City Council Meeting
Agenda

May 19, 2026
7:00 PM – Regular Meeting
Council Chambers
400 N. Douty St.

Council Members will meet in-person in the Council Chambers. The meeting will also be lived streamed on the City's website: http://livestream.hanford.city/

4:00 PM CALL TO ORDER STUDY SESSION AND CLOSED SESSION:

ROLL CALL BY THE CITY CLERK:

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.*

STUDY SESSION AND ACTION ITEMS:

A. Authorize the City Manager to execute a contract amendment with Opterra Energy Services for the combined Solar Photovoltaic and WWTF Energy-Related Improvement Project for a contract amount of $59,987,749, subject to contractual adjustment and contingent upon successfully passing a Prop 218 Wastewater Rate Increase and Acquisition of Project financing, and authorize the City Manager to issue a Limited Notice to Proceed for engineering, and additional appropriation of the contract amount in the Wastewater Fund with up to $2 million of the contract amendment amount from the Wastewater Impact Fee Fund; and direct Staff to return to City Council for approval of a Prop 218 Rate Fee Study.

CLOSED SESSION FOR DISCUSSION OF THE FOLLOWING:

A. CONFERENCE WITH LEGAL COUNSEL-PROPERTY NEGOTIATIONS (GC 54956.8)

APNs: 012045001, 012045010, 012045004, 012045005, 012046019, 012046005, 012046006, 012046007, 012045001, 012045009, 012045008, 012045007, 012045006, 012045007
Negotiating Party: Solis Martin Vieyra & Araujo Fanny Castro, Miya Farms, PRE 4 LLC, MCMASTER, WILLIAM T & KATHLEEN S H/W, EBERT JEANNINE, ALANIS, RICHARD & LINDA TRUST,
Agency Negotiators: Chris Tavarez, Jason Waters, and Nick Matoian

B. CONFERENCE WITH LEGAL COUNSEL-ANTICIPATED LITIGATION (54956.9 (d)(4))

1 Potential Case

CALL TO ORDER REGULAR SESSION:

ROLL CALL:

INVOCATION:

Pastor Mark Curts

FLAG SALUTE:

CLOSED SESSION ACTION REPORT:

RECOGNITION:

A. Receive the CenCal APA 2026 Resilience and Sustainability Award for the Hanford Connected, Kings-Tulare High-Speed Rail Station Transit-Oriented Development (TOD) Plan

PUBLIC COMMENT:

This is the time for citizens to comment on subject matters within the jurisdiction of the Hanford City Council. 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. State law does not allow the Council to discuss or take action on issues not on the agenda, except that members of the Council or staff may briefly respond to statements made or questions posed by persons exercising their public testimony rights (Gov. Code sec. 54954.2). 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. Waive reading in full of resolutions and ordinances and approval and adoption of same by reading the title only.

B. City Clerk: Approval of the Minutes of the April 7, 2026 Meeting

C. City Clerk: Approval of the Minutes of the April 21, 2026, Meeting.

D. Community Development: Approval of Resolution No. 26-31-R Renewing Participation in the 2027 Kings County Abandoned Vehicle Abatement Service Fee Program

E. Community Development: Adopt a Resolution Approving a Historic Resources Application HRA0022-26 for 295 N. Redington Street (APN 012-052-001) – Kindred Care

F. Community Development: Road Abandonment No. 2026-01, a recommendation to adopt Resolution 26-24-R, a Resolution of Intention to Vacate 8,145 square feet of dedicated street right-of-way on Millerton Street (an undeveloped road) and set June 16, 2026 as the date for public hearing. Location: The project is located on Millerton Street, east of S. Alpine Avenue, Tract 881 Unit II.

G. Parks and Community Services: Approval of a Change Order in the amount of $25,000 with Sysco Foods for the Purchase of Softball Concessions Product Increasing the Total Blanket Purchase Order to $73,000, and an additional appropriation of $20,000 from the

General Fund to be offset by Concession Revenues.

H. Utilities and Engineering: Adoption of Resolution 26-29-R authorizing the submission of a grant application for the Centennial Drive Safety Improvements Project in the amount of $6,343,000 through California Transportation Commission's Active Transportation Program (ATP), and amend the budget to recognize the grant funding, appropriate $6,343,000 from the Gas Tax fund (including 11.47% local match of $727,543), if the ATP Grant is awarded to the City; and appropriate $49,960 from the Gas Tax Fund for grant writing consultant services from Ardurra Consulting

I. Utilities and Engineering: Adoption of Resolution No 26-28-R authorizing the submission of a grant application for the East Lacey Boulevard Bicycle and Pedestrian Safety Improvements project in the amount of $15,000,000 through the U.S. Department of Transportation's Safe Streets and Roads for All (SS4A) program, and amend the budget to recognize the grant funding, appropriate $15,000,000 from the Gas Tax-RMRA Fund (including 20% local match of $3,000,000), if the SS4A grant is awarded to the City.

J. Utilities and Engineering: Approval of a Notice of Completion for Tract No. 881 Unit 1 located at the southeast corner of Alpine Avenue and Hume Avenue and the Sand Slough Interconnect Project located on Houston Avenue west of Alpine Avenue and a reimbursement to Presidio JJR Hidden Oaks II 130, LLC in the amount of $399,726.12 from the Storm Drain Fund for the construction of the improvements.

K. Public Works: Authorization for the City Manager to enter into a contract with HFI Inc of Los Angeles, CA for the exterior painting of the Longfield Center, Coe Park Building, and City Hall in the amount of $60,700 to be funded by the Building Reserves Fund.

L. Public Works: Approval and authorization for the City Manager to execute amendment #6 with Brandley Engineering for completion of phase 1 and phase 2 of the Hanford Municipal Airport Fuel Island Project in an amount not to exceed $262,000

M. Public Works: Approval of a Notice of Completion for the Hanford Municipal Airport HJO Airport Fuel Station Closure Project and authorize the Mayor to execute and the City Clerk to attest and file said Notice with Kings County Recorder’s Office.

N. Finance: Acceptance and authorization for staff to File the City of Hanford's Quarterly Investment Portfolio and Transactions Reports as of 03/31/26.

PUBLIC HEARING:

A. Community Development: Public Hearing to Consider the Approval of the Annual Action Plan FY 2026-2027 Community Development Block Grant (CDBG)

B. Community Development: PUBLIC HEARING: General Plan Amendment 2026-01: A request to conduct a public hearing and recommend approval of a General Plan Amendment to replace the adopted 2016-2024 Housing Element with the 2024-2032 6th Cycle Housing Element and authorize City staff to submit the 6th Cycle Housing Element to the California Department of Housing and Community Development for certification.

C. Public Works: PUBLIC HEARING – To receive ballots and public testimony on proposed funding changes/assessment increases for 2026/27 of the Hyde Park Landscape and Lighting Maintenance Assessment District in the City of Hanford. Following close of Public Hearing, ballots will be opened and tabulated, with results certified and reported prior to the close of the City Council Regular Session. Authorization for staff to implement

assessment changes based on certified results.

D. Public Works: PUBLIC HEARING – To receive ballots and public testimony on proposed funding changes/assessment increases for 2026/27 of the Crystal Springs Landscape and Lighting Maintenance Assessment District in the City of Hanford. Following close of Public Hearing, ballots will be opened and tabulated, with results certified and reported prior to the close of the City Council Regular Session. Authorization for staff to implement assessment changes based on certified results.

E. Public Works: PUBLIC HEARING – To receive ballots and public testimony on proposed funding changes/assessment increases for 2026/27 of the Portofino Landscape and Lighting Maintenance Assessment District in the City of Hanford. Following close of Public Hearing, ballots will be opened and tabulated, with results certified and reported prior to the close of the City Council Regular Session. Authorization for staff to implement assessment changes based on certified results.

F. Public Works: PUBLIC HEARING – To receive ballots and public testimony on proposed funding changes/assessment increases for 2026/27 of the Gateway Estates Landscape and Lighting Maintenance Assessment District in the City of Hanford. Following close of Public Hearing, ballots will be opened and tabulated, with results certified and reported prior to the close of the City Council Regular Session. Authorization for staff to implement assessment changes based on certified results.

COUNCIL REPORTS/GENERAL REPORTS:

Brief information-only reports from City Council and/or Staff, including committee reports and reports by City Council related to meetings attended at City expenses (AB1234).

ITEMS FOR FUTURE AGENDAS:

At this time, any Council Member may ask a question for clarification or may request a matter, which is not otherwise scheduled on a City Council agenda, to be placed on a future agenda. The Council Member referring the item shall provide sufficient information as to the nature of the item. The City Council, by concurrence of a majority, may direct the City Manager to put the item on a future agenda. (GOV. CODE SEC. 54954.2)

A. Council Future Agenda Items

B. Upcoming Events and Important Dates:

May 25: City office will be closed in observance of Memorial Day
June 2: Regular City Council Meeting
June 16: Regular City Council Meeting
July 4: Hanford's Freedom Fest & Fireworks Show 6:00 pm - 10:00 pm @ Hanford Softball Complex
July 7: Canceled Regular City Council Meeting
July 21: Regular City Council Meeting

ADJOURNMENT:

Materials related to an item on this Agenda submitted to the City Council after distribution of the agenda packet are available to public inspection in the City Clerk's Office located at 319 N. Douty Street, Hanford, California 93230, during normal business hours. Such agendas are also available at the city's website, www.cityofhanfordca.com subject to staff's ability to post the agenda 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 City Clerk's office, 559-585-2515, 319 N. Douty Street, Hanford, California 93230, at least 2 days prior to the meeting {28 CFR 35.102.35.104 ADA Title II}

AGENDA
STAFF REPORT

MEETING DATE: 5/19/2026	**AGENDA SECTION:** STUDY SESSION AND ACTION ITEMS

SUBJECT:
Authorize the City Manager to execute a contract amendment with Opterra Energy Services for the combined Solar Photovoltaic and WWTF Energy-Related Improvement Project for a contract amount of $59,987,749, subject to contractual adjustment and contingent upon successfully passing a Prop 218 Wastewater Rate Increase and Acquisition of Project financing, and authorize the City Manager to issue a Limited Notice to Proceed for engineering, and additional appropriation of the contract amount in the Wastewater Fund with up to $2 million of the contract amendment amount from the Wastewater Impact Fee Fund; and direct Staff to return to City Council for approval of a Prop 218 Rate Fee Study.

RECOMMENDATION:

Recommendation:

It is recommended that the City Council authorize the City Manager to execute a contract amendment with Opterra for the combined Solar Photovoltaic and WWTF Energy-Related Improvement Project for a contract amount of $59,987,749, subject to contractual adjustment and contingent upon successfully passing a Prop 218 Wastewater Rate Increase and acquisition of project financing; and authorize the City Manager to issue a Limited Notice to Proceed (LNTP) for engineering, and additional appropriation of the contract amount in the Wastewater Fund with up to $2 million of the contract amendment amount from the Wastewater Impact Fee Fund; and direct Staff to return to City Council for approval of a Prop 218 Rate Fee Study.

Recommended Motion:

I move to: (i) authorize the City Manager to execute a contract amendment with Opterra, a copy of which accompanies this staff report, for the combined Solar Photovoltaic and WWTF Energy-Related Improvement Project for a contract amount of $59,987,749.00, subject to contractual adjustment and contingent upon successfully passing a Prop 218 Wastewater Rate Increase and acquisition of project financing; and authorize the City Manager to issue a Limited Notice to Proceed (LNTP) for engineering, and additional appropriation of the contract amendment amount in the Wastewater Fund with up to $2 million of the contract amount from the Wastewater Impact Fee Fund; and (ii) direct Staff to return to City Council for approval of a Prop 218 Rate Fee Study.

BACKGROUND:

This contract item was last before the City Council on September 16, 2025 whereby a public hearing was held to adopt Resolution 25-54-R approving a finding as required by Government Code Sections 4217.12 and 4217.13, enabling the City to sole-source both the Solar Photovoltaic Project and Energy-Related Upgrades at the Wastewater Treatment Facility to Opterra for fixed fee proposal of $63,122,800. The project price was comprised of the Solar for $2,974,520; WWTF for $53,848,280, and an additional clarifier for $6,300,000. After receiving comments and direction, City Council authorized staff to commence negotiations on a sole-source agreement with Opterra.

On December 16, 2025, City Council authorized the award of a solar contract to Opterra for the design and construction of a 845kW Solar Photovoltaic Facility at the City's WWTF in the amount of $3,680,000. Advancing the solar component of the project was necessary to mobilize construction crews to start work January 5th, 2026 to meet SCE's NEM 2.0 deadline of April 14, 2026. The solar project has been completed ahead of the April 14th deadline qualifying the City under the NEM 2.0 Program.

On January 16, 2026, Opterra submitted an updated fee of $66,915,820 for the combined Solar and WTTF ECM's. The updated cost reflected Opterra completing the project's Basis of Design that added a substantive amount of engineering re-work, detail and design following review and comments forwarded by both Staff and Carollo; requiring a cost refresh by Opterra's vendors.

Price and contract negotiations followed after receiving the above proposal in January and has resulted in a final combined solar and WWTF fee proposal of **$59,987,749.00,** subject to pre-Notice-To-Proceed (NTP) escalation of 0.01075% per date starting on May 20, 2026. The Project Fee, Contract Provisions and Scope of Work pertinent to the WWTF ECM's were negotiated and included as a "First Amendment" to the Engineering, Procurement, and Construction Contract entered into agreement at the December 16, 2025 City Council Meeting (Award of the Solar Contract). Key provisions of the amendment include "Owners Contingency", Liquidated Damages, and Warranties. This fee includes a $705,480 cost reduction for the solar component from $3,680,000 down to $2,974,52.

As mentioned in the paragraph prior, there are two key negotiated provisions that are noteworthy to point out: Owner Contingency and Liquidated Damages.

Owner Controlled Contingency was established in the amount of $2,500,000 and is separate from the City's Project Contingency. This contingency was established to fund two specific eligible uses that include; 1) Design Development Changes - Potential cost impacts arising from the development of the Baseline Design Documents to 100% completed plans for construction to cover material changes in the character, sizing, quantity, or type of equipment or material, changes required by outside regulatory conditions, etc. that change the design approach that were not reasonably inferred at the time of pricing, and, 2) Pre-NTP Cost Escalation of 0.01075% per day starting on May 20, 2026 to cover cost escalations attributable to cost increases in materials, equipment, labor, and subcontracted work until prices are locked down via an issued NTP. This contingency was derived from Opterra's own contingency and transferred to be under the City's control and as a cost-reduction strategy. Detailed terms can be found in the project contract amendment. The portion of the Owner's Contingency that is utilized will increase the contract amount beyond the $59,987.749.00 amount.

Liquidated Damages (LD's) are typical to construction projects and represent a reasonable estimate of fair compensation for the anticipated losses as a result of Contractor's delays in completing the work. LD's in the amount of $4,646 per day for up 730 days ($3,391,580.00 maximum) were

established for this project. The LD's reflect losses arising from the Loss in Energy Savings not recognized due to delays in the completion of the project plus anticipated direct costs for extended construction management/owner's representative services. The establishment of LD's limits both the extent of Opterra's liability and the extent of damages for which the City will be paid.

Staff is recommending that the City Council approve the contract to move forward with the Wastewater ECM's as proposed by Opterra for the following reasons:

Outdated Infrastructure:

- The original 5.5 MGD Primary Trickling Filter Plant has reached its useful service life. This outdated facility is far less energy efficient than the proposed Ox-Ditch wastewater process. The facility is not capable of processing wastewater to potential future regulatory requirements. Reduced level of treatment results in higher chemical additions, which results in higher treatment costs per million gallons of Effluent Processed per day (MGD). Furthermore, imminent needed repairs are in the $M order of magnitude.

- Advantages of updating the facility with a second oxidation ditch are numerous:

    1. Lowest capital cost of treatment facilities.
    2. Produces excellent quality effluent, as the equipment selected is "best in class".
    3. Can be utilized to remove nitrogen, to comply with future regulatory regulations.
    4. It can be easily adapted to install tertiary treatment processes to transform the facility's effluent from a **liability** to a **commodity**.
    5. Elimination of Pressurized Gaseous Chorine – highly combustible (hazmat substance) and costly
    6. Requires less future staff per MGD as it is relatively easy to operate and maintain; and
    7. Estimates show a smaller operational budget per MGD will be required, with less future burden on ratepayers.

Cost-effectiveness and Sustainable Design:

Staff has maintained a consistent expectation over the type of equipment (pumps, controls, etc) and structures to be designed (oxidation ditch, clarifiers, etc) in order to match the time-proven reliability of the current facilities in use (minus the trickling filter plant side to be decommissioned) along with a higher ease and lower cost of maintenance. Staff, along with Carollo, have worked closely with Opterra in establishing an acceptable project scope and best in class equipment specifications in accordance with industry standards.

This project consists of implementing the below six major energy conservation measures while simultaneously upgrading the wastewater processing infrastructure to provide decades of reliable beneficial use. The ECM's will provide measurable benefits through reduced electrical consumption, operational costs savings, and deferred capital expenses. The noted ECMs are also necessary to replace diminished or worn-out infrastructure that requires continual maintenance, capital investment, or repair to stay operational.

The project's Energy Conservation Measures (ECMs) or scope includes:

1. An already built 845 kW Solar Photovoltaic System – a ground-mounted solar array to offset the WWTF's electrical demand and provide long-term utility cost savings;

2. Retrofit of the Existing Oxidation Ditch – Mechanical and process upgrades to increase the rated capacity of the existing Oxidation Ditch Processing Unit to meet a true 4.0 million gallons per day (MGD);
3. New Oxidation Ditch – A parallel process unit that will provide a 4.0 MGD of treatment capacity, replacing the trickling filter processing plant, ensuring redundancy, operational and energy efficiency;
4. Two New Secondary Clarifiers (85-foot diameter) – Enhanced solids separation and improved effluent quality to accommodate higher flow processing as a result of decommissioning the Trickling Filter processing unit;
5. Decommissioning of the Trickling Filter Plant – Removal of the outdated trickling filter system, which consumes substantial electrical power and produces inconsistent effluent quality; and
6. Additional Miscellaneous Facility Improvements – New RAS/WAS pumping systems, chemical storage and treatment systems, and modern instrumentation and controls to optimize process reliability and reduce operational costs.

Cost Reasonableness and Escalation

The project cost was previously determined to be reasonable as was stated in the previous September 16, 2025 staff report. The project cost did increase following completion of the Basis of Design as it was determined that plan changes were needed to meet current hydraulic data requirements plus the flexibility to meet future regulatory requirements. Construction and equipment costs also increased going into the new year, which is why the project cost had increased from the original $63M to $66M as noted above. However, at the conclusion of negotiations, Opterra was able to re-work its costs to yield an overall cost savings of $6.9M as stated above in this report for a final cost of **$59,987,749,** subject to increases discussed above**.** This cost also includes construction of the second clarifier.

Cost escalation is difficult to predict due to market volatility, fluctuations, and economic uncertainties. As detailed later in this report, cost escalation is almost a given and needs to be accounted for. Though it's ultimately the City Council's decision for what's in the City's best interest, foregoing this work now and all things remaining equal, construction costs will increase.

Opterra Design-Build Team:

Opterra is leading an integrated design-build team comprised of reputable wastewater engineers, construction professionals, and industry-leading equipment suppliers. The core team includes OPTERRA Senior Wastewater Engineers Boyd Gregg and Ravi Bhaskar, along with Project Director Clay Hankinson, collectively bringing more than 50 years of wastewater treatment and infrastructure experience. Pace Engineering will serve as the lead engineering partner and has collaborated successfully with OPTERRA on major wastewater infrastructure and clean energy improvements, including the West County Wastewater District project, as well as projects for the City of Manteca, City of Lathrop, and Mountain House Community Services District. Clark Bros., a Fresno-based contractor with a long history of successful water and wastewater construction projects throughout California, will serve as the primary construction subcontractor and has previously partnered with Pace on the City of Lathrop's project. OVIVO, a recognized industry leader in oxidation ditch technology, supplied the City of Hanford's existing oxidation ditch system installed in 2004. That system has provided reliable and effective performance for over two decades.

Next Steps:

If approved, then Staff recommends that City Council direct Staff to return with a Prop 218 Funding Plan that details a Wastewater Rate Fee Study. A NTP will likely not be issued until 1) Prop 218 results have been adopted, and 2) Funding has been acquired. Therefore, Opterra's NTP is contingent upon successfully passing a Prop 218 Rate Increase and acquisition of project funding. It's important to know that Opterra's contract price is fixed and valid only until May 19, 2026, and it will increase by 0.01075% per day until the City issues the NTP. However, a Limited Notice to Proceed (LNTP) is an option and a way to secure prices. Staff recommends that a LTNP be issued for engineering that would engage Opterra on a time and material basis and be invoiced monthly, while funding is acquired; similar to the LNTP issued for the Solar Project. Engineering costs is approximately $5M and includes PACE developing plans in close coordination with Clark Bros, and Ovivo starting the preparation of shop drawings.

As such, Opterra will be entitled to recover any pre-NTP cost escalations at a rate equal to $4,654.75 per calendar day past the price validity date of May 19, 2026. Cost escalations will be attributable to cost increases in materials, equipment, labor, and subcontracted work until prices are locked down.

Cost escalations will be drawn from the "Owners Contingency" which is separate from the City's project contingency held outside the contract using WWTP CIP funds. Details for eligible uses of the "Owner Contingency" can be found in the project contract. In the event that the NTP Date does not occur within one hundred eighty (180) days of the Price Validity Date, Opterra shall then be entitled to a Change Order drawn from the City's project contingency or alternatively, either party can terminate the contract for convenience.

Project Timeline:

The project's estimated timeline is as follows:

Prop 218 Adjustment Initiated: June 2026

Prop 218 Adjustment Potential Adoption: August 2026

Funding: approximately 4-months (October/November 2026)

Design: 9-months

Construction: 24-months

Project completion: 2029

FISCAL IMPACT:

The project's estimated budget summary therefore is as follows:

Project Cost (Opterra)	$59,987,749
City Contribution:	($2,000,000)
(0361 WWTP/Sewer Fund) (0186 Wastewater Impact Fees Fund)	
Construction period Solar Savings	($307,956)
Financing cost	$300,000
Construction Period Interest	$4,977,302
Owners Contingency	$2,500,000
Construction Mgmt (Carollo)	$2,691,390
Estimated Amount to be Financed:	**$68,148,485**
Project Contingency	$2,500,000
(0361 WWTP/Sewer Fund)	

The project's Notice to Proceed is contingent upon successfully passing a Prop 218 Rate Increase and acquisition of project funding. In the interim, Opterra will be entitled to recover pre-NTP Escalation attributable to materials, equipment, labor, and subcontracted work attributable to its contracted vendors (PACE, Clark Brothers, or Ovivo). Cost escalations can be offset by the issuance of Limited NTP's, which help to lock down prices for specific components of the project.

ATTACHMENTS:

1. Hanford Opterra WWTP EPC Amendment (Final)

FIRST AMENDMENT TO
ENGINEERING, PROCUREMENT AND CONSTRUCTION CONTRACT

This First Amendment to Engineering, Procurement and Construction Contract ("**Amendment**") is entered into as of _____, 2026 between OPTERRA Energy Services, LLC ("**Contractor**") and City of Hanford (**"Owner**"). Capitalized terms not defined herein shall have the meanings ascribed to them in the Contract.

WHEREAS, Contractor and Owner entered into that certain Engineering, Procurement and Construction Contract dated as of December 16, 2025 (the "**Contract**"), which provided for the design and installation of a Solar Voltaic Installation. The Contract contemplated that the Scope of Work for the Wastewater Treatment Plant improvements (ECMs 2 through 2F (collectively the "Wastewater ECMs") would be finalized by amendment;

WHEREAS, Contractor prepared the Baseline Design Documents (defined below) reflecting approximately forty percent (40%) design development, with a corresponding cost accuracy;

WHEREAS, Contractor and Owner negotiated this Amendment with the express understanding that certain costs arising from (i) development of the Baseline Design Documents to one hundred percent (100%) Issued for Construction ("IFC") documents, and (ii) escalations in cost prior to the Wastewater NTP Date, would be funded through the Owner's Contingency (defined below) and would not be treated as Contractor's risk or as standard Change Orders under the Contract.

THEREFORE, Owner and Contractor wish to amend the Contract as set forth herein.

A. Amendments to the Contract. The Contract is hereby amended as follows:

1. Section 1.1 of the Contract is **AMENDED** as follows:

   a. **ADD** the following definitions:

      i. "Baseline Design Documents" means the drawings, specifications, process flow diagrams, and other design documents listed in Exhibit K to the Contract, which is added and incorporated by this Amendment. The Baseline Design Documents represent approximately forty percent (40%) design development of the Wastewater ECMs and form the basis upon which the price for the Wastewater ECMs was established. In the event of a conflict between the Basis of Design and other the Baseline Design Documents, the Basis of Design shall govern with respect to performance requirements and other Baseline Design Documents, exclusive of the Basis of Design, shall govern with respect to the pricing baseline and the allocation of design development cost risk set forth herein.

      ii. "Design Development Change" means a cost impact to Contractor for items that reasonably arise from the development of the Baseline Design Documents to 100% IFC documents such as (1) material changes in character,

sizing, quantity or type of equipment or material; (2) material changes in routing or elevation; or (3) addition of new systems or major components required by engineering, field, or regulatory conditions that materially change the design approach and were not reasonably inferable at the time of pricing, excluding customary components required for a complete and operable system. A Design Development Change does not include any item that constitutes a Scope Change (defined below).

"iii. "Third-Party Costs" means Forty-Three Million Three Hundred Thousand Dollars ($43,300,000.00).

"Owner's Contingency" means the fund described in Section 8A of the Contract (added by this Amendment), established by Owner in the amount of Two Million Five Hundred Thousand Dollars ($2,500,000.00), which is available for the purposes set forth in this Amendment and is separate from and in addition to the Contract Price.

iv. "Owner's Contingency Draw" means allowable draws from the Owner Contingency pursuant to Article 8A.

v. "Pre-NTP Escalation" means a cost impact to the Contractor arising from price inflation during the period from the Price Validity Date until Wastewater NTP Date, as calculated in accordance with Section 8A.9.

vi. "Scope Change" means any addition to, deletion from, or modification of the Wastewater ECMs Scope of Work that entitles Contractor to a Change Order, other than a Design Development Change. For the avoidance of doubt, "Scope Changes" includes Owner-Requested Changes, Differing Site Conditions, and Contractor-Required Changes, as described in the Contract. Scope Changes are governed exclusively by Article 8 of the Contract.

vii. "Unprocured Contract Value" means, as of any given date, the portion of the Third-Party Costs attributable to materials, equipment, labor, and subcontracted work, for which Contractor has not yet been authorized by Owner, via a limited notice to proceed ("LNTP"), to proceed with the Work or execute binding purchase order(s), subcontract(s) or supply agreement(s).

viii. "Value Engineering" means a formal written proposal submitted by Contractor to Owner proposing the substitution of a specific material, equipment item, system, or design approach that is expressly depicted, specified, or identified by name or type in the Baseline Design Documents with an alternative material, equipment item, system, or design approach.

ix. "Wastewater ECM Design Warranty Period" has the meaning set forth in Section 11.1(a)(iv).

x. "Wastewater NTP Date" means the date the Wastewater Notice to Proceed is issued by Owner.

b. **MODIFY** the following definitions:

i. "Contract Price" means Fifty-Nine Million, Nine Hundred Eighty-Seven Thousand, Seven Hundred Forty-Nine Dollars ($59,987,749.00), as the same may be modified from time to time pursuant to Change Orders. The portion of the Contract Price attributable to the Wastewater ECMs is Fifty-Seven Million Thirteen Thousand Two Hundred Twenty-Eight Dollars ($57,013,228.00).

2. The following is **ADDED** as Section 2.1(g) to the Contract:

The Parties acknowledge and agree that if the Project does not achieve Substantial Completion within the time set forth in the Project Schedule (as may be adjusted in accordance with the terms of the Contract) (the "LD Start Date"), Owner will suffer damages that are both extremely difficult and impracticable to ascertain. Therefore, the Parties agree that liquidated damages in the amount of Four Thousand Six Hundred Forty-Six Dollars ($4,646.00) per day shall apply for failure to achieve Substantial Completion by the LD Start Date.

Payment of liquidated damages represents a reasonable estimate of fair compensation for the losses that reasonably may be anticipated as a result of Contractor's delays in completing the work. The Parties acknowledge and agree that this liquidated damages provision will be Owner's sole remedy for delay damages caused by Contractor's failure to achieve Substantial Completion of the Project by the LD Start Date, as may be adjusted in accordance with the terms of the Contract.

