5	-	1	-	1
021-260-024-000	Low Density / RLD	7119.43	0.16	7	4.5	-	1	-	1
021-260-025-000	Low Density / RLD	7098.31	0.16	7	4.5	-	1	-	1
021-260-026-000	Low Density / RLD	7000.40	0.16	7	4.5	-	1	-	1
021-260-027-000	Low Density / RLD	6996.18	0.16	7	4.5	-	1	-	1
021-260-028-000	Low Density / RLD	6991.23	0.16	7	4.5	-	1	-	1
021-260-029-000	Low Density / RLD	7001.28	0.16	7	4.5	-	1	-	1
021-260-030-000	Low Density / RLD	6993.91	0.16	7	4.5	-	1	-	1
021-260-031-000	Low Density / RLD	7802.49	0.18	7	4.5	-	1	-	1
021-260-032-000	Low Density / RLD	7537.73	0.17	7	4.5	-	1	-	1
021-260-033-000	Low Density / RLD	6424.28	0.15	7	4.5	-	1	-	1
021-260-034-000	Low Density / RLD	6478.37	0.15	7	4.5	-	1	-	1
021-260-035-000	Low Density / RLD	6459.17	0.15	7	4.5	-	1	-	1
021-260-036-000	Low Density / RLD	6962.53	0.16	7	4.5	-	1	-	1
021-260-037-000	Low Density / RLD	6910.29	0.16	7	4.5	-	1	-	1
021-260-038-000	Low Density / RLD	6451.51	0.15	7	4.5	-	1	-	1
021-260-039-000	Low Density / RLD	6464.60	0.15	7	4.5	-	1	-	1

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Table B-2d: Residential Land Inventory - City of Lemoore

APN	General Plan / Zoning Designation	Lot size (s.f.)	Acreage	Max Density (units/acre)	Realistic Density (units/acre)	Potential Units			Total
						Lower Income	Moderate Income	Above Moderate Income	
021-260-040-000	Low Density / RLD	6463.37	0.15	7	4.5	-	1	-	1
021-260-041-000	Low Density / RLD	6447.65	0.15	7	4.5	-	1	-	1
021-260-042-000	Low Density / RLD	7353.12	0.17	7	4.5	-	1	-	1
021-260-043-000	Low Density / RLD	491132.63	11.27	7	4.5	-	25	25	50
021-360-067-000	Low Density / RLD	5317.97	0.12	7	4.5	-	1	-	1
021-430-026-000	Low Density / RLD	7545.98	0.17	7	4.5	-	1	-	1
021-460-012-000	Low Density / RLD	43827.73	1.01	7	4.5	-	2	2	4
021-610-042-000	Low Density / RLD	7321.11	0.17	7	4.5	-	1	-	1
021-620-005-000	Low Density / RLD	88933.86	2.04	7	4.5	-	4	4	8
021-620-007-000	Low Density / RLD	38737.15	0.89	7	4.5	-	2	2	4
021-620-012-000	Low Density / RLD	56991.50	1.31	7	4.5	-	2	2	4
021-620-013-000	Low Density / RLD	10955.57	0.25	7	4.5	-	1	-	1
021-800-038-000	Low Density / RLD	7886.89	0.18	7	4.5	-	1	-	1
021-800-048-000	Low Density / RLD	7775.79	0.18	7	4.5	-	1	-	1
021-800-049-000	Low Density / RLD	8456.63	0.19	7	4.5	-	1	-	1
021-810-005-000	Low Density / RLD	9979.24	0.23	7	4.5	-	1	-	1
021-810-013-000	Low Density / RLD	8810.44	0.20	7	4.5	-	1	-	1
021-820-018-000	Low Density / RLD	13979.79	0.32	7	4.5	-	1	-	1
023-010-013-000	Low Density / RLD	95904.08	2.20	7	4.5	-	4	4	8
023-010-014-000	Low Density / RLD	35912.97	0.82	7	4.5	-	1	1	2
023-010-015-000	Low Density / RLD	104148.66	2.39	7	4.5	-	5	5	10
023-010-016-000	Low Density / RLD	20958.40	0.48	7	4.5	-	1	1	2
023-020-010-000	Low Density / RLD	289613.83	6.65	7	4.5	-	14	14	28
023-020-062-000	Low Density / RLD	8287.13	0.19	7	4.5	-	1	-	1
023-040-057-000	Low Density / RLD	227628.45	5.23	7	4.5	-	11	11	22
023-040-058-000	Low Density / RLD	1906530.80	43.77	7	4.5	-	98	98	196
023-070-012-000	Low Density / RLD	8629.74	0.20	7	4.5	-	1	-	1
023-070-013-000	Low Density / RLD	8156.94	0.19	7	4.5	-	1	-	1
023-070-014-000	Low Density / RLD	8812.93	0.20	7	4.5	-	1	-	1
023-130-016-000	Low Density / RLD	74102.95	1.70	7	4.5	-	3	3	6
023-130-030-000	Low Density / RLD	165441.73	3.80	7	4.5	-	8	8	16
023-130-038-000	Low Density / RLD	239010.22	5.49	7	4.5	-	12	12	24

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Table B-2d: Residential Land Inventory - City of Lemoore

APN	General Plan / Zoning Designation	Lot size (s.f.)	Acreage	Max Density (units/acre)	Realistic Density (units/acre)	Potential Units			Total
						Lower Income	Moderate Income	Above Moderate Income	
023-150-006-000	Low Density / RLD	37437.76	0.86	7	4.5	-	1	1	2
023-150-009-000	Low Density / RLD	108818.46	2.50	7	4.5	-	5	5	10
023-150-024-000	Low Density / RLD	197670.77	4.54	7	4.5	-	10	10	20
023-150-029-000	Low Density / RLD	21072.33	0.48	7	4.5	-	1	1	2
023-150-033-000	Low Density / RLD	9861.68	0.23	7	4.5	-	1	-	1
023-150-037-000	Low Density / RLD	77235.47	1.77	7	4.5	-	3	3	6
023-150-049-000	Low Density / RLD	40980.05	0.94	7	4.5	-	2	2	4
023-150-055-000	Low Density / RLD	43901.74	1.01	7	4.5	-	2	2	4
023-170-001-000	Low Density / RLD	379814.53	8.72	7	4.5	-	19	19	38
023-170-002-000	Low Density / RLD	80185.47	1.84	7	4.5	-	4	4	8
023-170-003-000	Low Density / RLD	134035.59	3.08	7	4.5	-	6	6	12
023-170-004-000	Low Density / RLD	100625.39	2.31	7	4.5	-	5	5	10
023-170-009-000	Low Density / RLD	39934.81	0.92	7	4.5	-	2	2	4
023-170-010-000	Low Density / RLD	102184.81	2.35	7	4.5	-	5	5	10
023-170-013-000	Low Density / RLD	380436.54	8.73	7	4.5	-	19	19	38
023-170-015-000	Low Density / RLD	12193.34	0.28	7	4.5	-	1	-	1
023-180-020-000	Low Density / RLD	8031.78	0.18	7	4.5	-	1	-	1
023-360-008-000	Low Density / RLD	8714.64	0.20	7	4.5	-	1	-	1
023-360-009-000	Low Density / RLD	8557.93	0.20	7	4.5	-	1	-	1
023-360-010-000	Low Density / RLD	8016.51	0.18	7	4.5	-	1	-	1
023-360-011-000	Low Density / RLD	8648.57	0.20	7	4.5	-	1	-	1
023-360-015-000	Low Density / RLD	7357.61	0.17	7	4.5	-	1	-	1
023-360-017-000	Low Density / RLD	7659.91	0.18	7	4.5	-	1	-	1
023-360-018-000	Low Density / RLD	7611.23	0.17	7	4.5	-	1	-	1
023-360-019-000	Low Density / RLD	8465.77	0.19	7	4.5	-	1	-	1
023-360-023-000	Low Density / RLD	8329.72	0.19	7	4.5	-	1	-	1
023-360-025-000	Low Density / RLD	9448.97	0.22	7	4.5	-	1	-	1
023-360-027-000	Low Density / RLD	10668.24	0.24	7	4.5	-	1	-	1
023-360-029-000	Low Density / RLD	9077.58	0.21	7	4.5	-	1	-	1
023-360-030-000	Low Density / RLD	9874.83	0.23	7	4.5	-	1	-	1
023-360-031-000	Low Density / RLD	9207.58	0.21	7	4.5	-	1	-	1
023-360-032-000	Low Density / RLD	9198.10	0.21	7	4.5	-	1	-	1

Appendix B

Table B-2d: Residential Land Inventory - City of Lemoore

APN	General Plan / Zoning Designation	Lot size (s.f.)	Acreage	Max Density (units/acre)	Realistic Density (units/acre)	Potential Units			Total
						Lower Income	Moderate Income	Above Moderate Income	
023-360-033-000	Low Density / RLD	9818.37	0.23	7	4.5	-	1	-	1
023-360-034-000	Low Density / RLD	8399.38	0.19	7	4.5	-	1	-	1
023-360-035-000	Low Density / RLD	9039.35	0.21	7	4.5	-	1	-	1
023-360-036-000	Low Density / RLD	8473.88	0.19	7	4.5	-	1	-	1
023-360-051-000	Low Density / RLD	8937.86	0.21	7	4.5	-	1	-	1
023-360-053-000	Low Density / RLD	9419.37	0.22	7	4.5	-	1	-	1
023-360-055-000	Low Density / RLD	8204.63	0.19	7	4.5	-	1	-	1
023-360-067-000	Low Density / RLD	9256.52	0.21	7	4.5	-	1	-	1
023-360-070-000	Low Density / RLD	9915.51	0.23	7	4.5	-	1	-	1
023-360-071-000	Low Density / RLD	10263.70	0.24	7	4.5	-	1	-	1
023-360-073-000	Low Density / RLD	8830.52	0.20	7	4.5	-	1	-	1
023-360-074-000	Low Density / RLD	9857.19	0.23	7	4.5	-	1	-	1
023-360-082-000	Low Density / RLD	10137.50	0.23	7	4.5	-	1	-	1
023-390-060-000	Low Density / RLD	7125.78	0.16	7	4.5	-	1	-	1
023-390-061-000	Low Density / RLD	6128.43	0.14	7	4.5	-	1	-	1
023-390-062-000	Low Density / RLD	6461.42	0.15	7	4.5	-	1	-	1
023-390-063-000	Low Density / RLD	6889.15	0.16	7	4.5	-	1	-	1
023-390-064-000	Low Density / RLD	6511.73	0.15	7	4.5	-	1	-	1
023-390-065-000	Low Density / RLD	7038.09	0.16	7	4.5	-	1	-	1
023-390-066-000	Low Density / RLD	6537.95	0.15	7	4.5	-	1	-	1
023-390-067-000	Low Density / RLD	9809.57	0.23	7	4.5	-	1	-	1
023-390-068-000	Low Density / RLD	7080.48	0.16	7	4.5	-	1	-	1
023-390-069-000	Low Density / RLD	7459.66	0.17	7	4.5	-	1	-	1
023-390-070-000	Low Density / RLD	7634.74	0.18	7	4.5	-	1	-	1
023-390-071-000	Low Density / RLD	7614.34	0.17	7	4.5	-	1	-	1
023-390-072-000	Low Density / RLD	7595.92	0.17	7	4.5	-	1	-	1
023-390-073-000	Low Density / RLD	10161.75	0.23	7	4.5	-	1	-	1
023-390-074-000	Low Density / RLD	9865.28	0.23	7	4.5	-	1	-	1
023-390-075-000	Low Density / RLD	9791.35	0.22	7	4.5	-	1	-	1
023-390-076-000	Low Density / RLD	7811.04	0.18	7	4.5	-	1	-	1
023-390-077-000	Low Density / RLD	6935.34	0.16	7	4.5	-	1	-	1
023-390-078-000	Low Density / RLD	11296.23	0.26	7	4.5	-	1	-	1

