



Planning Commission Meeting Agenda

November 21, 2024
5:30 PM – Special Meeting
Council Chambers
400 N. Douty St.

Planning Commissioners will meet in-person in the Council Chambers. The meeting will also be live streamed on the City's website: <http://livestream.hanford.city/>

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 three 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.

PUBLIC HEARING:

- A. Community Development: Annexation No. 163 Parts 9, 12, 13 and 14: A proposal to annex four separate substantially surrounded county islands with a combined total of 197.15 acres into the City of Hanford from the Kings County jurisdiction. Prezone No. 0001-24, Parts 9, 12, 13, and 14: A proposal to prezone the proposed territory to be annexed consistent with the 2035 Hanford General Plan Land Use Map. CEQA Determination: The project has been determined to be exempt from the California Environmental Quality Act (CEQA), per Categorical Exemption Class 19 (Annexation of areas containing existing public or private structures developed to the density allowed by the current pre zoning) per CEQA Guidelines Section 15319(a), and because it can be seen with certainty that there is no possibility that the activity in question may have a

significant effect on the environment per CEQA Guidelines Section 15061(b)(3). A Notice of Exemption has been prepared for the project in accordance with CEQA. Island 9 is generally located East Lacey Boulevard, South of Southern Pacific Railroad Tracks. Island 12 is generally located west of 10 ½ Avenue, north of Houston Avenue. Island 13 is generally located west of 10th Avenue, between Idaho and Iona Avenues. Island 14 is generally located west of 11th Avenue, south of Flint Avenue.

- B. Community Development: **Annexation No. 164 (ANX0006-24)**: a request, by the City of Hanford, to annex approximately 230 acres into the City of Hanford from the Kings County Jurisdiction for development of Heroes Park, and surrounding parcels, in accordance with the Kings County Local Agency Formation Commission (LAFCo)'s policy, so as not to create islands. **General Plan Amendment No. 2024-02 (GPA0012-24)**: a request, by the City of Hanford, to change the land use designation on APN 014-230-030-000 from Low-Density Residential to Open Space, by designating the General Plan's floating open space circles in the location of the future Heroes Park (40 acres) and relocating the 20-acre Neighborhood Mixed Use designation from the northern portion of the parcel to the south. **Pre-Zone No. 2024-14 (PRZ0014-24)**: a request, by the City of Hanford, to prezone the annexation area a combination of R-L-5 Low-Density Residential, R-M Medium-Density Residential, PF Public Facilities, and MX-N Neighborhood Mixed Use, as designated by the General Plan and as proposed to be amended through General Plan Amendment No. 2024-02 (described above). **CEQA Determination**: This project is categorically exempt from further environmental review, as per § 15061 (b) (3) Common Sense Exemption, § 15305 Minor Alterations in Land Use Limitations, §15319 (a) Annexations of Existing Facilities and Lots for Exempt Facilities of the California Environmental Quality Act (CEQA) Guidelines. The project is located between Grangeville Boulevard and Lacey Boulevard, east of 9 ¼ Avenue, west of 8 ¾ Avenue (APN 014-230-030, - 033, -034, -035, 014-230-089, 014-230-092, -093, 014-230-020, and -021).
- C. Community Development: **General Plan Amendment No. 2024-01 (GPA0011-24)**: a request, by the City of Hanford, to change the General Plan designation from Low-Density Residential to Open Space for an 18-acre portion of a 38.48-acre parcel. **Rezone No. 2024-01 (RZ0002-24)**, a request, by the City of Hanford, to change the zoning from R-L-5 Low-Density Residential to PF Public Facility for an 18-acre portion of a 38.48-acre parcel. **CEQA Determination**: This project is categorically exempt from further environmental review, as per § 15061 (b) (3) Common Sense Exemption, § 15305 Minor Alterations in Land Use Limitations, §15319 (a) Annexations of Existing Facilities and Lots for Exempt Facilities of the California Environmental Quality Act (CEQA) Guidelines. **LOCATION**: The project is located on an 18-acre portion of the overall 38.48-acre parcel, west of the existing Hidden Valley Park. The project is located at on the southwest corner of West Cortner Street and North 11th Avenue (APN 008-360-006).

DIRECTOR'S COMMENTS:

COMMISSIONERS' ITEMS OF INTEREST:

At this time, any Commissioner may ask a question for clarification of matters within the Planning Commission's jurisdiction, make an announcement, or report briefly on activities in their role as a Planning Commissioner. In addition, subject to the Planning Commissioner's Handbook, Commissioners may request staff to report back to the Planning Commission at a subsequent meeting concerning any matter within the Commissioner's jurisdiction (GC 54954.2).

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 \$1,100.00 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.

CITY OF HANFORD PLANNING COMMISSION
STAFF REPORT
Thursday, November 21, 2024

PROJECT: **Annexation No. 163 Parts 9, 12, 13 and 14:** A proposal to annex four separate substantially surrounded county islands with a combined total of 197.15 acres into the City of Hanford from the Kings County jurisdiction.

Prezone No. 0001-24, Parts 9, 12, 13, and 14: A proposal to prezone the proposed territory to be annexed consistent with the 2035 Hanford General Plan Land Use Map.

CEQA Determination: The project has been determined to be exempt from the California Environmental Quality Act (CEQA), per Categorical Exemption Class 19 (Annexation of areas containing existing public or private structures developed to the density allowed by the current rezoning) per CEQA Guidelines Section 15319(a), and because it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment per CEQA Guidelines Section 15061(b)(3). A Notice of Exemption has been prepared for the project in accordance with CEQA

LOCATION: Island 9 is generally located East Lacey Boulevard, South of Southern Pacific Railroad Tracks.

Island 12 is generally located west of 10 ½ Avenue, north of Houston Avenue.

Island 13 is generally located west of 10th Avenue, between Idaho and Iona Avenues.

Island 14 is generally located west of 11th Avenue, south of Flint Avenue.

PLANNER: Gabrielle Myers, Senior Planner

STAFF RECOMMENDATION

Staff recommends that the Planning Commission:

1. Recommend adoption of the Notice of Exemption, in accordance with CEQA.
2. Adopt Resolution No. 2024-20 (A-D), recommending approval of Prezone No. 0001-24, Parts 9, 12, 13, and 14 to the City Council.
3. Adopt Resolution No. 2024-21, finding the proposed Annexation No. 163, Parts 9, 12, 13, and 14 consistent with the Hanford General Plan Policies L15, L16, and L17 and forward Annexation No. 163, Parts 9, 12, 13, and 14 to the City Council, with a recommendation that an application be made to the Local Agency Formation Commission (LAFCO) of Kings County.

RECOMMENDED MOTION

I move to:

1. Recommend adoption of the Notice of Exemption, in accordance with CEQA.
2. Adopt Resolution No. 2024-20 (A-D), recommending approval of Prezone No. 0001-24, Parts 9, 12, 13, and 14 to the City Council.
3. Adopt Resolution No. 2024-21, finding the proposed Annexation No. 163, Parts 9, 12, 13, and 14 consistent with the Hanford General Plan Policies L15, L16, and L17 and forward Annexation No. 163, Parts 9, 12, 13, and 14 to the City Council, with a recommendation that an application be made to the Local Agency Formation Commission (LAFCO) of Kings County.

PROJECT DESCRIPTION

Annexation No. 163, Parts 9, 12, 13, and 14

There are six separate county islands within the Primary Sphere of Influence. Excepting Island 10, which is not eligible for island annexation proceedings, due to the Prime Agricultural designation, and Island 11, which is being proposed through private application, there are four substantially surrounded islands (# 9, 12, 13 and 14) proposed to be annexed into the City of Hanford from the Kings County Jurisdiction, totaling 197.15 acres, approximately. The Overview Map below shows the locations of the substantially surrounded county islands in the City. Each county island is shown separately in Figures 1 through 4. The parcels to be annexed are shown in white.

The City of Hanford entered into a Memorandum of Understanding with Kings County, agreeing to annex the remaining substantially surrounded islands, identified in the 2016 Island Study.

A copy of the Memorandum of Understanding is attached as **Attachment 1**.

The LAFCo determination of what constitutes an island is attached as **Attachment 2**. Sixty percent is the established substantially surrounded island threshold, according to LAFCo.

Overview Map – Location of County Islands

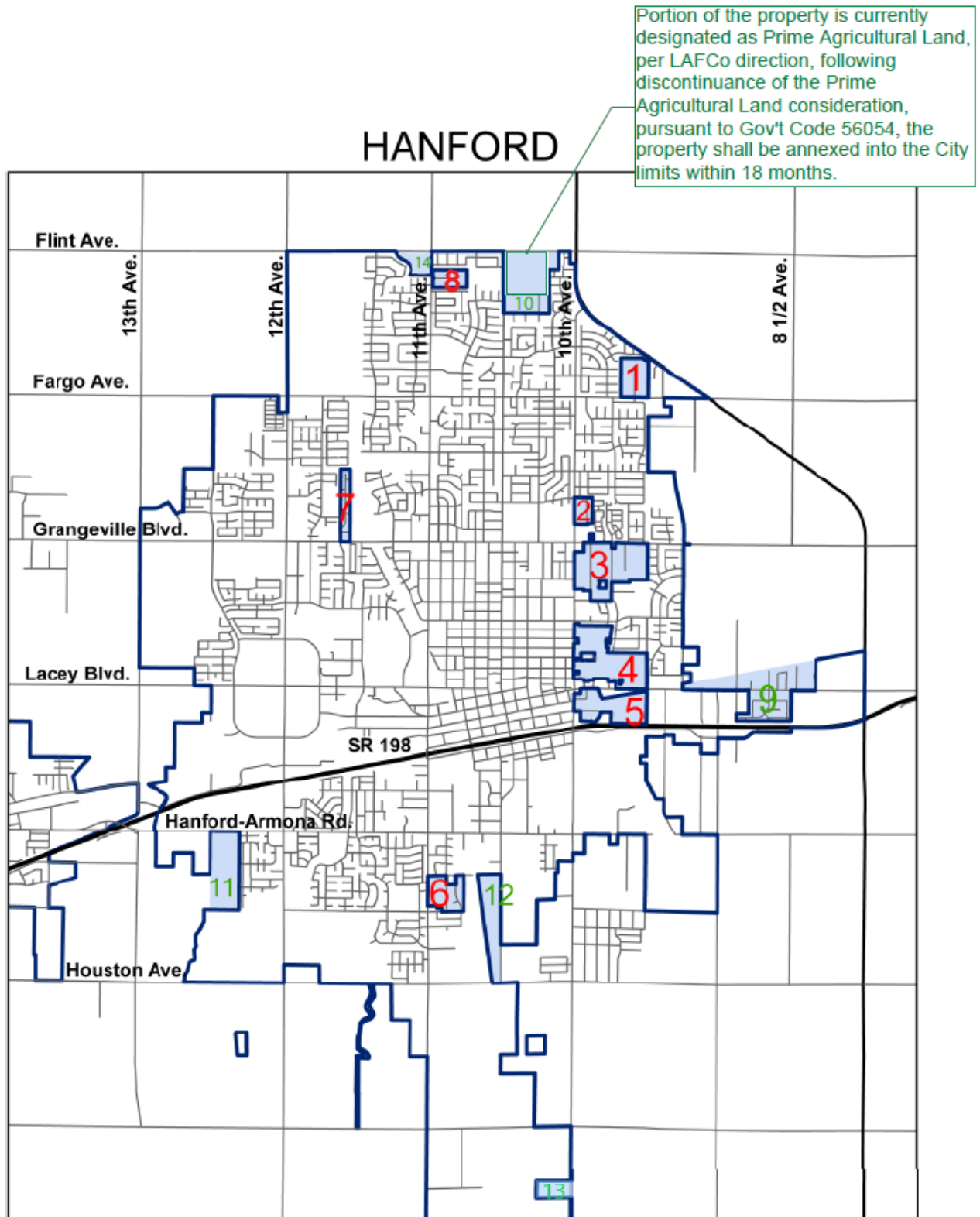


Figure 1: Proposed Annexation Area #9 El Ranch, 113.78 +/- acres

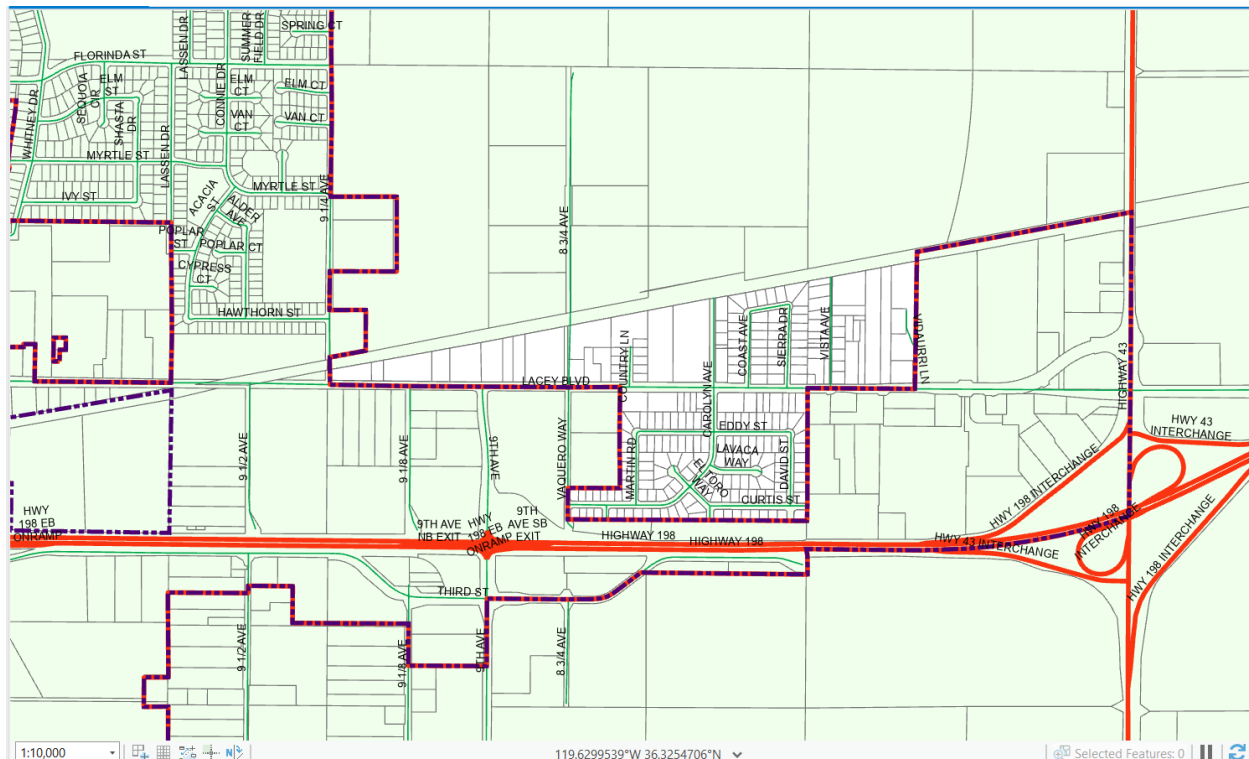


Figure 2: Proposed Annexation Area #12 Thompson/ 10 1/2 Ave, 60.46 +/- acres

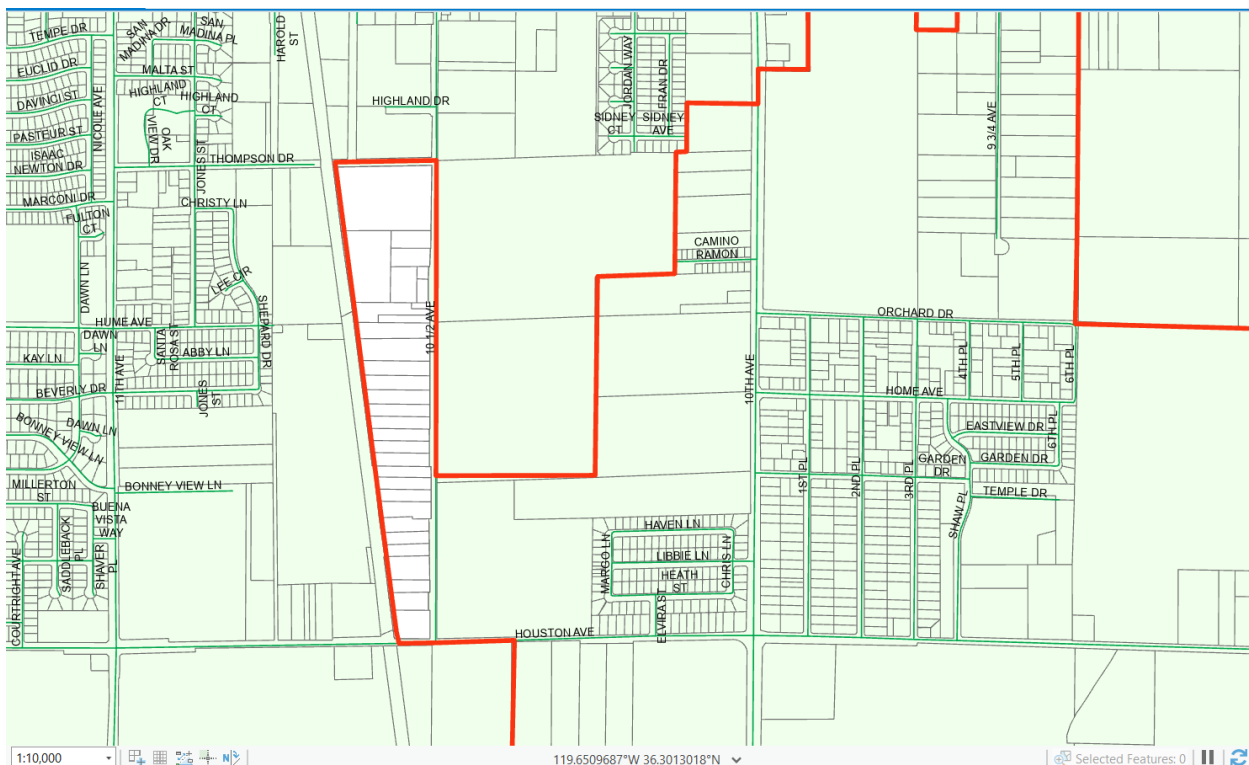


Figure 3: Proposed Annexation Area #13 S 10th/Iona, 6.01 +/- acres

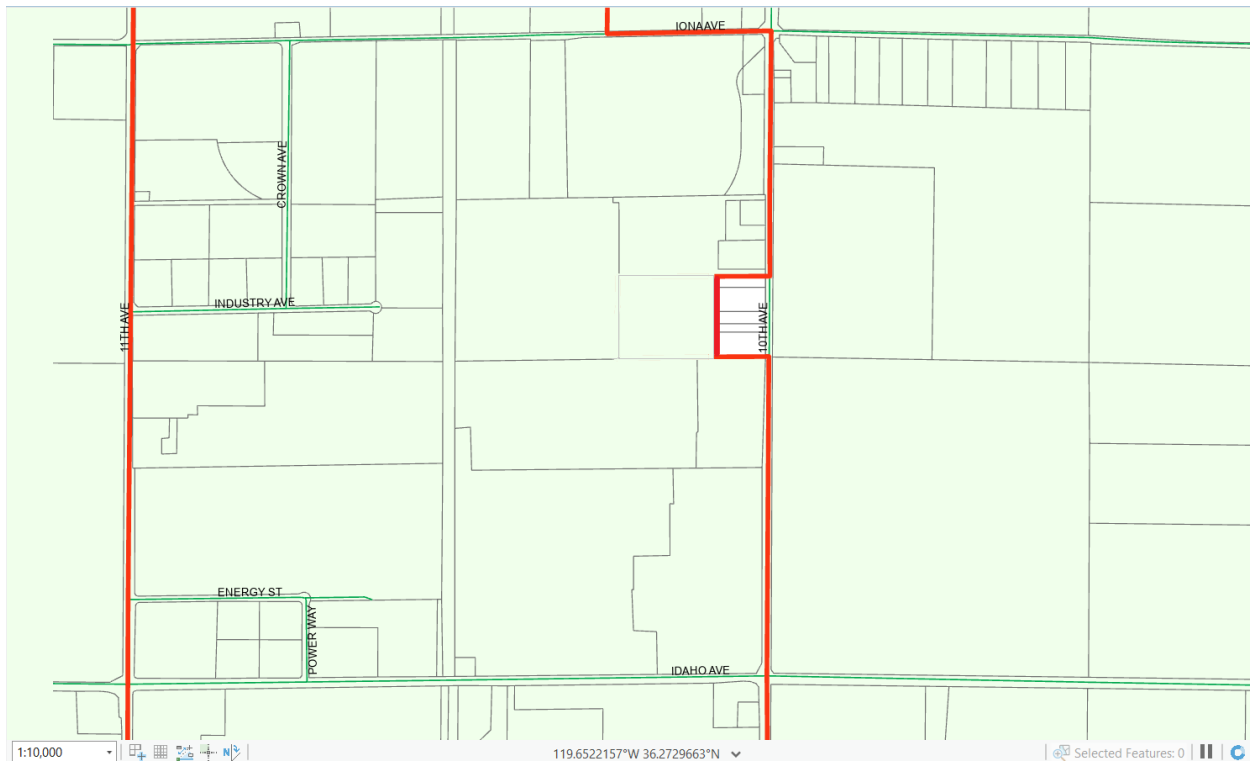
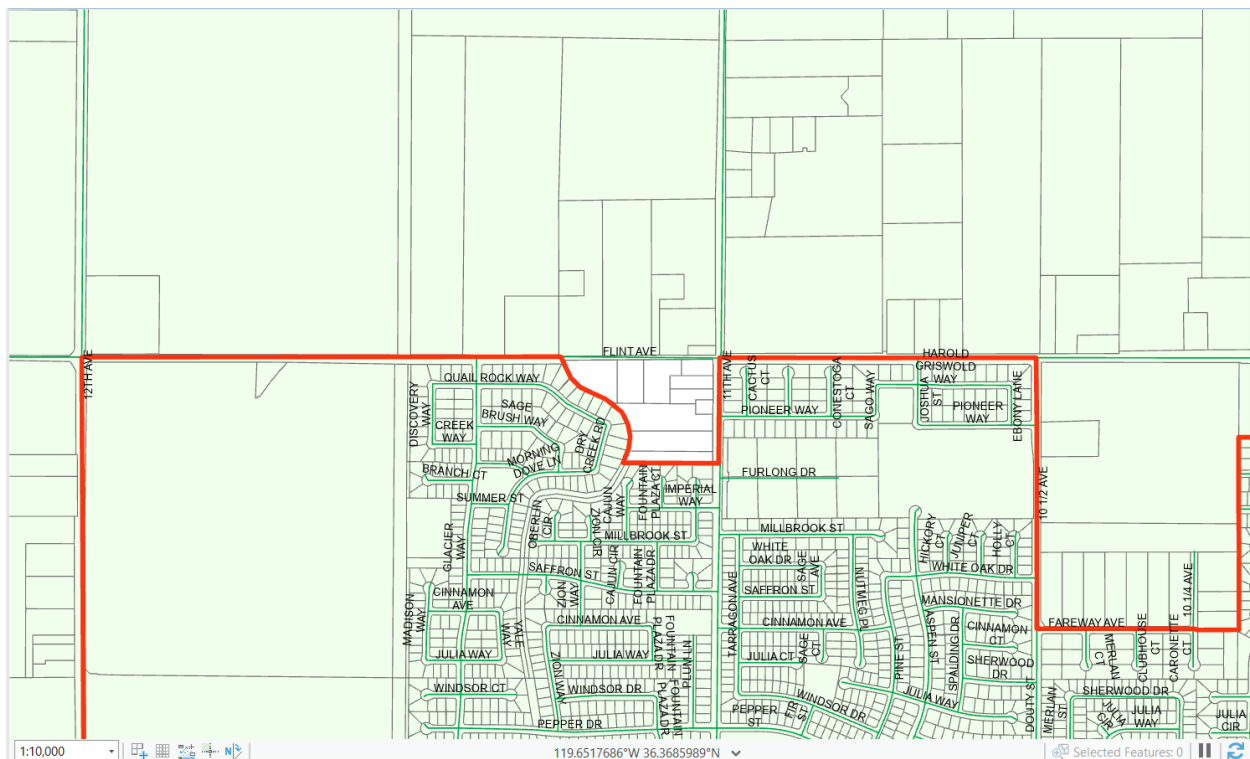


Figure 4: Proposed Annexation Area #14 11th/Flint, 16.9 +/- acres



Prezone No. 0001-24 Part 9, 12, 13 and 14

Prezone No. 0001-24 Part 9, 12, 13 and 14 is a request to prezone the four substantially surrounded areas to be annexed consistent with the 2035 Hanford General Plan Land Use Map. The specific proposed prezone is illustrated as they would be shown on the Zoning Map in Figures 5 to 9.

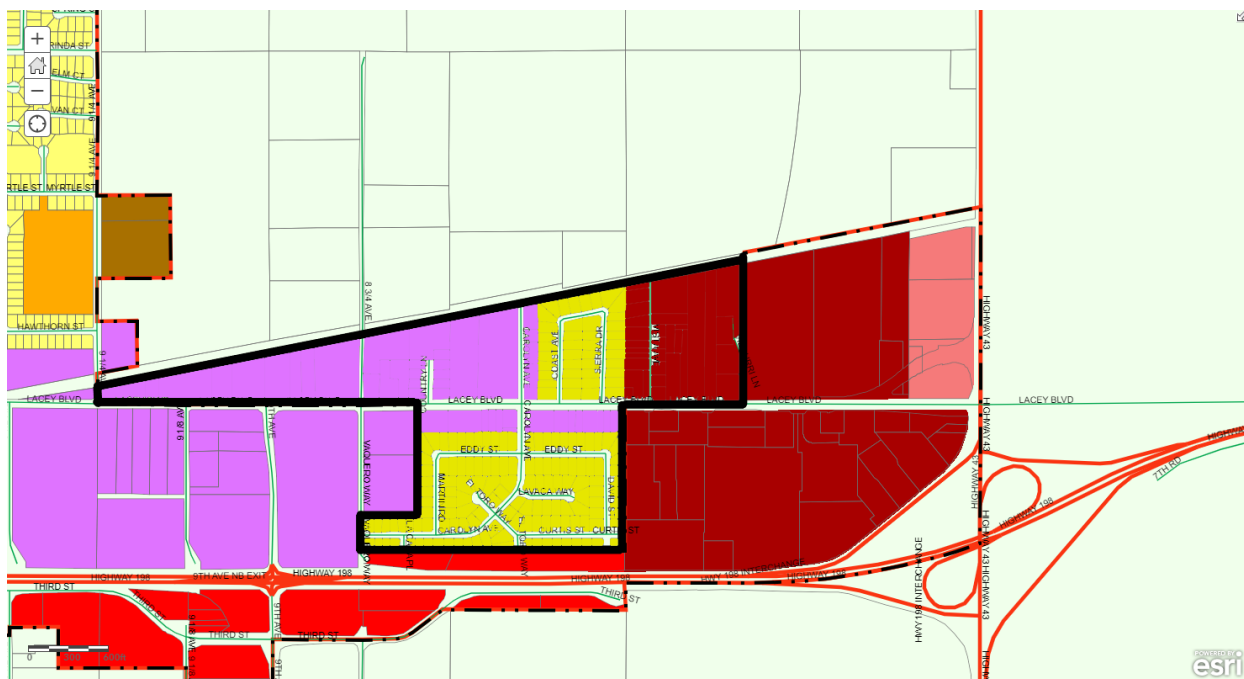
Prezone No. 0001-24 Part 9

Prezone No. 0001-24 Part 9 is a request to prezone Island #9, as MX-C Corridor Mixed Use, R-L-8 Low Density Residential (8,000 sq. ft. minimum lot size), and C-R Regional Commercial Corridor Mixed Use, Low-Density Residential, and Regional Commercial.

Figure 5: Proposed Prezone Area #9 El Rancho

General Plan Designation – Corridor Mixed Use, Low-Density Residential, and Regional Commercial

Proposed Prezoning MX-C Corridor Mixed Use, R-L-8 Low Density Residential (8,000 sq. ft. minimum lot size), and C-R Regional Commercial



Project Location #9

Substantially surrounded Island #9 totals approximately 113.78 acres, located on East Lacey Boulevard, south of Southern Pacific Railroad tracks.

Existing Land Use #1 Fargo Place

This annexation area is primarily developed with single-family residences with scattered commercial uses. All parcels are within City Urban Development and the Sphere of Influence. The

City considers this area as Corridor Mixed Use, Low-Density Residential, and Regional Commercial, per City of Hanford 2035 General Plan.

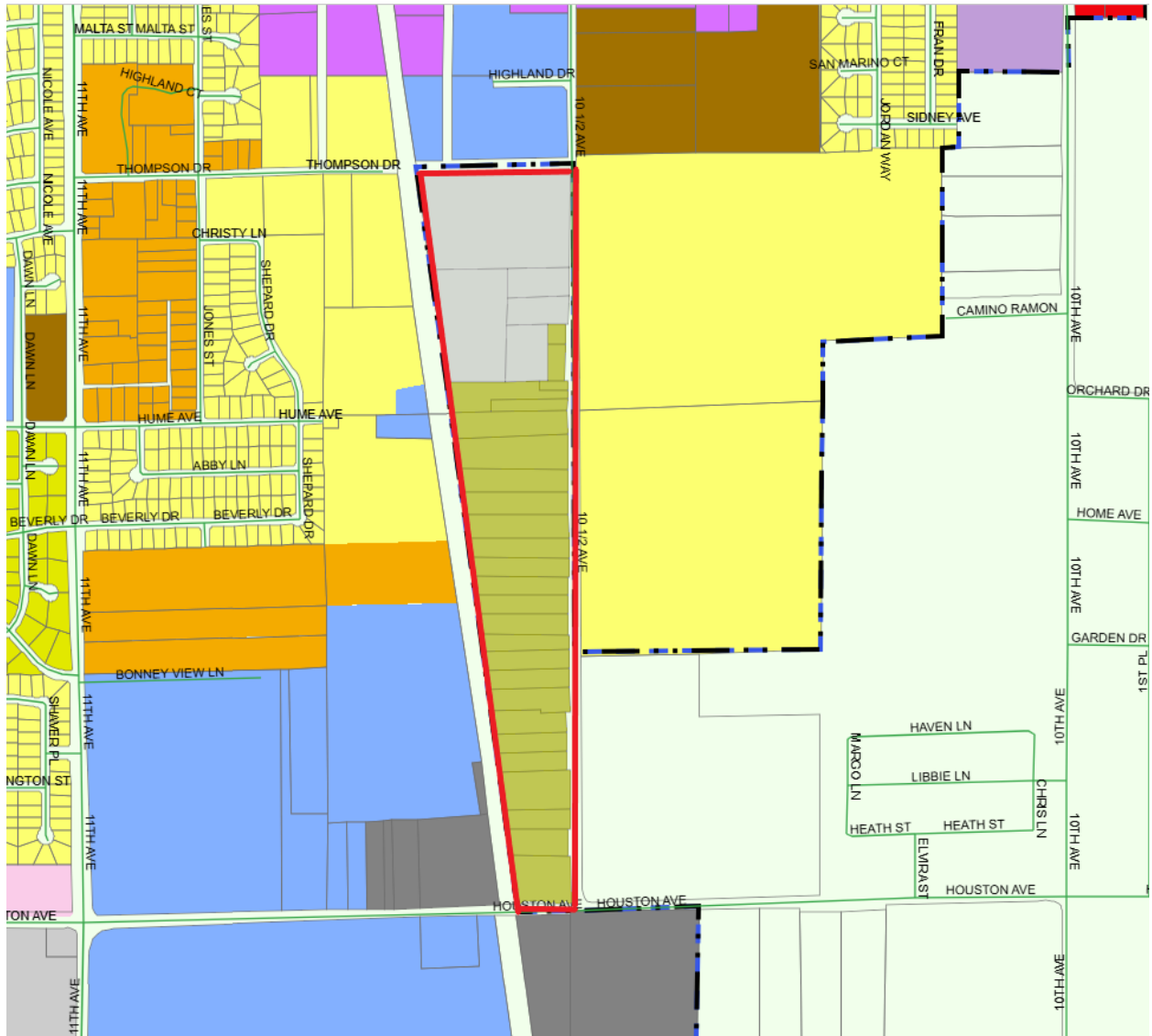
Prezone No. 0001-24 Part 12

Prezone No. 0001-24 Part 12 is a request to prezone substantially surrounded island No. 12 Island #12, as R-L-12 Low-Density Residential and I-L Light Industrial, in accordance with the General Plan Designation for the area, Low-Density Residential and Light Industrial. On parcels 011-420-012 and -013, staff proposes to change the prezoning of the two parcels from I-L Light Industrial to R-L-12 Low-Density Residential, to capture the existing use of the sites, which is residential. Following a meeting with residents in this island, it was brought to the attention of staff that there are residences on these two parcels and prezoning to I-L Light Industrial would render these parcels nonconforming, should the I-L zoning remain. In the event of destruction exceeding 75 percent, the residences would not be able to be reconstructed. As such, staff determined the prezoning should be changed to R-L-12 for the parcels located at 011-420-012 and -013. The parcels total 0.88 acres, which represents a 4.4% change to the surrounding Light Industrial designation. Staff determined this change to be substantially consistent with the General Plan. The General Plan is meant to be a general guide of the designation of parcels, whereas zoning is parcel specific.

17.02.020 Purposes and objectives.

A. To provide a zoning map and associated regulations to guide the physical development of the city in such a manner as to progressively achieve the general arrangement of the land uses described and depicted in the Hanford General Plan.

Figure 6: Proposed Prezone Area #12 10 ½ and Thompson
 General Plan Designation – Light Industrial and Low-Density Residential
 Proposed Prezoning I-L Light Industrial and R-L-12 Low-Density Residential



Project Location #12

Substantially surrounded county island #12 consists of 60.46 acres generally located on the west side of 10 ½ Avenue, between Thompson Drive and Houston Avenue.

Existing Land Use #12

The existing land uses are large-lot single-family residential with approximately 18 acres of light industrial in the northern portion of the island. All parcels are within City Urban Development and the Sphere of Influence. The City considers this area as Light Industrial and Low-Density Residential, per City of Hanford 2035 General Plan.

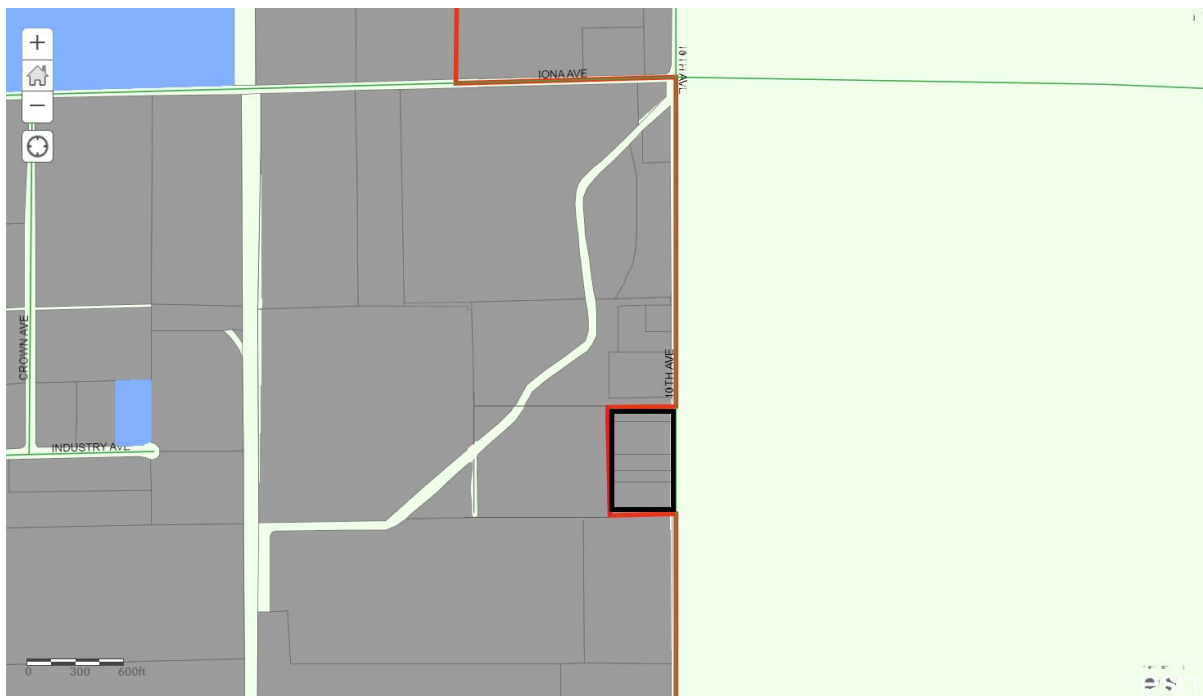
Prezone No. 0001-24 Part 13

Prezone No. 0001-24 Part 13 is a request to prezone substantially surrounded island #13, as a I-H Heavy Industrial, in accordance the General Plan land use designation for the island, Heavy Industrial.

Figure 7: Proposed Prezone Area #13 S 10th Avenue

General Plan Designation – Heavy Industrial

Proposed Prezoning I-H Heavy Industrial



Project Location #13 S 10th Avenue

Substantially surrounded island #13 includes five parcels: 018-242-014 through 018. The parcels are located west of 10th Avenue, between Iona and Idaho Avenues.

Existing Land Use #3 S 10th Avenue

The existing land uses are rural residential within the County boundary. All parcels are within City Urban Development and the Sphere of Influence. The City considers this area as Heavy Industrial, per City of Hanford 2035 General Plan.

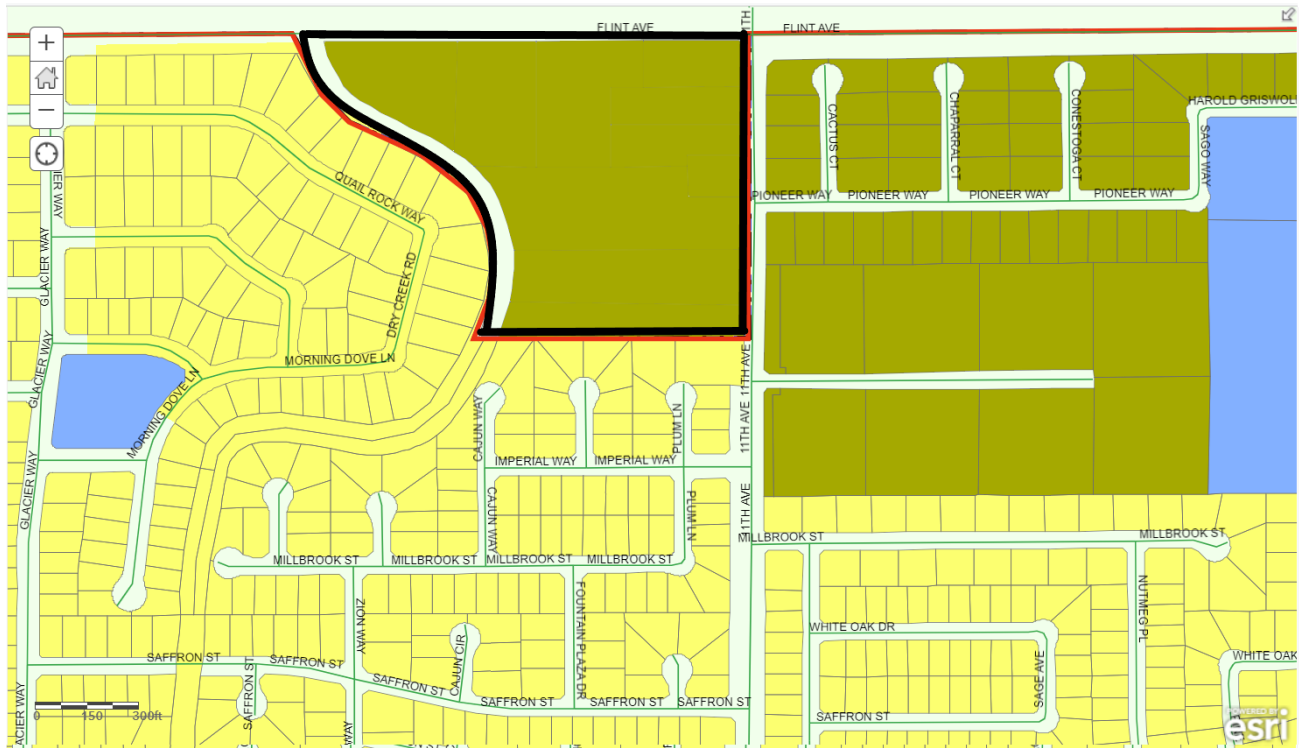
Prezone No. 0001-24 Part 14

Prezone No. 0001-24 Part 14 is a request to prezone substantially surrounded Island #14 as R-L-12 Low-Density Residential, in accordance the General Plan land use designation for the island, Low Density Residential.

Figure 8: Proposed Prezone Area #14 11th and Flint

General Plan Designation – Low-Density Residential

Proposed Prezoning to R-L-12 Low-Density Residential (12,000 sq. ft. minimum lot size)



Project Location #14 11th/Flint

County island #14 is generally located West of 11th Avenue, South of Flint. APN 007-010-006 through -015.

Existing Land Use #14 11th/Flint

The existing land uses are urban residential and rural residential within the County boundary. All parcels are within City Urban Development and the Sphere of Influence. The City considers this area as Low Density Residential per City of Hanford 2035 General Plan.

BACKGROUND INFORMATION

General Plan Land Use Designations

The General Plan designates the various substantially surrounded properties as Low-Density Residential, Corridor Mixed Use, Regional Commercial, Light Industrial, and Heavy Industrial. The following policies apply to these land use designations.

3.4.1 Low Density Residential

The expected density range for Low Density Residential is 2 to 10 units per gross acre with an expected average of 4 units per gross acre.

Policy L31 Purpose of the Low-Density Residential Land Use Designation

Establish the Low-Density Residential land use designation to provide mainly single-family development on lot sizes typically found in urban settings.

Policy L32 Typical Uses in the Low-Density Residential Land Use Designation

Define the uses allowed in the Low-Density Residential land use designation to include residential uses in a variety of single-family lot types. Duplexes, second dwelling units, and home occupations can also be allowed when made compatible with the residential nature of the neighborhood.

Policy L33 Size of Lots in the Low-Density Residential Land Use Designation

While it is recognized that existing lot sizes of 10,000 to 40,000 square feet are included in this designation, new individual lot sizes shall range from 5,000 to 10,000 square feet in size. Under Planned Unit Development provisions, smaller lot sizes at higher densities may be permitted when clustered around shared open space amenities or through density bonus policies.

3.6.2 Corridor Mixed Use

Policy L65 Purpose of Corridor Mixed Use Land Use Designation

Establish the Corridor Mixed Use land use designation to promote a mix of commercial, office, and multifamily residential uses along transportation corridors at a scale compatible with adjacent residential neighborhood, with the intent of creating a pedestrian-friendly environment that encourages walking between uses.

Policy L66 Typical Uses in Corridor Mixed Use Land Use Designation

Define the uses allowed in the Corridor Mixed Use land use designation to include small- and medium scale commercial providing primarily day-to-day goods and services, office, and multi-family dwellings along with horizontal and vertical mixed-use developments that include these uses. Typical uses include duplexes, townhomes, apartments, markets, small retail shops, eating establishments, offices, service stations, medical and dental offices, convenience stores, dry cleaning and laundry services, beauty salons, and other similar uses. Both vertical and horizontal mixed-use developments are encouraged.

Policy L67 Design of the Corridor Mixed Use Land Use Designation

Require that new development projects and major site reconfigurations in the Corridor Mixed Use land use designation provide site layouts, buildings, landscaping, and walkways that are designed to encourage pedestrian access on the site and between adjacent sites. Strongly encourage buildings to be located near the street corridor with parking to the side of or behind buildings.

3.5.2 Regional Commercial

Policy L47 Purpose of Regional Commercial Land Use Designation

Establish the Regional Commercial land use designation to provide a variety of commercial goods, entertainment, and services in large format shopping centers for both the Hanford community and the larger region outside of Hanford.

Policy L48 Typical Uses in Regional Commercial Land Use Designation

Define the uses allowed in the Regional Commercial land use designation to include goods, entertainment, and services that benefit from the market synergy that occurs when the uses are located in close proximity to each other. Typical uses include retail sales in big box or large format buildings, shopping malls, eating establishments, and service stations. Prohibit uses that typically provide only day-to-day goods and services.

Policy L49 Design of Regional Commercial Land Use Designation

Require that new development projects and major site reconfigurations in the Regional Commercial land use designation lay out buildings and parking as a single, integrated shopping center with shared driveway access and parking, with walkways connecting buildings to each other and the street so as to promote pedestrian accessibility.