In no event shall Opterra's liability for liquidated damages exceed the Maximum Liquidated Damages Cap of Three Million, Three Hundred Ninety-One Thousand, Five Hundred Eighty Dollars ($3,391,580.00), regardless of the time it takes to achieve Substantial Completion of the Project.

3. The following section is **ADDED** to Section 5.4 of the Contract:

(f) provide field office/construction trailer(s), temporary utilities, site security, laydown, staging, and storage areas, temporary fencing, and dust control measures.

4. Section 6.2 of the Contract is **DELETED AND REPLACED** as follows:

Value Engineering. Owner encourages Contractor to develop Value Engineering proposals when new approaches result in construction cost savings that represent a benefit to Owner's wastewater utility ratepayers. A Value Engineering proposal shall identify: (i) the specific element proposed for substitution and its location in the Baseline Design Documents; (ii) the proposed substitute and the basis for Contractor's determination of performance equivalence or superiority; (iii) the estimated net cost savings; and (iv) any impact on the Project Schedule. Value Engineering proposals require Owner's prior written approval prior to implementation. Upon Owner's approval of a Value Engineering proposal, the net cost savings resulting therefrom shall be shared equally between Owner and Contractor, with Owner's share applied as a credit to the Contract Price and Contractor's share retained by Contractor. For the

avoidance of doubt, Value Engineering shall not include any proposal for which Owner's approval is not sought in advance, any substitution required by Applicable Law or a Governmental Authority, or any substitution necessitated by material unavailability or supply chain conditions, which shall be addressed through the Change Order provisions of Article 8 of the Contract.

5. Section 8.6 of the Contract is **MODIFIED** by adding the following sentence at the end of the provision:

   The Parties agree that any Change priced on a Time and Material Basis shall include eighteen percent (18%) markup for Contractor's overhead and profit.

6. The following section is **ADDED** to the Contract as Article 8A to the Contract:

   ARTICLE 8A - Owner Contingency

   8A.1 Establishment of Owner's Contingency. Owner shall establish the Owner's Contingency in the amount of Two Million Five Hundred Thousand Dollars ($2,500,000.00). The Owner's Contingency is a finite fund and represents the total amount available for the purposes described in Section 8A.2.

   8A.2 Eligible Uses of Owner's Contingency. Subject to the procedures set forth in Section 8A.4, and the limitations set forth in Section 8A.6, the Owner's Contingency is available for the following categories of cost:

   a. Design Development Changes. Costs arising from Design Development Changes.

   b. Pre-NTP Escalation. Costs arising from Pre-NTP Escalation.

   8A.3 *Reserved.*

   8A.4 Remaining Balance. Any balance not subject to a Draw Request that is remaining in the Owner's Contingency upon the later of (i) issuance of the Applicable Permits required for construction of the Wastewater ECMs, or (ii) issuance of the Wastewater NTP shall be retained by Owner.

   8A.5 Owner's Contingency Draw Procedure. Contractor and Owner shall follow the procedures described in this Section 8A.5 when processing an Owner's Contingency Draw

   8A.5.1 Owner's Contingency Draw Request for Design Development Change. Within thirty (30) days following either (i) a Design Development Change with a cost exceeding Fifty Thousand Dollars ($50,000), or b) the end of any month in which one or more Design Development Changes occur, Contractor shall submit an Owner's Contingency Draw Request including:

a. A brief narrative describing the Design Development Change and its impact to cost and/or schedule;

b. A summary of incremental costs incurred or to be incurred, broken down by major cost category (e.g., labor, equipment, materials, subcontractors), associated with the Design Development Change;

c. Supporting documentation reasonably sufficient to substantiate the cost increase of the Design Development Change;

d. A certification that the costs represent actual or committed cost increases attributable to the Design Development Change.

Notwithstanding the foregoing, Contractor shall not be required to provide full open-book pricing, detailed cost build-ups, internal estimating data, or proprietary financial information. Pricing may be provided in summary form consistent with Contractor's standard commercial practices, which will contain, at a minimum, a cost breakdown itemizing labor, equipment and materials. Contractor agrees that the cost increase of the Design Development Change(s) will not include profit or overhead of Contractor.

8A.5.2 Owner's Contingency Draw Request for Pre-NTP Escalation. Within thirty (30) days following (i) the issuance of any LNTP impacting the Unprocured Contract Value (if any), and (ii) the Wastewater NTP Date, Contractor shall provide an Owner's Contingency Draw Request for the value of the Pre-NTP Escalation calculated pursuant to the provisions of 8A.8.

8A.5.3 Approval of Owner's Contingency Draw Request. Owner shall review and respond to an Owner's Contingency Draw Request within ten (10) business days of receipt. Owner may either (i) approve the request, (ii) approve with reasonable comments, or (iii) identify specific, good-faith objections to discrete items.

8A.5.4 Payment of Owner's Contingency Draw Request. Approved Owner's Contingency Draw Requests shall be incorporated into the Schedule of Values, included in progress payment applications, and paid in accordance with the payment terms set forth in the Contract, without requiring execution of a formal Change Order as a condition of payment.

8A.5.5 Dispute of Owner's Contingency Draw Request. If Owner disputes any portion of an Owner's Contingency Draw Request, Owner shall pay the undisputed portion, and the Parties shall continue to work in good faith to resolve the disputed portion.

8A.5.7 Recording of Owner's Contingency Draw. Upon final agreement of scope and cost, any Owner's Contingency Draw will be memorialized in a formal Change Order for administrative purposes; however, such documentation shall not be a condition precedent to payment.

8A.6 Relationship to Change Orders. Owner's Contingency Draws do not constitute standard Change Orders. The Owner's Contingency is a separate and distinct funding source from the Change Order process. Scope Changes shall be processed exclusively as Change Orders and the Owner's Contingency shall not be used, drawn upon, or reduced in connection therewith.

8A.7 Basis of Design – Interpretation. The Basis of Design established the plant performance requirements and shall be interpreted as a performance specification establishing the outcomes the Wastewater ECMs are intended to achieve, not as a prescriptive design document establishing the means, methods, component sizing, equipment selection, or routing by which those outcomes shall be achieved. Subject to compliance with these performance specifications, Contractor retains full design discretion with respect to all design elements not specifically prescribed in the Basis of Design. The Basis of Design shall not be used by either Party to establish what Contractor should have anticipated, priced, or included in the Contract Price with respect to specific design elements, component sizing, system configuration, or routing not depicted in the Baseline Design Documents. The sole reference point for pricing baseline purposes is the Baseline Design Documents, exclusive of the Basis of Design. To the extent that satisfying the Basis of Design performance requirements necessitates a deviation from the Baseline Design Documents that results in a cost impact, such cost impact shall be funded from the Owner's Contingency. Notwithstanding the provisions contained herein, Contractor is not relieved from liability arising from Contractor's failure to adhere to the Basis of Design in its completion of the Baseline Design documents and IFC documents, and the Owner's Contingency will not be utilized to correct a Contractor error or omission that causes a Baseline Design Document or IFC document to deviate from the Basis of Design.

For purposes of determining a Design Development Change, conflicts, ambiguities or discrepancies among the Baseline Design Documents the documents shall govern in the order they are listed in Exhibit K.

8A.8 Pre-NTP Escalation.

8A.8.1 Price Validity Date. The portion of the Contract Price for the Wastewater ECMs set forth in this Amendment is fixed and valid until May 19, 2026 ("Price Validity Date").

8A.8.2 Entitlement to Pre-NTP Escalation Owner's Contingency Draw. If the Wastewater NTP Date does not occur on or prior to the Price Validity Date, Contractor shall be entitled to an Owner's Contingency Draw for the cost of Pre-NTP Escalation on the Unprocured Contract Value calculated in accordance with Section 8A.8.3. The Owner's Contingency Draw for Pre-NTP Escalation shall be applied against the balance of the Owner's Contingency. In the event that the Wastewater NTP Date does not occur within one hundred eighty (180) days of the Price Validity Date, (i) Contractor shall be entitled to a Change Order (as opposed to an Owner's Contingency Draw) for any further price increases, or (ii) either Party can terminate the Contract for convenience and the provisions of Section 14.4 of the

Contract shall apply to such termination.

8A.8.3 Calculation of Pre-NTP Escalation Amount. The escalation adjustment for Owner's Contingency Draws for Pre-NTP Escalation shall be equal to 0.01075% per calendar day, applied to the daily Unprocured Contract Value for each day by which the Wastewater NTP Date exceeds the Price Validity Date.

8A.8.4 Procured Items by LNTP. In the event that, prior to the Wastewater NTP Date, Owner issues any LNTP(s) for a portion of the Wastewater ECMs Scope of Work, the portion of the Contract Price for the Work authorized by such LNTP shall be subtracted from the Unprocured Contract Value on the date of issuance of such LNTP.

7. The following section is **ADDED** to the Contract:

"Section 11.1(a)(iv). Notwithstanding anything to the contrary in this Section 11.1(a), commencing on the date of Substantial Completion of the final Wastewater ECM to reach Substantial Completion, and for a period of one (1) year thereafter (the "***Wastewater ECM Design Warranty Period***"), Contractor warrants that the Wastewater ECMs will be free from defects in design and engineering, except to the extent any such defects in design or engineering are covered by any Manufacturer's Warranty." For the avoidance of doubt, the Wastewater ECM Design Warranty Period extends the Warranty Period solely on the design of the Wastewater ECMs. The Warranty Period on the Solar Scope and the Warranty Period on the workmanship and materials of the Wastewater ECMs shall remain as defined in Section 11.1(a)(i).

8. The attached **Exhibit B, Wastewater Treatment Plant Upgrades** is **ADDED** to the Contract as Section 2 to Exhibit B, Scope of Work.

9. The attached **Exhibit B-2, Basis of Design** is **ADDED** to the Contract.

10. **Exhibit E, M&V Services** is hereby **AMENDED** by replacing the definition of "M&V Commencement Date" with the following: ""**M&V Commencement Date**" means the first day of the month immediately following Substantial Completion of the Solar Scope."

11. The attached **Exhibit E-2, Wastewater M&V Services** is **ADDED** to the Contract.

12. The attached **Exhibit G, Spare Parts List** is **ADDED** to the Contract.

13. The attached **Exhibit H, Preliminary Drawings** is **ADDED** to the Contract.

14. The attached **Exhibit I, Geotechnical Report** is **ADDED** to the Contract.

15. The attached **Exhibit J, BioWin Modeling Summary** is **ADDED** to the Contract.

16. The attached **Exhibit K, Baseline Design Documents**, is **ADDED** to the Contract.

B. ADDITIONAL PROVISIONS.

B.1 No Other Changes. Except as set forth in this Amendment, no other modifications are being made to the Contract, and the Contract shall remain in full force and effect.

B.2 Counterparts. This Amendment may be executed in multiple counterparts, and counterpart signature pages may be assembled to form a single, fully executed document.

OPTERRA Energy Services, LLC	**City of Hanford**
By: _____	By: _____
Name:	Name:
Title:	Title:

EXHIBIT B

1. Wastewater Treatment Plant Upgrades

1.1. INTRODUCTION

1.1.1. The Wastewater Treatment Plant Upgrades will consist of materials, labor, design, permitting, and incidentals to install the following systems at the wastewater treatment plant (each a "System") in accordance with the Basis of Design Report:

1.1.1.1. Modify Influent Splitter Box

1.1.1.2. Upgrade Existing Oxidation Ditch

1.1.1.3. Install New Oxidation Ditch

1.1.1.4. Modify Clarifier Splitter Box

1.1.1.5. Two New Secondary Clarifiers

1.1.1.6. New RAS/WAS Pumps

1.1.1.7. RAS Flow Control

1.1.1.8. New Chemical Storage and Treatment System

1.1.1.9. Electrical, Instrumentation, and Controls

1.1.2. Contractor will accommodate Owner's standard operation during the implementation of the scope and Owner will accommodate Contractor's need for occasional disruptions to normal operation during power shutdowns and other essential activities. Both parties will work in collaboration to ensure Owner operations and personnel are disrupted as little as possible and Contractor is able to maintain schedule with minimal interruption through the construction process.

1.1.3. Owner has engaged a third-party Owner's Agent for the Wastewater Treatment Plant upgrades. Owner's Agent scope of work shall include review of Design Drawings, Field Changes, and Submittals.

1.2. Definitions

"Major Subcontractor" means subcontractor with a total agreement value greater than two-hundred and fifty thousand dollars.

1.3. GENERAL

1.3.1. Glossary of Terms

Abbreviation	Expansion
ADA	Americans with Disabilities Act
AADF	Average Annual Daily Flow
AHJ	Authority Having Jurisdiction
RWQCB	Regional Water Quality Control Board
BOD	Biochemical Oxygen Demand
BTU/hr	British Thermal Units per hour
CEPT	Chemically Enhanced Primary Treatment
CHP	Combined Heat and Power
CMU	Concrete Masonry Unit

Abbreviation	Expansion
CO	Carbon Monoxide
CRI	Color Rendering Index
dBA	A-weighted decibels
DO	Dissolved Oxygen
g/bhp-hr	Grams per brake horsepower-hour
GFCI	Ground-Fault Circuit Interrupter
gph	Gallons per hour
gpm	Gallons per minute
HMI	Human Machine Interface
HP	Horsepower
I/O	Input/Output
kW	Kilowatt
LOTO	Lockout/Tagout
MCC	Motor Control Center
mg/L	milligrams per Liter
Mgd	Millions of gallons per day
mL	milliliters
MMBTU	Million British Thermal Units
NOx	Oxides of Oxygen
NPDES	National Pollutant Discharge Elimination System
OCPD	Overcurrent Protective Device
PLC	Programmable Logic Controller
ppm	Parts per million (liquids)
ppmv	Parts Per Million by Volume
psig	Pounds per square inch gauge
PV	Photovoltaic
QCP	Quality Control Plan
RAS	Return Activated Sludge
RVAT	Reduced Voltage Autotransformer
SCADA	Supervisory Control and Data Acquisition
scfm	Standard cubic feet per minute
SRT	Solids Retention Time
TSS	Total Suspended Solids
UL	Underwriter’s laboratory
UPS	Uninterruptible Power Supply

Abbreviation	Expansion
VFD	Variable frequency drive
VOC	Volatile Organic Compounds
WAS	Waste Activated Sludge

1.3.2. Owner will retain ownership of rebates, incentives, and tax benefits.

1.3.3. Contractor performed a Geotech study on September 26th, 2023 by ENGEO Inc. The results of that study were used to inform the structural and civil engineering design as shown in Exhibit H – Preliminary Drawings

1.3.4. A copy of the final Geotech study is also attached in Exhibit I – Geotechnical Report

1.3.5. The Scope of Work does not include ADA upgrades or other related work.

1.3.6. Contractor will provide Civil, Geotechnical, and Structural engineering analysis and documentation, stamped and signed by a Civil or Structural Engineer registered in the State of California, certifying that the structures can support loads resulting from local applicable seismic and wind-load activity. Calculations will be provided to justify the current submission.

1.3.7. Provide facility process flow diagram, Waste Discharge Report, and documentation for the facility upgrade including appropriate alarming, automation, and required redundancy per the California Code. Submit an updated Waste Discharge Report to the RWQCB for comment and presentation.

1.3.8. Contractor is responsible for commissioning systems per manufacturer's requirements and providing documentation of proper operation (See Acceptance Testing requirements provided herein).

1.3.9. Provide spare parts as listed in Exhibit G – Spare Parts List

1.4. DESIGN DOCUMENTS AND SUBMITTALS - Contractor will submit the following submittals to Owner:

1.4.1. **Basis of Design** – The Basis of Design is attached hereto as Exhibit B-2. Contractor shall provide to Owner any changes to the Basis of Design.

1.4.2. **Equipment Submittals (Multiple)** – Contractor shall provide submittals for major equipment and instrumentation including applicable sizing, make and model, and in-place descriptions. This will be done in multiple submittals.

1.4.2.1. **Initial Design Drawings and Technical Specifications –** Contractor will update progress design package as shown Exhibit H - Preliminary Drawings within 120 days of execution of this agreement. The parties shall modify this agreement to include the updated Exhibits as replacements to supersede the current Exhibit via a no cost change order. Contractor shall submit design drawings and technical specifications to a design level of nominally 60 percent completion. This submittal shall include sufficient information to demonstrate compliance with the requirements of the Contract, demonstrate constructability, and sufficiently define operational requirements including control narratives for each new unit process or unit operation modification. Design drawings shall be provided as PDFs. The Design Submission will be broken into two separate packages as described below.

1.4.2.1.1. Civil and Structural Package:

1.4.2.1.1.1. Provide civil and structural design plans including general, civil, and structural for the retrofit of the existing and new facilities.

1.4.2.1.1.2. Structural calculations to be included.

1.4.2.1.1.3. Design package to incorporate site survey activities onsite as well as geotechnical investigations.

1.4.2.1.2. Mechanical/Electrical/Plumbing (MEP) Package:

1.4.2.1.2.1. Provide MEP design plans including general, mechanical, plumbing and HVAC,

electrical, and process and instrumentation for the retrofit of the existing and new facilities.

1.4.3. **Construction Drawings and Technical Specifications -** Contractor shall submit Construction drawings and technical specifications to a design level of nominally 90 percent completion for each construction package identified in the Initial Design Submission. Construction drawings shall be provided as PDFs. Construction Drawings and Technical Specifications will be signed and sealed by the EOR.

1.4.4. **Site Logistics Plan –** Contractor shall submit a plan during Construction Drawings phase that includes the following:

1.4.4.1. Construction schedule, including regulatory permits, applications and approvals.

1.4.4.2. Laydown and staging work areas.

1.4.4.3. Materials and equipment storage areas.

1.4.4.4. Traffic patterns.

1.4.5. **Staffing/Key Personnel Plan** – Contractor shall submit a plan inclusive of major subcontractors that includes an organizational chart, lines of communication and contact information for relevant personnel.

1.4.6. **Quality Control Plan (QCP)** – Contractor shall submit a QCP as described in Sections 1.6 and 1.7.

1.4.7. **Permits (Multiple)** – Contractor shall provide copies of permits obtained by Contractor and its subcontractors for completion of the Work. This will be done in several submittals. Permits will include Owner plan check permits for construction including required review from building department, fire and planning.

1.4.8. **Regional Water Quality Control Board Coordination**

1.4.8.1. Provide facility process flow diagrams and Waste Discharge Report to be submitted to RWQCB for comment and presentation.

1.4.8.2. Meet with RWQCB to discuss questions and comments

1.4.8.3. Provide edits to the report and incorporate comments into the final design package.

1.4.8.4. Waste Discharge Report to include appropriate alarming, automation and required redundancy per applicable code requirements.

1.4.9. **O&M Manuals** – Contractor will provide O&M manuals for operation of the new systems installed in-place, and as programmed by Contractor to satisfy the requirements of the Contract in electronic form as PDFs. These documents will be provided before Final Completion.

1.4.10. **Standard Operating Procedure Manual** – Contractor will provide a standard operating procedure (SOP) manual for operation of the new systems. This document will be provided in electronic form as a PDF and DOCX format. This document will be provided before Final Completion.

1.4.11. **Short Circuit, Protective Device Coordination, and Arc Flash Study**

1.4.11.1. Data Collection and Evaluation

1.4.11.1.1. Contractor will visit locations and gather system data from documentation, existing as-built drawings and specifications, preventative maintenance inspections and reports, equipment datasheets and operations and maintenance manuals, and equipment test reports. Owner will provide relay settings and assist in coordinating necessary shutdowns and lock-out/tag-out.

1.4.11.1.2. Owner will provide an electrician to support Contractor's engineer in the field data collection through opening up panels, de-energizing equipment, and coordinating the operators in the field. Job safety plans and briefings will be utilized for field verifications.

1.4.11.2. Power System Model

1.4.11.2.1. Contractor will utilize SKM Power Tools and will create a model of the plant directly from the field data collection. Equipment information from data collection will be input into the arc flash software model, some of which will be shown as data blocks for each equipment shown on the single-line diagram models.

1.4.11.3. Short Circuit Analysis

1.4.11.3.1. Short circuit and ground fault calculations will be performed on each model and output data tables will be created indicating fault locations and available short circuit and ground fault current values at each location. Comparisons will then be made between existing equipment and the calculated fault output data to determine whether equipment ratings may be exceeded and whether further action needs to be taken.

1.4.11.4. Overcurrent Protective Device Coordination Analysis

1.4.11.4.1. Using the arc flash software, time-current curves will be plotted for each device (circuit breakers, fuses, overloads, relays), including fault current levels, cable and transformer equipment damage curves, motor starting curves, and a single-line diagram of the equipment being analyzed. Each curve will be analyzed to determine if the existing devices provide coordination, protect downstream equipment, maintain service continuity, and operate with the necessary trip times. Where device issues/damage/loss of service occur or incident energy levels are above 12 cal/cm2, Contractor will recommend device setting adjustments or other modifications.

1.4.11.5. Calculations

1.4.11.5.1. The SKM Power Tools evaluation module will be set to provide calculations in accordance with the IEEE Standard 1584-2018, which includes bus bar configurations and box enclosure dimensions. Arc flash calculations will be performed on each site model, and evaluation tables will be developed to include each system bus, including fault currents, trip times, arc flash boundaries, working distances, incident energy levels, and recommended PPE levels per NFPA 70E. Calculations will be run for all modes of operation to determine the highest incident energy and arc flash boundary result for each site location. Where arc flash energy levels exceed 12 cal/cm2, recommendations will be developed to reduce incident energy levels where possible.

1.4.11.6. Reports

1.4.11.6.1. Contractor will provide closeout deliverables, including final reports for the treatment plant, including all assumptions, findings, data collection results, diagrams, evaluation tables, mitigation measures, arc-flash labels, and backups of all software model native files. Any potential safety issues not noted elsewhere in the report will be provided.

1.4.11.7. Arc Flash Incident Energy Labels

1.4.11.7.1. Contractor will produce arc flash labels that comply with NEC Article 110.16 or custom labels. The labels will be affixed to equipment at each site and will include arc flash incident energy levels, arc flash boundaries, limited approach boundaries, restricted approach boundaries, shock hazards, working distances, and recommended PPE requirements.

1.4.12. **As-Built Drawings –** Contractor shall provide Owner with a set of as-built drawings in PDF and DWG, correct per the final placement of the equipment and new facilities. These documents will be provided before Final Completion.

1.4.13. **Design Review Process –** Contractor will utilize the Construction Management Software, Procore, for submission, review, and tracking of design and construction documents that require Owner's input. Below are the actions Owner can make on submitted documents in Procore:

1.4.13.1. Approved – The document details are accepted by Owner and further changes to the submittal by Owner will result in a cost and time-based Change to the Scope of Work. If any errors or omissions are later found in the submittal, Contractor will rectify, free of charge, any issues caused by that error or omissions to the mutual satisfaction of both Parties.

1.4.13.2. Approved as Noted – The document details are accepted by the Owner with minor comments that need to be addressed. If Contractor agrees with the comments, the submittal will move forward as identified in the response. If Contractor objects to one, or more, of the comment(s), Contractor will schedule a meeting with The Owner to review comments and come to a mutual resolution for how to proceed. If any errors or omissions are later found in the submittal, Contractor will rectify, free of charge, any issues caused by that error or omissions to the mutual satisfaction of both Parties.

1.4.13.3. For Record Only – Owner finds the submittal without error and meeting the relevant system requirements as defined in Exhibit B, Scope of Work. However, Owner does not validate or approve that the submittal will meet the performance metrics or system description metrics as defined in Part 8 or the equipment specifications in Part 6. Changes in the submittal after approval that do not meet the performance metrics or system description metrics or equipment specifications in Part 6, will be rectified, free of charge, to the mutual satisfaction of both parties. Any other Changes to the submittal by the Owner will allow Contractor to submit a cost Change Order and/or allow them to extend the date of Substantial Completions affected by the submittal.

1.4.13.4. Revise and Resubmit – The document details are not acceptable to Owner. Contractor will review the comments and proceed in one of the two following methods:

1.4.13.4.1. Contractor does not object to the comments, and will revise the submittal documentation and resubmit to Owner.

1.4.13.4.2. Contractor objects to one, or more, of the comment(s) – Contractor will schedule a meeting with Owner to review comments and come to a mutual resolution for how to proceed.

1.4.13.5. Once the submittal is Approved or acknowledged by Owner, Contractor will move forward with the resulting action. Any delays in the prior submittals will cause delay in each of the following submittals and will lead to a delay in the Substantial Completion Date related to the submittals effected by the Change.

1.5. QUALITY ASSURANCE

1.5.1. Equipment shall be certified by Underwriter Laboratories ("UL") or shall be comprised of UL listed components or in cases where a UL listed component is not available, the component shall be listed by another OSHA recognized National Recognized Testing Laboratory ("NRTL").

1.5.2. Installations shall meet or exceed Cal-OSHA requirements for equipment access.

1.6. GENERAL SPECIFICATIONS

1.6.1. General

1.6.1.1. The General Specifications apply to items in section 1.8, Detailed Specifications.

1.6.1.2. The installations shall be completed in a "workman-like manner." The areas shall be kept clean

and free of obstructions at all times.

1.6.1.3. The installations shall be completed per each manufacturer's installation manual.

1.6.1.4. Components are to be new and direct from the manufacturer; no used or refurbished materials are permitted.

1.6.1.5. Equipment, materials, electrical boxes, concrete, motors, controllers, pumps, etc., shall be designed to withstand the environment to which they are exposed, and shall have consistent design standards as the existing plant installation, unless identified otherwise in the scope of work.

1.6.1.6. Demolition is included, as required, to complete the Project. Demolished items, equipment, and structures shall be disposed of offsite. Items that are not required to be removed to complete the Scope of Work, including underground utilities, will be abandoned in place, and shall have all connections, piping, controls, miscellaneous equipment, etc., capped, sanded, and patched.

1.6.1.7. Soils will remain onsite and no allowance has been included for disposal of existing soils or importing of additional soil to the site.

1.6.1.8. System switching and metering equipment shall have convenient access for resetting or repair during electrical outages, and regular monitoring for data retrieval.

1.6.1.9. Ensure that equipment and materials fit properly in their installations.

1.6.1.10. Electrical connections and terminations shall be fully tightened, secured, and strain relieved as appropriate.

1.6.1.11. Dissimilar materials should be isolated from one another using non-conductive shims, washers, or other methods.

1.6.1.12. Materials, equipment, or workmanship that is found defective, based on the acceptance tests or for any other reason, shall be reported to Owner. Defective material, equipment, and workmanship shall be replaced.

1.6.1.13. Electrical equipment shall be rated for the current and voltage ratings necessary for the application.

1.6.1.14. Required over-current protection devices will be included and accessible for maintenance. Each shall have trip ratings no greater than the de-rated amperage of the conductor it protects.

1.6.1.15. Drainage – The construction shall not adversely affect water drainage.

1.6.1.16. Contractor to provide first fills for the chemical feed systems to allow for startup. All additional chemicals required for the operation of the chemical feed systems shall be provided by Owner.

1.6.2. Quality Control and System Testing:

1.6.2.1. For each system a Quality Control Plan (QCP) shall identify item/system to be tested, exact test(s) to be performed, measured parameters, inspection/testing organization, and the stage of construction development when tests are to be performed. The QCP is intended to document those inspections and tests necessary to assure Owner that product delivery, quality and performance are as required. Results from tests and inspections shall be submitted within two weeks of performing the tests and inspections.

1.6.2.2. Owner Witness: Inspections and tests, to verify documented contract assumptions, to establish work accomplishment, or to certify performance attainment may be witnessed by the Owner. Contractor shall provide a minimum of three days notice for tests that require Owner witness.

1.6.2.3. Documentation: Inspections/tests required in the QCP shall result in a written record of data/observations. Contractor shall provide electronic copies of documents containing all test reports/findings. Test results shall typically include item/system tested, location, date of test, test parameters/measured data, state of construction completion, operating mode, parties present, test equipment description and measurement technique.

1.6.2.4. Owner is responsible for hiring and paying for all inspectors, site testing (including geotechnical observations, special inspections, material testing, and concrete tests) and laboratory testing.

1.6.3. Variable Frequency Drives (VFD)

1.6.3.1. This VFD specification applies to all VFDs.

1.6.3.2. The make shall be Schnieder, or approved equal.

1.6.3.3. Modular design with access from the front for ease of maintenance.

1.6.3.4. Must meet applicable requirements of ANSI, IEEE, NEMA, and NEC.

1.6.3.5. Full load rating of the VFD shall be designed for the motor, and not be less than the motor HP with the service factor of 1.0 with a 10% overload capacity.

1.6.3.6. Include offset, slope, minimum clamp, separate acceleration, and deceleration adjustments from 1.5 to 15 sec.

1.6.3.7. Provide for speed input for manual speed control, startup and maintenance.

1.6.3.8. Minimum Power Factor of 0.95.

1.6.3.9. Frequency accuracy of +/- 1% of any setpoint.

1.6.3.10. Minimum efficiency of 95% at 100% load and 95% at 50% load.

1.6.3.11. Adjustable ramp time of 0.1 to 999 seconds.

1.6.3.12. Programming shall be adjustable from a digital operator keypad located in the door of the VFD and shall be integrated into the site's existing control system with full functionality.

