# Planning Commission Meeting
# Agenda

May 27, 2025
5:30 PM – Regular 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:**

*Pastor Bud Haskell, Grace Bible Church*

**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.*

A. Community Development: Approval of the Minutes of the April 22, 2025 Meeting

B. Community Development: Approval of the May 20, 2025 Planning Commission Minutes

**PUBLIC HEARING:**

A. Community Development: Annexation No. 166, Island #15: A proposal to annex a substantially surrounded county island, totaling 93.56 acres, into the City of Hanford from the Kings County jurisdiction.

   Prezone No. 0014-25: A proposal to prezone the proposed territory to be annexed as R-L-12 Low-Density Residential (12,000 sq. ft. minimum lot size) and R-L-5 Low-Density Residential (5,000 sq. ft. minimum lot size) consistent with the 2035 Hanford General Plan Land Use Map.

B. Community Development: Vesting Tentative Tract Map No. 947: A request by applicant Steven Macias to subdivide a 3.62-acre parcel within the R-L-5 Low-Density Residential zone district into 14 single-family residential lots.

## 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.*

# AGENDA
# STAFF REPORT

| **MEETING DATE:** 5/27/2025 | **AGENDA SECTION:** CONSENT CALENDAR |
|---|---|

**SUBJECT:**
Approval of the Minutes of the April 22, 2025 Meeting

**RECOMMENDATION:**

Approve the minutes of the April 22, 2025 meeting.

**ATTACHMENTS:**
1. 04-22-25 Minutes

**Planning Commission Regular Meeting**
**Minutes**
**April 22, 2025 5:30 PM**
**Council Chambers**
**400 N. Douty St.**

## ROLL CALL:

| Present: | Absent: |
|---|---|
| Bernard Marez<br>Jim Nelson<br>Garry Curtis<br>Richard Douglas<br>Dennis Ham | Gunther Norris |

## INVOCATION:

Rev. Renee Westmoreland, Executive Pastor, Glad Tidings Church

## FLAG SALUTE:

Commissioner CURTIS led the 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.*

Hanford resident David Guzman intended to speak regarding the Public Hearing project. Chair HAM requested that he speak at that time, and Mr. Guzman agreed.

## CONSENT CALENDAR:

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

### A. Community Development: Approval of the Minutes of the March 25, 2025 Meeting

Chair HAM noted that his name was listed twice under Roll Call and Commissioner NELSON'S name was not listed.

Motion to approve the minutes of the March 25, 2025 meeting, as corrected.

| | |
|---|---|
| **RESULT:** | **(UNANIMOUS)** |
| **MOVER:** | DOUGLAS |
| **SECONDER:** | CURTIS |

| | |
|---|---|
| **AYES:** | DOUGLAS, CURTIS, MAREZ, NELSON, HAM |
| **NOES:** | NONE |
| **ABSTAIN:** | NONE |
| **ABSENT:** | NORRIS |

## PUBLIC HEARING:

A. Community Development: Tentative Parcel Map No. 0012-24: a request to divide a 57.43-acre parcel into four parcels (Parcel 1: 20.84 acres; Parcel 2: 13.97 acres; Parcel 3: 10.56 acres; Parcel 4: 12.06 acres) in the R-L-5 Low Density Residential zone district. The project is located east of 10 ½ Avenue, between Hanford-Armona Road and Houston Avenue in the City of Hanford (APN 011-440-014 and -015).

Chair HAM opened the public hearing and called for the staff report. Associate Planner Mark Manha presented the staff report, recommended approval, and invited questions of staff.

Chair HAM noted that the overall project was approved for 95 acres, but this project is for 57.43 acres. Staff replied that this map only involves an adjustment to Parcel 3.

Chair HAM opened Public Comment:

IN FAVOR
Ernie Escovedo, of QK and James Crandall (D R Horton) were present, representing the applicant. Mr. Escovedo approached the dais with a visual of the proposed adjustment. Director Jason Waters also noted the adjustment area on the presentation screen. He re-stated that only Parcel 3 is being considered.

Commissioner Marez asked why only Parcel 3 is being considered. Mr. Escovedo replied that it makes sense from a selling standpoint. Mr. Crandall added that the main reason was to phase the project. He encouraged approval.

OPPOSED
Luis Ramirez lives near the entrance and stated that there should be better dust control. He also expressed concern that "good and bad go together" and asked if there will be increased police presence in the area. He stated that the location is front of his house, and he wants his family to be safe.

David Guzman, stated that the project is right in front of his property. He had other questions that Chair HAM noted were not within the purview of the Planning Commission.

Chair HAM closed the public hearing and called for a motion.

Motion to adopt Resolution No. 2025-19, approving Tentative Parcel Map No. 0012-24.

| | |
|---|---|
| **RESULT:** | **(UNANIMOUS)** |
| **MOVER:** | NELSON |
| **SECONDER:** | DOUGLAS |
| **AYES:** | NELSON, DOUGLAS, MAREZ, CURTIS, HAM |
| **NOES:** | NONE |
| **ABSTAIN:** | NONE |
| **ABSENT:** | NORRIS |

## DIRECTOR'S COMMENTS:

Director Waters reminded the Commissioners of the upcoming Joint Study Session with City Council and Planning Commission, Tuesday, May 20, 2025. He noted that, depending on what is on the agenda, it will most likely begin at 4:00 p.m., but it might be at 5:00 p.m.. The Study Session will be regarding upcoming Planning projects.

## 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).*

None.

## 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.*

Chair HAM adjourned the meeting at 5:56 p.m.

Respectfully submitted,

Diana Black
Recording Secretary

**Planning Commission Special Meeting**
**Minutes**
**May 20, 2025 4:00 PM**
**Council Chambers**
**400 N. Douty St.**

## 4:00 PM CALL TO ORDER STUDY SESSION:

Mayor Lou Martinez called the meeting to order at 4:00 p.m.

## ROLL CALL:

| Present: | Absent: |
|---|---|
| JIM NELSON<br>GARRY CURTIS<br>GUNTHER NORRIS<br>RICHARD DOUGLAS<br>DENNIS HAM | Alternate Commissioner BERNIE MAREZ |

## PUBLIC COMMENT:

*Study Sessions are considered Special Meetings under the Brown Act. Accordingly, comments from the public are limited to items listed on the agenda (GC 54954.3a). Public Comment will be accepted during each agenda item. A maximum of three minutes is allowed for each speaker. Please begin your comments by stating your name and providing your city of residence.*

None.

## STUDY SESSION:

A. Study Session for City Council and Planning Commission with Mintier Harnish to provide an overview of the Environmental Justice, Objective Design Standards, and Subdivision Ordinance Update projects, review the schedule, and gather input on expectations and priorities for the project.

Deputy City Manager Jason Waters introduced the consultants for the project, Brent and Michael Gibbons of Mintier Harnish, and noted that the project is associated with the Regional Early Action Planning (REAP) grant the City received. Brent presented a project overview and the project timeline: 1) Project Initiation; 2) Environmental Justice Element (new State requirement); 3) Single-Family Objective Design Standards; 4) Subdivision Regulations; 5) Environmental Review--California Environmental Quality Act (CEQA). This will be streamlined; 6) Public Review and Adoption (Spring 2026).

Michael presented the Environmental Justice Element Overview. He stated that there are three tasks they will be working on with City staff: Environmental Justice Element, Single-Family Objective Design Standards, and the Subdivision Ordinance. He highlighted several Environmental Justice-Related Engagement Events; Single-Family Objective Design Standards (intended to streamline the permitting process). These will also be part of engagement events. The consultants mentioned earlier that they would not be discussing the Subdivision Acts at this meeting, because it is highly technical. They invited questions from the Council members and Commissioners.

- Council Member Kairis asked if the Environmental Justice studies would include a broad range, such as water quality and air quality. Consultants replied that it includes over 170 metrics, especially those most relevant to this area.
- Council Member Howze asked about the difference between multi-family and single-family. Consultants replied that our multifamily use does not currently require discretionary review. It is already permitted by right, so this would not further streamline it. Mr. Waters added that we do have standards for multifamily development, such as setbacks and height, but this is looking at design criteria.
- Council Member Regan asked if the Objective Standards would be for existing neighborhoods or only new neighborhoods. Consultants answered that they would be only for new projects. She asked if there would be industrial uses next to residential, for example. Mr. Waters replied that projects must conform to the General Plan and Zoning Ordinance, and the City tries to avoid those types of conflicts. She expressed concern that the farmers might be affected by Environmental Justice. Consultants replied that the intent is not to limit development near agriculture, but they try to create more education regarding pesticides and other alternatives. She also mentioned issues she has seen with some neighborhood designs. As a realtor, she recommended specific construction entrances, so other vehicles can avoid tire damage from nails and other items that get dropped during construction. She also recommended that custom home plan reviews include checking that homes homes do not look into the backyards of neighboring homes. Consultants added that they will also be reaching out to the development community of single-family builders, and these types of items will be discussed with developers
- Vice Mayor Paden asked if there is any further public input after the project is adopted. He suggested they make extra effort to inform the community that they will not have input after it is approved. Consultants replied that some communities opt to adopt a plan by resolution, rather than codify it, because you can change the standards more easily. Other communities have an annual, or twice-a-year, report looking at what is working and what adjustments might need to be made.
- Commissioner Ham noted that we are seeing smaller lots (5,000) and large subdivisions; and, during the phasing, there are only one or two access points to the whole subdivision. He asked if these types of issues would be evaluated in the guidelines. The consultants stated that they could be. They listed some examples of other concerns that might be addressed. Mr. Waters mentioned that we are now seeing even smaller lots, such as 3,000 sq. ft.
- Commissioner Douglas expressed appreciation for working ahead on this.

## ADJOURNMENT:

Mayor Martinez adjourned the Study Session at 4:46 p.m.

# AGENDA
# STAFF REPORT

| | |
|---|---|
| **MEETING DATE:** 5/27/2025 | **AGENDA SECTION:** PUBLIC HEARING |

**SUBJECT:**
Annexation No. 166, Island #15: A proposal to annex a substantially surrounded county island, totaling 93.56 acres, into the City of Hanford from the Kings County jurisdiction.

Prezone No. 0014-25: A proposal to prezone the proposed territory to be annexed as R-L-12 Low-Density Residential (12,000 sq. ft. minimum lot size) and R-L-5 Low-Density Residential (5,000 sq. ft. minimum lot size) consistent with the 2035 Hanford General Plan Land Use Map.

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**RECOMMENDATION:**

Recommended Motion

1. Recommend adoption of the Notice of Exemption, in accordance with CEQA.

2. Adopt Resolution No. 2025-20, recommending approval of Prezone No. 0014-25

3. Adopt Resolution No. 2025-21, finding the proposed Annexation No. 166 consistent with the Hanford General Plan Policies L15, L16, and L17 and forward Annexation No. 166 to the City Council, with a recommendation that an application be made to the Local Agency Formation Commission (LAFCO) of Kings County.

**BACKGROUND:**

**PROJECT DESCRIPTION**

**Annexation No. 166, Island #15**

The site is a substantially surrounded county island, totaling 93.56 acres, generally located south of Fargo Avenue, north of Leland Way, west of 9 ¼ Ave. The Proposed Annexation Area Map, included as Attachment 1, shows the location of Island #15 with the 300 ft mailing radius. The area to be annexed is shown in white.

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.

**Prezone No. 0014-25**

Prezone No. 0014-25: A proposal to prezone the proposed territory to be annexed as R-L-12 Low-Density Residential (12,000 sq. ft. minimum lot size) and R-L-5 Low-Density Residential (5,000 sq. ft.

minimum lot size) consistent with the 2035 Hanford General Plan Land Use Map.The specific proposed prezoning is illustrated as they would be shown on the Zoning Map in Attachment 3.

## BACKGROUND INFORMATION

### General Plan Land Use Designations

The General Plan designates the various substantially surrounded properties as Low-Density Residential. 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.*

### 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 166 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. 166

The project is a request to annex a substantially surrounded island 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.

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 166.

**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 substantially surrounded island 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.