Policy L50 Location and Size of Regional Commercial Land Use Designation

Locate Regional Commercial land use designations along arterial streets near access to Highways 198 or 43. Offices and high-density residential development are typically located adjacent to the Regional Commercial land use designation. Require new development projects to be a minimum 10 acres in size.

3.8.1 Light Industrial

Policy L83 Purpose of Light Industrial Land Use Designation

Establish the Light Industrial land use designation to support warehousing operations, storage, business parks, research and development facilities, and establishments engaged in light manufacturing, assembling, packaging, and processing that are not obnoxious or offensive to nearby properties due to odor, dust, exhaust, noise, vibration or other nuisances.

Policy L84 Typical Uses in Light Industrial Land Use Designation

Define the uses allowed in the Light Industrial land use designation to include warehousing operations, storage, business parks, research and development facilities, and business and

commercial uses that support light industrial uses. Uses are typically conducted within buildings with some limited outside storage or activity permitted. Uses in this designation differ from uses in the heavy industrial designation in that operations are smaller in scale, truck traffic is typically less intense, and customers may visit the site more often.

Policy L85 Location of Light Industrial Land Use Designation

Locate Light Industrial land use designations south of Houston Avenue to serve as a land use buffer between Residential and Heavy Industrial land use designations. Locations north of Houston Avenue that are near rail lines or that have access to Arterial streets, are also allowed when they do not result in land use compatibility conflicts.

Policy L86 Size of Light Industrial Land Use Designations

Require that the area of Light Industrial land use designations be a minimum 5 acres, regardless of individual property ownership, when located north of Houston Avenue.

3.8.2 Heavy Industrial

Policy L87 Purpose of Heavy Industrial Land Use Designation

Establish the Heavy Industrial land use designation to provide for manufacturing facilities and industries that may be obnoxious due to odor, dust, smoke, gas, noise, vibration or similar causes and therefore require isolation from many other kinds of land uses.

Policy L88 Typical Uses in Heavy Industrial Land Use Designation

Define the uses allowed in the Heavy Industrial land use designation to include industrial parks, manufacturing, truck terminals, fabrication, processing, assembling, warehousing and distribution, large machinery sales and service, and research and development activities. The uses in this designation differ from uses in the light industrial designation in that operations are typically larger in scale, freight rail service may be needed, large trucks and equipment are utilized, outside processing and storage of materials may be permitted, and nuisance effects may be higher.

Policy L89 Location of Heavy Industrial Land Use Designation

Locate Heavy Industrial land use designations south of Houston Avenue, between 9th Avenue and 12th Avenue. Locate the Heavy Industrial land use designation adjacent to only a Light Industrial, Open Space, or Public Facilities land use designation to minimize conflicts with other land uses.

Policy L90 Generous Supply of Industrial Land

Maintain a generous supply of industrial land that is attractive and desirable to potential industrial developers.

Policy L91 Incompatible Adjacent Land Uses

Prohibit the establishment of Residential and other sensitive land uses near Heavy Industrial land use designations.

Annexation Policies

The General Plan also has policies regarding annexation of land into the city limits. The Planning Commission is charged with reviewing proposed annexations and making a finding that the proposed annexation is consistent with the policies of the General Plan, and then forward that finding to the City Council. The Planning Commission will need to find that Annexation 163, Parts 9, 12, 13, and 14 is consistent with the Hanford General Plan Policies L15, L16, and L17.

Policy L15 Initiation of Annexations

Consider initiation of annexation of land into the City of Hanford only when the following criteria are met:

1. The land is within the Primary Sphere of Influence.
2. The capacity of the water, sewer, fire, school, and police services are adequate to service the area to be annexed or will be adequate at the time that development occurs.
3. Land for development within the City limits is insufficient to meet the current land use needs.
4. The territory to be annexed is contiguous to existing developed areas.

Policy L16 County Islands

Initiate annexation of County islands when it is found that urban services are needed and can be provided or made available in the near future.

Policy L17 Plan for Services

Prepare and make publicly available a written Plan for Services that describes how urban services will be provided prior to initiating an annexation.

State Law

To facilitate the annexation of county islands to contiguous cities, the state legislature has adopted specific provisions in the Government Code that require LAFCo annexation approval and waiver of protest proceedings if LAFCo makes certain findings and determinations. Those determinations are found in Government Codes 56375(a)(4) and 56375.3.

Government Code Section 56375

- (a)(4) A commission shall not disapprove an annexation to a city, initiated by resolution, of contiguous territory that the commission finds any of the following:
- (A) Surrounded or substantially surrounded by the city to which the annexation is proposed or by that city and a county boundary or the Pacific Ocean if the territory to be annexed is substantially developed or developing, is not prime agricultural land as defined in Section 56064, is designated for urban growth by the general plan of the annexing city and is not within the sphere of influence of another city.
 - (B) Located within an urban service area that has been delineated and adopted by a commission, which is not prime agricultural land, as defined by Section 56064, and is designated for urban growth by the general plan of the annexing city.

(C) An annexation or reorganization of unincorporated islands meeting the requirements of Section 56375.3.

Government Code Section 56375.3

(a) In addition to those powers enumerated in Section 56375, a commission shall approve, after notice and hearing, the change of organization or reorganization of a city, and waive protest proceedings pursuant to Part 4 (commencing with Section 57000) entirely, if all of the following are true:

(1) The change of organization or reorganization is initiated on or after January 1, 2000.

(2) The change of organization or reorganization is proposed by resolution adopted by the affected city.

(3) The commission finds that the territory contained in the change of organization or reorganization proposal meets all the requirements set forth in subdivision (b).

(b) Subdivision (a) applies to territory that meets all the following requirements:

(1) It does not exceed 150 acres in area, and that area constitutes the entire island.

(2) The territory constitutes an entire unincorporated island located within the limits of a city or constitutes a reorganization containing several individual unincorporated islands.

(3) It is surrounded in either of the following ways:

(A) Surrounded, or substantially surrounded, by the city to which annexation is proposed or by the city and a county boundary or the Pacific Ocean.

(B) Surrounded by the city to which annexation is proposed and adjacent cities.

(4) It is substantially developed or developing. The finding required by this paragraph shall be based upon one or more factors, including, but not limited to, any of the following factors:

(A) The availability of public utility services.

(B) The presence of public improvements.

(C) The presence of physical improvements upon the parcel or parcels within the area.

(5) It is not prime agricultural land, as defined by Section 56064.

(6) It will benefit from the change of organization or reorganization or is receiving benefits from the annexing city.

(7) This subdivision does not apply to any unincorporated island within a city that is a gated community where services are currently provided by a community services district.

While the final determination will be made by LAFCo, City staff believes that the proposed island annexations meet all the requirements in these two State codes. This means that, if initiated by the City Council, there is a high likelihood that Kings LAFCo will approve the annexations.

PROJECT EVALUATION

Annexation No. 163 Part 9, 12, 13 and 14

The project is a request to annex the four substantially surrounded islands into the City of Hanford from the Kings County jurisdiction. The premise and guidance for the proposal is given by State law, which finds that county islands should generally be annexed into a city so they may receive more efficient delivery of services, as a city is usually more equipped to provide urban level services than a county or other entity.

Annexation of land into Hanford allows previously undeveloped land to become available for development and allows the City of Hanford to provide the territory that is annexed with its full range of City services. However, in this case, most land within the substantially surrounded county islands is already developed and some territories already receive some of the City's services.

The General Plan also has policies regarding annexation of land into the city limits. The Planning Commission is charged with reviewing proposed annexations and making a finding that the proposed annexation is consistent with the policies of the General Plan, and then forward that finding to the City Council. The Planning Commission will need to find that Annexation 163, Parts 9, 12, 13, and 14 is consistent with the Hanford General Plan Policies L15, L16, and L17.

Policy L15 Initiation of Annexations

Consider initiation of annexation of land into the City of Hanford only when the following criteria are met:

1. The land is within the Primary Sphere of Influence.

Analysis: All four substantially surrounded islands are within the Primary Sphere of Influence.

2. The capacity of the water, sewer, fire, school, and police services are adequate to service the area to be annexed or will be adequate at the time that development occurs.

Analysis: Table 1 shows which services are currently being provided by the City or the County.

Table 1
Current Island Annexation Service Providers

Municipal Service Type	Island Annexation #			
	9	12	13	14
Law Enforcement	County	County	County	County
Fire / Emergency Service	County	County	County	County
Water Supply	City/Private	City	Private	City
Water Distribution	City/Private	City	Private	City
Wastewater Collection	City/Private	City	Private	City
Wastewater Disposal	City/Private	Private	Private	City
Solid Waste Collection*	Private	Private	Private	Private
Flood Control/Drainage	County/City	County	County	County City
Street Maintenance	County	County	County	County/City
Street Lighting	County	County	County	County/City
Parks and Recreation	County	County	County	County

* Solid waste collection in the County islands is currently optional.

Water

The City currently supplies and distributes water to two of the four County islands proposed to be annexed. Were the City to annex the islands, the City has the capacity to

add 57 more residential units to its water system. The City encourages property owners to hook up the house to city water, but the existing well can be retained long term for watering the property as long as a backflow device is installed on the domestic water service. Residents will only be required to connect to the City water system when major work on their well is needed to provide water. Minor work, such as cleaning or pump replacement, will not trigger a requirement to connect to the City water system.

Sewer

The City currently provides wastewater collection and disposal service to two of the four County islands proposed to be annexed. The City would not require hookup to City sewer service if the home's septic tank is operating properly. If the septic system violates State or local health codes, then both City and County ordinances require connection to the City system if one is available within 200 feet of the property. The City will issue permits for a new septic tank or substantial work on the leach field if a City sewer line is not within 200 feet of the property.

Fire and Police

The County is currently responsible for police, emergency, and fire protection of the four substantially surrounded County islands proposed to be annexed.

The Police Department's current staffing ratio is 1.09 officers per 1,000 residents. The General Plan Background Report suggests a ratio of 1.1 to 1.2 is appropriate for similar cities of the size of Hanford. Annexation of the County islands will result in an increase in population of persons who will need to be served by the City's Police Department.

The City's current ISO rating is 2 (ISO rating is on a scale of 1 to 10, with 1 being best). Due to the City's ability to provide such services to its current population, there is no evidence indicating that the addition of residents resulting from the island annexations would be too great for the City to adequately served. The City continues to be able to use the County's fire services in times of need, therefore the overall fire service capacity will not be affected.

School

There would be no change to school districts because of the island annexations. Since no new development is proposed, the annexations will not affect school enrollment.

Utilities/Public Services

Natural gas, electricity, and communications public services would not change because of annexation of the county islands.

3. Land for development within the City limits is insufficient to meet the current land use needs.

Analysis: The proposed annexation of the four substantially surrounded county islands is not to accommodate any specific proposed development project. Instead, the purpose of the proposed annexations is to further good local government and make available the full

range of City services to both developed and undeveloped county island areas. Therefore, this requirement is not relevant to the proposal.

4. The territory to be annexed is contiguous to existing developed areas.

Analysis: All four islands are substantially surrounded by developed areas within the city limits of Hanford.

Policy L16 County Islands

Initiate annexation of County islands when it is found that urban services are needed and can be provided or made available in the near future.

Analysis: As shown in Table 1, urban service provision is shared between the City and County. The City has the capacity to provide all of the services currently being provided by the County. Because of their proximity inside the city limits, the provision of service within the county islands can be more efficiently provided by the City. Additional water and sewer can be made available to the two island areas currently using individual systems if the property desires City water and/or sewer or if their individual systems fail.

Policy L17 Plan for Services

Prepare and make publicly available a written Plan for Services that describes how urban services will be provided prior to initiating an annexation.

Analysis: The Plan for Services was described in the letter to property owners dated October 7, 2024 – attached as **Attachment 3**. The letter describes the City's intention to provide services to the substantially surrounded county islands, when the property has the choice to add City services, and when additional City services will be required.

Prezone No. 0001-24 Parts 9, 12, 13 and 14

Prezone No. 0001-24 Parts 9, 12, 13 and 14 would be consistent with the land use designations shown on the 2035 General Plan Land Use Map. This will ensure that zoning after annexation is consistent with the General Plan. The specific prezoning is described above and shown on four maps in Figures 5 through 8. Most land use designations in the General Plan are only consistent with one corresponding zone in the Zoning Ordinance. The Low-Density Residential land use designation found in Annexation Area #9, 12, and 14 can be consistent with the R-L-8 and R-L-12 zones. In these cases, the specific prezoning is recommended based on the size of the existing parcels in the particular annexation area and the adjacent surrounding zoning.

In accordance with the Hanford Municipal Code Section 17.86.030, before a zone change may be approved, all of the following findings shall be made by the reviewing authority:

1. That the amendment is internally consistent with the goals, objectives, and policies of the General Plan and the Municipal Code.

Analysis: Prezone No. 0001-24 Parts 9, 12, 13, and 14 is internally consistent with the goals, objectives, and policies of the General Plan, specifically consistent with Land Use Policies L15, L16, and L17. There is not a plan for development at this time. Most of the

parcels proposed for annexation are already developed at the densities consistent with the proposed rezoning.

2. That the amendment would not be detrimental to the public health, safety, or welfare of the community.

ANALYSIS: There is no evidence that annexation of the county islands into the city limits would negatively affect health, safety, or welfare. On the contrary, the coordination of services between the City and County will be improved by reducing inefficiencies through annexation.

3. That the amendment would maintain the appropriate balance of land uses within the City.

Analysis: The proposed rezoning is consistent with the land use designations established in the General Plan.

4. That the anticipated land uses on the subject site would be compatible with existing and future surrounding uses.

Analysis: It is anticipated that the few undeveloped sites in the substantially surrounded county island areas will eventually develop in a manner consistent with the proposed rezoning. Most of the sites are already developed, and those uses appear to be consistent with the proposed rezoning, with limited exceptions, where uses appear to be legally existing non-conforming, primarily in Island 13.

Favorable Factors for Annexation

Favorable and unfavorable factors for annexation have been adopted by LAFCO. The existence of favorable or unfavorable factors should not decide approval or denial; however, a substantial number of favorable or unfavorable factors may determine approval or denial of the proposal.

1. The proposed area is close to urban development and municipal-type services and would enhance its potential for full development.

Analysis: The four islands are mostly developed and are all substantially surrounded by urban development. City services are available to each of the island area.

2. The proposed annexation conforms to the adopted General Plan.

Analysis: As discussed above, there is evidence to support a finding that annexation of the four islands is consistent with Policies L15, L16, and L17 of the General Plan. The island areas will be rezoned so that zoning after annexation is consistent with the 2035 General Plan Land Use Designation Map.

3. The proposed area is consistent with the sphere of influence.

Analysis: All four county islands are within the Sphere of Influence adopted by LAFCo.

4. The proposed annexation comes with 100% consent of all landowners.

Analysis: The county island annexations do not come with 100% consent of the landowners. However, as previously stated, State law encourages the annexation of county islands and waives the protest hearings at LAFCo that determine landowner consent for island annexations like those being proposed here. The City staff held an open-forum community meeting on October 23, 2024, in the training room of City Hall to address any questions posed by landowners. For residents who did not receive notice in time, due to a noticing issue with ½ Avenue property owners, staff held subsequent meetings with property owners to discuss concerns and answer questions.

FINDINGS FOR APPROVAL

Based on the information and analysis above, City staff recommends that the following findings be made:

1. All four substantially surrounded county islands are within the Primary Sphere of Influence.
2. Most of the annexation area already received some services from the City of Hanford.
3. There is capacity in the City water and sewer systems to add the parcels currently on individual water and sewer systems if those property either desire to hook up or are required to because their systems fail.
4. Inclusion of the islands in the city limits will not negatively affect the Police or Fire Department's ability to provide their services to the community.
5. There would be no change to school districts because of the island annexations.
6. The proposed annexation of the four county islands is not to accommodate any specific proposed development project. The purpose of the proposed annexations is to further good local government and make available the full range of City services to both developed and undeveloped county island areas.
7. All four islands are substantially surrounded by developed areas within the city limits of Hanford.
8. Because of their proximity inside the city limits, the provision of service within the substantially surrounded county islands can be more efficiently provided by the City.
9. The rezoning is internally consistent with the goals, objectives, and policies of the General Plan and the Municipal Code.
10. The rezoning would not be detrimental to the public health, safety, or welfare of the community.
11. The rezoning would maintain the appropriate balance of land uses within the City. Annexation would not change most land uses since most parcels are already developed.
12. The anticipated land uses on the subject site would be compatible with existing and future surrounding uses, except where uses are deemed legally existing non-conforming.

13. The four county islands are mostly developed and are substantially surrounded by urban development. City services are available to each of the island areas.
14. State law encourages the annexation of county islands to further the goal of effective and efficient provision of local government services.
15. Based on the above findings, Annexation No. 163, Parts 9, 12, 13 and 14 is consistent with the Hanford General Plan Policies L15, L16, and L17.

ENVIRONMENTAL ASSESSMENT

In accordance with CEQA Guidelines, Annexation No. 163, Parts 9, 12, 13, and 14 and Prezone No. 0001-24 Parts 9, 12, 13 and 14 were determined to be exempt from the California Environmental Quality Act (CEQA), per Categorical Exemption Class 19 (Annexation of areas containing existing public or private structures developed to the density allowed by the current rezoning) per CEQA Guidelines Section 15319(a), and because it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment per CEQA Guidelines Section 15061(b)(3). A Notice of Exemption has been prepared for the project in accordance with CEQA – **Attachment 4**.

Noticing of the project was published in the newspaper on November 7, 2024. Notices were mailed to property owners within the annexation territories and to property owners within 300 feet of the annexation territories on November 5, 2024.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission:

1. Recommend adoption of the Notice of Exemption, in accordance with CEQA.
2. Adopt Resolution No. 2024-20, recommending approval of Prezone No. 0001-24, Parts 9, 12, 13, and 14 to the City Council.
3. Find that the proposed Annexation No. 163, Parts 9, 12, 13, and 14 is consistent with the Hanford General Plan Policies L15, L16, and L17 and forward Annexation No. 163, Parts 9, 12, 13, and 14 to the City Council, with a recommendation that an application be made to the Local Agency Formation Commission (LAFCO) of Kings County.

RECOMMENDED MOTION

I move to:

1. Recommend adoption of the Notice of Exemption, in accordance with CEQA.
2. Adopt Resolution No. 2024-20 (A-D), recommending approval of Prezone No. 0001-24, Parts 9, 12, 13, and 14 to the City Council.
3. Find that the proposed Annexation No. 163, Parts 9, 12, 13, and 14 is consistent with the Hanford General Plan Policies L15, L16, and L17 and forward Annexation No. 163, Parts 9,

12, 13, and 14 to the City Council, with a recommendation that an application be made to the Local Agency Formation Commission (LAFCO) of Kings County.

RESOLUTION NO. 2024-20 (A)

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HANFORD
RECOMMENDING APPROVAL TO THE CITY COUNCIL OF PREZONE NO. 0001-24 PART 9,
PREZONING REAL PROPERTY AS R-L-8 LOW-DENSITY RESIDENTIAL, C-R REGIONAL
COMMERCIAL, AND MX-C CORRIDOR MIXED USE IN ACCORDANCE WITH THE
GENERAL PLAN DESIGNATION FOR THE AREA, LOW-DENSITY RESIDENTIAL,
REGIONAL COMMERCIAL, AND CORRIDOR MIXED USE. THE PROJECT IS LOCATED ON
BOTH SIDES OF LACEY BOULEVARD, BETWEEN 9 ¼ AVENUE AND
8 ¾ AVENUE (MULTIPLE APNS)**

At a special meeting of the City of Hanford Planning Commission duly called and held on November 21, 2024, on motion of Commissioner _____, seconded by Commissioner _____, and duly carried, the following resolution was adopted:

WHEREAS, the City of Hanford has initiated the prezone from County zoning “CS,” “CH,” “CN,” “R-1-8,” and “R-1-6” to City zoning R-L-8 Low-Density Residential, C-R Regional Commercial, and MX-C Corridor Mixed Use on 113.78 acres located on both sides of Lacey Boulevard between 9 ¼ Avenue and 8 ¾ Avenue, as shown in **Exhibit A**; and

WHEREAS, the City of Hanford Planning Commission considered the prezone, in accordance with Section 17.86.030 of the Hanford Municipal Code, at a special meeting on November 21, 2024; 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, the project is exempt from environmental review, per Section 15061(b.3): Common Sense Exemption, Section 15305: Minor Alterations in Land Use Limitations, and Section 15319(a): Annexations of Existing Facilities and Lots for Exempt Facilities of the California Environmental Quality Act (CEQA) Guidelines and a Notice of Exemption has been prepared.

NOW, THEREFORE, BE IT RESOLVED, that the City of Hanford Planning Commission, in accordance with Section 17.86.030 of the Hanford Municipal Code, recommends approval to the City Council of Prezone No. 0001-24 Part 9, based upon the following findings and on the evidence presented:

1. That the amendment is internally consistent with the goals, objectives, and policies of the General Plan and the Municipal Code.

Analysis: Prezone No. 0001-24 Part 9 is internally consistent with the goals, objectives, and policies of the General Plan, specifically consistent with Land Use Policies L15, L16, and L17. There is not a plan for development at this time. Most of the parcels proposed for annexation are already developed at the densities consistent with the proposed prezoning.

2. That the amendment would not be detrimental to the public health, safety, or welfare of the community.

ANALYSIS: There is no evidence that annexation of the county islands into the city limits would negatively affect health, safety, or welfare. On the contrary, the coordination of services between the City and County will be improved by reducing inefficiencies through annexation.

3. That the amendment would maintain the appropriate balance of land uses within the City.

Analysis: The proposed rezoning is consistent with the land use designations established in the General Plan.

4. That the anticipated land uses on the subject site would be compatible with existing and future surrounding uses.

Analysis: It is anticipated that the few undeveloped sites in the substantially surrounded county island areas will eventually develop in a manner consistent with the proposed rezoning. Most of the sites are already developed, and those uses appear to be consistent with the proposed rezoning, with limited exceptions, where uses appear to be legally-existing non-conforming.

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

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

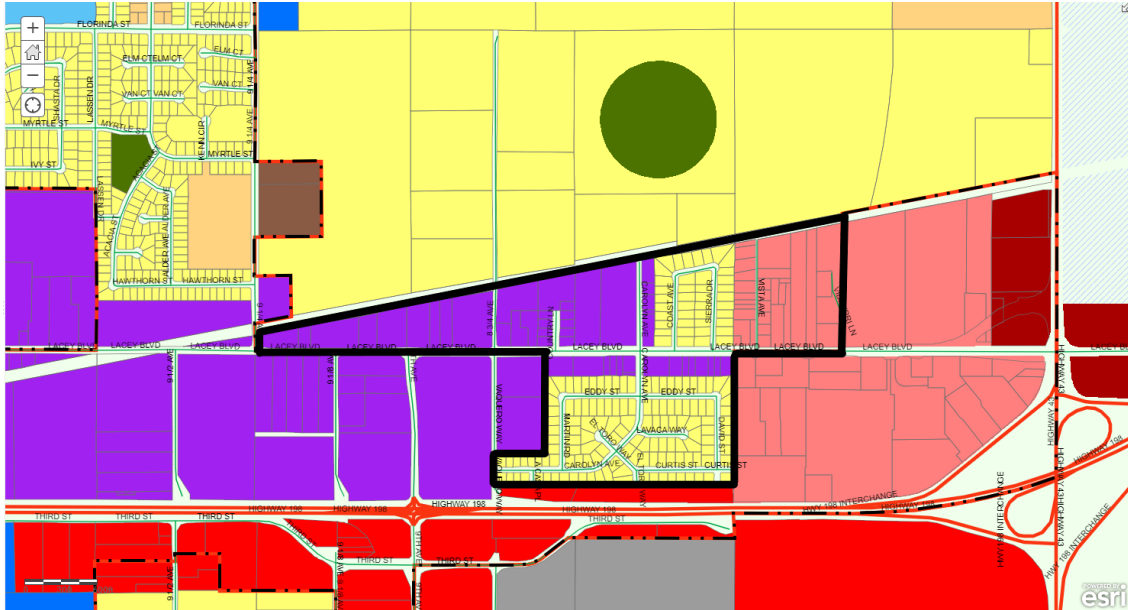
STATE OF CALIFORNIA)
COUNTY OF KINGS) ss
CITY OF HANFORD)

I, Jason Waters, 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 21st day of November 2024.

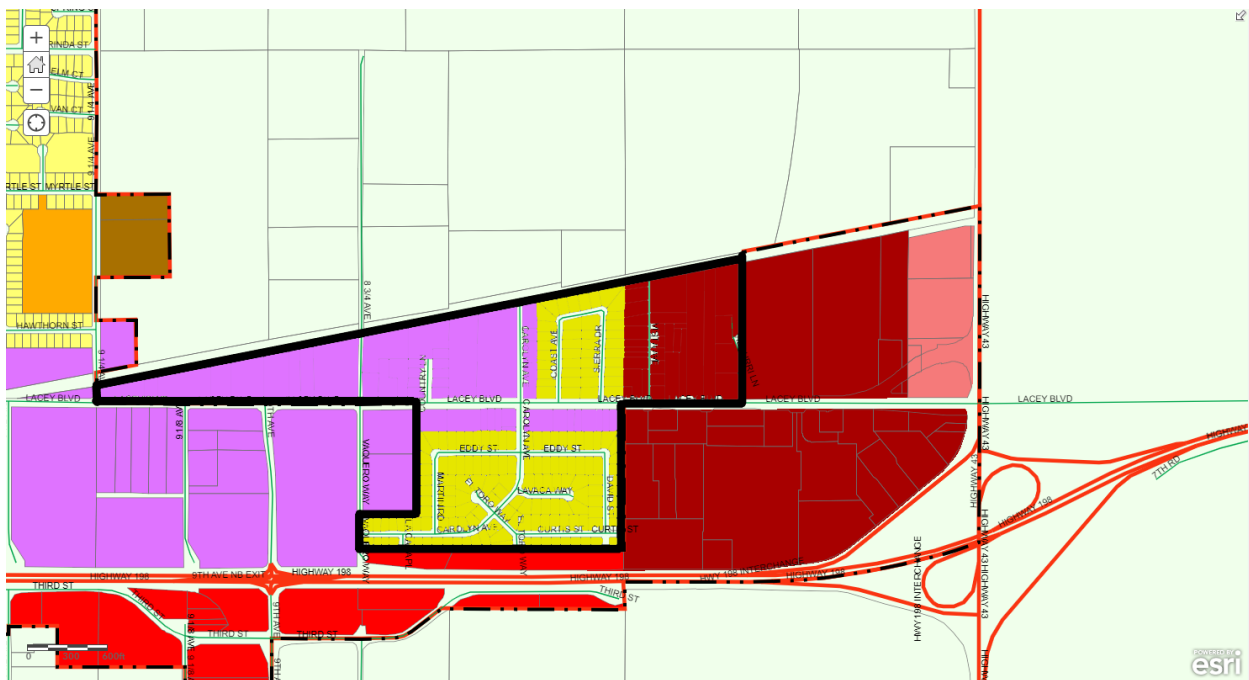
Jason Waters

Exhibit A

County Island #9 General Plan Designation: Combination of Corridor Mixed Use, Low-Density Residential, and Regional Commercial



Pre-Zone: MX-C Corridor Mixed Use, R-L-8 Low Density Residential (8,000 sq. ft. minimum lot size), and C-R Regional Commercial



RESOLUTION NO. 2024-20 (B)

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HANFORD
RECOMMENDING APPROVAL TO THE CITY COUNCIL OF PREZONE NO. 0001-24 PART 12
PREZONING REAL PROPERTY AS I-L LIGHT INDUSTRIAL AND R-L-5 LOW-DENSITY
RESIDENTIAL IN ACCORDANCE WITH THE GENERAL PLAN DESIGNATION FOR THE
AREA, LIGHT INDUSTRIAL AND LOW-DENSITY RESIDENTIAL. THE PROJECT IS
LOCATED ON THE WEST SIDE OF 10 ½ AVENUE BETWEEN THOMPSON DRIVE AND
HOUSTON AVENUE (MULTIPLE APNS)**

At a special meeting of the City of Hanford Planning Commission duly called and held on November 21, 2024, on motion of Commissioner _____, seconded by Commissioner _____, and duly carried, the following resolution was adopted:

WHEREAS, the City of Hanford has initiated the prezone from County zoning “IL” and “RRA” to City zoning I-L Light Industrial and R-L-12 Low-Density Residential on 60.46 acres located on the west side of 10 ½ Avenue between Thompson Drive and Houston Avenue, as shown in **Exhibit A**; and

WHEREAS, the City of Hanford Planning Commission considered the prezone, in accordance with Section 17.86.030 of the Hanford Municipal Code, at a special meeting on November 21, 2024; 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, the project is exempt from environmental review, per Section 15061(b.3): Common Sense Exemption, Section 15305: Minor Alterations in Land Use Limitations, and Section 15319(a): Annexations of Existing Facilities and Lots for Exempt Facilities of the California Environmental Quality Act (CEQA) Guidelines and a Notice of Exemption has been prepared.

NOW, THEREFORE, BE IT RESOLVED, that the City of Hanford Planning Commission, in accordance with Section 17.86.030 of the Hanford Municipal Code, recommends approval to the City Council of Prezone No. 0001-24 Part 12, based upon the following findings and on the evidence presented:

1. That the amendment is internally consistent with the goals, objectives, and policies of the General Plan and the Municipal Code.

Analysis: Prezone No. 0001-24 Part 12 is internally consistent with the goals, objectives, and policies of the General Plan, specifically consistent with Land Use Policies L15, L16, and L17. There is not a plan for development at this time. Most of the parcels proposed for annexation are already developed at the densities consistent with the proposed prezoning.

2. That the amendment would not be detrimental to the public health, safety, or welfare of the community.

ANALYSIS: There is no evidence that annexation of the county islands into the city limits would negatively affect health, safety, or welfare. On the contrary, the coordination of services between the City and County will be improved by reducing inefficiencies through annexation.

3. That the amendment would maintain the appropriate balance of land uses within the City.

Analysis: The proposed prezoning is consistent with the land use designations established in the General Plan.

4. That the anticipated land uses on the subject site would be compatible with existing and future surrounding uses.

Analysis: It is anticipated that the few undeveloped sites in the substantially surrounded county island areas will eventually develop in a manner consistent with the proposed rezoning. Most of the sites are already developed, and those uses appear to be consistent with the proposed rezoning, with limited exceptions, where uses appear to be legally-existing non-conforming.

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

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

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

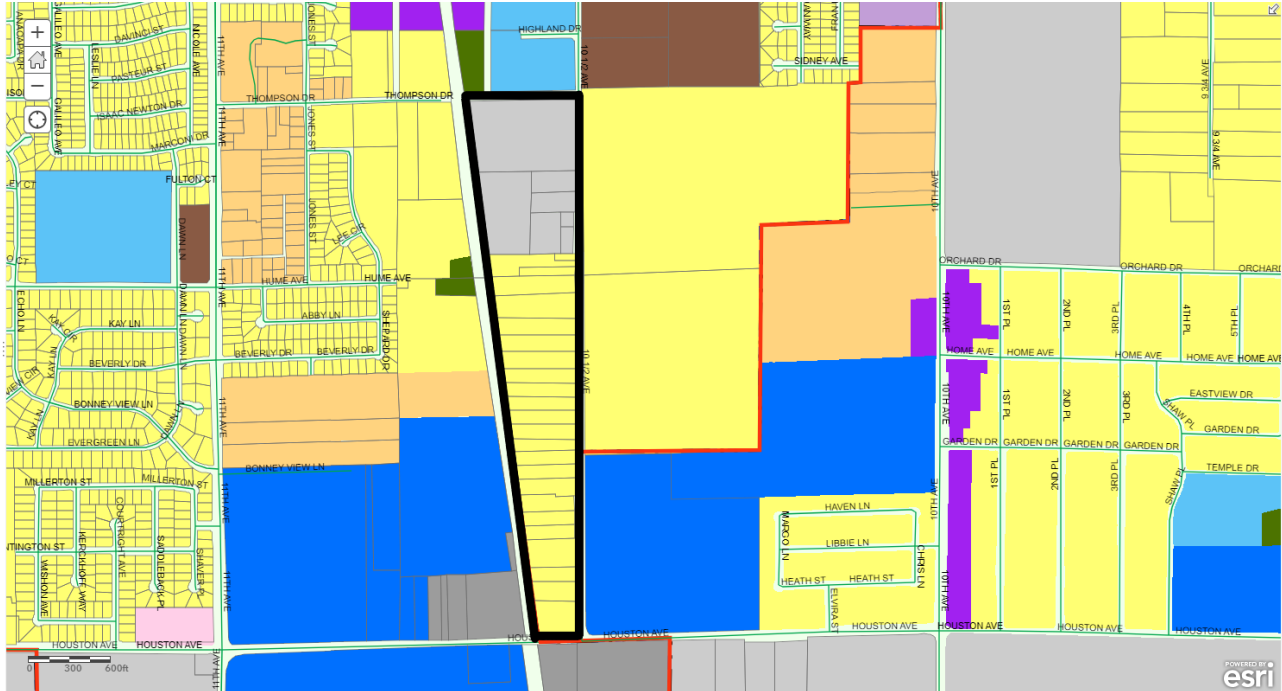
I, Jason Waters, Secretary of the Planning Commission of the City of Hanford, do hereby certify the foregoing resolution was duly passed and adopted by the Planning Commission of the City of Hanford at a regular meeting thereof held on the 21st day of November 2024.

Jason Waters

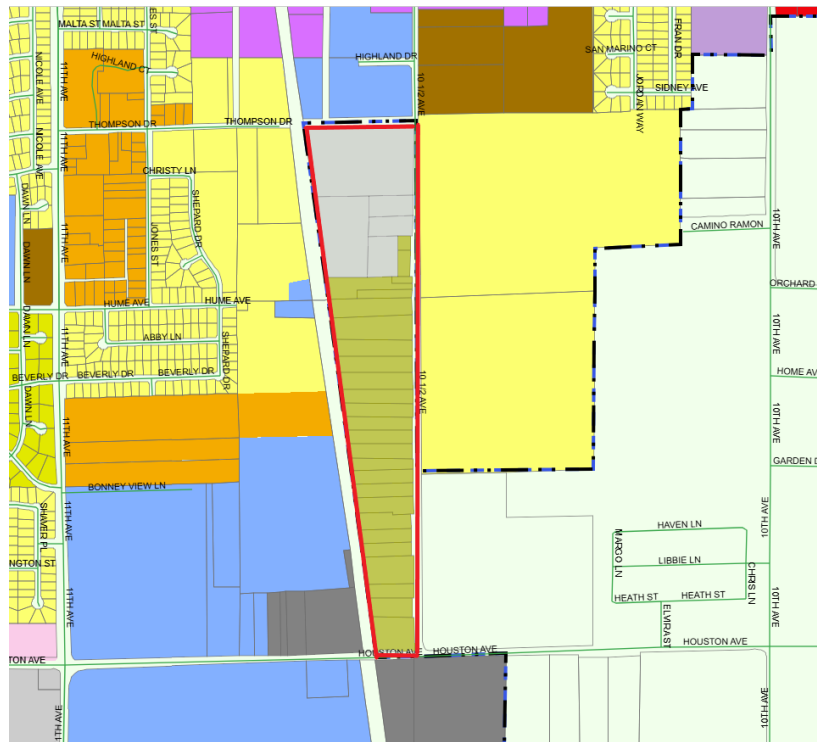
Exhibit A

County Island #12

General Plan Designation: Combination of Light Industrial and Low-Density Residential



Proposed Prezone: I-L Light Industrial and R-L-12 Low-Density Residential



RESOLUTION NO. 2024-20 (C)

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HANFORD
RECOMMENDING APPROVAL TO THE CITY COUNCIL OF PREZONE NO. 0001-24 PART 13
I-H HEAVY INDUSTRIAL IN ACCORDANCE WITH THE GENERAL PLAN DESIGNATION
FOR THE AREA, HEAVY INDUSTRIAL. THE PROJECT IS LOCATED ON THE WEST SIDE
OF 10TH AVENUE APPROXIMATELY 3/8 MILE SOUTH OF IONA AVENUE (018-242-14, 018-
242-15, 018-242-16, 018-242-17, AND 018-242-18)**

At a special meeting of the City of Hanford Planning Commission duly called and held on November 21, 2024, on motion of Commissioner _____, seconded by Commissioner _____, and duly carried, the following resolution was adopted:

WHEREAS, the City of Hanford has initiated the prezone from County zoning "IH" to City zoning I-H Heavy Industrial on 6 acres located on the west side of 10th Avenue approximately 3/8 mile south of Iona Avenue, as shown in **Exhibit A**; and

WHEREAS, the City of Hanford Planning Commission considered the prezone, in accordance with Section 17.86.030 of the Hanford Municipal Code, at a special meeting on November 21, 2024; 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, the project is exempt from environmental review, per Section 15061(b.3): Common Sense Exemption, Section 15305: Minor Alterations in Land Use Limitations, and Section 15319(a): Annexations of Existing Facilities and Lots for Exempt Facilities of the California Environmental Quality Act (CEQA) Guidelines and a Notice of Exemption has been prepared.

NOW, THEREFORE, BE IT RESOLVED, that the City of Hanford Planning Commission, in accordance with Section 17.86.030 of the Hanford Municipal Code, recommends approval to the City Council of Prezone No. 0001-24 Part 13, based upon the following findings and on the evidence presented:

1. That the amendment is internally consistent with the goals, objectives, and policies of the General Plan and the Municipal Code.

Analysis: Prezone No. 0001-24 Part 13 is internally consistent with the goals, objectives, and policies of the General Plan, specifically consistent with Land Use Policies L15, L16, and L17. There is not a plan for development at this time. Most of the parcels proposed for annexation are already developed at the densities consistent with the proposed rezoning.

2. That the amendment would not be detrimental to the public health, safety, or welfare of the community.

ANALYSIS: There is no evidence that annexation of the county islands into the city limits would negatively affect health, safety, or welfare. On the contrary, the coordination of services between the City and County will be improved by reducing inefficiencies through annexation.

3. That the amendment would maintain the appropriate balance of land uses within the City.

Analysis: The proposed rezoning is consistent with the land use designations established in the General Plan.

4. That the anticipated land uses on the subject site would be compatible with existing and future surrounding uses.

Analysis: It is anticipated that the few undeveloped sites in the substantially surrounded county island areas will eventually develop in a manner consistent with the proposed rezoning. Most of the sites are already developed, and those appear to be legally-existing non-conforming.

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

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

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

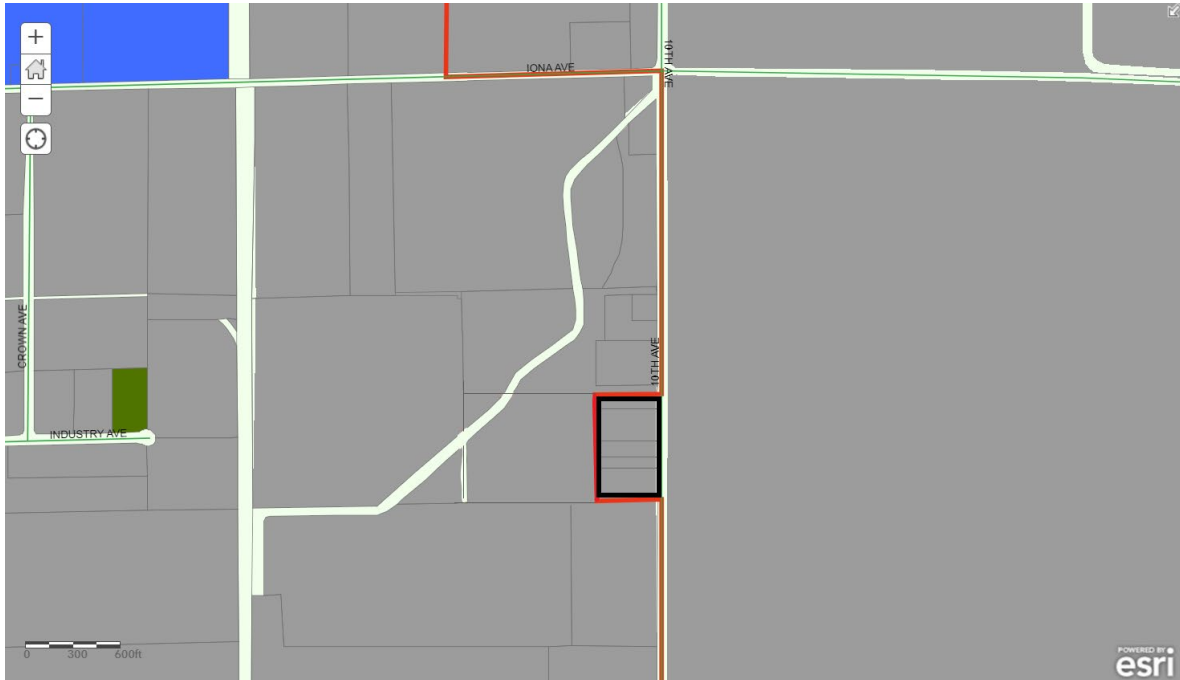
I, **Jason Waters**, Secretary of the Planning Commission of the City of Hanford, do hereby certify the foregoing resolution was duly passed and adopted by the Planning Commission of the City of Hanford at a regular meeting thereof held on the 21st day of November 2024.

Jason Waters

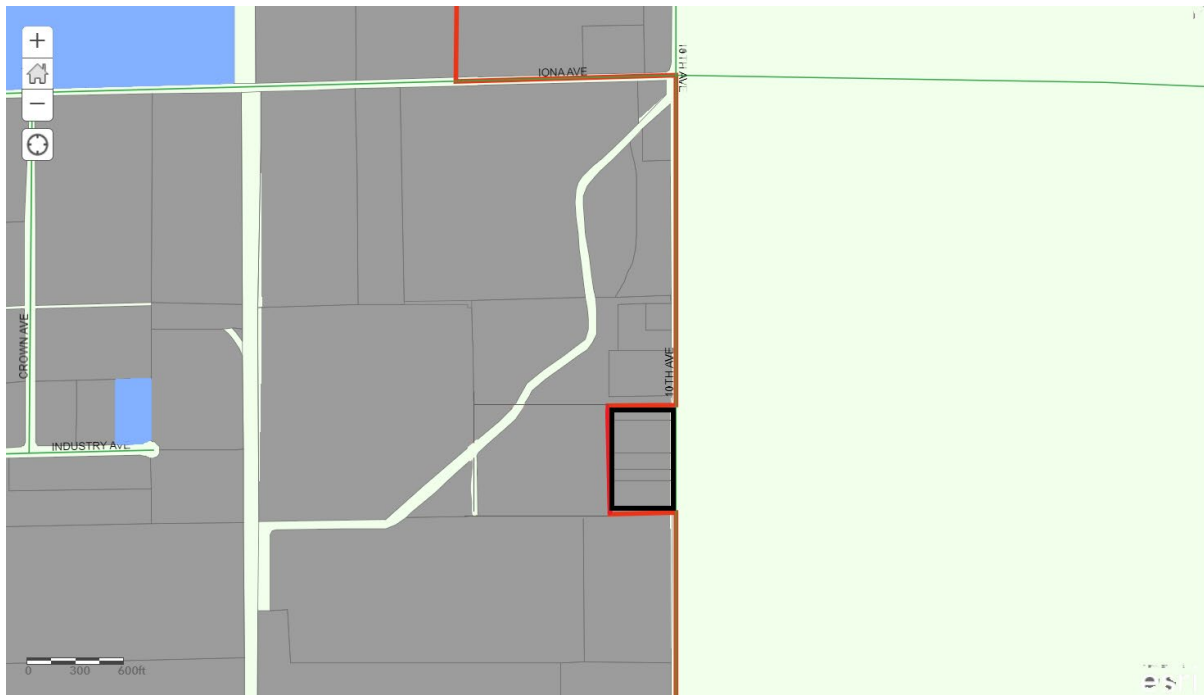
Exhibit A

County Island #13

General Plan Designation – Heavy Industrial



Proposed Prezoning I-H Heavy Industrial



RESOLUTION NO. 2024-20 (D)

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HANFORD
RECOMMENDING APPROVAL TO THE CITY COUNCIL OF PREZONE NO. 0001-24 PART 14
TO PREZONE THE ANNEXATION AREA AS R-L-12 LOW-DENSITY RESIDENTIAL, IN
ACCORDANCE WITH THE GENERAL PLAN DESIGNATION FOR THE AREA, LOW-
DENSITY RESIDENTIAL. THE PROJECT IS LOCATED SOUTH OF FLINT AVENUE, WEST
OF 11TH AVENUE (APN 007-010-006 THROUGH 015).**

At a special meeting of the City of Hanford Planning Commission duly called and held on November 21, 2024, on motion of Commissioner _____, seconded by Commissioner _____, and duly carried, the following resolution was adopted:

WHEREAS, the City of Hanford has initiated the prezone from County zoning “AL-10” to City zoning R-L-12 Low-Density Residential on 16.9 acres located on the west side of 11th Avenue south of Flint Avenue, as shown in **Exhibit A**; and

WHEREAS, the City of Hanford Planning Commission considered the prezone, in accordance with Section 17.86.030 of the Hanford Municipal Code, at a special meeting on November 21, 2024; 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, the project is exempt from environmental review, per Section 15061(b.3): Common Sense Exemption, Section 15305: Minor Alterations in Land Use Limitations, and Section 15319(a): Annexations of Existing Facilities and Lots for Exempt Facilities of the California Environmental Quality Act (CEQA) Guidelines and a Notice of Exemption has been prepared.