Appendix B

Table B-2d: Residential Land Inventory - City of Lemoore

APN	General Plan / Zoning Designation	Lot size (s.f.)	Acreage	Max Density (units/acre)	Realistic Density (units/acre)	Potential Units			Total
						Lower Income	Moderate Income	Above Moderate Income	
023-390-079-000	Low Density / RLD	11512.90	0.26	7	4.5	-	1	-	1
023-390-080-000	Low Density / RLD	11285.70	0.26	7	4.5	-	1	-	1
023-390-081-000	Low Density / RLD	8542.64	0.20	7	4.5	-	1	-	1
023-390-082-000	Low Density / RLD	8700.02	0.20	7	4.5	-	1	-	1
023-480-006-000	Low Density / RLD	973999.08	22.36	7	4.5	-	50	50	100
023-480-031-000	Low Density / RLD	252170.27	5.79	7	4.5	-	13	13	26
023-480-037-000	Low Density / RLD	234693.24	5.39	7	4.5	-	12	12	24
023-480-038-000	Low Density / RLD	481378.64	11.05	7	4.5	-	24	24	48
023-510-002-000	Low Density / RLD	1294846.78	29.73	7	4.5	-	66	66	132
023-510-038-000	Low Density / RLD	1305432.14	29.97	7	4.5	-	67	67	134
023-510-040-000	Low Density / RLD	1024816.26	23.53	7	4.5	-	52	52	104
023-530-013-000	Low Density / RLD	10480.10	0.24	7	4.5	-	1	-	1
023-530-014-000	Low Density / RLD	7960.58	0.18	7	4.5	-	1	-	1
024-052-098-000	Low Density / RLD	582755.22	13.38	7	4.5	-	30	30	60
024-340-006-000	Low Density / RLD	4758.11	0.11	7	4.5	-	1	-	1
024-340-040-000	Low Density / RLD	4957.89	0.11	7	4.5	-	1	-	1
024-340-041-000	Low Density / RLD	4633.23	0.11	7	4.5	-	1	-	1
024-340-047-000	Low Density / RLD	5115.01	0.12	7	4.5	-	1	-	1
024-360-015-000	Low Density / RLD	7687.48	0.18	7	4.5	-	1	-	1
024-360-016-000	Low Density / RLD	10250.19	0.24	7	4.5	-	1	-	1
024-360-022-000	Low Density / RLD	10995.84	0.25	7	4.5	-	1	-	1
024-360-023-000	Low Density / RLD	3877.93	0.09	7	4.5	-	1	-	1
024-380-008-000	Low Density / RLD	12367.66	0.28	7	4.5	-	1	-	1
024-380-013-000	Low Density / RLD	7172.24	0.16	7	4.5	-	1	-	1
024-380-014-000	Low Density / RLD	7707.52	0.18	7	4.5	-	1	-	1
024-380-015-000	Low Density / RLD	7395.84	0.17	7	4.5	-	1	-	1
024-380-017-000	Low Density / RLD	9875.20	0.23	7	4.5	-	1	-	1
024-380-018-000	Low Density / RLD	7161.08	0.16	7	4.5	-	1	-	1
024-380-019-000	Low Density / RLD	12042.13	0.28	7	4.5	-	1	-	1
Subtotals			294.72			-	719	591	1,310
020-025-001-000	Low Density / RN	2553.73	0.06	7	4.5	-	-	1	1
020-025-021-000	Low Density / RN	9317.67	0.21	7	4.5	-	-	1	1

Appendix B

Table B-2d: Residential Land Inventory - City of Lemoore

APN	General Plan / Zoning Designation	Lot size (s.f.)	Acreage	Max Density (units/acre)	Realistic Density (units/acre)	Potential Units			Total
						Lower Income	Moderate Income	Above Moderate Income	
020-025-022-000	Low Density / RN	9457.49	0.22	7	4.5	-	-	1	1
020-031-014-000	Low Density / RN	8214.11	0.19	7	4.5	-	-	1	1
020-113-034-000	Low Density / RN	14933.02	0.34	7	4.5	-	-	1	1
020-113-035-000	Low Density / RN	28348.56	0.65	7	4.5	-	-	2	2
020-113-038-000	Low Density / RN	9201.56	0.21	7	4.5	-	-	1	1
020-122-011-000	Low Density / RN	14631.42	0.34	7	4.5	-	-	1	1
020-122-042-000	Low Density / RN	8242.55	0.19	7	4.5	-	-	1	1
020-132-016-000	Low Density / RN	4963.92	0.11	7	4.5	-	-	1	1
020-142-009-000	Low Density / RN	9350.46	0.21	7	4.5	-	-	1	1
023-020-055-000	Low Density / RN	21017.00	0.48	7	4.5	-	-	1	1
Subtotals			3.22			-	-	13	13
023-080-007-000	Very Low Density / RVL	60738.19	1.39	3	2.5	-	-	3	3
023-100-002-000	Very Low Density / RVL	33243.95	0.76	3	2.5	-	-	1	1
023-150-002-000	Very Low Density / RVL	247256.70	5.68	3	2.5	-	-	14	14
023-150-003-000	Very Low Density / RVL	210642.85	4.84	3	2.5	-	-	12	12
023-150-041-000	Very Low Density / RVL	304127.04	6.98	3	2.5	-	-	17	17
023-150-042-000	Very Low Density / RVL	5564.11	0.13	3	2.5	-	-	-	-
023-510-037-000	Very Low Density / RVL	1117150.08	25.65	3	2.5	-	-	64	64
Subtotals			45.43			-	-	111	111
021-240-040-000	Mixed-Use / MU	109961.31	2.52	20	9	22	-	-	22
021-330-003-000	Mixed-Use / MU	536870.77	12.32	20	9	110	-	-	110
021-340-008-000	Mixed-Use / MU	31743.81	0.73	20	9	6	-	-	6
021-350-003-000	Mixed-Use / MU	210716.77	4.84	20	9	43	-	-	43
021-660-031-000	Mixed-Use / MU	347450.91	7.98	20	9	71	-	-	71
023-020-030-000	Mixed-Use / MU	42796.61	0.98	20	9	8	-	-	8
023-020-037-000	Mixed-Use / MU	144691.73	3.32	20	9	29	-	-	29
023-020-069-000	Mixed-Use / MU	68565.84	1.57	20	9	14	-	-	14
023-020-071-000	Mixed-Use / MU	122797.96	2.82	20	9	25	-	-	25
023-020-072-000	Mixed-Use / MU	25169.16	0.58	20	9	5	-	-	5
023-020-073-000	Mixed-Use / MU	153313.34	3.52	20	9	31	-	-	31
023-170-014-000	Mixed-Use / MU	12169.09	0.28	20	9	2	-	-	2
023-310-012-000	Mixed-Use / MU	839171.64	19.26	20	9	173	-	-	173