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

### Table 1: Current Island Annexation Service Providers

Law Enforcement: County
Fire / Emergency Service: County
Water Supply: Private

Water Distribution: Private
Wastewater Collection: Private
Wastewater Disposal: Private
Solid Waste Collection*: Private
Flood Control/Drainage: County
Street Maintenance: County
Street Lighting: County
Parks and Recreation: County

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

**Water**

The area is currently on private wells. Were the City to annex the island, the City has the capacity to add the existing 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 area is currently served by private septic services. 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 substantially surrounded County island 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 island 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 substantially surrounded county island 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: The island is 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: 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 island can be more efficiently provided by the City. Additional water and sewer can be made available to the island area 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 March 27, 2025. The letter describes the City's intention to provide services to the substantially surrounded county island, when the property has the choice to add City services, and when additional City services will be required.

**Prezone No. 0014-25**

Prezone No. 00014-25 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. 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 can be consistent with the R-L-5 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. 0014-25 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 island 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 undeveloped sites in the substantially surrounded county island area will eventually develop in a manner consistent with the proposed prezoning.

**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 island is substantially surrounded by urban development. City services are available to 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 island is consistent with Policies L15, L16, and L17 of the General Plan. The island area will be prezoned 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: The island is within the Sphere of Influence adopted by LAFCo.

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

Analysis: The island annexation does not come with 100% consent of the landowners. However, as previously stated, State law encourages the annexation of county island 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, in the training room of City Hall to address any questions posed by landowners.

## FINDINGS FOR APPROVAL

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

1. The substantially surrounded county island is within the Primary Sphere of Influence.

2. 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.

3. Inclusion of the island in the city limits will not negatively affect the Police or Fire Department's ability to provide their services to the community.

4. There would be no change to school districts because of the island annexations.

5. The proposed annexation of the island 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.

6. The island is substantially surrounded by developed areas within the city limits of Hanford.

7. Because of the proximity inside the city limits, the provision of service within the substantially surrounded county island can be more efficiently provided by the City.

8. The prezoning is internally consistent with the goals, objectives, and policies of the General Plan and the Municipal Code.

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

10. The prezoning would maintain the appropriate balance of land uses within the City. Annexation.

11. 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.

12. A portion of the island is developed and the entire substantially surrounded by urban development. City services are available to the island area.

13. State law encourages the annexation of county islands to further the goal of effective and efficient provision of local government services.

14. Based on the above findings, Annexation No. 166 is consistent with the Hanford General Plan Policies L15, L16, and L17.

## STAFF RECOMMENDATION

Staff recommends that the Planning Commission:

1. Recommend adoption of the Notice of Exemption, in accordance with CEQA.

2. Adopt Resolution No. 2025-20, recommending approval of Prezone No. 0014-25 to the City Council.

3. Find that the proposed Annexation No. 166 is consistent with the Hanford General Plan Policies L15, L16, and L17 and forward Annexation No. 166, to the City Council, with a recommendation that an application be made to the Local Agency Formation Commission (LAFCO) of Kings County.

**FISCAL IMPACT:**

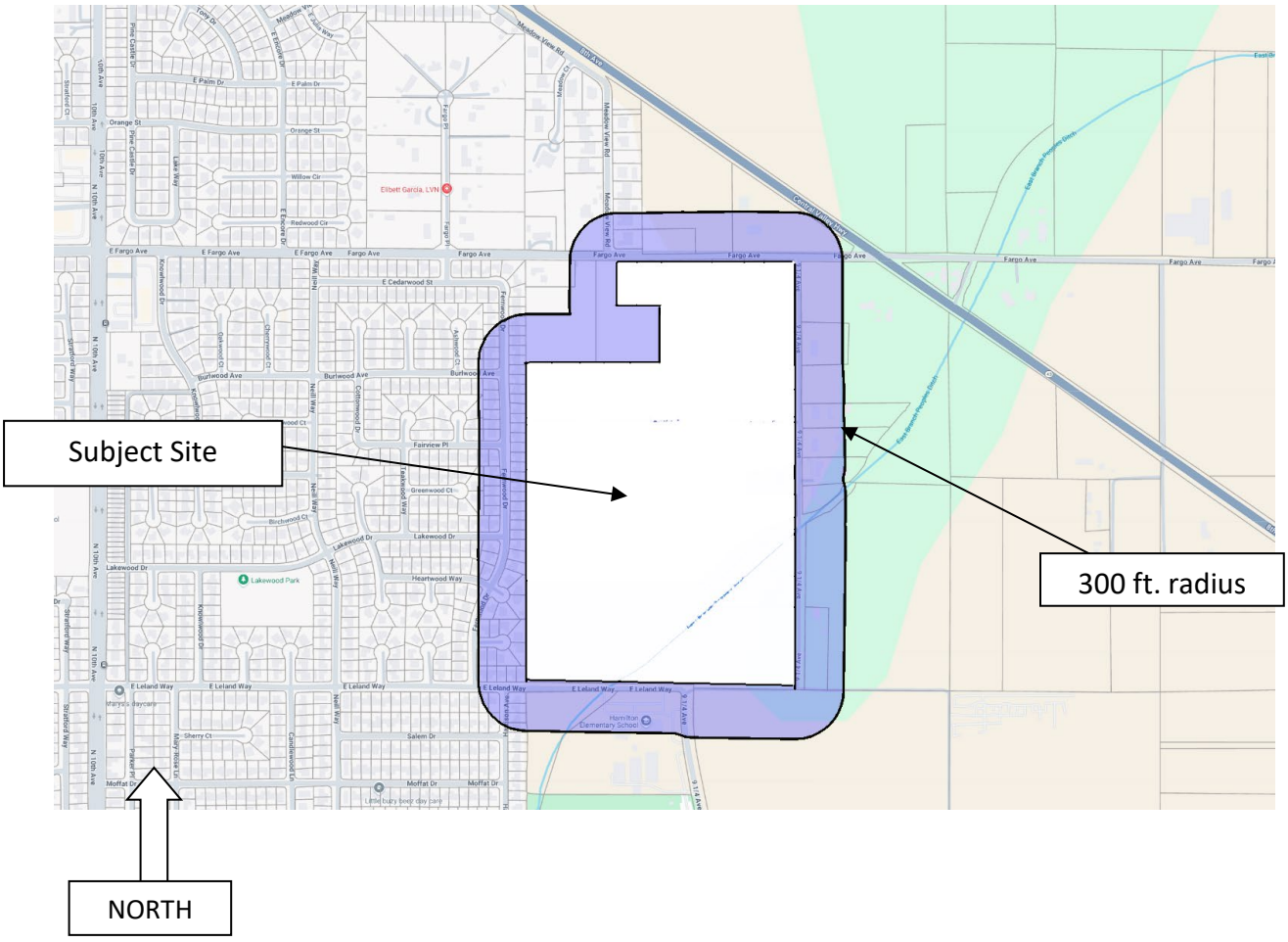
No impact on the General Fund.

**ATTACHMENTS:**

1. Project Location with 300 ft Radius
2. LAFCO Island Determination
3. Prezoning Map
4. Notice of Exemption
5. Island 15 Notice and FAQ
6. Resolution No. 2025-20
7. Resolution No. 2025-21

# Island #15 Annexation

The Project is located between Fargo Avenue and Leland Drive, west of 9 ¼ Avenue.




Legend

Properties within a 300 ft. radius from the project site

Project Site

Prepared by the City of Hanford on January 28, 2025

**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 SUBSTABTIALLY SURROUNDED** ) | **Resolution No. 05-02**<br><br>**Re: Island Policy** |

**WHEREAS**, Senate Bill 1266/Chapter 96, Statues 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, Statues 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

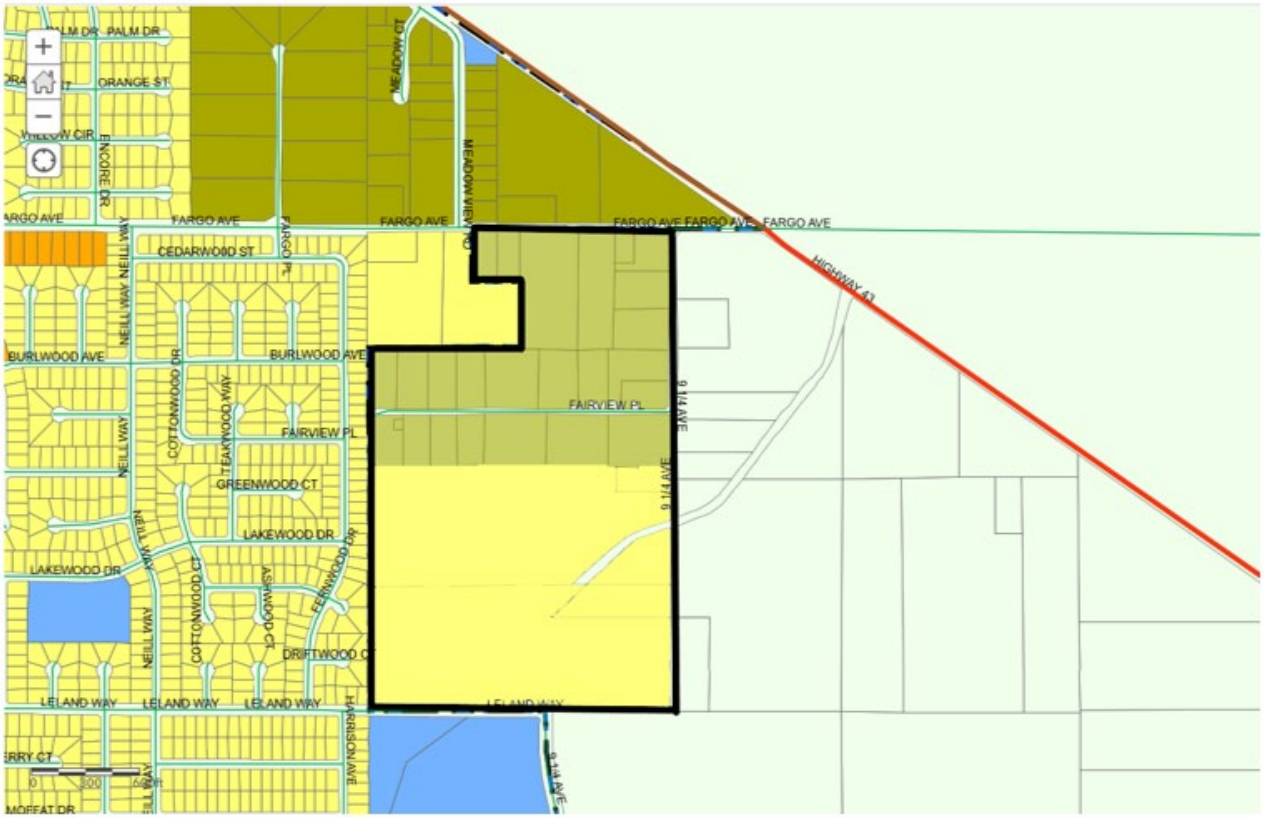
WITNESS, my hand this 1st day of March, 2005.

William R. Zumwalt, Executive Officer

cc: Kings County Counsel

h:\lafco\island study 2004\05-02res surrounded policy.doc

Pre-Zone: R-L-12 Low-Density Residential (12,000 square-foot minimum lot size) and R-L-5 Low-Density Residential



**Notice of Exemption 2025-25**

**To:** ☐ Office of Planning and Research
P.O. Box 3044, Room 212
Sacramento, CA 95812-3044

☒ County Clerk
County of Kings
Kings County Government Center
Hanford, CA 93230

**From:** City of Hanford – Gabrielle Myers (Senior Planner)
317 N. Douty Street
Hanford, CA 93230
(559)585-2578

**Project Title:** Annexation 166 and Prezone No. 0014-25

**Project Location** – South of Fargo Avenue, north of Leland Way, west of 9 ¼ Ave.

**Project Location – City:** Hanford **Project Location – County:** Kings County

**Description of Nature, Purpose and Beneficiaries of Project:** Annexation No. 166 (Island #15): A proposal to annex a substantially surrounded county island, totaling 93.56 acres, into the City of Hanford from the Kings County jurisdiction. Prezone No. 0014-25: A proposal to prezone the proposed territory to be annexed as R-L-12 Low-Density Residential (12,000 sq. ft. minimum lot size) and R-L-5 Low-Density Residential (5,000 sq. ft. minimum lot size) consistent with the 2035 Hanford General Plan Land Use Map.