NOW, THEREFORE, BE IT RESOLVED, that the City of Hanford Planning Commission, in accordance with Section 17.86.030 of the Hanford Municipal Code, recommends approval to the City Council of Prezone No. 0001-24 Part 14, based upon the following findings and on the evidence presented:

1. That the amendment is internally consistent with the goals, objectives, and policies of the General Plan and the Municipal Code.

Analysis: Prezone No. 0001-24 Part 14 is internally consistent with the goals, objectives, and policies of the General Plan, specifically consistent with Land Use Policies L15, L16, and L17. There is not a plan for development at this time. Most of the parcels proposed for annexation are already developed at the densities consistent with the proposed prezoning.

2. That the amendment would not be detrimental to the public health, safety, or welfare of the community.

ANALYSIS: There is no evidence that annexation of the county islands into the city limits would negatively affect health, safety, or welfare. On the contrary, the coordination of services between the City and County will be improved by reducing inefficiencies through annexation.

3. That the amendment would maintain the appropriate balance of land uses within the City.

Analysis: The proposed prezoning is consistent with the land use designations established in the General Plan.

4. That the anticipated land uses on the subject site would be compatible with existing and future surrounding uses.

Analysis: It is anticipated that the few undeveloped sites in the substantially surrounded county island areas will eventually develop in a manner consistent with the proposed rezoning.

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

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

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

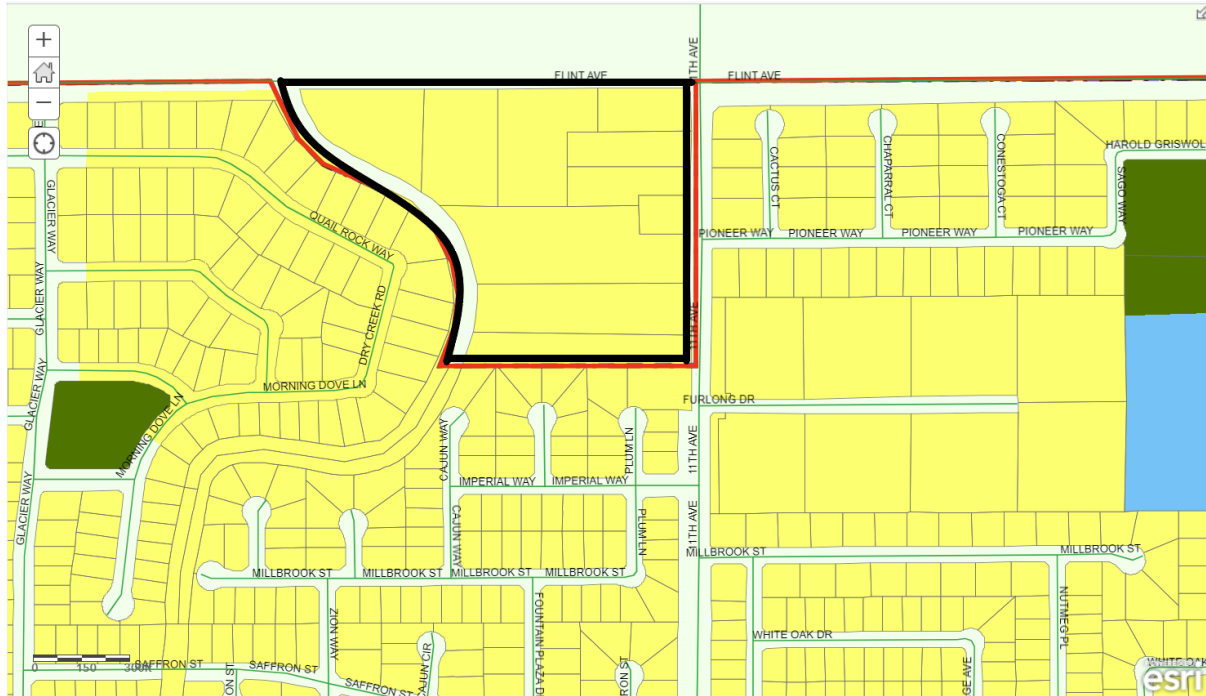
I, Jason Waters, Secretary of the Planning Commission of the City of Hanford, do hereby certify the foregoing resolution was duly passed and adopted by the Planning Commission of the City of Hanford at a regular meeting thereof held on the 21st day of November 2024.

Jason Waters

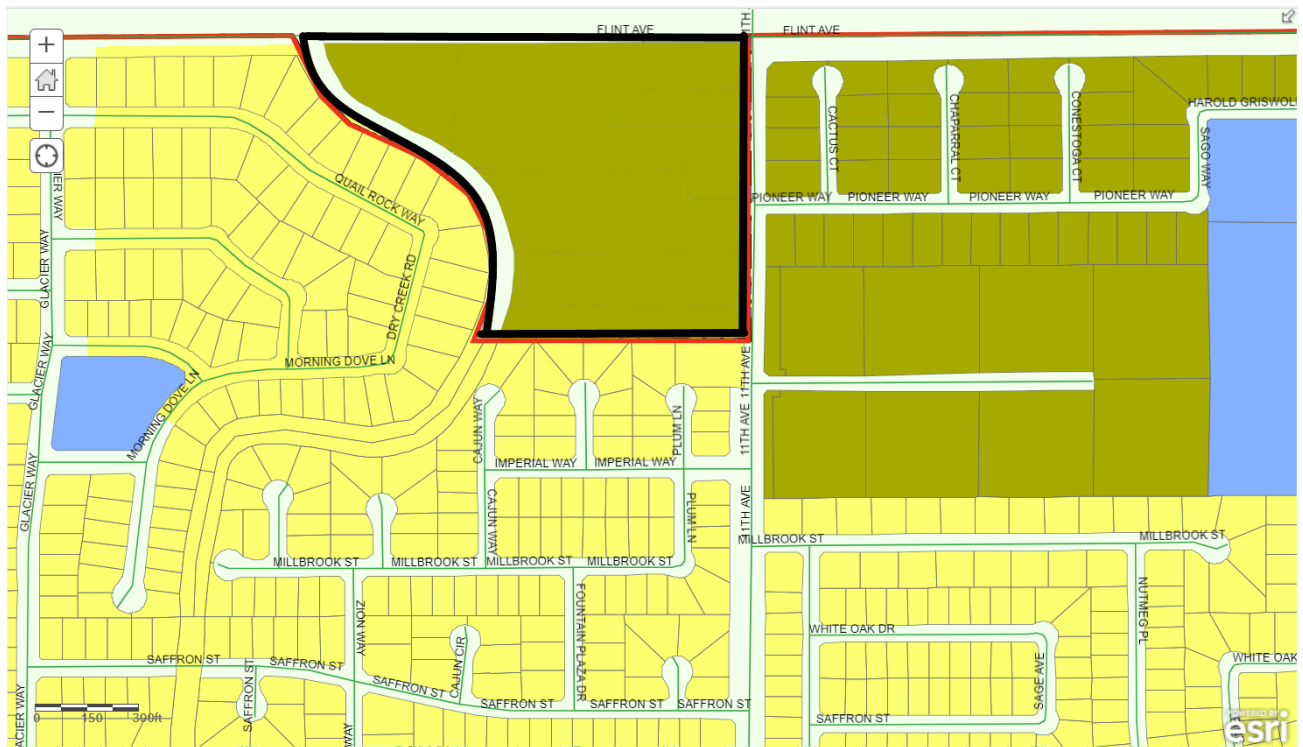
Exhibit A

County Island #14

General Plan Designation: Low-Density Residential



Pre-Zone: R-L-12 Low-Density Residential (12,00 sq. ft. minimum lot size)



RESOLUTION NO. 2024-21

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HANFORD FINDING ANNEXATION 163, PARTS 9, 12, 13, AND 14, CONSISTENT WITH THE HANFORD GENERAL PLAN POLICIES L15, L16, AND L17 AND RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF HANFORD MAKE AN APPLICATION TO THE LOCAL AGENCY FORMATION COMMISSION OF KINGS COUNTY (LAFCO) FOR ANNEXATION 163, PARTS 9, 12, 13 AND 14

At a special meeting of the City of Hanford Planning Commission duly called and held on November 21, 2024, on motion of Commissioner , seconded by Commissioner , and duly carried, the following resolution was adopted:

WHEREAS, the City of Hanford initiated a proposal to annex four separate substantially surrounded county islands with a combined total of 197.15 acres into the City of Hanford from the Kings County jurisdiction, as shown in **Exhibit A through D**; 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, in accordance with CEQA Guidelines, Annexation No. 163, Parts 9, 12, 13 and 14, was determined to be exempt from the California Environmental Quality Act (CEQA), per Categorical Exemption Class 19 (Annexation of areas containing existing public or private structures developed to the density allowed by the current rezoning) per CEQA Guidelines Section 15319(a), and because it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment per CEQA Guidelines Section 15061(b)(3), and a Notice of Exemption has been prepared for the project.

NOW, THEREFORE, BE IT RESOLVED, that the City of Hanford Planning Commission hereby recommends that the City Council adopt a Notice of Exemption finding the project to be exempt from the California Environmental Quality Act (CEQA), per Categorical Exemption Class 19 (Annexation of areas containing existing public or private structures developed to the density allowed by the current rezoning) and because it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment per CEQA Guidelines Section 15061(b)(3).

BE IT FURTHER RESOLVED that the City of Hanford Planning Commission finds Annexation No. 163, Parts 9, 12, 13 and 14 consistent with the Hanford General Plan Policies L15, L16, and L17 and recommends that the City Council file an application with the Local Agency Formation Commission (LAFCo) of Kings County for Annexation 163, Parts 9, 12, 13 and 14 based on the following:

1. All four substantially surrounded county islands are within the Primary Sphere of Influence.
2. Most of the annexation area already received some services from the City of Hanford.
3. There is capacity in the City water and sewer systems to add the parcels currently on individual water and sewer systems if those property either desire to hook up or are required to because their systems fail.
4. Inclusion of the islands in the city limits will not negatively affect the Police or Fire Department's ability to provide their services to the community.

5. There would be no change to school districts because of the island annexations.
6. The proposed annexation of the four county islands is not to accommodate any specific proposed development project. The purpose of the proposed annexations is to further good local government and make available the full range of City services to both developed and undeveloped county island areas.
7. All four islands are substantially surrounded by developed areas within the city limits of Hanford.
8. Because of their proximity inside the city limits, the provision of service within the substantially surrounded county islands can be more efficiently provided by the City.
9. The rezoning is internally consistent with the goals, objectives, and policies of the General Plan and the Municipal Code.
10. The rezoning would not be detrimental to the public health, safety, or welfare of the community.
11. The rezoning would maintain the appropriate balance of land uses within the City. Annexation would not change most land uses since most parcels are already developed.
12. The anticipated land uses on the subject site would be compatible with existing and future surrounding uses, except where uses are deemed legally-existing non-conforming.
13. The four county islands are mostly developed and are substantially surrounded by urban development. City services are available to each of the island areas.
14. State law encourages the annexation of county islands to further the goal of effective and efficient provision of local government services.
15. Based on the above findings, Annexation No. 163, Parts 9, 12, 13 and 14 is consistent with the Hanford General Plan Policies L15, L16, and L17.

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

AYES: Commissioner
NOES: Commissioner
ABSTAIN: Commissioner
ABSENT: Commissioner

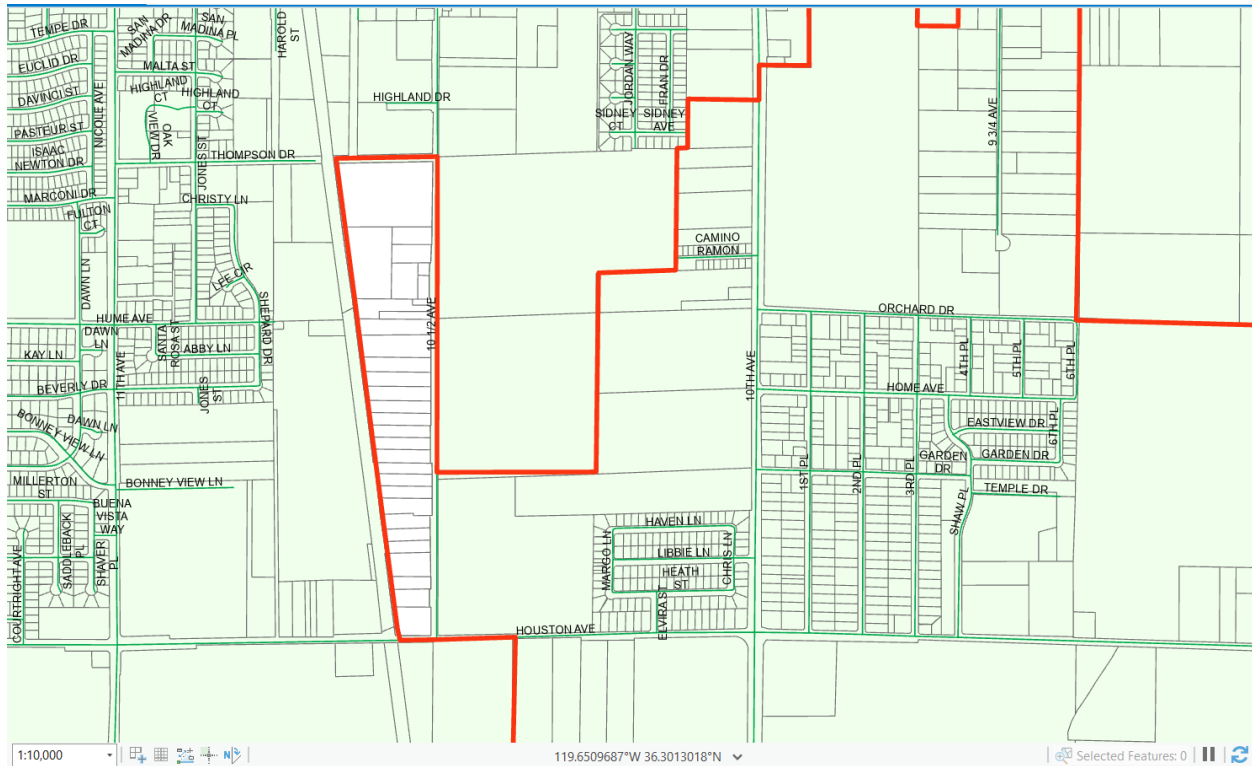
STATE OF CALIFORNIA)
COUNTY OF KINGS) ss
CITY OF HANFORD)

I, Jason Waters, 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 special meeting thereof held on the 21st day of November 2024.

Jason Waters

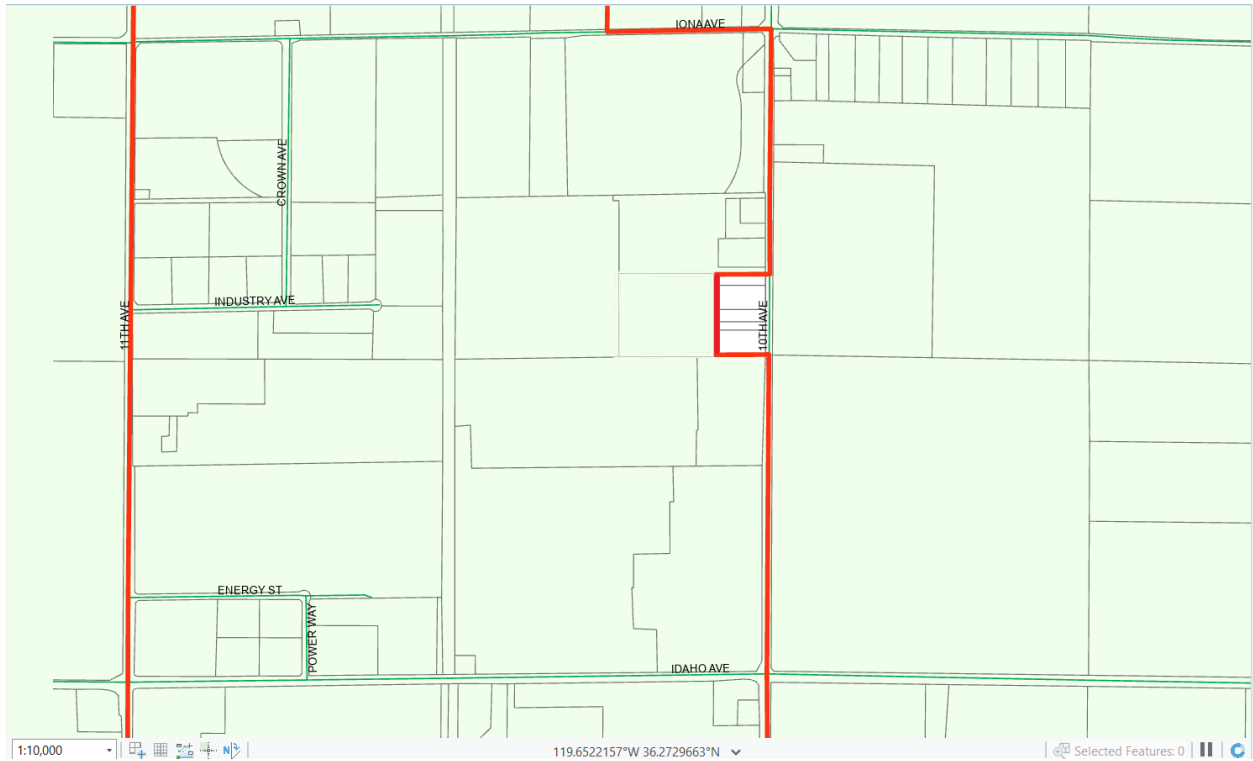
**Exhibit B:
Island 12**

Propose Annexation Area #12 Thompson/ 10 1/2 Ave, 60.46 +/- acres



**Exhibit C:
Island 13**

Proposed Annexation Area #13 S 10th/Iona, 6.01+/- acres



Memorandum of Understanding

Annexation of Six Substantially Surrounded Islands within the City of Hanford

This Memorandum of Understanding ("MOU") by and between the County of Kings, a political subdivision of the State of California (the "County"), and the City of Hanford, a municipal corporation (the "City"), (collectively the "Parties"), provides as follows:

WHEREAS, there are six (6) unincorporated territories substantially surrounded by the City ("County Islands"), that are more particularly described in the attached **Exhibit A**, shown as Island 9, 10, 11, 12, 13, and 14, which is incorporated herein by reference;

WHEREAS, the County must currently maintain and provide services to the County Islands;

WHEREAS, the County's provision of services to the County Islands creates operational inefficiencies, including, but not limited to, inefficiencies where the City and the County provide the same service to different portions of the same neighborhood within each jurisdiction and crisscrossing the other's territory as it provides said services;

WHEREAS, confusion is generated among some residents as to which jurisdiction is responsible for addressing problems and concerns, or who they should approach to obtain assistance;

WHEREAS, the City is willing to annex the County Islands to improve services and provide better responsiveness to residents about concerns within their affected neighborhoods;

WHEREAS, upon annexation of the County Islands, the County will allocate revenues to the City according to the Master Tax Sharing Agreement, as previously negotiated between the Parties;

WHEREAS, the City and the County each have unique concerns about the financial implications of the City's annexation of the County Islands, including the transfer of tax revenues and the cost of new service to be provided by the City;

WHEREAS, the City and the County have agreed to certain terms that will provide a vehicle for addressing a portion of the new costs that will be incurred by the City as a result of the annexation of the County Islands;

WHEREAS, this MOU will provide a clear path for the City to initiate and complete annexation of the County Islands; and

WHEREAS, the City and the County desire to memorialize these terms by executing an MOU.

NOW THEREFORE THE PARTIES MUTUALLY AGREE AS FOLLOWS:

1. The recitals set forth above are hereby incorporated into this MOU by reference.
2. The City will initiate the process to annex the County Islands upon execution of this MOU.
3. The City will utilize a good faith effort to complete the annexation of the County Islands labeled as No.'s 9, 11, 12, 13, and 14 within 18 months of MOU execution.
4. The City will utilize a good faith effort to complete the annexation of the County Island labeled as No. 10 within 18 months of when all of the land located within that area is no longer considered Prime Agricultural Land pursuant to Government Code 56064.

5. This MOU does not amend the agreement for automatic mutual aid for fire services executed by the City and the County, which was effective on December 22, 2015 ("Auto Aid Agreement"). The terms of the Auto Aid Agreement shall remain in full force and effect, and it is the Parties' intent that the terms of that Auto Aid Agreement shall apply to the County Islands after their annexation by the City.
6. The County and the City are the only parties to this MOU and are the only parties entitled to enforce its terms. Nothing in this MOU bestows, is intended to bestow, or shall be construed to bestow any right or benefit, whether directly, indirectly, or otherwise, to any third persons.
7. If an action at law or in equity is necessary to enforce or interpret the terms of this MOU, the prevailing Party shall be entitled to reasonable attorney's fees, costs and necessary disbursements in addition to any other reasonable relief to which it may be entitled.
8. Amendments to this MOU shall be effective only if they are in writing and signed by both Parties.

The undersigned representatives, by executing this MOU, covenant that they are authorized to execute this agreement on behalf of their respective public entities.

County of Kings

Kings County Board of Supervisors

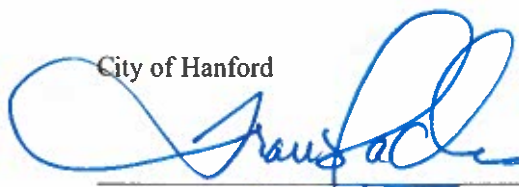
APPROVED AS TO FORM:

County Counsel

ATTEST

Catherine Venturella
Clerk to the Board of Supervisor

City of Hanford



Travis Paden

City of Hanford Mayor

APPROVED AS TO FORM:

Ty Mizote, City Attorney

ATTEST

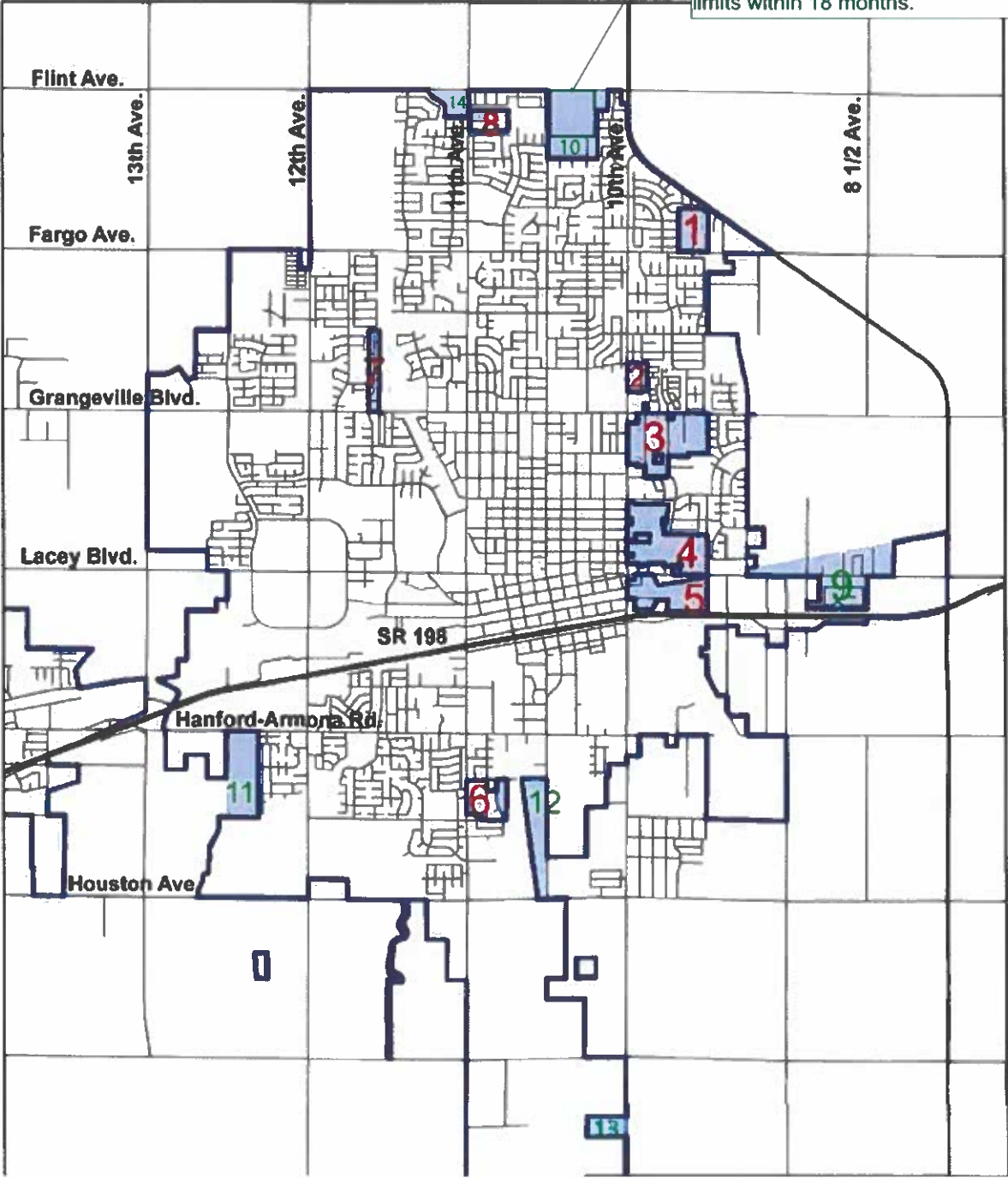


Natalie Corral
City Clerk

Exhibit A
Island Map

HANFORD

Portion of the property is currently designated as Prime Agricultural Land, per LAFCo direction, following discontinuance of the Prime Agricultural Land consideration, pursuant to Gov't Code 56054, the property shall be annexed into the City limits within 18 months.



**BEFORE THE LOCAL AGENCY FORMATION COMMISSION
COUNTY OF KINGS, STATE OF CALIFORNIA**

**IN THE MATTER OF ESTABLISHING A)
POLICY FOR DETERMINING WHETHER AN)
AREA IS SUBSTANTIALLY SURROUNDED)**

Resolution No. 05-02

Re: Island Policy

WHEREAS, Senate Bill 1266/Chapter 96, Statutes of 2004, changes the procedures for the annexation of unincorporated territory within city boundaries that are islands, or are "substantially surrounded."; and

WHEREAS, "substantially surrounded" is not defined in the Corteze-Knoz-Hertzberg Act, therefore the Commission must adopt a policy establishing a definition; and

WHEREAS, on January 26, 2005, this Commission at a Special Meeting considered the matter and directed Staff to return with a resolution for the Commissions consideration establishing a policy defining the criteria for determining whether an area is "substantially surrounded."

NOW, THEREFORE, THE LOCAL AGENCY FORMATION COMMISSION OF KINGS COUNTY RESOLVED AS FOLLOWS:

The Commission adopts the following policy that establishes criteria for determining whether a partially surrounded unincorporated area is eligible for city annexation under Senate Bill 1266/Chapter 96, Statutes of 2004. The following criteria shall be added to the LAFCO Procedures and state that:

An area considered for annexation is determined as "Substantially Surrounded" if that area:

1. Borders the annexing city on at least three contiguous sides or parts thereof; and
2. The length of the area's contiguous boundary with the annexing city constitutes at least 60 percent or more of the total annexation area perimeter.

The foregoing Resolution was adopted upon a motion by Commissioner Rachford, seconded by Commissioner Thompson, at a special meeting held February 23, 2005 by the following vote:

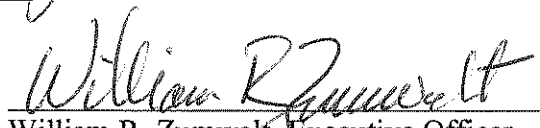
AYES: Rachford, Thompson, Wadsworth, Neves
NOES: None
ABSENT: Ayers
ABSTAIN: None

LOCAL AGENCY FORMATION
COMMISSION OF KINGS COUNTY



Joe Neves, Chairman

WITNESS, my hand this 1st day of March, 2005.



William R. Zumwalt, Executive Officer

cc: Kings County Counsel



October 7, 2024

To: Property Owners within Substantially Surrounded Islands

Re: Effect of Annexation on County Islands

This letter serves as notice that the City of Hanford is proposing to initiate the annexation of substantially surrounded county-islands, in accordance with the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (CKH Act) and the State of California's Local Agency Formation Commission (LAFCO) guidelines.

There are six substantially surrounded County islands within the bounds of the City of Hanford city limits. The City and County have agreed that it is in both parties' best interest to annex these islands to reduce inefficiencies and deficiencies of services provided.

Prior to initiation of the annexation of the County islands, the City of Hanford wishes to inform property owners within the County islands of the effect of annexation into the City limits. This letter provides answers to some of the most frequently asked questions associated with annexation. Please review the information below.

Should you have any questions not addressed by this letter, or wish to discuss further, please contact the staff-member associated with the topic you wish to discuss.

Any remaining questions will be addressed during an open-forum community meeting, which will be held on **October 23, 2024 from 4:00 p.m. to 6:00 p.m. in the Training Room of City Hall, 319 N. Douty Street, Hanford, CA 93230.**

PUBLIC COMMENT: All interested parties are invited to attend the meeting and/or send written comments to Natalie Corral, City Clerk, City of Hanford, 319 N. Douty Street, Hanford CA 93230; NCorral@hanfordca.gov To ensure comments will be considered, all comments are requested to be submitted to the City by 12:00 p.m. the day of the meeting.

Frequently Asked Questions:

1. What is annexation?

The Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 governs annexation of unincorporated areas to a City. Annexation is a reorganization that changes the governmental authority from one jurisdiction (the County) to another (the City). The Kings County Local Agency Formation Commission (LAFCO) reviews and approves annexation requests. For more information regarding LAFCO, please visit the website at <http://www.kingslafo.com/>

2. What is an island?

An unincorporated "island" is a relatively small pocket of land currently served by the Kings County, but substantially surrounded by the City of Hanford. Generally, in accordance with Section 56375.3 of the Government Code, LAFCO characterizes an "island" as follows:



- a. the land is substantially surrounded by a city, is substantially developed or developing, is not prime agricultural land, is designated for urban growth in the city's general plan, and is not within the Sphere of Influence of another city, and
- b. the land is located within an urban service area designated by the LAFCO, is not prime agricultural land, and is designated for urban growth in the city's general plan, and
- c. the land area does not exceed 150 acres.

Although islands are completely or substantially surrounded by a city, they remain under the land use and service authority of the County. The State Legislature determined that the continued existence of these islands created problems for cities, counties, island residents, adjacent city residents, and various agencies and special districts responsible for providing services and facilities. **Consequently, the State modified the procedures to encourage cities to undertake island annexations by limiting the due process otherwise afforded other types of annexations.**

3. What is the streamlined process for island annexation?

In 1999, the California Legislature adopted AB 1555 (codified in Government Code Section 56375.3) that encouraged cities to annex small unincorporated islands. The law allows cities to annex islands without protest proceedings or elections, provided the island meets special criteria. By law, LAFCO must approve an annexation request submitted by a city if all the criteria mentioned in Question #2 above are satisfied.

All islands proposed to be annexed by the City of Hanford satisfy the specified criteria; therefore, protest proceedings are not required.

Finance Department

Contact Finance, Utility Billing via phone (559)585-2510 or email, finance@hanfordca.gov, regarding the information below:

1. Will my utility bills increase?

The cost to residents for City utilities will be as follows (based on utility rates effective July 1, 2024):

	Rates as of July 1, 2024 @ 11 Units of Water
Water Service	19.85
Water Consumption	24.64
Sewer Service	27.63
Storm Drain Service	5.04
Trash Service	29.99
Total	107.15



2. Will my property taxes increase?

No change will occur. All properties are taxed at the same rates whether annexed to the City or not (approximately one percent of assessed value). That is, City and County property owners pay the same tax rates. Thus, property tax assessments will not be affected by annexation. However, if the property is resold, or if new improvements to the property are constructed, the assessed value of the property will most likely increase. This increase, however, has nothing to do with a property being in the City or the County.

Public Works Department

Contact the Public Works Department via phone (559)585-2550 or email, publicworks@hanfordca.gov, regarding the information below:

1. Must I hook up to the City's sewer system if I already have a septic system?

Not at this time. Neither the County nor the City can require you to have sewer service if you are using a properly operating septic system. However, if your septic system violates State and/or local health and building codes, both County and City ordinances require most homeowners to connect to a sewer system if one is available within 200 feet of the property.

2. Can I replace my septic tank or do substantial work on the leach field once I am in the City?

The city will issue permits for new septic tank work or substantial work on the leach field only if the sewer line is not within 200 feet of your property line. Minor work on the leach field is allowed.

3. Can I keep my existing well and continue to use it after annexation to the City?

Yes. Existing wells can be retained after annexation. The City encourages property owners to hook up the house to city water, but the existing well can be retained long term for watering the property as long as a backflow device is installed on your domestic water service.

4. Is there a time in which I must connect the house to city water?

No. You will only be required to connect to city water when major work on the well is needed. Minor work, such as cleaning or pump replacement, will not require connection.

5. If I already have City water and sewer service, will my water and sewer bills go up after annexation?

No; however, the City will begin street sweeping the annexed areas and that charge will now appear on your bill.

6. What about curbs, gutters, sidewalks, street trees, storm drains, or streetlights?

There is no requirement that curbs, gutters, sidewalks, street trees, storm drains, or streetlights be installed as part of the annexation. The City may require a developer to make off-site improvements, which may include



improvements along the frontage of individual properties. If a property owner undertakes substantial building remodeling or new building construction on an individual lot basis after annexation, then curbs, gutters, sidewalks, street trees and streetlights must be constructed along the frontage of property. If desired by a neighborhood, a special district could be established to install these items at the cost of the property owners within the newly established district.

7. I now have trash service from a private contractor, can I keep my existing service and for how long?

You would have 12 months after annexation before you are required to sign up for City trash service. Currently, the city trash service for solid waste, and recycling and green waste is \$25.76 per month (fees subject to change). The City also provides a spring clean-up for a free pickup truck load to the dump. This service is included in the normal service fees.

Fire Department

Contact the Fire Department via phone (559)585-2545 or email, FirePrevention@hanfordca.gov, regarding the information below:

1. Who will be responsible for Fire protection?

Fire protection service will be provided by the City Fire Department upon annexation.

Police Department

Contact the Police Department, via phone (559)585-4540 or email, PoliceAdministration@hanfordca.gov, regarding the information below:

1. Who will be responsible for Police protection?

Police protection service will be provided by the City Police Department.

Kings County Elections Office

Contact the Kings County Elections Office via phone (559)852-4401 or email, elections@countyofkings.com, regarding the information below:

1. What changes will annexation have on elections?

The Kings County Elections Department conducts Federal, State, School, County, City and Special District elections. After annexation, residents of the areas affected would become citizens of the City, entitled to vote in City elections, and eligible to hold City elective and appointive positions.



Community Development Department – Planning Division

Contact Senior Planner, Gabrielle Myers, via phone (559)585-2578 or email, gmyers@hanfordca.gov, regarding the information below:

1. What effects will annexation have on zoning?

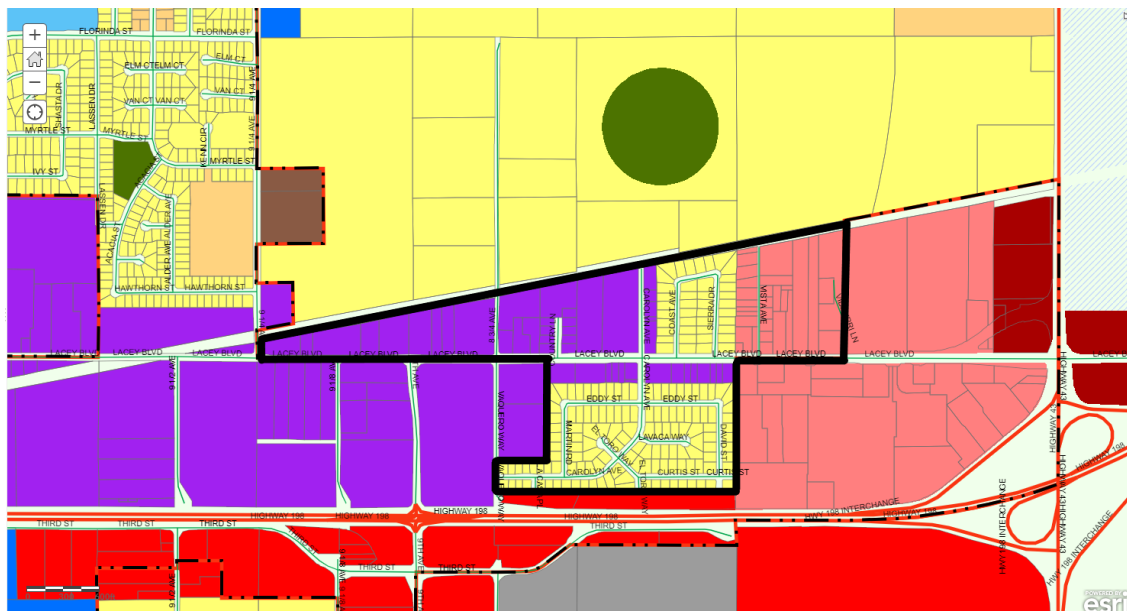
The county islands will be pre-zoned, based on the General Plan Designation for the area.

The ordinance can be viewed at this address: <http://qcode.us/codes/hanford/>

Island #	General Location	General Plan Designation	Pre-Zoning
9	East Lacey Boulevard, South of Southern Pacific Railroad Tracks	Corridor Mixed Use	MX-C Corridor Mixed Use
		Low-Density Residential	R-L-8 Low-Density Residential
		Regional Commercial	C-R Regional Commercial
12	West of 10 ½ Avenue, North of Houston Avenue	Low-Density Residential	R-L-5 Low-Density Residential
		Light Industrial	I-L Light Industrial
13	West of 10 th Avenue, between Idaho and Iona Avenues	Heavy Industrial	I-H Heavy Industrial
14	South of Flint Avenue, West of 11 th Avenue	Low-Density Residential	R-L-12 Low-Density Residential

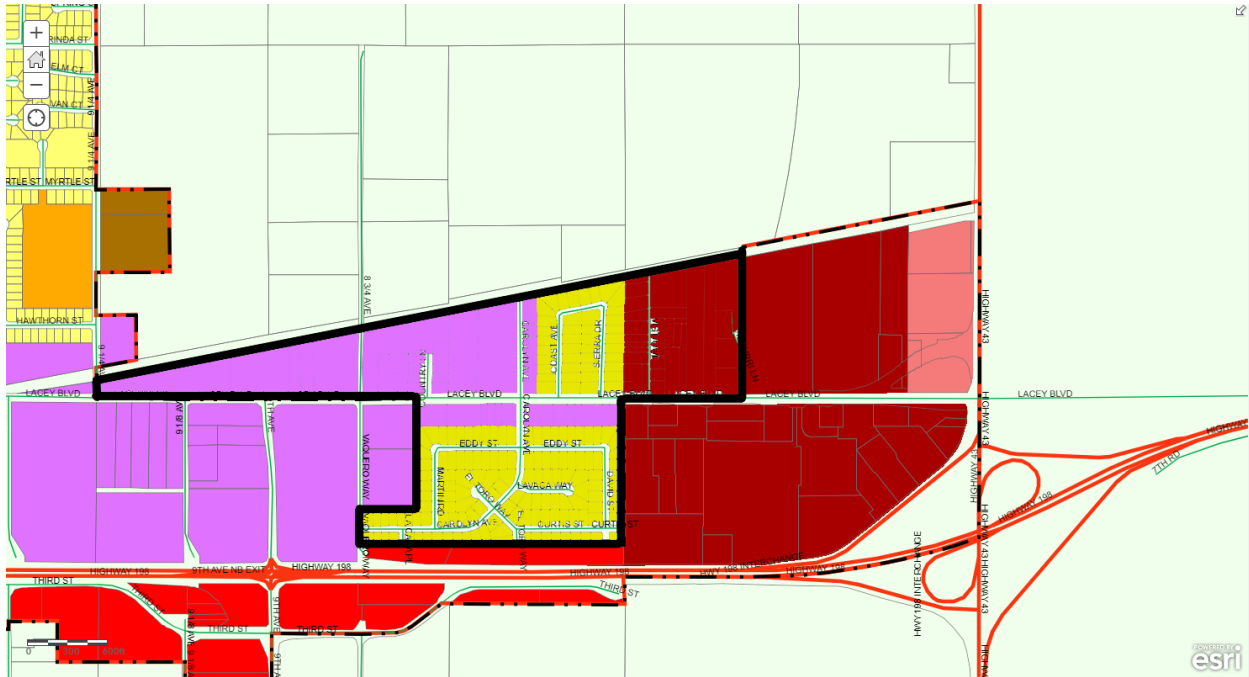
County Island #9

General Plan Designation: Combination of Corridor Mixed Use, Low-Density Residential, and Regional Commercial



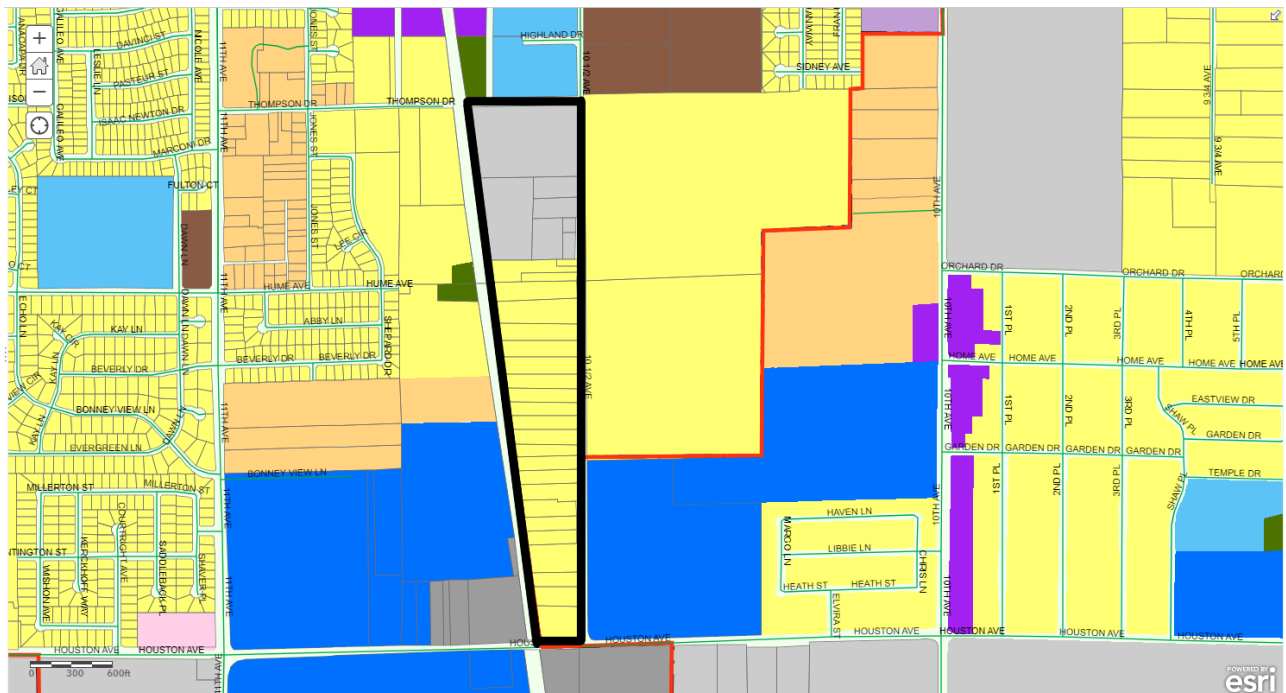


Pre-Zone: MX-C Corridor Mixed Use, R-L-8 Low Density Residential (8,000 sq. ft. minimum lot size), and C-R Regional Commercial