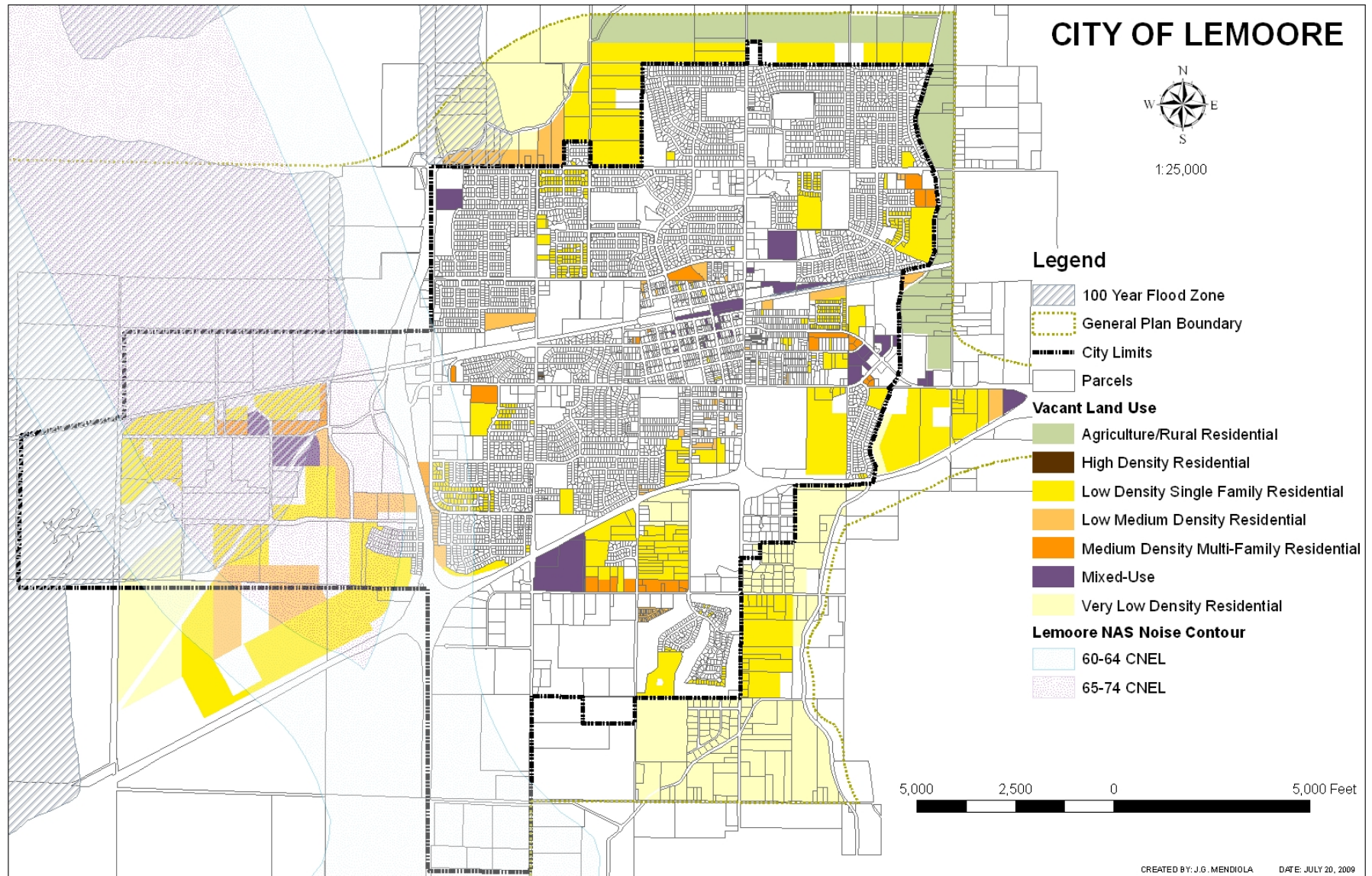
Appendix B

Table B-2d: Residential Land Inventory - City of Lemoore

APN	General Plan / Zoning Designation	Lot size (s.f.)	Acreage	Max Density (units/acre)	Realistic Density (units/acre)	Potential Units			Total
						Lower Income	Moderate Income	Above Moderate Income	
023-510-002-000	Mixed-Use / MU	92919.41	2.13	20	9	19	-	-	19
023-510-040-000	Mixed-Use / MU	558840.16	12.83	20	9	115	-	-	115
023-510-042-000	Mixed-Use / MU	194458.12	4.46	20	9	40	-	-	40
Subtotals			80.16			713	-	-	713
020-041-003-000	Mixed-Use / DMX-1	36783.86	0.84	20	14	11	-	-	11
020-042-011-000	Mixed-Use / DMX-1	11384.90	0.26	20	14	3	-	-	3
020-042-018-000	Mixed-Use / DMX-1	7250.20	0.17	20	14	2	-	-	2
020-053-003-000	Mixed-Use / DMX-1	7580.05	0.17	20	14	2	-	-	2
020-053-006-000	Mixed-Use / DMX-1	7465.54	0.17	20	14	2	-	-	2
020-053-015-000	Mixed-Use / DMX-1	11366.80	0.26	20	14	3	-	-	3
020-062-008-000	Mixed-Use / DMX-1	7528.14	0.17	20	14	2	-	-	2
020-082-016-000	Mixed-Use / DMX-1	5139.61	0.12	20	14	1	-	-	1
020-092-004-000	Mixed-Use / DMX-1	6932.39	0.16	20	14	2	-	-	2
020-092-019-000	Mixed-Use / DMX-1	3754.58	0.09	20	14	1	-	-	1
020-092-027-000	Mixed-Use / DMX-1	5949.50	0.14	20	14	1	-	-	1
020-101-001-000	Mixed-Use / DMX-1	11356.62	0.26	20	14	3	-	-	3
020-101-006-000	Mixed-Use / DMX-1	7354.81	0.17	20	14	2	-	-	2
Subtotals			2.98			35	-	-	35
020-041-003-000	Mixed-Use / DMX-2	35303.13	0.81	12 - 17	14	11	-	-	11
020-042-020-000	Mixed-Use / DMX-2	4308.27	0.10	12 - 17	14	1	-	-	1
020-043-009-000	Mixed-Use / DMX-2	3306.13	0.08	12 - 17	14	1	-	-	1
Subtotals			0.99			13	-	-	13
TOTALS						1,523	1,181	1,121	3,825

Appendix B

Figure B-1d: Land Inventory Map – City of Lemoore



Appendix B

Table B-2e: Residential Land Inventory – Unincorporated Kings County

APN	General Plan / Zoning Designation	Lot size (s.f.)	Acreage	Max Density (Units/acre)	Realistic Density (Units/acre)	Potential Units			
						Lower Income	Moderate Income	Above Moderate Income	Total
011-440-010*	Very High Density / RM-1.5		3.27	29	20	65			65
017-070-054	High Density / RM-2		0.5	24	15	8			8
017-310-009**	High Density / RM-2		4.51	24	15	68			68
042-142-009	High Density / RM-2		1.49	24	15	22			22
018-075-002-000	High Density / RM-2	3585.31	0.1	24	15	1	-	-	1
018-070-002-000	High Density / RM-2	22537.52	0.5	24	15	7	-	-	7
018-077-002-000	High Density / RM-2	6520.29	0.1	24	15	2	-	-	2
018-075-005-000	High Density / RM-2	39013.45	0.9	24	15	13	-	-	13
016-140-065-000	High Density / RM-2	66764.26	1.5	24	15	22	-	-	22
042-135-011-000	High Density / RM-2	5143.01	0.1	24	15	1	-	-	1
042-142-014-000	High Density / RM-2	50606.67	1.2	24	15	17	-	-	17
042-112-009-000	High Density / RM-2	20667.76	0.5	24	15	7	-	-	7
042-134-014-000	High Density / RM-2	2312.98	0.1	24	15	1	-	-	1
042-149-008-000	High Density / RM-2	54446.81	1.2	24	15	18	-	-	18
042-112-005-000	High Density / RM-2	4897.65	0.1	24	15	1	-	-	1
026-162-004-000	High Density / RM-2	118970.51	2.7	24	15	40	-	-	40
026-161-002-000	High Density / RM-2	139395.69	3.2	24	15	48	-	-	48
Subtotals			23.0			354	-	-	354
018-083-001-000	Medium High Density / RM-3	5341.79	0.1	11	9		1	-	1
018-082-004-000	Medium High Density / RM-3	8865.91	0.2	11	9		1	-	1
017-100-025-000	Medium High Density / RM-3	726504.64	16.7	11	9		150	-	150
011-440-027-000	Medium High Density / RM-3	64496.87	1.5	11	9		13	-	13
011-380-031-000	Medium High Density / RM-3	40595.9	0.9	11	9		8	-	8
011-380-027-000	Medium High Density / RM-3	15333.67	0.4	11	9		3	-	3
042-115-022-000	Medium High Density / RM-3	2730.85	0.1	11	9		1	-	1
042-145-016-000	Medium High Density / RM-3	4135.3	0.1	11	9		1	-	1
042-145-012-000	Medium High Density / RM-3	12913.3	0.3	11	9		2	-	2
042-115-013-000	Medium High Density / RM-3	8778.44	0.2	11	9		1	-	1
026-120-039-000	Medium High Density / RM-3	195764.98	4.5	11	9		40	-	40
026-131-044-000	Medium High Density / RM-3	185863.09	4.3	11	9		38	-	38
026-131-034-000	Medium High Density / RM-3	29921.8	0.7	11	9		6	-	6
026-161-020-000	Medium High Density / RM-3	5382.65	0.1	11	9		1	-	1

Appendix B

Table B-2e: Residential Land Inventory – Unincorporated Kings County

APN	General Plan / Zoning Designation	Lot size (s.f.)	Acreage	Max Density (Units/acre)	Realistic Density (Units/acre)	Potential Units			
						Lower Income	Moderate Income	Above Moderate Income	Total
026-161-019-000	Medium High Density / RM-3	13338.17	0.3	11	9		2	-	2
026-161-018-000	Medium High Density / RM-3	17724.35	0.4	11	9		3	-	3
026-161-017-000	Medium High Density / RM-3	17263.79	0.4	11	9		3	-	3
026-120-043-000	Medium High Density / RM-3	319739.02	7.3	11	9		66	-	66
026-120-042-000	Medium High Density / RM-3	15696.25	0.4	11	9		3	-	3
Subtotals			38.8				343	-	343
018-270-006-000	Medium Density / R-1-6	13221.69	0.3	7	7	-	1	1	2
018-270-057-000	Medium Density / R-1-6	705533.57	16.2	7	7	-	56	56	112
018-490-044-000	Medium Density / R-1-6	556309.21	12.8	7	7	-	44	44	88
018-041-029-000	Medium Density / R-1-6	18689.15	0.4	7	7	-	1	1	2
018-073-012-000	Medium Density / R-1-6	3297.42	0.1	7	7	-	1	-	1
018-074-015-000	Medium Density / R-1-6	5676.64	0.1	7	7	-	1	-	1
018-074-010-000	Medium Density / R-1-6	5521.91	0.1	7	7	-	1	-	1
018-073-013-000	Medium Density / R-1-6	7109.62	0.2	7	7	-	1	-	1
018-073-003-000	Medium Density / R-1-6	5220.95	0.1	7	7	-	1	-	1
018-101-027-000	Medium Density / R-1-6	650092.39	14.9	7	7	-	52	52	104
018-270-059-000	Medium Density / R-1-6	306281.36	7.0	7	7	-	24	24	48
017-020-061-000	Medium Density / R-1-6	14729.63	0.3	7	7	-	1	1	2
017-020-064-000	Medium Density / R-1-6	17729.05	0.4	7	7	-	1	1	2
017-310-012-000	Medium Density / R-1-6	276833.65	6.4	7	7	-	22	22	44
042-148-008-000	Medium Density / R-1-6	6398.13	0.1	7	7	-	1	-	1
017-110-038-000	Medium Density / R-1-6	341321.41	7.8	7	7	-	27	27	54
017-320-006-000	Medium Density / R-1-6	5255.05	0.1	7	7	-	1	-	1
017-320-005-000	Medium Density / R-1-6	5144.49	0.1	7	7	-	1	-	1
017-320-004-000	Medium Density / R-1-6	5263.72	0.1	7	7	-	1	-	1
017-320-003-000	Medium Density / R-1-6	5230.1	0.1	7	7	-	1	-	1
017-320-002-000	Medium Density / R-1-6	5237.01	0.1	7	7	-	1	-	1
017-320-001-000	Medium Density / R-1-6	6205.18	0.1	7	7	-	1	-	1
017-320-020-000	Medium Density / R-1-6	4737.62	0.1	7	7	-	1	-	1
017-320-019-000	Medium Density / R-1-6	4718.27	0.1	7	7	-	1	-	1
017-320-018-000	Medium Density / R-1-6	4731.53	0.1	7	7	-	1	-	1
017-320-017-000	Medium Density / R-1-6	5009.62	0.1	7	7	-	1	-	1