1.6.3.13. At VFD: local/remote selector capability, power on indication, fail indication, start/stop functionality running indication output current indication, output frequency indication, and motor RPM indication. Information is transmitted to/from plant control system for the following functionalities: control and indication: local/remote selector capability, fail indication, start/stop functionality running indication output current indication, output frequency indication, motor RPM indication. Power draw is displayed on Plant HMI.

1.6.3.14. VFD Protective Features:

1.6.3.14.1. Instantaneous overcurrent trip shutdown at 180%.

1.6.3.14.2. Under-voltage protection with auto restart.

1.6.3.14.3. Thermal magnetic circuit breaker labeled in accordance with UL standard 489.

1.6.3.14.4. Output phase sequence is to be independent of input phase sequence.

1.6.3.14.5. Phase loss protection.

1.6.3.14.6. Anti-regenerative circuit to protect the inverter from deceleration.

1.6.3.14.7. Electrically isolated low voltage logic.

1.6.3.14.8. Transistor over-temperature and overcurrent protection.

1.6.3.14.9. Current limit comparator circuit to automatically phase back output current and frequency to prevent excessive currents from damaging motor insulation.

1.6.3.14.10. Adjustable overspeed protection.

1.6.3.14.11. DC bus protection through amperage and voltage trips.

1.6.3.14.12. MOV surge protection.

1.6.3.15. Start Up:

1.6.3.15.1. Validate motor speed at 50%, 75% and 100% frequency.

1.6.4. Motors

1.6.4.1. The motor specification applies to all motors.

1.6.4.2. Motors shall be designed to operate the connected loads at the designated speeds without exceeding nameplate ratings.

1.6.4.3. Motors shall have copper windings.

1.6.4.4. Motors shall be Totally Enclosed Fan Cooled (TEFC), unless otherwise specified.

1.6.4.5. All motors shall be Premium Efficiency as currently designated by the National Electric Manufacturers Association (NEMA).

1.6.4.6. Motors shall be designed for the specific environment and application for which they will be installed.

1.6.4.7. Motor efficiency shall be tested per one of the following methods:

1.6.4.7.1. Minimum Service Factor of 1.15.

1.6.4.7.2. Not to exceed Class B temperature rise for continuous operation at the specified speed and load.

1.6.4.8. Start Up:

1.6.4.8.1. Ensure proper motor alignment and balancing via testing equipment designed for the purpose.

1.6.4.8.2. Conduct insulation resistance testing on all motors larger than 25 HP. Each phase shall be tested separately. The results of each test shall be recorded and provided to Owner.

1.7. SCOPE SPECIFICATION AND PRICING

1.7.1. Pricing:

1.7.1.1. The price to procure and install scopes detailed in Section 1.8 is directly based on Exhibit H – Preliminary Drawings. Any Owner directed changes to Exhibit H that would not otherwise be required to satisfy section 1.6 requirements during final engineering shall result in a price and/or schedule adjustment.

1.8. DETAILED SPECIFICATIONS

Each system below includes performance metrics, and Contractor agrees that each system shall meet, or exceed, these performance metrics. If the equipment specifications detailed below do not meet their related performance metrics, Contractor shall make changes to them at their cost. Similarly, The Owner shall not require any changes to equipment specifications detailed below as long as each system's related performance metrics and all other Contract terms are met. The installation of each system will include all equipment, instrumentation, piping, controls, programming, wiring, electric boxes, and other ancillary equipment, workmanship, and other work necessary for the systems to operate as designed.

The descriptions below further describe the work and equipment required to satisfy the terms and conditions of this Contract but may not completely describe all work necessary to satisfy the terms and conditions of this Contract. If any of the equipment, number of units, sizing, work descriptions, and other details below cannot meet the Performance Metrics Contractor shall make the necessary changes to meet the Performance Metrics at their cost.

1.8.1. **Modify Existing Influent Splitter Box**

1.8.1.1. Install modifications to influent splitter box to split flow between existing and new oxidation

ditches. The center cell of the existing influent splitter box will be used temporarily while the trickling filter side of the plant is in operation.

1.8.2. **Upgrade Existing Oxidation Ditch**

1.8.2.1. The existing oxidation ditch is rated for an AADF of 3.0 MGD. Replace existing instrumentation and equipment with the instrumentation and equipment listed below to increase the rated capacity to an AADF of 3.4 MGD.

1.8.2.2. The biological nutrient removal system (oxidation ditches and secondary clarifiers) will be designed to meet the following treatment objectives:

1.8.2.2.1. BOD < 10 mg/L

1.8.2.2.2. TN < 10 mg/L

1.8.2.2.3. TSS < 10 mg/L

1.8.2.3. Remove up to 3” of grit from the existing structure.

1.8.2.4. Repair up to 300 snap-tie holes in the existing concrete.

1.8.2.5. No new hose bibs are planned for the existing oxidation ditch.

1.8.2.6. Equipment Specifications:

1.8.2.6.1. Two (2) Ovivo Excell Aerators with velocity enhancers 200 hp, 460V, 1800 rpm, 3 PH, 60 Hz, VFD controlled, with A36 steel impeller shaft, and mounting, 120 V thermostat and space heater in TEFC motor.

1.8.2.6.2. Two (2) 200 hp VFD, 6-pulse, 115 VAC control power transformer, ethernet communication module, configurable isolated I/O and LCD operator interface, NEMA 12 enclosure.

1.8.2.6.3. Two (2) Ovivo polyurethane 3-blade propeller anoxic basin submersible mixer, Model TR 60-3.31-4/12, 7.4 hp, 480V, 3 PH, 60 Hz, integral temperature and moisture sensors with 304 SS rail hoist, mounting components, and anchors.

1.8.2.6.4. One (1) Auma Model SQR electric actuator for existing discharge weir gate with manual handwheel, modulating position indicator, 480V, 3 PH, 60 Hz.

1.8.2.6.5. One (1) electric actuator for existing internal recycle gate with worm gear reducer, absolute position encoder, electronic torque sensor, 480V, 3 phase, 60Hz.

1.8.2.6.6. Two (2) Hach LDO Model 2 continuous dissolved oxygen sensors with intrinsically safe barrier, 4-20 MA output, 0-20 mg/L, pole-mounted

1.8.2.6.7. One (1) Hach Model DRD continuous ORP sensor with intrinsically safe barrier, 4-20 MA output, -1500 – 1500 mV, pole-mounted

1.8.2.6.8. One (1) Radar Level Sensor

1.8.2.6.9. One (1) Hach Model pHD SC polyetheretherketone pH and temperature sensor with inline or immersion mounting kits as required, 0-14 pH, -40 - 200°F, 4-20 mA output.

1.8.2.6.10. Two (2) Hach Model SC4500 multi-parameter universal controller display modules, 2 analog 4-20 mA inputs, MODBUS TCP/IP output, 120V power, ethernet to fiber patch as required, NEMA 4X enclosure with handrail mounting bracket and sunshield.

1.8.2.6.11. One (1) Hach Solitax SC Total Suspended Solids Analyzer, 316 stainless steel turbidity and suspended solids sensor with inline or immersion mounting kits as required, 0-14 pH, -40 - 200°F, 4-20 mA output.

1.8.2.6.12. Surface Preparation and Paint

1.8.2.6.12.1. Submerged and non-submerged fabricated steel shall be shop-cleaned per SSPC-SP-10 and shop primed one (1) coat(s) of Tnemec 161-1211, 3 - 5 Mils DFT; one

(1) second coat of Tnemec Series N69/N69F, 4-6 mils DFT; and one (1) top coat of Tnemec Endura-Shield Series 73, 3-5 mils DFT. Except stainless steel will not receive a coating.

1.8.2.6.12.2. Motors and gear reducers shall receive manufactures standard surface preparation. Shop priming and painting shall consist of a high-quality coating that is specifically resistant to chemical, solvent, salt water, and acid environmental conditions.

1.8.2.6.12.3. The entire body of the submersible mixer assembly shall be abrasive blasted to SSPC-SP 10 with a minimum 2.5 mil profile. The mixer shall then be immediately coated with a minimum of 15 mils of ceramic compound consisting of a two-part polymer/ceramic design including reinforcing with special fillers and extenders

1.8.2.7. Acceptance Testing

1.8.2.7.1. Testing Procedure:

1.8.2.7.1.1. Once mechanical equipment and instrumentation has been installed, functional testing shall first be performed by filling the oxidation ditch with in-plant reuse water.

1.8.2.7.1.2. Then the oxidation ditch should be filled with mixed liquor and functional testing of mechanical equipment and instrumentation shall be repeated.

1.8.2.8. Factory Testing

1.8.2.8.1. Excell Aerators and submersible mixers will include factory performance testing and certification documentation.

1.8.2.9. Metric for Substantial Completion

1.8.2.9.1. Manufacturer's certification of proper installation.

1.8.2.9.2. Successfully hydrostatic test.

1.8.2.9.3. Provide one training session for plant staff for typical operation and maintenance of the new equipment at the project site. Training session may be combined with training for the existing oxidation ditch.

1.8.3. **Install New Oxidation Ditch**

1.8.3.1. Install new oxidation ditch as shown in drawings. The new oxidation ditch will operate in parallel with the existing oxidation ditch and is rated for an AADF of 4.6 MGD.

1.8.3.2. The biological nutrient removal system (oxidation ditches and secondary clarifiers) will be designed to meet the following treatment objectives:

1.8.3.2.1. BOD < 10 mg/L

1.8.3.2.2. TN < 10 mg/L

1.8.3.2.3. TSS < 10 mg/L

1.8.3.3. Install three hose bibs on each side of the oxidation ditch, and one on each end platform. Total of eight hose bibs.

1.8.3.4. The center walkway between the two end platforms is not included. Stairs will be provided for access to the aerator platforms.

1.8.3.5. Install the instrumentation and equipment listed below: Specifications:

1.8.3.5.1. Two (2) Ovivo Excell Aerators with velocity enhancers 250 hp, 460V, 1800 rpm, 3 PH, 60 Hz, VFD controlled, with A36 steel impeller shaft, and mounting, 120 V thermostat and space heater in TEFC motor.

1.8.3.5.2. Two (2) 250 hp VFD, 6-pulse, 115 VAC control power transformer, ethernet

communication module, configurable isolated I/O and LCD operator interface, NEMA 12 enclosure.

1.8.3.5.3. Two (2) Ovivo polyurethane 3-blade propeller anoxic basin submersible mixers, Model TR 60-3.41-4/24, 15.4 hp, 480V, 3 PH, 60 Hz, integral temperature and moisture sensors with 304 SS rail hoist, mounting components, and anchors.

1.8.3.5.4. One (1) Ovivo electrically actuated Internal Recycle gate with manual handwheel, 460V, 3 PH, 60 Hz, 304 SS steel stand, 304 SS stem and shaft, gate, 304 SS anchor bolts and assembly fasteners, 304SS tuning vane, and UHMW PE bearings.

1.8.3.5.5. One (1) Ovivo Oculus dual oxidation ditch control panel with IO available for third oxidation ditch, ethernet communication module configurable isolated I/O and LCD operator interface, NEMA 12 enclosure.

1.8.3.5.6. One (1) Fontane Series 40 electrically actuated discharge weir gate with manual handwheel, 304 stainless steel stand, shaft, gate, position indicator, non-rising stem, 304 stainless steel assembly bolts and anchors. Auma Model SQR electric actuator with manual handwheel, modulating position indicator, 480V, 3 PH, 60 Hz.

1.8.3.5.7. Two (2) Hach LDO Model 2 continuous dissolved oxygen sensors with intrinsically safe barrier, 4-20 mA output, 0-20 mg/L, pole-mounted

1.8.3.5.8. One (1) Hach Model DRD continuous ORP sensor with intrinsically safe barrier, 4-20 mA output, -1500 – 1500 mV, pole-mounted

1.8.3.5.9. One (1) Radar Level Sensor

1.8.3.5.10. One (1) Hach Model pHD SC polyetheretherketone pH and temperature sensor with inline or immersion mounting kits as required, 0-14 pH, -40 - 200°F, 4-20 mA output.

1.8.3.5.11. Two (2) Hach Model SC4500 multi-parameter universal controller display modules, 2 analog 4-20 mA inputs, MODBUS TCP/IP output, 120V power, ethernet to fiber patch as required, NEMA 4X enclosure with handrail mounting bracket and sunshield.

1.8.3.5.12. One (1) Hach Solitax SC Total Suspended Solids Analyzer, 316 stainless steel turbidity and suspended solids sensor with inline or immersion mounting kits as required, 0-14 pH, -40 - 200°F, 4-20 mA output.

1.8.3.5.13. Surface Preparation and Paint

1.8.3.5.13.1. Submerged and non-submerged fabricated steel shall be shop-cleaned per SSPC-SP-10 and shop primed one (1) coat(s) of Tnemec 161-1211, 3 - 5 Mils DFT; one (1) second coat of Tnemec Series N69/N69F, 4-6 mils DFT; and one (1) top coat of Tnemec Endura-Shield Series 73, 3-5 mils DFT. Except stainless steel will not receive a coating.

1.8.3.5.13.2. Motors and gear reducers shall receive manufactures standard surface preparation. Shop priming and painting shall consist of a high-quality coating that is specifically resistant to chemical, solvent, salt water, and acid environmental conditions.

1.8.3.5.13.3. The entire body of the submersible mixer assembly shall be abrasive blasted to SSPC-SP 10 with a minimum 2.5 mil profile. The mixer shall then be immediately coated with a minimum of 15 mils of ceramic compound consisting of a two-part polymer/ceramic design including reinforcing with special fillers and extenders.

1.8.3.6. Performance Guarantee:

1.8.3.6.1. The new oxidation ditch will include a performance guarantee as described in Exhibit J.

1.8.3.7. Acceptance Testing:

1.8.3.7.1. Testing Procedure:

1.8.3.7.1.1. Once all mechanical equipment has been installed, functional testing shall first be performed by filling the oxidation ditch with in-plant reuse water.

1.8.3.7.1.2. Then the oxidation ditch should be filled with mixed liquor and functional testing of all mechanical equipment shall be repeated.

1.8.3.7.2. Factory Testing:

1.8.3.7.2.1. Excell Aerators and submersible mixers will include factory performance testing and certification documentation.

1.8.3.7.3. Metric for Substantial Completion:

1.8.3.7.3.1. Manufacturer's certification of proper installation.

1.8.3.7.3.2. Successful hydrostatic test.

1.8.3.7.3.3. Provide one training session for plant staff for typical operation and maintenance of the new equipment at the project site. Training session may be combined with training for the existing oxidation ditch.

1.8.4. **Modify Clarifier Splitter Box**

1.8.4.1. Modify existing clarifier splitter box to split flow between the two existing secondary clarifiers and the new secondary clarifiers by installing the following equipment:

1.8.4.1.1. Two (2) Fontane Series S slide gates with manual handwheel, 304 stainless steel stand, shaft, gate, position indicator, non-rising stem, 304 stainless steel assembly bolts and anchors.

1.8.4.1.2. Remove asphalt cap and sand in cells for new clarifiers. If material other than asphalt cap and sand is in the cells then exclusions shall apply.

1.8.5. **Two New Secondary Clarifiers**

1.8.5.1. Install new 85-foot diameter secondary clarifiers and appurtenances in the location reserved for "future clarifiers #5 and 6". Instrumentation and equipment includes the following:

1.8.5.1.1. Two (2) Ovivo Type C4 85-foot diameter x 14-foot sidewall depth secondary clarifiers with carbon steel walkway and superstructure and external launder.

1.8.5.1.2. One (1) Ovivo clarifier control panel with ethernet communication module configurable isolated I/O and LCD operator interface.

1.8.5.1.3. Two (2) Ovivo local control panels with HOA switch, status lights, e-stop, and electrical outlets in a NEMA 4X enclosure.

1.8.5.1.4. Provide four (4) Flygt Model ENM-10EX float switches, SPDT polypropylene mechanical level float, non-mercury, explosion proof, 316 stainless steel hooks and brackets mounting kit with quick connect cables.

1.8.5.1.5. Two (2) scum pumps, Vaughn vertical wet well chopper pumps, 5 HP, 460V, 7.5A capable of pumping 180 gpm at 15 ft of TDH.

1.8.5.1.6. Epoxy-lined ductile iron scum piping, C-900 PVC/cement mortar-lined ductile iron clarifier feed piping, and cement mortar-lined ductile iron RAS/WAS piping to connect to existing.

1.8.5.1.7. Two (2) Foam Spray systems to match existing secondary clarifier foam spray system including two (2) solenoid valves, 120 VAC, 60 Hz, slow-closing type.

1.8.5.1.8. Two (2) 12" manual Dezurik PEF 100% port eccentric plug valves with 2" nut and worm gear actuators, buried service, ductile iron ASTM A536 grade 65-45-12 body, epoxy-coated for clarifier drain lines.

1.8.5.2. The biological nutrient removal system (oxidation ditches and secondary clarifiers) will be designed to meet the following treatment objectives:

1.8.5.2.1. BOD < 10 mg/L

1.8.5.2.2. TN < 10 mg/L

1.8.5.2.3. TSS < 10 mg/L

1.8.5.3. Specifications

1.8.5.3.1. Install new clarifier and instrumentation and equipment listed above.

1.8.5.3.2. Provide and install electrical wiring and conduits for new equipment, as needed.

1.8.5.3.3. Surface Preparation and Paint

1.8.5.3.3.1. Ovivo's drive unit will receive a surface preparation of SSPC-SP 06 and coatings will be applied as follows:

1.8.5.3.3.1.1. Prime coat: One (1) coat of Tnemec Hi-Build Epoxoline II Series N69/N69F, color: 00WH 'Tnemec White', 4 – 6 mils DFT.

1.8.5.3.3.1.2. Second coat: One (1) coat of Tnemec Hi-Build Epoxoline II Series N69/N69F, color: 33GR 'Tnemec Gray', 4 – 6 mils DFT.

1.8.5.3.3.1.3. Top coat: One (1) coat of Tnemec Endura-Shield Series 73, Color: 26BL 'Clear Sky", 3 – 5 mils DFT.

1.8.5.3.3.2. Submerged fabricated steel will receive surface preparation of SSPC-SP-10 and will be coated with one (1) prime coat of Tnemec Series N69/N69F, 4-6 mils DFT; one (1) second coat of Tnemec Series N69/N69F, 4-6 mils DFT; and one (1) top coat of Tnemec Endura-Shield Series 73, 3-5 mils DFT.

1.8.5.3.3.3. Non-submerged fabricated steel will receive surface preparation of SSPC-SP-6 and will be coated with one (1) prime coat of Tnemec Series N69/N69F, 4-6 mils DFT; one (1) second coat of Tnemec Series N69/N69F, 4-6 mils DFT; and one (1) top coat of Tnemec Endura-Shield Series 73, 3-5 mils DFT.

1.8.5.4. Acceptance Testing

1.8.5.4.1. Testing Procedure

1.8.5.4.1.1. Testing will be performed during typical plant operation and performed onsite by the manufacturer's representative.

1.8.5.4.1.2. The clarifier will be tested after one of the oxidation ditches have stabilized.

1.8.5.4.2. Metric of Substantial Completion

1.8.5.4.2.1. Manufacturer's certification of proper installation.

1.8.5.4.2.2. Successful hydrostatic test.

1.8.5.4.2.3. Provide one training session for plant staff for typical operation and maintenance of the new equipment at the project site.

1.8.6. **New RAS/WAS Pumps**

1.8.6.1. Description:

1.8.6.1.1. Two (2) new horizontal, centrifugal RAS/WAS chopper pumps will be installed, including the suction and discharge piping and associated appurtenances. The pumps will be installed in the spaces reserved for future pumps in the existing RAS/WAS Pump Building.

1.8.6.1.2. Install VFD's in the existing MCC.

1.8.6.1.3. New cement mortar-lined ductile iron piping will be painted and labeled in accordance with the current plant standard.

1.8.6.2. Specifications:

1.8.6.2.1. Provide and Install two (2) new Vaughn Model HE8N10 horizontal, centrifugal chopper pumps, 20 hp, 480V, 60 Hz.

1.8.6.2.2. Impeller shall be 12.7” diameter, semi-open, cast alloy steel, heat treated to Rockwell 60C, 4-blade.

1.8.6.2.3. Provide and install new disconnects, contact enclosures, and new power and control wiring.

1.8.6.2.4. Provide and install new VFD cables from each of the two (2) respective VFDs to motors downstream.

1.8.6.2.5. Install the following:

1.8.6.2.5.1. Two (2) 8” Val-Matic Swing-Flex check valves with mechanical position indicators, ductile iron ASTM A536 grade 65-45-12 body, ANSI/ASME B.16.42 Class 150 flanged connection, screw-type backflow actuator, epoxy coated.

1.8.6.2.5.2. Two (2) manual 10” DeZurik 100% port eccentric plug valves with handwheel and worm gear actuator, ductile iron ASTM A536 grade 65-45-12 body, ANSI/ASME B.16.52 Class 150 flanged connection, epoxy-coated.

1.8.6.2.5.3. Two (2) manual 8” DeZurik 100% port eccentric plug valves with handwheel and worm gear actuator, ductile iron ASTM A536 grade 65-45-12 body, ANSI/ASME B.16.52 Class 150 flanged connection, epoxy-coated

1.8.6.2.5.4. Two (2) Endress + Hauser Model Cerabar S pressure transmitters, 4-20 mA output, 24V DC power 0.10% of calibration span accuracy, LED display.

1.8.6.2.5.5. Two (2) Ashcroft Model 1379 pressure gauges, 4-1/2” 316 stainless steel, 0-60 psi range, 0.5% of span accuracy, liquid glycerin filled.

1.8.6.2.6. Nameplate motor efficiency shall be a minimum of 96%.

1.8.6.3. Acceptance Testing:

1.8.6.3.1. Testing Procedure:

1.8.6.3.1.1. Pump testing will be performed for typical plant operations using available flow. The two new pumps can be tested at stated maximum capacity.

1.8.6.3.1.2. Flow testing will be performed with existing built-in meters connected to SCADA system.

1.8.6.3.2. Factory Testing:

1.8.6.3.2.1. Pumps will include factory performance testing and certification documentation.

1.8.6.3.2.2. Metric for Substantial Completion:

1.8.6.3.3. Manufacturer’s certification of proper installation.

1.8.6.3.3.1. Pump performance will be within +/- 5% of the manufacturer’s pump performance curves provided in the factory performance testing and certification documentation.

1.8.6.3.3.2. Provide one training session for plant staff for typical operation and maintenance of the new equipment at the project site.

1.8.7. **RAS Flow Control**

1.8.7.1. The desired flow split of RAS to the oxidation ditches will be achieved with in-line flowmeters

and valves including the following:

1.8.7.1.1. Two (2) Endress + Hauser ProMag W400 Hart 14” electromagnetic flowmeters with integrally mounted transmitters, ANSI/ASME B16 5 Class 150 flanged connections, 120 VAC power, 4-20 mA output with digital Hart protocol & scalable pulse.

1.8.7.1.2. Two (2) 14” manual Dezurik PEF 100% port eccentric plug valves with handwheel and worm gear actuator, ductile iron ASTM A536 Grade 65-45-12 body, epoxy-coated.

1.8.7.1.3. Two (2) 14” electrically actuated DeZurik PEF 100% port eccentric plug valves with worm gear, ductile iron ASTM A536 Grade B5-42-12 Body, ANSI/ASME B16 42 Class 150 flanged connection, epoxy coat.

1.8.7.1.3.1. Two (2) Auma SQR electric actuators with manual handwheel, modulating position indicator, 480V, 3 phase, 60 Hz.

1.8.7.1.4. Two (2) 2” A.R.I. D-040 stainless steel wastewater combination air valves with 316 stainless steel isolation valves, 2” threaded NPT connection, 0-150 psi.

1.8.8. **New Chemical Storage and Treatment System**

1.8.8.1. Description:

1.8.8.1.1. Install sodium hypochlorite tanks and chemical feed systems. The chemical feed systems will convey sodium hypochlorite to the chlorine contact tanks for disinfection.

1.8.8.2. Specifications:

1.8.8.2.1. Provide and install Blue-White Model CFPS or equivalent skid-mounted dual sodium hypochlorite pump system. Two (2) peristaltic metering pumps, 28.5 gph max (each pump) at 125 psi, turndown ratio 1:1000, 4-20mA analog output, chemically resistant polyethylene structure, drip containment tray, stainless steel mounting pads.

1.8.8.2.2. Provide and install three (3) Snyder or equivalent 6,000 gallon double-walled, high-density, cross-linked polyethylene sodium hypochlorite storage tanks, with seismic restraints, 120V flange mounted mixer.

1.8.8.2.3. Provide and install one (1) EEMAX Model SPEX95T EE or equivalent thermostatic electric water heater, conforms to ANSI Z358.1 tepid water required, max temperature setpoint 90°F, 9.5 kW, 3PH, 60 Hz, 40A.

1.8.8.2.4. Provide one (1) flow switch, 24 VDC.

1.8.8.2.5. Provide three (3) Siemens Hydroranger 200 chemical ultrasonic level transmitters, corrosion resistant ETFE ultrasonic level transducer Model LU240 with local transmitter, 4-20 mA output, 0.66 – 10 ft.

1.8.8.2.6. Provide three (3) Switch-Tek Model LU10 conductivity level switches, SPST chemically resistant conductivity level switch, normally closed.

1.8.8.2.7. Provide one (1) Siemens Model 101FXPL secondary containment sump level switch, SPST chemically resistant, flooded level switch, normally closed.

1.8.8.2.8. Provide two (2) Hach Model CL 17SC free chlorine analyzers with ¼-inch tubing, free chlorine reagent kit, 0-10 mg/L range, 40-20 mA output.

1.8.8.2.9. Provide four (4) Finish Thompson Model DB4 Analyzer Feed Pumps, 8 gpm at 24 feet TDH, 1/8 hp, 120V, 1 PH, 60 Hz, carbon fiber reinforced PVDF centrifuge analyzer feed pumps.

1.8.8.2.10. Provide two (2) Hach Model SC1000 multiparameter universal controller display modules, 12 analog, 4-20 mA input, MODBUS output, 120V power.

1.8.8.2.11. Install shade structure. The structure shall consist of the following:

1.8.8.2.11.1. Concrete slab with containment wall as identified on drawings.

1.8.8.2.11.2. Concrete on interior of the containment structure shall be coated to protect against sodium hypochlorite.

1.8.8.2.11.3. Open sided metal structure with metal roof. The structure is approximately twenty-eight feet wide, fifty-two feet long, and twenty feet high.

1.8.8.2.11.4. Provide gutters and downspouts to grade.

1.8.8.2.12. Install one (1) emergency eyewash station. The station will provide tepid water.

1.8.8.2.13. Install one (1) sump drain system. The sump will drain by gravity to the closest plant drain.

1.8.8.2.14. Provide first fill of new tanks including up to 18,000 gallons of sodium hypochlorite.

1.8.8.3. Acceptance Testing:

1.8.8.3.1. Testing will be performed during typical plant operation and performed by onsite lab.

1.8.8.3.2. Sodium hypochlorite metering pumps: Tests will be volumetric timed delivery tests into a 500 mL graduated cylinder. When the flask has reached 500 mL, the time will be recorded, and the hourly flow rate will be calculated. Three tests will be performed each at 28.5 gph pre-calibrated settings.

1.8.8.4. Metric for Substantial Completion:

1.8.8.4.1. Sodium hypochlorite metering pumps:

1.8.8.4.1.1. Manufacturer's certification of proper installation.

1.8.8.4.1.2. The pumping system shall be able to pump 28.5 gph with plus or minus 15% repeatability.

1.8.8.4.1.3. Provide one training session for plant staff for typical operation and maintenance of the new equipment at the project site.

1.8.9. **Electrical, Instrumentation, and Controls**

1.8.9.1. Description:

1.8.9.1.1. Provide and install electrical conduits, pull boxes, red concrete duct banks, and wiring per information shown on drawings in Exhibit H.

1.8.9.1.1.1. Provide conduit in new electrical trench that is approximately 2,820'L x 24" W x 42" D, concrete encased.

1.8.9.1.1.2. Provide conduit specific for site lighting in new electrical trench that is approximately 700'L x 24" W x 36" D, sand bedded.