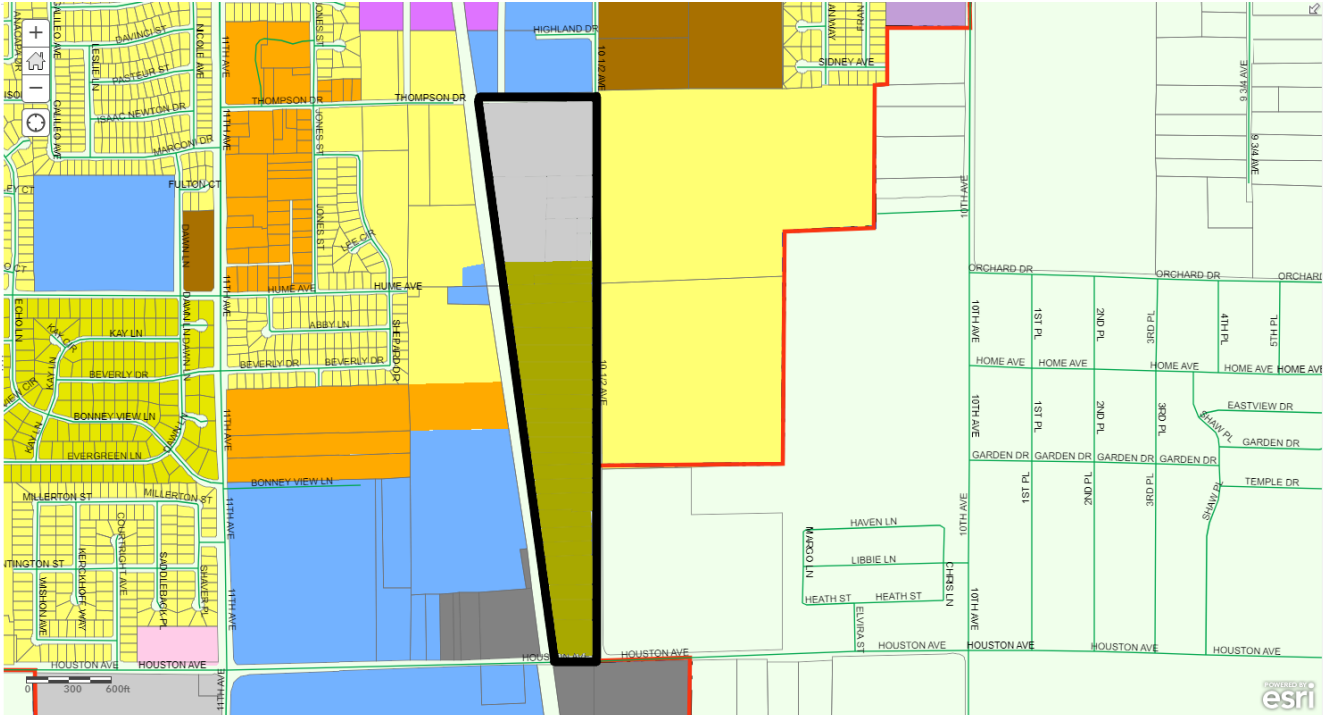


County Island #12

General Plan Designation: Combination of Light Industrial and Low-Density Residential

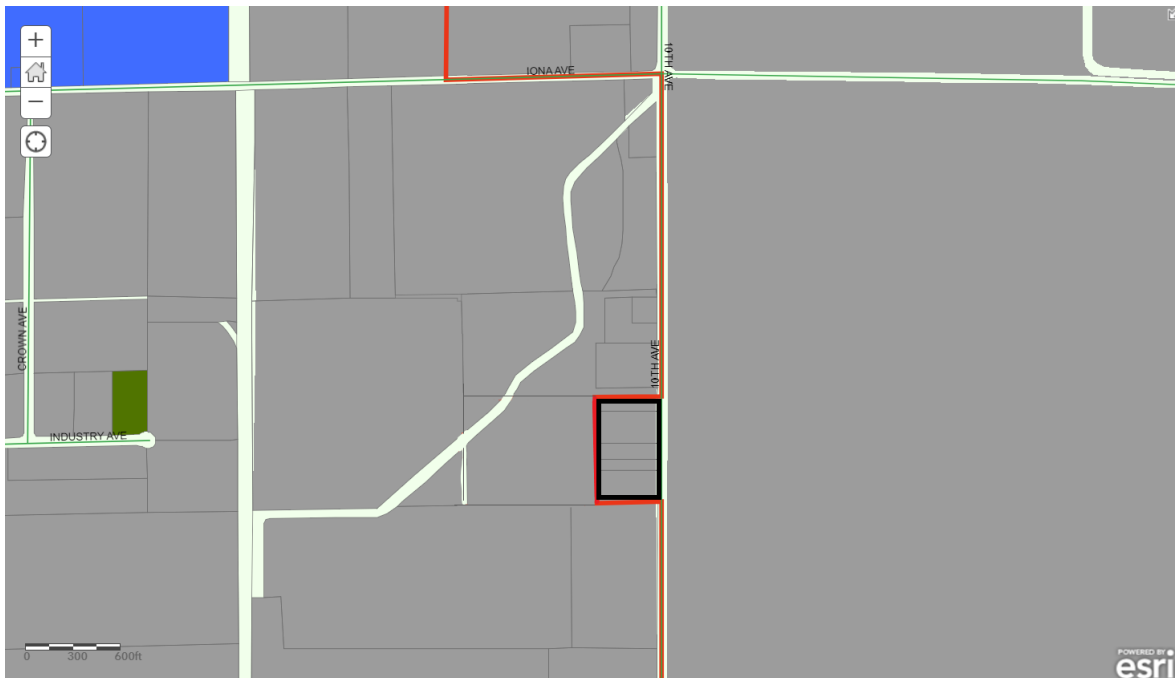


Pre-Zone: I-L Light Industrial and R-L-12 Low-Density Residential



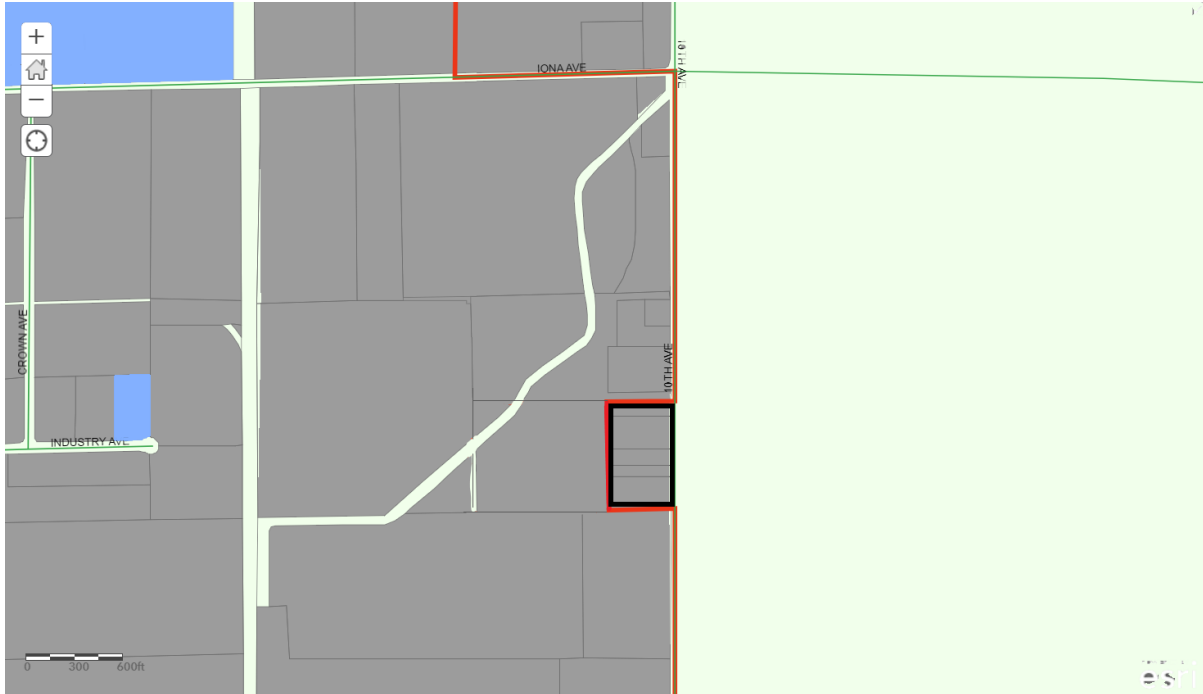
County Island #13

General Plan Designation: Heavy Industrial



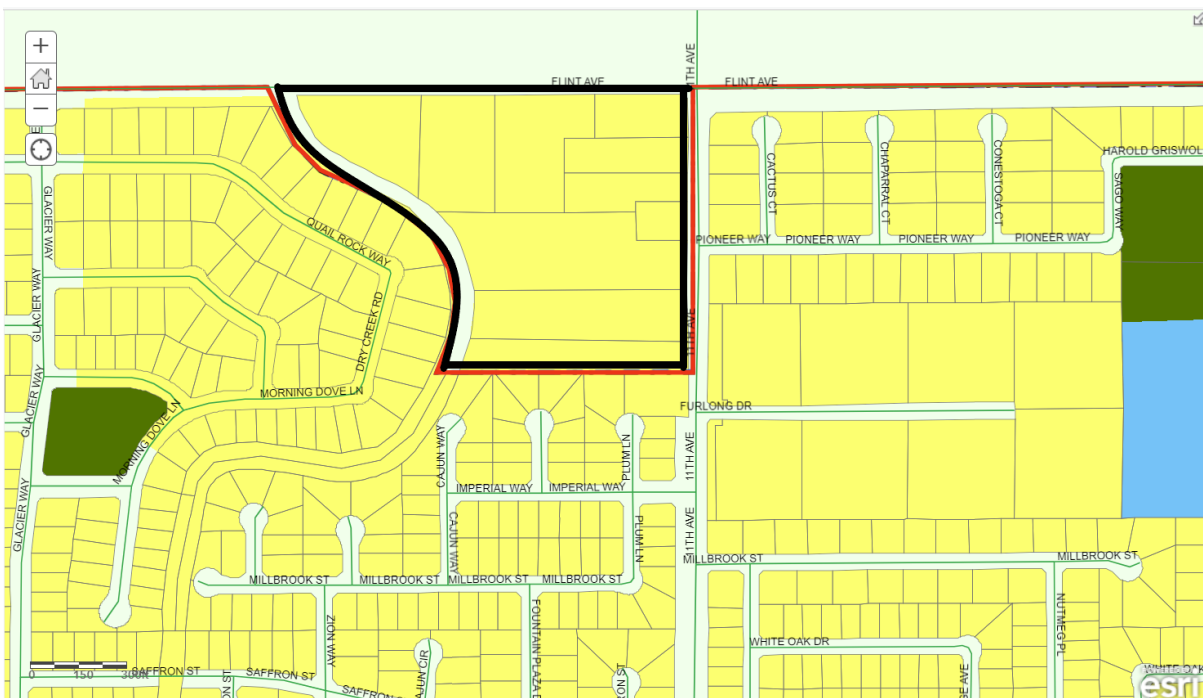


Pre-Zone: I-H Heavy Industrial

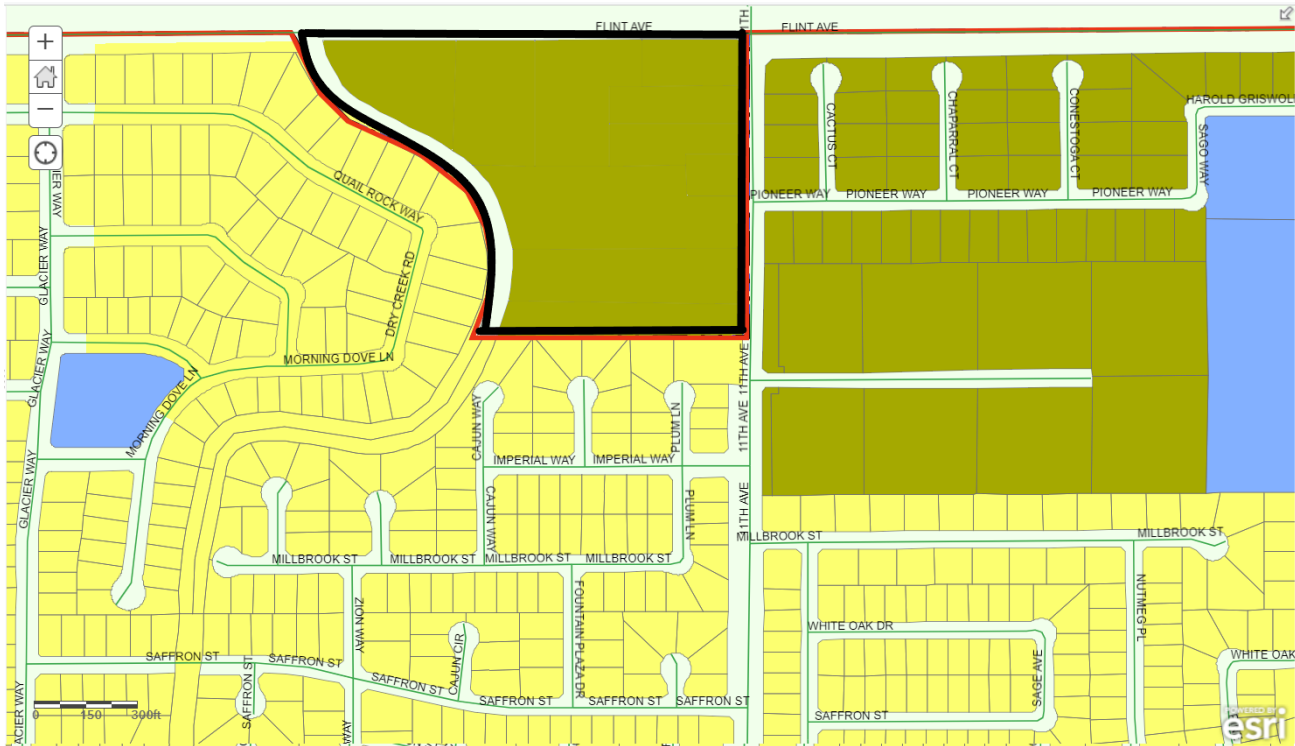


Island #14

General Plan Designation: Low-Density Residential



Pre-Zone: R-L-12 Low-Density Residential (12,00 sq. ft. minimum lot size)



2. What effects will annexation have on the uses allowed? If a use is allowed in the County, but not allowed in the City, what happens?

A use shall be deemed nonconforming if it was lawfully commenced while under the jurisdiction of Kings County, but which, after annexation of the site into the City, does not conform to the use regulations of the City

For example: If you are legally operating (have a valid business license and all required permits for operation/structures) a vehicle repair shop in Kings County, currently, but upon annexation the use is not allowed in the City's zone district, you may still operate. However, if you discontinue the use for a period of six months or more, the non-conforming use shall not be able to reestablish. A nonconforming use may be expanded by up to 10% of its exiting floor area if a conditional use permit is granted. The expansion of a nonconforming use or structure may be allowed only one time per use.

3. What is the permitting process like in the City?

The permitting and entitlement process is a similar process and requirements as Kings County.

4. I have various animals in the County, can I keep them in the City?



An animal raising use that is nonconforming due to annexation or adoption or amendment to this title shall be allowed to continue, provided that the intensity of the animal raising use (i.e., type and number of animals) shall not change or increase. The provisions for abandonment or discontinuance shall not apply. **Please note that you are limited to the allowances approved by Kings County.**

Community Development Department – Building and Code Enforcement

Contact Building Official, Tom Webb, via phone (559)585-2584 or email, twebb@hanfordca.gov regarding the information below:

1. Does the City of Hanford have Code Enforcement?

Yes, the City of Hanford does have Code Enforcement officers and will enforce the City ordinances upon annexation on a complaint-basis. Code enforcement issues include, but are not limited to:

- a. Abandoned vehicles
- b. Junk and debris
- c. Property maintenance
- d. Building without permits

2. Will my address be changed?

It depends, if you currently do not have a City-style address, you will be reassigned one; City-style addressing is typically four numbers verses County-style, which is five.

- a. The City will notify you and the post-office of the change

Community Development Department – Housing Division

Contact Housing Analyst, Sandra Lerma-Martinez, via phone (559)585-4766 or email, slerma@hanfordca.gov, regarding the information below:

1. Upon annexation, homeowners will now be eligible to apply for City assistance programs (formerly, while being located outside of city limits, owners were not eligible for these programs).

Should you have any questions not addressed by this letter, or wish to discuss further, please contact the staff-member associated with the topic you wish to discuss. Thank you!

Sincerely,

Jason Waters

Deputy City Manager

319 N. Douty Street

Hanford, CA 93230

(559)585-2590

jwaters@hanfordca.gov

Notice of Exemption**Appendix E**

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

County Clerk

County of: Kings

1400 W. Lacey Boulevard

Hanford, CA 93230

From: (Public Agency): City of Hanford
317 N. Douty Street
Hanford, CA 93230

(Address)

Project Title: Four Islands Annexation

Project Applicant: City of Hanford

Project Location - Specific:

See Figure 1 through 4 of Attachment A for Project Location

Project Location - City: Hanford Project Location - County: Kings

Description of Nature, Purpose and Beneficiaries of Project:

See the Attachment A for the Project Description.

Name of Public Agency Approving Project: City of Hanford

Name of Person or Agency Carrying Out Project: Jason Waters

Exempt Status: **(check one):**

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- ☒ Categorical Exemption. State type and section number: § 15061 (b) (3), § 15305, §15319 (a)
- ☐ Statutory Exemptions. State code number: _____

Reasons why project is exempt:

See the Attachment A for analysis and justification for the use of the above exemptions.

Lead Agency

Contact Person: Jason Waters Area Code/Telephone/Extension: (559) 585-2500

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? ☐ Yes ☐ No

Signature: _____ Date: _____ Title: _____

☐ Signed by Lead Agency ☐ Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: _____



PROJECT DESCRIPTION

Four Islands Annexations

The City of Hanford (City) is proposing the annexation of four, non-contiguous areas that are identified as county islands (Project). County islands are made up of unincorporated parcels that are substantially surrounded by a municipality or where the unincorporate area has borders that involve a combination of a municipality or municipalities. Kings Local Agency Formation Commission (LAFCo) policy encourages annexation proposals that eliminate or reduce in size any county islands, near islands, peninsulas, or other distortions of existing City and District boundaries.

The Project is comprised of four non-contiguous annexation sites adjacent to the City's jurisdictional boundaries. To clearly describe the total Project, the sites will be referenced as Annexation No. 9, No. 12, No. 13, and No. 14.

The proposed annexations are as follows:

- Annexation No. 9 consisting of 113.78 acres generally located on both sides of Lacey Boulevard between 9 ¼ Avenue and 8 ¾ Avenue (Figure 1). This annexation area is primarily developed with Single Family Residences with scattered commercial uses.
- Annexation No. 12 consisting of 60.46 acres generally located on the west side of 10 ½ Avenue between Thompson Drive and Houston Avenue (Figure 2). This annexation area consists of mostly larger rural residential lots.
- Annexation No. 13 consisting of 20.47 acres generally located on the west side of 10th Avenue approximately 3/8 mile south of Iona Avenue (Figure 3). This annexation area primarily consists of a few rural residential lots.
- Annexation No. 14 consisting of 16 acres generally located on the west side of 11th Avenue and south of Flint Avenue (Figure 4). This annexation area primarily consists of large lot single-family parcels.

EXEMPTIONS:

- 15061(b.3) – *Common Sense Exemption*: the activity is covered by the common sense exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.
- Class 5 15305: *Minor Alterations in Land Use Limitations*: consists of minor alterations in land use limitations in areas with an average slope of less than 20%, which do not result in any changes in land use or density.
- Class 4 15319 (a): *Annexations of Existing Facilities and Lots for Exempt Facilities*: consist of annexations to a city or special district of areas containing existing public or private structures developed to the density allowed by the current zoning or pre-zoning of either the gaining or losing governmental agency whichever is more restrictive, provided, however, that the extension of utility services to the existing facilities would have a capacity to serve only the existing facilities.



REASONS WHY PROJECT IS EXEMPT

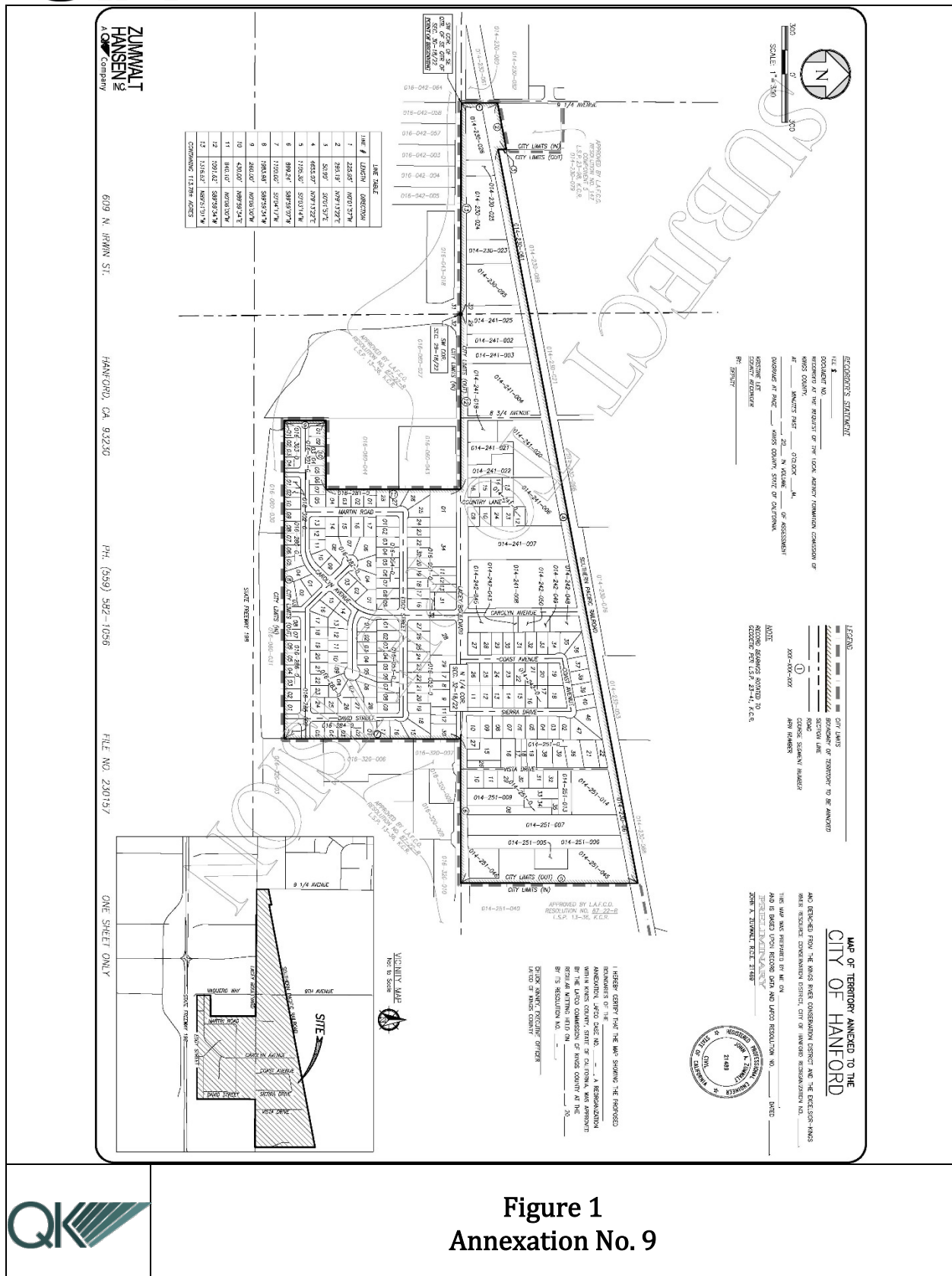
The aforementioned Project proposes four annexations varying in size and location. At this time, annexations and rezoning are the only requested entitlements. No other land uses or development projects have been proposed.

All annexation areas will be Rezoned consistent to the existing General Plan land use designation. The existing uses will be allowed to operate within the City limits. The city wishes to initiate annexations in an effort to reduce the number of county islands/peninsulas found within the City limits. The continued existence of these occurrences increases the difficulty for the City to adequately provide all municipal services to the neighboring parcels due to the inconsistent nature of the City's jurisdictional boundary. In addition, some of these annexation areas are already receiving some of the City's municipal services, however, the City is not collecting any property tax to offset the cost of providing services.

CEQA Guidelines allow exemptions to streamline the environmental review process and play a key role in project planning and development. These exemptions acknowledge that environmental impacts for some types of projects are known to be less-than-significant, will not increase land use density beyond what is allowed, and the public would benefit from having them expeditiously implemented. The proposed annexations would promote orderly development and would provide standardized services to those who live in or would move into the annexed areas.

CONCLUSION

Approval of the proposed annexations does not give away authority to develop the land encompassed Annexation No. 9, 12, 13, and 14 areas. Any future development proposals would be subject to subsequent development-related entitlement review processed through the City, which will require its own consideration as a "project" under the CEQA Guidelines, and possible environmental analysis. The annexations and the establishment of the zone districts by Rezoning will not impact the physical environment. The Project is consistent with current General Plan land uses and are not anticipated to be altered. Therefore, the Project is not expected to have a significant environmental impact and the exemption under CEQA is warranted.



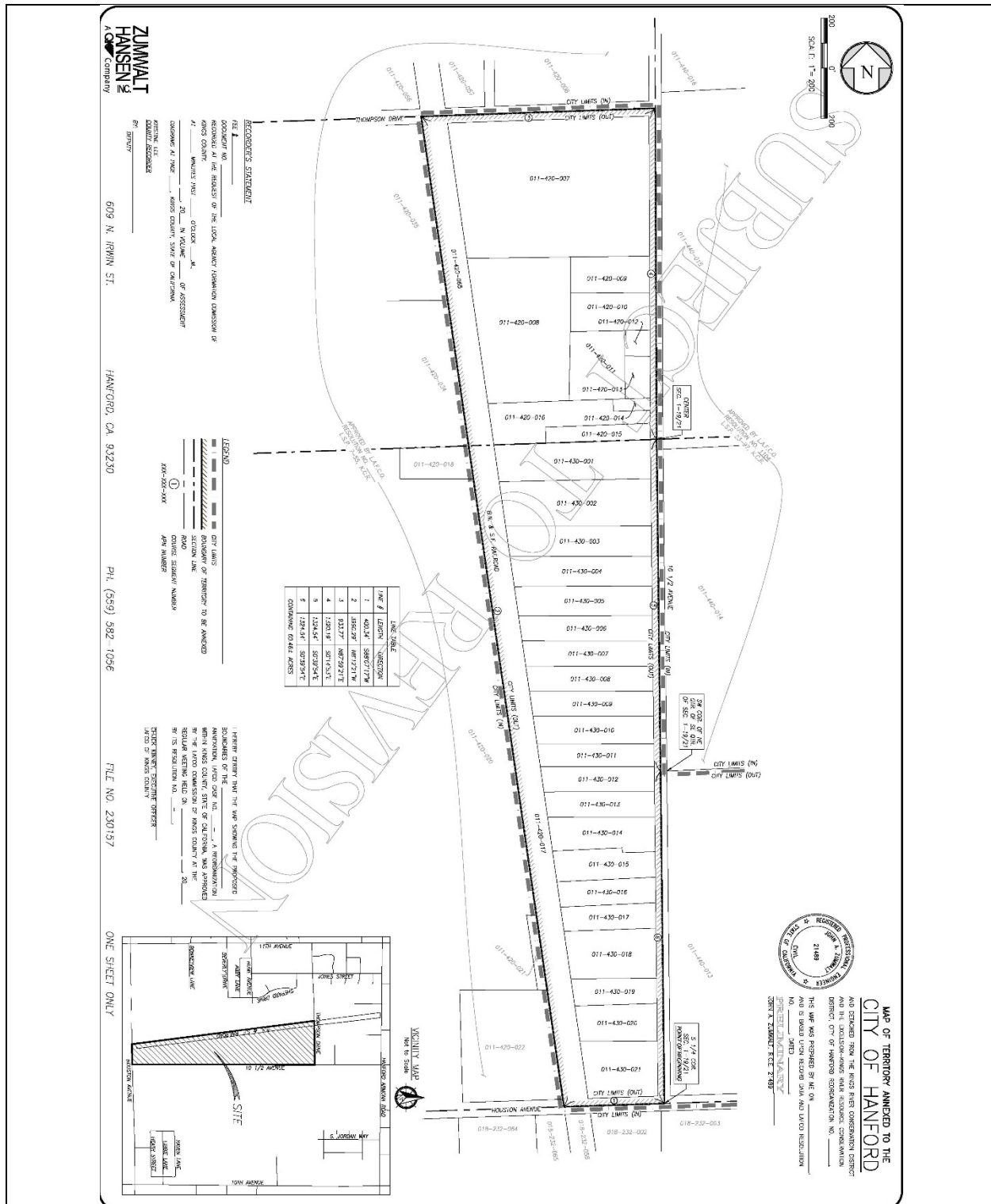


Figure 2
Annexation No. 12

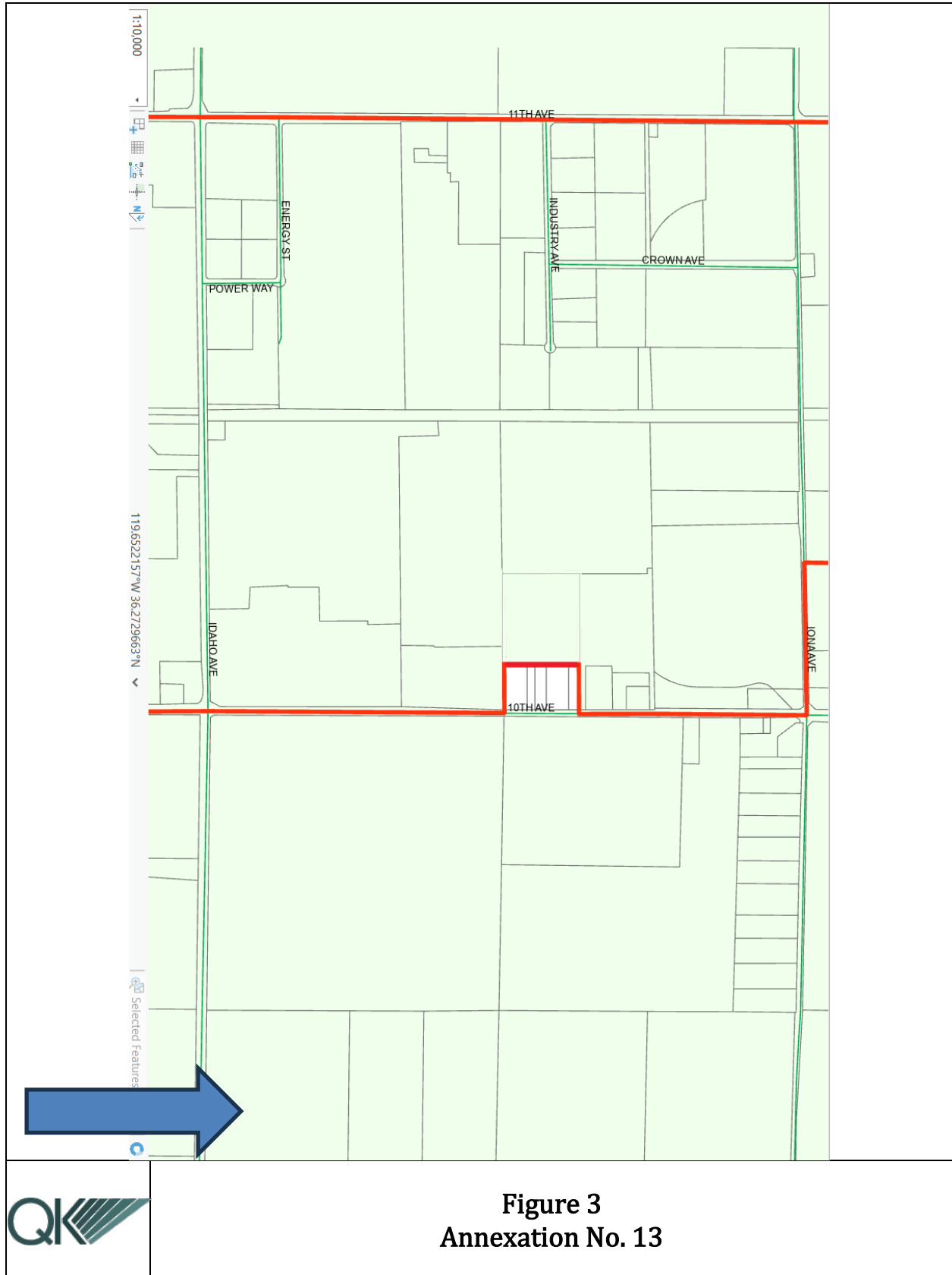


Figure 3
Annexation No. 13

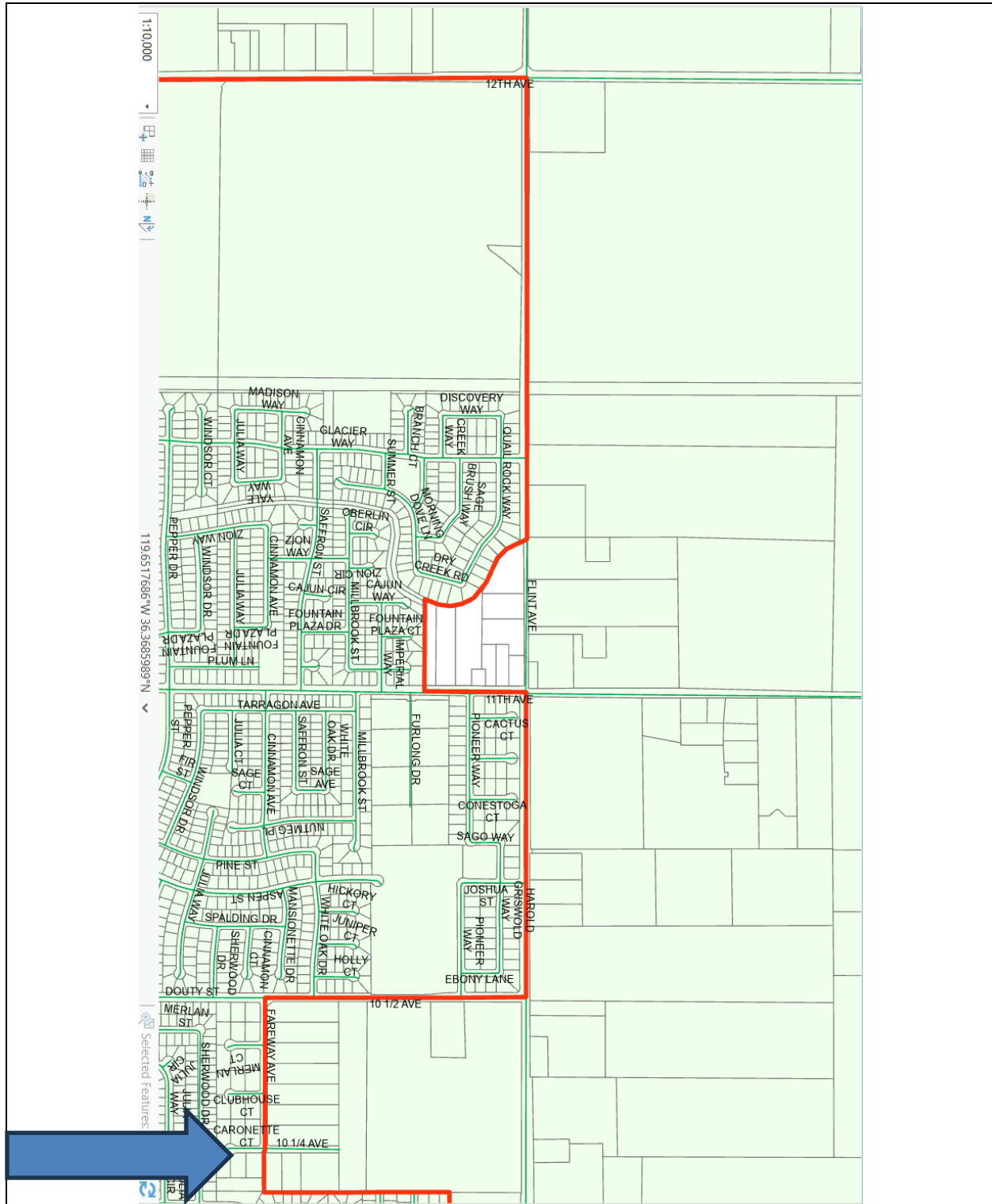


Figure 4
Annexation No. 14



**CITY OF HANFORD PLANNING COMMISSION
STAFF REPORT**

MEETING DATE: Thursday, November 21, 2024

PROJECT: **Annexation No. 164 (ANX0006-24):** a request, by the City of Hanford, to annex approximately 230 acres into the City of Hanford from the Kings County Jurisdiction for development of Heroes Park, and surrounding parcels, in accordance with the Kings County Local Agency Formation Commission (LAFCo)'s policy, so as not to create islands.

General Plan Amendment No. 2024-02 (GPA0012-24): a request, by the City of Hanford, to change the land use designation on APN 014-230-030-000 from Low-Density Residential to Open Space, by designating the General Plan's floating open space circles in the location of the future Heroes Park (40 acres) and relocating the 20-acre Neighborhood Mixed Use designation from the northern portion of the parcel to the south.

Pre-Zone No. 2024-14 (PRZ0014-24): a request, by the City of Hanford, to prezone the annexation area a combination of R-L-5 Low-Density Residential, R-M Medium-Density Residential, PF Public Facilities, and MX-N Neighborhood Mixed Use, as designated by the General Plan and as proposed to be amended through General Plan Amendment No. 2024-02 (described above).

CEQA Determination: This project is categorically exempt from further environmental review, as per § 15061 (b) (3) Common Sense Exemption, § 15305 Minor Alterations in Land Use Limitations, §15319 (a) Annexations of Existing Facilities and Lots for Exempt Facilities of the California Environmental Quality Act (CEQA) Guidelines.

LOCATION: The project is located between Grangeville Boulevard and Lacey Boulevard, east of 9 ¼ Avenue, west of 8 ¾ Avenue (APN 014-230-030, -033, -034, -035, 014-230-089, 014-230-092, -093, 014-230-020, and -021).

PLANNER: Gabrielle Myers, Senior Planner

STAFF RECOMMENDATION

Staff recommends that the Planning Commission:

1. Recommend adoption of the Notice of Exemption, in accordance with CEQA.
2. Adopt Resolution No. 2024-24, recommending approval of General Plan Amendment No. 2024-02 to the City Council.
3. Adopt Resolution No. 2024-25, recommending approval of Prezone No.2024-14 to the City Council.

4. Adopt Resolution No. 2024-26, finding the proposed Annexation No. 164 consistent with the Hanford General Plan Policies L15 and L17 and forward Annexation No. 164 to the City Council, with a recommendation that an application be made to the Local Agency Formation Commission (LAFCO) of Kings County.

RECOMMENDED MOTIONS

1. I move to recommend adoption of the Notice of Exemption, in accordance with CEQA.
2. I move to adopt Resolution No. 2024-24, recommending approval of General Plan Amendment No. 2024-02 to the City Council.
3. I move to adopt Resolution No. 2024-25, recommending approval of Prezone No.2024-14 to the City Council.
4. I move to adopt Resolution No. 2024-26, finding the proposed Annexation No. 164 consistent with the Hanford General Plan Policies L15 and L17 and forward Annexation No. 164 to the City Council, with a recommendation that an application be made to the Local Agency Formation Commission (LAFCO) of Kings County.

PROJECT DESCRIPTION

Heroes Park is a future 40-acre regional park located near the intersection of Grangeville Boulevard and 9 1/4 Avenue. It is being partially funded by the State Parks' Statewide Development and Community Revitalization Program (Prop 68). Currently Heroes Park is in the conceptual design phase. Updates related to Heroes Park can be found on the City's website: <https://cityofhanfordca.com/1550/Heroes-Park>

The parks amenities, chosen by the community, will include:

- Three multi-use athletic fields
- Two play structures with shade and lighting
- Dog park with lighting
- Outdoor amphitheater
- 16 pickleball courts
- 18-hole frisbee disc golf course with lighting
- Skatepark with lighting
- Two basketball courts with lighting, workout area with lighting
- Water feature
- Open space area
- Community garden/learning garden with lighting
- Three shade areas
- Parking area with lighting and charging stations

- Two restrooms with solar lighting

The park is not currently located within the City limits, as such, it is necessary to annex the territory into the City limits, prior to development of the park space.

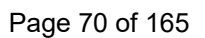
Annexation No. 164 (ANX0006-24)

Annexation No. 164 (ANX0006-24) is a request, by the City of Hanford, to annex approximately 230 acres into the City of Hanford from the Kings County Jurisdiction for development of Heroes Park, and surrounding parcels, in accordance with the Kings County Local Agency Formation Commission (LAFCo)'s policy, so as not to create islands. See Figure 1 and 2.

Figure 1: Proposed Annexation Area in relation to Heroes Park



Page 70 of 165



General Plan Amendment No. 2024-02 (GPA 0012-24)

General Plan Amendment No. 2024-02 (GPA0012-24): a request, by the City of Hanford, to change the land use designation on APN 014-230-030-000 from Low-Density Residential to Open Space, by designating the General Plan's floating open space circles in the location of the future Heroes Park (40 acres) and relocating the 20-acre Neighborhood Mixed Use designation from the northern portion of the parcel to the south, see **Figures 3 and 4**.