Appendix B

Table B-2e: Residential Land Inventory – Unincorporated Kings County

APN	General Plan / Zoning Designation	Lot size (s.f.)	Acreage	Max Density (Units/acre)	Realistic Density (Units/acre)	Potential Units			
						Lower Income	Moderate Income	Above Moderate Income	Total
017-320-016-000	Medium Density / R-1-6	8160.31	0.2	7	7	-	1	-	1
017-320-015-000	Medium Density / R-1-6	8170.17	0.2	7	7	-	1	-	1
017-320-014-000	Medium Density / R-1-6	11939.45	0.3	7	7	-	1	-	1
017-320-013-000	Medium Density / R-1-6	6602.92	0.2	7	7	-	1	-	1
017-320-012-000	Medium Density / R-1-6	5217.08	0.1	7	7	-	1	-	1
017-320-011-000	Medium Density / R-1-6	5293.91	0.1	7	7	-	1	-	1
017-320-010-000	Medium Density / R-1-6	5276.02	0.1	7	7	-	1	-	1
017-320-009-000	Medium Density / R-1-6	5317.34	0.1	7	7	-	1	-	1
017-320-008-000	Medium Density / R-1-6	5202.32	0.1	7	7	-	1	-	1
017-320-007-000	Medium Density / R-1-6	5838.09	0.1	7	7	-	1	-	1
017-320-022-000	Medium Density / R-1-6	5138.76	0.1	7	7	-	1	-	1
017-320-021-000	Medium Density / R-1-6	4705.2	0.1	7	7	-	1	-	1
017-010-046-000	Medium Density / R-1-6	102173.56	2.3	7	7	-	8	8	16
017-020-065-000	Medium Density / R-1-6	27257.21	0.6	7	7	-	2	2	4
017-020-068-000	Medium Density / R-1-6	79081.13	1.8	7	7	-	6	6	12
014-151-033-000	Medium Density / R-1-6	6326.1	0.1	7	7	-	1	-	1
014-151-023-000	Medium Density / R-1-6	9526.2	0.2	7	7	-	1	-	1
014-151-038-000	Medium Density / R-1-6	9367.9	0.2	7	7	-	1	-	1
018-150-005-000	Medium Density / R-1-6	588410.51	13.5	7	7	-	47	47	94
011-420-037-000	Medium Density / R-1-6	231143.45	5.3	7	7	-	18	18	36
011-380-007-000	Medium Density / R-1-6	17982.58	0.4	7	7	-	1	1	2
011-380-008-000	Medium Density / R-1-6	47855.82	1.1	7	7	-	3	3	6
011-390-013-000	Medium Density / R-1-6	10959.2	0.3	7	7	-	1	-	1
011-380-015-000	Medium Density / R-1-6	7892.77	0.2	7	7	-	1	-	1
011-380-001-000	Medium Density / R-1-6	7996.3	0.2	7	7	-	1	-	1
011-380-002-000	Medium Density / R-1-6	7608.16	0.2	7	7	-	1	-	1
011-380-003-000	Medium Density / R-1-6	7757.79	0.2	7	7	-	1	-	1
011-380-004-000	Medium Density / R-1-6	9045.39	0.2	7	7	-	1	-	1
011-480-127-000	Medium Density / R-1-6	3024	0.1	7	7	-	1	-	1
011-480-128-000	Medium Density / R-1-6	2753.2	0.1	7	7	-	1	-	1
018-164-030-000	Medium Density / R-1-6	2485.01	0.1	7	7	-	1	-	1
016-140-062-000	Medium Density / R-1-6	112465.55	2.6	7	7	-	9	9	18

Appendix B

Table B-2e: Residential Land Inventory – Unincorporated Kings County

APN	General Plan / Zoning Designation	Lot size (s.f.)	Acreage	Max Density (Units/acre)	Realistic Density (Units/acre)	Potential Units			
						Lower Income	Moderate Income	Above Moderate Income	Total
016-293-014-000	Medium Density / R-1-6	7412.72	0.2	7	7	-	1	-	1
016-293-015-000	Medium Density / R-1-6	7213.31	0.2	7	7	-	1	-	1
016-294-007-000	Medium Density / R-1-6	6494.17	0.1	7	7	-	1	-	1
016-294-004-000	Medium Density / R-1-6	6656.93	0.2	7	7	-	1	-	1
016-294-015-000	Medium Density / R-1-6	6580.55	0.2	7	7	-	1	-	1
016-293-013-000	Medium Density / R-1-6	13428.72	0.3	7	7	-	1	1	2
026-390-001-000	Medium Density / R-1-6	2616.99	0.1	7	7	-	1	-	1
042-114-018-000	Medium Density / R-1-6	2374.77	0.1	7	7	-	1	-	1
042-114-017-000	Medium Density / R-1-6	4125.02	0.1	7	7	-	1	-	1
042-114-016-000	Medium Density / R-1-6	1785.04	0.0	7	7	-	1	-	1
042-114-006-000	Medium Density / R-1-6	3173.22	0.1	7	7	-	1	-	1
042-391-016-000	Medium Density / R-1-6	3470.47	0.1	7	7	-	1	-	1
038-240-098-000	Medium Density / R-1-6	433286.15	9.9	7	7	-	34	34	68
042-119-006-000	Medium Density / R-1-6	9341.41	0.2	7	7	-	1	-	1
042-142-003-000	Medium Density / R-1-6	6134.82	0.1	7	7	-	1	-	1
042-142-011-000	Medium Density / R-1-6	6287.06	0.1	7	7	-	1	-	1
042-143-002-000	Medium Density / R-1-6	6070.57	0.1	7	7	-	1	-	1
042-111-005-000	Medium Density / R-1-6	21539.88	0.5	7	7	-	1	1	2
042-112-031-000	Medium Density / R-1-6	5453.63	0.1	7	7	-	1	-	1
042-112-026-000	Medium Density / R-1-6	6767.13	0.2	7	7	-	1	-	1
042-112-033-000	Medium Density / R-1-6	5990.64	0.1	7	7	-	1	-	1
042-112-039-000	Medium Density / R-1-6	3366.78	0.1	7	7	-	1	-	1
042-112-040-000	Medium Density / R-1-6	3371.14	0.1	7	7	-	1	-	1
042-113-023-000	Medium Density / R-1-6	3685.74	0.1	7	7	-	1	-	1
026-141-019-000	Medium Density / R-1-6	9194.95	0.2	7	7	-	1	-	1
026-153-013-000	Medium Density / R-1-6	7962.67	0.2	7	7	-	1	-	1
026-120-044-000	Medium Density / R-1-6	549456.71	12.6	7	7	-	44	44	88
026-132-016-000	Medium Density / R-1-6	297891.77	6.8	7	7	-	23	23	46
002-252-007-000	Medium Density / R-1-6	7271.84	0.2	7	7	-	1	-	1
002-253-009-000	Medium Density / R-1-6	17527.18	0.4	7	7	-	1	1	2
Subtotals			133.6			-	491	427	918
014-251-022-000	Medium Density / R-1-8	6891.60	0.2	7	7	-	1	-	1

Appendix B

Table B-2e: Residential Land Inventory – Unincorporated Kings County

APN	General Plan / Zoning Designation	Lot size (s.f.)	Acreage	Max Density (Units/acre)	Realistic Density (Units/acre)	Potential Units			
						Lower Income	Moderate Income	Above Moderate Income	Total
014-251-039-000	Medium Density / R-1-8	13942.76	0.3	7	7	-	1	1	2
014-251-018-000	Medium Density / R-1-8	6618.56	0.2	7	7	-	1	-	1
014-251-027-000	Medium Density / R-1-8	5483.54	0.1	7	7	-	1	-	1
014-251-016-000	Medium Density / R-1-8	16330.02	0.4	7	7	-	1	1	2
014-186-018-000	Medium Density / R-1-8	4150.93	0.1	7	7	-	1	-	1
014-186-010-000	Medium Density / R-1-8	8623.77	0.2	7	7	-	1	-	1
016-172-049-000	Medium Density / R-1-8	6483.15	0.1	7	7	-	1	-	1
016-171-084-000	Medium Density / R-1-8	12316.56	0.3	7	7	-	1	-	1
016-172-016-000	Medium Density / R-1-8	2988.26	0.1	7	7	-	1	-	1
016-173-040-000	Medium Density / R-1-8	14763.00	0.3	7	7	-	1	1	2
Subtotals			2.3			-	11	3	14
010-320-042-000	Low Medium Density / R-1-12	18573.46	0.4	4	4	-	-	1	1
010-320-121-000	Low Medium Density / R-1-12	41723.35	1.0	4	4	-	-	3	3
010-320-120-000	Low Medium Density / R-1-12	33408.86	0.8	4	4	-	-	3	3
016-182-014-000	Low Medium Density / R-1-12	14265.34	0.3	4	4	-	-	1	1
016-182-039-000	Low Medium Density / R-1-12	14693.53	0.3	4	4	-	-	1	1
016-182-040-000	Low Medium Density / R-1-12	14229.47	0.3	4	4	-	-	1	1
016-182-041-000	Low Medium Density / R-1-12	14548.95	0.3	4	4	-	-	1	1
016-182-007-000	Low Medium Density / R-1-12	14778.06	0.3	4	4	-	-	1	1
016-183-021-000	Low Medium Density / R-1-12	13877.78	0.3	4	4	-	-	1	1
016-183-034-000	Low Medium Density / R-1-12	14459.27	0.3	4	4	-	-	1	1
016-183-037-000	Low Medium Density / R-1-12	14088.15	0.3	4	4	-	-	1	1
016-181-026-000	Low Medium Density / R-1-12	14363.37	0.3	4	4	-	-	1	1
026-161-016-000	Low Medium Density / R-1-12	17584.36	0.4	4	4	-	-	1	1
Subtotals			5.5			-	-	17	17
014-161-041-000	Low Density / R-1-20	10867.34	0.2	2	2	-	-	1	1
014-171-049-000	Low Density / R-1-20	16459.17	0.4	2	2	-	-	1	1
014-171-072-000	Low Density / R-1-20	30453.7	0.7	2	2	-	-	1	1
014-162-040-000	Low Density / R-1-20	13157.33	0.3	2	2	-	-	1	1
014-171-064-000	Low Density / R-1-20	191465.92	4.4	2	2	-	-	8	8
014-171-042-000	Low Density / R-1-20	83451.6	1.9	2	2	-	-	3	3
014-171-012-000	Low Density / R-1-20	144484.09	3.3	2	2	-	-	6	6