1.8.9.1.2. Provide LOTO and demo for electrical circuits being removed or replaced.

1.8.9.1.3. Provide and install new electrical equipment as shown on drawings in Exhibit H.

1.8.9.1.4. Provide and install grounding as shown on drawings in Exhibit H.

1.8.9.1.5. Provide and install site lighting as follows:

1.8.9.1.5.1. Secondary Clarifiers (Each)

1.8.9.1.5.1.1. Three perimeter pole mounted flood lights

1.8.9.1.5.1.2. One pole mounted flood light on the center platform

1.8.9.1.5.2. New Oxidation Ditch

1.8.9.1.5.2.1. Two perimeter pole mounted flood lights at the two access locations for the platforms.

1.8.9.1.5.2.2. One pole mounted flood light on each platform. Total of two lights for the

new oxidation ditch.

1.8.9.1.5.3. Chemical Storage Structure

1.8.9.1.5.3.1. Provide ceiling mount lights to meet code requirements.

1.8.9.1.6. Provide and install instrumentation per equipment list as shown in drawings in Exhibit H.

1.8.9.1.7. Startup and test new devices installed per this scope of work.

1.8.9.1.8. Provide PLC, HMI, & SCADA programing for the new equipment provided as shown on drawings in Exhibit H.

1.8.9.2. Specifications:

1.8.9.2.1. Control Panels

1.8.9.2.1.1. PLC-6-OX (Oxidation Ditch)

1.8.9.2.1.1.1. NEMA 4X Enclosure

1.8.9.2.1.1.2. Patch Panel

1.8.9.2.1.1.3. Managed Ethernet Switch

1.8.9.2.1.1.4. HMI/UPS

1.8.9.2.1.2. PLC-B (Clarifier)

1.8.9.2.1.2.1. NEMA 12 Enclosure

1.8.9.2.1.2.2. Patch Panel

1.8.9.2.1.2.3. Managed Ethernet Switch

1.8.9.2.1.2.4. HMI/UPS

1.8.9.2.1.3. PLC-A (RAS Pumps)

1.8.9.2.1.3.1. NEMA 12 Enclosure

1.8.9.2.1.3.2. Fiber Patch Panel

1.8.9.2.1.3.3. Managed Ethernet Switch

1.8.9.2.1.3.4. HMI/UPS

1.8.9.2.2. Power Distribution

1.8.9.2.2.1. Distribution SWBD-A Modifications

1.8.9.2.2.1.1. (1) 1600AF/1400AT circuit breaker in an existing space in the existing switchboard

1.8.9.2.2.2. MCC-P3N Modifications

1.8.9.2.2.2.1. Demolish existing breaker as shown on E1.1D

1.8.9.2.2.2.2. (2) 10HP VFD for Oxidation Ditch Mixers

1.8.9.2.2.2.3. (2) 5HP FVNR Motor starters for Oxidation Ditch 1 Mixed Liquor Gate and IR Gate

1.8.9.2.2.3. MCC-P3S Modifications

1.8.9.2.2.3.1. Demolish existing breaker as shown on E1.2D

1.8.9.2.2.3.2. (2) 15HP VFD for RAS/WAS Pumps

1.8.9.2.2.3.3. (6) 5HP FVNR Motor Starters for (2) scum pumps, (2) Sludge Collector Drives, Oxidation Ditch 2 Mixed Liquor Gate and IR Gate

1.8.9.2.2.4. SWBD-A

1.8.9.2.2.4.1. 1600A, 480V, 3 phase switchboard

1.8.9.2.2.4.2. NEMA 1 Enclosure

1.8.9.2.2.4.3. Surge protection device 200KA/PH Minimum

1.8.9.2.2.4.4. Circuit Breaker equipped with energy reducing main switch with local status indicators per NEC 240.87(B)(3).

1.8.9.2.2.4.5. (2) 200HP VFD (Existing Oxidation Ditch Aerators)

1.8.9.2.2.4.6. (2) 250HP VFD (New Oxidation Ditch Aerators)

1.8.9.2.2.4.7. (2) Spare spaces for future circuit breakers

1.8.9.2.2.5. MCC-C1S Modifications

1.8.9.2.2.5.1. Install 150AF/30AT Circuit Breaker in an existing space.

1.8.9.2.2.5.2. Install Mini Power Zone 15KVA, 480-120/208V, 3P, 4W, 60HZ, NEMA 4X

1.8.9.3. Acceptance Testing

1.8.9.3.1. Perform functional test to demonstrate the system complies with the process control narrative.

1.8.9.4. Metric for Substantial Completion

1.8.9.4.1. Provide one (1) eight-hour training session for plant staff for typical operation of the new control system.

1.9. PROJECT RESPONSIBILITIES AND EXCLUSIONS

1.9.1. Coordination

1.9.1.1. Contractor has assumed Construction will be allowed to proceed smoothly and in a continuous flow. No allowance has been made to demobilize and remobilize resources due to schedule interruptions. Contractor is responsible for planning and scheduling work around current plant operations and site limitations to prevent any such interruptions.

1.9.1.2. Contractor shall schedule the required shutdown work with Owner. Each shutdown shall be implemented to minimize disruption of the existing operations. The Work to be provided under this Contract shall not disrupt any of the existing operations without prior approval:

1.9.1.2.1. Contractor shall not have any unscheduled shutdown.

1.9.1.2.2. Carry out scheduled shutdowns only after the time, date, and sequence of work proposed to be accomplished during shutdown has been approved by Owner. Submit shutdown plans five (5) business days in advance of when the scheduled shutdown is to occur.

1.9.2. Supervision

1.9.2.1. Contractor shall supervise and coordinate work to ensure each phase of the project, submittal, delivery, installation, and acceptance testing, etc. is completed within the allowable scheduled time frames.

1.9.2.2. Contractor shall be responsible for obtaining, preparing, completing, and furnishing paperwork, which shall include transmittals, submittals, forms, documents, manuals, instructions, and procedures.

1.9.3. General Conditions

1.9.3.1. Owner shall setup and maintain a field office for Contractor Staff. The office shall have at minimum: two individual offices, a common space, bathroom with toilet and potable water, access to the field office (stairs, ramp, etc.), electricity, and internet.

1.9.3.2. Owner shall provide all temporary fencing required for safety, security, or other reasons.

1.9.3.3. Owner shall provide dust control as required by local, state, and/or national codes.

1.9.3.4. Owner shall provide temporary lighting as required. Contractor shall notify Owner within ten (10) business days of requiring temporary lighting.

1.9.4. Exclusions

1.9.4.1. Temporary utilities are to be provided by Owner at no cost to Contractor (including, without limitation, trailer power, construction power, domestic sewer connection location, and water (potable and non-potable).

1.9.4.2. Removal and disposal of Hazardous Materials, including asbestos containing materials, to be by Owner. If Contractor encounters material suspected to be hazardous, Contractor will notify Owner's representative and stop further work in the area until the material is removed.

1.9.4.3. Contractor will require the assistance of Owner personnel to secure the Project location and to provide traffic redirection during rigging operations, and during the move-in and move-out of large equipment.

1.9.4.4. Upgrades to the existing plant recycled water system. New piping and infrastructure has been included as described in the scope of work above, but it is assumed that the existing capacity and pumping system is sufficient to supply the new systems with required recycled water.

1.9.4.5. Due to the depth of the new oxidation ditch being deeper than the existing plant drain system, the new oxidation ditch will not have a drain. A submersible pump will be needed to transfer the contents from the existing oxidation ditch into existing oxidation ditch.

1.9.4.6. Work will be performed during normal work hours; no overtime hours are included in the Contract Price.

1.9.4.7. Structural upgrades to existing structures, except as specifically set forth in this Scope of Work.

1.9.4.8. Upgrades to any plant, building, or equipment that is not included in the project scope but is required by permitting agency for project permit.

1.9.4.9. Fire alarm systems of any description.

1.9.4.10. Screening of new or existing equipment, except as specifically set forth in this Scope of Work.

1.9.4.11. Owner will provide access to the Premises, laydown areas at the work sites, and a reasonable number of parking spaces for Contractor and Contractor's subcontractor vehicles in parking lots at the Premises.

1.9.4.12. Export excavated soils from the project site. Owner will provide location for excavated soils to be placed on the contiguous property.

1.9.4.13. Handling, or disposal, of contaminated soils.

1.9.4.14. The Scope of Work assumes that, unless specifically identified otherwise, all existing systems are functioning properly and are up to current codes. Contractor will not be responsible for repairs or upgrades to existing systems that are not functioning properly or compliant with current codes. Contractor is responsible for all systems directly impacted by the work to meet current codes and standards.

1.9.4.15. Repair or replacement of damaged or inoperable existing equipment that is not specifically being replaced under the Scope of Work. When such items are discovered, Contractor will immediately notify an Owner representative.

1.9.4.16. Bringing existing buildings or structures up to current code unless the project Scope of Work causes the code deficiency.

1.9.4.17. Buy American requirements including American Iron and Steel (AIS) or Build America, Buy

America Act (BABA) sourced materials.

1.9.4.18. Specialty finishes, unless where required to complete the Scope of Work and meet current codes and standards.

1.9.4.19. Underground obstructions, unsuitable soil conditions, or voids encountered during underground work, including trenching, excavation, or pile installation.

1.9.4.20. Sprinkler systems

1.9.4.21. The Chemical Storage and Treatment shade structure is not weather tight and will not provide shelter from rain.

1.9.4.22. Site regrading and/or permanent paving outside of structure footprint, except to the extent of damage caused by Contractor or its subcontractors, or as required to complete the Scope of Work. Patch paving on all new utility trenches.

1.9.4.23. Repair or replacement of existing housekeeping pads, concrete pads, or base repair of existing walkway lighting are excluded, except as specifically set forth in this Scope of Work.

1.9.4.24. Painting and/or coating, unless specified in the Scope of Work. Cathodic protection, monitoring and or testing of buried utilities.

1.9.4.25. Explosion proof conduits, raceways, enclosures and or fittings except as suggested in Exhibit H – Preliminary Drawings".

1.9.4.26. With respect to Projects with new equipment connecting to the facility's existing electrical distribution system, Contractor will not be responsible for the electrical integrity of the existing electrical system, e.g., the condition and proper termination of current-carrying, grounded, and grounding conductors, bus taps, protective elements, the proper protection of existing wire through knockouts, or missing components. Owner is responsible for providing and maintaining the facility's electrical distribution system that meets the latest NEC and guidelines adopted by the authority having jurisdiction.

1.9.4.27. Contractor will not be responsible for existing damaged pipes, valves, and related parts and components.

1.9.4.28. Biological or cultural surveys or studies of any type.

1.9.4.29. Biological or environmental monitoring, mitigation or restoration.

1.9.4.30. Environmental permitting of any kind, except as specifically indicated in the scope of work.

1.9.4.31. No improvements to the solids handling systems and/or sludge drying beds are planned.

1.9.4.32. Duct bank concrete reinforcement.

1.9.4.33. Temporary and/or permanent bypasses not specifically identified in the Preliminary Drawings is not included.

EXHIBIT B-2

Basis of Design

43% Engineering Design Report

Hanford Wastewater Treatment Plant Upgrades

December 09, 2025

Prepared For:

Prepared By:

Pacific Advanced Civil Engineering, Inc.
17520 Newhope Street, Suite 200
Fountain Valley, CA 92708

Contact Person:

Andy Komor, PE

PACE JN C058

Table of Contents

1 Project Description 1-1
1.1 Background 1-1
1.2 Location 1-1
1.3 Climate 1-1
1.4 Existing Hanford WWTF Process Description 1-2
1.5 Proposed Handford WWTF Processes and Recommended Improvements 1-3

2 Design Flows and Loads Determination 2-8
2.1 Current Wastewater Flows and Loads 2-8
2.2 Design Influent Characteristics 2-8

3 Treatment and Disposal 3-10
3.1 Unit Process Summary 3-10
3.2 Preliminary Treatment and Influent Flow Distribution 3-13
3.3 Secondary Treatment Process 3-14
3.3.1 Existing and Proposed Oxidation Ditches 3-15
3.3.2 Secondary Clarifiers 3-18
3.3.3 RAS/WAS pump station and splitter box 3-19
3.3.4 BioWin Modeling 3-20
3.4 Tertiary Processing Disinfection 3-24

Appendix A. Oxidation Ditch Volumes Updated 3-26

Appendix B. System Curve 3-27

List of Figures:

Figure 1-1: Hanford WWTF Project Location 1-2
Figure 1-2: Existing Site Plan 1-3
Figure 1-3: Flow Diagram of Hanford WWTP Proposed Upgrades 1-5
Figure 3-1: Hydraulic Profile of Handford WWTF after Upgradation. Top Figure Shows the Hydraulic Profile from Influent Pump Station to the Expanded Influent Splitter and Bottom Figure Shows the Hydraulic Profile from RAS/WAS Pump Station to the Effluent from the Secondary Clarifiers 3-13
Figure 3-2: Existing preliminary treatment units at Hanford WWTF: (a) Mechanical Bar Screen, (b) Influent Pump, and (c) Parshall Flume 3-14
Figure 3-3: Proposed Influent Splitter Box for Flow Distribution to Oxidation Ditch #2 and Future Oxidation Ditch #3 3-14
Figure 3-4: Existing (a) Oxidation Ditch with Volume of 3.5 MG and (b) Surface Aerator Installed 3-16
Figure 3-5: Design of Existing Oxidation Ditch (a) Plan View and (b) Section View 3-16
Figure 3-6: Design of Proposed Oxidation Ditch (a) Plan View and (b) Section View 3-17
Figure 3-7: Existing Secondary Clarifiers 3-18
Figure 3-8: Proposed Secondary Clarifiers with Equal Volume to Existing 3-18
Figure 3-9: Pump Curves with Different Impeller Sizes 3-19
Figure 3-10: Proposed RAS Splitter Box 3-20
Figure 3-11: Model Configuration Used with Two Aerators with Similar Dissolved Oxygen Setpoints in Aerator Zones 3-20
Figure 3-12: Dissolved oxygen (DO) Profiles with Different Set Values at Aerator Zones in Both Scenarios 3-23
Figure 3-13: Existing Chlorine Contact Tank 3-24
Figure 3-14: Position of Proposed Installation of Analyzers at the Inlet and Outlet of Chlorine Contact Tank 3-25
Figure 3-15: Proposed Chemical Storage Shed Structure Comprising Three Tanks 3-25

List of Tables:

Table 1-1: Permit Effluent Quality 1-2
Table 1-2: Major Process Upgrades 1-4
~~Table 1-3: Detailed Upgrades and Equipment~~ 1-5
Table 2-1: Current Flows and Peaking Factors 2-8
Table 2-2: Current Influent Loading 2-8
Table 2-3: Basis of Design and Influent Characteristics 2-9
Table 3-1: Basis of Design and Capacity Information for Upgraded and Proposed Oxidation ditches 3-10
Table 3-2: Basis of Design and Capacity Information for Secondary Clarifiers 3-11
Table 3-3: Basis of Design and Capacity Information for Chlorine Contact Tank 3-12
Table 3-4: Distribution of Oxidation Among Different Biological Zones 3-21
Table 3-5: Summary of Effluent Limitations (As Monthly Average) 3-21
Table 3-6: Scenarios Tested 3-21
Table 3-7: Water Quality Criteria Used for Biowin Modeling 3-22
Table 3-8: Biological Reactor Parameters and Biowin Modeling Results 3-22
Table 3-9: Biological Reactor Parameters and Biowin Modeling Results 3-23
Table 3-10: Effluent Quality by Biowin Modeling 3-24

Refer to Scope of Work for Equipment Details.

Abbreviations

ADMMF	Average Day Maximum Month Flow
ADWF	Average Dry Weather Flow
BOD	Biochemical Oxygen Demand
BOD_5	Five-Day Biochemical Oxygen Demand
CFU	Coliform Forming Unit
DO	Dissolved Oxygen
GPD	Gallons per Day
GPM	Gallons per Minute
HP	Horsepower
hr	Hour
HRT	Hydraulic Retention Time
lb	Pound
mA	Milliamps
MCC	Motor Control Center
MCP	Motor Control Panel
MDF	Max Day Flow
mg	Milligrams
MG	Million Gallons
MGD	Million Gallons per Day
MLSS	Mixed Liquor Suspended Solids
MMDF	Maximum Month Daily Flow
MPN	Most Probable Number
MSL	Mean Sea Level
NH_3	Ammonia
NTU	Nephelometric Turbidity Unit
OSHA	Occupational Safety & Health Administration
PACE	Pacific Advanced Civil Engineering, Inc.
PDF	Peak Day Flow
PE	Professional Engineer
PHF	Peak Hour Flow
PMF	Peak Month Flow
PSI	Pounds per Square Inch
PVC	Polyvinyl Chloride
RAS	Return Activated Sludge
SCFM	Standard Cubic Feet Per Minute
SF	Square Feet
SRT	Solids Retention Time
SS	Stainless Steel
TDH	Total Dynamic Head
TDS	Total Dissolved Solids
TKN	Total Kjeldahl Nitrogen
TN	Total Nitrogen
TSS	Total Suspended Solids
TWAS	Thickened Waste Activated Sludge
US EPA	United States Environmental Protection Agency
VSS	Volatile Suspended Solids
VFD	Variable Frequency Drive
WDR	Waste Discharge Requirements
WAS	Waste Activated Sludge
WWTF	Wastewater Treatment Facility

1 Project Description

1.1 Background

The Hanford Wastewater Treatment Facility (Hanford WWTF) provides treatment and disposal of all residential, commercial, and industrial wastewater generated within the City of Hanford. The facility has a treatment capacity of 8.0 million gallons per day (MGD), with a current average flow of approximately 4.5 MGD. Since its original construction in 1948, the plant has undergone four major expansion and upgrade projects, the most recent of which was completed in 2004, increasing the treatment capacity from 5.5 to 8.0 MGD. This expansion enabled service to an additional 8,000 single-family dwellings.

The existing Hanford WWTF includes a headworks, grit removal unit, trickling filters (eastside secondary treatment process), an oxidation ditch (westside secondary treatment process), secondary clarifiers, chlorination system, chlorine contact basins, facultative sludge lagoon, sludge drying beds, an effluent equalization basin, an effluent pumping station.

The facility operates under Waste Discharge Requirement (WDR) Order No. 5-01-153 and must achieve effluent concentrations of no greater than 40 mg/L for both 5-day Biochemical Oxygen Demand (BOD_5) and Total Suspended Solids (TSS). The City also operates water recycling facilities that discharge secondary-treated, disinfected effluent to the Lakeside Ditch Company for crop irrigation over 10,000 acres under a reclamation permit issued by the Regional Water Quality Control Board. This reclamation program helps conserve groundwater resources by offsetting approximately 5,000 acre-feet of groundwater pumping annually.

According to the water quality analysis from Carollo, Hanford WWTF receives medium- to high strength wastewater with BOD_5 concentrations ranging from 350 mg/L at the Average Day Maximum Month Flow (ADMMF) of 8.8 MGD to 413 mg/L at the Average Annual Wastewater Flow (AAWF) of 8.0 MGD. To improve treatment performance and ensure regulatory compliance under both loading conditions, the Hanford WWTF has proposed expanding its oxidation ditch system from one to two units, with provisions for a third unit in the future. The project also includes adding secondary clarifiers to support the increased treatment capacity, expanding the influent splitter box, installing a return activated sludge (RAS) splitter box, and increasing the number of RAS and waste activated sludge (WAS) pumps to accommodate the expanded system.

1.2 Location

The Hanford WWTF is located at 10555 Houston Ave, Hanford CA 93230, in Kings County. The elevation of the site is around 220 feet mean sea level (MSL) (Figure 1-1).

1.3 Climate

The mean monthly temperature in City of Hanford ranges from a low of 45 ºF averaged in December to a high of 82ºF averaged in July. The annual average rainfall precipitation is 7.6 inches. There is no snowfall or colder climate conditions have been factored into the design of the WWTP equipment, equipment housing structures, and buildings.

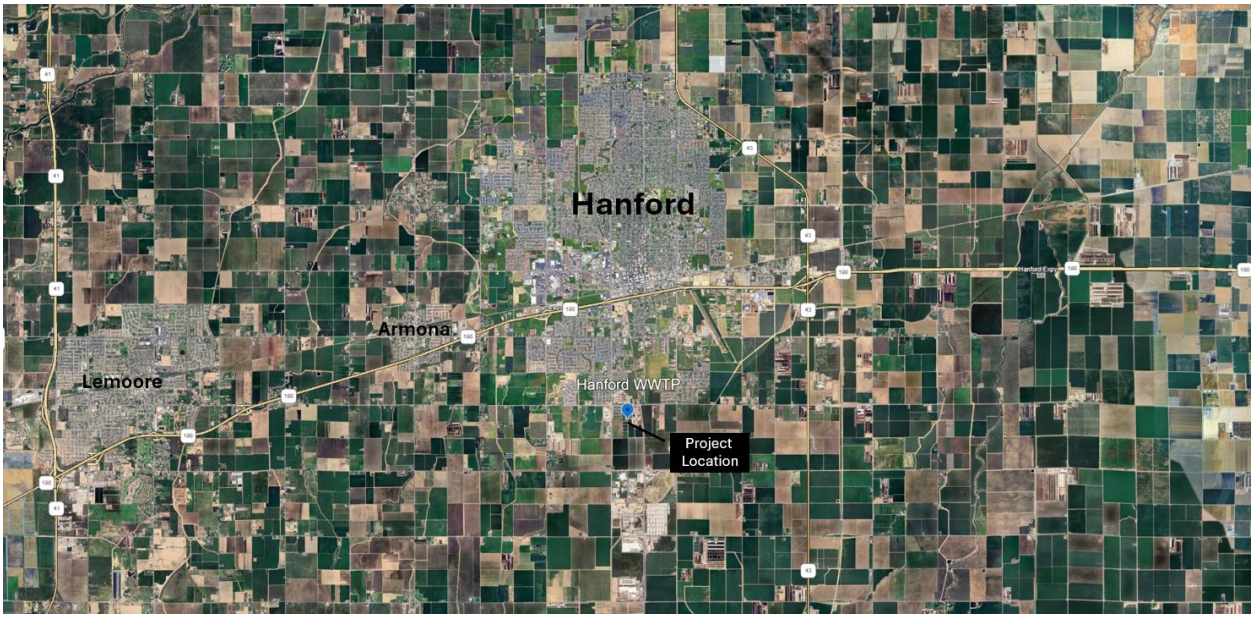


Figure 1-1: Hanford WWTF Project Location

1.4 Existing Hanford WWTF Process Description

The existing Hanford WWTF currently operates as a conventional secondary treatment facility incorporating both a trickling filter system and an oxidation ditch process (Figure 1-2). It includes two trickling filters followed by two secondary clarifiers, and a parallel oxidation ditch with a treatment capacity of 3.0 MGD, also followed by two secondary clarifiers.

The proposed design focuses on expanding and upgrading the oxidation ditch system to serve as the secondary treatment process, ultimately replacing the aging trickling filter units.

Current oxidation ditch side of Hanford WWTF includes:

- A septage receiving station with influent pumps
- Self-cleaned mechanical bar screen
- A grit removal system
- Influent splitter box
- Oxidation ditch with capacity of 3.0 MGD containing two surface aerators and anoxic zone of 10%.
- Two secondary clarifiers and Return Activated Sludge (RAS) pump station with three pumps
- Chlorine disinfection system consisting of a contact basin with chemical feeding equipment
- Irrigation pump station

Effluent quality requirements for the existing WDR permits are presented in Table 1-1.

Table 1-1: Permit Effluent Quality

Effluent Parameters	Current Effluent Requirements
Order No. 94-192 (Regional Water Board WDR)	
BOD_5	≤ 40 mg/L (monthly avg.) ≤ 80 mg/L (max day)
TSS	≤ 40 mg/L (monthly avg.) ≤ 80 mg/L (max day)
Total Coliform	≤ 23 MPN/100 mL (7-day median) ≤ 240 MPN/100 mL (max day)
Order No. 5-00-222 & 223 (Master Reclamation Permit)	

Effluent Parameters	Current Effluent Requirements
TDS	≤ 660 mg/L
Boron	≤ 1.4 mg/L
Chloride	≤ 350 mg/L
Sodium	≤ 250 mg/L
EC	≤ 1100 µmhos/cm
Total Coliform	≤ 23 MPN/100 mL (For three consecutive days)
pH	6.5 to 8.5

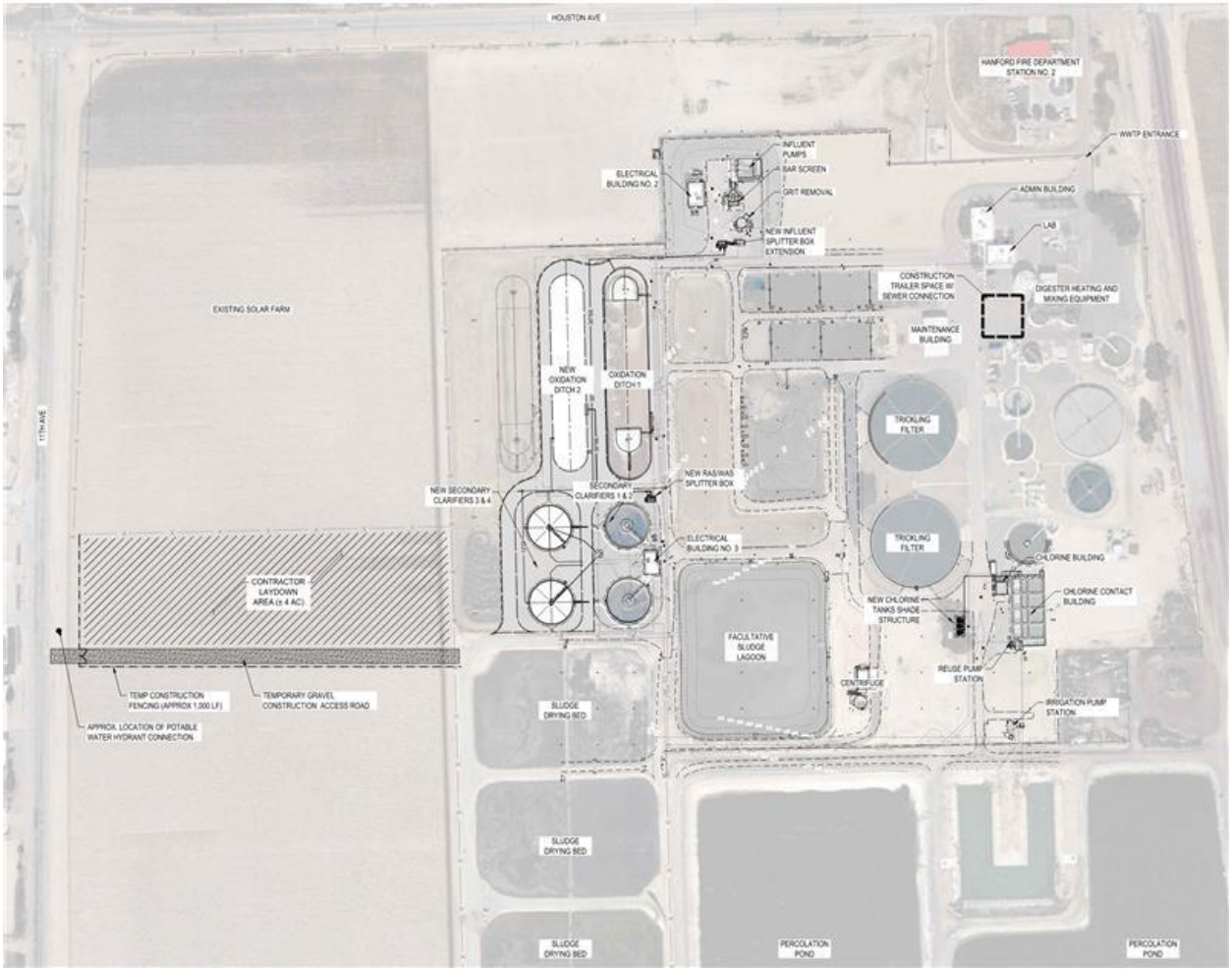


Figure 1-2: Existing Site Plan

1.5 Proposed Handford WWTF Processes and Recommended Improvements

The objective of the proposed Hanford WWTF upgrades is to expand the design treatment capacity of the oxidation ditch system to accommodate an AAWF of 8.0 MGD and an Average Day Maximum Month Flow (ADMMF) of 8.8 MGD, as discussed in Section 2. The upgrades aim to improve effluent quality to ensure continued regulatory compliance and support future population growth. Due to ongoing water conservation

measures, historical influent flows have decreased, resulting in higher wastewater strength and increased pollutant loadings. Therefore, the AAWF and ADMMF conditions herein also refer to high-strength and medium-strength wastewater, respectively.

The upgrades to the Hanford WWTF will enable treatment of 8.0 MGD of high-strength wastewater, corresponding to a loading of approximately 15,700 pounds of BOD per day, and 8.8 MGD of medium-strength wastewater with a loading of approximately 14,600 pounds of BOD per day. All wastewater entering the proposed treatment process will undergo screening and grit removal, followed by treatment in the existing oxidation ditch and a new oxidation ditch basins, the existing two secondary clarifiers and two new secondary clarifiers, and the existing chlorine disinfection system.