Name of Public Agency Approving Project: Kings LAFCO (responsible agency)

Name of Person or Agency Carrying Out Project: City of Hanford

Exempt Status: **(check one)**

☐ Ministerial (Sec. 21080(b)(1); 152698);
☐ Declared Emergency (Sec. 21080(b)(3); 15269 (a));
☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
☒ Categorical Exemption: State type and section number: 15305 *Minor Alterations in Land Use Limitations; 15319 (a) Annexation of Existing Facilities and Lots for Exempt Facilities*
☐ Statutory Exemption. State code number:

Reasons why project is exempt:
See attached

Lead Agency Contact Person: Jason Waters Telephone: (559) 585-2590

Signature: _____ Date: June 3, 2025 Title: Deputy City Manager

☒ Signed by Lead Agency Date received for filing at OPR: _____
☐ Signed by Applicant

Applicant Information:
Name: Jason Waters
Address: 317 N. Douty Street, Hanford CA 93230
Phone Number: (559)585-2590

**PROJECT DESCRIPTION**

Annexation No. 166 (Island #15): A proposal to annex a substantially surrounded county island, totaling 93.56 acres, into the City of Hanford from the Kings County jurisdiction. Prezone No. 0014-25: A proposal to prezone the proposed territory to be annexed as R-L-12 Low-Density Residential (12,000 sq. ft. minimum lot size) and R-L-5 Low-Density Residential (5,000 sq. ft. minimum lot size) consistent with the 2035 Hanford General Plan Land Use Map.

**EXEMPTIONS:**

- 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 Project proposes the annexation of a substantially surrounded county island. At this time, the annexation and prezoning are the only requested entitlements. No other land uses or development projects have been proposed.

The annexation area will be Prezoned 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 implemented. The proposed annexation 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 propose annexation does not grant authority to develop the land encompassed within Island #15 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 annexation and the establishment of the zone districts by Prezoning 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.

Search Phrase:
Code Text
**Government Code - GOV**
**TITLE 1. GENERAL [100 - 7931.000]**
*( Title 1 enacted by Stats. 1943, Ch. 134. )*

**DIVISION 7. MISCELLANEOUS [6000 - 7599.200]**
*( Division 7 enacted by Stats. 1943, Ch. 134. )*

**CHAPTER 2. Fees [6100 - 6111]**
*( Chapter 2 enacted by Stats. 1943, Ch. 134. )*

**6103.**
(a) Neither the state nor any county, city, district, or other political subdivision, nor any public officer or body, acting in the public officer's or body's official capacity on behalf of the state, or any county, city, district, or other political subdivision, shall pay or deposit any fee for the filing of any document or paper, for the performance of any official service, or for the filing of any stipulation or agreement that may constitute an appearance in any court by any other party to the stipulation or agreement. This section does not apply to civil jury fees or civil jury deposits. This section does not apply to the State Compensation Insurance Fund or where a public officer is acting with reference to private assets or obligations that have come under that officer's jurisdiction by virtue of that officer's office, or where it is specifically provided otherwise.
(b) No fee shall be charged to any of the public agencies named in this section to defray the costs of reporting services by court reporters. Such fees shall be recoverable as costs as provided in Section 6103.5.
(c) This section shall apply to probate referees, as described in Part 12 (commencing with Section 400) of Division 2 of the Probate Code.
*(Amended by Stats. 2022, Ch. 851, Sec. 4. (SB 688) Effective January 1, 2023.)*

March 27, 2025

To: Property Owners within Substantially Surrounded Island #15

**Re: Effect of Annexation on County Island #15**

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.

Substantially surrounded islands are areas of land where the City of Hanford surrounds land within Kings County's Jurisdiction by more than 60%. 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 **April 23, 2025 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/

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.

The proposed island annexation satisfies 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/Street Sweeping | 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 may be required to 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 $29.99 per month (inclusive of street sweeping; 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

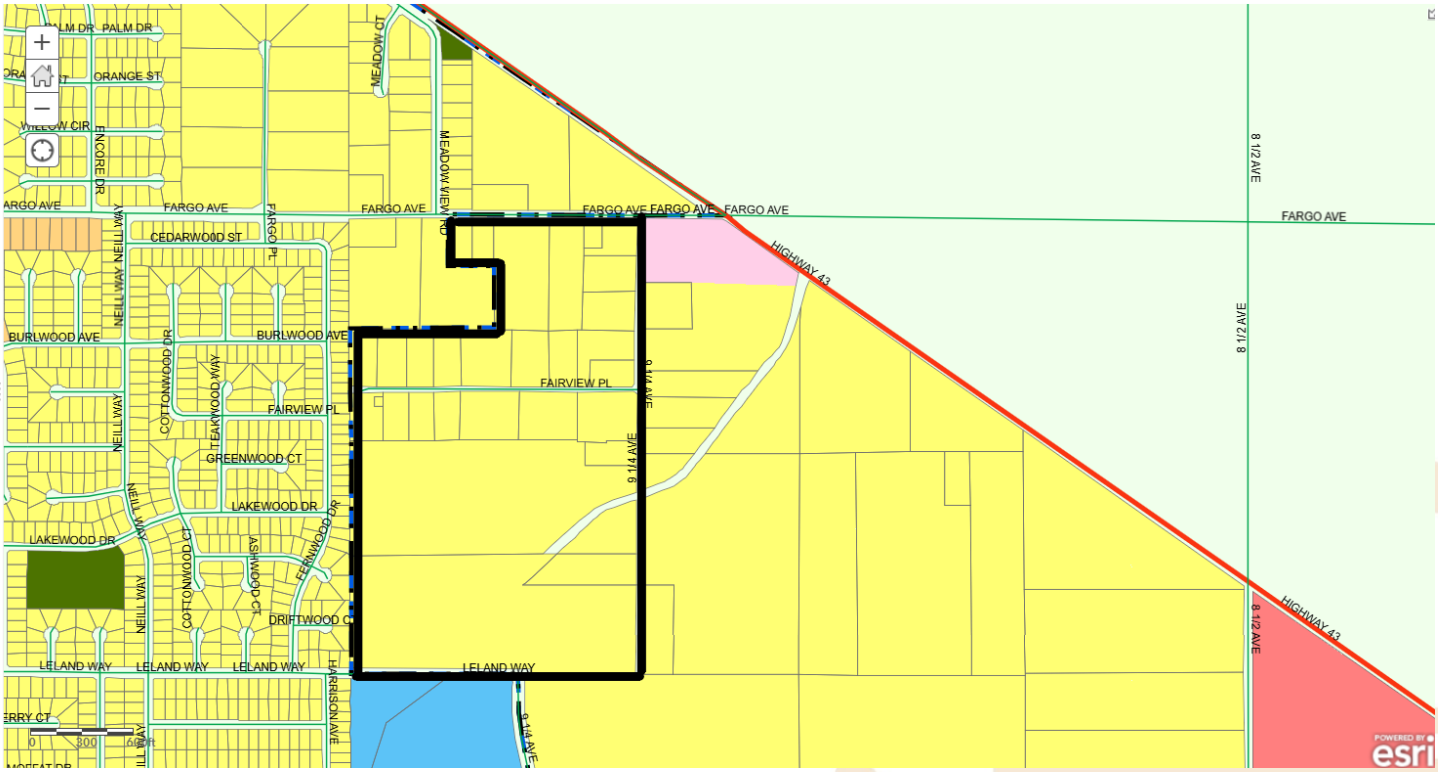
Contact Senior Planner, Gabrielle Myers, via phone (559)585-2578 or email, gmyers@hanfordca.gov, regarding the information below:

1. **What effects will annexation have on zoning?**

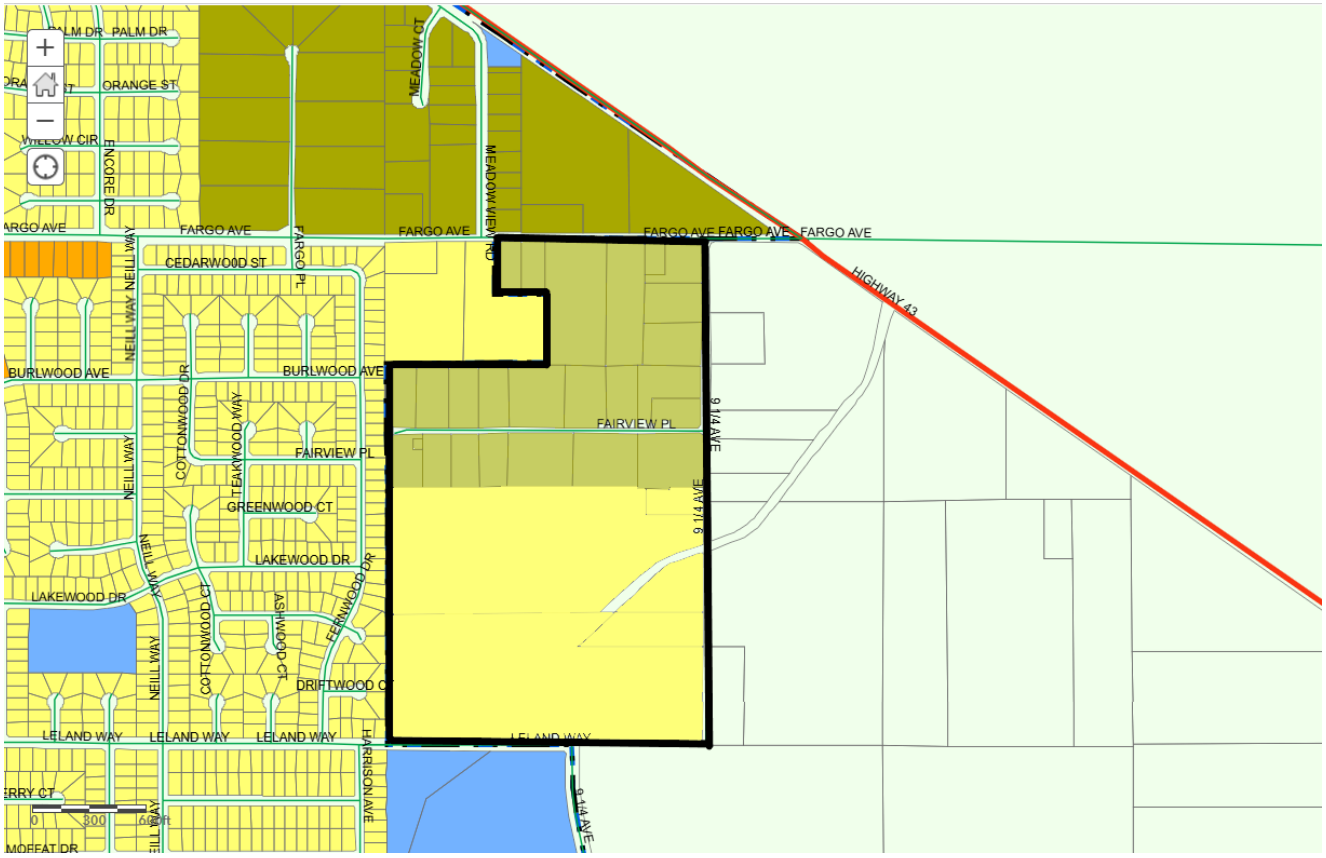
   The county island will be pre-zoned, based on the General Plan Designation for the area.
   The ordinance can be viewed at this address: http://qcode.us/codes/hanford/

| Island # | General Location | General Plan Designation | Pre-Zoning |
|---|---|---|---|
| 15 | South of Fargo Avenue, West of 9 ¼ th Avenue | Low-Density Residential | R-L-12 Low-Density Residential |
| | | | R-L-5 Low-Density Residential |

**County Island #15**
General Plan Designation: Low-Density Residential



Pre-Zone: R-L-12 Low-Density Residential (12,000 square-foot minimum lot size) and R-L-5 Low-Density Residential