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Table B-2e: Residential Land Inventory – Unincorporated Kings County

APN	General Plan / Zoning Designation	Lot size (s.f.)	Acreage	Max Density (Units/acre)	Realistic Density (Units/acre)	Potential Units			
						Lower Income	Moderate Income	Above Moderate Income	Total
023-040-050-000	Low Density / R-1-20	405741.5	9.3	2	2	-	-	18	18
026-120-034-000	Low Density / R-1-20	24214.96	0.6	2	2	-	-	1	1
026-100-028-000	Low Density / R-1-20	183748.54	4.2	2	2	-	-	8	8
009-150-024-000	Low Density / R-1-20	30659.03	0.7	2	2	-	-	1	1
009-150-005-000	Low Density / R-1-20	39277.2	0.9	2	2	-	-	1	1
009-150-028-000	Low Density / R-1-20	35464.87	0.8	2	2	-	-	1	1
005-050-007-000	Low Density / R-1-20	15075.63	0.3	2	2	-	-	1	1
005-050-008-000	Low Density / R-1-20	11945.28	0.3	2	2	-	-	1	1
005-050-014-000	Low Density / R-1-20	12003.65	0.3	2	2	-	-	1	1
005-050-013-000	Low Density / R-1-20	7698.57	0.2	2	2	-	-	1	1
Subtotals			28.8			-	-	55	55
018-130-011-000	Very Low Density / RR	44321.75	1.0	1	1	-	-	1	1
017-280-022-000	Very Low Density / RR	173549.78	4.0	1	1	-	-	3	3
017-280-017-000	Very Low Density / RR	40848.51	0.9	1	1	-	-	1	1
017-280-018-000	Very Low Density / RR	40149.39	0.9	1	1	-	-	1	1
034-050-041-000	Very Low Density / RR	75902.84	1.7	1	1	-	-	1	1
034-060-051-000	Very Low Density / RR	7499.04	0.2	1	1	-	-	1	1
034-060-037-000	Very Low Density / RR	37088.65	0.9	1	1	-	-	1	1
034-060-002-000	Very Low Density / RR	41675.59	1.0	1	1	-	-	1	1
034-080-013-000	Very Low Density / RR	42115.37	1.0	1	1	-	-	1	1
034-080-034-000	Very Low Density / RR	34402.18	0.8	1	1	-	-	1	1
034-080-031-000	Very Low Density / RR	35621.49	0.8	1	1	-	-	1	1
034-101-008-000	Very Low Density / RR	41783.52	1.0	1	1	-	-	1	1
034-101-018-000	Very Low Density / RR	40842.84	0.9	1	1	-	-	1	1
034-101-017-000	Very Low Density / RR	43759.71	1.0	1	1	-	-	1	1
034-101-027-000	Very Low Density / RR	20910.36	0.5	1	1	-	-	1	1
034-102-017-000	Very Low Density / RR	19778.38	0.5	1	1	-	-	1	1
034-102-024-000	Very Low Density / RR	21495.29	0.5	1	1	-	-	1	1
034-102-025-000	Very Low Density / RR	21281.75	0.5	1	1	-	-	1	1
034-102-019-000	Very Low Density / RR	20857.08	0.5	1	1	-	-	1	1
034-160-017-000	Very Low Density / RR	41909.55	1.0	1	1	-	-	1	1
034-160-016-000	Very Low Density / RR	40202.6	0.9	1	1	-	-	1	1

Appendix B

Table B-2e: Residential Land Inventory – Unincorporated Kings County

APN	General Plan / Zoning Designation	Lot size (s.f.)	Acreage	Max Density (Units/acre)	Realistic Density (Units/acre)	Potential Units			
						Lower Income	Moderate Income	Above Moderate Income	Total
044-120-024-000	Very Low Density / RR	44416.58	1.0	1	1	-	-	1	1
044-120-021-000	Very Low Density / RR	172583.33	4.0	1	1	-	-	3	3
034-101-007-000	Very Low Density / RR	21638.43	0.5	1	1	-	-	1	1
016-042-075-000	Very Low Density / RR	46523.01	1.1	1	1	-	-	1	1
007-030-008-000	Very Low Density / RR	457610.85	10.5	1	1	-	-	10	10
016-043-044-000	Very Low Density / RR	54834.63	1.3	1	1	-	-	1	1
016-150-019-000	Very Low Density / RR	43675.52	1.0	1	1	-	-	1	1
016-160-071-000	Very Low Density / RR	105612.76	2.4	1	1	-	-	2	2
016-160-062-000	Very Low Density / RR	132425.5	3.0	1	1	-	-	3	3
014-400-002-000	Very Low Density / RR	110284.6	2.5	1	1	-	-	2	2
009-050-030-000	Very Low Density / RR	357972.05	8.2	1	1	-	-	8	8
009-050-031-000	Very Low Density / RR	62556.19	1.4	1	1	-	-	1	1
011-420-014-000	Very Low Density / RR	7501.97	0.2	1	1	-	-	1	1
011-430-001-000	Very Low Density / RR	80477.36	1.8	1	1	-	-	1	1
021-050-009-000	Very Low Density / RR	104366.12	2.4	1	1	-	-	2	2
021-050-007-000	Very Low Density / RR	73746.64	1.7	1	1	-	-	1	1
023-040-042-000	Very Low Density / RR	70875.89	1.6	1	1	-	-	1	1
023-040-041-000	Very Low Density / RR	86049.88	2.0	1	1	-	-	1	1
024-063-030-000	Very Low Density / RR	367828.96	8.4	1	1	-	-	8	8
024-064-032-000	Very Low Density / RR	22121.69	0.5	1	1	-	-	1	1
009-160-009-000	Very Low Density / RR	45915.14	1.1	1	1	-	-	1	1
009-160-028-000	Very Low Density / RR	54556.93	1.3	1	1	-	-	1	1
018-201-086-000	Very Low Density / RR	37916.54	0.9	1	1	-	-	1	1
018-210-079-000	Very Low Density / RR	110721.94	2.5	1	1	-	-	2	2
002-251-015-000	Very Low Density / RR	84620.94	1.9	1	1	-	-	1	1
009-080-001-000	Very Low Density / RR	54458.33	1.3	1	1	-	-	1	1
009-080-017-000	Very Low Density / RR	64136.73	1.5	1	1	-	-	1	1
009-130-002-000	Very Low Density / RR	70858.19	1.6	1	1	-	-	1	1
009-160-034-000	Very Low Density / RR	53350.03	1.2	1	1	-	-	1	1
005-030-013-000	Very Low Density / RR	2186552.02	50.2	1	1	-	-	50	50
005-030-012-000	Very Low Density / RR	192027.42	4.4	1	1	-	-	4	4
005-090-005-000	Very Low Density / RR	52406.38	1.2	1	1	-	-	1	1

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Table B-2e: Residential Land Inventory – Unincorporated Kings County

APN	General Plan / Zoning Designation	Lot size (s.f.)	Acreage	Max Density (Units/acre)	Realistic Density (Units/acre)	Potential Units			
						Lower Income	Moderate Income	Above Moderate Income	Total
004-261-029-000	Very Low Density / RR	31773.17	0.7	1	1	-	-	1	1
004-261-028-000	Very Low Density / RR	167233.77	3.8	1	1	-	-	3	3
004-270-016-000	Very Low Density / RR	33331.27	0.8	1	1	-	-	1	1
023-040-022-000	Very Low Density / RR	132148.6	3.0	1	1	-	-	3	3
018-173-018-000	Very Low Density / RR	169303.75	3.9	1	1	-	-	3	3
009-090-012-000	Very Low Density / RR	39172.65	0.9	1	1	-	-	1	1
009-120-005-000	Very Low Density / RR	493824.99	11.3	1	1	-	-	11	11
009-090-017-000	Very Low Density / RR	52719.23	1.2	1	1	-	-	1	1
005-100-004-000	Very Low Density / RR	36689.1	0.8	1	1	-	-	1	1
005-100-002-000	Very Low Density / RR	42795.68	1.0	1	1	-	-	1	1
005-100-003-000	Very Low Density / RR	43292.29	1.0	1	1	-	-	1	1
005-100-001-000	Very Low Density / RR	42864.29	1.0	1	1	-	-	1	1
005-100-014-000	Very Low Density / RR	44106.92	1.0	1	1	-	-	1	1
005-100-013-000	Very Low Density / RR	44068.58	1.0	1	1	-	-	1	1
005-100-012-000	Very Low Density / RR	44038.2	1.0	1	1	-	-	1	1
005-100-009-000	Very Low Density / RR	48007.3	1.1	1	1	-	-	1	1
005-100-007-000	Very Low Density / RR	48909.37	1.1	1	1	-	-	1	1
005-100-008-000	Very Low Density / RR	40240.62	0.9	1	1	-	-	1	1
005-100-006-000	Very Low Density / RR	46232.69	1.1	1	1	-	-	1	1
005-100-005-000	Very Low Density / RR	37253.32	0.9	1	1	-	-	1	1
009-120-006-000	Very Low Density / RR	47208.5	1.1	1	1	-	-	1	1
005-050-035-000	Very Low Density / RR	49700.88	1.1	1	1	-	-	1	1
009-160-016-000	Very Low Density / RR	42500.68	1.0	1	1	-	-	1	1
009-160-015-000	Very Low Density / RR	44156.77	1.0	1	1	-	-	1	1
009-160-014-000	Very Low Density / RR	47543.47	1.1	1	1	-	-	1	1
009-160-051-000	Very Low Density / RR	12885.92	0.3	1	1	-	-	1	1
009-160-050-000	Very Low Density / RR	53213.17	1.2	1	1	-	-	1	1
009-160-049-000	Very Low Density / RR	49447.79	1.1	1	1	-	-	1	1
009-160-032-000	Very Low Density / RR	52483.89	1.2	1	1	-	-	1	1
009-160-021-000	Very Low Density / RR	63028.84	1.4	1	1	-	-	1	1
009-160-022-000	Very Low Density / RR	50884.68	1.2	1	1	-	-	1	1
009-160-024-000	Very Low Density / RR	51540.95	1.2	1	1	-	-	1	1