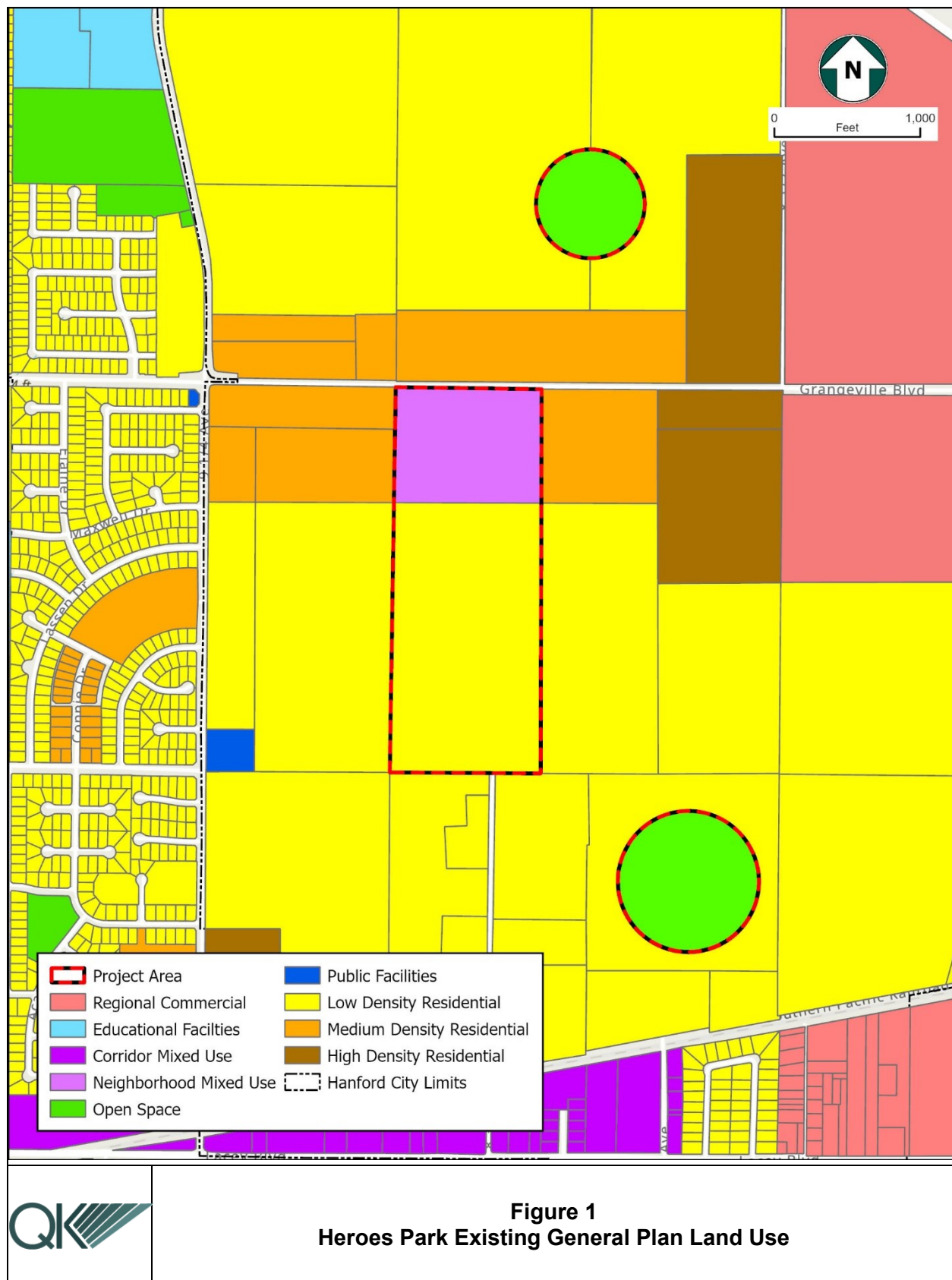
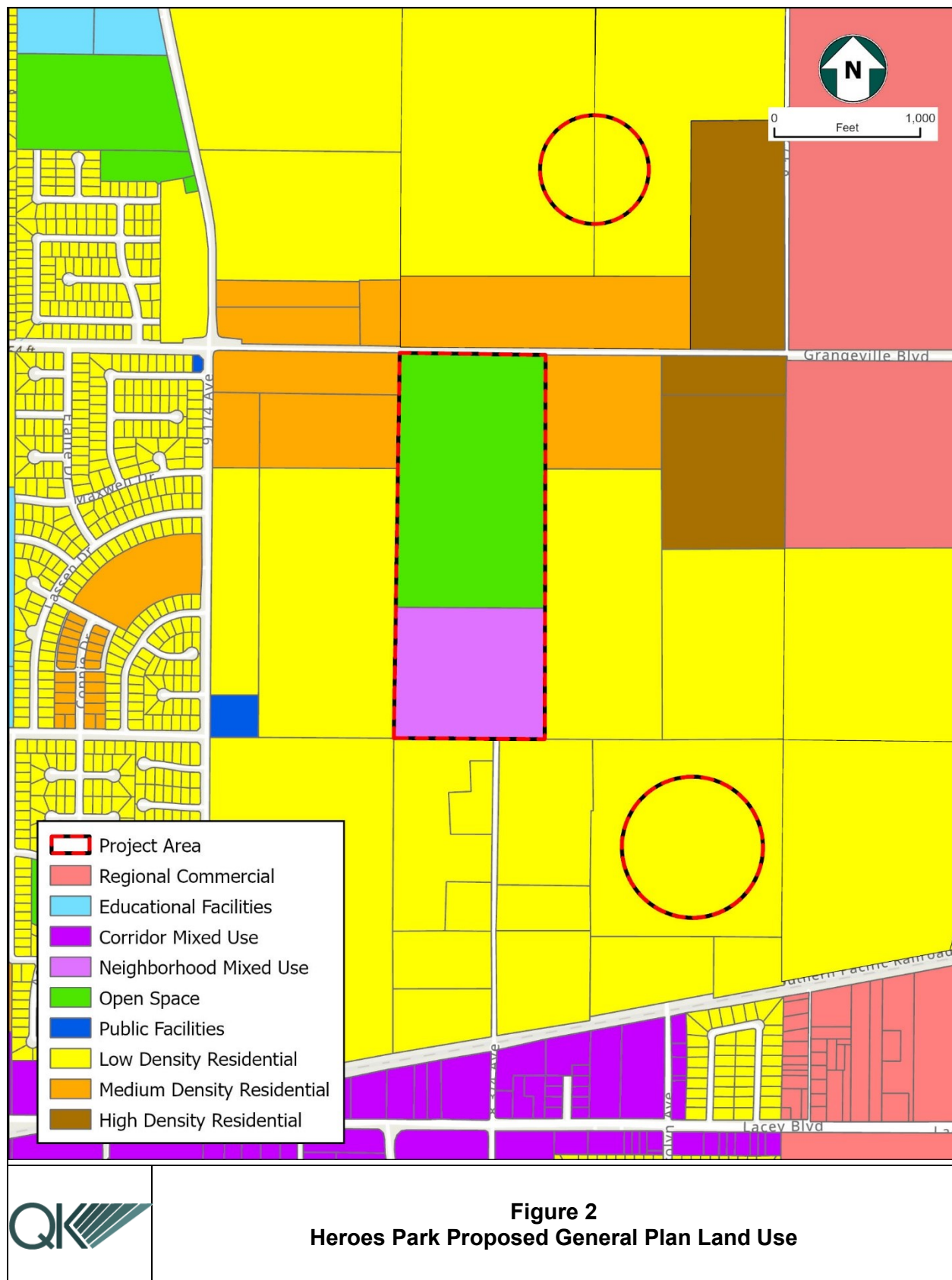


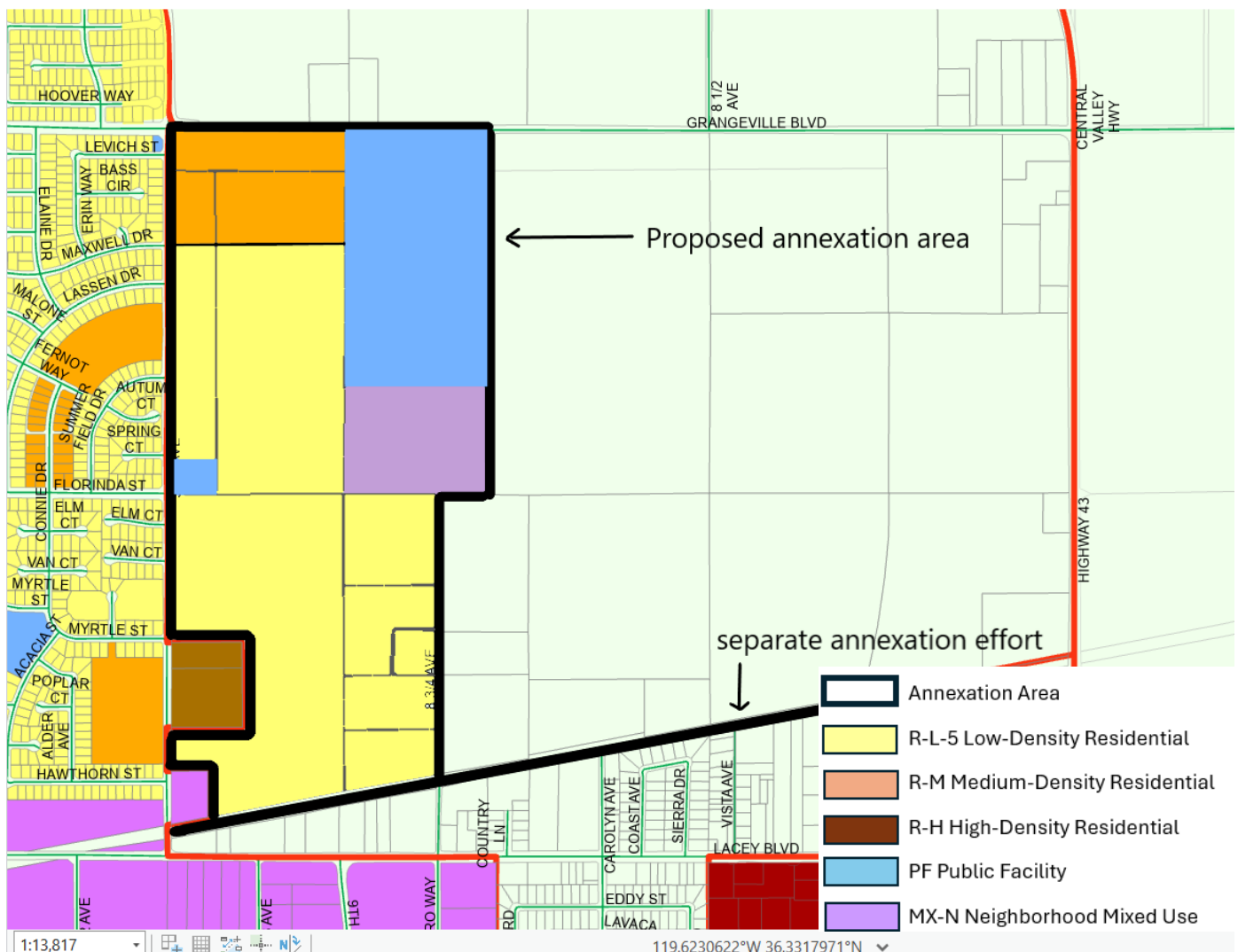
Figure 1
Heroes Park Existing General Plan Land Use



Pre-Zone No. 2024-14 (PRZ0014-24)

Pre-Zone No. 2024-14 (PRZ0014-24) is a request, by the City of Hanford, to prezone the annexation area a combination of R-L-5 Low-Density Residential, R-M Medium-Density Residential, PF Public Facilities, and MX-N Neighborhood Mixed Use, as shown in **Figure 5**, and as designated by the General Plan and as proposed to be amended through General Plan Amendment No. 2024-02 (described above).

Figure 5: Proposed Prezoning No. 0001-24



General Plan Designation of Entire Annexation Area

The entire annexation area consists of a combination of Low- and Medium-Density Residential and Neighborhood Mixed Use. Applicable General Plan Policy appears below:

3.4.1 Low Density Residential

The expected density range for Low Density Residential is 2 to 10 units per gross acre with an expected average of 4 units per gross acre.

Policy L31 Purpose of the Low-Density Residential Land Use Designation

Establish the Low-Density Residential land use designation to provide mainly single-family development on lot sizes typically found in urban settings.

L32 Typical Uses in the Low-Density Residential Land Use Designation

Define the uses allowed in the Low-Density Residential land use designation to include residential uses in a variety of single-family lot types. Duplexes, second dwelling units, and home occupations can also be allowed when made compatible with the residential nature of the neighborhood.

Policy L33 Size of Lots in the Low-Density Residential Land Use Designation

While it is recognized that existing lot sizes of 10,000 to 40,000 square feet are included in this designation, new individual lot sizes shall range from 5,000 to 10,000 square feet in size. Under Planned Unit Development provisions, smaller lot sizes at higher densities may be permitted when clustered around shared open space amenities or through density bonus policies.

3.4.2 Medium Density Residential

The expected density range for Medium Density Residential is 7 to 20 units per gross acre with an expected typical density of 9 units per gross acre. 20 units per gross acre may be achieved with density bonuses and conditional use permits.

Policy L34 Purpose of the Medium Density Residential Land Use Designation

Establish the Medium Density Residential land use designation to include residential uses such as duplexes, triplexes, fourplexes, townhomes, and lower density apartment complexes, as well as non-traditional, smaller single-family lots with designs such as zero lot lines, patio homes, and townhomes with lot sizes ranging from 4,500 to 7,500 square feet for single family developments. It is intended that development be conveniently serviced by neighborhood commercial and recreational facilities and have access to major collector or arterial streets.

Policy L35 Typical Uses in the Medium Density Residential Land Use Designation

Define the uses allowed in the Medium Density Residential land use designation to include residential uses such as duplexes, triplexes, fourplexes, townhomes, and lower density apartment complexes, as well as non-traditional, smaller single-family lots. It is intended that development be conveniently serviced by neighborhood commercial and recreational facilities and have access to major collector or arterial streets.

Policy L36 Design of the Medium Residential Land Use Designation

Develop and enforce design policies and/or ordinances for Medium Density Residential developments that ensure high quality construction, design, open space amenities, safety and security, and overall compatibility with the rest of the neighborhood.

Policy L37 Location and Size of the Medium Density Residential Land Use Designation

Locate the Medium Density Residential land use designation in and around the residential portions of Hanford's original townsite and in existing and new neighborhoods where there is direct access to major streets. The minimum area designated in a single location shall be three (3) acres.

3.6.1 Neighborhood Mixed Use

Policy L60 Purpose of Neighborhood Mixed Use Land Use Designation

Establish the Neighborhood Mixed Use land use designation to promote mixed-use commercial and multi-family residential areas that allow walking to and between the mix of uses. New development may be oriented towards an existing public street or a new street or civic space within the development site.

Policy L61 Typical Uses in Neighborhood Mixed Use Land Use Designation

Define the uses allowed in the Neighborhood Mixed Use land use designation to include multi-family dwellings along with businesses providing day-to-day goods and services for the surrounding and nearby residential neighborhoods. Commercial uses that would primarily serve a citywide or regional market area shall not be allowed. Typical uses include duplexes, townhomes, apartments, markets, small retail shops, eating establishments, service stations, convenience stores, dry cleaning and laundry services, beauty salons, and other similar uses. Both vertical and horizontal mixed-use developments are encouraged.

Policy L62 Design of Neighborhood Mixed Use Land Use Designation

Require that new development projects and major site reconfigurations in the Neighborhood Mixed Use land use designation provide site layouts, buildings, landscaping, walkways, and signage that are oriented primarily to the pedestrian. Require pedestrian access between residential and commercial uses and prohibit parking areas, walls, and landscaping in locations on the site that block or hinder pedestrian access. The maximum residential density permitted in a horizontal mixed-use development is fifteen (15) dwelling units per acre.

Policy L63 Location and Size of Neighborhood Mixed Use Land Use Designation

Locate Neighborhood Mixed Use land use designations on eight (8) to twenty-five (25) acres at roughly one-mile intervals on one corner of an intersection of an arterial street and an arterial or collector street. This land designation takes the place of the Neighborhood Commercial land use designation on some corners.

Policy L64 Mix of Uses in Neighborhood Mixed Use Land Use Designation

Require that horizontal mixed-use developments within the Neighborhood Mixed Use land use designation provide a minimum of thirty percent (30%) and a maximum of seventy percent (70%) of the site for multi-family residential dwellings. Require vertical mixed-use developments to provide a minimum of three (3) dwelling units per acre and a minimum of 30,000 square feet of total commercial floor space.

Zoning

The annexation area is currently located within the Kings County jurisdiction and subject to the Kings County Zoning. All parcels proposed to be annexed are zoned County AL-10. The City proposes to pre-zone the parcels, as a combination of R-L-5 Low-Density Residential, R-M Medium-Density Residential, MX-N Neighborhood Mixed Use, and PF Public Facilities, in accordance with the General Plan Designation for the property, as proposed to be amended through General Plan Amendment No. 0002-24, as shown in **Figure 5**.

PROJECT EVALUATION

Annexation No. 164 (ANX0006-24)

Annexation No. 164 (ANX0006-24) is a request, by the City of Hanford, to annex approximately 230 acres into the City of Hanford from the Kings County Jurisdiction for development of Heroes Park, and surrounding parcels, in accordance with the Kings County Local Agency Formation Commission (LAFCo)'s policy, so as not to create islands. See Figure 1 and 2.

Annexation Policies

The General Plan contains policies regarding annexation of land into the city limits. The Planning Commission is charged with reviewing proposed annexations and making a finding that the proposed annexation is consistent with the policies of the General Plan, and then forward that finding to the City Council. The Planning Commission will need to find that Annexation 164 is consistent with the Hanford General Plan Policies L15 and L17.

Policy L15 Initiation of Annexations

Consider initiation of annexation of land into the City of Hanford only when the following criteria are met:

1. The land is within the Primary Sphere of Influence.
2. The capacity of the water, sewer, fire, school, and police services are adequate to service the area to be annexed or will be adequate at the time that development occurs.
3. Land for development within the City limits is insufficient to meet the current land use needs.
4. The territory to be annexed is contiguous to existing developed areas.

Policy L17 Plan for Services

Prepare and make publicly available a written Plan for Services that describes how urban services will be provided prior to initiating an annexation.

Annexation of land into Hanford allows previously undeveloped land to become available for development and allows the City of Hanford to provide the territory that is annexed with its full range of City services.

Policy L15 Initiation of Annexations

Consider initiation of annexation of land into the City of Hanford only when the following criteria are met:

1. The land is within the Primary Sphere of Influence.

Analysis: The land proposed to be annexed under Annexation 164 is located within the Primary Sphere of Influence, as adopted by LAFCO.

2. The capacity of the water, sewer, fire, school, and police services are adequate to service the area to be annexed or will be adequate at the time that development occurs.

Water

A plan for services for the proposed extension of water services in the area was developed. Water services will be made available through the extension of water mains. At the time of development proposals, the developer's engineer will provide a water system master plan, complete with calculations for the entire development for City review and approval.

Sewer Improvements

A plan for services for the proposed extension of sewer services in the area was developed. Sewer services will be made available through the extension of sewer mains. At the time of development, the developer's engineer will be required to provide a sanitary sewer master plan, complete with calculations for the entire development.

Storm Drainage Improvements

The City of Hanford has developed a Storm Water Management Program (SWMP) to comply with State and Federal regulations. The SWMP contains activities to reduce the amount of pollution in the stormwater that runs off into our basins and ditches.

Fire and Police

The County is currently responsible for police, emergency, and fire protection in the annexation area. Upon annexation of the area, the City's Police and Fire Department will be responsible for serving the annexation area. The area is presently considered uninhabited as it contains less than 12 registered voters in the area. Future development of the annexation area will require impact fees for the provision of Police and Fire Services.

The City's current ISO rating is 2 (ISO rating is on a scale of 1 to 10, with 1 being best). Due to the City's ability to provide such services to its current population, there is no evidence indicating that the addition of residents resulting from the annexations would be too great for the City to adequately served. The City continues to be able to use the County's fire services in times of need, therefore the overall fire service capacity will not be affected.

School

There would be no change to school districts because of the annexations. Since no new development is proposed, the annexations will not affect school enrollment. Future development of the annexation area for residential development will require consultation with the school district and the payment of School Impact Fees.

Utilities/Public Services

Natural gas, electricity, and communications public services would not change because of annexation of the county islands.

3. Land for development within the City limits is insufficient to meet the current land use needs.

Analysis: The proposed annexation is required in order to bring the parcel associated with the development of Heroes Park into the City limits. The proposed park space fulfills the goals of the General Plan's Open Space Section L24, L95, L96, O52 and O62, as well as Goals O7, O8, O9. At the time of site selection for the future Heroes Park, the Parks and Facilities Director utilized the various criteria of the Prop 68 grant to select a park site. The annexation represents an opportunity to make land within the General Plan's Planned Area available for park space development, as well as future residential and mixed-use opportunities.

4. The territory to be annexed is contiguous to existing developed areas.

Analysis: The annexation area is contiguous to existing developed areas to the west and south, as shown in **Figure 6**.

Figure 6: Contiguous Developed Areas



Policy L17 Plan for Services

Prepare and make publicly available a written Plan for Services that describes how urban services will be provided prior to initiating an annexation.

Analysis: The Plan for Services was described in the letter to property owners dated October 7, 2024 – attached as **Attachment 1**. The letter describes the City’s intention to provide services to the annexation area, when the property has the choice to add City services, and when additional City services will be required.

General Plan Amendment No. 0002-24

General Plan Amendment No. 2024-02 (GPA0012-24): a request, by the City of Hanford, to change the land use designation on APN 014-230-030-000 from Low-Density Residential to Open Space, by designating the General Plan’s floating open space circles in the location of the future Heroes Park (40 acres) and relocating the 20-acre Neighborhood Mixed Use designation from the northern portion of the parcel to the south, see **Figures 3 and 4**.

3.4.1 Low Density Residential

The expected density range for Low Density Residential is 2 to 10 units per gross acre with an expected average of 4 units per gross acre.

Policy L31 Purpose of the Low-Density Residential Land Use Designation

Establish the Low-Density Residential land use designation to provide mainly single-family development on lot sizes typically found in urban settings.

Policy L32 Typical Uses in the Low-Density Residential Land Use Designation

Define the uses allowed in the Low-Density Residential land use designation to include residential uses in a variety of single-family lot types. Duplexes, second dwelling units, and home occupations can also be allowed when made compatible with the residential nature of the neighborhood.

Policy L33 Size of Lots in the Low-Density Residential Land Use Designation

While it is recognized that existing lot sizes of 10,000 to 40,000 square feet are included in this designation, new individual lot sizes shall range from 5,000 to 10,000 square feet in size. Under Planned Unit Development provisions, smaller lot sizes at higher densities may be permitted when clustered around shared open space amenities or through density bonus policies.

Analysis: There is not a proposal for development at this time. Future development will be required to adhere to the prescribed density range set forth for the Low-Density Residential designation. Uses will be limited to the typical uses identified in L32.

3.4.2 Medium Density Residential

The expected density range for Medium Density Residential is 7 to 20 units per gross acre with an expected typical density of 9 units per gross acre. 20 units per gross acre may be achieved with density bonuses and conditional use permits.

Policy L34 Purpose of the Medium Density Residential Land Use Designation

Establish the Medium Density Residential land use designation to include residential uses such as duplexes, triplexes, fourplexes, townhomes, and lower density apartment complexes, as well as non-traditional, smaller single-family lots with designs such as zero lot lines, patio homes, and townhomes with lot sizes ranging from 4,500 to 7,500 square feet for single family developments. It is intended that development be conveniently serviced by neighborhood commercial and recreational facilities and have access to major collector or arterial streets.

Policy L35 Typical Uses in the Medium Density Residential Land Use Designation

Define the uses allowed in the Medium Density Residential land use designation to include residential uses such as duplexes, triplexes, fourplexes, townhomes, and lower density apartment complexes, as well as non-traditional, smaller single-family lots. It is intended that development be conveniently serviced by neighborhood commercial and recreational facilities and have access to major collector or arterial streets.

Policy L36 Design of the Medium Residential Land Use Designation

Develop and enforce design policies and/or ordinances for Medium Density Residential developments that ensure high quality construction, design, open space amenities, safety and security, and overall compatibility with the rest of the neighborhood.

Policy L37 Location and Size of the Medium Density Residential Land Use Designation

Locate the Medium Density Residential land use designation in and around the residential portions of Hanford's original townsite and in existing and new neighborhoods where there is direct access to major streets. The minimum area designated in a single location shall be three (3) acres.

Analysis: The Medium-Density Residential designation is located along Grangeville Boulevard, an arterial, as required. The designation is approximately 23.9 acres, which exceeds the three-acre minimum. There is not a proposal for development at this time. Future development will be required to adhere to the prescribed density range set forth for the Medium-Density Residential designation. Uses will be limited to the typical uses identified in L35.

3.6.1 Neighborhood Mixed Use

Policy L60 Purpose of Neighborhood Mixed Use Land Use Designation

Establish the Neighborhood Mixed Use land use designation to promote mixed-use commercial and multi-family residential areas that allow walking to and between the mix of uses. New development may be oriented towards an existing public street or a new street or civic space within the development site.

Policy L61 Typical Uses in Neighborhood Mixed Use Land Use Designation

Define the uses allowed in the Neighborhood Mixed Use land use designation to include multi-family dwellings along with businesses providing day-to-day goods and services for the surrounding and nearby residential neighborhoods. Commercial uses that would primarily serve

a citywide or regional market area shall not be allowed. Typical uses include duplexes, townhomes, apartments, markets, small retail shops, eating establishments, service stations, convenience stores, dry cleaning and laundry services, beauty salons, and other similar uses. Both vertical and horizontal mixed-use developments are encouraged.

Policy L62 Design of Neighborhood Mixed Use Land Use Designation

Require that new development projects and major site reconfigurations in the Neighborhood Mixed Use land use designation provide site layouts, buildings, landscaping, walkways, and signage that are oriented primarily to the pedestrian. Require pedestrian access between residential and commercial uses and prohibit parking areas, walls, and landscaping in locations on the site that block or hinder pedestrian access. The maximum residential density permitted in a horizontal mixed-use development is fifteen (15) dwelling units per acre.

Policy L63 Location and Size of Neighborhood Mixed Use Land Use Designation

Locate Neighborhood Mixed Use land use designations on eight (8) to twenty-five (25) acres at roughly one-mile intervals on one corner of an intersection of an arterial street and an arterial or collector street. This land designation takes the place of the Neighborhood Commercial land use designation on some corners.

Policy L64 Mix of Uses in Neighborhood Mixed Use Land Use Designation

Require that horizontal mixed-use developments within the Neighborhood Mixed Use land use designation provide a minimum of thirty percent (30%) and a maximum of seventy percent (70%) of the site for multi-family residential dwellings. Require vertical mixed-use developments to provide a minimum of three (3) dwelling units per acre and a minimum of 30,000 square feet of total commercial floor space.

Analysis: There is not a proposal for development at this time. Future development will be required to adhere to the requirements of the General Plan and the Zoning Ordinance for the MX-N Neighborhood Mixed Use zone district. The proposed location of the designation is consistent with the General Plan as it proposes a 20-acre designation along an 9th Avenue (an arterial) and Florinda Street (a collector).

3.9.2 Open Space

Open space is land where the undeveloped land with natural features have been retained. It can include natural drainage courses as well as a small park. The value of open space then can be viewed according to its function. Open space can have a productive function wherein lands are used for agriculture or preservation of natural features. Active and passive recreation is an additional important function of open space. The following goals and policies are established to guide the land use designation. Open space, recreation, and parks are further discussed in Chapter 5.

Open Space Land Use Designation Goals

Goal L24: Adequate provision of sites for parks and open space to serve projected population growth.

Policy L95 Purpose of Open Space Land Use Designation.

Establish the Open Space land use designation to protect and enhance existing parks, designated agricultural easement preserves, and drainage courses and identify sites for new parks.

Policy L96 Types of Uses in Open Space Land Use Designation

Typical uses in the Open Space land use designation include parks, pathways, storm drainage basins and water recharge areas, reservations for future freeway interchanges, areas designated for noise attenuation, and major landscape corridors along entryways into the city. While the Open Space designation is intended primarily for public agency use, private land may be designated Open Space. These would include land with storm drainage or other open space “easements” or private environmental or agricultural preserves.

Analysis: The Open Space General Plan Designation within the project site serves for the future development of Heroes Park. The proposal satisfies the Goal L24 by providing adequate provision of sites for park space to serve projected population growth. The proposal is consistent with L95 by providing opportunities for a new park. The proposal is consistent with L96, since development of the designation will be for Heroes Park, a 40-acre regional park.

Additional Applicable Goals and Policies

5.7 Parks and Recreation

Some of the most visible physical features of a community are its public outdoor parks. They provide an important opportunity for residents to enjoy recreational opportunities that enhance their physical health and well-being. Public parks and recreation programs contribute greatly to Hanford’s quality of life.

Parks and Recreation Goals

Goal 07: A high-quality public park system that provides a variety of recreational opportunities.

Goal 08: The equitable distribution of parks throughout the community that are well designed, accessible, and integrated with the surrounding neighborhood.

Goal 09: Parks provided at a combined ratio of 3.5 acres per 1,000 residents.

Policy O52 Open Space Map

Locate natural and manmade open space areas on the Open Space Map. Locations shall allow for slight variation consistent with existing conditions. Future Open Space land for parks is allowed to “float” on the map and may be divided into multiple smaller parks while retaining the total acreage

Analysis: The proposal to designate the floating circles as Open Space contributes to achievement of Goals 07, 08, and 09 by obligating the location of future recreational opportunities.

5.7.1 Park Classifications

The City of Hanford uses a hierarchy to classify the types of parks and park standards that are desirable for various locations in the city. This hierarchy is a local adaptation of the National Recreation and Park Association Open Space Standards.

Regional Park. A regional park is a large open space facility designed for active and passive uses. It can be a large natural open space area, or an improved area with fields and courts that usually include lighting. A regional park serves the entire community and often draws people from outside the community, especially for special events. Typically, regional parks are established by counties to benefit both city and county residents, but they can also be established by cities. The Hanford Joint Use Softball Complex is a regional park.

5.7.5 Regional and Special Use Parks

Policy O62 Regional Parks

Where appropriate, participate with other agencies in the acquisition, management, and use of regional parks and facilities that would benefit Hanford residents.

Analysis: Heroes Park, once developed, will be a 40-acre park, thus classifying the park as a Regional Park, serving the entire community.

Pre-Zone No. 2024-14 (PRZ0014-24)

Pre-Zone No. 2024-14 (PRZ0014-24) is a request, by the City of Hanford, to prezone the annexation area a combination of R-L-5 Low-Density Residential, R-M Medium-Density Residential, PF Public Facilities, and MX-N Neighborhood Mixed Use, as designated by the General Plan and as proposed to be amended through General Plan Amendment No. 2024-02 (described above), and as depicted in **Figure 5**.

Pursuant to HMC 17.06.060 Zone Changes, changes to the zoning map shall be approved by ordinance of the City Council, in accordance with Chapter 17.86. Chapter 17.86 of the Municipal Code describes the process for consideration of a Rezone. The reviewing authority is required to make the required findings below:

1. That the amendment is internally consistent with the goals, objectives, and policies of the General Plan and the Municipal Code.

Analysis: That Prezone No. 2024-14 is internally consistent with the goals, objectives, and policies of the General Plan, specifically consistent with:

- Low-Density Residential Designation Policies L31, L32, and L33
- Medium-Density Residential Designation Policies L34, L35, L36, L37
- Neighborhood Mixed Use Designation Policies L60, L61, L62, L63, and L64
- Open Space and Recreation Goals O7, O8, and O9 and Policies L24, L95, L96, O52 and O62

(as described in the General Plan Amendment section, above).

All regulations pertaining to R-L-5 Low-Density Residential, R-M Medium-Density Residential, MX-N Neighborhood Mixed Use, and PF Public Facility zone district will be enforced as development occurs and through the Site Plan Review process.

2. The amendment would not be detrimental to the public health, safety, or welfare of the community.

Analysis: The proposed prezone will not be detrimental to the public health, safety, or welfare of the community, as there is not a physical development proposed concurrent with this application. Although conceptual development has been proposed for Heroes Park finalized planning, design and engineering work is still required. At the time of physical development of the project site, the project will be routed to the appropriate departments and agencies to ensure the development is conditioned accordingly in order to ensure the development will not be detrimental to the public health, safety, or welfare of the community.

3. The amendment would maintain the appropriate balance of land uses within the City.

Analysis: That jobs-housing balance is achieved by increasing opportunities for people to work and live in close proximity. The ratio is expressed as the number of jobs divided by the number of housing units. The jobs-housing balance is a general tool for analyzing where people work, where they live, and how effectively they can travel between the two. In the planning area, the jobs-housing balance ratio in 2013-2014 was 1.17. It is estimated that the implementation of the General Plan would increase the jobs-housing balance by 0.45 to 1.62, which would make the planning area a jobs-rich area. The proposal to change the designation in order to obligate the floating Open Space circles and relocate the Neighborhood Mixed Use designation will impact the job-housing balance by increasing the housing opportunity.

Staff recommends the proposal to change the designation for Hidden Valley Park's vacant portion be processed following tentative approval of the annexation for Heroes Park. The reason for this concurrent processing is to ensure that there is not a net loss in residential capacity, as required pursuant to SB 330.

Pursuant to SB330, if a jurisdiction proposes a reduction in the intensity of the residential land use, then the jurisdiction must concurrently change the development standards, policies, and conditions applicable to other parcels within the jurisdiction to ensure that there is a "No Net Loss" in residential capacity. As described in Table 1, the City proposes to remove Low Density Residential Land Uses and replace them elsewhere.

Table 1
"No Net Loss" Clarification

Zone	General Plan Land Uses	Vacant Acres to be Added or Subtracted	Housing Element Realistic Density	Total Potential Housing Units Added or Subtracted
Hidden Valley Park Site				
R-L-5	Low Density Residential	-18.5	4.00	-74
PF	Open Space	18.5	0.00	0
Subtotal		0.00		-74
Heroes Park/Latis LLC Property				
MX-N	Neighborhood Mixed Use	25% of -19.0	16.00	-76
OS	Open Space	40.0	0.00	0

R-L	Low Density Residential	-41.0	4.00	-164
MX-N	Neighborhood Mixed Use	75% of 20.0	16.00	+240
Subtotal		0.00		0
Planned “Floating” Park Sites Moving to Heroes Park				
OS	Open Space	-10.1	0.00	0
RLD	Low Density Residential	10.1	4.00	+40
OS	Open Space	-16.9	0.00	0
RLD	Low Density Residential	16.9	4.00	+68
Subtotal		0.00		+108
Overall Total Change in Potential Housing Units				+34

As demonstrated in the table above and by using the City’s Housing Element’s Realistic Density for the associated parcels, the concurrent processing of the General Plan Amendments for Heroes Park and Hidden Valley Park provide for an increase in the potential housing units by 34 units. The proposed removal and replacement of the Low-Density Residential Land Uses will not result in a loss in total residential capacity and therefore is compliant with the provisions of the SB330.

- The anticipated land uses on the subject site would be compatible with existing and future surrounding uses.

Analysis: That the anticipated land uses associated with the Low-Density Residential designation will be required to adhere to Policy L

FINDINGS FOR APPROVAL

Annexation No. 164

The Hanford Planning Commission is charged with reviewing the proposed annexation and making a finding of consistency with the Hanford General Plan to forward to the City Council.

Annexation No. 164 is consistent with the Hanford General Plan Policy L15 and L17:

Policy L15 Initiation of Annexations

Consider initiation of annexation of land into the City of Hanford only when the following criteria are met:

- The land is within the Primary Sphere of Influence.

Analysis: The land proposed to be annexed under Annexation 164 is located within the Primary Sphere of Influence, as adopted by LAFCO.

- The capacity of the water, sewer, fire, school, and police services are adequate to service the area to be annexed or will be adequate at the time that development occurs.

Water

A plan for services for the proposed extension of water services in the area was developed. Water services will be made available through the extension of water mains. At the time of

development proposals, the developer's engineer will provide a water system master plan, complete with calculations for the entire development for City review and approval.

Sewer Improvements

A plan for services for the proposed extension of sewer services in the area was developed. Sewer services will be made available through the extension of sewer mains. At the time of development, the developer's engineer will be required to provide a sanitary sewer master plan, complete with calculations for the entire development.

Storm Drainage Improvements

The City of Hanford has developed a Storm Water Management Program (SWMP) to comply with State and Federal regulations. The SWMP contains activities to reduce the amount of pollution in the stormwater that runs off into our basins and ditches.

Fire and Police

The County is currently responsible for police, emergency, and fire protection in the annexation area. Upon annexation of the area, the City's Police and Fire Department will be responsible for serving the annexation area. The area is presently considered uninhabited as it contains less than 12 registered voters in the area. Future development of the annexation area will require impact fees for the provision of Police and Fire Services.

The City's current ISO rating is 2 (ISO rating is on a scale of 1 to 10, with 1 being best). Due to the City's ability to provide such services to its current population, there is no evidence indicating that the addition of residents resulting from the annexations would be too great for the City to adequately served. The City continues to be able to use the County's fire services in times of need, therefore the overall fire service capacity will not be affected.

School

There would be no change to school districts because of the annexations. Since no new development is proposed, the annexations will not affect school enrollment. Future development of the annexation area for residential development will require consultation with the school district and the payment of School Impact Fees.

Utilities/Public Services

Natural gas, electricity, and communications public services would not change because of annexation of the county islands.

3. Land for development within the City limits is insufficient to meet the current land use needs.

Analysis: The proposed annexation is required in order to bring the parcel associated with the development of Heroes Park into the City limits. The proposed park space fulfills the goals of the General Plan's Open Space Section L24, L95, L96, O52 and O62, as well as Goals O7, O8, O9. At the time of site selection for the future Heroes Park, the Parks and Facilities Director utilized the various criteria of the Prop 68 grant to select a park site. The annexation represents an opportunity to make land within the General Plan's Planned Area available for park space development, as well as future residential and mixed-use opportunities.

4. The territory to be annexed is contiguous to existing developed areas.

Analysis: The annexation area is contiguous to existing developed areas to the west and south, as shown in **Figure 6**.

Figure 6: Contiguous Developed Areas



Policy L17 Plan for Services

Prepare and make publicly available a written Plan for Services that describes how urban services will be provided prior to initiating an annexation.

Analysis: The Plan for Services was described in the letter to property owners dated October 7, 2024 – attached as **Attachment 1**. The letter describes the City's intention to provide services to the annexation area, when the property has the choice to add City services, and when additional City services will be required.

Favorable Factors for Annexation

Favorable and unfavorable factors for annexation have been adopted by LAFCO. The existence of favorable or unfavorable factors should not decide approval or denial; however, a substantial number of favorable or unfavorable factors may determine approval or denial of the proposal.

1. The proposed area is close to urban development and municipal-type services and would enhance its potential for full development.

Analysis: The proposed area is close to the existing City limits and is a logical extension of the City. The annexation area can be served by municipal-type services. The annexation area is designated as a combination of Low-Density Residential, Medium-Density Residential, Neighborhood Mixed Use, and Open Space.

2. The proposed annexation conforms to the adopted General Plan.

Analysis: The annexation area is proposed to be designated as a combination of Low-Density Residential, Medium-Density Residential, Neighborhood Mixed Use, and Open Space. The annexation is consistent with the General Plan Section 3.2.4, which states, "Annexation of land into Hanford allows previously undeveloped land to become available for development and allows the City of Hanford to provide the territory that is annexed with its full range of City services." The annexation area is also consistent with Policy L15 and L17 of the General Plan, as analyzed above.

3. The proposed area is consistent with the sphere of influence.

Analysis: The property proposed to be annexed is within the City's Primary Sphere of Influence.

4. The proposed annexation comes with 100% consent of all landowners.

Analysis: **Unable to be satisfied.** The annexation area does not come with 100% consent of all landowners. The City of Hanford engaged in an open-forum style meeting to discuss the proposed annexation and received feedback that all property owners are not favorable or consenting to the annexation.

General Plan Amendment No. 0002-24 and Prezone No. 0014-24

In accordance with HMC Section 17.86.030, before a zone change may be approved, all of the following findings shall be made by the reviewing authority: *(Note: the required findings to support the rezone application are the same as the findings used to support the General Plan Amendment).*

1. That the amendment is internally consistent with the goals, objectives, and policies of the General Plan and the Municipal Code.

Analysis: That Rezone No. 0001-24 is internally consistent with the goals, objectives, and policies of the General Plan, specifically consistent with Goals L24, L25, O7, O8, and O9 and Policies L95 – L97, and O60-O62 (as described in the General Plan Amendment section, above). All regulations pertaining to PF Public Facility zone district will be enforced as development occurs and through the Site Plan Review process.

2. The amendment would not be detrimental to the public health, safety, or welfare of the community.

Analysis: The proposed rezone will not be detrimental to the public health, safety, or welfare of the community, as there is not a physical development proposed concurrent with this application. Although conceptual development has been proposed, planning, design, engineering, and environmental work is still required. At the time of physical development of the project site, the project will be routed to the appropriate departments and agencies to ensure the development is conditioned accordingly in order to ensure the development will not be detrimental to the public health, safety, or welfare of the community.

3. The amendment would maintain the appropriate balance of land uses within the City.

Analysis: That jobs-housing balance is achieved by increasing opportunities for people to work and live in close proximity. The ratio is expressed as the number of jobs divided by the number of housing units. The jobs-housing balance is a general tool for analyzing where people work, where they live, and how effectively they can travel between the two. In the planning area, the jobs-housing balance ratio in 2013-2014 was 1.17. It is estimated that the implementation of the General Plan would increase the jobs-housing balance by 0.45 to 1.62, which would make the planning area a jobs-rich area. The proposal to change the designation from Low-Density Residential to Open Space will impact the job-housing balance by reducing the opportunity for residential housing on acres. Staff recommends the proposal to change the designation for Hidden Valley Park's vacant portion be processed following tentative approval of the annexation for Heroes Park. The reason for this concurrent processing is to ensure that there is not a net loss in residential capacity, as required pursuant to SB 330.

Pursuant to SB330, if a jurisdiction proposes a reduction in the intensity of the residential land use, then the jurisdiction must concurrently change the development standards, policies, and conditions applicable to other parcels within the jurisdiction to ensure that there is a "No Net Loss" in residential capacity. As described in Table 1, the City proposes to remove Low Density Residential Land Uses and replace them elsewhere.

Table 2
"No Net Loss" Clarification

Zone	General Plan Land Uses	Vacant Acres to be Added or Subtracted	Housing Element Realistic Density	Total Potential Housing Units Added or Subtracted
Hidden Valley Park Site				
R-L-5	Low Density Residential	-18.5	4.00	-74
PF	Open Space	18.5	0.00	0
	Subtotal	0.00		-74
Heroes Park/Latis LLC Property				
MX-N	Neighborhood Mixed Use	25% of -19.0	16.00	-76
OS	Open Space	40.0	0.00	0
R-L	Low Density Residential	-41.0	4.00	-164
MX-N	Neighborhood Mixed Use	75% of 20.0	16.00	+240

Subtotal		0.00		0
Planned “Floating” Park Sites Moving to Heroes Park				
OS	Open Space	-10.1	0.00	0
RLD	Low Density Residential	10.1	4.00	+40
OS	Open Space	-16.9	0.00	0
RLD	Low Density Residential	16.9	4.00	+68
Subtotal		0.00		+108
Overall Total Change in Potential Housing Units				+34

As demonstrated in the table above and by using the City’s Housing Element’s Realistic Density for the associated parcels, the concurrent processing of the General Plan Amendments for Heroes Park and Hidden Valley Park provide for an increase in the potential housing units by 34 units. The proposed removal and replacement of the Low-Density Residential Land Uses will not result in a loss in total residential capacity and therefore is compliant with the provisions of the SB330.

4. The anticipated land uses on the subject site would be compatible with existing and future surrounding uses.

Analysis: That the Low-Density Residential designation will be developed consistent with the density range set forth for the Low-Density Residential designation, which is between two and 10 units per acre. Uses will be limited to the typical uses set forth in Policy L32 and developed consistent with the R-L-5 Low-Density Residential zone district.

That the Medium-Density Residential designation will be developed consistent with the density range set forth for the Medium-Density Residential designation, which is between seven and 20 units per acre. Uses will be limited to the typical uses set forth in Policy L35 and developed consistent with the R-M Medium-Density Residential zone district.

That the Neighborhood Mixed Use designation will be developed consistent with the typical uses set forth Section L61 and developed consistent with the MX-N Neighborhood Mixed Use zone district.

That the Open Space designation is proposed to be developed as Heroes Park, a 40-acre park consisting of:

- Three multi-use athletic fields
- Two play structures with shade and lighting
- Dog park with lighting
- Outdoor amphitheater
- 16 pickleball courts
- 18-hole frisbee disc golf course with lighting
- Skatepark with lighting
- Two basketball courts with lighting, workout area with lighting
- Water feature
- Open space area

- Community garden/learning garden with lighting
- Three shade areas
- Parking area with lighting and charging stations
- Two restrooms with solar lighting

Development is considered consistent with Policy L96, which describes the typical uses of the Open Space designation as including park space.

ENVIRONMENTAL ASSESSMENT

The Annexation, General Plan Amendment and Prezone are categorically exempt from further environmental review, as per § 15061 (b) (3) Common Sense Exemption, § 15305 Minor Alterations in Land Use Limitations, §15319 (a) Annexations of Existing Facilities and Lots for Exempt Facilities of the California Environmental Quality Act (CEQA) Guidelines. A Notice of Exemption has been prepared for the project and attached as **Attachment 2**.

Development of Heroes Park is categorically exempt from further environmental review, as per 15183 – Projects Consistent with a Community Plan or Zoning. CEQA mandates that projects which are consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified shall not require additional environmental review, except as might be necessary to examine whether there are project specific significant effects which are peculiar to the project or its site. This streamlines the review of such projects and reduces the need to prepare repetitive environmental studies.

PUBLIC COMMENTS

Notice of Public Hearing for the proposed projects was published in the Hanford Sentinel on November 8, 2024, and mailed to property owners within 300 ft. of the project site on November 5, 2024. No written comments have been received as of the date of preparation of this report.

STAFF RECOMMENDATION

1. Recommend adoption of the Notice of Exemption, in accordance with CEQA.
2. Adopt Resolution No. 2024-24, recommending approval of General Plan Amendment No. 2024-02 to the City Council.
3. Adopt Resolution No. 2024-25, recommending approval of Prezone No.2024-14 to the City Council.
4. Adopt Resolution No. 2024-26, finding the proposed Annexation No. 164 consistent with the Hanford General Plan Policies L15 and L17 and forward Annexation No. 164 to the City Council, with a recommendation that an application be made to the Local Agency Formation Commission (LAFCO) of Kings County.

RESOLUTION NO. 2024-24

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HANFORD RECOMMENDING APPROVAL OF GENERAL PLAN AMENDMENT NO. 2024-02 (GPA0012-24) TO THE CITY COUNCIL. THE PROJECT IS A REQUEST, BY THE CITY OF HANFORD, TO CHANGE THE LAND USE DESIGNATION ON APN 014-230-030-000 FROM LOW-DENSITY RESIDENTIAL TO OPEN SPACE, BY DESIGNATING THE GENERAL PLAN'S FLOATING OPEN SPACE CIRCLES IN THE LOCATION OF THE FUTURE HEROES PARK (40 ACRES) AND RELOCATING THE 20-ACRE NEIGHBORHOOD MIXED USE DESIGNATION FROM THE NORTHERN PORTION OF THE PARCEL TO THE SOUTH. THE PROJECT IS LOCATED BETWEEN GRANGEVILLE BOULEVARD AND LACEY BOULEVARD, EAST OF 9 ¼ AVENUE, WEST OF 8 ¾ AVENUE (APN 014-230-030, - 033, - 034, -035, 014-230-089, 014-230-092, -093, 014-230-020, AND -021).