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
(559)585-2590
jwaters@hanfordca.gov

**RESOLUTION NO. 2025-20**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HANFORD RECOMMENDING APPROVAL TO THE CITY COUNCIL OF PREZONE NO. 00014-25 PREZONING REAL PROPERTY AS R-L-5 LOW-DENSITY RESIDENTIAL AND R-L-12 LOW DENSITY RESIDENTIAL IN ACCORDANCE WITH THE GENERAL PLAN DESIGNATION FOR THE AREA, LOW-DENSITY RESIDENTIAL. THE PROJECT IS LOCATED LOCATED SOUTH OF FARGO AVENUE, NORTH OF LELAND WAY, WEST OF 9 ¼ AVE (MULTIPLE APNS)**

At a meeting of the City of Hanford Planning Commission duly called and held on May 27, 2025, 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 "AL10" and "RRE" to City zoning R-L-5 Low-Density Residential and R-L-12 Low-Density Residential on 93.56 acres located south of Fargo Avenue, north of Leland Way, west of 9 ¼ Ave, 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. 0014-25, 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. 0014-2025 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 prezoning. Most of the sites are already developed, and those uses appear to be consistent with the proposed prezoning, 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

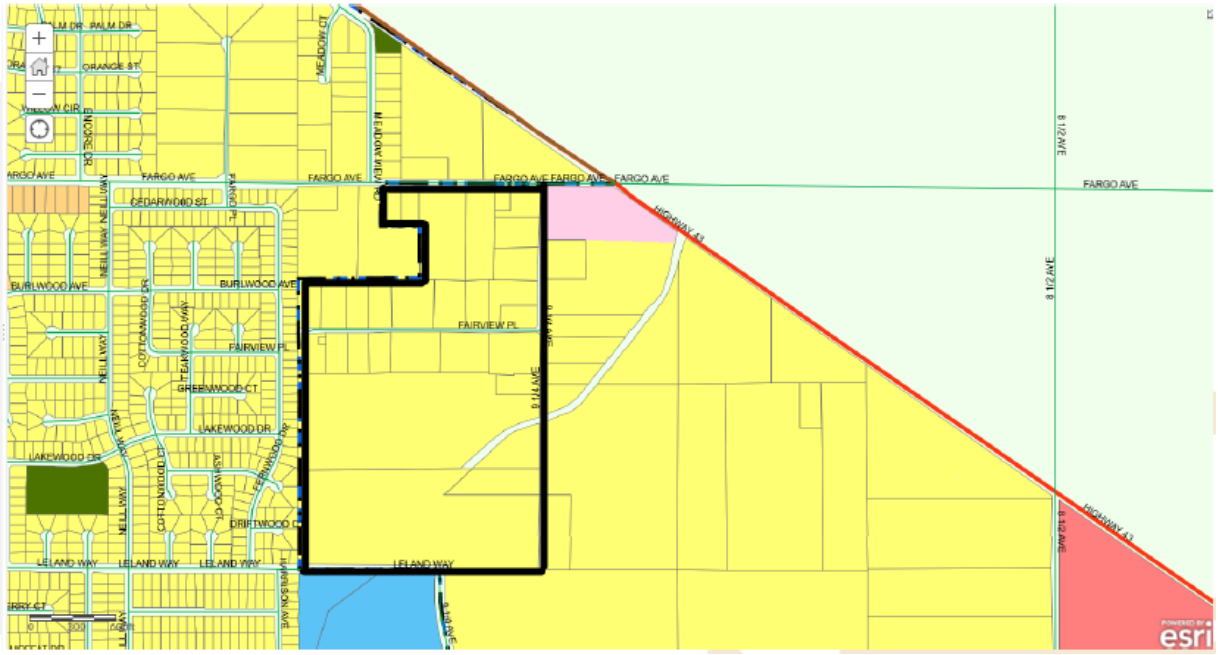
*STATE OF CALIFORNIA)*
*COUNTY OF KINGS ) ss*
*CITY OF HANFORD )*

**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 27th day of May 2025.

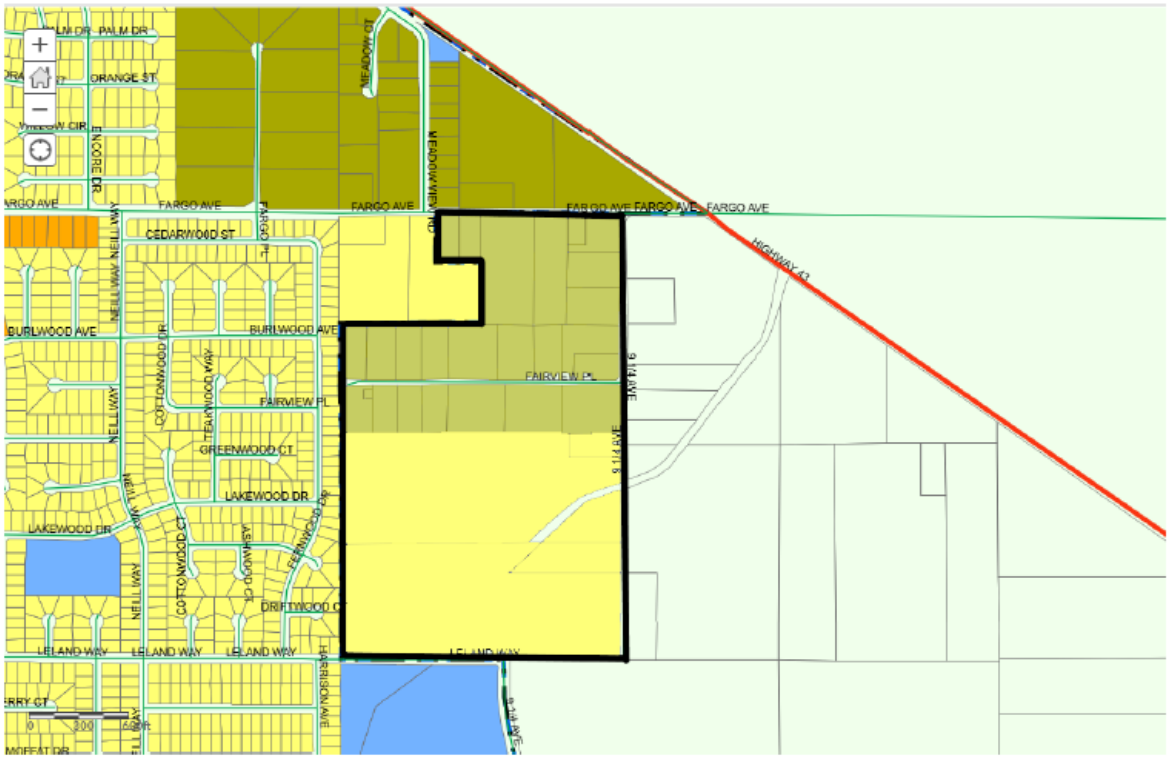
Jason Waters

**Exhibit A**

**County Island #15**
General Plan Designation: Low-Density Residential




Pre-Zone: R-L-12 Low-Density Residential (12,000 square-foot minimum lot size) and R-L-5 Low-Density Residential



**RESOLUTION NO. 2025-21**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HANFORD FINDING ANNEXATION 166 CONSISENT 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 166**

At a meeting of the City of Hanford Planning Commission duly called and held on May 27, 2025, 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 a substantially surrounded county island of 93.56 acres into the City of Hanford from the Kings County jurisdiction, as shown in **Exhibit A;** 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. 166 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 prezoning) 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 prezoning) 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. 166 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 166 based on the following:

1. The substantially surrounded county island is within the Primary Sphere of Influence.

2. 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.

3. Inclusion of the island in the city limits will not negatively affect the Police or Fire Department's ability to provide their services to the community.

4. There would be no change to school districts because of the island annexations.

5. The proposed annexation of the island 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.

6. The island is substantially surrounded by developed areas within the city limits of Hanford.

7. Because of the proximity inside the city limits, the provision of service within the substantially surrounded county island can be more efficiently provided by the City.

8. The prezoning is internally consistent with the goals, objectives, and policies of the General Plan and the Municipal Code.

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

10. The prezoning would maintain the appropriate balance of land uses within the City. Annexation.

11. 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.

12. A portion of the island is developed and the entire substantially surrounded by urban development. City services are available to the island area.

13. State law encourages the annexation of county islands to further the goal of effective and efficient provision of local government services.

14. Based on the above findings, Annexation No. 166 is consistent with the Hanford General Plan Policies L15, L16, and L17.

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

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

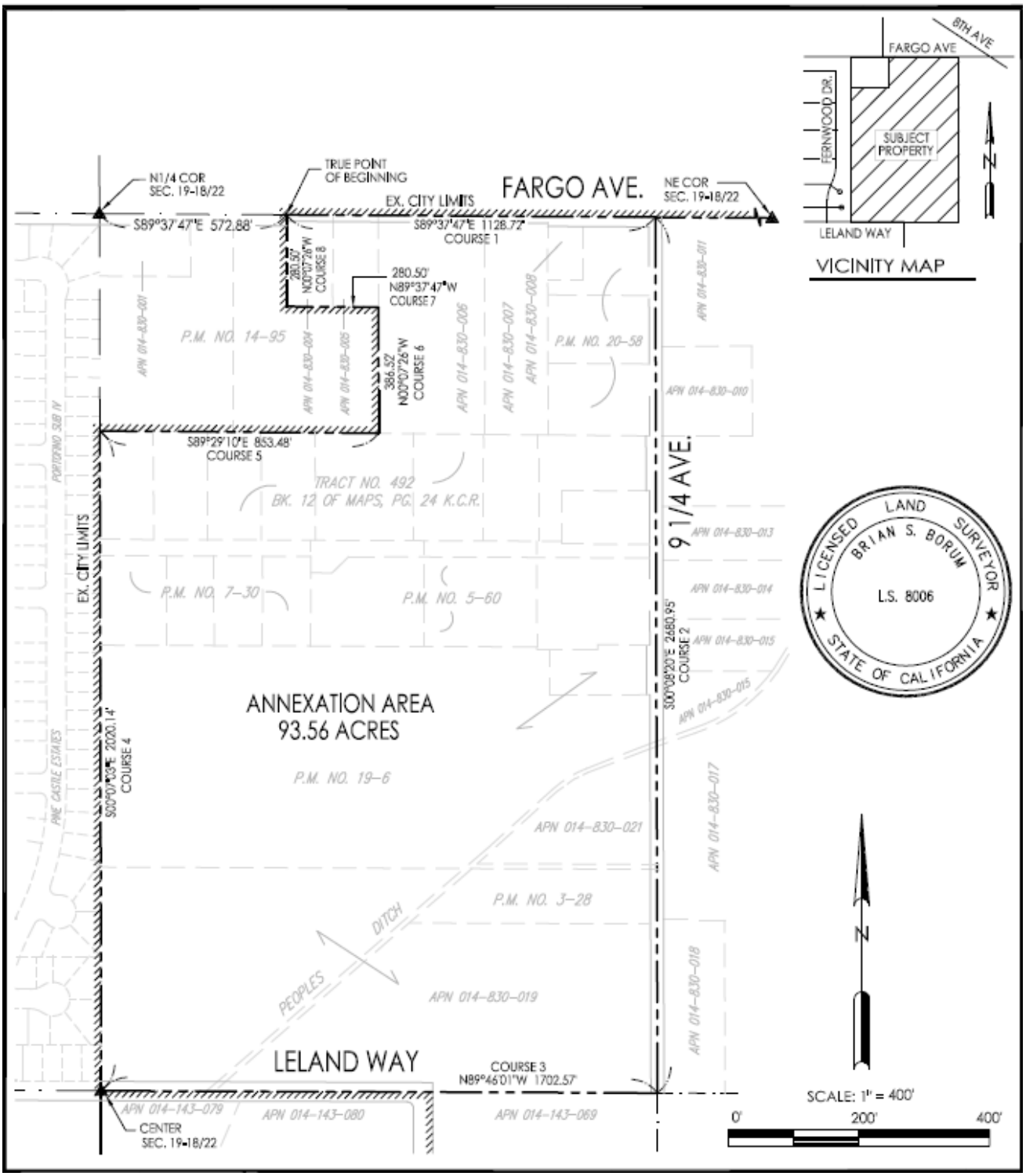
*STATE OF CALIFORNIA)*
*COUNTY OF KINGS ) ss*
*CITY OF HANFORD )*

**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 27th day of May 2025.

Jason Waters

**Exhibit A:**

Proposed Annexation Area



**CITY OF HANFORD PLANNING COMMISSION**
**STAFF REPORT**
**Tuesday, May 27, 2025**

**PROJECT:** **Vesting Tentative Tract Map No. 947:** A request by applicant Steven Macias, to subdivide a 3.62-acre parcel within the R-L-5 Low-Density Residential zoning district into 14 single-family residential lots.