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Table B-2e: Residential Land Inventory – Unincorporated Kings County

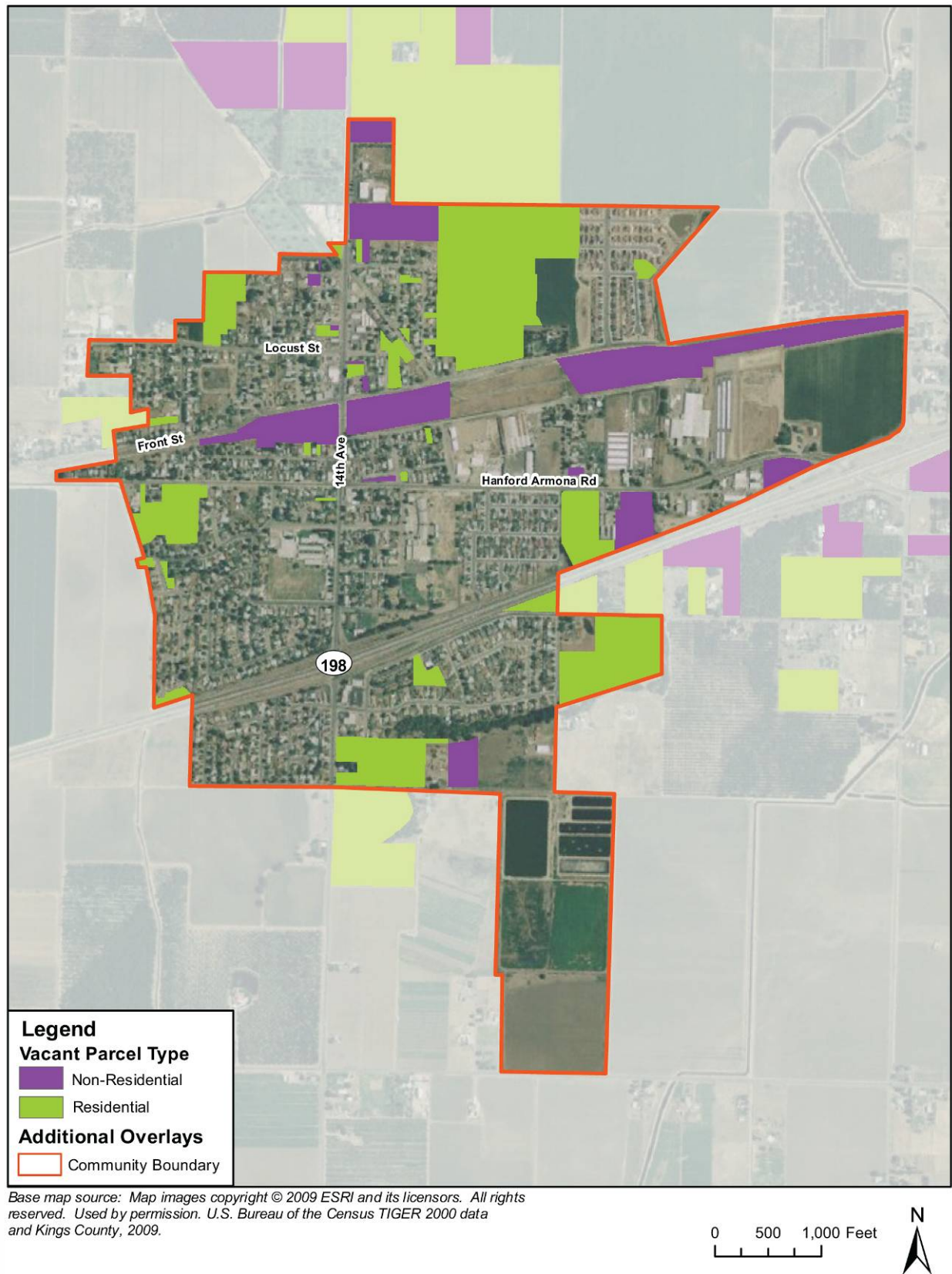
APN	General Plan / Zoning Designation	Lot size (s.f.)	Acreage	Max Density (Units/acre)	Realistic Density (Units/acre)	Potential Units			
						Lower Income	Moderate Income	Above Moderate Income	Total
009-160-025-000	Very Low Density / RR	48782.35	1.1	1	1	-	-	1	1
009-160-026-000	Very Low Density / RR	49874.79	1.1	1	1	-	-	1	1
009-160-029-000	Very Low Density / RR	54672.62	1.3	1	1	-	-	1	1
009-160-027-000	Very Low Density / RR	54438.07	1.2	1	1	-	-	1	1
009-160-030-000	Very Low Density / RR	44785.96	1.0	1	1	-	-	1	1
009-160-031-000	Very Low Density / RR	50143.38	1.2	1	1	-	-	1	1
009-160-020-000	Very Low Density / RR	73379.73	1.7	1	1	-	-	1	1
009-160-048-000	Very Low Density / RR	48325.21	1.1	1	1	-	-	1	1
009-160-047-000	Very Low Density / RR	49465.4	1.1	1	1	-	-	1	1
009-160-045-000	Very Low Density / RR	49345.86	1.1	1	1	-	-	1	1
009-160-044-000	Very Low Density / RR	49610.34	1.1	1	1	-	-	1	1
009-160-043-000	Very Low Density / RR	48643.86	1.1	1	1	-	-	1	1
009-160-042-000	Very Low Density / RR	49326.91	1.1	1	1	-	-	1	1
009-160-040-000	Very Low Density / RR	51096.71	1.2	1	1	-	-	1	1
009-160-039-000	Very Low Density / RR	52076.3	1.2	1	1	-	-	1	1
009-160-037-000	Very Low Density / RR	52524.88	1.2	1	1	-	-	1	1
009-160-036-000	Very Low Density / RR	52754.36	1.2	1	1	-	-	1	1
009-160-035-000	Very Low Density / RR	53307.72	1.2	1	1	-	-	1	1
009-160-033-000	Very Low Density / RR	52532.57	1.2	1	1	-	-	1	1
009-080-031-000	Very Low Density / RR	47795.17	1.1	1	1	-	-	1	1
009-080-032-000	Very Low Density / RR	48094.28	1.1	1	1	-	-	1	1
009-080-034-000	Very Low Density / RR	44625.07	1.0	1	1	-	-	1	1
005-050-030-000	Very Low Density / RR	52246.1	1.2	1	1	-	-	1	1
004-270-006-000	Very Low Density / RR	13939.4	0.3	1	1	-	-	1	1
Subtotals			222.9			-	-	210	210
017-310-008-000	Reserve Low Med Density / R-1-12	1785874.83	41.0	4	4	-	-	163	163
017-310-012-000	Reserve Low Med Density / R-1-12	347982.25	8.0	4	4	-	-	31	31
Subtotals			49.0			-	-	194	194
TOTALS						354	845	906	2,105

*Total parcel is 3.77 ac on which approx. 0.5 ac is developed with 4 units.

**Total parcel is 6.37 ac on which approx. 1.86 ac is developed with 10 units

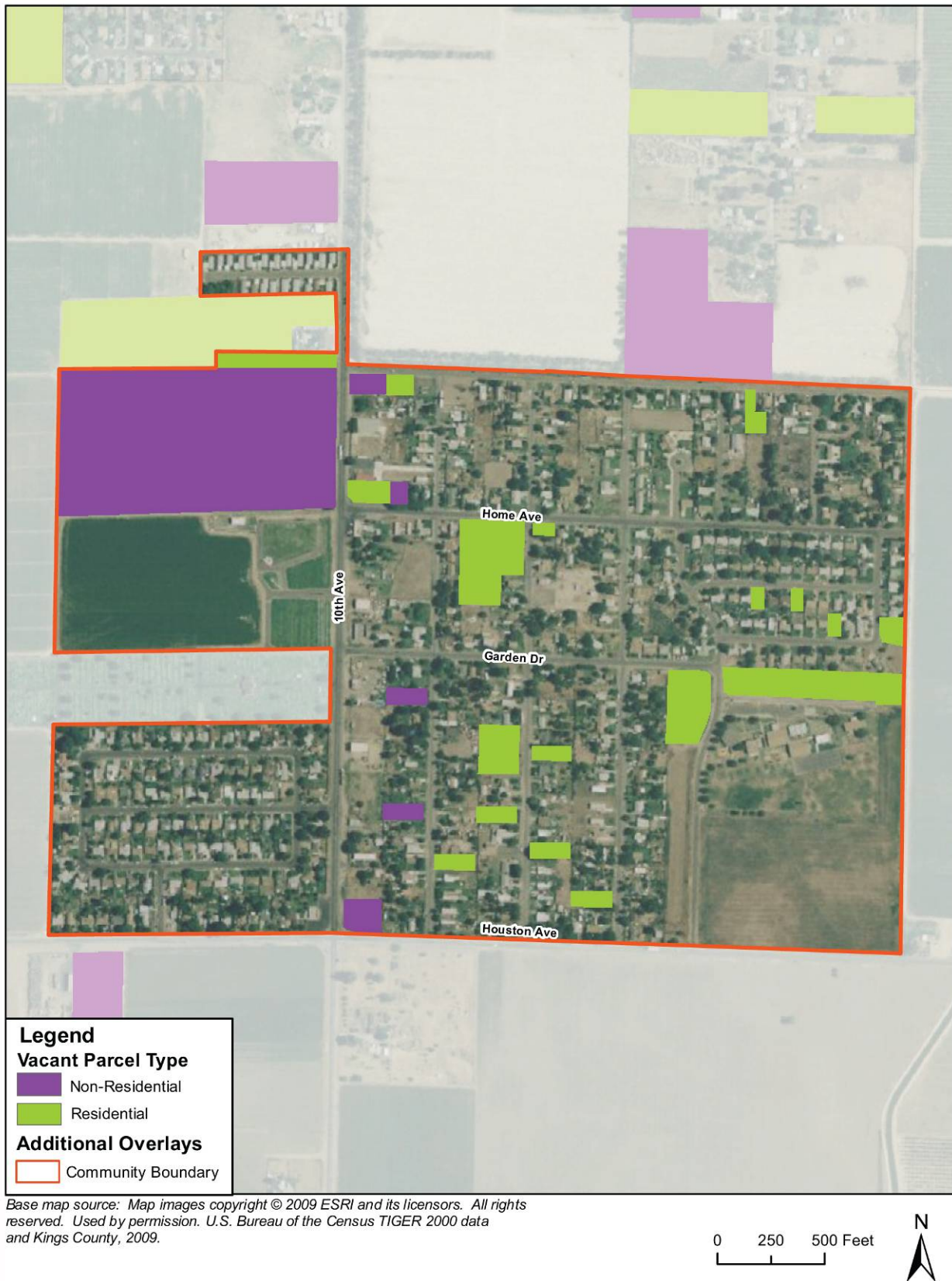
Appendix B

Figure B-1e: Land Inventory Map – Unincorporated Kings County (Armona)