To meet the effluent requirements outlined in Section 1.4 of the current WDR permit, the existing oxidation ditch will be upgraded to accommodate an anticipated 13–22% increase in flow. The performance of an oxidation ditch system is largely governed by the intensity and efficiency of its surface aerators. Installing higher-power surface aerators will enhance the degradation of increased BOD loads while improving mixing and oxygen transfer within the basin. These enhancements can also contribute to a reduction in sludge retention time (SRT). Table 1-2 summarizes the major process upgrades included in the Hanford WWTF improvement project, and ~~Table 1-3 lists the associated equipment requirements~~. Figure 1-3 illustrate the flow diagram of Hanford WWTF upgrades.

Refer to Scope of Work for Equipment Details.

Table 1-2: Major Process Upgrades

Label	Unit	Description
~~A~~	~~1~~	~~Influent Wastewater Splitter Box Expansion~~
B	1	Oxidation Ditch #2 of 4.0 MG
~~C~~	~~1~~	~~RAS Splitter Box~~
D	2	RAS/WAS pump
E	2	Secondar Clarifiers
F	1	Chemical Storage Facility
G	3	Three Chlorine Feed Tanks

The RAS Splitter Box and New Influent Splitter Box have been removed. Refer to the Scope of Work.

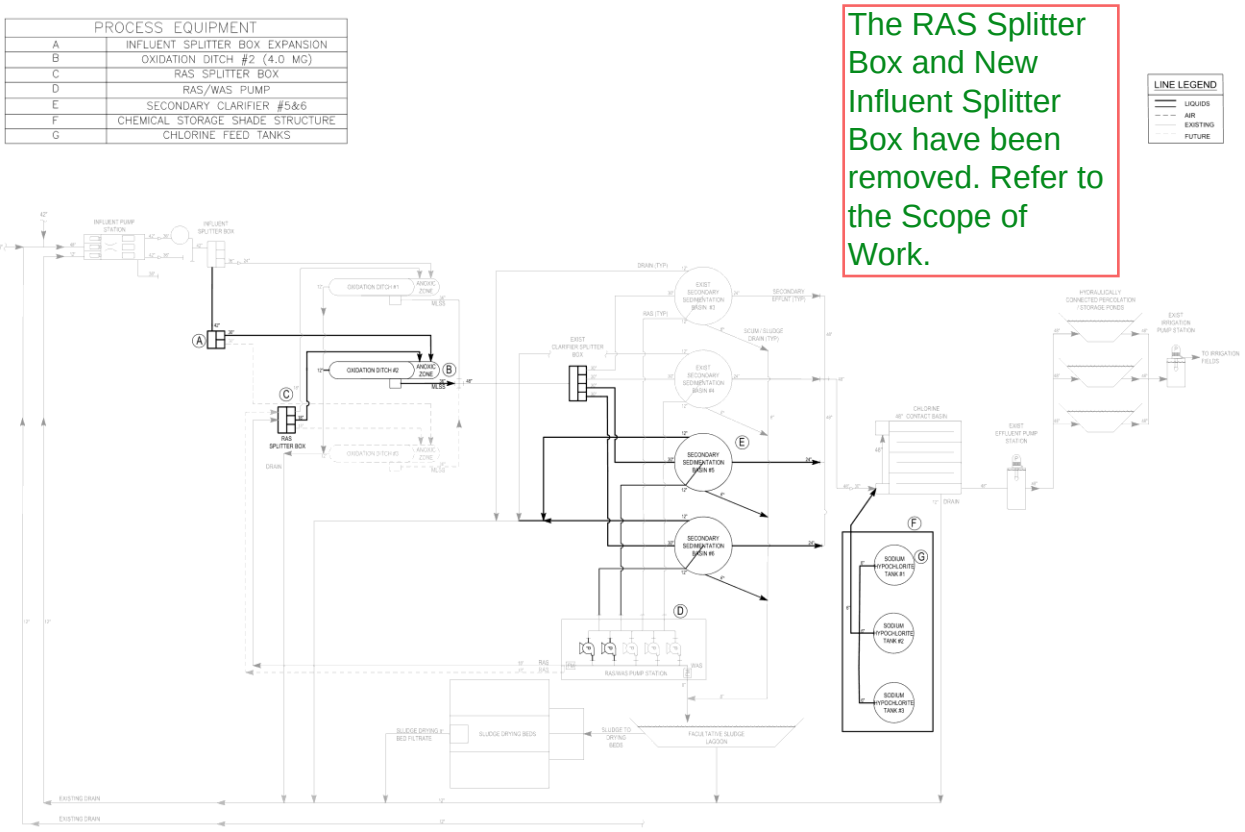


Figure 1-3: Flow Diagram of Hanford WWTP Proposed Upgrades

2 Design Flows and Loads Determination

The existing wastewater flows, and contaminant loads, corresponding to an AAWF (high strength wastewater) of 8.0 MGD and an ADMMF (medium strength wastewater) of 8.8 MGD were used to project future flows and loads to establish the basis of design for the major process for this plant upgrade.

2.1 Current Wastewater Flows and Loads

Table 2-1 and Table 2-2 show the current wastewater flows and contaminant loads and the associated peaking factors which were used to predict the future wastewater flow generation.

Table 2-1: Current Flows and Peaking Factors

Flow Conditions	Flow (MGD)	Peaking Factor
Average Annual Wastewater Flow (AAWF)	8.0	1.0
Average Day Maximum Month Flow (ADMMF)	8.8	1.1
Peak Day Flow (PDF)	12	1.5
Peak Hour Flow (PHF)	17.6	2.2

Table 2-2: Current Influent Loading

Flow Conditions	BOD	TKN
	Load (lb/day)	Load (lb/day)
AAWF Load	15,700	2,600
ADMMF Load	14,600	1,800

2.2 Design Influent Characteristics

The design parameters for the proposed Hanford WWTF Upgrade Project are presented in Table 2-3, reflecting an AAWF of 8.0 MGD and an Average Day Maximum Month Flow (ADMMF) of 8.8 MGD. Section 3 provides details on the volumes of the oxidation ditches. The new oxidation ditch (Ditch#2) has a higher capacity than the existing ditch (Ditch#1); therefore, approximately 57% of the total flow will be directed to the new ditch (Ditch#2), while the remaining 43% will continue through the existing ditch (Ditch#1). A new influent splitter box will be installed to allocate flows accordingly: extracting 57% of influent to the new oxidation ditch and passing the remaining 43% to the existing ditch. This is provided by comparing the total inflow to the % flow to Ditch#2.

Table 2-3: Basis of Design and Influent Characteristics

Description	Unit	Upgraded West Ditch	New Center Ditch	Combined
Flow				
Split		43%	57%	100%
Average Annual Wastewater Flow (AAWF)	MGD	3.4	4.6	8.0
Maximum Month Daily Flow (ADMMF)	MGD	3.8	5.0	8.8
Five Day Biochemical Oxygen Demand (BOD_5)				
BOD_5 Concentration @ AAWF	mg/L	413	413	413
BOD_5 Concentration @ ADMMF	mg/L	350	350	350
BOD_5 Loading @ AAWF	lb/day	11,800	15,700	27,600
BOD_5 Loading @ ADMMF	lb/day	11,000	14,600	25,700
Total Suspended Solids (TSS)				
TSS Concentration	mg/L	300	300	300
TSS Loading @ AAWF	lb/day	8,600	11,500	20,100
TSS Loading @ ADMMF	lb/day	9,500	12,500	22,000
Total Kjedahl Nitrogen (TKN)				
TKN Concentration @ AAWF	mg/L	68	68	68
TKN Concentration @ ADMMF	mg/L	42	42	42
NH_3 Concentration @ AAWF	mg/L	57	57	57
NH_3 Concentration @ ADMMF	mg/L	35	35	35
TKN Loading @ AAWF	lb/day	2,000	2,600	4,500
TKN Loading @ ADMMF	lb/day	1,300	1,800	3,100
NH_3 Loading @ AAWF	lb/day	1,000	2,200	3,200
NH_3 Loading @ ADMMF	lb/day	1,100	1,500	2,600
Total Dissolved Solids (TDS)				
TDS Concentration	mg/L	+/- 1000		
Treatment Objectives				
BOD_5	mg/L	< 40		
TSS	mg/L	< 40		
Total Nitrogen	mg/L	< 10		
pH	-	6.5-9.0		

3 Treatment and Disposal

The Hanford WWTF Upgrade increases the overall treated design flow capacity of the WWTF and improves the effluent quality. To meet the future increased flow requirements of 8.0 to 8.8 MGD and higher quality effluent, upgrades are being made to both the existing oxidation ditch and installation of new oxidation.

3.1 Unit Process Summary

The unit processes were designed based on the influent flows and loading conditions described in Section 2.1. Table 3-1 summarizes the design parameters and capacities of the upgraded and proposed oxidation ditches. The existing or upgraded oxidation ditch is referred to as Oxidation Ditch #1, while the proposed oxidation ditch is designated as Oxidation Ditch #2. Table 3-2 summarizes the design parameters for the existing and proposed secondary clarifiers and Table 3-3 for chlorine contact tanks. Refer to Appendix A for the oxidation ditches volume calculation.

Table 3-1: Basis of Design and Capacity Information for Upgraded and Proposed Oxidation ditches

Description	Unit	Existing Oxidation Ditch#1	Upgraded Oxidation Ditch#1	Proposed Oxidation Ditch#2	Combined
Oxidation Ditch Biological Reactor					
Number of Ditches	Qty	1	1	1	2
Length	ft	440	440	409	849
Width	ft	91	91	68	159
Maximum Liquid Depth	ft	15	15	19	
Radius of Half Circle (HC)	ft	45	45	28	
Length Without HC	ft	350	350	350	700
Area of The Ditch	sf	46,534	46,534	30,275	76809
Wall Type	type	45º Slope	45º slope	vertical	
Half Radius of Segmented Cone Top (R)	ft	45	45	N/A	
Half Radius of Segmented Cone Bottom (r)	ft	28	28	N/A	
Centerline Wall Volume	cf	5,327	5,327	6,747	12,074
Anoxic Wall Volume	cf	2,610	2,610	2,610	5,220
Cross Section Area (Half of Ditch)	sf	514	514	646	
Volume of Middle Channel (Without HC)	cf	359,800	359,800	452,200	812,000
Volume f Both HC	cf	N/A	N/A	93,594	
Volume of Each Segmented Cone	cf	31,958	31,958	N/A	
Total Volume (CF)	cf	415,779	415,779	536,437	952,216
Total Volume (MG)	MG	3.11	3.11	4.01	7.12
Flow Capacity @ AAWF	MGD	3.1	3.5	4.5	8.0
Flow Capacity @ ADMMF	MGD	3.1	3.8	5.0	8.8
SRT @ AAWF	days	18.0	11	11	11
SRT @ ADMMF	days	18.0	12	12	12
HRT @ AAWF	hrs	24.2	21	21	21
HRT @ ADMMF	hrs	24.2	19	19	19
Anoxic Zones					
Number of Basins Per Ditech	Qty	1	1	1	2.0
Maximum Liquid Depth	ft	15	15	19	17
Max Anoxic Volume (10% of Ditch)	MG	0.3	0.3	0.4	0.7
HRT @ AAWF (10% of Ditch)	hr	2.4	2.1	2.1	2.1

HRT @ ADMMF (10% of Ditch)	hr	2.4	1.9	1.9	1.9
Aerobic Zones					
Number Of Basins Per Ditech	Qty	1.0	1.0	1.0	2.0
Maximum Liquid Depth	ft	15.0	15.0	15.0	
Max Aerobic Volume (90% of Ditch)	MG	2.8	2.8	3.6	6.4
HRT @ ADMMF (90% OF DITCH)	hr	21.7	17.5	17.5	17.5
Surface Aerator					
Number of Units (Total)	Qty	2	2	2	4
Horsepower Each	hp	200	200	250	100

Table 3-2: Basis of Design and Capacity Information for Secondary Clarifiers

Description	Unit	Existing Clarifiers	Proposed Clarifiers	Combined
Secondary Clarifier				
Number	Each	2	2	4
Sludge Removal Mechanism	Type	SCRAPPER (SPIRAL)	SCRAPPER (SPIRAL)	
Diameter	ft	85	85	
Side Water Depth	ft	14	14	14
Surface Area Per Clarifier	sf	5,675	5,675	5,675
Total Surface Area	sf	11,349	11,349	22,698
Volume Per Clarifier	MG	0.59	0.59	2.38
Total Volume	MG	1.19	1.19	2.38
Average Annual Wastewater Flow (AAWF)	MGD	4.00	4.00	8.00
Average Day Maximum Month Flow (ADMMF)	MGD	4.40	4.40	8.80
Each Clarifier Receiving Volume @ AAWF	MGD	2.00	2.00	8.00
Each Clarifier Receiving Volume @ ADMMF	MGD	2.20	2.20	8.8
Surface Overflow Rate in Each Clarifier @ AAWF	gpd/sf	352	352	352
Surface Overflow Rate in Each Clarifier @ ADMMF	gpd/sf	388	388	388
Weir Length of Each Clarifier	ft	267	267	1,068
Weir Flow from Each Clarifier @AAWF	gpd/ft	7,490	7,490	7,490
Weir Flow from Each Clarifier @ADMMF	gpd/ft	8,239	8,239	8,239
Mixed Liquor Suspended Solids (MLSS) @ AAWF	mg/L	4,860	4,860	4,860
Mixed Liquor Suspended Solids (MLSS) @ ADMMF	Mg/L	4,336	4,336	4,336
Solids Loading @ AAWF	lb/day/sf	14	14	14
Solids Loading @ ADMMF	lb/day/sf	14	14	14
Detention Time @ AAWF	hrs	7.1	7.1	7.1
Detention Time @ ADMMF	hrs	6.5	6.5	6.5
RAS/WAS				
Existing Number of RAS/WAS Pumps	Unit	2 +1 Standby		
Proposed Number of RAS/WAS Pumps	Unit	4+1 Standby		
Each Pump Capacity	MGD	1.87		
Existing Total Pump Capacity	MGD	3.74		

Proposed Total Pump Capacity	MGD	9.35
Avg RAS RATE Compared to Influent	%	75-125
RAS Flow @ AAWF (75% Rate)	MGD	6.0
RAS Fow @ ADMMF (75% Rate)	MGD	7
RAS Flow @ AAWF (125% Rate)	MGD	10
RAS Flow @ ADMMF (125% Rate)	MGD	11
WAS Activated Sludge (WAS) Concentration @ AAWF	mg/L	11,108
WAS Activated Sludge (WAS) Concentration @ ADMMF	mg/L	9,907
WAS Production @ AAWF	lb/day	13,163
WAS Production @ ADMMF	lb/day	13,166
WAS Flow Rate @ AAWF	MGD	0.14
WAS Flow Rate @ ADMMF	MGD	0.16

Table 3-3: Basis of Design and Capacity Information for Chlorine Contact Tank

Description	Units	Existing Basin
Chlorine Contact Basin		
Number of Basins	Units	2
Number of Channels in Each Basin	Units	5
Straight Length of Channel Basin	ft	145
Width of Each Channel	ft	6
Radius of Half Circle	ft	6
Contact Basin Water Depth	ft	8
Total Water Path Length Each Basin	ft	800
Contact Basin Surface Area Each Basin	sf	4,802
Each Contact Basin Volume	MG	0.29
Total Volume	MG	0.57
Chlorine Residual	mg/L	5.00
Baffling Factor	Unitless	0.70
Average Annual Wastewater Flow (AAWF)	MGD	8.00
Average Day Maximum Month Flow (ADMMF)	MGD	8.80
Total Detention Time @ AAWF	min	103.45
Total Detention Time @ ADMMF	min	94.05
Effective Time	min	72.42
CT	mg-min/L	517.27

Key improvements include Oxidation Ditch #2, a RAS/WAS Splitter Box, and installation of new RAS/WAS pumps. Additionally, auto-actuated IR and effluent gates are provided at both the existing Oxidation Ditch #1 and the proposed Oxidation Ditch #2 to enable precise flow control and operational flexibility. The hydraulic profile in Figure 3-1 illustrates the proposed secondary treatment system upgrade designed to handle the PHF of 17.6 MGD from the Influent Pump System to Oxidation Ditches and PDF of 12 MGD from the downstream of Oxidation Ditches. The profile establishes the hydraulic grade line through new and existing process units to maintain gravity flow and proper pumping conditions. Most of the pipes are completely submerged and assumed full flow for the hydraulic analysis. The profile also depicts four existing secondary clarifiers and provisions for a future Oxidation Ditch. Elevations, pipe sizes, and gate configurations are designed to ensure hydraulic continuity under normal operating conditions.

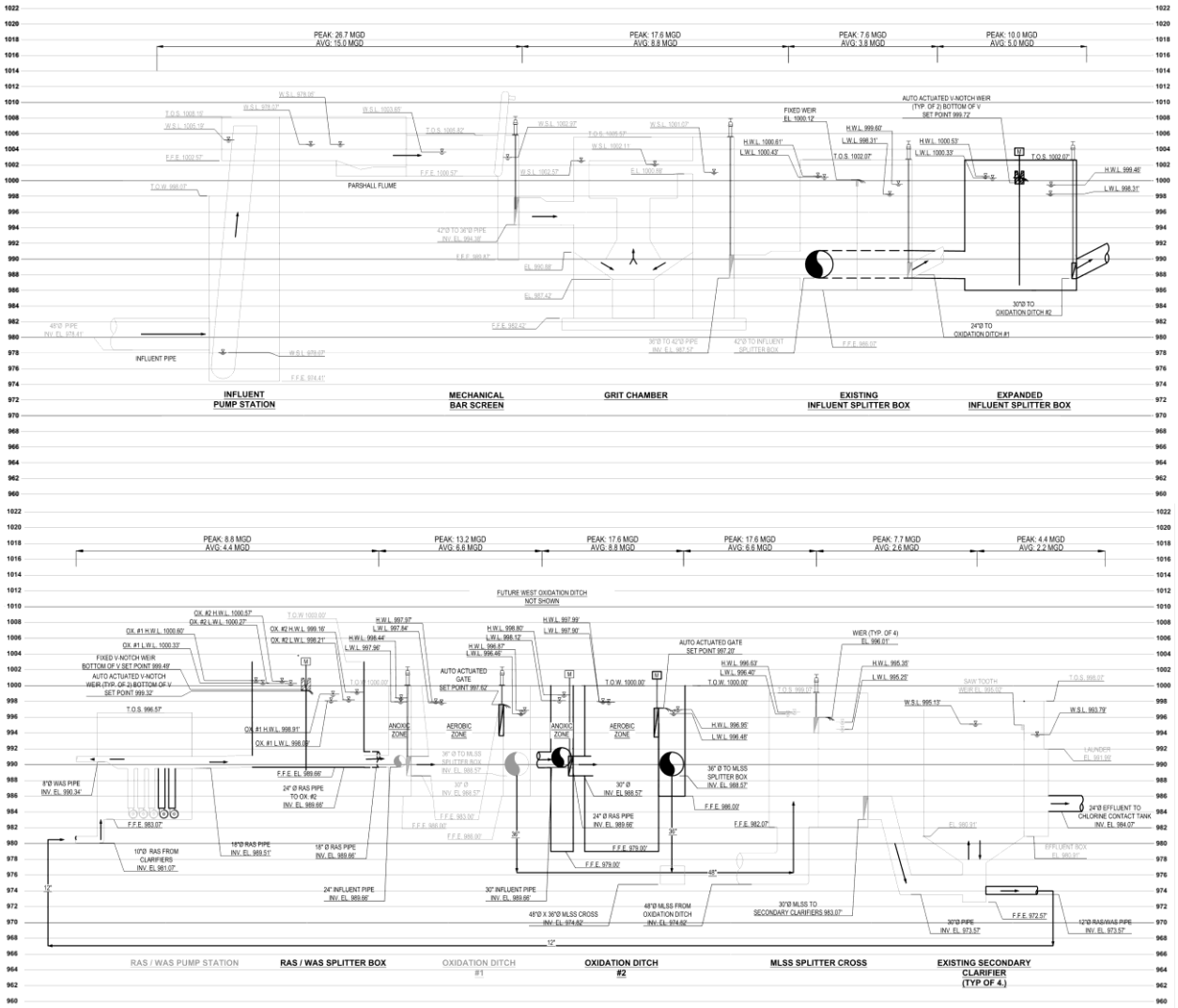


Figure 3-1: Hydraulic Profile of Handford WWTF after Upgradation. Top Figure Shows the Hydraulic Profile from Influent Pump Station to the Expanded Influent Splitter and Bottom Figure Shows the Hydraulic Profile from RAS/WAS Pump Station to the Effluent from the Secondary Clarifiers

3.2 Preliminary Treatment and Influent Flow Distribution

Preliminary treatment at the Hanford WWTF will continue to consist of a mechanical bar screen and a grit removal system, as shown in Figure 3-2. These units remove rags, large solids, and grit particles to prevent sediment accumulation in treatment basins, reduce odors, and protect pumps and downstream processes from clogging and abrasion. As part of the upgrade, a new influent splitter box will be installed to distribute flow to the proposed Oxidation Ditch #2 and a future Oxidation Ditch #3 (Figure 3-3). The new splitter box will receive influent through a 42-inch pipeline and convey flow to Ditch #2 via a 30-inch pipeline. It will receive flow from the existing influent splitter box, which will continue to transfer approximately 43% of the influent directly to the existing Oxidation Ditch, while the remaining 57% will be routed to the new splitter box for distribution. The proposed splitter box is designed to split flow between two Oxidation Ditches. Flow to the proposed Oxidation Ditch will be controlled by a V-notch weir gate, while a horizontal stop gate will isolate the future Oxidation Ditch #3. A precast waffle panel will minimize turbulence and promote even flow distribution within the box. Two slide gates with pedestal actuators will provide precise control of influent to the Oxidation Ditches.

This discussion and the figure below about the new influent splitter box is no longer applicable. Refer to the Scope of Work for the influent splitter box modifications.

Figure 3-2: Existing preliminary treatment units at Hanford WWTF: (a) Mechanical Bar Screen, (b) Influent Pump, and (c) Parshall Flume

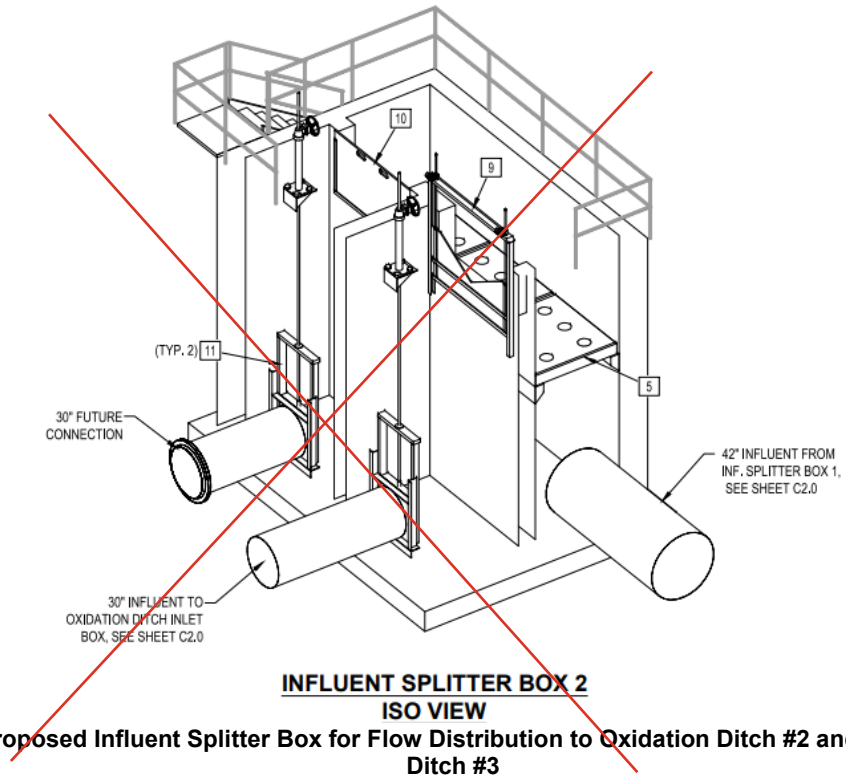


Figure 3-3: Proposed Influent Splitter Box for Flow Distribution to Oxidation Ditch #2 and Future Oxidation Ditch #3

3.3 Secondary Treatment Process

This discussion about the RAS splitter box is outdated. The RAS split will be achieved in-pipe. Refer to the Scope of Work.

Hanford WWTF upgrades will utilize both existing and proposed Oxidation Ditches within the secondary treatment basins for biological treatment of screened influent, followed by gravity settling of biological floc in the existing and proposed secondary clarifiers. A portion of the settled floc will be returned as Return Activated Sludge (RAS) to the anoxic zone of the Oxidation Ditch to support nitrification and denitrification, while the remaining portion will be removed as Waste Activated Sludge (WAS). A new RAS splitter box will be constructed to direct flow from the secondary clarifiers to the Oxidation Ditches (existing and proposed) through an upgraded pump station consisting of five pumps. Additionally, two new 85-foot secondary clarifiers will be installed to remove suspended solids and discharge clarified effluent to the chlorine contact basin for disinfection prior to final disposal for irrigation reuse.

3.3.1 Existing and Proposed Oxidation Ditches

Existing Oxidation Ditch #1 at Hanford WWTF receives 3 MGD AAWF (Figure 3-4). The ditch measures 145 ft in length, 91 ft in width, and 16 ft in depth, with 45° sloped sidewalls and a maximum volume capacity of 3.1 MG (Table 3-1, Figure 3-5). It includes a 10% dedicated anoxic zone and two surface aerators rated at 200 HP each. Due to the sloped wall configuration and lower aerator horsepower, the existing ditch cannot accommodate flows beyond 3 MGD; however, upgrading the aerators to a new 200 HP would enable treatment of an additional 13–22% flow. With the addition of the proposed Oxidation Ditch #2, the total secondary treatment capacity will increase to 8.0 MGD AAWF and 8.8 MGD ADMMF. The proposed ditch, with similar footprint dimensions, will provide higher capacity (4.01 MG) due to vertical sidewalls, increased depth (19 ft), and high powered surface aerators (250 HP) as shown in Figure 3-6. Under the proposed configuration, approximately 57% of the influent will be directed to the new ditch, while 43% will continue to flow to the existing ditch. The aerobic-to-anoxic zone distribution in the proposed ditch will remain consistent with the existing configuration, with 10% of the total volume dedicated to anoxic conditions.

Improved equipment and controls on the Oxidation Ditches will improve the treatment quality. The upgraded aerators are more efficient compared to the existing aerators. The VFDs will be added to control the aeration with additional DO probe and pH probe that will be placed in the ditch for appropriate water treatment at different loadings. The Oxidation Ditch has a “secret” anoxic zone in the center of the aerated zone. Two DO probes (one on each side of the center wall) are placed at the opposite end of the walls to monitor the DO and nitrate. The DO probes can be used to ensure DO is properly consumed and not mixed in too much before releasing the effluent. The pH probe can be used to ensure nitrate isn’t being produced excessively from ammonia removal due to overly aerating. Automating IR and effluent gates will also allow the Oxidation Ditches to internally cycle the wastewater if the effluent quality does not meet the requirement or act as an equalization basin to prevent hydraulically shocking other treatment systems during high flows. These instruments will allow the enhancement of treatment efficiency and ensure the effluent quality is met consistently. Specifically, the Oxidation Ditch #2 will act as the equalization basin to handle the peaking flow. This will allow the Solid Retention Time (SRT) to increase and let the MLSS to stay inside the Oxidation Ditch #2 and control the flow rate going towards the clarifiers.