**LOCATION:** The project is located at the southern end of the intersection of Harrison Avenue and Grangeville Boulevard, APN 014-171-067.

**PLANNER:** Josh McDonnell, Contract Senior Planner

## STAFF RECOMMENDATION

Staff recommends that the Planning Commission:

1. Adopt Resolution 2025-21, approving Vesting Tentative Tract Map No. 947.

## RECOMMENDED MOTION

1. I move to adopt Resolution 2025-21, approving Vesting Tentative Tract Map No. 947.

## PROJECT DESCRIPTION

**Tentative Tract Map No. 0014-25**

The project is a request by applicant Steven Macias to subdivide a 3.62-acre parcel within the R-L-5 Low-Density Residential zoning district into 14 single-family residential lots.

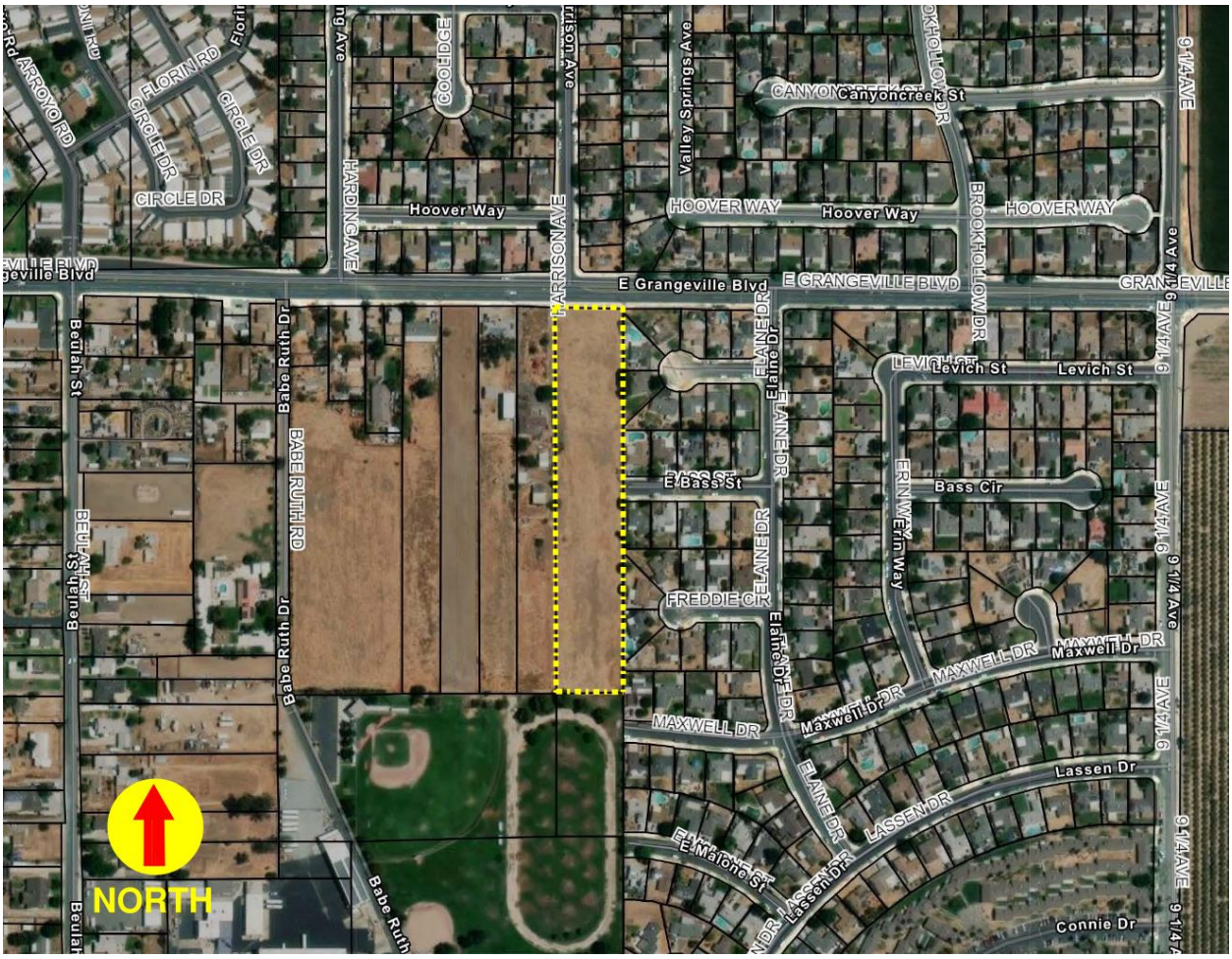
See proposed subdivision – **Figure 4.**

## BACKGROUND INFORMATION

**Project Location**

The project is located at the southern end of the intersection of Harrison Avenue and Grangeville Boulevard. The Project is on Assessor Parcel Number (APN) 014-171-067, within Section 30, Township 18S, Range 22E, Mount Diablo Principal Meridian.

**Figure 1**
**Location Map**



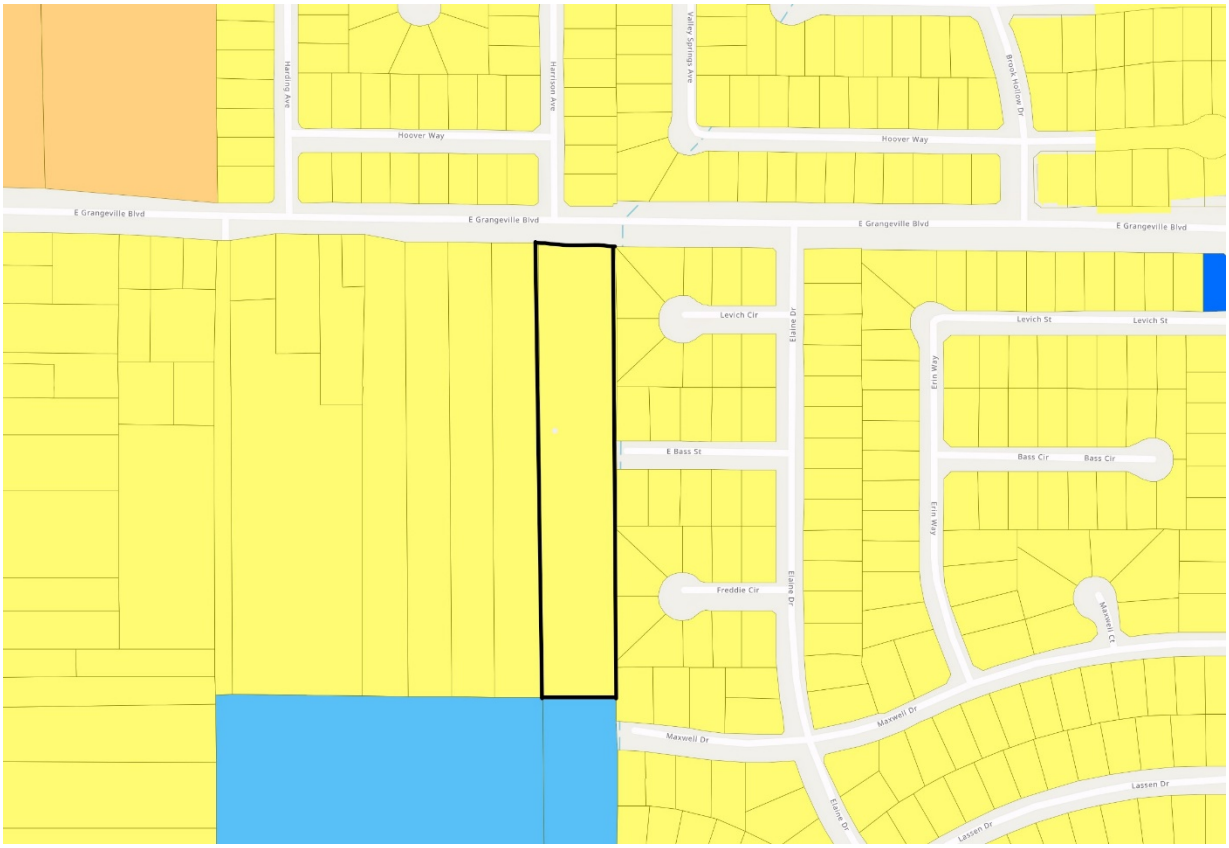

## Existing Land Use

The property is comprised of vacant land. Surrounding land uses include an existing single family subdivision to the east, a school to the south, single family residential houses to the west, and Grangeville Boulevard to the north, with an existing single family residential neighborhood located to the north of Grangeville Boulevard.

## General Plan and Zoning Designation

The site is designated by the General Plan as Low-Density Residential and is zoned R-L-5 Low-Density Residential, in accordance with the General Plan.

**Figure 2:**
**General Plan Designation**
**Low-Density Residential**



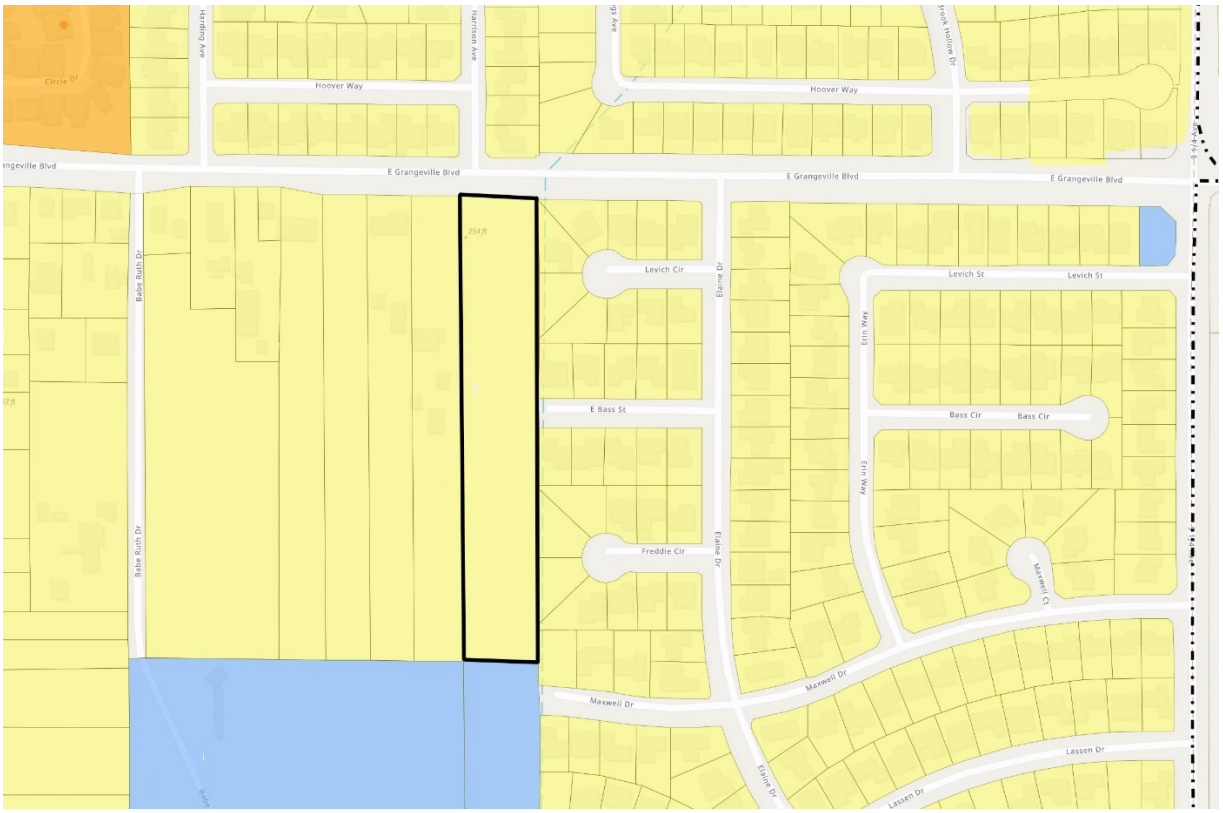

Low-Density Residential

In accordance with the General Plan, the expected density range for Low-Density Residential is two to 10 units per gross acre, with an expected average of four units per gross acre. According to Land Use Policy L31, the purpose of the Low-Density Residential land use designation is to provide mainly single-family development on lot sizes typically found in urban settings. Typical uses in the Low-Density Residential land use designation 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, according to Policy L32.