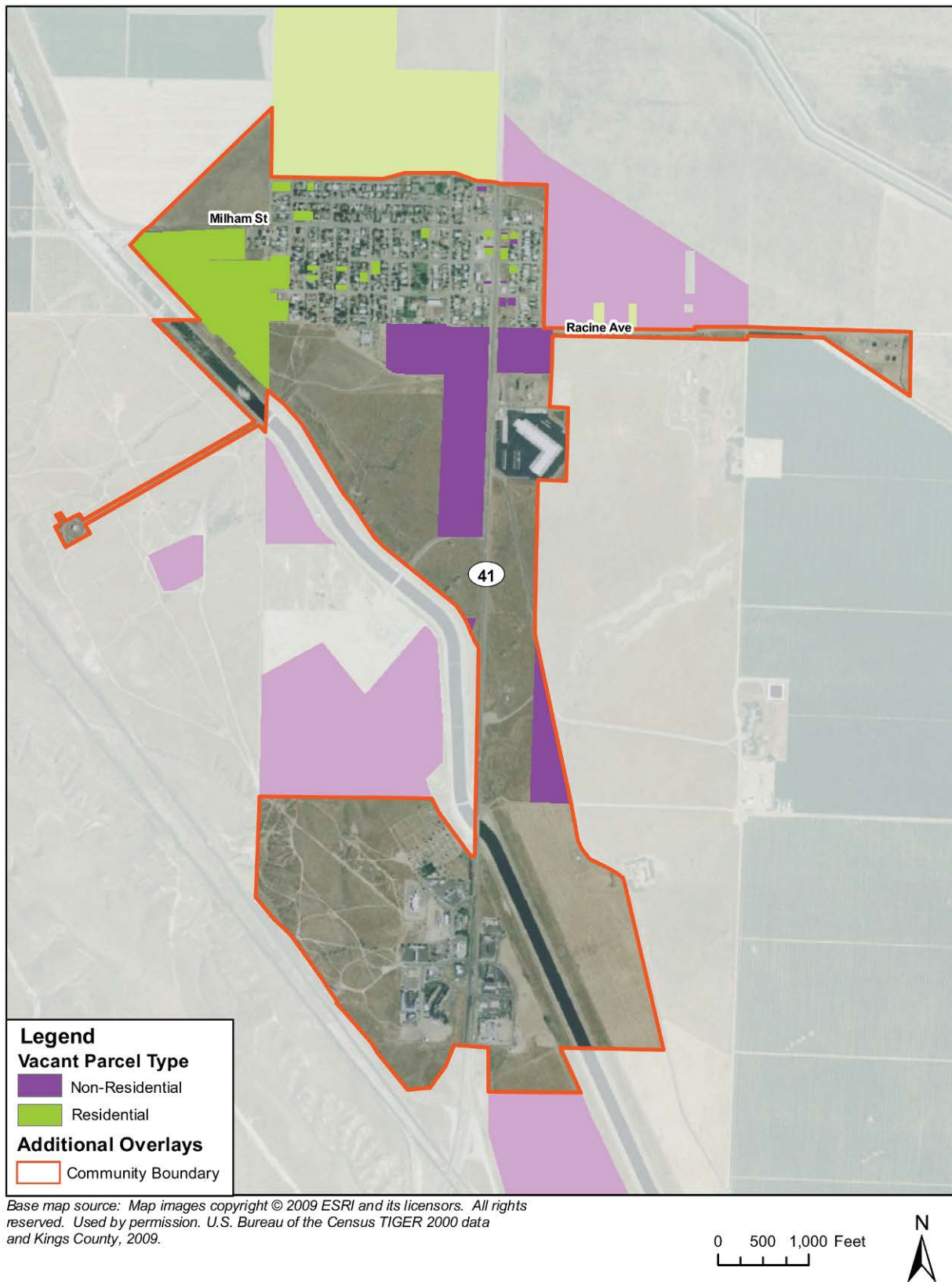
Appendix B

Figure B-1e: Land Inventory Map – Unincorporated Kings County (Home Garden)



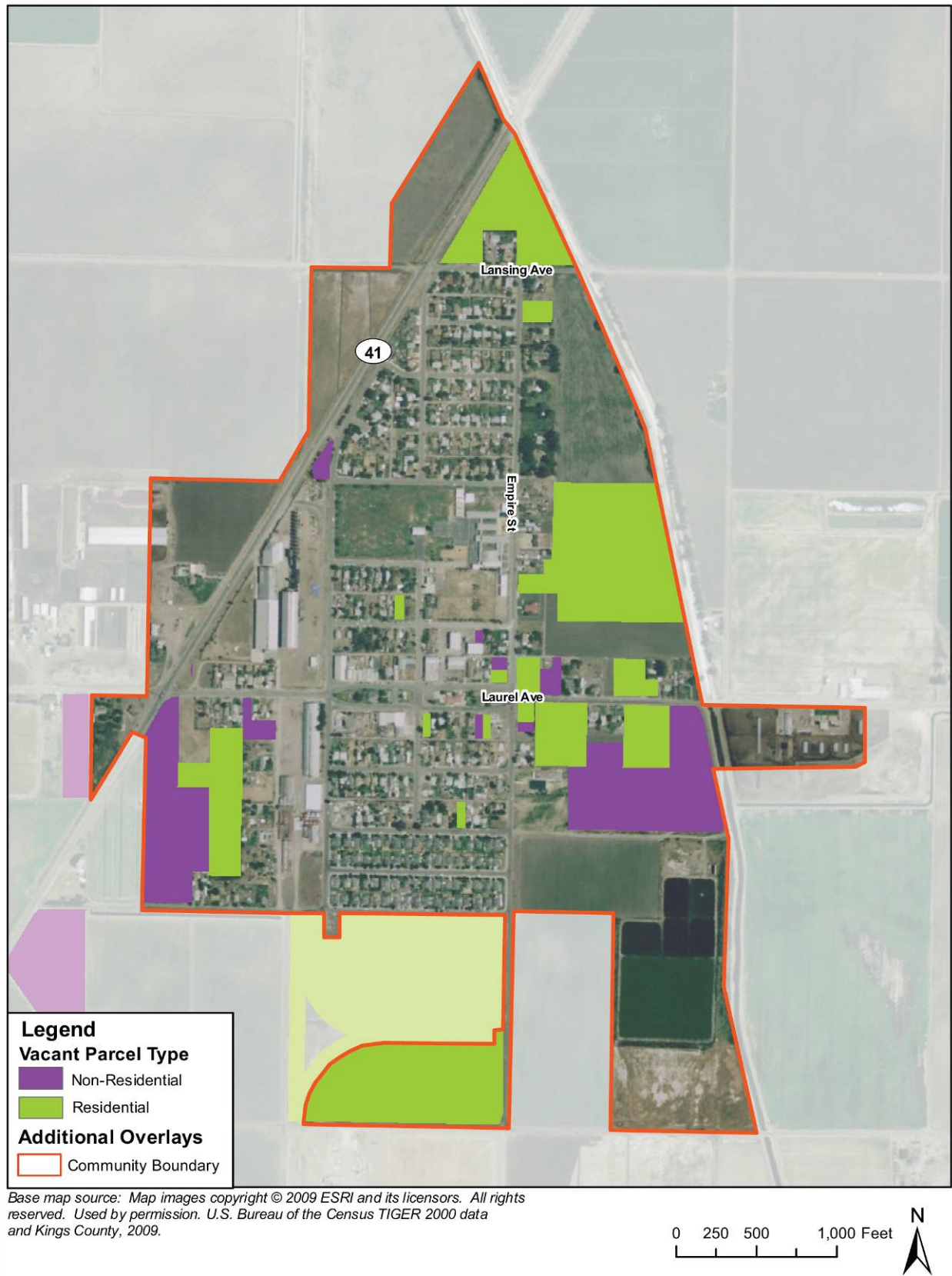
Appendix B

Figure B-1e: Land Inventory Map – Unincorporated Kings County (Kettleman City)



Appendix B

Figure B-1e: Land Inventory Map – Unincorporated Kings County (Stratford)



Appendix C Public Participation Summary

Public participation is an important component of the planning process, and this update to the Housing Element has provided residents and other interested parties numerous opportunities for review and comment. Public notices for all Housing Element meetings and public hearings were mailed to a list of interested persons and organizations and published in the local newspaper in advance of each meeting, as well as posting the notices on each jurisdiction's website. The draft Housing Element was made available for review at City Halls, the County Government Center, the Kings County Association of Governments office, and libraries, and was also posted on each jurisdiction's website.

After receiving comments on the draft Housing Element from the State Housing and Community Development Department, a proposed final Housing Element was prepared and made available for public review prior to public hearings and adoption by each City Council and the Board of Supervisors.

Table C-1. Public Meeting Summary

Date	Meeting
10/21/2014	Hanford study session
11/4/2014	Lemoore study session
11/10/2014	Corcoran study session
11/13/2014	Avenal study session
11/13/2014	Kings County study session
12/7/2015	Avenal Planning Commission hearing
12/8/2015	Hanford Planning Commission hearing
12/10/2015	Avenal City Council hearing
12/14/2015	Corcoran Planning Commission hearing
12/14/2015	Lemoore Planning Commission hearing

Table C-1 includes a list of opportunities for public involvement in the preparation of this Housing Element update. Table C-2 provides the list of persons and organizations that were notified of the availability of the draft Housing Element as well as public meeting notices. This notification list included persons and organizations representing the interests of lower-income households and persons with special needs such as the Kings County Housing Authority, Self-Help Enterprises, the Center on Race, Poverty and the Environment, the Kings Community Action Organization and many others. Table C-3 summarizes the public comments received during the preparation of the Housing Element update along with a description of how those comments were addressed in the element.

After receiving comments on the draft Housing Element from the state Department of Housing and Community Development, a proposed final Housing Element was prepared and made available for public review prior to adoption by each City Council and the Board of Supervisors.