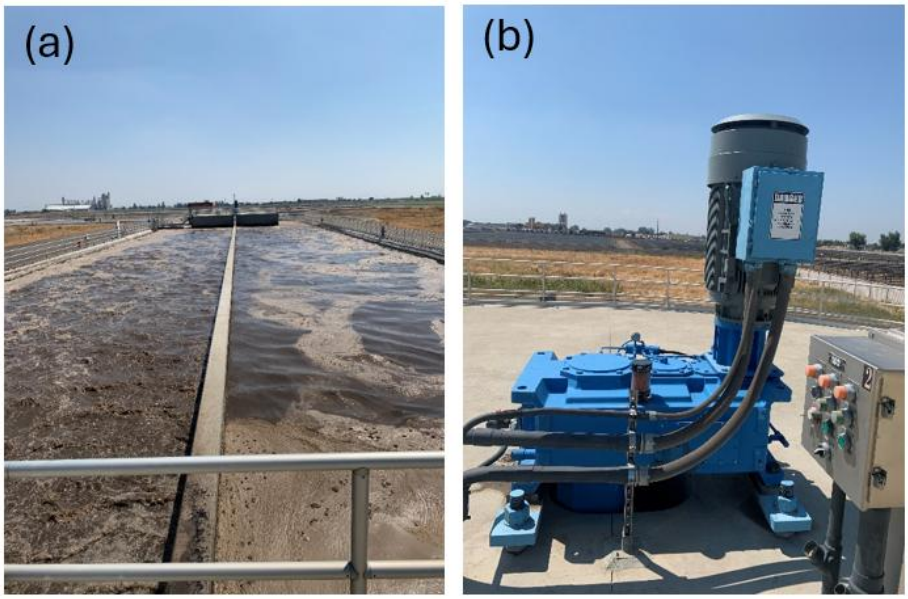


Figure 3-4: Existing (a) Oxidation Ditch with Volume of 3.5 MG and (b) Surface Aerator Installed

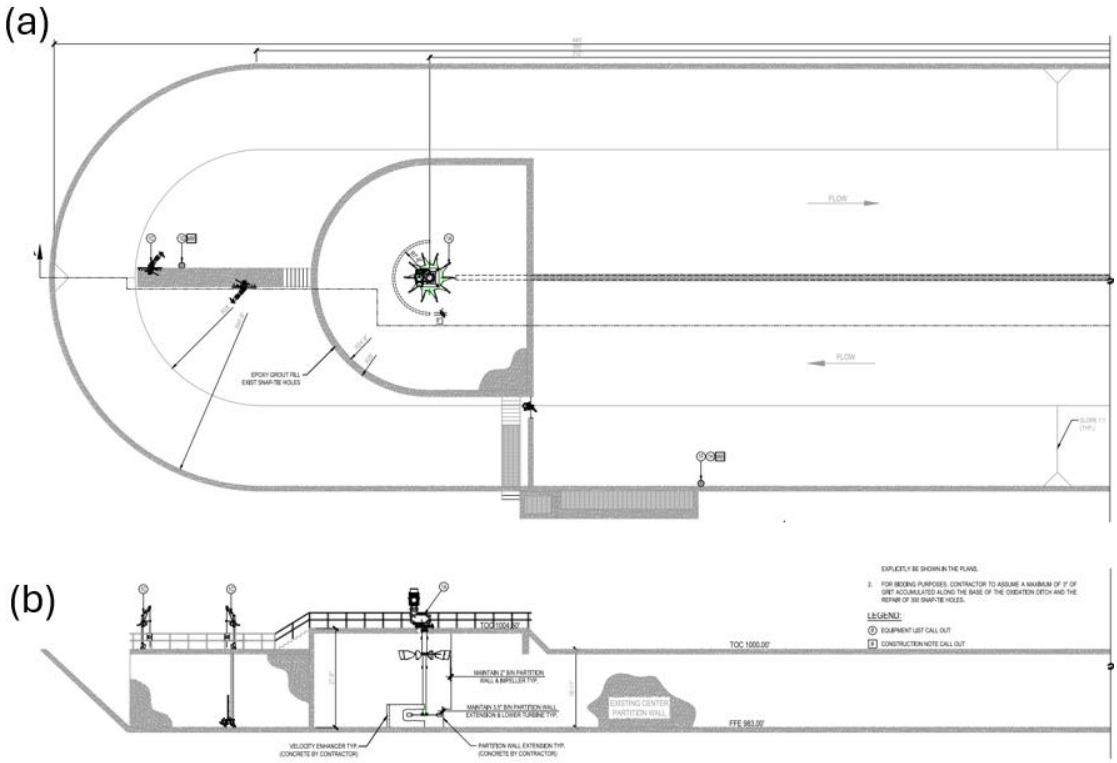


Figure 3-5: Design of Existing Oxidation Ditch (a) Plan View and (b) Section View

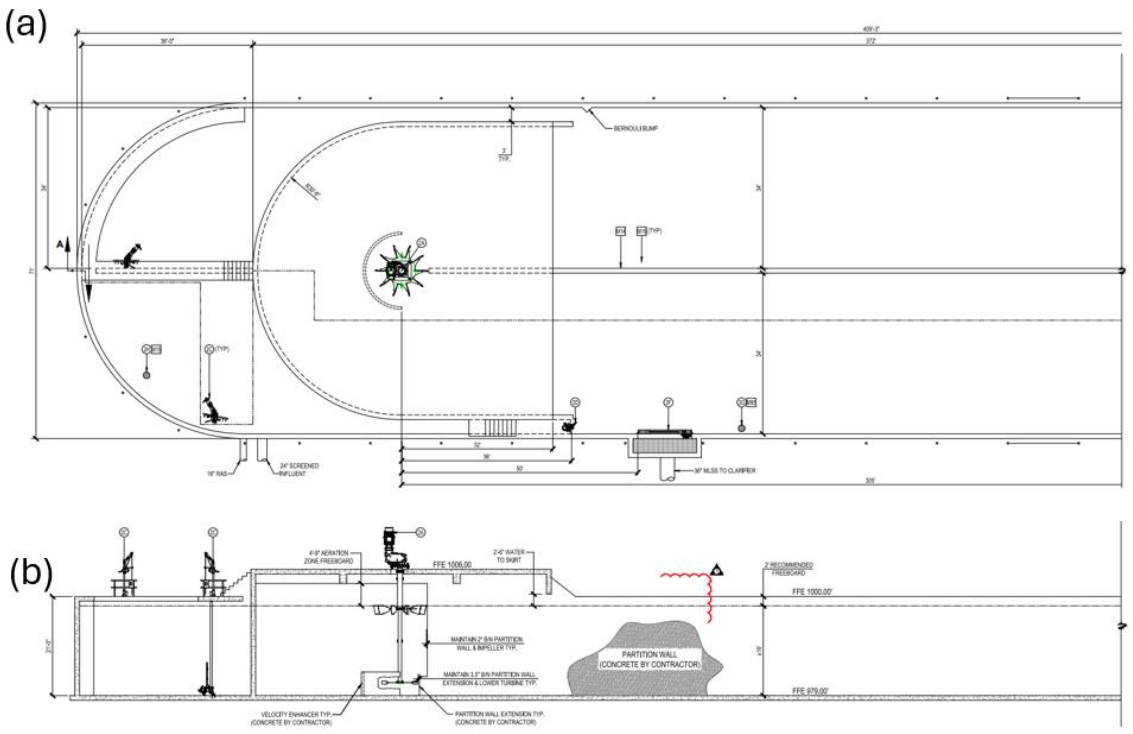


Figure 3-6: Design of Proposed Oxidation Ditch (a) Plan View and (b) Section View

3.3.2 *Secondary Clarifiers*

Hanford WWTF currently contains two existing secondary clarifiers (#1 and #2) (Figure 3-6), each with a diameter of 85 ft and a depth of 14 ft (Figure 1-3). Two additional clarifiers (#3 and #4) are proposed with dimensions similar to the existing ones (Figure 3-7). The facility is already equipped with a mixed liquor splitter box, which distributes flow into the four clarifiers. The splitter box receives combined mixed liquor from both oxidation ditches through a 48-inch line, which in turn is fed by 36-inch lines from each individual ditch.

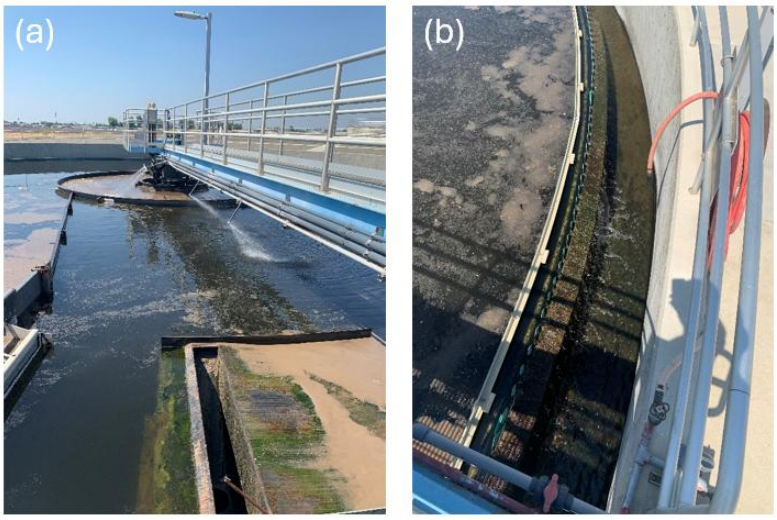


Figure 3-7: Existing Secondary Clarifiers

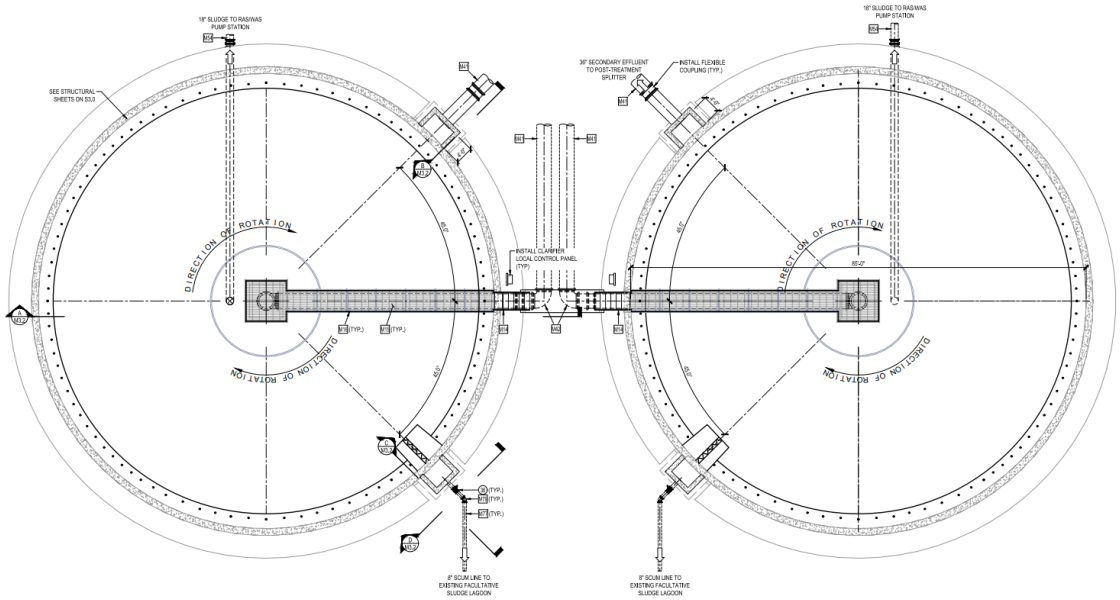


Figure 3-8: Proposed Secondary Clarifiers with Equal Volume to Existing

See comment above about elimination of the RAS Splitter Box

3.3.3 *RAS/WAS pump station and splitter box*

Existing RAS/WAS pump station comprises of two centrifugal chopper pumps with an additional as standby (three total) with each has capacity of 1.73 MGD with total capacity of 3.46 MGD which is enough for the current flow of 3.0 MGD. With the overall site upgradation, the demand for RAS flow will be up to 75% of PDF (9 MGD). The pump station has pipe manifold set up to fit two more identical pumps, potentially increasing the total capacity to 8.65 MGD. To meet the new demand, two new centrifugal pumps will be added. Refer to the Appendix B for the calculation of head loss required for the RAS/WAS pumps.

The hydraulic analysis of the piping system of RAS and WAS showed the new required total head loss is 8.9 ft. The head loss was assumed for the WAS flowing out of the furthest outlet at the Sludge Drying Bed No. 5. However, the current pumps are unable to meet the head loss demand even if all five pumps run without redundancy. In attempt to meet the head loss while matching the current pump model and the horsepower of the motor, the impellers of the existing pumps and the new pumps will be replaced from 10" to 10.9" in diameter. The pumps with 10.9" impeller blades can provide up to 9.2 Total Dynamic Head at the flowrate. Figure 3-9 shows the comparison of the pump curves with two different impeller sizes.

However, keeping the current model will prevent future expansion, and there is not enough safety factor for the head loss. Instead, the RAS/WAS pump station will have two new 15 HP centrifugal pumps with VFD to help meet both the increased flow and head loss. The pumps can operate at 2,100 GPM at 15 feet Total Dynamic Head (TDH).

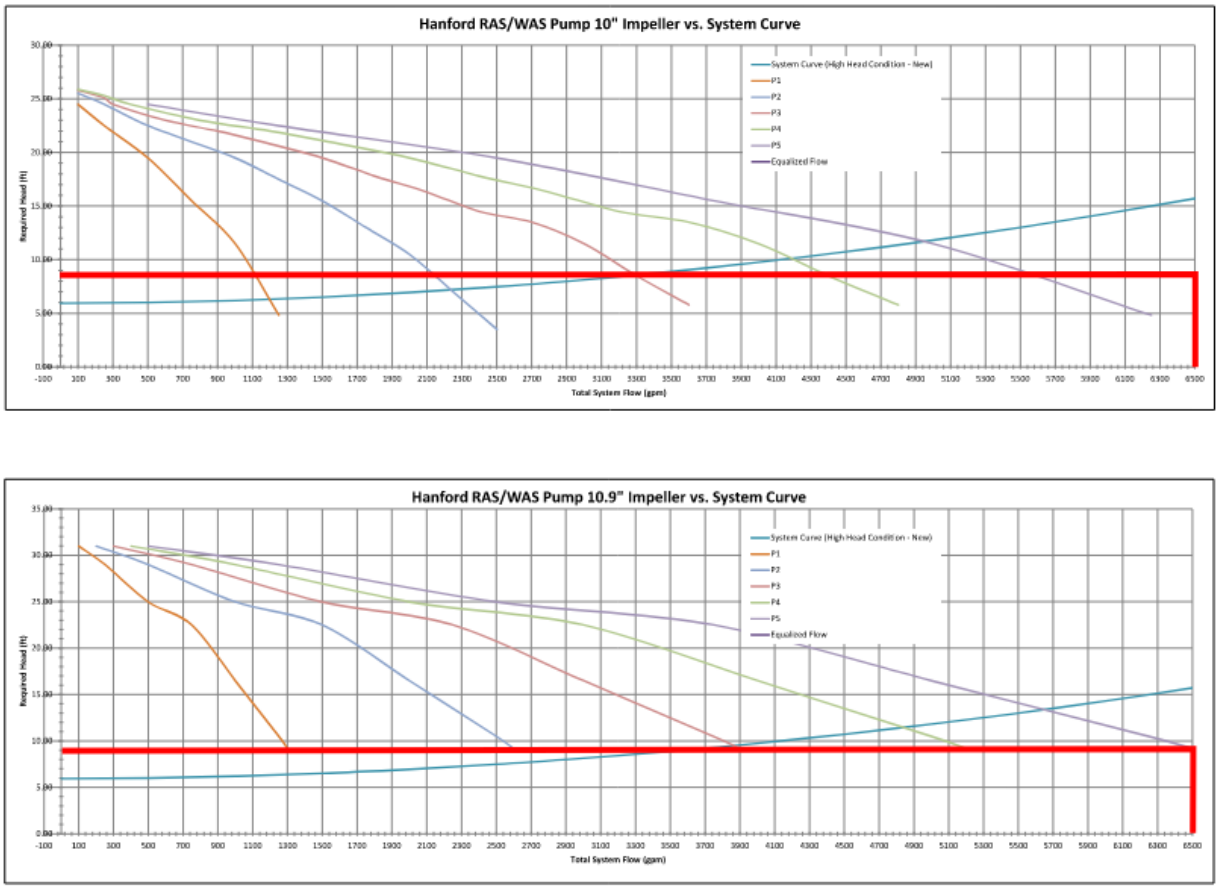


Figure 3-9: Pump Curves with Different Impeller Sizes

A new RAS splitter box with V-notch weirs and sliding gates will be installed which could split the RAS into three oxidation ditches (existing, proposed, and future) as shown in Figure 3-10. V-notch will only be installed to the two split delivering RAS to existing and proposed oxidation ditch while blocking the third split with rectangular stop gate. Precast waffle panels will ensure less turbulence and promote even flow in splitter box.

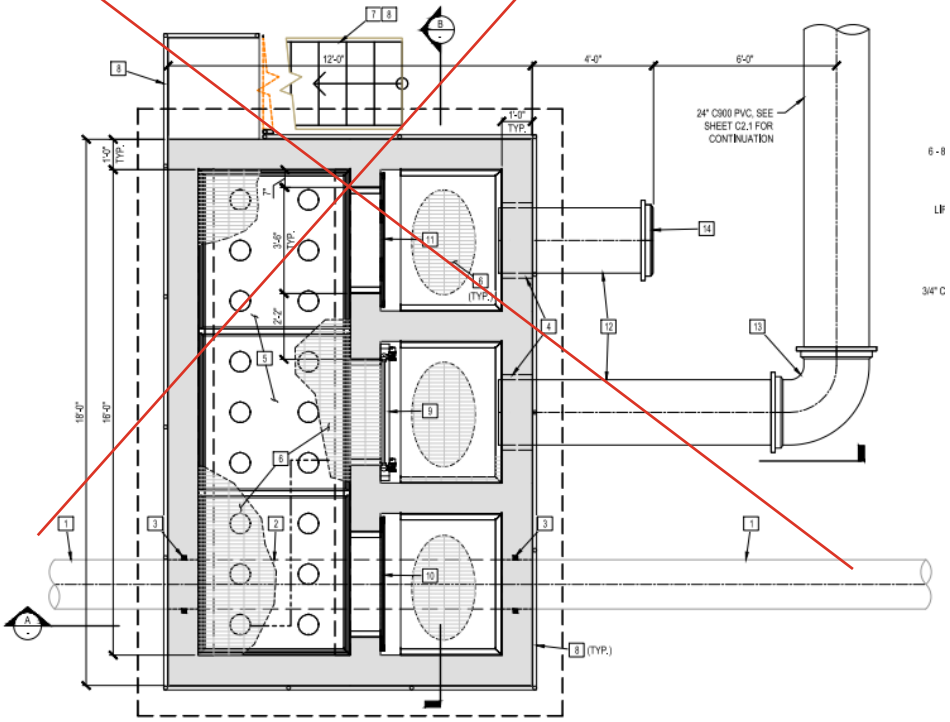


Figure 3-10: Proposed RAS Splitter Box

3.3.4 BioWin Modeling

BioWin models were created to design the oxidation basins and to understand the performance for AAWF and ADMMF flow and loading conditions (high strength vs medium strength wastewater) as well as to determine the aeration requirement for the proposed oxidation ditch, evaluate the performance of the secondary clarifier design and estimate the sludge production. The max day flow and loading conditions are critical to the biological treatment process and thus are used for sizing the equipment associated with the oxidation ditch process. The BioWin model configuration is presented in Figure 3-11.

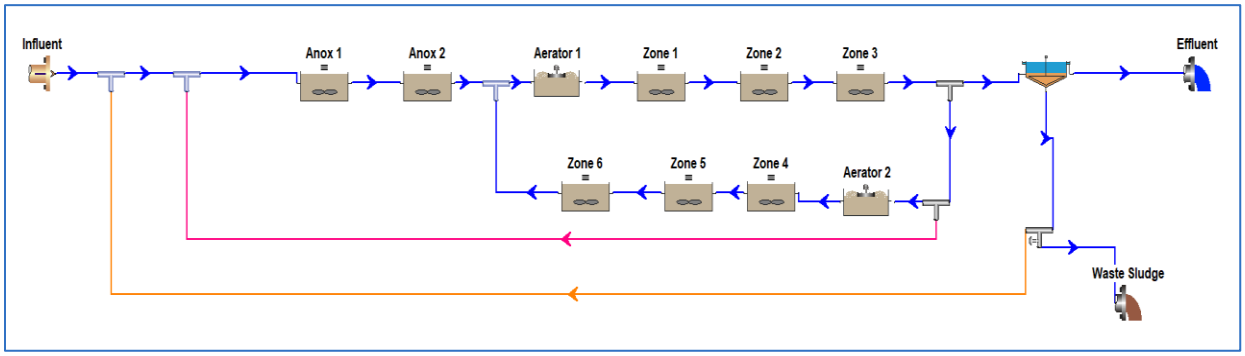


Figure 3-11: Model Configuration Used with Two Aerators with Similar Dissolved Oxygen Setpoints in Aerator Zones

BioWin model configuration was set up considering the volume distribution in Table 3-2. Anoxic volume accounted for 10% of total volume. Other than anoxic zone, each side of oxidation ditch was distributed in four equal zones with one aerator zone one each side and rest of zones were left unaerated. Volume distribution is presented in Table 3-4. Two recirculation streams were set up: internal nitrate recycle from the Zone 3 to Anoxic zone and RAS from secondary clarifier to Anoxic zone.

Table 3-4: Distribution of Oxidation Among Different Biological Zones

Oxidation Ditch			Volume (MG)
Anoxic Zone	10%	Anox 1	0.20
		Anox 2	0.20
Aeration Zone	22.5%	Aerator 1	0.45
		Aerator 2	0.45
Non-Aeration Zone	67.5%	Zone 1	0.45
		Zone 2	0.45
		Zone 3	0.45
		Zone 4	0.45
		Zone 5	0.45
		Zone 6	0.45
Total			**4.0**

Table 3-5: Summary of Effluent Limitations (As Monthly Average)

Water Quality Parameter	Units	Standards
Biochemical Oxygen Demand (BOD), 5-day @ 20°Celsius	mg/L	40
Total Suspended Solids (TSS)	mg/L	40

The BioWin model was run to achieve the target effluent quality (Table 3-5) in accordance with WDR requirements and the parameter values listed in Table 3-3. Two scenarios were developed to model the oxidation ditch performance under both high-strength and medium-strength wastewater conditions as presented in Table 3-6.

Table 3-6: Scenarios Tested

Scenario 1	Scenario 2
High Strength Wastewater Influent Flow = 4.6 MGD (57% of total Inflow) BOD = 413 mg/L TKN = 68 mgN/L	*Medium Strength Wastewater Influent* Flow = 5.0 MGD (57% of total Inflow) BOD = 350 mg/L TKN = 42 mgN/L

The influent water criteria for both scenarios used in the BioWin model are listed in Table 3-7. BOD, ammonia, and TKN were varied to represent different wastewater strengths, while the remaining parameters were kept at typical values.

Table 3-7: Water Quality Criteria Used for Biowin Modeling

Influent	Units	Scenarios	
		Scenario 1 (High Strength Wastewater)	Scenario 2 (Med Strength Wastewater)
Temperature	°C	20.00	20.00
Total BOD	mgBOD/L	413.00	350.00
TSS	mg/L	90	90
VSS	mg/L	60	60
TKN	mgN/L	68	42
Ammonia	mg/L	57	35
Nitrate N	mgN/L	0	0
Total Phosphorus	mgP/L	8.00	8.00
pH	unitless	7.33	7.33
Alkalinity	mg/L	277.17	277.17
Calcium mg/L	mg/L	80.00	80.00
Magnesium	mg/L	15.00	15.00
Dissolved Oxygen	mg/L	0.00	0.00

Table 3-8 contains the specification of biological reactor (Oxidation Ditch #2) along with different process flows to achieve effluent quality meeting the discharge criteria. Different strength wastewater brought changes in sludge retention time (SRT), hydraulic retention time (HRT) and mixed liquor concentration (MLSS, g/L). Higher strength wastewater (Scenario 1) will require oxidation at higher HRT and SRT while producing high MLSS. High MLSS concentration with reasonable aeration help in removing the ammonia. It is to note the high strength contains 60% higher ammonia than medium strength wastewater. However, sludge produced in both scenarios is not significantly different.

Table 3-8: Biological Reactor Parameters and Biowin Modeling Results

Parameters	Unit	Scenarios	
		Scenario 1 (High Strength Wastewater)	Scenario 2 (Med Strength Wastewater)
Secondary Basin (Oxidation Ditch)			
Flow	MGD	4.6	5.0
Water Depth	Feet	19	
Total Anoxic Volume	MG	0.4	
Total Ditch Aeration+Anoxic Volume	MG	3.6	
Total Volume	MG	4.0	
HRT	hours	21	19
SRT	days	11.0	10.0
MLSS	mg/L	4860	4336
Process Flows			
Internal Recycle Rate (Zone 3 to Anoxic)	x Qin	3.0	3.0

RAS Flow	x Qin	0.45	0.75
	MGD	3.45	3.75
WAS Flow	% Qin	3.0	3.2
	MGD	0.14	0.16

Surface aeration is a key parameter controlling the performance of the oxidation ditch. The BioWin model was run by setting the dissolved oxygen (DO) concentrations in the aerated zones, allowing oxygen consumption within those zones and the transfer of residual DO to the unaerated sections (Figure 3-12). BioWin modeling results indicated that less than 200 HP per aerator is required to achieve the target effluent BOD and TSS levels. However, ammonia removal remained a limiting factor, with effluent ammonia concentrations exceeding 1 mg/L in both scenarios.

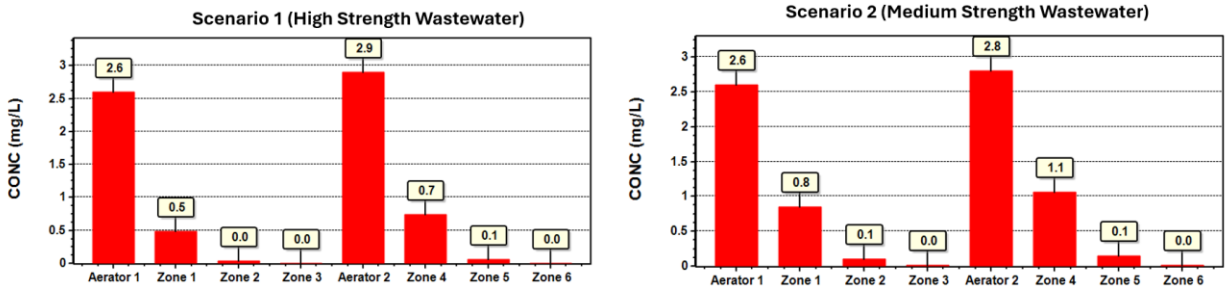


Figure 3-12: Dissolved oxygen (DO) Profiles with Different Set Values at Aerator Zones in Both Scenarios

Table 3-9 presents the optimized aeration parameters targeting an effluent NH_4^+ concentration of ≤1.0 mg/L for both scenarios (see Table 3-8). The modeling results showed that this target water quality could be (Table 3-10) achieved with aerator power of approximately 250 HP for high-strength wastewater and around 200 HP for medium-strength wastewater. It should also be noted that the aerator power estimates account for denitrification credits from heterotrophic activity; if these credits are excluded, the power demand could increase by approximately 10–15%.

Table 3-9: Biological Reactor Parameters and Biowin Modeling Results

Parameters	Unit	Scenarios	
		Scenario 1 (High Strength Wastewater)	Scenario 2 (Med Strength Wastewater)
Aeration			
Surface Aerators with Denit credits	HP	Average = 244 (DO = 2.8 mg/L)	Average = 204 (DO = 2.7 mg/L)
Clarifier Parameters			
Surface Overflow rate Per Clarifier	gal/(ft^2 d)	389.83	425.13
Solids Loading Rate Per Clarifier	lb/(ft^2 d)	23.59	25.17
Waste Sludge			
Flow	MGD	0.14	0.16
TSS	mg/L	11,108	9,907
Total Sludge Produced	lb/d	13,163	13,166

Table 3-10: Effluent Quality by Biowin Modeling

Parameters	Unit	Scenarios	
		Scenario 1 (High Strength Wastewater)	Scenario 2 (Med Strength Wastewater)
Flow	MGD	4.5	4.8
BOD	mgBOD/L	5.7	5.0
TSS	mg/L	17.2	15.4
Ammonia (NH3)	mgN/L	1.1	0.9
Nitrate	mgN/L	0	0
Nitrite	mgN/L	0.12	0.02
Nitrate Plus Nitrite	mgN/L	0.12	0.02
Total Nitrogen	mgN/L	4.03	3.1
Total Phosphorus	mgP/L	0.8	0.8
pH	unitless	7.37	7.49
Alkalinity	mmol/L	3.0	4.2
Alkalinity	mg/L	151	209

3.4 Tertiary Processing Disinfection

The final step of wastewater treatment at the Hanford WWTF is chlorine disinfection prior to effluent discharge for irrigation reuse (Figure 3-13). The existing chlorine disinfection system was upgraded in the early 2000s and currently consists of two basins of nearly equal volume, providing a total contact volume of 0.57 MG. The system is equipped with a sodium hypochlorite storage tank and chemical feed pumps located within a dedicated chlorine storage room adjacent to the basins. The basins utilize a baffled plug-flow configuration and were designed to treat a peak flow of 8.8 MGD of secondary effluent, providing a detention time of over 90 minutes. The system meets Title 22 requirements of 450 mg-min/L for both average and maximum monthly design flows of 8.0 MGD and 8.8 MGD, respectively assuming baffle factor (BF) of 0.8. Details are presented in Table 3-3.