R-L-5 Low-Density Residential

The property is zoned R-L-5 Low-Density Residential, 5,000 square-foot minimum lot size.

**Figure 3**
**Zoning Designation**
**R-L-5 Low-Density Residential**

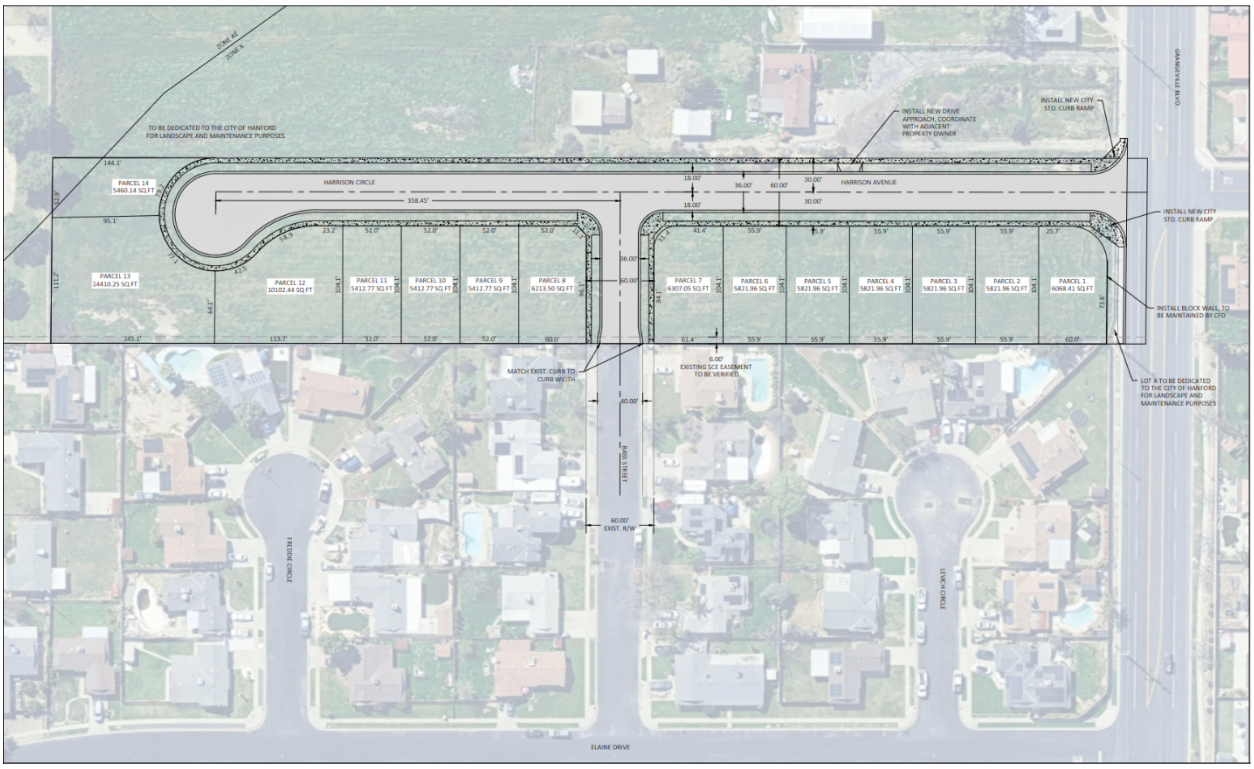



## PROJECT EVALUATION

### Tentative Tract Map No. 0014-25

The project is a request by applicant Steven Macias, to subdivide a 3.62-acre parcel within the R-L-5 Low-Density Residential zoning district into 14 single-family residential lots.

**Figure 4**
**Proposed Tentative Tract Map**




APN: 014-171-067

The total area of the project site is 3.62 acres. The vacant property is proposed to be subdivided into 14 single family residential lots, all proposed at a minimum lot size of 5,337 square feet or larger. The result of the subdivision of land would be 14 single family residential units accessible via vehicular and pedestrian public right of way, with Bass Street connecting to the newly constructed Harrison Avenue at approximately mid-block. Internal street connectivity shall be established via the connection of Bass Street to the existing residential single family subdivision to the immediate east.

The project will result in a density of 3.87 units per gross acre, which is consistent with the General Plan's goal of 2-10 dwelling units per acre within the single family residential land use designation. The project would further result in a potential population increase of approximately 52 persons (3.67 persons per household x 14 households = 52 persons). Existing utility services are available to the subdivision via water, sewer and storm drain mains located along the Grangeville Boulevard corridor.

The proposed single family lots are consistent with the R-L-5 Single Family Zoning Designation, and the minimum lot size will be more than 300 square feet larger than the R-L-5 development standards allow.

The project is Categorically Exempt from the California Environmental Quality Act via the In-Fill Exemption, Section 15332 and a memorandum related to traffic impacts (stating that it is

screened out of VMT and will not have an impact on the surrounding roadway) has been furnished by the applicant.

**Conformance with the R-L-5 Low-Density Residential Zoning**

Lot Area

| Smallest | Largest | Average | Required in R-L-5 |
|---|---|---|---|
| 5,337 sq. ft. | 14,410 sq. ft. | 5,811 sq. ft. | 5,000 sq. ft. |

In the R-L-5 Low-Density Residential zone district, the minimum lot size is 5,000 square feet, except as prescribed in Section 17.10.100, which allows lot area less than 5,000 square feet with the application of various standards.

Analysis: The minimum lot size provided in Tentative Tract Map No. 0014-25 is 5,000 square feet, which satisfies the minimum lot size requirement for the R-L-5 Low-Density Residential zone district.

Lot Dimensions

*Lot Frontage*

In the R-L-5 Low-Density Residential zone district, the minimum lot frontage shall be 40 feet.

Analysis: There is a minimum of 40 feet of lot frontage provided for all lots within the subdivision.

*Lot Width*

In the R-L-5 Low-Density Residential zone district, there shall be a minimum lot width of 50 feet for interior lots and 60 feet for corner lots.

Analysis: The lots proposed within the subdivision are a minimum of 50 feet wide for interior lots and all corner lots are a minimum of 60 feet wide.

*Lot Depth*

In the R-L-5 Low-Density Residential zone district, the lot depth shall be a minimum of 90 feet.

Analysis: All lots proposed within the subdivision satisfy the minimum 90-foot lot-depth requirement.

Density

In accordance with the General Plan, the expected density range for Low-Density Residential is two to 10 units per cross acre, with an expected average of just under four units per gross acre.

Analysis: The density provided for Tentative Tract Map No. 0014-25 is 3.87 units per gross acre, which is within the allowable density range for Low-Density Residential.

Dwelling Units per Lot

In the R-L-5 Low-Density Residential zone district, not more than one dwelling unit shall be allowed on each lot, unless approved as an accessory dwelling unit in accordance with Section 17.60.030 (accessory dwelling unit standards) and as permitted by State law.

The lots are planned for single-family residential use. Accessory dwelling units would be permissible with administrative approval, subject to the conditions set forth in 17.60.030 of the Hanford Municipal Code and State law.

## FINDINGS FOR APPROVAL

**Tentative Tract Map 14-25:**

Pursuant to Section 16.04.010 of the Hanford Subdivision Ordinance, Section 66474 of the Subdivision Map Act, and Hanford's Zoning Ordinance, staff recommends that the following findings can be made by the Planning Commission:

1. Consistency Finding:

   That the proposed subdivision map is consistent with the State Subdivision Map Act, General Plan, Zoning Ordinance, and Subdivision Ordinance. The subdivision is consistent with the General Plan Designation for the property, Low-Density Residential. All requirements of the R-L-5 Low-Density Residential zone district are met for lot size, frontage, width, and depth. Compliance with the regulations set forth in the Hanford Municipal Code for the R-L-5 Low-Density Residential zone district will be a condition of approval for the subdivision.

2. Design Finding:

   That the design and improvement of the subdivision is consistent with the State Subdivision Map Act, General Plan, Zoning Ordinance, and Subdivision Ordinance. The subdivision is consistent with the General Plan Designation for the property, Low-Density Residential. All requirements of the R-L-5 Low-Density Residential zone district are met for lot size, frontage, width, and depth. Compliance with the regulations set forth in the Hanford Municipal Code for the R-L-5 Low-Density Residential zone district will be a condition of approval for the subdivision.

3. Type of Development Finding:

   That the site is physically suitable for the single-family residential development proposed under Vesting Tentative Tract 947. The lots proposed meet the minimum lot size of the R-L-5 Low-Density Residential Zone District. All parcels have adequate street frontage on a public street and meet the minimum depth and width required for the district.

4. Density Finding:

   That a density finding can be made, because the site is physically suitable for the proposed density of development. The General Plan prescribes a density range between two and

10 units per acre, with an expected average of four units per gross acre. The project has a density of 3.87 dwelling units per gross acre.

5. Environmental Finding:

   The Planning Commission of the City of Hanford finds that the "infill" Categorical Exemption, Section 15332, is applicable to the proposed subdivision map, and no further review is required;

6. Public Health Finding:

   That the design of the subdivision and type of improvements are not likely to cause serious health problems. The City of Hanford Building Division is responsible for ensuring that future construction of the site follows adopted building codes, thus reducing exposures to accidents to the general public. Consultation was sent for Vesting Tentative Tract 947 to interested agencies, including the County Health Department, Public Works Department, Fire Department, and Building Division. Any improvements or mitigations required for public health and safety were applied to the proposal and required in the conditions of approval and the mitigation monitoring and reporting program.

7. Improvements and Access Findings:

   That the design of the subdivision and type of improvements will not conflict with easements acquired by the public at large for access through or use of the property within the proposed subdivision. All easements will be designated on the final subdivision map, as required by the utility companies and where needed for providing service to streetlights, street right of way, storm drainage, irrigation, sanitary sewer, landscape/public utility improvements, as designated by the City Public Utilities and Engineering Division. Additional easements shall be required as in a manner meeting the approval of the City Engineer.

## ENVIRONMENTAL ASSESSMENT

The City of Hanford is the Lead Agency for the purposes of compliance with the California Environmental Quality Act (CEQA). Staff recommends that the project be determined to be Categorically Exempt from the California Environmental Quality Act via the In-Fill Exemption, Section 15332, as the project site is less than 5 acres in size, located within the City limits, and proposes to establish a subdivision that is under the size threshold of the In-Fill Exemption.

## PUBLIC COMMENTS

Notice of the public hearing was published in the Hanford Sentinel on May 16, 2025 and mailed to property owners within 300 feet of the project site on May 15, 2025. No written public comments have been received as of the date of preparation of this report, although two phone calls were received in which questions regarding the extension of Bass Street and general impacts of the proposed development were raised and discussed.