At a special meeting of the Planning Commission of the City of Hanford duly called and held on November 21, 2024, on motion of Commissioner _____, seconded by Commissioner _____, and duly carried, the following resolution was adopted:

WHEREAS, General Plan Amendment No. 2024-02 (GPA0012-24): a request, by the City of Hanford, to change the land use designation on APN 014-230-030-000 from Low-Density Residential to Open Space, by designating the General Plan's floating open space circles in the location of the future Heroes Park (40 acres) and relocating the 20-acre Neighborhood Mixed Use designation from the northern portion of the parcel to the south, as shown in **Exhibit A**, was presented to the Hanford City Planning Commission on November 21, 2024; and,

WHEREAS, the project is located between Grangeville Boulevard and Lacey Boulevard, east of 9 ¼ Avenue, west of 8 ¾ Avenue (APN 014-230-030, - 033, -034, -035, 014-230-089, 014-230-092, -093, 014-230-020, and -021).; and

WHEREAS, the City of Hanford Planning Commission considered the General Plan Amendment, in accordance with Section 17.88 of the Hanford Municipal Code, at a special meeting scheduled on November 21, 2024; and,

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

NOW THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Hanford find the Annexation, General Plan Amendment and Prezone are categorically exempt from further environmental review, as per § 15061 (b) (3) Common Sense Exemption, § 15305 Minor Alterations in Land Use Limitations, §15319 (a) Annexations of Existing Facilities and Lots for Exempt Facilities of the California Environmental Quality Act (CEQA) Guidelines and the development of Heroes Park is categorically exempt from further environmental review, as per 15183 – Projects Consistent with a Community Plan or Zoning. CEQA mandates that projects which are consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified shall not require additional environmental review, except as might be necessary to examine whether there are project specific significant effects which are peculiar to the project or its site. This streamlines the review of such projects and reduces the need to prepare repetitive environmental studies.

NOW THEREFORE BE IT FURTHER RESOLVED, that the City of Hanford Planning Commission, in accordance with Section 17.88.040 of the Hanford Municipal Code, recommends approval to the City Council of General Plan Amendment No. 0001-24, based upon the following findings and on the evidence presented:

1. That the amendment is internally consistent with the goals, objectives, and policies of the General Plan and the Municipal Code.

Analysis: That General Plan Amendment No. 0002-24 internally consistent with the goals, objectives, and policies of the General Plan, specifically consistent with Goals L24, L25, O7, O8, and O9 and Policies L95 – L97, and O60-O62 (as described in the General Plan Amendment section, above). All regulations pertaining to PF Public Facility zone district will be enforced as development occurs and through the Site Plan Review process.

2. The amendment would not be detrimental to the public health, safety, or welfare of the community.

Analysis: The proposed amendment will not be detrimental to the public health, safety, or welfare of the community, as there is not a physical development proposed concurrent with this application. Although conceptual development has been proposed, planning, design, engineering, and environmental work is still required. At the time of physical development of the project site, the project will be routed to the appropriate departments and agencies to ensure the development is conditioned accordingly in order to ensure the development will not be detrimental to the public health, safety, or welfare of the community.

3. The amendment would maintain the appropriate balance of land uses within the City.

Analysis: That jobs-housing balance is achieved by increasing opportunities for people to work and live in close proximity. The ratio is expressed as the number of jobs divided by the number of housing units. The jobs-housing balance is a general tool for analyzing where people work, where they live, and how effectively they can travel between the two. In the planning area, the jobs-housing balance ratio in 2013-2014 was 1.17. It is estimated that the implementation of the General Plan would increase the jobs-housing balance by 0.45 to 1.62, which would make the planning area a jobs-rich area. The proposal to change the designation from Low-Density Residential to Open Space will impact the job-housing balance by reducing the opportunity for residential housing on acres. Staff recommends the proposal to change the designation for Hidden Valley Park's vacant portion be processed following tentative approval of the annexation for Heroes Park. The reason for this concurrent processing is to ensure that there is not a net loss in residential capacity, as required pursuant to SB 330.

Pursuant to SB330, if a jurisdiction proposes a reduction in the intensity of the residential land use, then the jurisdiction must concurrently change the development standards, policies, and conditions applicable to other parcels within the jurisdiction to ensure that there is a "No Net Loss" in residential capacity. As described in Table 1, the City proposes to remove Low Density Residential Land Uses and replace them elsewhere.

Table 1
“No Net Loss” Clarification

Zone	General Plan Land Uses	Vacant Acres to be Added or Subtracted	Housing Element Realistic Density	Total Potential Housing Units Added or Subtracted
Hidden Valley Park Site				
R-L-5	Low Density Residential	-18.5	4.00	-74
PF	Open Space	18.5	0.00	0
Subtotal		0.00		-74
Heroes Park/Latis LLC Property				
MX-N	Neighborhood Mixed Use	25% of -19.0	16.00	-76
OS	Open Space	40.0	0.00	0
R-L	Low Density Residential	-41.0	4.00	-164
MX-N	Neighborhood Mixed Use	75% of 20.0	16.00	+240
Subtotal		0.00		0
Planned “Floating” Park Sites Moving to Heroes Park				
OS	Open Space	-10.1	0.00	0
RLD	Low Density Residential	10.1	4.00	+40
OS	Open Space	-16.9	0.00	0
RLD	Low Density Residential	16.9	4.00	+68
Subtotal		0.00		+108
Overall Total Change in Potential Housing Units				+34

As demonstrated in the table above and by using the City’s Housing Element’s Realistic Density for the associated parcels, the concurrent processing of the General Plan Amendments for Heroes Park and Hidden Valley Park provide for an increase in the potential housing units by 34 units. The proposed removal and replacement of the Low-Density Residential Land Uses will not result in a loss in total residential capacity and therefore is compliant with the provisions of the SB330.

- The anticipated land uses on the subject site would be compatible with existing and future surrounding uses.

Analysis: That the Low-Density Residential designation will be developed consistent with the density range set forth for the Low-Density Residential designation, which is between two and 10 units per acre. Uses will be limited to the typical uses set forth in Policy L32 and developed consistent with the R-L-5 Low-Density Residential zone district.

That the Medium-Density Residential designation will be developed consistent with the density range set forth for the Medium-Density Residential designation, which is between seven and 20 units per acre. Uses will be limited to the typical uses set forth in Policy L35 and developed consistent with the R-M Medium-Density Residential zone district.

That the Neighborhood Mixed Use designation will be developed consistent with the typical uses set forth Section L61 and developed consistent with the MX-N Neighborhood Mixed Use zone district.

That the Open Space designation is proposed to be developed as Heroes Park, a 40-acre park consisting of:

- Three multi-use athletic fields
- Two play structures with shade and lighting
- Dog park with lighting
- Outdoor amphitheater
- 16 pickleball courts
- 18-hole frisbee disc golf course with lighting
- Skatepark with lighting
- Two basketball courts with lighting, workout area with lighting
- Water feature
- Open space area
- Community garden/learning garden with lighting
- Three shade areas
- Parking area with lighting and charging stations
- Two restrooms with solar lighting

Development is considered consistent with Policy L96, which describes the typical uses of the Open Space designation as including park space.

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

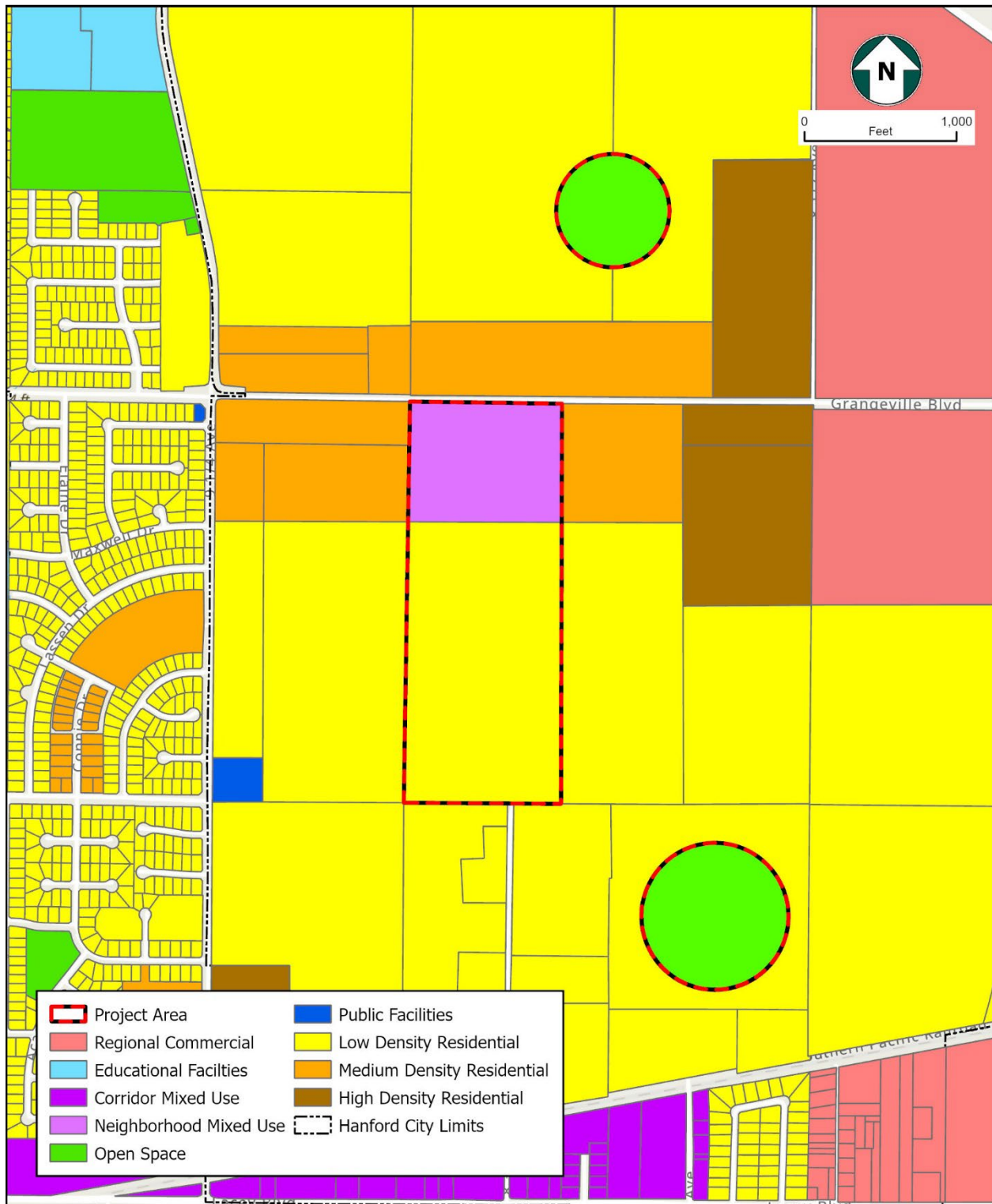
AYES: Commissioners
NOES: Commissioners
ABSTAIN: Commissioners
ABSENT: Commissioners

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

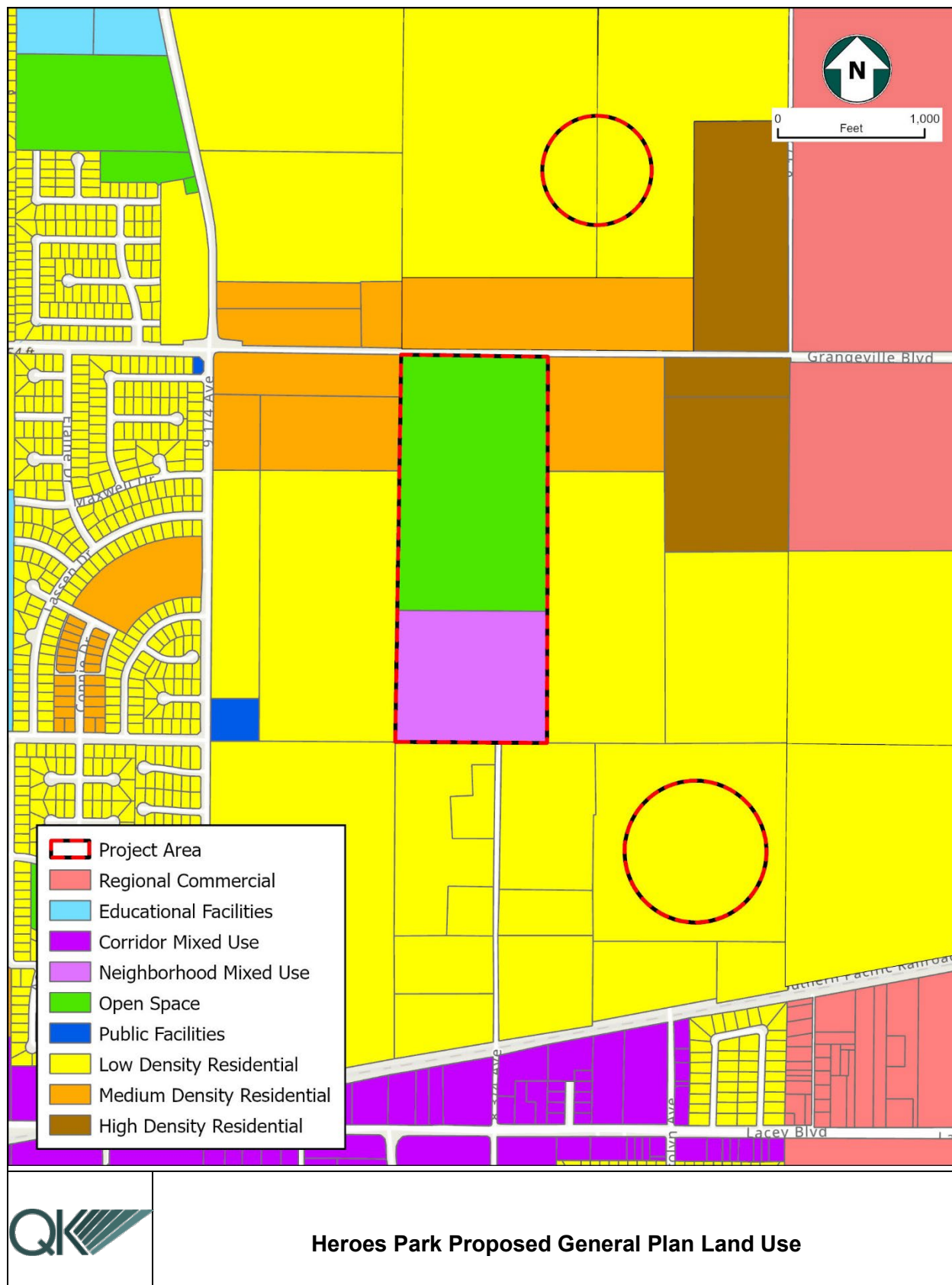
I, **Jason Waters**, Secretary of the City of Hanford Planning Commission, do hereby certify the foregoing resolution was duly passed and adopted by the Planning Commission of the City of Hanford at a special meeting held on the 21st day of November 2024.

Jason Waters, Secretary

Exhibit A
Current and Proposed General Plan Land Use Designation



Heroes Park Existing General Plan Land Use



RESOLUTION NO. 2024-26

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HANFORD FINDING ANNEXATION 164 CONSISTENT WITH THE GENERAL PLAN, AS AMENDMED. THE PROJECT IS A REQUEST, BY THE CITY OF HANFORD, TO ANNEX APPROXIMATELY 230 ACRES INTO THE CITY OF HANFORD FROM THE KINGS COUNTY JURISDICTION FOR DEVELOPMENT OF HEROES PARK, AND SURROUNDING PARCELS, IN ACCORDANCE WITH THE KINGS COUNTY LOCAL AGENCY FORMATION COMMISSION (LAFCO)'S POLICY, SO AS NOT TO CREATE ISLANDS. THE PROJECT IS LOCATED BETWEEN GRANGEVILLE BOULEVARD AND LACEY BOULEVARD, EAST OF 9 ¼ AVENUE, WEST OF 8 ¾ AVENUE (APN 014-230-030, - 033, -034, -035, 014-230-089, 014-230-092, -093, 014-230-020, AND -021).

At a special meeting of the City of Hanford Planning Commission duly called and held on November 21, 2024, on motion of Commissioner , seconded by Commissioner , and duly carried, the following resolution was adopted:

WHEREAS, Annexation No. 164 (ANX0006-24), a request, by the City of Hanford, to annex approximately 230 acres into the City of Hanford from the Kings County Jurisdiction for development of Heroes Park, and surrounding parcels, in accordance with the Kings County Local Agency Formation Commission (LAFCo)'s policy, so as not to create islands. the City of Hanford initiated a proposal to annex as shown in **Exhibit A** was presented to the Planning Commission of the City of Hanford; and

WHEREAS, the project is located between Grangeville Boulevard and Lacey Boulevard, east of 9 ¼ Avenue, west of 8 ¾ Avenue (APN 014-230-030, - 033, -034, -035, 014-230-089, 014-230-092, -093, 014-230-020, and -021); and

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

NOW, THEREFORE, BE IT RESOLVED, in accordance with CEQA Guidelines, the Annexation is categorically exempt from further environmental review, as per § 15061 (b) (3) Common Sense Exemption, § 15305 Minor Alterations in Land Use Limitations, §15319 (a) Annexations of Existing Facilities and Lots for Exempt Facilities of the California Environmental Quality Act (CEQA) Guidelines; and

BE IT FURTHER RESOLVED that the City of Hanford Planning Commission finds Annexation No. 164 consistent with the Hanford General Plan Policies L15 L17 and recommends that the City Council file an application with the Local Agency Formation Commission (LAFCo) of Kings County for Annexation 164 based on the following:

Policy L15 Initiation of Annexations

Consider initiation of annexation of land into the City of Hanford only when the following criteria are met:

1. The land is within the Primary Sphere of Influence.

Analysis: The land proposed to be annexed under Annexation 164 is located within the Primary Sphere of Influence, as adopted by LAFCO.

2. The capacity of the water, sewer, fire, school, and police services are adequate to service the area to be annexed or will be adequate at the time that development occurs.

Water

A plan for services for the proposed extension of water services in the area was developed. Water services will be made available through the extension of water mains. At the time of development proposals, the developer's engineer will provide a water system master plan, complete with calculations for the entire development for City review and approval.

Sewer Improvements

A plan for services for the proposed extension of sewer services in the area was developed. Sewer services will be made available through the extension of sewer mains. At the time of development, the developer's engineer will be required to provide a sanitary sewer master plan, complete with calculations for the entire development.

Storm Drainage Improvements

The City of Hanford has developed a Storm Water Management Program (SWMP) to comply with State and Federal regulations. The SWMP contains activities to reduce the amount of pollution in the stormwater that runs off into our basins and ditches.

Fire and Police

The County is currently responsible for police, emergency, and fire protection in the annexation area. Upon annexation of the area, the City's Police and Fire Department will be responsible for serving the annexation area. The area is presently considered uninhabited as it contains less than 12 registered voters in the area. Future development of the annexation area will require impact fees for the provision of Police and Fire Services.

The City's current ISO rating is 2 (ISO rating is on a scale of 1 to 10, with 1 being best). Due to the City's ability to provide such services to its current population, there is no evidence indicating that the addition of residents resulting from the annexations would be too great for the City to adequately served. The City continues to be able to use the County's fire services in times of need, therefore the overall fire service capacity will not be affected.

School

There would be no change to school districts because of the annexations. Since no new development is proposed, the annexations will not affect school enrollment. Future development of the annexation area for residential development will require consultation with the school district and the payment of School Impact Fees.

Utilities/Public Services

Natural gas, electricity, and communications public services would not change because of annexation of the county islands.

3. Land for development within the City limits is insufficient to meet the current land use needs.

Analysis: The proposed annexation is required in order to bring the parcel associated with the development of Heroes Park into the City limits. The proposed park space fulfills the goals of the General Plan's Open Space Section L24, L95, L96, O52 and O62, as well as Goals O7,

O8, O9. At the time of site selection for the future Heroes Park, the Parks and Facilities Director utilized the various criteria of the Prop 68 grant to select a park site. The annexation represents an opportunity to make land within the General Plan's Planned Area available for park space development, as well as future residential and mixed-use opportunities.

4. The territory to be annexed is contiguous to existing developed areas.

Analysis: The annexation area is contiguous to existing developed areas to the west and south, as shown below.

Contiguous Developed Areas



Policy L17 Plan for Services

Prepare and make publicly available a written Plan for Services that describes how urban services will be provided prior to initiating an annexation.

Analysis: The Plan for Services was described in the letter to property owners dated October 7, 2024 – attached as **Attachment 3**. The letter describes the City's intention to provide services to the annexation area, when the property has the choice to add City services, and when additional City services will be required.

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

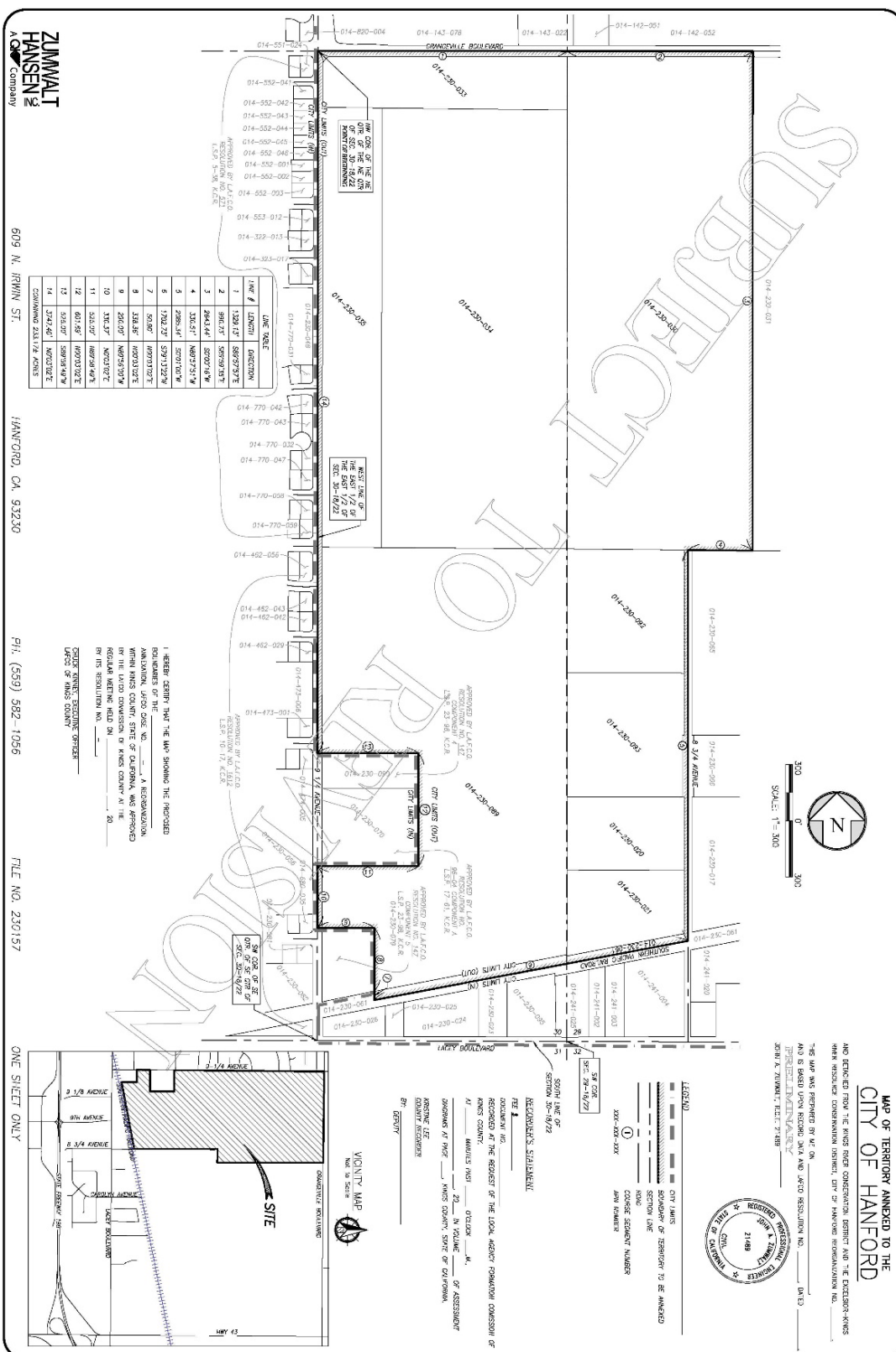
AYES: Commissioner
NOES: Commissioner
ABSTAIN: Commissioner
ABSENT: Commissioner

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

I, Jason Waters, 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 special meeting thereof held on the 21st day of November 2024.

Jason Waters

Exhibit A:



RESOLUTION NO. 2024-25

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HANFORD RECOMMENDING APPROVAL OF PREZONE NO. 2024-14 TO THE CITY COUNCIL. PRE-ZONE NO. 2024-14 (PRZ0014-24): A REQUEST, BY THE CITY OF HANFORD, TO PREZONE THE ANNEXATION AREA A COMBINATION OF R-L-5 LOW-DENSITY RESIDENTIAL, R-M MEDIUM-DENSITY RESIDENTIAL, PF PUBLIC FACILITIES, AND MX-N NEIGHBORHOOD MIXED USE, AS DESIGNATED BY THE GENERAL PLAN AND AS PROPOSED TO BE AMENDED THROUGH GENERAL PLAN AMENDMENT NO. 2024-02 (DESCRIBED ABOVE). THE PROJECT IS LOCATED BETWEEN GRANGEVILLE BOULEVARD AND LACEY BOULEVARD, EAST OF 9 ¼ AVENUE, WEST OF 8 ¾ AVENUE (APN 014-230-030, - 033, -034, -035, 014-230-089, 014-230-092, -093, 014-230-020, AND - 021).

At a special meeting of the Planning Commission of the City of Hanford duly called and held on November 21, 2024, on motion of Commissioner _____, seconded by Commissioner _____, and duly carried, the following resolution was adopted:

WHEREAS, Pre-Zone No. 2024-14 (PRZ0014-24), a request, by the City of Hanford, to prezone the annexation area a combination of R-L-5 Low-Density Residential, R-M Medium-Density Residential, PF Public Facilities, and MX-N Neighborhood Mixed Use, as designated by the General Plan and as proposed to be amended through General Plan Amendment No. 2024-02 (described above).as shown in **Exhibit A**, was presented to the Hanford City Planning Commission on November 21, 2024; and,

WHEREAS, the project is located between Grangeville Boulevard and Lacey Boulevard, east of 9 ¼ Avenue, west of 8 ¾ Avenue (APN 014-230-030, - 033, -034, -035, 014-230-089, 014-230-092, -093, 014-230-020, and -021).; and

WHEREAS, the City of Hanford Planning Commission considered the General Plan Amendment, in accordance with Section 17.88 of the Hanford Municipal Code, at a special meeting scheduled on November 21, 2024; and,

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

NOW THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Hanford find the Annexation, General Plan Amendment and Prezone are categorically exempt from further environmental review, as per § 15061 (b) (3) Common Sense Exemption, § 15305 Minor Alterations in Land Use Limitations, §15319 (a) Annexations of Existing Facilities and Lots for Exempt Facilities of the California Environmental Quality Act (CEQA) Guidelines and the development of Heroes Park is categorically exempt from further environmental review, as per 15183 – Projects Consistent with a Community Plan or Zoning. CEQA mandates that projects which are consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified shall not require additional environmental review, except as might be necessary to examine whether there are project specific significant effects which are peculiar to the project or its site. This streamlines the review of such projects and reduces the need to prepare repetitive environmental studies.

NOW THEREFORE BE IT FURTHER RESOLVED, that the City of Hanford Planning Commission, in accordance with Section 17.88.040 of the Hanford Municipal Code, recommends approval to the City Council of General Plan Amendment No. 0001-24, based upon the following findings and on the evidence presented:

1. That the amendment is internally consistent with the goals, objectives, and policies of the General Plan and the Municipal Code.

Analysis: That Rezone No. 0014-24 internally consistent with the goals, objectives, and policies of the General Plan, specifically consistent with Goals L24, L25, O7, O8, and O9 and Policies L95 – L97, and O60-O62 (as described in the General Plan Amendment section, above). All regulations pertaining to PF Public Facility zone district will be enforced as development occurs and through the Site Plan Review process.

2. The amendment would not be detrimental to the public health, safety, or welfare of the community.

Analysis: The proposed rezone will not be detrimental to the public health, safety, or welfare of the community, as there is not a physical development proposed concurrent with this application. Although conceptual development has been proposed, planning, design, engineering, and environmental work is still required. At the time of physical development of the project site, the project will be routed to the appropriate departments and agencies to ensure the development is conditioned accordingly in order to ensure the development will not be detrimental to the public health, safety, or welfare of the community.

3. The amendment would maintain the appropriate balance of land uses within the City.

Analysis: That jobs-housing balance is achieved by increasing opportunities for people to work and live in close proximity. The ratio is expressed as the number of jobs divided by the number of housing units. The jobs-housing balance is a general tool for analyzing where people work, where they live, and how effectively they can travel between the two. In the planning area, the jobs-housing balance ratio in 2013-2014 was 1.17. It is estimated that the implementation of the General Plan would increase the jobs-housing balance by 0.45 to 1.62, which would make the planning area a jobs-rich area. The proposal to change the designation from Low-Density Residential to Open Space will impact the job-housing balance by reducing the opportunity for residential housing on acres. Staff recommends the proposal to change the designation for Hidden Valley Park's vacant portion be processed following tentative approval of the annexation for Heroes Park. The reason for this concurrent processing is to ensure that there is not a net loss in residential capacity, as required pursuant to SB 330.

Pursuant to SB330, if a jurisdiction proposes a reduction in the intensity of the residential land use, then the jurisdiction must concurrently change the development standards, policies, and conditions applicable to other parcels within the jurisdiction to ensure that there is a "No Net Loss" in residential capacity. As described in Table 1, the City proposes to remove Low Density Residential Land Uses and replace them elsewhere.

Table 1
“No Net Loss” Clarification

Zone	General Plan Land Uses	Vacant Acres to be Added or Subtracted	Housing Element Realistic Density	Total Potential Housing Units Added or Subtracted
Hidden Valley Park Site				
R-L-5	Low Density Residential	-18.5	4.00	-74
PF	Open Space	18.5	0.00	0
Subtotal		0.00		-74
Heroes Park/Latis LLC Property				
MX-N	Neighborhood Mixed Use	25% of -19.0	16.00	-76
OS	Open Space	40.0	0.00	0
R-L	Low Density Residential	-41.0	4.00	-164
MX-N	Neighborhood Mixed Use	75% of 20.0	16.00	+240
Subtotal		0.00		0
Planned “Floating” Park Sites Moving to Heroes Park				
OS	Open Space	-10.1	0.00	0
RLD	Low Density Residential	10.1	4.00	+40
OS	Open Space	-16.9	0.00	0
RLD	Low Density Residential	16.9	4.00	+68
Subtotal		0.00		+108
Overall Total Change in Potential Housing Units				+34

As demonstrated in the table above and by using the City’s Housing Element’s Realistic Density for the associated parcels, the concurrent processing of the General Plan Amendments for Heroes Park and Hidden Valley Park provide for an increase in the potential housing units by 34 units. The proposed removal and replacement of the Low-Density Residential Land Uses will not result in a loss in total residential capacity and therefore is compliant with the provisions of the SB330.

- The anticipated land uses on the subject site would be compatible with existing and future surrounding uses.

Analysis: That the Low-Density Residential designation will be developed consistent with the density range set forth for the Low-Density Residential designation, which is between two and 10 units per acre. Uses will be limited to the typical uses set forth in Policy L32 and developed consistent with the R-L-5 Low-Density Residential zone district.

That the Medium-Density Residential designation will be developed consistent with the density range set forth for the Medium-Density Residential designation, which is between seven and 20 units per acre. Uses will be limited to the typical uses set forth in Policy L35 and developed consistent with the R-M Medium-Density Residential zone district.

That the Neighborhood Mixed Use designation will be developed consistent with the typical uses set forth Section L61 and developed consistent with the MX-N Neighborhood Mixed Use zone district.

That the Open Space designation is proposed to be developed as Heroes Park, a 40-acre park consisting of:

- Three multi-use athletic fields
- Two play structures with shade and lighting
- Dog park with lighting
- Outdoor amphitheater
- 16 pickleball courts
- 18-hole frisbee disc golf course with lighting
- Skatepark with lighting
- Two basketball courts with lighting, workout area with lighting
- Water feature
- Open space area
- Community garden/learning garden with lighting
- Three shade areas
- Parking area with lighting and charging stations
- Two restrooms with solar lighting

Development is considered consistent with Policy L96, which describes the typical uses of the Open Space designation as including park space.

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

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

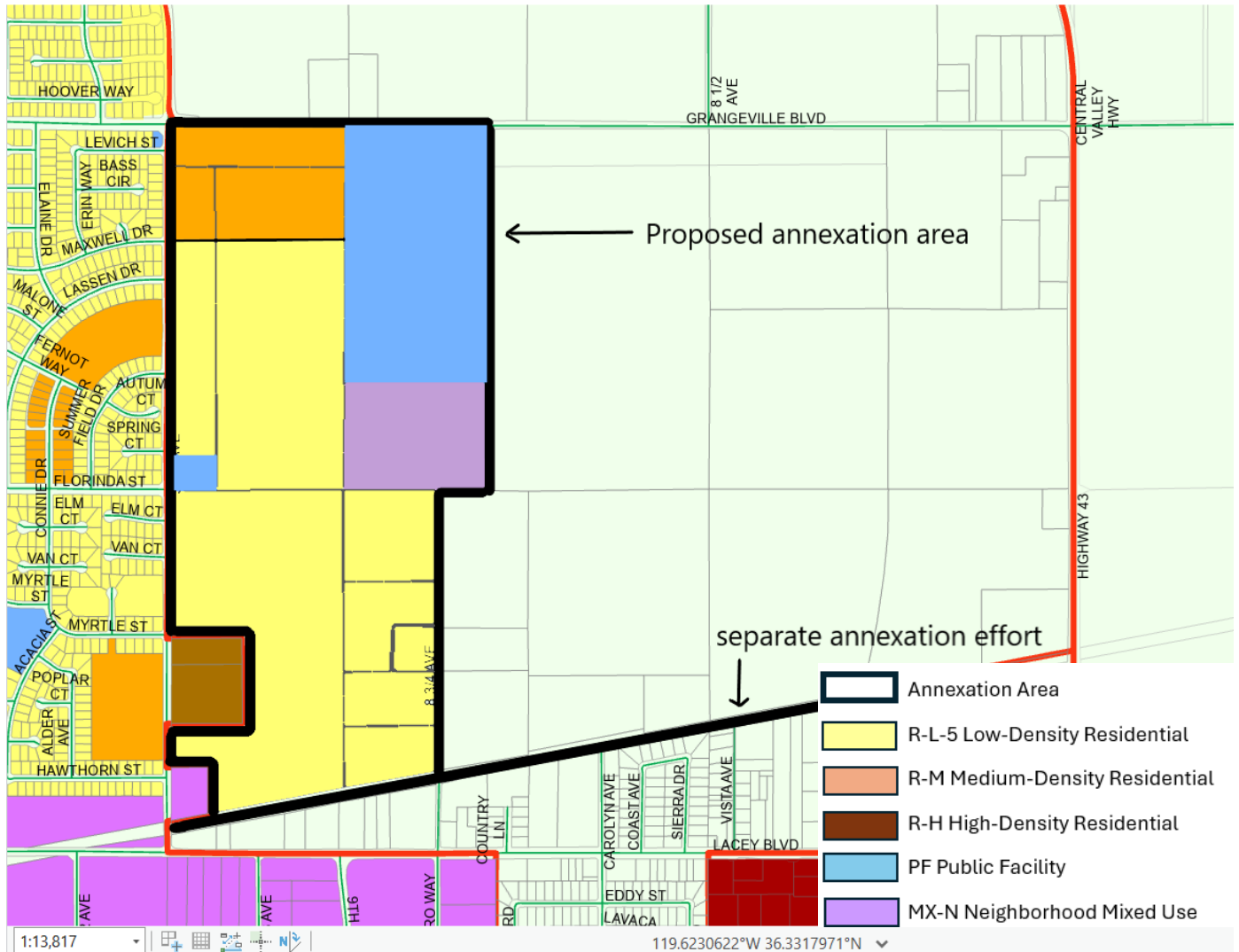
STATE OF CALIFORNIA)
COUNTY OF KINGS)ss.
CITY OF HANFORD)

I, **Jason Waters**, Secretary of the City of Hanford Planning Commission, do hereby certify the foregoing resolution was duly passed and adopted by the Planning Commission of the City of Hanford at a special meeting held on the 21st day of November 2024.

Jason Waters, Secretary

Exhibit A Proposed Prezoning

Proposed Prezoning No. 0014-24





October 7, 2024

To: Property Owners within City-Initiated Annexation Areas Associated with Heroes Park

Re: Effect of Annexation on Formerly County Property

This letter serves as notice that the City of Hanford is proposing to initiate the annexation of the area shown in the map below, in order to annex the property to be developed as Heroes Park into the City limits. Information regarding Heroes Park can be found on the City's website: <https://cityofhanfordca.com/1550/Heroes-Park>



Prior to initiation of the annexation of the various areas, the City of Hanford wishes to inform property owners of the effect of annexation into the City limits. This letter provides answers to some of the most frequently asked questions associated with annexation. Please review the information below.

COMMUNITY DEVELOPMENT DEPARTMENT | 317 N. DOUTY ST. HANFORD, CA 93230
559.585.2500 | WWW.HANFORD.CITY



Should you have any questions not addressed by this letter, or wish to discuss further, please contact the staff-member associated with the topic you wish to discuss.

Any remaining questions will be addressed during an open-forum community meeting, which will be held on October 23, 2024 from 4:00 p.m. to 6:00 p.m. in the Training Room of City Hall, 319 N. Douty Street, Hanford, CA 93230.

PUBLIC COMMENT: All interested parties are invited to attend the meeting and/or send written comments to Natalie Corral, City Clerk, City of Hanford, 319 N. Douty Street, Hanford CA 93230; NCorral@hanfordca.gov To ensure comments will be considered, all comments are requested to be submitted to the City by 12:00 p.m. the day of the meeting.

Frequently Asked Questions:

1. What is annexation?

The Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 governs annexation of unincorporated areas to a City. Annexation is a reorganization that changes the governmental authority from one jurisdiction (the County) to another (the City). The Kings County Local Agency Formation Commission (LAFCO) reviews and approves annexation requests. For more information regarding LAFCO, please visit the website at <http://www.kingslafco.com/>

Finance Department

Contact Finance, Utility Billing via phone (559)585-2510 or email, finance@hanfordca.gov, regarding the information below:

1. Will my utility bills increase?

The cost to residents for City utilities will be as follows (based on utility rates effective July 1, 2024):

	Rates as of July 1, 2024 @ 11 Units of Water
Water Service	19.85
Water Consumption	24.64
Sewer Service	27.63
Storm Drain Service	5.04
Trash Service	29.99
Total	107.15

2. Will my property taxes increase?

No change will occur. All properties are taxed at the same rates whether annexed to the City or not (approximately one percent of assessed value). That is, City and County property owners pay the same tax rates. Thus, property tax assessments will not be affected by annexation. However, if the property is resold, or if new



improvements to the property are constructed, the assessed value of the property will most likely increase. This increase, however, has nothing to do with a property being in the City or the County.

Public Works Department

Contact the Public Works Department via phone (559)585-2550 or email, publicworks@hanfordca.gov, regarding the information below:

1. Must I hook up to the City's sewer system if I already have a septic system?

Not at this time. Neither the County nor the City can require you to have sewer service if you are using a properly operating septic system. However, if your septic system violates State and/or local health and building codes, both County and City ordinances require most homeowners to connect to a sewer system if one is available within 200 feet of the property.

2. Can I replace my septic tank or do substantial work on the leach field once I am in the City?

The city will issue permits for new septic tank work or substantial work on the leach field only if the sewer line is not within 200 feet of your property line. Minor work on the leach field is allowed.

3. Can I keep my existing well and continue to use it after annexation to the City?

Yes. Existing wells can be retained after annexation. The City encourages property owners to hook up the house to city water, but the existing well can be retained long term for watering the property as long as a backflow device is installed on your domestic water service.

4. Is there a time in which I must connect the house to city water?

No. You will only be required to connect to city water when major work on the well is needed. Minor work, such as cleaning or pump replacement, will not require connection.

5. If I already have City water and sewer service, will my water and sewer bills go up after annexation?

No; however, the City will begin street sweeping the annexed areas and that charge will now appear on your bill.

6. What about curbs, gutters, sidewalks, street trees, storm drains, or streetlights?

There is no requirement that curbs, gutters, sidewalks, street trees, storm drains, or streetlights be installed as part of the annexation. The City may require a developer to make off-site improvements, which may include improvements along the frontage of individual properties. If a property owner undertakes substantial building remodeling or new building construction on an individual lot basis after annexation, then curbs, gutters, sidewalks, street trees and streetlights must be constructed along the frontage of property. If desired by a neighborhood, a special district could be established to install these items at the cost of the property owners within the newly established district.

7. I now have trash service from a private contractor, can I keep my existing service and for how long?

COMMUNITY DEVELOPMENT DEPARTMENT | 317 N. DOUTY ST. HANFORD, CA 93230
559.585.2500 | WWW.HANFORD.CITY



You would have 12 months after annexation before you are required to sign up for City trash service. Currently, the city trash service for solid waste, and recycling and green waste is \$25.76 per month (fees subject to change). The City also provides a spring clean-up for a free pickup truck load to the dump. This service is included in the normal service fees.

Fire Department

Contact the Fire Department via phone (559)585-2545 or email, FirePrevention@hanfordca.gov, regarding the information below:

1. Who will be responsible for Fire protection?

Fire protection service will be provided by the City Fire Department upon annexation.

Police Department

Contact the Police Department, via phone (559)585-4540 or email, PoliceAdministration@hanfordca.gov, regarding the information below:

1. Who will be responsible for Police protection?

Police protection service will be provided by the City Police Department.

Kings County Elections Office

Contact the Kings County Elections Office via phone (559)852-4401 or email, elections@countyofkings.com, regarding the information below:

1. What changes will annexation have on elections?

The Kings County Elections Department conducts Federal, State, School, County, City and Special District elections. After annexation, residents of the areas affected would become citizens of the City, entitled to vote in City elections, and eligible to hold City elective and appointive positions.