Figure 3-13: Existing Chlorine Contact Tank

The proposed upgrades include installation of two free chlorine analyzers at the inlets of the two disinfection basins and two additional chlorine analyzers at the outlets of the chlorine contact tanks, along with an ammonia analyzer for process monitoring. The existing chlorine analyzers will be relocated into the new proposed positions. Figure 3-14 shows the positions of the new analyzers.

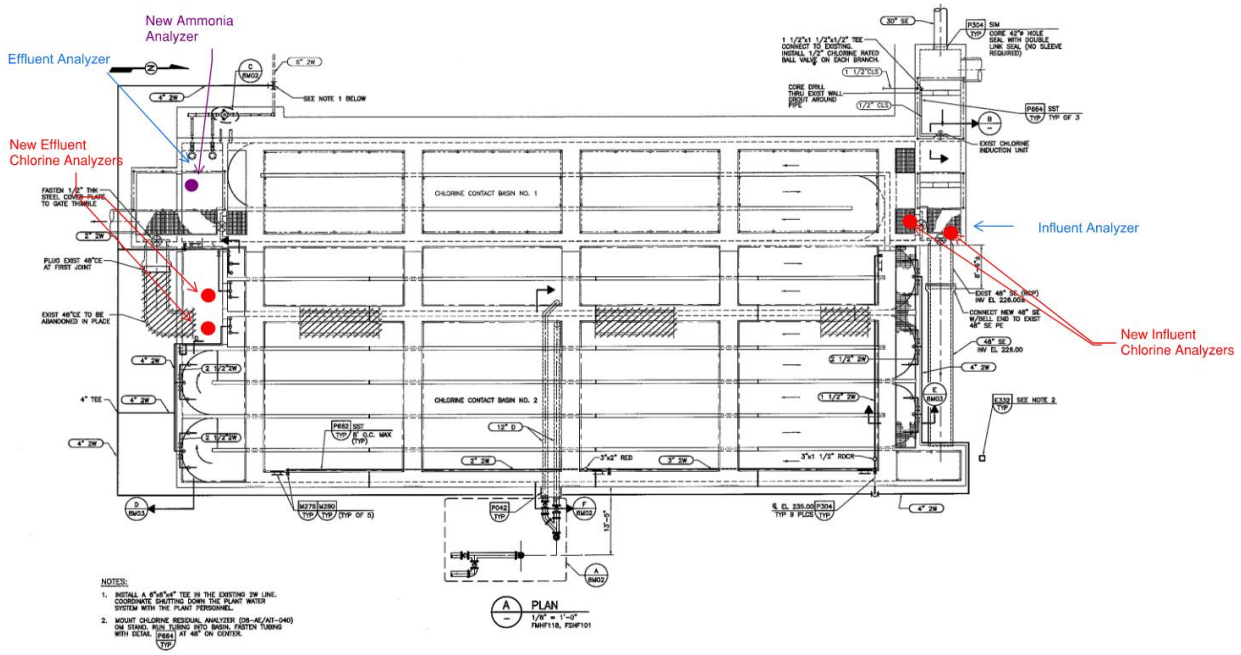


Figure 3-14: Position of Proposed Installation of Analyzers at the Inlet and Outlet of Chlorine Contact Tank

The proposed chemical storage shed structure will house three double-layer sodium hypochlorite tanks, each with a capacity of approximately 6000 gallons (Figure 3-15). The shade structure will be located west of the existing chlorine building Each tank will be equipped with a dedicated refilling connection to ensure safe and efficient chemical replenishment. Two pump skids will be installed to deliver precise chemical dosing, supporting the reliable operation of the disinfection system. The sodium hyphochlorite will be injected at the inlet of the chlorine contact tank. The existing nearby 12" drain line will be utilized to drain waste from the chemical storage tanks. A control panel, featuring switches for both chlorine and ammonia analyzers, will be mounted in front of the chemical storage tanks and located under the same shed for centralized access and monitoring.

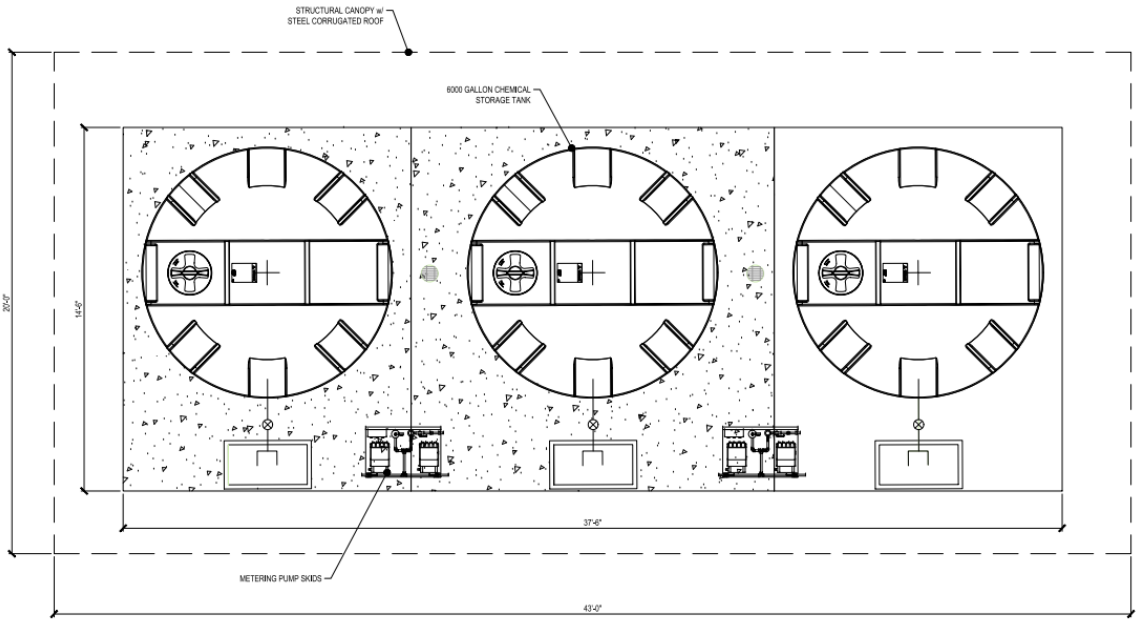


Figure 3-15: Proposed Chemical Storage Shed Structure Comprising Three Tanks

Appendix A. Oxidation Ditch Volumes Updated

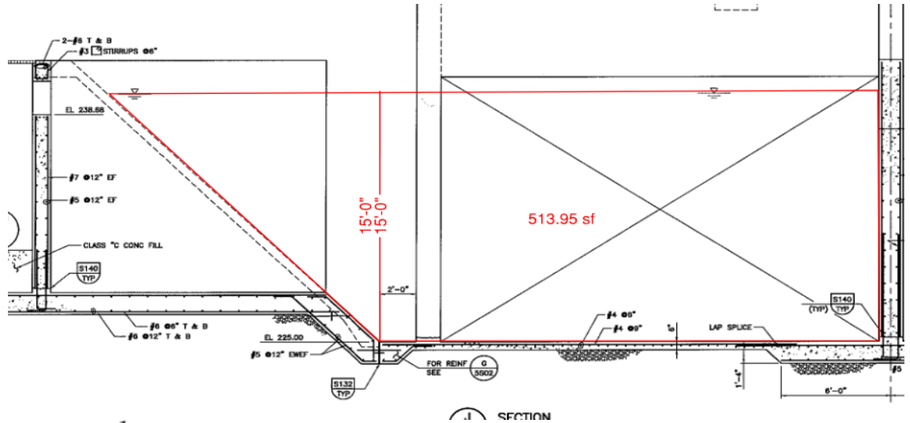
Oxidation Ditch Calculation

New Oxidation Ditch with Straight Wall

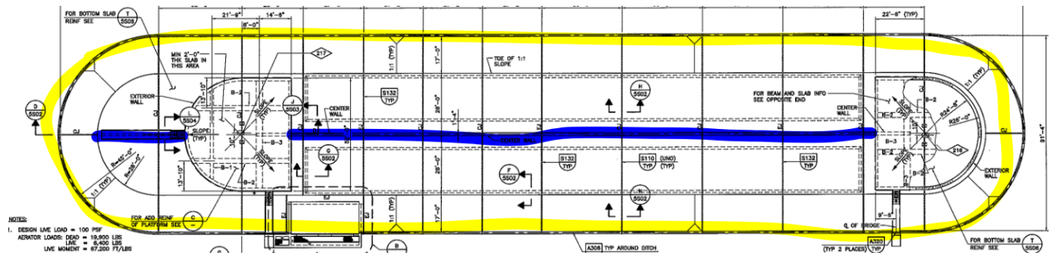
SWD =	19.0	ft
Ditch Length =	350.0	ft
Ditch Width =	68.0	ft
Half Circles R =	28.0	ft
Half Circle R2 =	26.0	ft
Centerline Wall (1.33ft thick) =	6747.1	cu ft
Anoxic Zone Wall =	2610.0	cu ft
Vol of Half Circles =	87147.8	cu ft
Vol of Middle Channel =	452200.0	cu ft
Vol of Ditch =	**529990.7**	**cu ft**
	4.0	**MG**

Existing Oxidation Ditch with 45 Degree Slope

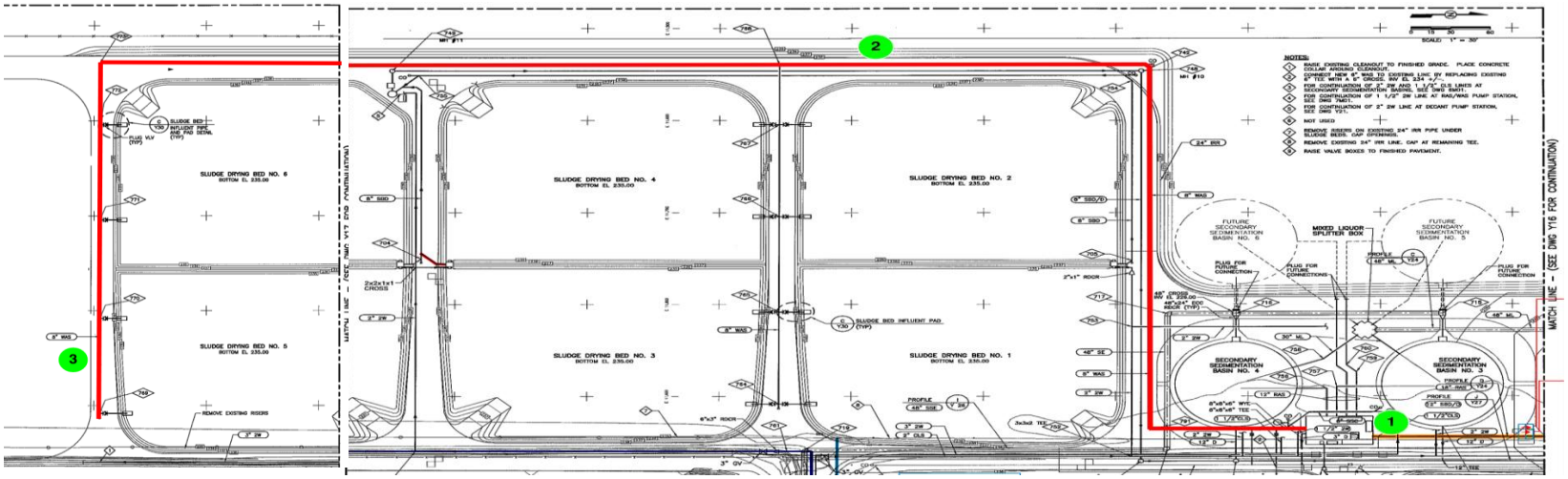
Cross Section Area (Half of Ditch) =	514	sq ft
Ditch Length (without H.C.) =	350	ft
Half Frustrum R (Each End) =	45	ft
Half Frustrum r (Each End) =	28.0	ft
SWD =	15.0	ft
Volume of Frustrum (Each End) =	31957.85	cu ft
Volume of Middle Channel =	359800	cu ft
Total Volume =	**423715.7**	**cu ft**
	3.169614	**MG**
Difference of New to Existing =	**56%**	**44%**
Difference of New to Existing (w/ Future #3) =	**36%**	**29%**



$$V_{\text{frustum}} = \frac{1}{3}\pi h\left(R^2 + Rr + r^2\right)$$



Appendix B. System Curve



Pipe 1	RAS Pipe to Splitter Box	Peak Daily Flow	12 GPM	
Pipe 2&3	WAS Pipe to Sludge Drying Bed	75% RAS	6246 GPM	1 cfs = 448.8325 gpm
		3% WAS	249.84 GPM	

With Static Head

Total Flow to Zone A =	6500 gpm	% of Flow Per Pipe	
Flow Through Path 1 =	5970.25 gpm	91.9%	
Flow Through Path 2 =	529.75 gpm	8.2%	

RAS

Q (gpm)	Total h_{f1}	Total h_{f2}	Total h_m	Static Head	Total Heal Loss (ft)
5970.25	1.030	0.000	1.962	5.944	8.936

WAS

Q (gpm)	Total h_{f1}	Total h_{f2}	Total h_m	Static Head	Total Heal Loss (ft)
529.75	8.802	0.000	1.182	-1.060	8.924

Without Static Head

Total Flow to Zone A =	6495.84 gpm	% of Flow Per Pipe	
Flow Through Path 1 =	6206.450328 gpm	95.5%	
Flow Through Path 2 =	289.389672 gpm	4.5%	

RAS

Q (gpm)	Total h_{f1}	Total h_{f2}	Total h_m	Total Heal Loss (ft)
6206.450328	1.107	0.000	2.120	3.227

WAS

Q (gpm)	Total h_{f1}	Total h_{f2}	Total h_m	Total Heal Loss (ft)
289.389672	2.872	0.000	0.353	3.225

EXHIBIT E-2

WASTEWATER M&V SERVICES

Contractor will perform measurement and verification services ("M&V Services") as set forth in this Exhibit E with respect to Owner's Premises below:

Facility	Address
City of Hanford Waste Water Treatment Plant	10555 Houston Avenue, Hanford, CA 93230

I. Definitions:

Capitalized terms used in this Exhibit E and not defined in the Contract, have the meanings set forth below:

"**Base Energy Rate**" means the dollars per energy unit for each building and/or each ECM, set forth in this Exhibit E, Section (III), and used by Contractor to calculate the EC Savings.

"**Construction Period**" means the period beginning with the first day of the month in which material or equipment is first installed at the Premises and continuing until the M&V Commencement Date.

"**EC Savings**" means the savings in units of dollars ($) calculated by Contractor in the manner set forth in this Exhibit E, Section (III), achieved through the reduction in consumption or demand through implementation of the Work.

"**Energy Savings Report**" means a one-time report prepared by Contractor containing a precise calculation of the EC Savings during the Energy Savings Term. The Energy Savings Report shall be submitted to Customer within ninety (90) days after the M&V Commencement Date.

"**Energy Savings Term**" means the period beginning on the first day of the Construction Period and ending on the earlier of: (i) the day immediately preceding the twentieth (20th) anniversary of the M&V Commencement Date; (ii) the termination of the Contract; or (iii) the termination by Owner of the M&V Services in accordance with this Exhibit E, Section (II)(G).

"**Energy Unit Savings**" means the savings in units of energy, power, water, etc., calculated by Contractor in the manner set forth in this Exhibit E, Section (III), achieved through the reduction in consumption or demand through implementation of the Work.

"**Energy Use Factors**" means factors identified by Contractor which may affect the Baselines or energy use for the Premises, including but not limited to: hours and levels of occupancy; adjustments in labor force; building use and operational procedures; temperature, humidification, and ventilation levels; installed lighting and scheduled use; building construction and size; general level of repair and efficiency of heating and air conditioning equipment and other energy-using equipment; and amount of heating and air conditioning and other energy-using equipment.

"**Guarantee Payment**" means, for any Measurement Period, either: (i) a cash payment by Contractor to Owner in an amount equal to the Guarantee Shortfall for that Measurement Period pursuant to this Exhibit E, Section (II)(A)(ii); or (ii) additional energy services or energy saving retrofits requested by

Owner with an agreed value equal to the Guarantee Shortfall for that Measurement Period pursuant to this Exhibit E, Section (II)(A)(iii).

"**Guarantee Shortfall**" means an amount calculated in accordance with this Exhibit E, Section (II)(I)(v).

"**Guaranteed Savings**" means, for any Measurement Period, the dollar amount set forth below for such Measurement Period, as the same may be adjusted by Contractor for changes in Energy Use Factors:

Measurement Period	Guaranteed Savings
1	$614,497
2	$651,368
3	$690,451
4	$731,878
5	$775,791
6	$822,339
7	$871,679
8	$923,980
9	$979,419
10	$1,038,184
11	$1,100,475
12	$1,166,503
13	$1,236,493
14	$1,310,683
15	$1,389,324
16	$1,472,683
17	$1,561,044
18	$1,654,706
19	$1,753,989
20	$1,859,229

"**IPMVP**" means the International Performance Measurement and Verification Protocol prepared by Efficiency Valuation Organization.

"**M&V Commencement Date**" means the first day of the month immediately following the later of (i) Contractor's receipt of the fully signed Certificate of Final Completion, and (ii) Contractor's receipt of the full Contract Amount.

"Measurement Period" means each one-year period following the M&V Commencement Date.

"**Projected Energy Savings**" means those Energy Unit Savings which Contractor anticipates will be realized from the installation and continued operation of the Work, as set forth in this Exhibit E, Section (III).

"**Savings Guarantee**" is defined in this Exhibit E, Section (II)(A)(i).

II. Terms and Conditions

A. Guaranteed Savings.

i. Savings Guarantee. Upon the terms and subject to the conditions set forth herein, Contractor warrants that Owner will realize total EC Savings during the Energy Savings Term of not less than the total Guaranteed Savings (the "Savings Guarantee"), as the same may be adjusted for changes in Energy Use Factors.

ii. Guarantee Payment. For any Measurement Period in which there is a Guarantee Shortfall, Contractor will pay to Owner, within thirty (30) calendar days after the acceptance and approval by Owner of the Energy Savings Report for such Measurement Period, the Guarantee Payment for that Measurement Period.

iii. Services or Retrofits in Lieu of Guarantee Payment. If in the judgment of Owner, Owner would benefit from additional energy services or energy saving retrofits, Owner and Contractor may mutually agree that Contractor will provide such services or retrofits in lieu of the Guarantee Payment for such Measurement Period. For the purposes of this Contract, such services or retrofits will have a deemed value equal to the Guarantee Shortfall for that Measurement Period.

iv. Excusable Events. If Contractor is delayed in, or prevented from, accurately calculating the actual EC Savings for any day of any Measurement Period by reason of any Excusable Event, such circumstance will not constitute a default, and Contractor will be excused from performing the M&V Services while such event is continuing. During such event, Projected Energy Savings for the month(s) in which such event is continuing will be used in lieu of actual data; provided that if three (3) or more years of post M&V Commencement Date data are available for such month(s), the historical average of such data for such month(s) will be used in lieu of Projected Energy Savings. If Projected Energy Savings are utilized in lieu of actual data, Contractor will provide to Owner a reconciliation report comparing Projected Energy Savings to actual energy consumed during the same month, which shall be based upon utility billings; the required report will be submitted by Contractor to Owner no later than ninety (90) calendar days following the last day of the month for which Projected Energy Savings are utilized.

B. Changes in Energy Use Factors.

i. Adjustments to Guaranteed Savings. If a change in any Energy Use Factor results in a reduction of EC Savings, then the Guaranteed Savings for the corresponding Measurement Period(s) will be decreased by the same amount. Contractor will notify Owner, in writing, of all such requested changes, and proposed changes will be subject to Owner approval, which will not be unreasonably withheld.

ii. Projected Energy Savings. During the Energy Savings Term, when the ultimate effect of the Work on EC Savings cannot be accurately determined due to pending construction or changes to the Scope of Work, Projected Energy Savings for the Premises will be used until the effect of the changes can be determined by Contractor.

iii. Change Order – Savings Effect. Contractor will calculate the energy impact of any Change Orders. Such calculation will be subject to Owner approval, which approval will not be unreasonably withheld.

iv. Inspection of Facilities. Owner agrees that Contractor will have the right, with or without prior notice, to inspect the Premises to determine if Owner has consistently complied with its obligations as set forth above. If any inspection discloses that Owner has materially failed, on or prior to the date of such inspection, to be in compliance with any of its obligations, then the Guaranteed Savings will be assumed to have been achieved for the portion of the Energy Savings Term during which such failure will have existed.

C. Owner Maintenance. Beginning at Beneficial Use or Substantial Completion, whichever occurs sooner, for any portion of the Work, Owner will maintain such portion of the Work and upon Final Completion will maintain the Project, in accordance with the maintenance schedules and procedures recommended by Contractor and by the manufacturers of the relevant equipment.

D. Energy Savings Report. Contractor will submit to Owner a one-time energy savings report containing a precise calculation of the EC Savings during the Measurement Term (an "Energy Savings Report"). Contractor will use its best efforts to submit such Energy Savings Report within ninety (90) calendar days after receipt of all needed information after the M&V Commencement Date, unless additional information is needed to accurately calculate the EC Savings, in which case Owner will be notified of such a situation within the ninety (90) calendar-day period.

E. On-Site Measurements. Owner irrevocably grants to Contractor the right, during the Energy Savings Term, to monitor EC Savings and energy management performance by conducting on-site measurements, including, but not limited to, reading meters and installing and observing on-site monitoring equipment. Contractor will not exercise such right in a manner that unreasonably interferes with the business of Owner as conducted at the Premises as of the date hereof. Owner will cooperate fully, at no cost to Owner, with the exercise of such right by Contractor pursuant to this Exhibit E, Section (II)(E). Owner will further cooperate with Contractor's performance of the M&V Services by providing utility information, changes in Energy Use Factors, and/or additional information as reasonably requested by Contractor.

F. *Not Used*.

G. Termination of Guaranteed Savings. If (i) Owner notifies Contractor in writing of its intent to terminate the M&V Services, (ii) the Contract is terminated by Contractor for material default by Owner or by Owner for any reason permitted by the Contract, or (iii) Owner fails to maintain the Project in accordance with this Exhibit E, Section (II)(C), or is in material default of any of its other obligations under this Exhibit E, the obligation of Contractor to prepare and deliver the Energy Savings Report and to make a Guarantee Payment will also be terminated.

H. *Not Used*.

I. Calculation of Guarantee Shortfall. The Guarantee Shortfall, for any Measurement Period, will be calculated by Contractor as the difference, to the extent positive, between the Guaranteed Savings for such Measurement Period minus the sum of EC Savings for such Measurement Period.

III. Methodologies and Calculations

The following details the methodologies and calculations to be used in determining the Energy Unit Savings under this Contract.

Table E-1: Measurement and Verification Methods

ECM	ECM Description	M&V Method	
		Electric Usage	Electric Demand
2A	WWTP Upgrades - Upgrade Existing Oxidation Ditch	Option A	N/A
2B	WWTP Upgrades - Install New Oxidation Ditch	Stipulated	N/A

1. M&V Option A: This option allows for the energy savings to be predicted, measured, and agreed upon between Owner and Contractor One-time measurements and stipulated parameters are used to quantify savings that are stipulated for the term of the Contract.

a. Contractor will supply a one-time report to Owner detailing the measurements and calculation of savings. If the calculated savings fall short of those expected, Contractor will have the opportunity to remedy the short fall and re-measure and calculate the results. Such work will be done at Contractor's expense and will not be unreasonably denied by Owner, as long as such work does not interfere with Owner's use of the Premises. These calculated savings will be defined as Energy Unit Savings and will be agreed to occur each Measurement Period. During the Construction Period, the Energy Unit Savings will be calculated by adding the savings measured for the whole months between Substantial Completion or Beneficial Use of the ECM and the M&V Commencement Date.

b. Scope of Work

i. The reduction in units of electric demand (kW) from ECM-2A will be measured directly using a calibrated true-RMS watt meter or stipulated based on the following parameters.
   a. For all pumps that can be safely and accurately measured, an instantaneous measurement of each individual pump will be taken. The average wattage per pump will be calculated and be the measured wattage for that pump type.
   b. For all pumps that can't be safely or accurately measured, the measured wattage will be stipulated for that pump to equal the manufacturer's rated wattage for that type of pump.

ii. Assumptions: The annual unit consumption savings (kWh) for each pump will be calculated by multiplying the demand (kW) savings as calculated above by the Annual Pump Operating Hours, where the Annual Pump Operating Hours have been agreed upon and stipulated to by the Owner and are presented in *Table E-2* below. The Energy Unit Savings (kWh) will be the sum of the calculated annual unit consumption savings for each retrofit.

Table E-2: Annual Pump Operating Hours

Agreed Upon Hours of Operation	
Location	**Annual Hours**
WWTP	8,760

iii. Post-retrofit measurements will not be taken because the pumps are being decommissioned, and post-retrofit consumption will be assumed to be zero. Post-retrofit ECM performance is assumed to be consistent for the duration of the Energy Savings Term.

iv. EC Savings achieved from the lighting ECMs are calculated by the following equation:

EC Savings = Energy Unit Savings X Base Energy Rate

Table E-3: Annual Pump Savings (ECM-2)

Location	Projected Annual Savings (kWh)
WWTP	1,063,849

2. Stipulated Savings: When the cost, complexity, or uncertainty of savings measurements are high as compared to the projected savings, Owner and Contractor may agree to stipulate the projected Energy Unit Savings as being achieved, without any measurements being taken.

a. For the Stipulated Option, the Energy Unit Savings presented below will be agreed to occur each Measurement Period. During the Construction Period, the Energy Unit Savings will be calculated by adding the savings projected for the whole months between Substantial Completion or Beneficial Use of the EC Measure and the M&V Commencement Date.

Table E-4: Stipulated Annual Savings (ECM-2B)

Location	Projected Annual Savings (kWh)
WWTP	1,298,965

3. Base Energy Rates: EC Savings will be calculated using the Base Energy Rates for each Project Location and shall be stipulated as shown in *Table E-5* below.

The Base Energy Rates listed here are to be increased each Measurement Period on a cumulative basis by six percent (6%) beginning on the first (1st) anniversary of the M&V Commencement Date and continuing on the first day of each Measurement Period thereafter.

Table E-5: Base Energy Rates

ECM	Location	Avoided Electricity Rate ($/kWh)
2A	WWTP	0.2601
2B	WWTP	0.2601

EXHIBIT G

Spare Parts List

The following spare parts are provided as part of the scope of work.

ECM 1 – Solar Photovoltaic Installation

- Fifteen (15) solar PV modules

ECM 2 – Wastewater Treatment Upgrades

a. Design and Engineering
    1 None

b. New Oxidation Ditch
    1 Aerators
        - One (1) Reducer low oil cut-out switch
        - One (1) Reducer high speed coupling
        - One (1) Spare Gearbox for 250 hp aerator
    2 Submersible Mixers
        - One (1) Set of Bearings
        - One (1) Sets of mechanical seals
        - One (1) Set of O-rings
        - One (1) spare shelf mixer, not including the mounting and hoist

c. Upgrade Existing Oxidation Ditch
    1 Aerators
        - One (1) Reducer low oil cut-out switch
        - One (1) Reducer high speed couplings
        - One (1) Spare Gearbox for 200 hp aerator
            - Ovivo to modify existing spare Flender 200 hp gearbox to be compatible with the new aerators. This will include modifications to the shaft and adapter plate in the Flender gearbox.
    2 Submersible Mixers
        - One (1) Set of Bearings
        - One (1) Sets of mechanical seals
        - One (1) Set of O-rings
        - One (1) spare shelf mixer, not including the mounting and hoist

d. New Secondary Clarifier
    1 None

e. New RAS/WAS Pumps
    1 None

f. New Chemical Storage and Treatment System

1 Two (2) spare sets of peristaltic tubing for sodium hypochlorite feed pumps.

g. Electrical and Controls

1 None

EXHIBIT H

Preliminary Drawings

EXISTING WWTF SITE PLAN

SCALE: 1" = 100'

NORTH

100 50 0 100 200

OPTERRA ENERGY SERVICES

NO	BY	DATE	REVISIONS	DATE	APP.
1					
2					
3					
4					
5					

PREPARED BY: ANDY KOMOR
REGISTERED PROFESSIONAL ENGINEER NO. CXXXXX
EXPIRATION DATE: XX/XX/XXXX
DRAWN BY: T.G
SCALE: AS SHOWN
DESIGN BY: A.T.K
CHECKED BY: A.T.K
DATE: NOV 2025

SHEET TITLE: EXISTING WWTF SITE PLAN

OWNER: CITY OF HANFORD

PROJECT: HANFORD WASTEWATER TREATMENT FACILITY UPGRADES

KINGS COUNTY CALIFORNIA

PREPARED BY: PACE Advanced Water Engineering
17520 Newhope Street, Suite 200 | Fountain Valley, CA 92708
P: (714) 481-7300 | www.pacewater.com

SHEET C0.0

PACE JOB NO. C058-10

THESE DRAWINGS ARE THE PROPERTY OF P.A.C.E. AND SHALL NOT BE REPRODUCED IN ANY MANNER NOR USED FOR CONSTRUCTION UNLESS STAMPED "ISSUED FOR CONSTRUCTION".