## RECOMMENDATION

Staff recommends that the Planning Commission:

1. Adopt Resolution 2025-21, approving Vesting Tentative Tract Map No. 947.

**Owner/Engineer:**
Steven Macias
131 E. Kern Avenue
Tulare, CA 93274

**Applicant:**
Steve Macias (Sequoia Investors, LLC)
131 E. Kern Avenue
Tulare, CA 93274

**RESOLUTION 2025-21**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HANFORD RECOMMENDING APPROVAL TO THE CITY COUNCIL OF TENTATIVE TRACT 947, A REQUEST BY STEPHEN MACIAS TO SUBDIVIDE A 3.62 ACRE PARCEL WITHIN THE R-L-5 LOW-DENSITY RESIDENTIAL ZONING DISTRICT INTO 14 SINGLE-FAMILY RESIDENTIAL LOTS. THE PROJECT IS LOCATED AT THE SOUTHERN END OF THE INTERSECTION OF HARRISON AVENUE AND GRANGEVILLE BOULEVARD (APN 014-171-067).**

At a regular meeting of the Planning Commission of the City of Hanford duly called and held on May 27, 2025, by motion of Commissioner XXX, and seconded by Commissioner XXX, and duly carried, the following resolution was adopted:

**WHEREAS,** Tentative Subdivision Map No. 947, **Exhibit A**, a request, by Stephen Macias, to subdivide 3.62 acres of land designated as R-L-5 Low-Density Residential into 14 single-family residential lots, has been reviewed by the Planning Commission of the City of Hanford, in accordance with Title 16 of the Hanford Municipal Code; and

**WHEREAS,** The project is located at the southern end of the intersection of Harrison Avenue and Grangeville Boulevard, (APN 014-171-067); and

**WHEREAS**, all notices related to conducting public hearings were prepared and published in compliance with State Government Code; and

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

**WHEREAS**, the project is within the city limits on a project site of no more than five acres substantially surrounded by urban uses, does not result in substantial environmental effects, is consistent with the existing General Plan and Zoning regulations, and is adequately served by utilities and public services;

**WHEREAS,** pursuant to the California Environmental Quality Act (“CEQA”) (Pub. Resources Code, ' 21000 et seq.), the project is categorically exempt from CEQA per Section 15332, related to Infill Development; and

WHEREAS,

**NOW, THEREFORE, BE IT RESOLVED,** that the Planning Commission has made the following findings pursuant to Section 16.04.010 of the Hanford Subdivision Ordinance, Section 66474 of the Subdivision Map Act and Hanford’s Zoning Ordinance:

1. Consistency Finding:

   That the proposed subdivision map is consistent with the State Subdivision Map Act, General Plan, Zoning Ordinance, and Subdivision Ordinance. The subdivision is consistent with the General Plan Designation for the property, Low-Density Residential. All requirements of the R-L-5 Low-Density Residential zone district are met for lot size,

frontage, width, and depth. Compliance with the regulations set forth in the Hanford Municipal Code for the R-L-5 Low-Density Residential zone district will be a condition of approval for the subdivision.

2. Design Finding:

   That the design and improvement of the subdivision is consistent with the State Subdivision Map Act, General Plan, Zoning Ordinance, and Subdivision Ordinance. The subdivision is consistent with the General Plan Designation for the property, Low-Density Residential. All requirements of the R-L-5 Low-Density Residential zone district are met for lot size, frontage, width, and depth. Compliance with the regulations set forth in the Hanford Municipal Code for the R-L-5 Low-Density Residential zone district will be a condition of approval for the subdivision.

3. Type of Development Finding:

   That the site is physically suitable for the single-family residential development proposed under Tentative Tract 947. The lots proposed meet the minimum lot size of the R-L-5 Low-Density Residential Zone District. All parcels have adequate street frontage on a public street and meet the minimum depth and width required for the district.

4. Density Finding:

   That a density finding can be made, because the site is physically suitable for the proposed density of development. The General Plan prescribes a density range between two and 10 units per acre, with an expected average of four units per gross acre. The project has a density of 3.87 dwelling units per gross acre.

5. Environmental Finding:

   The Planning Commission of the City of Hanford finds that the “infill” Categorical Exemption, Section 15332, is applicable to the proposed subdivision map, and no further review is required;

6. Public Health Finding:

   That the design of the subdivision and type of improvements are not likely to cause serious health problems. The City of Hanford Building Division is responsible for ensuring that future construction of the site follows adopted building codes, thus reducing exposures to accidents to the general public. Consultation was sent for Tentative Tract 943 to interested agencies, including the County Health Department, Public Works Department, Fire Department, and Building Division. Any improvements or mitigations required for public health and safety were applied to the proposal and required in the conditions of approval and the mitigation monitoring and reporting program.

7. Improvements and Access Findings:

   That the design of the subdivision and type of improvements will not conflict with easements acquired by the public at large for access through or use of the property within the proposed subdivision. All easements will be designated on the final subdivision map, as required by the utility companies and where needed for providing service to streetlights,

street right of way, storm drainage, irrigation, sanitary sewer, landscape/public utility improvements, as designated by the City Public Utilities and Engineering Division. Additional easements shall be required as in a manner meeting the approval of the City Engineer.

**THEREFORE, BE IT RESOLVED** that the Planning Commission of the City of Hanford hereby recommends approval of Tentative Tract 947 to the City Council, subject to the conditions of approval, attached as **Exhibit B,** and the following:

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

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

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 **27th day** of **May 2025.**

_____
Jason Waters, Deputy City Manager
Secretary of the Planning Commission

**Exhibit A**
Vesting Tentative Tract 947

**Exhibit A:**

**Tentative Tract Map 947**

**Exhibit B:**

**Conditions of Approval**

Subdivision Improvements

Maps and Plans:

1. That the developer submit to the City Engineer a set of construction plans on 24” x 36” sheets for all required improvements. Plans shall be prepared by a registered civil engineer, and shall include a drainage and utility plan identifying sizes and location of sanitary sewer, storm drainage and water mains, curbs, gutters, sidewalks, masonry wall, street improvements and other infrastructure required for development. All plans shall be approved by the City Engineer and all other involved agencies before the release of the building permits.

2. That the developer shall submit to the City Engineer a set of construction plans on 24” X 36” size sheets for all required improvements. The plans shall be prepared by a licensed civil engineer and shall include a site plan showing all on-site and off-site improvements, including but not limited to, sanitary sewer, storm drainage, and water system infrastructure, public street & outlot improvements, landscape & irrigation systems and all other improvements as required by the project conditions of approval and the City of Hanford Standards and Specifications. Improvement plans shall include or reference all City of Hanford Construction Standard Detail’s pertinent to the project. Plans must be approved by the City of Hanford and any other affected agencies before issuance of building or encroachment permits.

Easements:

1. That easements be designated on the recorded final map as required by the utility companies and where needed for providing service to streetlights as designated by the City of Hanford Engineering Department.

2. That all easements for irrigation ditches and/or irrigation pipelines be legally abandoned or relocated to the satisfaction of the City Engineer prior to acceptance of the subdivision improvements.

3. That all proposed landscape/public utility easements as shown on the tentative map be dedicated to the City and be included on the subdivision final map.

Dedications:

1. That all proposed streets and street extensions as shown on the tentative map be dedicated to the City, as public right-of-way, and any alterations of existing utilities be the responsibility of the developer.

2. That the developer dedicate to the City, street right of way along the Grangeville Boulevard property frontage to facilitate an overall street right of way width of 84 feet in conformance with City Standard Detail ST-23 with an additional landscape lot equaling 10’.

Street Improvements:

That the improvements consisting of sanitary sewers, storm sewers, water mains, concrete curbs, gutters, sidewalks, street lights, street sub grading and surfacing, signage and striping and all other improvements be installed in accordance with Chapter 16.24 “Improvements” of the Hanford Municipal Code, and this resolution pertaining to subdivision improvements in effect at the time of filing the tentative map.

That all streets within the subdivision shall be developed to residential street standards (City standard ST-38 cul-de-sac, offset as shown on Tentative Map, and ST-32 residential through streets), except the following:

a) Grangeville Boulevard shall be developed as a Arterial Street with an 84-foot right of way width in conformance with City Std. ST-17 and ST-23 and a traffic index of 8.

b) Developer shall modify existing lane striping within Grangeville Boulevard to create a left turn lane for westbound traffic turning on to Harrison Avenue. The turn lane shall consist of a 120-foot-long bay taper and a 100-foot turn lane.

c) That Bass Street be developed as a residential street in conformance with City Standard Detail ST-32 and traffic index of 5, with transitions as shown on the Tentative Map to connect to the existing 40’ curb to curb width. Transitional curbing for the westbound lane shall be painted high visibility yellow.

All traffic lane striping on city streets shall be water-based traffic rated paint in conformance with Section 2.03 of the City's Standards and Specifications. All traffic legends, stop bars and crosswalks shall be thermoplastic in conformance with Section 2.02 of the City's Standards and Specifications.

That streetlights be installed throughout the subdivision in conformance with City standard GE-56. Streetlights shall be located as designated by City Engineer.

Sidewalk Improvements:

1. That the existing attached sidewalk along the Grangeville Boulevard frontage be removed and replaced with new sidewalk per City Standard Detail CO-14, matching to the existing sidewalk at the east project boundary.

2. That existing drive approaches along the Grangeville Boulevard frontage be removed and new full height curb and gutter per City Standard Detail CO-11 as well as new sidewalk per City Standard Detail CO-14 be constructed in these locations.

3. That the developer install to new access curb ramps per City Standard Detail CO-20 at the southwest and southeast corners of Grangeville Boulevard and Harrison Avenue. The existing west drive approach for APN 014-171-012 shall be removed and new full height curb and gutter per City Standard Detail CO-11 as well as new sidewalk per City Standard Detail CO-14 be constructed in this location that connects to the new access ramp.

4. That the developer shall coordinate with the property owner for APN 014-171-012 to provide a 16' wide drive approach as measured at the bottom of the drive approach apron on Harrison Avenue to provide ingress/egress to the property as shown on the Tentative Map. The curb shall be painted red 15' beyond the top of wings of the drive approach. Backup

Parkway Improvements:

1. That the developer shall design and construct the following improvements along Grangeville Boulevard frontage of proposed subdivision.

a. A six (6) feet minimum high ornamental, masonry block wall with continuous footing. The block wall shall be treated with anti-graffiti repellent.

b. A 4 ½ ft. wide sidewalk per City Standard Detail CO-14.

c. Soil preparation, automatic irrigation and landscaping.

d. Landscape plans for right-of-way and 20 ft. wide landscape easement area along Grangeville Boulevard property frontage from the back of curb to the block wall.

2. The species of tree and plants are to be selected from a list approved by the City Street Tree Commission.

3. That the design location of the masonry wall and landscape plans shall be approved by the Community Development Department and City Engineering Department prior to recording a subdivision final map. And the approval of block wall and landscape improvements shall be submitted with initial submittal of project improvement plans.

4. All above ground pedestals and other utility boxes shall be located between back of sidewalk and masonry wall/fence.

Existing Wells:

1. That all existing wells on the property, if any, shall be abandoned in accordance with State of California standards.

Restricted Access:

1. With the exception of the proposed drive approach on Harrison Avenue provided for APN 014-171- 012, access from this property to Harrison Avenue shall be restricted between Grangeville Boulevard and the northernmost limit of Parcel 14. A restricted access designation shall be depicted on all recorded final maps.

Sewer Improvements:

1. That the developer's engineer provide a sanitary sewer master plan complete with calculations for the entire subdivision for City review and approval prior to recording a subdivision.

2. That a minimum 8-inch diameter sanitary sewer main be installed within Harrison Avenue that connects to the existing sanitary sewer manhole within Grangeville Boulevard.

Storm Drainage Improvements:

1. That the developer's engineer provide a storm drainage master plan complete with calculations for the entire subdivision for City review and approval prior to recording a subdivision final map for the first phase of development.

2. That the developer shall install drain inlets and underground piping to convey storm water from the development to the existing storm drain manhole located within Grangeville Boulevard.

3. That developer is required to comply with the State of California Water Resources Control Board requirements specifically related to the National Pollution Elimination System Permit process.

Water System:

1. That the developer's engineer provide a Water System Master Plan complete with calculations for the entire subdivision for City review and approval prior to recording a subdivision final map for the first phase of development. The water system shall include a water main, service connections to each parcel, fire hydrants and valves.