Appendix C

Table C-2. Public Notice List

PEGGY GREGORY AG EXTENSION 1400 W. LACEY BLVD. HANFORD, CA 93230	MARY ANNE FORD SHERMAN BEHAVIORAL HEALTH DIRECTOR 1400 W. LACEY BLVD. HANFORD, CA 93230
MARLANA BROWN COMMUNITY PLANS LIAISON OFFICER 750 ENTERPRISE AVENUE NAS LEMOORE, CA 93246	TIM NISWANDER AGRICULTURAL COMMISSIONER 1400 W. LACEY BLVD. HANFORD, CA 93230
KETTLEMAN CITY CSD P.O. BOX 179 KETTLEMAN CITY CA 93239	ARMONA COMMUNITY SERVICES DISTRICT P.O. BOX 486 ARMONA, CA 93202
HOME GARDEN CSD 11677 2ND PLACE HANFORD, CA 93230	STRATFORD PUD 19681 RAILROAD AVENUE P. O. BOX 85 STRATFORD, CA 93266
LEMOORE ADVANCE 339 W. 'D' STREET LEMOORE, CA 93245	JAY SALYER KINGS COUNTY ECONOMIC DEVELOPMENT CORP. 120 N. IRWIN STREET HANFORD, CA 93230
CORCORAN JOURNAL P.O. BOX 487 CORCORAN, CA 93212	SALVATION ARMY 380 E IVY STREET HANFORD, CA 93230
LOUISE CARDOSA HANFORD SENTINEL P.O. BOX 9 HANFORD, CA 93232	DIWATA FONTE FRESNO BEE 525 W. MAIN STREET, SUITE F VISALIA, CA 93291-6149
KINGS TIMBERLAND 1220 JEPSON AVENUE CORCORAN, CA 93212	DIANA PECK KINGS COUNTY FARM BUREAU 870 GREENFIELD AVENUE HANFORD, CA 93230
CAROLINE FARRELL CENTER ON RACE, POVERTY & THE ENVIRONMENT 1224 JEFFERSON STREET, SUITE 25 DELANO, CA 93215	RANDY MCNARY HOUSING AUTHORITY OF KINGS COUNTY 670 SOUTH IRWIN STREET HANFORD, CA 93230

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GREENACTION ONE HALLIDIE PLAZA, SUITE 760 SAN FRANCISCO, CA 94102	NANETTE VILLARREAL KINGS UNITED WAY 11050 13TH AVE HANFORD, CA 93230
KINGS COUNTY OFFICE OF EDUCATION 1144 W. LACEY BLVD. HANFORD, CA 93230	CENTRAL VALLEY CHRISTIAN HOUSING DEVELOPMENT 2222 W. SUNNYSIDE AVE VISALIA, CA 93277
AMERICAN RED CROSS MARIE DAVIS 505 WEST MAIN STREET VISALIA, CALIFORNIA 93291	CORNERSTONE RECOVERY SYSTEMS TOM DOYLE 801 W. 7 TH STREET POST OFFICE BOX 1124 HANFORD, CALIFORNIA 93232
CHAMPIONS RECOVERY ALTERNATIVE PROGRAMS SUE WEISENHAUS-BRAZ 700 NORTH IRWIN STREET HANFORD, CALIFORNIA 93230	CORCORAN EMERGENCY AID MARILYN NOLAN 2121 W. WHITLEY AVE POST OFFICE BOX 393 CORCORAN, CALIFORNIA 93212
KINGS COMMUNITY ACTION ORGANIZATION EMERGENCY SVCS PROGRAM AND WOMAN'S SHELTER LUPE GARCIA 1222 WEST LACEY BOULEVARD HANFORD, CALIFORNIA 93230	LEMOORE CHRISTIAN AID, INC. JANEY CASTILLO 224 N. LEMOORE AVE. POST OFFICE BOX 134
YMCA OF KINGS COUNTY LAURA T. MARTIN 1010 W. GRANGEVILLE BLVD HANFORD, CALIFORNIA 93230	OPERATION LIFE TRANSFORMED KIM MARRERO 748 W. SANDSTONE COURT HANFORD, CALIFORNIA 93230
KINGS COUNTY COMMISSION ON AGING ADULT SOCIAL DAY CARE PROGRAM SHARON L.T. DEMASTERS 1197 SOUTH DRIVE HANFORD, CALIFORNIA 93230	THE SALVATION ARMY MAJOR GREGORY MOODY 380 E. IVY STREET POST OFFICE BOX 987 HANFORD, CALIFORNIA 93232
KINGS PARTNERSHIP FOR CHILDREN- SAT. ENRICHMENT PROGRAM DR. KIM WILDEY 11593 SOUTH 10TH AVE, POST OFFICE BOX 185 HANFORD, CALIFORNIA 93232	CHURCH OF THE SAVIOUR, SOUP KITCHEN CAROL DYER 519 NORTH DOUTY STREET HANFORD, CALIFORNIA 93230
K-POP 3056 CASTRO VALLEY BLVD, SUITE 186 CASTRO VALLEY, CA 94546	UNITED CEREBRAL PALSY OF CENTRAL CALIFORNIA DEBBIE GIBSON 606 WEST SIXTH STREET HANFORD, CALIFORNIA 93230

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CHAMPIONS RECOVERY ALTERNATIVE PROGRAMS SUE WEISENHAUS-BRAZ 700 NORTH IRWIN STREET HANFORD, CALIFORNIA 93230	SELF HELP ENTERPRISES TOM COLLISHAW 8445 W ELOWIN CT VISALIA, CA 93291-9262
	SELF HELP ENTERPRISES DOUG PINGEL 8445 W ELOWIN CT VISALIA, CA 93291-9262

Appendix C

Table C-3. Summary of Public Comments

Comment	Response
What happens if the City doesn't achieve the RHNA allocation?	The RHNA is a planning target, not a development quota. The City's primary responsibility is to ensure that adequate sites are available to accommodate the level of development for all income segments commensurate with the RHNA. There is no penalty for not achieving housing construction equal to the RHNA.
How is the RHNA determined?	The RHNA is prepared by the Kings County Association of Governments (KCAG) as the regional planning agency for Kings County based on growth trends, local plans, physical and other constraints such as public open space, prime agricultural land and sensitive environmental resources. The RHNA is reviewed and approved by the California Department of Housing and Community Development.
What are the requirements for transitional/ supportive housing and residential care facilities?	Transitional and supportive housing must be permitted according to the same standards and procedures as apply to other residential uses of the same type in the same zone. Also, state-licensed residential care facilities for 6 or fewer persons must be treated as a family residential use. Larger care facilities for 7 or more persons may require approval of a conditional use permit and may be restricted to multi-family or non-residential zones.
How can cities be expected to meet their affordable housing needs when a major source of housing funds were eliminated with redevelopment agencies?	The RHNA is a planning target, not a development mandate or quota. Cities are not solely responsible for production of affordable housing, but they play an important role through their land use plans and development regulations. If a city has adopted plans and regulations that facilitate affordable housing development commensurate with their RHNA allocation, it will not be penalized if housing production is less than the RHNA.

Appendix C

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Exhibit 1

**HCD Comments and Responses
City of Hanford**

HCD Comment*	Housing Element Page	Response
A.1 Zoning for Sites Inventory		What are the General Plan and zoning designations for the Downtown East Precise Plan area? Need to identify which parcels allow 45 du/ac vs 22 du/ac Table A-3c (Housing Authority project?)
A.1 Appropriate Densities to Accommodate Lower Income Households		
A.1 Suitability of Small Sites	5-22	In order to facilitate lot consolidation for small parcels, Program 3.9 in the Housing Plan (Chapter 5) has been revised to include a commitment for fee reductions and concurrent processing of lot mergers for multi-family projects that include units affordable to lower-income households.
A.2 Land Use Controls	4-19/20	As noted in Table 4-7 the height limit is 35 feet in all multi-family residential zones, which can accommodate 3-story development. The element has been revised to expand on this issue.
A.2 Emergency Shelters	4-18	Emergency shelters require off-street parking at a rate of one space per 5 beds plus one space for each staff person on duty. This requirement typical of other jurisdictions in California and is less than the City requires in the same zone for rest homes, nursing homes, convalescent homes, and homes for the aged, which require one space for each employee of the daytime shift, plus one space for each 4 beds.
A.2 Definition of "Family"	4-15	City attorney?
A.3 Farmworker Housing Needs	2-31 4-16	Farmworker housing needs are described in Chapter 2. According to recent Census data there are an estimated 1,575 farmworkers living in Hanford, which represents about 19% of the county's total farmworker population. As noted in Chapter 4, Hanford's zoning regulations permit employee housing in conformance with state law (Health and Safety Code Sections 17021.5 and 17021.6).

HCD Comment*	Housing Element Page	Response
B.1 Implementation Timelines	5-22	Programs 3.9 and 3.10 have been revised to include more specific implementation timelines.
B.2 Adequate Sites		
B.3 Persons with Developmental Disabilities and Farmworkers		As noted under A.3 above, the element has been revised to address this comment.
B.4 Governmental Constraints		As noted under A.2 above, the element has been revised to address these comments.
B.5 Fair Housing	5-23	Program 3.13 has been expanded to identify additional actions the City will take to disseminate fair housing information.
C. Public Participation	C-1 Chapter 5	Appendix C includes a description of the public participation process during preparation of the Housing Element update. As noted in this appendix, notices of all meetings were mailed to an extensive list of persons and organizations, many of whom represent the interests of lower-income households and persons with special needs. Public comments and revisions in response to those comments are summarized in Table C-3. The San Joaquin Valley Fair Housing and Equity Assessment (SJVFHEA) was also reviewed during preparation of the Housing Element, and while Hanford was the only Kings County jurisdiction specifically addressed in that report, the Housing Plans (Chapter 5) for all of the jurisdictions include fair housing programs that are responsive to the recommendations contained in the SJVFHEA report.
D. Other Elements of the General Plan	1-5	Chapter 1 includes discussion of the relationship between the Housing Element and other elements of the General Plan. The element has been revised to include a reference to recent changes in state law related to the Land Use Element and unincorporated island, fringe, or legacy communities.
D. Water and Sewer Priority	4-28	The analysis of water and wastewater service in Chapter 4 has been revised to include a reference to Government Code Sec. 65589.7, which requires jurisdictions to provide copies of Housing Elements to local water and wastewater providers upon adoption, and also requires those providers to

HCD Comment*	Housing Element Page	Response
		grant priority to developments that include units affordable to lower-income households.

*Letter of November 24, 2015