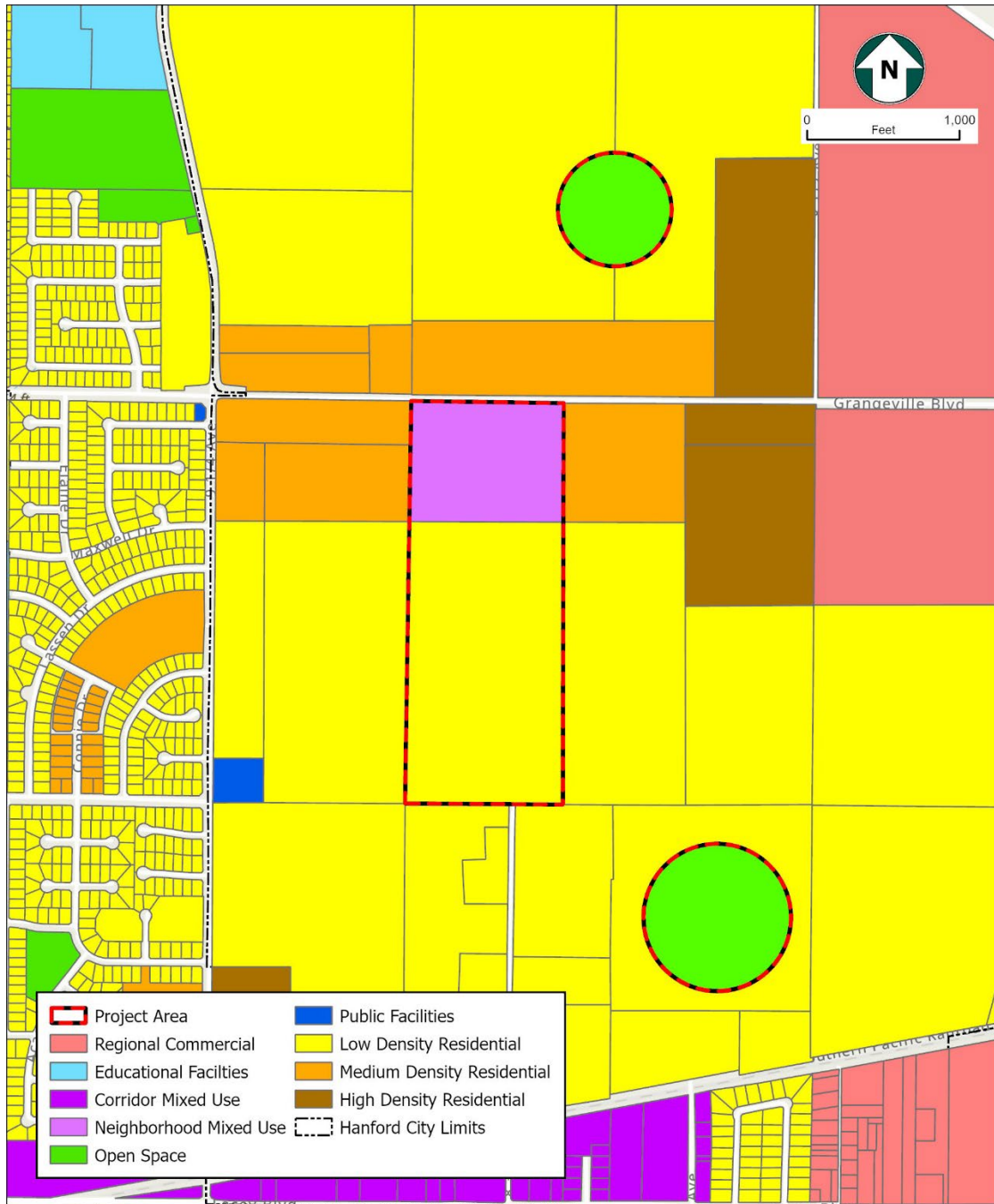
Community Development Department – Planning Division

Contact Senior Planner, Gabrielle Myers, via phone (559)585-2578 or email, gmyers@hanfordca.gov, regarding the information below:

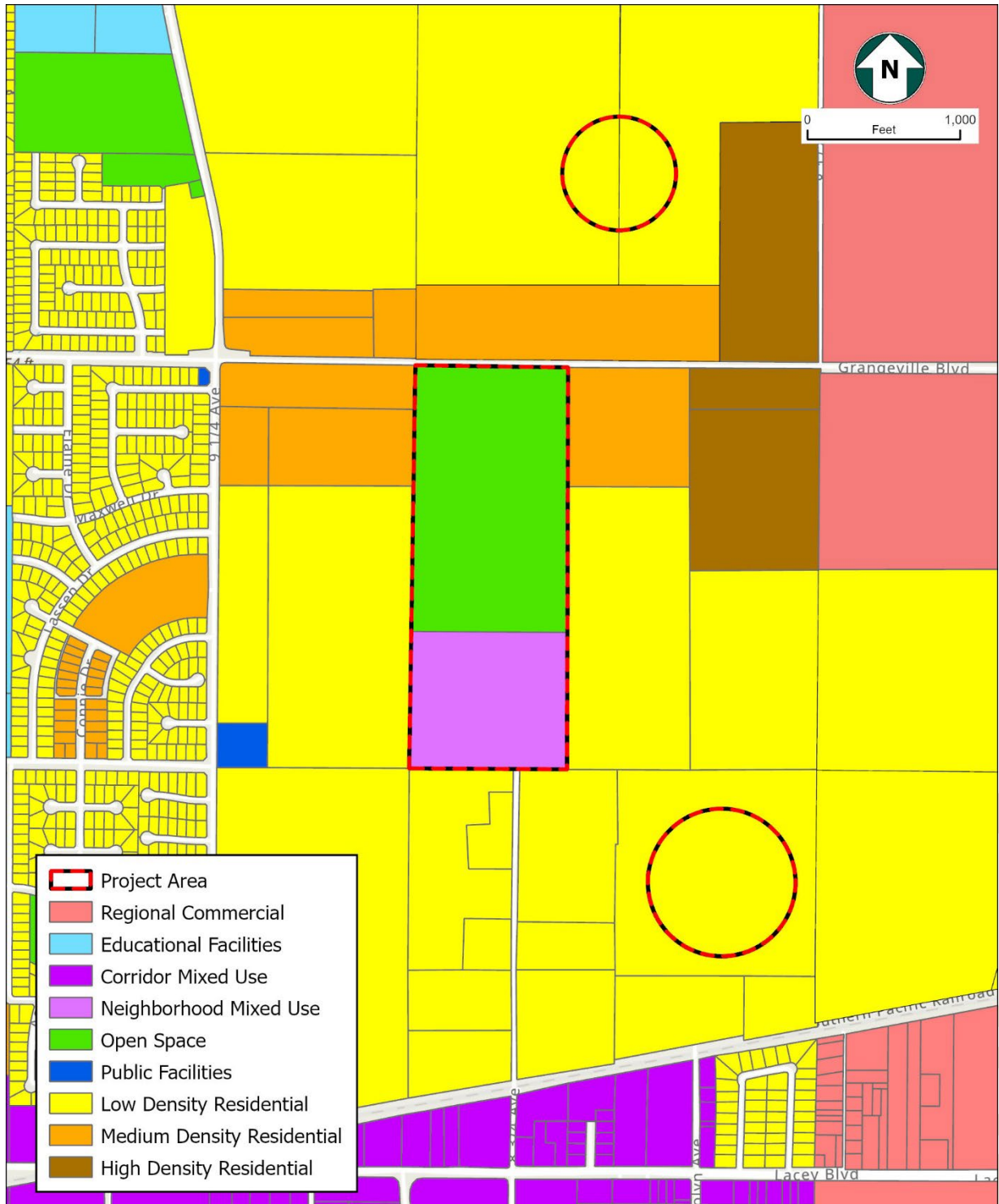
1. What effects will annexation have on zoning?

The annexation area will be pre-zoned a combination of R-L-5 Low-Density Residential, R-M Medium-Density Residential, PF Public Facilities, and MX-N Neighborhood Mixed Use, as proposed through General Plan Amendment No. 0001-24.

Existing General Plan Designation

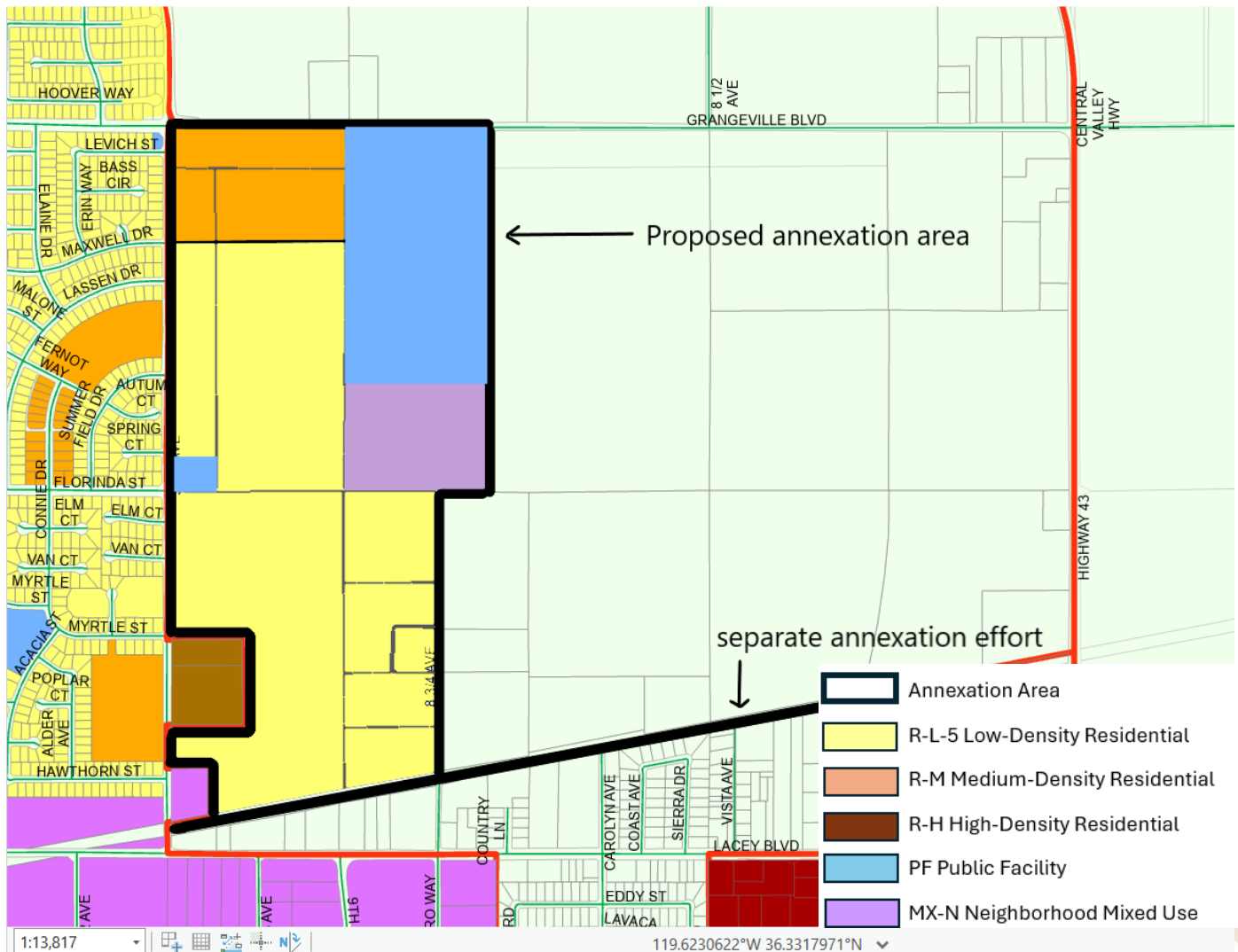


Proposed General Plan Amendment No. 0001-24





Proposed Rezoning No. 0001-24



The ordinance can be viewed at this address: <http://qcode.us/codes/hanford/>

2. What effects will annexation have on the uses allowed? If a use is allowed in the County, but not allowed in the City, what happens?

A use shall be deemed nonconforming if it was lawfully commenced while under the jurisdiction of Kings County, but which, after annexation of the site into the City, does not conform to the use regulations of the City

For example: If you are legally operating (have a valid business license and all required permits for operation/structures) a vehicle repair shop in Kings County, currently, but upon annexation the use is not



allowed in the City's zone district, you may still operate. However, if you discontinue the use for a period of six months or more, the non-conforming use shall not be able to reestablish. A nonconforming use may be expanded by up to 10% of its exiting floor area if a conditional use permit is granted. The expansion of a nonconforming use or structure may be allowed only one time per use.

3. What is the permitting process like in the City?

The permitting and entitlement process is a similar process and requirements as Kings County.

4. I have various animals in the County, can I keep them in the City?

An animal raising use that is nonconforming due to annexation or adoption or amendment to this title shall be allowed to continue, provided that the intensity of the animal raising use (i.e., type and number of animals) shall not change or increase. The provisions for abandonment or discontinuance shall not apply. Please note that you are limited to the allowances approved by Kings County.

Community Development Department – Building and Code Enforcement

Contact Building Official, Tom Webb, via phone (559)585-2584 or email, twebb@hanfordca.gov regarding the information below:

1. Does the City of Hanford have Code Enforcement?

Yes, the City of Hanford does have Code Enforcement officers and will enforce the City ordinances upon annexation on a complaint-basis. Code enforcement issues include, but are not limited to:

- a. Abandoned vehicles
- b. Junk and debris
- c. Property maintenance
- d. Building without permits

2. Will my address be changed?

It depends, if you currently do not have a City-style address, you will be reassigned one; City-style addressing is typically four numbers verses County-style, which is five.

- a. The City will notify you and the post-office of the change

Community Development Department – Housing Division

Contact Housing Analyst, Sandra Lerma-Martinez, via phone (559)585-4766 or email, slerma@hanfordca.gov, regarding the information below:

1. Upon annexation, homeowners will now be eligible to apply for City assistance programs (formerly, while being located outside of city limits, owners were not eligible for these programs).



Should you have any questions not addressed by this letter, or wish to discuss further, please contact the staff-member associated with the topic you wish to discuss. Thank you!

Sincerely,

Jason Waters
Deputy City Manager
319 N. Douty Street
Hanford, CA 93230
(559)585-2590
jwaters@hanfordca.gov

Notice of Exemption**Appendix E**

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

County Clerk

County of: Kings

1400 W. Lacey Boulevard

Hanford, CA 93230

From: (Public Agency): City of Hanford
317 N. Douty Street
Hanford, CA 93230

(Address)

Project Title: Heros Park

Project Applicant: City of Hanford

Project Location - Specific:

See Figure 1 and 2 of Attachment A for Project Location

Project Location - City: Hanford Project Location - County: Kings

Description of Nature, Purpose and Beneficiaries of Project:

See the Attachment A for the Project Description.

Name of Public Agency Approving Project: City of Hanford

Name of Person or Agency Carrying Out Project: Jason Waters

Exempt Status: **(check one):**

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- ☐ Categorical Exemption. State type and section number: _____
- ☒ Statutory Exemptions. State code number: Section 15183 - Consistent with a Community Plan or Zoning

Reasons why project is exempt:

See the Attachment A for analysis and justification for the use of the above exemptions.

Lead Agency

Contact Person: Jason Waters Area Code/Telephone/Extension: (559) 585-2500

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? ☐ Yes ☐ No

Signature: _____ Date: _____ Title: _____

☒ Signed by Lead Agency ☐ Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: _____

PROJECT DESCRIPTION

Heros Park

The City of Hanford (City) is proposing the development of Heros Park, a community park with enhanced amenities (project).

The proposed community park will be located at Assessor's Parcel Number (APN) 014-230-098. The subject site is a 40-acre parcel located within the U.S. Geological Survey (USGS) Remnoy Quad map, Section 29, Township 18S, Range 22E Mount Diablo Base and Meridian (MDBM). The parcel is located south of Grangeville Boulevard approximately 0.25 miles east of 9 ¼ Avenue within the sphere of influence of the City of Hanford, Kings County, California.

The proposed Action includes development of the park with both active and passive recreational opportunities and enhanced amenities, including:

1. An approximately 45,000 square-foot playground area with portions of the playground below grade, equipment, on-grade slide, and shaded picnic and BBQ areas.
2. An approximately 34,900 square-foot amphitheater with portions below grade, terraced seating, and a promenade.
3. An approximately 46,900 square-foot pickleball court complex containing 16 pickleball courts.
4. Two outdoor basketball courts approximately 7,700 square feet in size.
5. An outdoor skatepark approximately 16,000 square feet in size.
6. An approximately 16,500 square-foot dog park.
7. An approximately 18,800 square-foot community garden.
8. An approximately 1,600 square-foot outdoor fitness court with fitness equipment.
9. An 18-hole disc golf course, approximately 2,300 linear feet.
10. Two park restrooms approximately 1,800 square feet.
11. Recreational open space approximately 213,700 square feet in size with approximately 134,500 square feet planned as recessed for stormwater overflow.
12. Approximately 7,100 linear feet of walking path.
13. Nine public art installations.
14. Tank and well system for potable water, fire suppression, and irrigation purposes.
15. Approximately 189,000 square feet of parking (190 parking spaces).

The site is currently developed with a single-family residence that will be removed to accommodate the proposed project. Outdoor lighting along with landscaping are proposed along the pedestrian trails and throughout the park with native and drought tolerant species.

EXEMPTIONS:

- 15183 – *Projects Consistent with a Community Plan or Zoning*: CEQA mandates that projects which are consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified shall not require additional environmental review, except as might be necessary to examine whether there are project specific significant effects which are peculiar to the project or its site. This streamlines the review of such projects and reduces the need to prepare repetitive environmental studies.

This section shall apply only to projects that meet the following conditions:

- The project is consistent with:
 - A community plan adopted as part of the general plan
 - A zoning action which zoned or designated the parcel on which the project would be located to accommodate a particular density of development, or
 - A general plan of a local agency, and
- An EIR was certified by the lead agency for the zoning action, the community plan, or the general plan

REASONS WHY PROJECT IS EXEMPT

The Hanford General Plan (General Plan) Land Use Map designates two open space areas located towards the eastern side of the City's growth boundary: one north of Grangeville Boulevard and one south of Grangeville Boulevard, totaling a combined approximately 27 acres. The location of these two open space areas are flexible and may change within the General Plan map area until land is purchased by the City. This is further reinforced under Policy 052 of the General Plan allowing for future open space land to "float" on the map. The following General Plan policies further provide evidence of compliance and performance standards that the proposed Project will meet:

- General Plan Goal 9: Parks provided at a combined ratio of 3.5 acres per 1,000 residents.
- General Plan Policy 051 *Provision of Parkland*: Acquire and develop new parks consistent with the Parks, Recreation, and Open Space Master Plan.
- General Plan Policy 053 *Parkland Ratio Calculation*: When determining the parkland ratio of acres per 1,000 population, include the acreage of city-owned mini, neighborhood, community, regional, special use, and storm water basin parks, along with 50% of the acreage of school playgrounds and play areas within the Planned Area Boundary.

The City prepared and adopted a Parks, Recreation, and Open Space Master Plan (Plan) to help assess and plan for future growth and the need to expand parkland. The adopted Plan found that the City currently provides 5.06 acres of parkland per 1,000 residents, therefore achieving the General Plan goal of 3.5 acres per 1,000 residents. The anticipated population growth for the City by 2035 indicates a need for approximately 64 acres of Community park space.

The Plan also identifies the top priorities for future City park as Neighborhood parks and Community parks. Community parks generally range from 10 to 75 acres depending on the community, serve a larger area of one to three miles and can contain more recreational amenities than a Neighborhood park.

Therefore, the Project proposal for development of Heros Park as a Community park is consistent with the General Plan and adopted Parks and Recreation Master Plan. Based on the analysis of the 2035 General Plan Environmental Impact Report (EIR), no new significant impacts are anticipated with the development of Heros Park. Impacts are effectively addressed through the implementation of General Plan goals and policies.



CONCLUSION

The proposed Project is consistent with the City of Hanford General Plan and adopted Parks and Recreation Master Plan. As discussed, the Project complies with the goals and policies of the General Plan and would allow for an expansion of parkland to accommodate for future growth in the City. Based on this analysis, the impacts of the Project are not expected to be significant and, a Categorical Exemption pursuant to Section 15183 is warranted.

Notice of Exemption**Appendix E**

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

County Clerk

County of: Kings

1400 W. Lacey Boulevard

Hanford, CA 93230

From: (Public Agency): City of Hanford

317 N. Douty Street

Hanford, CA 93230

(Address)

Project Title: Heros Park

Project Applicant: City of Hanford

Project Location - Specific:

See Figure 1 and 2 of Attachment A for Project Location

Project Location - City: Hanford

Project Location - County: Kings

Description of Nature, Purpose and Beneficiaries of Project:

See the Attachment A for the Project Description.

Name of Public Agency Approving Project: City of Hanford

Name of Person or Agency Carrying Out Project: Jason Waters

Exempt Status: **(check one):**

☐ Ministerial (Sec. 21080(b)(1); 15268);

☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));

☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));

☐ Categorical Exemption. State type and section number: _____

☒ Statutory Exemptions. State code number: Section 15183 - Consistent with a Community Plan or Zoning

Reasons why project is exempt:

See the Attachment A for analysis and justification for the use of the above exemptions.

Lead Agency

Contact Person: Jason Waters

Area Code/Telephone/Extension: (559) 585-2500

If filed by applicant:

1. Attach certified document of exemption finding.

2. Has a Notice of Exemption been filed by the public agency approving the project? ☐ Yes ☐ No

Signature: _____ Date: _____ Title: _____

☒ Signed by Lead Agency ☐ Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: _____

PROJECT DESCRIPTION

Heros Park

The City of Hanford (City) is proposing the development of Heros Park, a community park with enhanced amenities (project).

The proposed community park will be located at Assessor's Parcel Number (APN) 014-230-098. The subject site is a 40-acre parcel located within the U.S. Geological Survey (USGS) Remnoy Quad map, Section 29, Township 18S, Range 22E Mount Diablo Base and Meridian (MDBM). The parcel is located south of Grangeville Boulevard approximately 0.25 miles east of 9 ¼ Avenue within the sphere of influence of the City of Hanford, Kings County, California.

The proposed Action includes development of the park with both active and passive recreational opportunities and enhanced amenities, including:

1. An approximately 45,000 square-foot playground area with portions of the playground below grade, equipment, on-grade slide, and shaded picnic and BBQ areas.
2. An approximately 34,900 square-foot amphitheater with portions below grade, terraced seating, and a promenade.
3. An approximately 46,900 square-foot pickleball court complex containing 16 pickleball courts.
4. Two outdoor basketball courts approximately 7,700 square feet in size.
5. An outdoor skatepark approximately 16,000 square feet in size.
6. An approximately 16,500 square-foot dog park.
7. An approximately 18,800 square-foot community garden.
8. An approximately 1,600 square-foot outdoor fitness court with fitness equipment.
9. An 18-hole disc golf course, approximately 2,300 linear feet.
10. Two park restrooms approximately 1,800 square feet.
11. Recreational open space approximately 213,700 square feet in size with approximately 134,500 square feet planned as recessed for stormwater overflow.
12. Approximately 7,100 linear feet of walking path.
13. Nine public art installations.
14. Tank and well system for potable water, fire suppression, and irrigation purposes.
15. Approximately 189,000 square feet of parking (190 parking spaces).

The site is currently developed with a single-family residence that will be removed to accommodate the proposed project. Outdoor lighting along with landscaping are proposed along the pedestrian trails and throughout the park with native and drought tolerant species.

EXEMPTIONS:

- 15183 – *Projects Consistent with a Community Plan or Zoning*: CEQA mandates that projects which are consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified shall not require additional environmental review, except as might be necessary to examine whether there are project specific significant effects which are peculiar to the project or its site. This streamlines the review of such projects and reduces the need to prepare repetitive environmental studies.

This section shall apply only to projects that meet the following conditions:

- The project is consistent with:
 - A community plan adopted as part of the general plan
 - A zoning action which zoned or designated the parcel on which the project would be located to accommodate a particular density of development, or
 - A general plan of a local agency, and
- An EIR was certified by the lead agency for the zoning action, the community plan, or the general plan

REASONS WHY PROJECT IS EXEMPT

The Hanford General Plan (General Plan) Land Use Map designates two open space areas located towards the eastern side of the City's growth boundary: one north of Grangeville Boulevard and one south of Grangeville Boulevard, totaling a combined approximately 27 acres. The location of these two open space areas are flexible and may change within the General Plan map area until land is purchased by the City. This is further reinforced under Policy 052 of the General Plan allowing for future open space land to "float" on the map. The following General Plan policies further provide evidence of compliance and performance standards that the proposed Project will meet:

- General Plan Goal 9: Parks provided at a combined ratio of 3.5 acres per 1,000 residents.
- General Plan Policy 051 *Provision of Parkland*: Acquire and develop new parks consistent with the Parks, Recreation, and Open Space Master Plan.
- General Plan Policy 053 *Parkland Ratio Calculation*: When determining the parkland ratio of acres per 1,000 population, include the acreage of city-owned mini, neighborhood, community, regional, special use, and storm water basin parks, along with 50% of the acreage of school playgrounds and play areas within the Planned Area Boundary.

The City prepared and adopted a Parks, Recreation, and Open Space Master Plan (Plan) to help assess and plan for future growth and the need to expand parkland. The adopted Plan found that the City currently provides 5.06 acres of parkland per 1,000 residents, therefore achieving the General Plan goal of 3.5 acres per 1,000 residents. The anticipated population growth for the City by 2035 indicates a need for approximately 64 acres of Community park space.

The Plan also identifies the top priorities for future City park as Neighborhood parks and Community parks. Community parks generally range from 10 to 75 acres depending on the community, serve a larger area of one to three miles and can contain more recreational amenities than a Neighborhood park.

Therefore, the Project proposal for development of Heros Park as a Community park is consistent with the General Plan and adopted Parks and Recreation Master Plan. Based on the analysis of the 2035 General Plan Environmental Impact Report (EIR), no new significant impacts are anticipated with the development of Heros Park. Impacts are effectively addressed through the implementation of General Plan goals and policies.



CONCLUSION

The proposed Project is consistent with the City of Hanford General Plan and adopted Parks and Recreation Master Plan. As discussed, the Project complies with the goals and policies of the General Plan and would allow for an expansion of parkland to accommodate for future growth in the City. Based on this analysis, the impacts of the Project are not expected to be significant and, a Categorical Exemption pursuant to Section 15183 is warranted.

**CITY OF HANFORD PLANNING COMMISSION
STAFF REPORT**

MEETING DATE: Thursday, November 21, 2024

PROJECT: **General Plan Amendment No. 2024-01 (GPA0011-24):** a request, by the City of Hanford, to change the General Plan designation from Low-Density Residential to Open Space for an 18-acre portion of a 38.48-acre parcel.

Rezone No. 2024-01 (RZ0002-24), a request, by the City of Hanford, to change the zoning from R-L-5 Low-Density Residential to PF Public Facility for an 18-acre portion of a 38.48-acre parcel.

CEQA Determination: This project is categorically exempt from further environmental review, as per § 15061 (b) (3) Common Sense Exemption, § 15305 Minor Alterations in Land Use Limitations, §15319 (a) Annexations of Existing Facilities and Lots for Exempt Facilities of the California Environmental Quality Act (CEQA) Guidelines.

LOCATION: The project is located on an 18-acre portion of the overall 38.48-acre parcel, west of the existing Hidden Valley Park. The project is located at on the southwest corner of West Cortner Street and North 11th Avenue (APN 008-360-006).

PLANNER: Gabrielle Myers, Senior Planner

STAFF RECOMMENDATION

1. Recommend certification of the Categorical Exemption for the project.
2. Adopt Resolution No. 2024-22 recommending approval of General Plan Amendment No. 2024-01 to the City Council.
3. Adopt Resolution No. 2024-23, recommending approval Rezone No. 0001-24 to the City Council.

RECOMMENDED MOTIONS

1. I move to recommend certification of the Categorical Exemption for the project.
2. I move to adopt Resolution No. 2024-22 recommending approval of General Plan Amendment No. 2024-01 to the City Council.
3. I move to adopt Resolution No. 2024-23, recommending approval Rezone No. 0001-24 to the City Council.

PROJECT DESCRIPTION	
1	Project Description

General Plan Amendment No. 2024-01 (GPA0011-24) is a request, by the City of Hanford, to change the General Plan designation from Low-Density Residential to Open Space for an 18-acre portion of a 38.48-acre parcel, as directed by the City Council of the City of Hanford.

Rezone No. 2024-01 (RZ0002-24) is a request, by the City of Hanford, to change the zoning from R-L-5 Low-Density Residential to PF Public Facility for an 18-acre portion of a 38.48-acre parcel, consistent with the proposed General Plan Amendment No. 2024-01.

Location:

The project is located on an 18-acre portion of the overall 38.48-acre parcel, west of the existing Hidden Valley Park. The project is located at on the southwest corner of West Cortner Street and North 11th Avenue (APN 008-360-006).

Figure 1: Project Location

The overall parcel is outlined in red, the portion subject to the designation and zone change is shown in yellow.



General Plan Designation

The overall parcel is designated as a combination of Low-Density Residential and Open Space in the General Plan, see **Figure 2**. General Plan policy pertaining to the Low-Density Residential and Open Space Designations appears below:

3.4.1 Low Density Residential

The expected density range for Low Density Residential is 2 to 10 units per gross acre with an expected average of 4 units per gross acre.

Policy L31 Purpose of the Low Density Residential Land Use Designation

Establish the Low Density Residential land use designation to provide mainly single family development on lot sizes typically found in urban settings.

L32 Typical Uses in the Low Density Residential Land Use Designation

Define the uses allowed in the Low Density Residential land use designation to include residential uses in a variety of single-family lot types. Duplexes, second dwelling units, and home occupations can also be allowed when made compatible with the residential nature of the neighborhood.

Policy L33 Size of Lots in the Low Density Residential Land Use Designation

While it is recognized that existing lot sizes of 10,000 to 40,000 square feet are included in this designation, new individual lot sizes shall range from 5,000 to 10,000 square feet in size. Under Planned Unit Development provisions, smaller lot sizes at higher densities may be permitted when clustered around shared open space amenities or through density bonus policies.

3.9.2 Open Space

Open space is land where the undeveloped land with natural features have been retained. It can include natural drainage courses as well as a small park. The value of open space then can be viewed according to its function. Open space can have a productive function wherein lands are used for agriculture or preservation of natural features. Active and passive recreation is an additional important function of open space. The following goals and policies are established to guide the land use designation. Open space, recreation, and parks are further discussed in Chapter 5.

Open Space Land Use Designation Goals

Goal L24: Adequate provision of sites for parks and open space to serve projected population growth.

Goal L25: Provision of adequate recreation opportunities near schools wherever possible.

Policy L95 Purpose of Open Space Land Use Designation

Establish the Open Space land use designation to protect and enhance existing parks, designated agricultural easement preserves, and drainage courses and identify sites for new parks.

Policy L96 Types of Uses in Open Space Land Use Designation

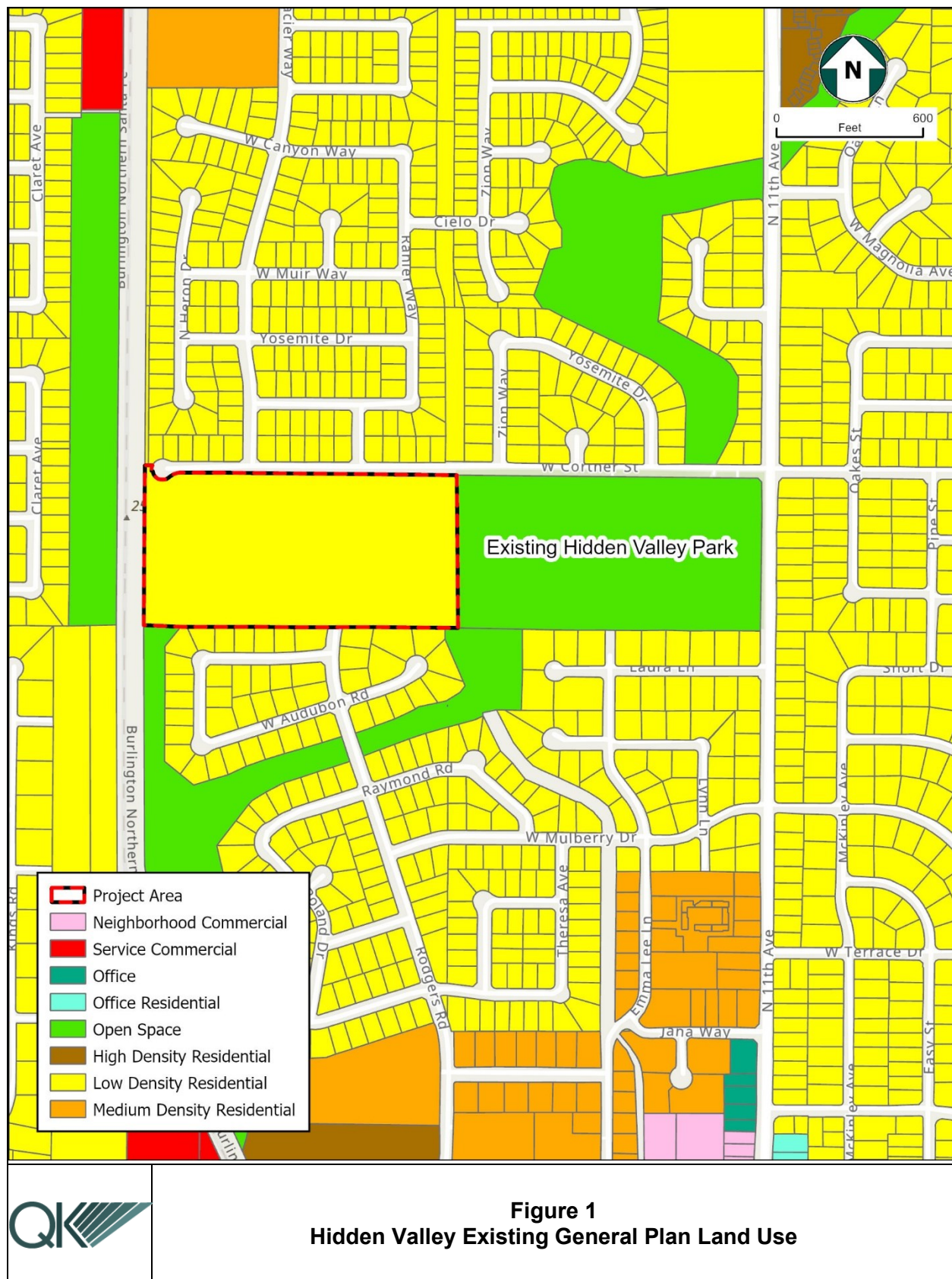
Typical uses in the Open Space land use designation include parks, pathways, storm drainage basins and water recharge areas, reservations for future freeway interchanges, areas designated for noise attenuation, and major landscape corridors along entryways into the city. While the Open Space designation is intended primarily for public agency use, private land may be designated Open Space. These would include land with storm drainage or other open space “easements” or private environmental or agricultural preserves.

Policy L97 Open Space Conversion

Prohibit conversion of land designated as Open Space to developed urban uses unless an overriding public purpose requires such a conversion.

The City Council of the City of Hanford directed staff to pursue a General Plan Amendment and Rezone to change the designation on the vacant 18 acres of Hidden Valley Park from Low-Density Residential to Open Space. In order to maintain consistency between the General Plan and Zoning, a rezone of the 18 acres from R-L-5 Low-Density Residential to PF Public Facilities is also required.

Figure 2:





Zoning

The overall parcel is presently zoned a combination of R-L-5 Low-Density Residential and PF Public Facility – See **Figure 4**. Consistent with the General Plan Amendment to change the designation from Low-Density Residential to Open Space on the western 18 acres of the project site, the zoning is proposed to be changed from R-L-5 Low-Density Residential to PF Public Facility, as shown in **Figure 5**.

Figure 4: Existing Zoning (outlined)
R-L-5 Low-Density Residential and PF Public Facilities

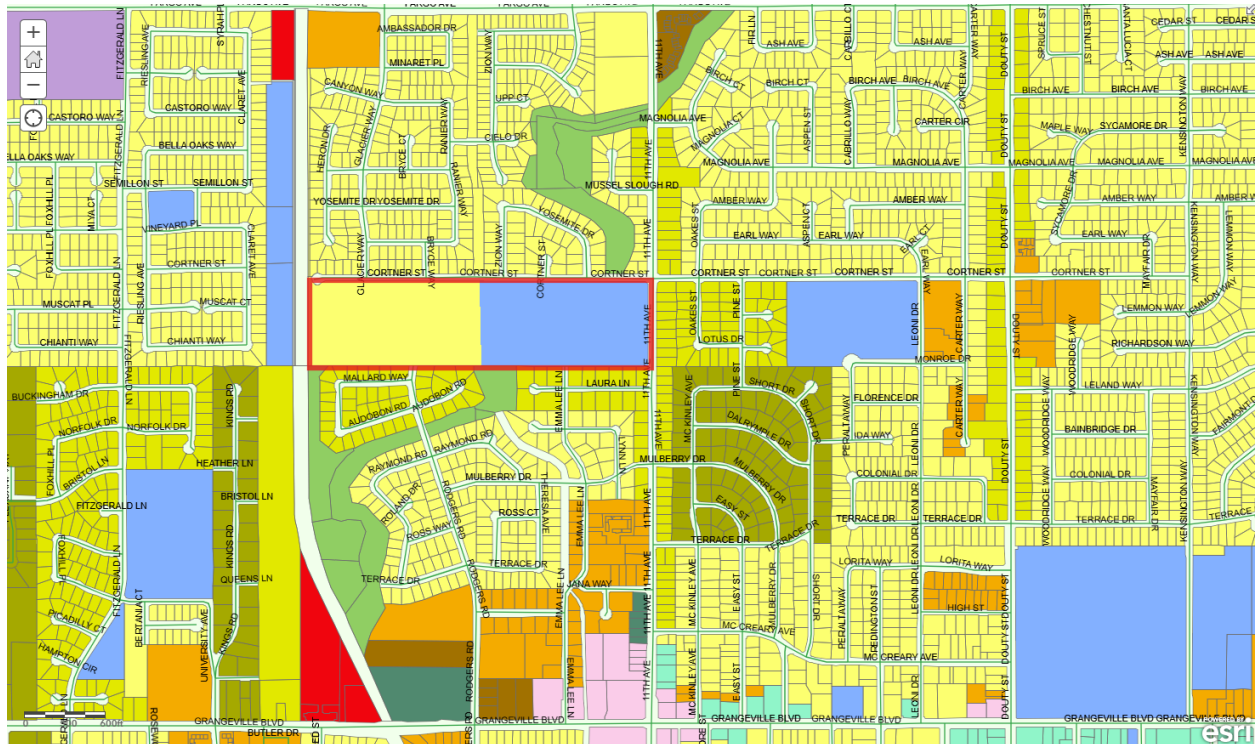
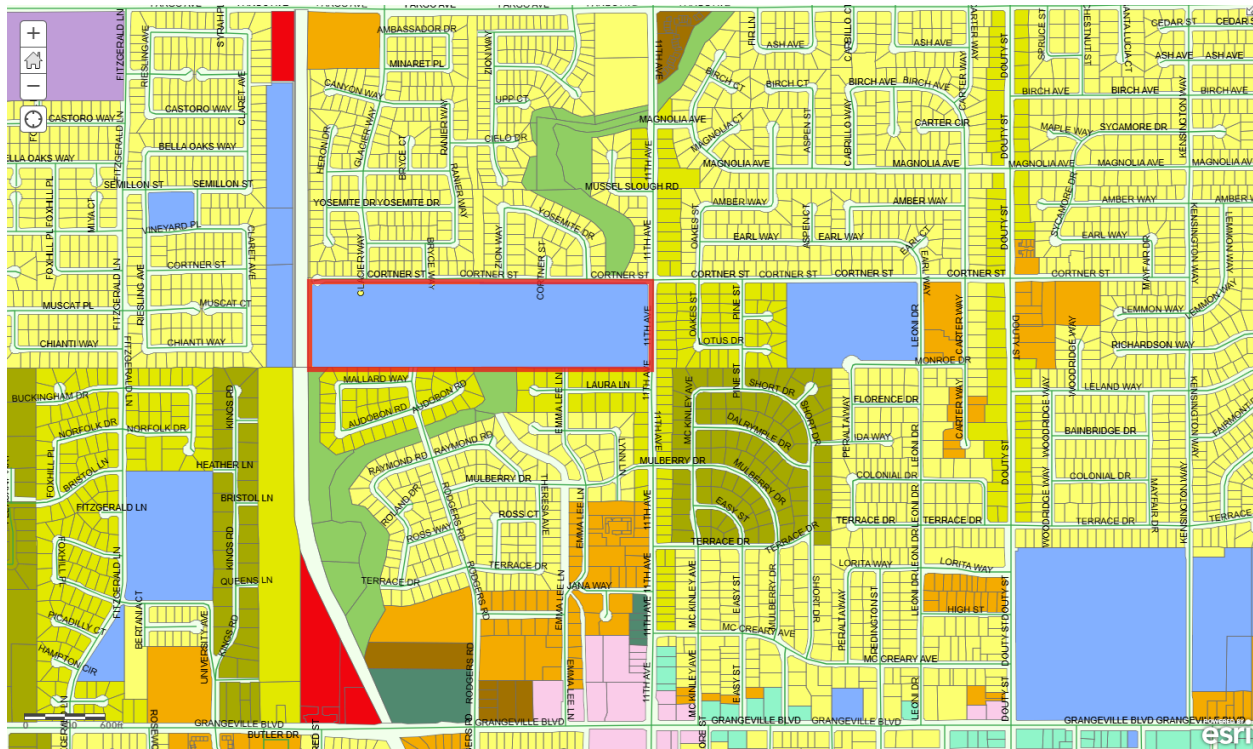


Figure 5: Proposed Zoning (outlined in red)
PF Public Facilities



Surrounding Uses

As referenced in the table below, surrounding land uses generally consist of single-family housing to the north, south and east. The railroad is located west of the project site. There are portions of the slough running through the project site and located north and south of the project site.

Direction	Existing Land Use	General Plan Designation	Zone District
North	Single-Family Residential and slough	Low-Density Residential and Open Space	R-L-5 Low-Density Residential and CO Conservation Open Space
South	Single-Family residences and slough/ditch	Low-Density Residential and Open Space	R-L-8 Low-Density Residential and CO Conservation Open Space

East	Single-family residences	Low-Density Residential	R-L-8 Low-Density Residential
West	Railroad tracks and storm drainage basin	Open Space	PF Public Facilities

Access and Circulation

Vehicular access to the overall site exists along 11th Avenue and Cortner Street. Rodger's Road dead-ends into the project site from the south side.

Figure 6: Site Access (shown in red)



Figure 7: Rodgers Road, looking north



PROJECT EVALUATION

General Plan Amendment No. 0001-24

General Plan Amendment No. 0001-24 is a request, by the City of Hanford, to change the General Plan designation from Low-Density Residential to Open Space for an 18-acre portion of a 38.48-acre parcel, as directed by the City Council of the City of Hanford.

3.4.1 Low Density Residential

The expected density range for Low Density Residential is 2 to 10 units per gross acre with an expected average of 4 units per gross acre.

Policy L31 Purpose of the Low-Density Residential Land Use Designation

Establish the Low-Density Residential land use designation to provide mainly single-family development on lot sizes typically found in urban settings.

L32 Typical Uses in the Low-Density Residential Land Use Designation

Define the uses allowed in the Low-Density Residential land use designation to include residential uses in a variety of single-family lot types. Duplexes, second dwelling units, and home occupations can also be allowed when made compatible with the residential nature of the neighborhood.

Policy L33 Size of Lots in the Low Density Residential Land Use Designation

While it is recognized that existing lot sizes of 10,000 to 40,000 square feet are included in this designation, new individual lot sizes shall range from 5,000 to 10,000 square feet in size. Under Planned Unit Development provisions, smaller lot sizes at higher densities may be permitted when clustered around shared open space amenities or through density bonus policies.

Analysis: The project site was designated as Low-Density Residential in 2017 during the 2035 General Plan Update. Per Council direction, there is an intention to develop the remaining portion of Hidden Valley Park for open space. The existing designation, Low-Density Residential, does not support the development proposal, as such a General Plan Amendment to Open Space is required.

It shall be noted that the physical development of the 18-acres has not been finalized. Conceptual plans have been reviewed by City Council on August 8, 2024, and direction was to move forward with Concept #5, shown below. Council directed staff to bring back the item with consideration of budgeting, environmental work, design and engineering.

The study session staff report presenting the conceptual plans for the vacant portion of Hidden Valley Park is attached as **Attachment 1**.

Figure 8: Concept 5 Direction



3.9.2 Open Space

Open space is land where the undeveloped land with natural features have been retained. It can include natural drainage courses as well as a small park. The value of open space then can be viewed according to its function. Open space can have a productive function wherein lands are used for agriculture or preservation of natural features. Active and passive recreation is an additional important function of open space. The following goals and policies are established to guide the land use designation. Open space, recreation, and parks are further discussed in Chapter 5.

Open Space Land Use Designation Goals

Goal L24: Adequate provision of sites for parks and open space to serve projected population growth.

Goal L25: Provision of adequate recreation opportunities near schools wherever possible.

Policy L95 Purpose of Open Space Land Use Designation

Establish the Open Space land use designation to protect and enhance existing parks, designated agricultural easement preserves, and drainage courses and identify sites for new parks.

Analysis: The proposal to change the land use designation on the 18-acre portion of the site is consistent with Policy L95, as the Open Space land use designation will be applied to a vacant portion of the Hidden Valley Park parcel. This would serve to protect and enhance the existing park.

Policy L96 Types of Uses in Open Space Land Use Designation

Typical uses in the Open Space land use designation include parks, pathways, storm drainage basins and water recharge areas, reservations for future freeway interchanges, areas designated for noise attenuation, and major landscape corridors along entryways into the city. While the Open Space designation is intended primarily for public agency use, private land may be designated Open Space. These would include land with storm drainage or other open space “easements” or private environmental or agricultural preserves.

Analysis: The proposal to change the land use designation on the 18-acre portion of the site is consistent with Policy L96 as the future development of the site has been directed to be developed as park space, subject to future engineering, design, planning, and environmental evaluation.

Policy L97 Open Space Conversion

Prohibit conversion of land designated as Open Space to developed urban uses unless an overriding public purpose requires such a conversion.

Additional Applicable Goals and Policies

5.7 Parks and Recreation

Some of the most visible physical features of a community are its public outdoor parks. They provide an important opportunity for residents to enjoy recreational opportunities that enhance their physical health and well-being. Public parks and recreation programs contribute greatly to Hanford's quality of life.

Parks and Recreation Goals

Goal O7: A high-quality public park system that provides a variety of recreational opportunities.

Goal O8: The equitable distribution of parks throughout the community that are well designed, accessible, and integrated with the surrounding neighborhood.