2. That a minimum 8-inch diameter water main be installed within Harrison Avenue that connects to the existing 12-inch water main within Grangeville Boulevard by hot-tap connection.

3. That a minimum 6-inch diameter water main be installed within Bass Street, extending the existing water main and connecting to the new water main within Harrison Avenue.

4. That all existing water wells, if any, be abandoned in conformance with State of California Department of Health Standards.

Assessment District:

1. That the developer enters into an agreement for the formation of a Community Facilities District (CFD) for the maintenance of landscaping, decorative block wall/ fencing, roadways, streetlights, curb and gutter, sidewalk, signage, storm drain system and emergency services.

2. That prior to funds of the tax assessment district being obtained, the developer will be responsible for the maintenance of all items listed above.

Special Requirements:

1. That each lot owner within Tract No. 947 shall care for and maintain the trees and lawn area located in the parkway in front of their lot(s). For corner lots, the lot owner shall also care for and maintain the parkway trees and lawn area along the street side of their lot. All species of trees shall be selected from a list approved by the City Street Tree Commission. The parkway is defined as that land area located between the street curb and the public sidewalk.

2. That the tree(s) and lawn area are to be properly pruned, mowed, sprayed, watered and fertilized on a regular on-going basis in order to preserve the health and life of the tree(s) and lawn area.

3. That should the tree(s) and lawn area become damaged, severely pruned, neglected, removed or die, the lot owner shall replace said tree(s) and lawn area within thirty (30) days after the date of written notice from the City of Hanford. The tree(s) shall be replaced with a 15 gal. size tree of the same species that was originally planted. The lawn area shall be replaced with lawn. Rocks, bark, ground cover, plants or paving are not allowed in the parkway.

4. That the "NOTICE, DISCLOSURE, ACKNOWLEDGMENT AND AGREEMENT OF CONTINUED CARE AND MAINTENANCE BY LOT OWNER OF THE TREES AND LAWN AREA PLANTED IN THE PARKWAY" be recorded concurrent with the recording of the subdivision final map to insure that future residents of homes in the subdivision are aware of the obligation to maintain the landscaping within the park strip. Each lot owner is to be provided a copy of said Notice, Disclosure, Acknowledgement, and Agreement, attached as in Exhibit B.

Impact Fees:

1. That development is subject to a Police Development Impact Fee as required by City Ordinance No. 98-14, and any revisions thereof. Fee payable with each building permit.

2. That development is subject to a Fire Development Impact Fee as required by City Ordinance No. 98-14, and any revisions thereof. Fee payable with each building permit.

3. That development is subject to a Park Development Impact Fee as required by City Ordinance No. 90-10 and any revisions thereof. Fee payable with each building permit.

4. That development is subject to a Transportation mitigation impact fee as required by City Ordinance No. 90-09 and any revisions thereof. Fee payable with each building permit.

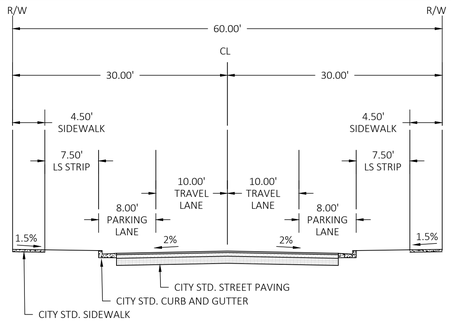
5. That the development is subject to a Wastewater System Development Impact fee as required by City Ordinance No. 98-14, and any revisions thereof. Fee payable with each building permit.

6. That development is subject to a Storm Drainage Development Impact fee, as required by City Ordinance No. 98-14, and any revisions thereof. The development will be constructing a storm basin.

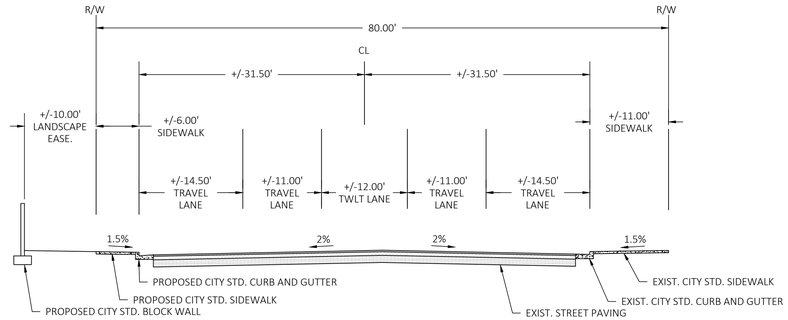
7. That development is subject to a Refuse and Recycling Development Impact Fee as required by City Ordinance No. 05-16 or any revisions thereof. Fee payable with each building permit.

8. That development is subject to a Water System Development Impact Fee as required by City Ordinance No. 98-14 or any revisions thereof. Fee payable with each building permit.

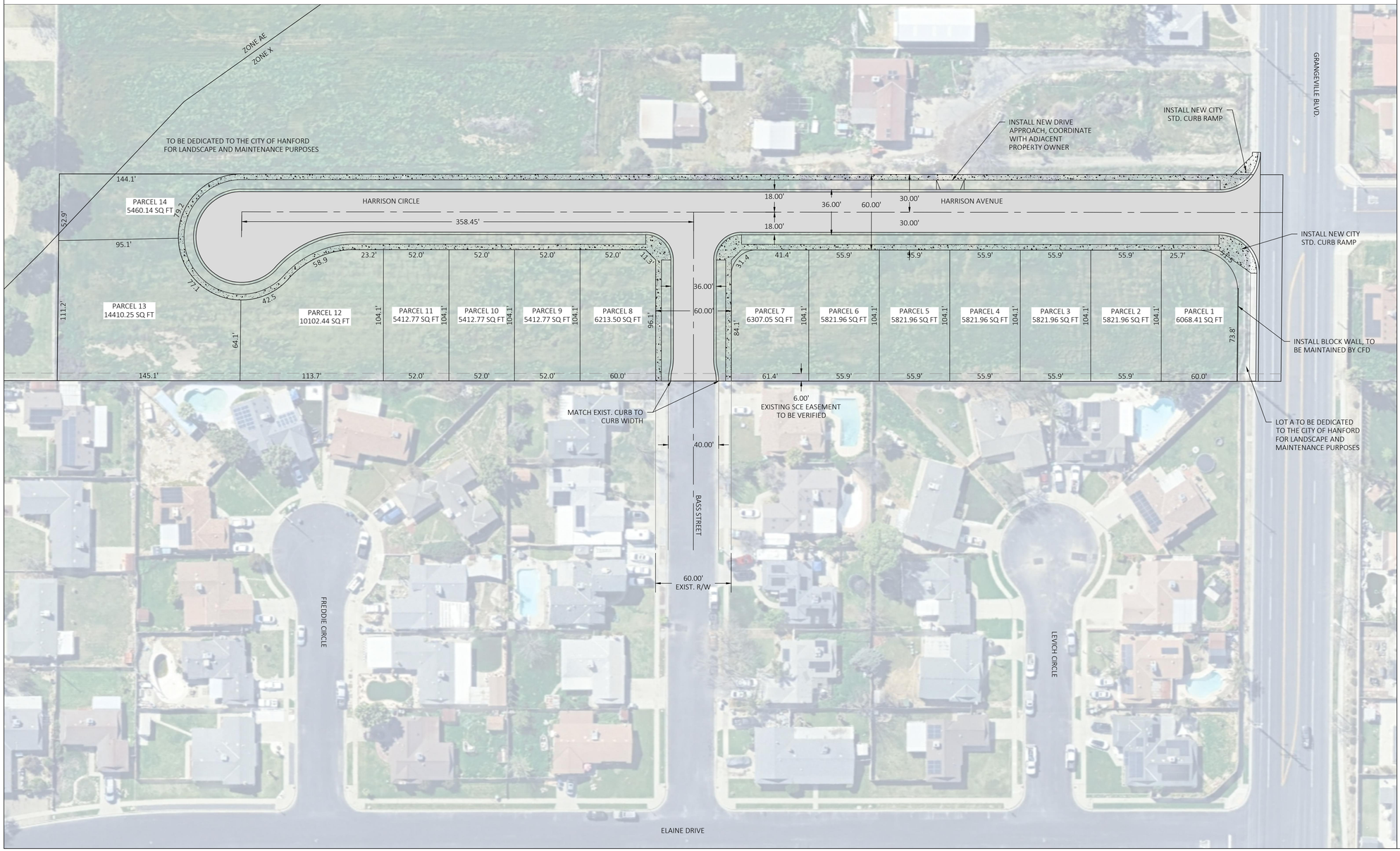
9. That development is subject to a Sanitary Sewer area of benefit assessment fee in accordance with City Ordinance No. 92-03.




HARRISON AVENUE AND HARRISON CIRCLE
CROSS SECTION (NOT TO SCALE)




GRANGEVILLE BLVD. (LOOKING EAST)
CROSS SECTION (NOT TO SCALE)




# GRANGEVILLE SUBDIVISION
# TENTATIVE SUBDIVISION MAP

LEGAL DESCRIPTION:

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

THE EAST 5 ACRES OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 18 SOUTH, RANGE 22 EAST, MOUNT DIABLO BASE AND MERIDIAN, ACCORDING TO GOVERNMENT TOWNSHIP PLAT APPROVED MARCH 31, 1855,

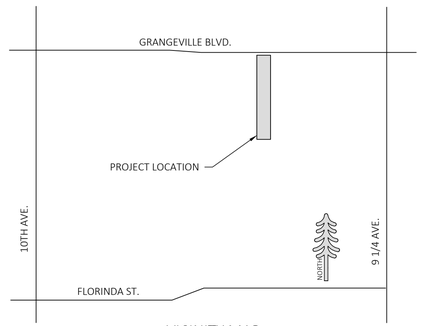
EXCEPTING THEREFROM THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST OF THE AFORESAID EAST 5 ACRES; THENCE NORTH 0°02'05" EAST ALONG THE EAST LINE OF THE AFORESAID NORTHWEST QUARTER, A DISTANCE OF 356.47 FEET; THENCE NORTH 89°23'24" WEST, A DISTANCE OF 164.10 FEET, TO A POINT ON THE WEST LINE OF THE AFORESAID EAST 5 ACRES; THENCE SOUTH 0°02'05" WEST, A DISTANCE OF 356.56 FEET TO A POINT ON THE SOUTH LINE OF THE AFORESAID NORTH HALF OF THE NORTHWEST QUARTER; THENCE SOUTH 89°25'26" EAST, A DISTANCE OF 164.10 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM THE NORTH 40 FEET AS CONVEYED TO THE CITY OF HANFORD FOR ALL PUBLIC PURPOSES, INCLUDING WITHOUT LIMITATION, RIGHT OF WAY FOR ALL PUBLIC PURPOSES, INCLUDING WITHOUT LIMITATION, RIGHT OF WAY FOR STREET PURPOSES BY OFFER OF DEDICATION RECORDED JULY 31, 2003 AS DOCUMENT NO. 0320763, CONTAINING 6,564 SQUARE FEET, MORE OR LESS.

SITE INFORMATION

| | |
|---|---|
| APN: | 014-171-067 |
| GROSS AREA: | +/-3.62 ACRES |
| SEWER SERVICE: | CITY OF HANFORD |
| STORM DRAIN SERVICE: | CITY OF HANFORD |
| WATER SERVICE: | CITY OF HANFORD |
| ELECTRICAL SERVICE: | SOUTHERN CALIFORNIA EDISON |
| GAS SERVICE: | N/A - NO GAS WILL BE PROVIDED |
| TELEPHONE SERVICE: | AT&T |
| FLOOD ZONE: | AE AND X |
| EXISTING GENERAL PLAN DESIGNATION: | LOW DENSITY RESIDENTIAL |
| EXISTING ZONING: | R-L-5 |




VICINITY MAP
(NOT TO SCALE)

PREPARED BY :
SEQUOIA INVESTORS, LLC
STEVEN J. MACIAS, PE
131 E. KERN AVE.
TULARE, CA 93274

NORTH
0 40 80 Feet
SCALE: 1" = 40'