Goal O9: Parks provided at a combined ratio of 3.5 acres per 1,000 residents.

Analysis: The proposal to change the designation from Low-Density Residential to Open Space contributes to achievement of Goals O7, O8, and O9 by providing additional future recreational opportunities.

5.7.1 Park Classifications

The City of Hanford uses a hierarchy to classify the types of parks and park standards that are desirable for various locations in the city. This hierarchy is a local adaptation of the National Recreation and Park Association Open Space Standards.

Community Park. A Community Park is intended to serve the needs of the entire city, especially those living within about a 2-mile radius of the park. Being larger in size, it usually provides outdoor and indoor facilities that accommodate a much wider range of recreational interests than a Neighborhood Park. Facilities usually include fields and courts for various sports. A community park's typical size ratio is 2.0 acres per 1,000 population.

Regional Park. A regional park is a large open space facility designed for active and passive uses. It can be a large natural open space area, or an improved area with fields and courts that usually include lighting. A regional park serves the entire community and often draws people from outside the community, especially for special events. Typically, regional parks are established by counties to benefit both city and county residents, but they can also be established by cities. The Hanford Joint Use Softball Complex is a regional park.

5.7.4 Community Parks

Policy O60 Community Parks

Establish community parks generally between 10 and 20 acres in size.

Policy O61 Community Parks Service Area

Community parks shall have a general service area of approximately 2 mile radius, and situated to provide adequate access to arterial and/or collector streets.

5.7.5 Regional and Special Use Parks

Policy O62 Regional Parks

Where appropriate, participate with other agencies in the acquisition, management, and use of regional parks and facilities that would benefit Hanford residents.

Analysis: Hidden Valley is presently approximately 20 acres, thus classifying the park as a community park. The proposal to add 18 acres for future recreation opportunities through the General Plan Amendment would move the classification from a community park to a regional park, based on the combined size.

Rezone No. 0001-24

Consistent with the General Plan Amendment to change the designation from Low-Density Residential to Open Space on the western 18 acres of the project site, Rezone No. 0001-24 is a request to change the zoning from R-L-5 Low-Density Residential to PF Public Facility, as shown in **Figure 5**.

The project site is presently zoned R-L-5 Low-Density Residential, in accordance with the General Plan Designation, Low-Density Residential. The conceptual development of the vacant portion of Hidden Valley Park directed by the Council on August 8, 2024 is incompatible with the present designation, since it proposes park space within a Low-Density Residential zone. In order to maintain consistency between the General Plan Designation and Zoning, it is necessary to change the zoning on the western 18 acres of the parcel from R-L-5 Low-Density Residential to PF Public Facility, as depicted in **Figure 4**.

Pursuant to HMC 17.06.060 Zone Changes, changes to the zoning map shall be approved by ordinance of the City Council, in accordance with Chapter 17.86. Chapter 17.86 of the Municipal Code describes the process for consideration of a Rezone. The reviewing authority is required to make the required findings below:

1. That the amendment is internally consistent with the goals, objectives, and policies of the General Plan and the Municipal Code.

Analysis: That Rezone No. 0001-24 is internally consistent with the goals, objectives, and policies of the General Plan, specifically consistent with Goals L24, L25, O7, O8, and O9 and Policies L95 – L97, and O60-O62 (as described in the General Plan Amendment section, above). All regulations pertaining to PF Public Facility zone district will be enforced as development occurs and through the Site Plan Review process.

2. The amendment would not be detrimental to the public health, safety, or welfare of the community.

Analysis: The proposed rezone will not be detrimental to the public health, safety, or welfare of the community, as there is not a physical development proposed concurrent with this application. Although conceptual development has been proposed, planning, design, engineering, and environmental work is still required. At the time of physical development of

the project site, the project will be routed to the appropriate departments and agencies to ensure the development is conditioned accordingly in order to ensure the development will not be detrimental to the public health, safety, or welfare of the community.

3. The amendment would maintain the appropriate balance of land uses within the City.

Analysis: That jobs-housing balance is achieved by increasing opportunities for people to work and live in close proximity. The ratio is expressed as the number of jobs divided by the number of housing units. The jobs-housing balance is a general tool for analyzing where people work, where they live, and how effectively they can travel between the two. In the planning area, the jobs-housing balance ratio in 2013-2014 was 1.17. It is estimated that the implementation of the General Plan would increase the jobs-housing balance by 0.45 to 1.62, which would make the planning area a jobs-rich area. The proposal to change the designation from Low-Density Residential to Open Space will impact the job-housing balance by reducing the opportunity for residential housing on acres. Staff recommends the proposal to change the designation for Hidden Valley Park's vacant portion be processed following tentative approval of the annexation for Heroes Park. The reason for this concurrent processing is to ensure that there is not a net loss in residential capacity, as required pursuant to SB 330.

Pursuant to SB330, if a jurisdiction proposes a reduction in the intensity of the residential land use, then the jurisdiction must concurrently change the development standards, policies, and conditions applicable to other parcels within the jurisdiction to ensure that there is a "No Net Loss" in residential capacity. As described in Table 1, the City proposes to remove Low Density Residential Land Uses and replace them elsewhere.

Table 1
"No Net Loss" Clarification

Zone	General Plan Land Uses	Vacant Acres to be Added or Subtracted	Housing Element Realistic Density	Total Potential Housing Units Added or Subtracted
Hidden Valley Park Site				
R-L-5	Low Density Residential	-18.5	4.00	-74
PF	Open Space	18.5	0.00	0
Subtotal		0.00		-74
Heroes Park/Latis LLC Property				
MX-N	Neighborhood Mixed Use	25% of -19.0	16.00	-76
OS	Open Space	40.0	0.00	0
R-L	Low Density Residential	-41.0	4.00	-164
MX-N	Neighborhood Mixed Use	75% of 20.0	16.00	+240
Subtotal		0.00		0
Planned "Floating" Park Sites Moving to Heroes Park				
OS	Open Space	-10.1	0.00	0
RLD	Low Density Residential	10.1	4.00	+40
OS	Open Space	-16.9	0.00	0
RLD	Low Density Residential	16.9	4.00	+68
Subtotal		0.00		+108

As demonstrated in the table above and by using the City's Housing Element's Realistic Density for the associated parcels, the concurrent processing of the General Plan Amendments for Heroes Park and Hidden Valley Park provide for an increase in the potential housing units by 34 units. The proposed removal and replacement of the Low-Density Residential Land Uses will not result in a loss in total residential capacity and therefore is compliant with the provisions of the SB330.

4. The anticipated land uses on the subject site would be compatible with existing and future surrounding uses.

Analysis: That in accordance with L96, typical uses in the Open Space land use designation include parks, pathways, storm drainage basins and water recharge areas, reservations for future freeway interchanges, areas designated for noise attenuation, and major landscape corridors along entryways into the city. Based on direction by the City Council to pursue and expansion of Hidden Valley Park, utilizing Concept 5, the proposed use of the site would be for future development of park space. The use of a park is consistent with the proposed designation and with surrounding area, which includes single-family residential and the existing portion of Hidden Valley Park.

FINDINGS FOR APPROVAL

General Plan Amendment No. 0001-23 and Rezone No. 0001-23

In accordance with HMC Section 17.86.030, before a zone change may be approved, all of the following findings shall be made by the reviewing authority: *(Note: the required findings to support the rezone application are the same as the findings used to support the General Plan Amendment).*

1. That the amendment is internally consistent with the goals, objectives, and policies of the General Plan and the Municipal Code.

Analysis: That Rezone No. 0001-24 is internally consistent with the goals, objectives, and policies of the General Plan, specifically consistent with Goals L24, L25, O7, O8, and O9 and Policies L95 – L97, and O60-O62 (as described in the General Plan Amendment section, above). All regulations pertaining to PF Public Facility zone district will be enforced as development occurs and through the Site Plan Review process.

2. The amendment would not be detrimental to the public health, safety, or welfare of the community.

Analysis: The proposed rezone will not be detrimental to the public health, safety, or welfare of the community, as there is not a physical development proposed concurrent with this application. Although conceptual development has been proposed, planning, design, engineering, and environmental work is still required. At the time of physical development of the project site, the project will be routed to the appropriate departments and agencies to ensure the development is conditioned accordingly in order to ensure the development will not be detrimental to the public health, safety, or welfare of the community.

3. The amendment would maintain the appropriate balance of land uses within the City.

Analysis: That jobs-housing balance is achieved by increasing opportunities for people to work and live in close proximity. The ratio is expressed as the number of jobs divided by the number of housing units. The jobs-housing balance is a general tool for analyzing where people work, where they live, and how effectively they can travel between the two. In the planning area, the jobs-housing balance ratio in 2013-2014 was 1.17. It is estimated that the implementation of the General Plan would increase the jobs-housing balance by 0.45 to 1.62, which would make the planning area a jobs-rich area. The proposal to change the designation from Low-Density Residential to Open Space will impact the job-housing balance by reducing the opportunity for residential housing on acres. Staff recommends the proposal to change the designation for Hidden Valley Park's vacant portion be processed following tentative approval of the annexation for Heroes Park. The reason for this concurrent processing is to ensure that there is not a net loss in residential capacity, as required pursuant to SB 330.

Pursuant to SB330, if a jurisdiction proposes a reduction in the intensity of the residential land use, then the jurisdiction must concurrently change the development standards, policies, and conditions applicable to other parcels within the jurisdiction to ensure that there is a "No Net Loss" in residential capacity. As described in Table 1, the City proposes to remove Low Density Residential Land Uses and replace them elsewhere.

Table 2
"No Net Loss" Clarification

Zone	General Plan Land Uses	Vacant Acres to be Added or Subtracted	Housing Element Realistic Density	Total Potential Housing Units Added or Subtracted
Hidden Valley Park Site				
R-L-5	Low Density Residential	-18.5	4.00	-74
PF	Open Space	18.5	0.00	0
Subtotal		0.00		-74
Heroes Park/Latis LLC Property				
MX-N	Neighborhood Mixed Use	25% of -19.0	16.00	-76
OS	Open Space	40.0	0.00	0
R-L	Low Density Residential	-41.0	4.00	-164
MX-N	Neighborhood Mixed Use	75% of 20.0	16.00	+240
Subtotal		0.00		0
Planned "Floating" Park Sites Moving to Heroes Park				
OS	Open Space	-10.1	0.00	0
RLD	Low Density Residential	10.1	4.00	+40
OS	Open Space	-16.9	0.00	0
RLD	Low Density Residential	16.9	4.00	+68
Subtotal		0.00		+108
Overall Total Change in Potential Housing Units				+34

As demonstrated in the table above and by using the City's Housing Element's Realistic Density for the associated parcels, the concurrent processing of the General Plan

Amendments for Heroes Park and Hidden Valley Park provide for an increase in the potential housing units by 34 units. The proposed removal and replacement of the Low-Density Residential Land Uses will not result in a loss in total residential capacity and therefore is compliant with the provisions of the SB330.

4. The anticipated land uses on the subject site would be compatible with existing and future surrounding uses.

Analysis: That in accordance with L96, typical uses in the Open Space land use designation include parks, pathways, storm drainage basins and water recharge areas, reservations for future freeway interchanges, areas designated for noise attenuation, and major landscape corridors along entryways into the city. Based on direction by the City Council to pursue and expansion of Hidden Valley Park, utilizing Concept 5, the proposed use of the site would be for future development of park space. The use of a park is consistent with the proposed designation and with surrounding area, which includes single-family residential and the existing portion of Hidden Valley Park.

ENVIRONMENTAL ASSESSMENT

This project is categorically exempt from further environmental review, as per § 15061 (b) (3) Common Sense Exemption, § 15305 Minor Alterations in Land Use Limitations, §15319 (a) Annexations of Existing Facilities and Lots for Exempt Facilities of the California Environmental Quality Act (CEQA) Guidelines. A Notice of Exemption has been prepared for the project and attached as **Attachment 2**.

As described in the findings (3), the project's environmental evaluation was processed with the Heroes Park Annexation/General Plan Amendment project, in order to properly address the requirements of SB330 No Net Loss.

PUBLIC COMMENTS

Notice of Public Hearing for the proposed projects was published in the Hanford Sentinel on November 8, 2024 and mailed to property owners within 300 ft. of the project site on November 5, 2024. The Community Development Department received one written letter pertaining to the project – **Attachment 3**.

STAFF RECOMMENDATION

1. Recommend certification of the Categorical Exemption for the project.
2. Adopt Resolution No. 2024-22 recommending approval of General Plan Amendment No. 2024-01 to the City Council.
3. Adopt Resolution No. 2024-23, recommending approval Rezone No. 0001-24 to the City Council.

RESOLUTION NO. 2024-22

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HANFORD RECOMMENDING APPROVAL OF GENERAL PLAN AMENDMENT NO. 0001-24 TO THE CITY COUNCIL. GENERAL PLAN AMENDMENT NO. 2024-01 (GPA0011-24): A REQUEST, BY THE CITY OF HANFORD, TO CHANGE THE GENERAL PLAN DESIGNATION FROM LOW-DENSITY RESIDENTIAL TO OPEN SPACE FOR AN 18-ACRE PORTION OF A 38.48-ACRE PARCEL. THE PROJECT IS LOCATED ON AN 18-ACRE PORTION OF THE OVERALL 38.48-ACRE PARCEL, WEST OF THE EXISTING HIDDEN VALLEY PARK. THE PROJECT IS LOCATED AT ON THE SOUTHWEST CORNER OF WEST CORTNER STREET AND NORTH 11TH AVENUE (APN 008-360-006).

At a special meeting of the Planning Commission of the City of Hanford duly called and held on November 21, 2024, on motion of Commissioner , seconded by Commissioner , and duly carried, the following resolution was adopted:

WHEREAS, General Plan Amendment No. 2024-01 (GPA0011-24), a request, by the City of Hanford, to change the General Plan designation from Low-Density Residential to Open Space for an 18-acre portion of a 38.48-acre parcel, as shown in **Exhibit A**, was presented to the Hanford City Planning Commission on November 21, 2024; and,

WHEREAS, the project is located on an 18-acre portion of the overall 38.48-acre parcel, west of the existing Hidden Valley Park. The project is located at on the southwest corner of West Cortner Street and North 11th Avenue (APN 008-360-006); and

WHEREAS, the City of Hanford Planning Commission considered the General Plan Amendment, in accordance with Section 17.88 of the Hanford Municipal Code, at a special meeting scheduled on November 21, 2024; and,

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

NOW THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Hanford find this project is categorically exempt from further environmental review, as per § 15061 (b) (3) Common Sense Exemption, § 15305 Minor Alterations in Land Use Limitations, §15319 (a) Annexations of Existing Facilities and Lots for Exempt Facilities of the California Environmental Quality Act (CEQA) Guidelines.

NOW THEREFORE BE IT FURTHER RESOLVED, that the City of Hanford Planning Commission, in accordance with Section 17.88.040 of the Hanford Municipal Code, recommends approval to the City Council of General Plan Amendment No. 0001-24, based upon the following findings and on the evidence presented:

1. That the amendment is internally consistent with the goals, objectives, and policies of the General Plan and the Municipal Code.

Analysis: That General Plan Amendment No. 0001-24 is internally consistent with the goals, objectives, and policies of the General Plan, specifically consistent with Goals L24, L25, O7, O8, and O9 and Policies L95 – L97, and O60-O62 (as described in the General Plan Amendment section, above). All regulations pertaining to PF Public Facility zone district will be enforced as development occurs and through the Site Plan Review process.

2. The amendment would not be detrimental to the public health, safety, or welfare of the community.

Analysis: The proposed amendment will not be detrimental to the public health, safety, or welfare of the community, as there is not a physical development proposed concurrent with this application. Although conceptual development has been proposed, planning, design, engineering, and environmental work is still required. At the time of physical development of the project site, the project will be routed to the appropriate departments and agencies to ensure the development is conditioned accordingly in order to ensure the development will not be detrimental to the public health, safety, or welfare of the community.

3. The amendment would maintain the appropriate balance of land uses within the City.

Analysis: That jobs-housing balance is achieved by increasing opportunities for people to work and live in close proximity. The ratio is expressed as the number of jobs divided by the number of housing units. The jobs-housing balance is a general tool for analyzing where people work, where they live, and how effectively they can travel between the two. In the planning area, the jobs-housing balance ratio in 2013-2014 was 1.17. It is estimated that the implementation of the General Plan would increase the jobs-housing balance by 0.45 to 1.62, which would make the planning area a jobs-rich area. The proposal to change the designation from Low-Density Residential to Open Space will impact the job-housing balance by reducing the opportunity for residential housing on acres. Staff recommends the proposal to change the designation for Hidden Valley Park's vacant portion be processed following tentative approval of the annexation for Heroes Park. The reason for this concurrent processing is to ensure that there is not a net loss in residential capacity, as required pursuant to SB 330.

Pursuant to SB330, if a jurisdiction proposes a reduction in the intensity of the residential land use, then the jurisdiction must concurrently change the development standards, policies, and conditions applicable to other parcels within the jurisdiction to ensure that there is a "No Net Loss" in residential capacity. As described in Table 1, the City proposes to remove Low Density Residential Land Uses and replace them elsewhere.

Table 1
"No Net Loss" Clarification

Zone	General Plan Land Uses	Vacant Acres to be Added or Subtracted	Housing Element Realistic Density	Total Potential Housing Units Added or Subtracted
Hidden Valley Park Site				
R-L-5	Low Density Residential	-18.5	4.00	-74
PF	Open Space	18.5	0.00	0
Subtotal		0.00		-74
Heroes Park/Latis LLC Property				
MX-N	Neighborhood Mixed Use	25% of -19.0	16.00	-76
OS	Open Space	40.0	0.00	0
R-L	Low Density Residential	-41.0	4.00	-164

MX-N	Neighborhood Mixed Use	75% of 20.0	16.00	+240
Subtotal		0.00		0
Planned “Floating” Park Sites Moving to Heroes Park				
OS	Open Space	-10.1	0.00	0
RLD	Low Density Residential	10.1	4.00	+40
OS	Open Space	-16.9	0.00	0
RLD	Low Density Residential	16.9	4.00	+68
Subtotal		0.00		+108
Overall Total Change in Potential Housing Units				+34

As demonstrated in the table above and by using the City’s Housing Element’s Realistic Density for the associated parcels, the concurrent processing of the General Plan Amendments for Heroes Park and Hidden Valley Park provide for an increase in the potential housing units by 34 units. The proposed removal and replacement of the Low-Density Residential Land Uses will not result in a loss in total residential capacity and therefore is compliant with the provisions of the SB330.

- The anticipated land uses on the subject site would be compatible with existing and future surrounding uses.

Analysis: That in accordance with L96, typical uses in the Open Space land use designation include parks, pathways, storm drainage basins and water recharge areas, reservations for future freeway interchanges, areas designated for noise attenuation, and major landscape corridors along entryways into the city. Based on direction by the City Council to pursue and expansion of Hidden Valley Park, utilizing Concept 5, the proposed use of the site would be for future development of park space. The use of a park is consistent with the proposed designation and with surrounding area, which includes single-family residential and the existing portion of Hidden Valley Park.

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

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

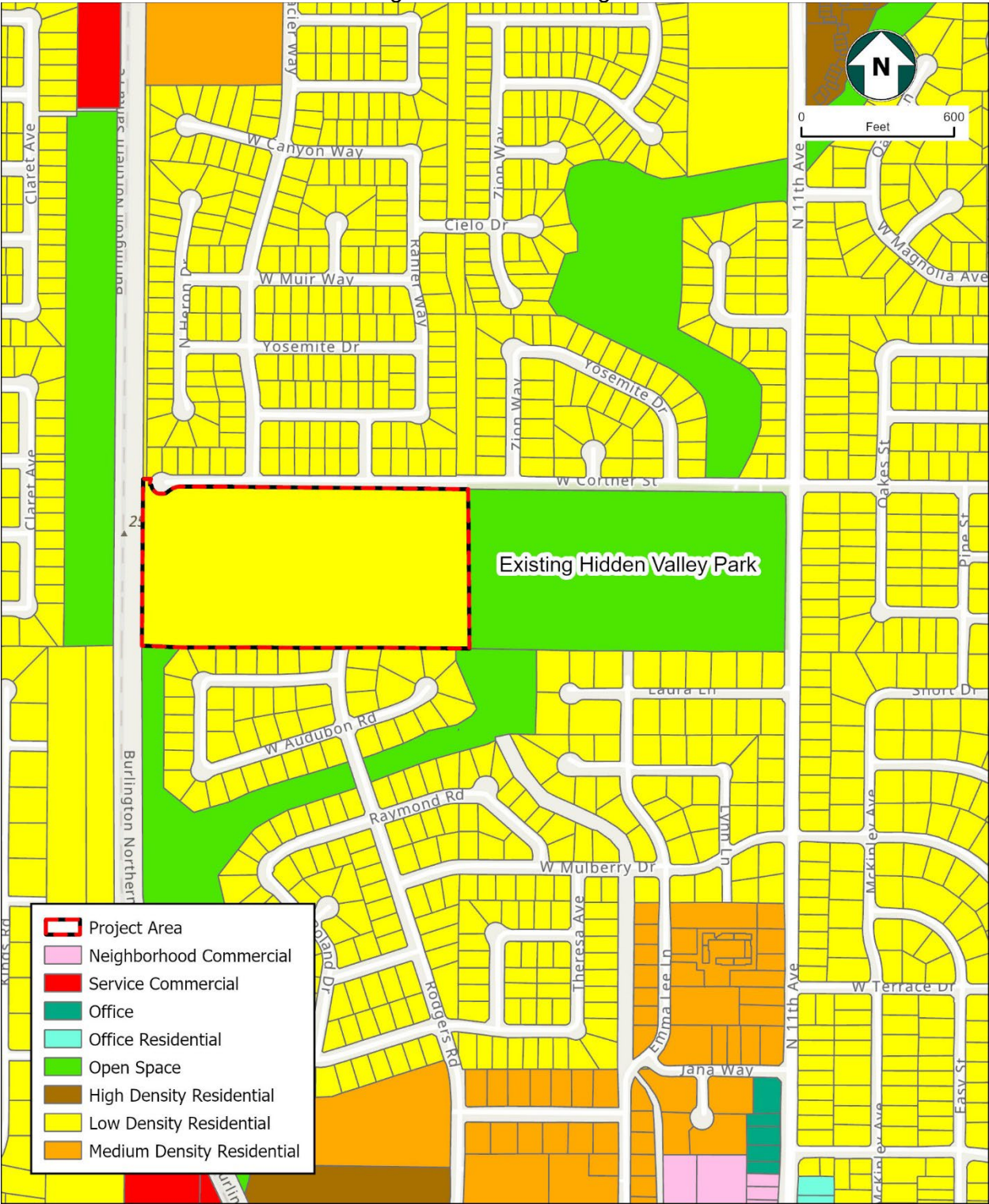
STATE OF CALIFORNIA)
 COUNTY OF KINGS)ss.
 CITY OF HANFORD)

I, **Jason Waters**, Secretary of the City of Hanford Planning Commission, do hereby certify the foregoing resolution was duly passed and adopted by the Planning Commission of the City of Hanford at a special meeting held on the 21st day of November 2024.

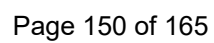
Jason Waters, Secretary

Exhibit A
Current and Proposed General Plan Land Use Designation

Existing General Plan Designation



Proposed General Plan Amendment



RESOLUTION NO. 2024-23

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HANFORD RECOMMENDING APPROVAL OF REZONE NO. 0001-24 TO THE CITY COUNCIL. REZONE NO. 2024-01 (RZ0002-24), A REQUEST, BY THE CITY OF HANFORD, TO CHANGE THE ZONING FROM R-L-5 LOW-DENSITY RESIDENTIAL TO PF PUBLIC FACILITY FOR AN 18-ACRE PORTION OF A 38.48-ACRE PARCEL. THE PROJECT IS LOCATED ON AN 18-ACRE PORTION OF THE OVERALL 38.48-ACRE PARCEL, WEST OF THE EXISTING HIDDEN VALLEY PARK. THE PROJECT IS LOCATED AT ON THE SOUTHWEST CORNER OF WEST CORTNER STREET AND NORTH 11TH AVENUE (APN 008-360-006).

At a special meeting of the Planning Commission of the City of Hanford duly called and held on November 21, 2024, on motion of Commissioner , seconded by Commissioner , and duly carried, the following resolution was adopted:

WHEREAS, Rezone No. 2024-01 (RZ0002-24), a request, by the City of Hanford, to change the zoning from R-L-5 Low-Density Residential to PF Public Facility for an 18-acre portion of a 38.48-acre parcel. as shown in **Exhibit A**, was presented to the Hanford City Planning Commission on November 21, 2024; and,

WHEREAS, the project is located on an 18-acre portion of the overall 38.48-acre parcel, west of the existing Hidden Valley Park. The project is located at on the southwest corner of West Cortner Street and North 11th Avenue (APN 008-360-006); and

WHEREAS, the City of Hanford Planning Commission considered the General Plan Amendment, in accordance with Section 17.88 of the Hanford Municipal Code, at a special meeting scheduled on November 21, 2024; and,

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

NOW THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Hanford find this project is categorically exempt from further environmental review, as per § 15061 (b) (3) Common Sense Exemption, § 15305 Minor Alterations in Land Use Limitations, §15319 (a) Annexations of Existing Facilities and Lots for Exempt Facilities of the California Environmental Quality Act (CEQA) Guidelines.

NOW THEREFORE BE IT FURTHER RESOLVED, that the City of Hanford Planning Commission, in accordance with Section 17.88.040 of the Hanford Municipal Code, recommends approval to the City Council of General Plan Amendment No. 0001-24, based upon the following findings and on the evidence presented:

1. That the amendment is internally consistent with the goals, objectives, and policies of the General Plan and the Municipal Code.

Analysis: That Rezone No. 0001-24 is internally consistent with the goals, objectives, and policies of the General Plan, specifically consistent with Goals L24, L25, O7, O8, and O9 and Policies L95 – L97, and O60-O62 (as described in the General Plan Amendment section, above). All regulations pertaining to PF Public Facility zone district will be enforced as development occurs and through the Site Plan Review process.

2. The amendment would not be detrimental to the public health, safety, or welfare of the community.

Analysis: The proposed rezone will not be detrimental to the public health, safety, or welfare of the community, as there is not a physical development proposed concurrent with this application. Although conceptual development has been proposed, planning, design, engineering, and environmental work is still required. At the time of physical development of the project site, the project will be routed to the appropriate departments and agencies to ensure the development is conditioned accordingly in order to ensure the development will not be detrimental to the public health, safety, or welfare of the community.

3. The amendment would maintain the appropriate balance of land uses within the City.

Analysis: That jobs-housing balance is achieved by increasing opportunities for people to work and live in close proximity. The ratio is expressed as the number of jobs divided by the number of housing units. The jobs-housing balance is a general tool for analyzing where people work, where they live, and how effectively they can travel between the two. In the planning area, the jobs-housing balance ratio in 2013-2014 was 1.17. It is estimated that the implementation of the General Plan would increase the jobs-housing balance by 0.45 to 1.62, which would make the planning area a jobs-rich area. The proposal to change the designation from Low-Density Residential to Open Space will impact the job-housing balance by reducing the opportunity for residential housing on acres. Staff recommends the proposal to change the designation for Hidden Valley Park's vacant portion be processed following tentative approval of the annexation for Heroes Park. The reason for this concurrent processing is to ensure that there is not a net loss in residential capacity, as required pursuant to SB 330.

Pursuant to SB330, if a jurisdiction proposes a reduction in the intensity of the residential land use, then the jurisdiction must concurrently change the development standards, policies, and conditions applicable to other parcels within the jurisdiction to ensure that there is a "No Net Loss" in residential capacity. As described in Table 1, the City proposes to remove Low Density Residential Land Uses and replace them elsewhere.

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MX-N	Neighborhood Mixed Use	25% of -19.0	16.00	-76
OS	Open Space	40.0	0.00	0
R-L	Low Density Residential	-41.0	4.00	-164
MX-N	Neighborhood Mixed Use	75% of 20.0	16.00	+240

Subtotal		0.00		0
Planned “Floating” Park Sites Moving to Heroes Park				
OS	Open Space	-10.1	0.00	0
RLD	Low Density Residential	10.1	4.00	+40
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Subtotal		0.00		+108
Overall Total Change in Potential Housing Units				+34

As demonstrated in the table above and by using the City’s Housing Element’s Realistic Density for the associated parcels, the concurrent processing of the General Plan Amendments for Heroes Park and Hidden Valley Park provide for an increase in the potential housing units by 34 units. The proposed removal and replacement of the Low-Density Residential Land Uses will not result in a loss in total residential capacity and therefore is compliant with the provisions of the SB330.

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Analysis: That in accordance with L96, typical uses in the Open Space land use designation include parks, pathways, storm drainage basins and water recharge areas, reservations for future freeway interchanges, areas designated for noise attenuation, and major landscape corridors along entryways into the city. Based on direction by the City Council to pursue and expansion of Hidden Valley Park, utilizing Concept 5, the proposed use of the site would be for future development of park space. The use of a park is consistent with the proposed designation and with surrounding area, which includes single-family residential and the existing portion of Hidden Valley Park.

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

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

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

I, **Jason Waters**, Secretary of the City of Hanford Planning Commission, do hereby certify the foregoing resolution was duly passed and adopted by the Planning Commission of the City of Hanford at a special meeting held on the 21st day of November 2024.

Jason Waters, Secretary

Exhibit A
Current and Proposed Zoning

Figure 4: Existing Zoning (outlined)
R-L-5 Low-Density Residential and PF Public Facilities

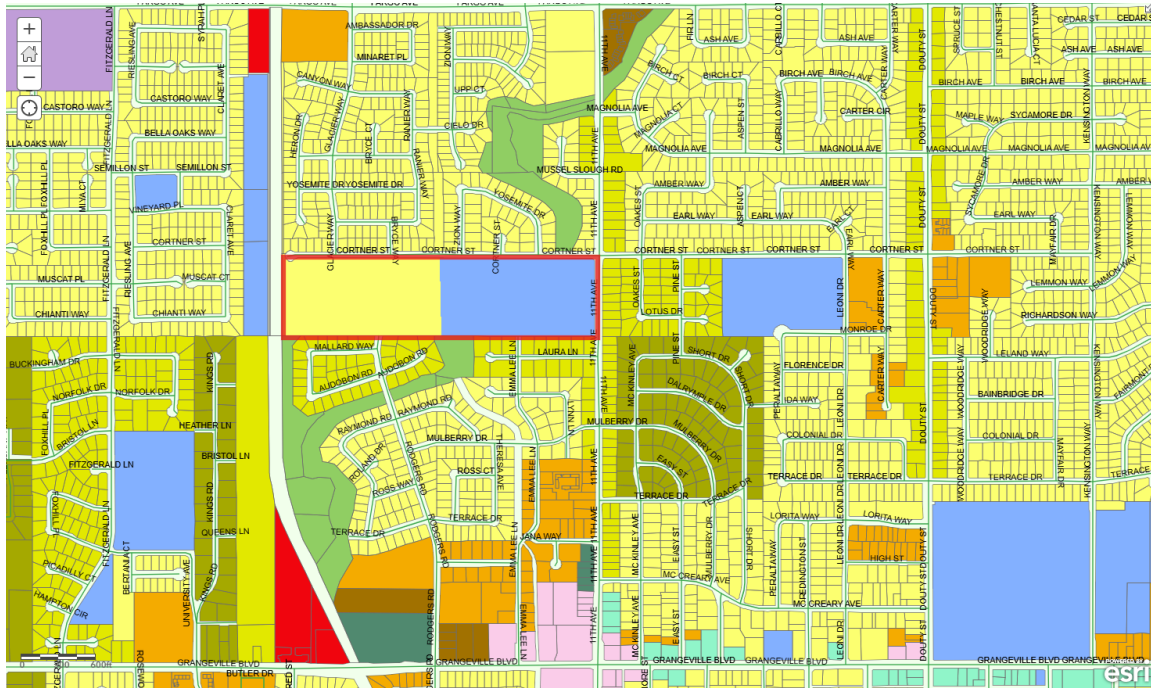
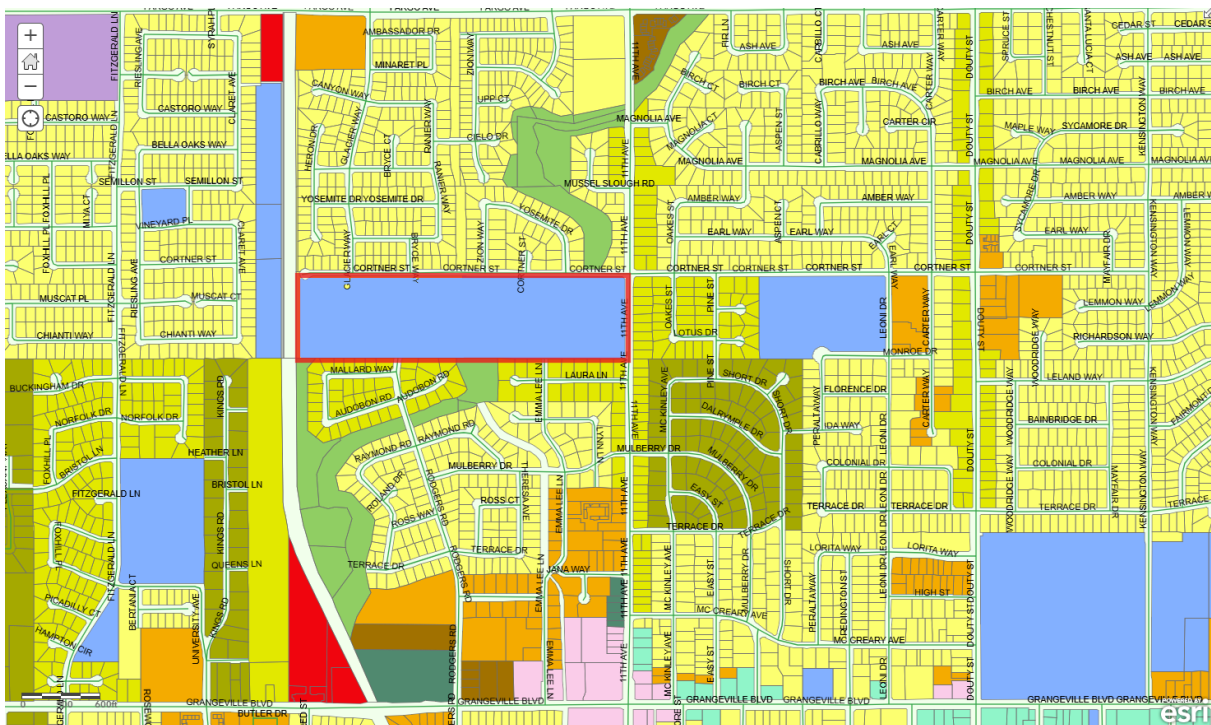


Figure 5: Proposed Zoning (outlined in red)
PF Public Facilities





AGENDA STAFF REPORT

MEETING DATE: 8/6/2024

AGENDA SECTION: STUDY SESSION

SUBJECT:

Presentation to the City Council regarding potential expansion and improvements of Hidden Valley Park and direction as appropriate.

RECOMMENDATION:

Recommendation: That the City Council receive the presentation and provide direction on any future actions.

Recommended Motion:

BACKGROUND:

The expansion of Hidden Valley Park has been a source of debate among past City Councils and within the community for many decades. As part of the General Plan Update in 2017, the Council approved the re-zoning of the vacant 18 acres from Low-Density Residential to Open Space. In 2021, the City Council directed staff to move forward with the feasibility of re-zoning the property back to Open Space. Because the re-zoning would lower the number of acres available for housing units in the City of Hanford, additional acreage must be found elsewhere in the City to comply with the current state housing laws.

In 2023, the Council allocated \$75,000 from the American Rescue Plan Act funding and directed staff to conduct community outreach to determine the types of amenities, develop conceptual drawings, and estimate the cost of a reimagined Hidden Valley Park consisting of developing the vacant 18-acre parcel and possible improvements to the existing park.

Staff planned and organized three in-person community engagement events and developed an online survey to solicit the community's input. A total of 826 responses were collected.

Community Engagement Results:

Recreation Features

1. Walking/biking paths
2. Innovative Playground
3. Interactive playground
4. Picnic arbors
5. Splash pad
6. Ninja course

Support Amenities

Park lighting
Park restrooms
Parking lots
Public art
Creative park seating

7. Basketball courts
8. Fishing pond
9. Golf driving range
10. Pump track

The existing Hidden Valley Park is unique and poses challenges to the design process. Two major topographical features are the Muscle Slough and the Peoples Ditch. Parking, especially on Cortner Ave. is limited, the water feature is a secondary ponding basin, and circulation is problematic.

Staff contracted with the Urban Tree Foundation's (UTF) Landscape Architect, Greg Mendonza to develop conceptual drawings and consulted with three Landscape Architect to determine probable cost estimates.

Park Development

Park development costs within the region average between \$600,000-\$800,000 per acre.

18 Acres @ \$700,000 = **\$12.6 Million for Development**

Design services are typically 10% of total project costs. In the example above, an additional \$1,260,000 would be needed for and

Annual Maintenance

The annual park operations and maintenance costs average between \$12,000-\$16,000 per acre annually.

\$14,00 x 18 acres = **\$242,000 annually**

Update on the Rezoning Process

The City has contracted with Quad-Knopf Engineering to prepare the rezoning of the General Plan Amendment and the California Environmental Quality Act (CEQA) needed for that amendment.

The project is to be processed concurrent with the Heroes Park annexation, General Plan Amendment/Rezoning (GPA/RZ), to offset the loss of housing created from the conversion of Low-Density Housing to Open Space. The required Public Hearings of the Planning Commission and the City Council are anticipated in November 2024.

Potential Phasing of Park Expansion

Phase	Description	Potential Costs
1	Community Engagement/Concepts/Cost Estimates	\$75,000
2	Design	\$1,260,000
3	Development/Construction	\$12,600,000
4	Ongoing maintenance	\$242,000

FISCAL IMPACT:

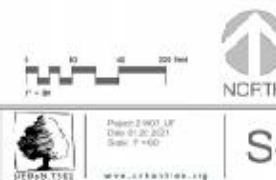
The fiscal impact of the Hidden Valley Park Expansion Project is unknown at this time

ATTACHMENTS:

1. HVP Concepts 1-5



HIDDEN VALLEY PARK MASTER PLAN CITY OF HANFORD, CA



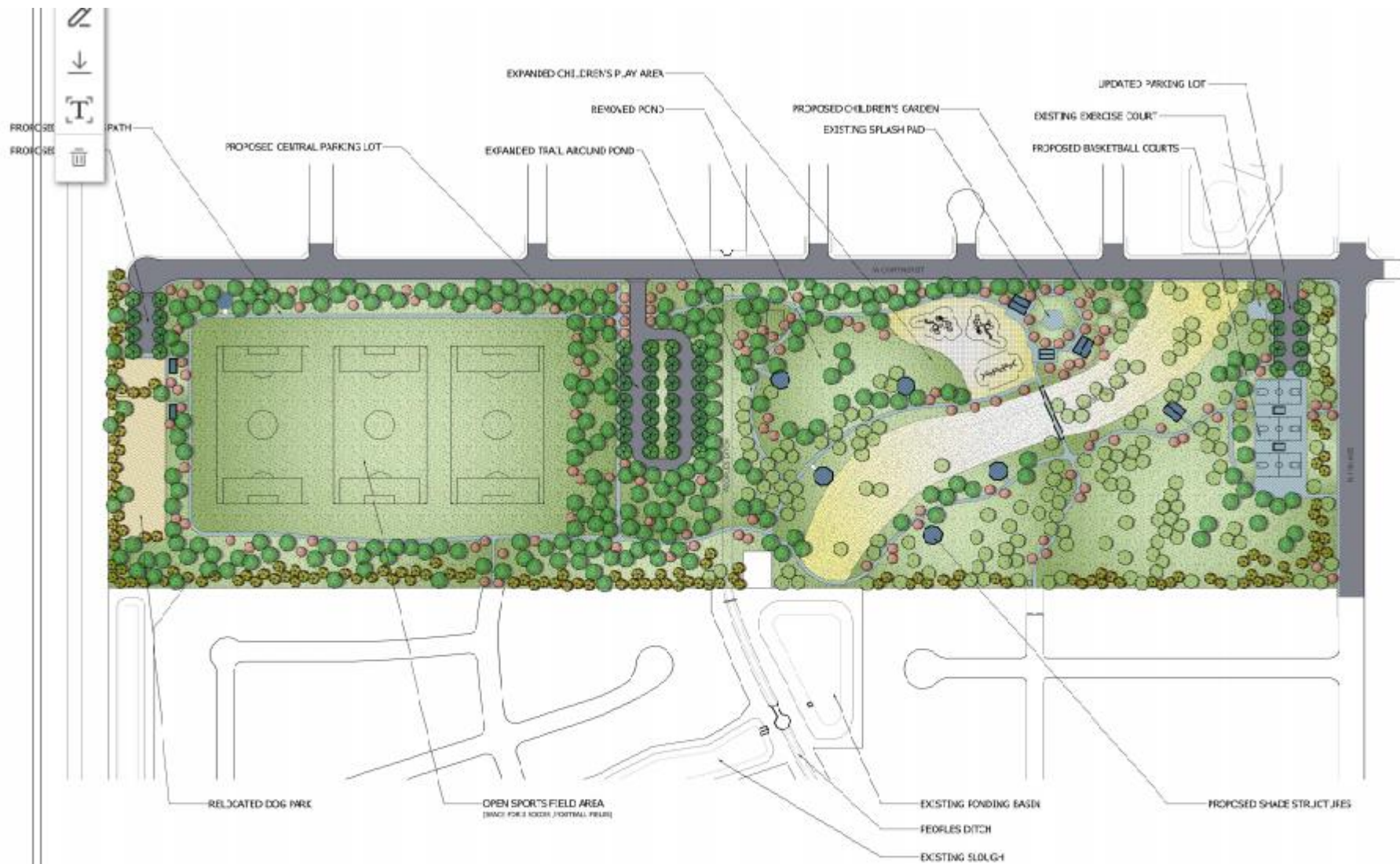


HIDDEN VALLEY PARK MASTER PLAN CITY OF HANFORD, CA

Project: 21001 (P)
Date: 11/21/2021
Scale: 1"=60'

www.urban-systems.org

S-2



HIDDEN VALLEY PARK MASTER PLAN CITY OF HANFORD, CA



Project: 21003, LP
Date: 01-25-2021
Scale: 1"=50'

www.cityofhanford.org

S-3



HIDDEN VALLEY PARK MASTER PLAN CITY OF HANFORD, CA



Project: 21001-01
Date: 11/14/2023
Scale: 1"=60'

www.urban-tree.org

S-4

Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

County Clerk

County of: Kings

1400 W. Lacey Boulevard

Hanford, CA 93230

From: (Public Agency): City of Hanford

317 N. Douty Street

Hanford, CA 93230

(Address)

Project Title: Hidden Valley/Heroes Parks Project

Project Applicant: City of Hanford

Project Location - Specific:

See Figure 1 and 5 of Attachment A for Project Location

Project Location - City: Hanford

Project Location - County: Kings

Description of Nature, Purpose and Beneficiaries of Project:

See the Attachment A for the Project Description.

Name of Public Agency Approving Project: City of Hanford

Name of Person or Agency Carrying Out Project: Jason Waters

Exempt Status: **(check one):**

☐ Ministerial (Sec. 21080(b)(1); 15268);

☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));

☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));

☒ Categorical Exemption. State type and section number: § 15061 (b) (3), § 15305, §15319 (a)

☐ Statutory Exemptions. State code number: _____

Reasons why project is exempt:

See the Attachment A for analysis and justification for the use of the above exemptions.

Lead Agency

Contact Person: Jason Waters

Area Code/Telephone/Extension: (559) 585-2500

If filed by applicant:

1. Attach certified document of exemption finding.

2. Has a Notice of Exemption been filed by the public agency approving the project? ☐ Yes ☐ No

Signature: _____ Date: _____ Title: _____

☐ Signed by Lead Agency ☐ Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: _____

NOV 14 2024

Community
Development Dept.

November 10, 2024

Dear City Council and Planning Commission,

I live within the 300-foot radius of Hidden Valley Park. Please remember that Hidden Valley Park, along with the new extension, is surrounded by residential homes. We currently live in a relatively quiet neighborhood.

Please consider this when deciding if a stage or amphitheater should be added to the park. This will only encourage large groups and noise. Presently, we contend with patrons of the park turning their car radios on so loud that they can hear it while attending the park, which means we get to listen to their loud music too. Sometimes this goes on for hours. Some people in the area work nights so I don't know how they manage sleeping during the day. Adding an amphitheater will make this situation much worse.

PLEASE consider the residents of this area when making your decisions.

Thank you,



Tammy Johnson
2214 Zion Way
Hanford CA 93230