43% PLANS - ISSUED FOR REVIEW

Xrefs: C058-00 36X24.dwg; D-TP-1000 DATUM.dwg; S-FIELD-29190_DS Edit-21 Feet Up.dwg; C058-Civil Abase.dwg; 29190-IMAGE-11TH ST.dwg
Dimscale = 12; LTscale = 1; PSltscale = 1; ACAD Ver. = 24.2s (LMS Tech); Viewtain = 1

HOUSTON AVE

HANFORD FIRE DEPARTMENT STATION NO. 2

WWTP ENTRANCE

THE EXPANDED SPLITTER BOX WAS DELETED FROM THE SCOPE. THE EXISTING INFLUENT SPLITTER BOX WILL BE MODIFIED TO FEED BOTH OXIDATION DITCHES.

INFLUENT PUMPS

ELECTRICAL BUILDING NO. 2

BAR SCREEN

GRIT REMOVAL

ADMIN BUILDING

LAB

NEW INFLUENT SPLITTER BOX EXTENSION

CONSTRUCTION TRAILER SPACE W/ SEWER CONNECTION

DIGESTER HEATING AND MIXING EQUIPMENT

EXISTING SOLAR FARM

MAINTENANCE BUILDING

ALTERNATE CONTRACTOR LAYDOWN AREA

NEW OXIDATION DITCH 2

OXIDATION DITCH 1

11TH AVE

RAS/WAS FLOWS WILL BE CONTROLLED USING AN ELECTRICALLY ACTUATED VALVE AND A FLOW METER.

TRICKLING FILTER

ALTERNATE TEMPORARY GRAVEL CONSTRUCTION ACCESS ROAD

NEW SECONDARY CLARIFIERS 3 & 4

SECONDARY CLARIFIERS 1 & 2

NEW RAS/WAS SPLITTER BOX

ELECTRICAL BUILDING NO. 3

TRICKLING FILTER

CHLORINE BUILDING

2" POTABLE WATER PIPE & FITTINGS

CONTRACTOR LAYDOWN AREA (± 4 AC)

CHLORINE CONTACT BUILDING

NEW CHLORINE TANKS SHADE STRUCTURE

FACULTATIVE SLUDGE LAGOON

REUSE PUMP STATION

CENTRIFUGE

IRRIGATION PUMP STATION

TEMP CONSTRUCTION FENCING (APPROX 1,000 LF)

TEMPORARY GRAVEL CONSTRUCTION ACCESS ROAD

SLUDGE DRYING BED

APPROX. LOCATION OF POTABLE WATER HYDRANT CONNECTION

SLUDGE DRYING BED

SLUDGE DRYING BED

PERCOLATION POND

PERCOLATION POND

GENERAL WWTF SITE PLAN

SCALE: 1" = 100'

NORTH

100 50 0 100 200

OPTERRA ENERGY SERVICES

NO	BY	DATE	REVISIONS	DATE	APP.
A					
B					
C					
D					
E					

THESE DRAWINGS ARE THE PROPERTY OF P.A.C.E. AND SHALL NOT BE REPRODUCED IN ANY MANNER NOR USED FOR CONSTRUCTION UNLESS STAMPED "ISSUED FOR CONSTRUCTION".

PREPARED BY: ANDY KOMOR
REGISTERED PROFESSIONAL ENGINEER NO: CXXXXX
EXPIRATION DATE: XX/XX/XXX
DRAWN BY: T.G
DESIGN BY: A.T.K
CHECKED BY: A.T.K
SCALE: AS SHOWN
DATE: NOV 2025

1"

SHEET TITLE: GENERAL WWTF SITE PLAN

OWNER: CITY OF HANFORD

PROJECT: HANFORD WASTEWATER TREATMENT FACILITY UPGRADES

KINGS COUNTY CALIFORNIA

PREPARED BY: PACE Advanced Water Engineering
17520 Newhope Street, Suite 200 | Fountain Valley, CA 92708
P: (714) 481-7300 | www.pacewater.com

SHEET C0.1

PACE JOB NO. C058-10

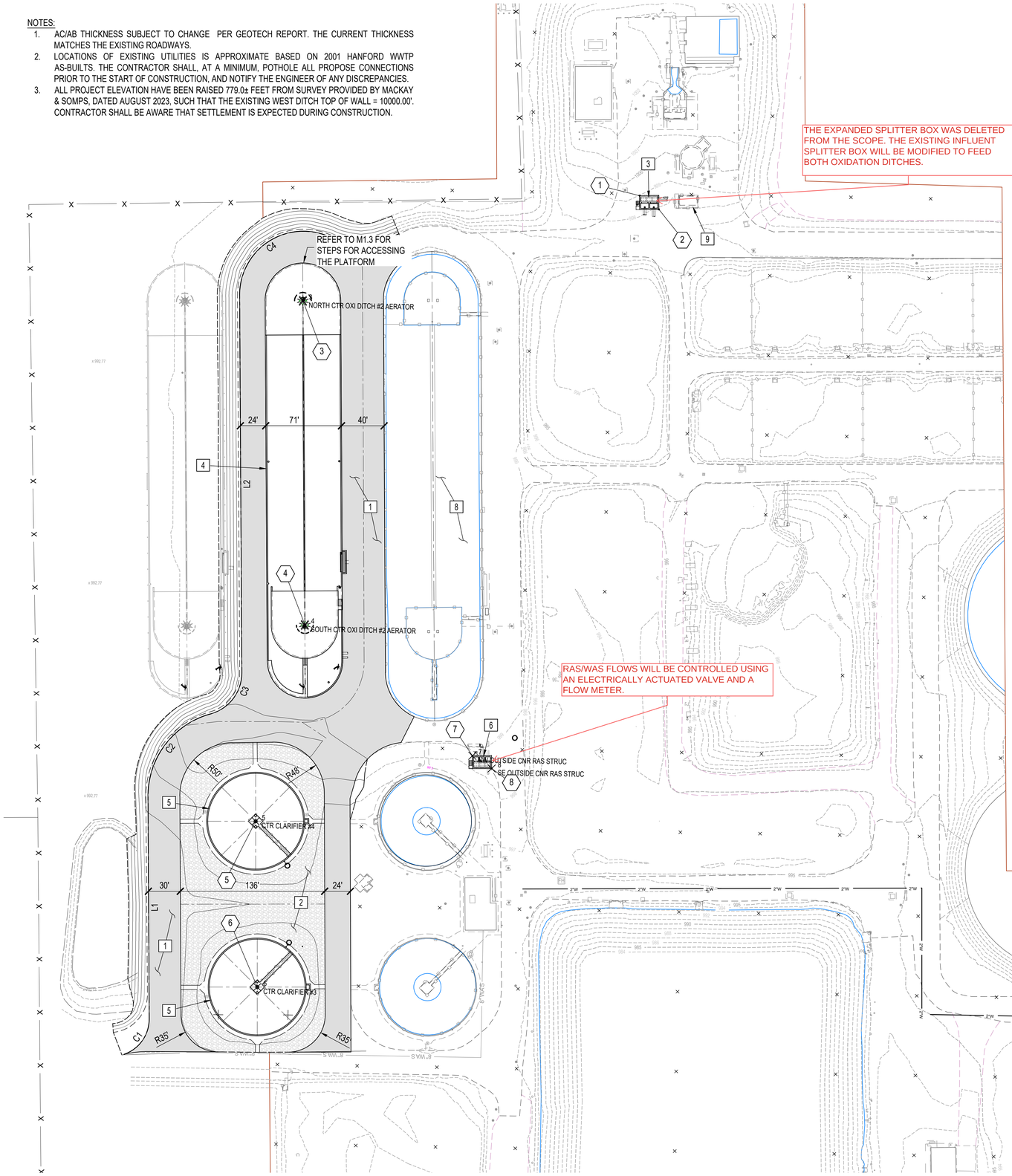
43% PLANS - ISSUED FOR REVIEW

w:\C058\engineering\C058-10\sheet\C058-10-C01 CONSTRUCTION PLAN.dwg - Tab: C0.1 - by jdee on 12/09/25 at 7:12:34 AM

Xrefs: C058-50 SSK24.dwg; D-1FP-1000.DATUM.dwg; S-FIELD-29190_DS Ed8-21 Feet Up.dwg; C058-Civil Xbase.dwg; 29190-IMAGE-11TH ST.dwg; C058-Site Plan.dwg; C058-MECH 200 HP 2.7MG CARR.dwg
Drmscale = 12; LTscale = 1; PSltscale = 1; ACAD Ver. = 24.2s (LMS Tech); Varistan = 1

NOTES:

1. AC/AB THICKNESS SUBJECT TO CHANGE PER GEOTECH REPORT. THE CURRENT THICKNESS MATCHES THE EXISTING ROADWAYS.
2. LOCATIONS OF EXISTING UTILITIES IS APPROXIMATE BASED ON 2001 HANFORD WWTP AS-BUILTS. THE CONTRACTOR SHALL, AT A MINIMUM, POTHOLE ALL PROPOSE CONNECTIONS PRIOR TO THE START OF CONSTRUCTION, AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
3. ALL PROJECT ELEVATION HAVE BEEN RAISED 779.0± FEET FROM SURVEY PROVIDED BY MACKAY & SOMPS, DATED AUGUST 2023, SUCH THAT THE EXISTING WEST DITCH TOP OF WALL = 10000.00'. CONTRACTOR SHALL BE AWARE THAT SETTLEMENT IS EXPECTED DURING CONSTRUCTION.



CONSTRUCTION NOTES:

1. CONSTRUCT 4" AC OVER 12" CLASS II AB (95% COMPACTION) PER GEOTECH OVER COMPACTED SUB GRADE.
2. CONSTRUCT 6" AB (95% COMPACTION) GRADE PER GEOTECH REPORT.
3. CONSTRUCT NEW INFLUENT SPLITTER BOX II PER SHEET M0.2 AND STRUCTURAL PLANS.
4. CONSTRUCT NEW OXIDATION DITCH II PER SHEET M1.2 AND STRUCTURAL PLANS.
5. CONSTRUCT NEW SECONDARY SEDIMENTATION BASINS III & IV PER SHEET M3.1 AND STRUCTURAL PLANS..
6. CONSTRUCT NEW RAS SPLITTER BOX PER SHEET M3.5 AND STRUCTURAL PLANS.
7. CONSTRUCT CHEMICAL STORAGE STRUCTURE PER SHEET M4.0.
8. CONSTRUCT EXISTING OXIDATION DITCH I SYSTEM UPGRADES PER SHEET M1.0.
9. CONSTRUCT EXISTING SPLITTER BOX MODIFICATIONS PER SECTION M0.1

HORIZ. CONTROL POINT TABLE

PNT. #	NORTHING	EASTING	DESCRIPTION
1	1991930.03	6370087.43	NW OUTSIDE CNR INFL STRUC
2	1991917.46	6370105.73	SE OUTSIDE CNR INFL STRUC
3	1991825.57	6369772.58	NORTH CTR OXI DITCH #2 AERATOR
4	1991520.77	6369779.72	SOUTH CTR OXI DITCH #2 AERATOR
5	1991335.31	6369736.67	CTR CLARIFIER #4
6	1991179.34	6369740.92	CTR CLARIFIER #3
7	1991400.36	6369939.41	NW OUTSIDE CNR RAS STRUC
8	1991388.80	6369957.69	SE OUTSIDE CNR RAS STRUC
9	1991148.68	6370584.56	NW CNR CHEM PAD
10	1991111.18	6370599.06	SE CNR CHEM PAD

WEST EOP LINE DATA

LINE #	LENGTH	BEARING	START PT	END PT
L1	209.37	N1° 18' 27.22"W	N:1991147.59 E:6369639.85	N:1991356.90 E:6369635.07
L2	354.94	N1° 20' 32.47"W	N:1991474.82 E:6369721.28	N:1991829.66 E:6369712.97

WEST EOP CURVE DATA

CURVE #	RADIUS	LENGTH	DELTA	TANGENT	START PT	END PT
C1	35.00	43.74	71.61	25.25	N:1991113.84 E:6369616.65	N:1991147.59 E:6369639.85
C2	80.00	104.68	74.97	61.35	N:1991356.90 E:6369635.07	N:1991435.50 E:6369692.55
C3	40.00	52.36	75.01	30.70	N:1991435.50 E:6369692.55	N:1991474.82 E:6369721.28
C4	60.00	118.37	113.04	90.72	N:1991829.66 E:6369712.97	N:1991886.81 E:6369795.13
C5	80.00	68.78	49.26	36.68	N:1991886.81 E:6369795.13	N:1991890.23 E:6369861.73

OPTERRA ENERGY SERVICES

NO	BY	DATE	REVISIONS	DATE	APP.
1					
2					
3					
4					
5					

THESE DRAWINGS ARE THE PROPERTY OF P.A.C.E. AND SHALL NOT BE REPRODUCED IN ANY MANNER NOR USED FOR CONSTRUCTION UNLESS STAMPED "ISSUED FOR CONSTRUCTION".

PREPARED BY: ANDY KOMOR
REGISTERED PROFESSIONAL ENGINEER NO: CXXXXX
EXPIRATION DATE: XX/XX/XXX
DRAWN BY: T.G
SCALE: AS SHOWN
DESIGN BY: A.T.K
CHECKED BY: A.T.K
DATE: NOV 2025

1"

SHEET TITLE: OVERALL SITE & HORIZONTAL CONTROL PLAN

OWNER: CITY OF HANFORD

PROJECT: HANFORD WASTEWATER TREATMENT FACILITY UPGRADES

CALIFORNIA

KINGS COUNTY

PREPARED BY:
PACE
Advanced Water Engineering
17520 Newhope Street, Suite 200 | Fountain Valley, CA 92708
P: (714) 481-7300 | www.pacewater.com

SHEET C1.0

PACE JOB NO. C058-10

w:\C058-engineering\C058-10\sheet\C058-10-C1.0 OVAL SITE PLAN.dwg - Tab: C1.0 - by jseo on 12/05/25 at 7:12:31 AM

43% PLANS - ISSUED FOR REVIEW

Xrefs: D-TP-1000 DATUM.dwg; C058-s00_80X24.dwg; C058-Civil xbase.dwg; C058-Site Plan.dwg; C058-MECH 200 HP 2 TNG CARR.dwg
Dimscale = 50; LTscale = 1; PSltscale = 1; ACAD Ver. = 24.2s (LMS Tech); Viewtrain = 1

CONSTRUCTION NOTES:

1. CONSTRUCT ± 710 L.F. OF 30" Ø PRIMARY EFFLUENT PIPE AND FITTINGS.
2. CONSTRUCT ± 175 L.F. OF 36" Ø MIXED LIQUOR PIPE AND FITTINGS.
3. CONSTRUCT ± 135 L.F. OF 30" Ø MIXED LIQUOR PIPE AND FITTINGS.
4. CONSTRUCT ± 115 L.F. OF 30" Ø MIXED LIQUOR PIPE AND FITTINGS.
5. CONSTRUCT ± 135 L.F. OF 12" Ø RAS / WAS SUCTION PIPE AND FITTINGS.
6. CONSTRUCT ± 30 L.F. OF 24" Ø SECONDARY EFFLUENT PIPE AND FITTINGS. TYP 2.
7. CONSTRUCT ± 225 L.F. OF 18" Ø RAS DISCHARGE PIPE AND FITTINGS.
8. CONSTRUCT ± 680 L.F. OF 12" Ø PROCESS DRAIN PIPE AND FITTINGS.
9. CONSTRUCT ± 205 L.F. OF 2" SCH. 40 PVC SLEEVE W/ CHEMICAL TUBING PER SPECS.
10. CONSTRUCT 2" Ø SCH. 80 PVC POTABLE WATER PIPE AND FITTINGS.
11. CONSTRUCT ± XXX L.F. OF 1" Ø SCH. 80 PVC POTABLE WATER PIPE AND FITTINGS.
12. CONSTRUCT ± XXX L.F. OF 8" Ø SCUM DRAIN PIPE AND FITTINGS.
13. CONSTRUCT ± XXX L.F. OF 6" Ø SCUM DRAIN PIPE AND FITTINGS.
14. CONSTRUCT ± XXX L.F. OF 2" Ø SCH. 80 PVC POTABLE WATER PIPE AND FITTINGS.

NOTES:

1. LENGTHS PROVIDED ABOVE ARE APPROXIMATE AND EXCLUDE ANY PORTIONS LOCATED BENEATH PROCESS STRUCTURES. PLEASE REFER TO SHEET G7.0 FOR ADDITIONAL INFORMATION.

CLARIFIER No. 3
CLARIFIER No. 4
EXIST. CLARIFIER No. 2
EXIST. CLARIFIER No. 1
FUTURE OXIDATION DITCH No. 3
OXIDATION DITCH No. 2
EXIST. OXIDATION DITCH No. 1
FUTURE 18" RAS
FUTURE 36" MLSS
EXIST. RAS/ WAS PUMP STATION
NEW PRESSURIZED RAS SPLITTER MANIFOLD
FUTURE 30" INFLUENT SEWER
EXISTING INFLUENT SPLITTER BOX CONNECTION UPGRADES
STRUCTURAL CANOPY w/ STEEL ROOF
CHEMICAL STORAGE AREA
CONNECT SUMP PUMP DISCHARGE TO EXISTING DRAIN LINE
EXISTING CHLORINE BUILDING
EXISTING CHLORINE CONTACT BASIN

NORTH
40 20 0 40 80
SCALE: 1"=40'

OPTERRA ENERGY SERVICES

NO	BY	DATE	REVISIONS	DATE	APP.
1	ATK	3/20/26	UPGRADES FOR CONTRACT APPROVAL		
2			12/15 UPDATE		
3			RAS MANIFOLD		

PREPARED BY: ANDY KOMOR
REGISTERED PROFESSIONAL ENGINEER NO: CXXXXX
EXPIRATION DATE: XX/XX/XXXX
DRAWN BY: TG
SCALE: AS SHOWN
DESIGN BY: A.T.K
CHECKED BY: A.T.K
DATE: NOV 2025

SHEET TITLE: **YARD PIPING PLAN**

OWNER: CITY OF HANFORD
PROJECT: HANFORD WASTEWATER TREATMENT FACILITY UPGRADES
CALIFORNIA
KINGS COUNTY

PREPARED BY: PACE Advanced Water Engineering
17520 Newhope Street, Suite 200 | Fountain Valley, CA 92708
P: (714) 481-7300 | www.pacewater.com

SHEET C2.0

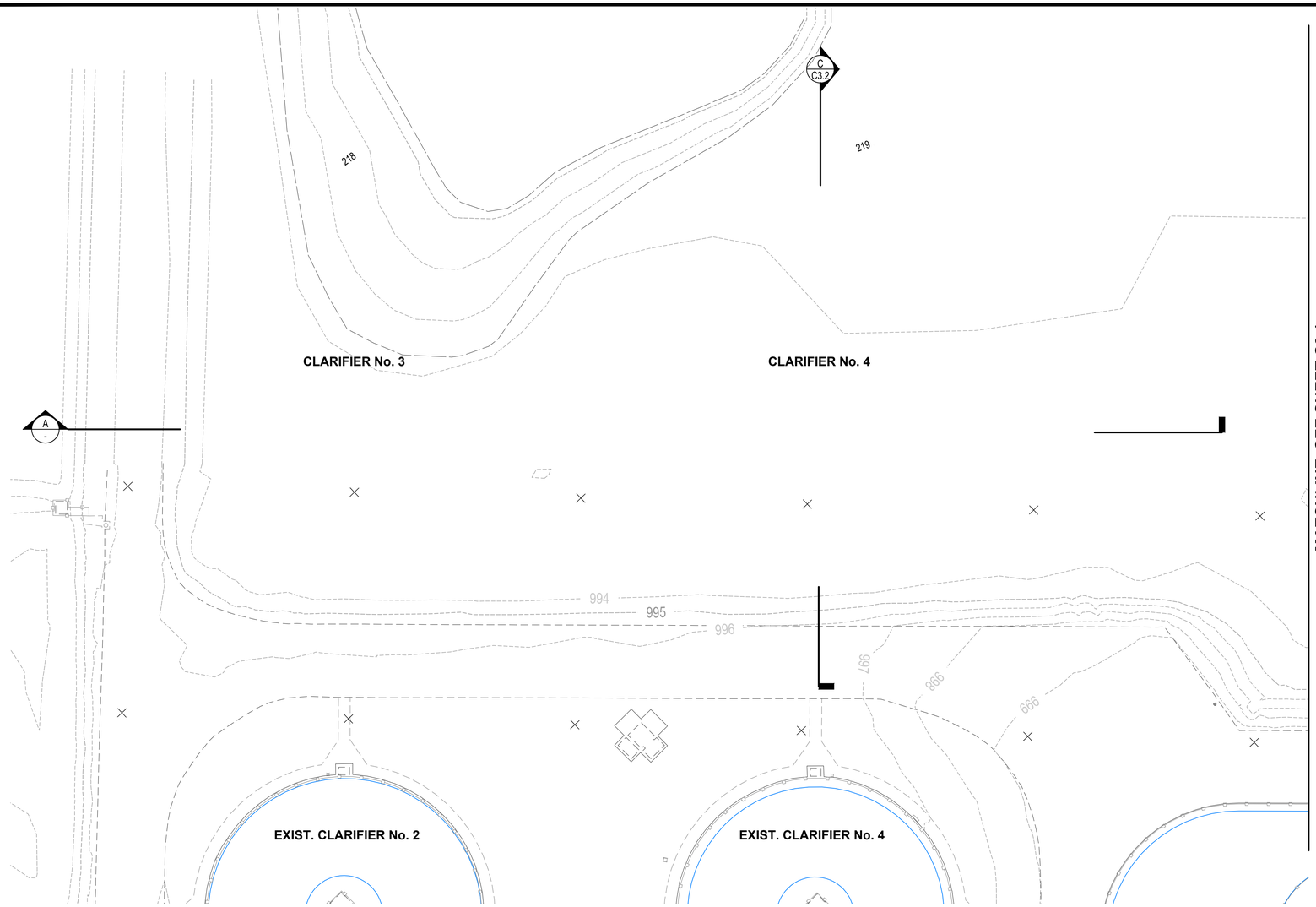
PACE JOB NO. C058-10

THESE DRAWINGS ARE THE PROPERTY OF P.A.C.E. AND SHALL NOT BE REPRODUCED IN ANY MANNER NOR USED FOR CONSTRUCTION UNLESS STAMPED "ISSUED FOR CONSTRUCTION".

Xrefs: C058-00 30X24.dwg; C058-CONSTRUCTION NOTES - UNIVERSAL.dwg; C058-Civil Site Plan Aerial.dwg; C058-Civil xbase.dwg; C058-Site Plan.dwg; C058-MECH 200 HP 2.7MG CARR.dwg; D-TP-1000 DATUM.dwg
Dimscale = 0; LTscale = 1; PSltscale = 1; ACAD Ver. = 24.3s (LMS Tech); Viewtain = 1

W:\C058\Engineering\C058-10\sheets\C058-10-C2.0 PIPING PLAN.dwg - Tab: C2.0 - by tgutierrez on 03/20/26 at 4:25:23 PM

43% PLANS - ISSUED FOR REVIEW



MATCHLINE, SEE SHEET C3.1

DAYLIGHT LINE

EXISTING FSL PG & DRYING BEDS TO BE PROTECTED IN PLACE

SECTION A
SCALE: HORIZ. 1"=20'
VERT. 1"=5'

20 10 0 20 40
SCALE: 1"=20'

OPTERRA ENERGY SERVICES

NO	BY	DATE	REVISIONS	DATE	APP.
5					
4					
3					
2					
1					

THESE DRAWINGS ARE THE PROPERTY OF P.A.C.E. AND SHALL NOT BE REPRODUCED IN ANY MANNER NOR USED FOR CONSTRUCTION UNLESS STAMPED "ISSUED FOR CONSTRUCTION".

PREPARED BY:
ANDY KOMOR
REGISTERED PROFESSIONAL ENGINEER NO:
CXXXXX
EXPIRATION DATE:
XX/XX/XXX
DRAWN BY:
T.G
SCALE:
AS SHOWN
DESIGN BY:
A.T.K
CHECKED BY:
A.T.K
DATE:
NOV 2025

1"

SHEET TITLE:
GRADING PLAN

OWNER:
CITY OF HANFORD

PROJECT:
HANFORD
WASTEWATER TREATMENT
FACILITY UPGRADES
KINGS COUNTY
CALIFORNIA

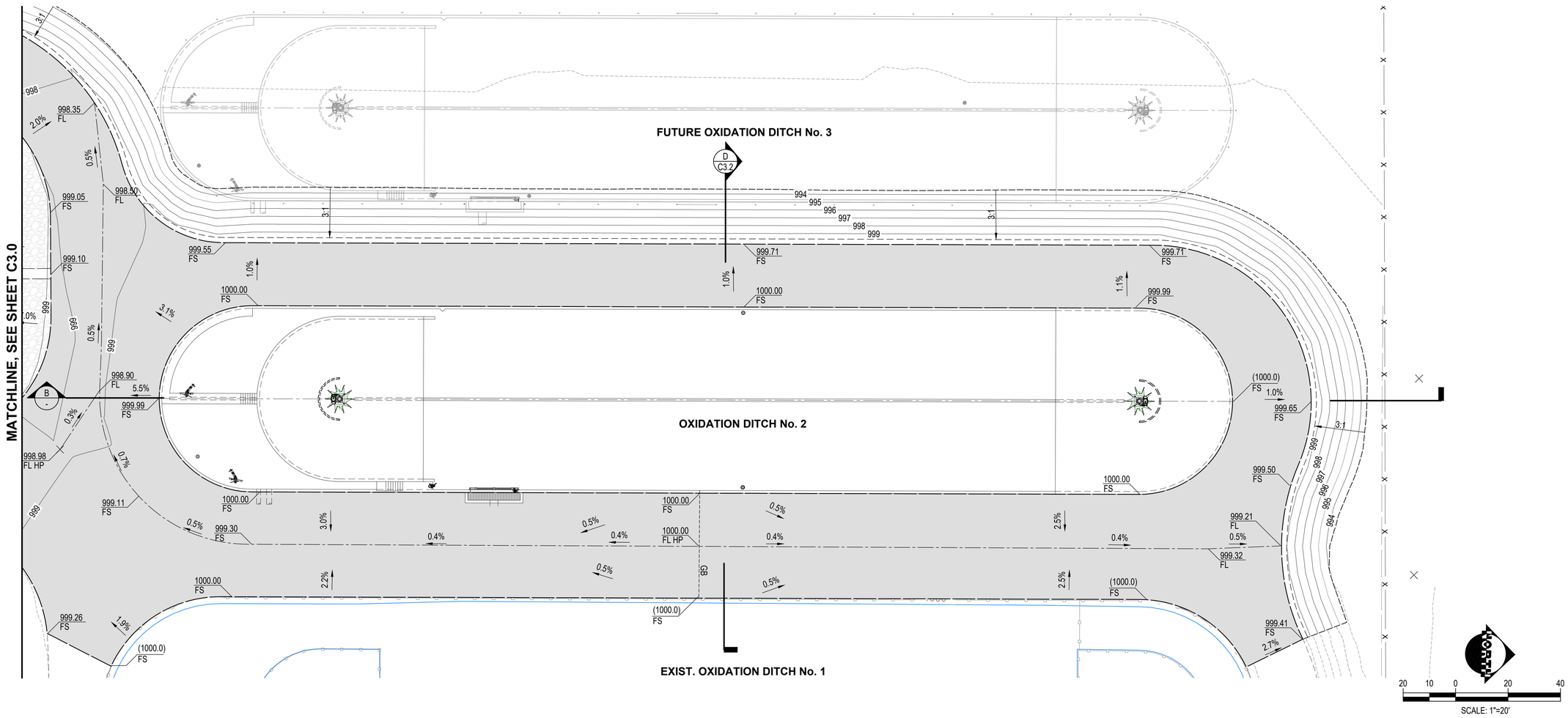
PREPARED BY:
PACE
Advanced Water Engineering
17520 Newhope Street, Suite 200 | Fountain Valley, CA 92708
P: (714) 481-7300 | www.pacewater.com

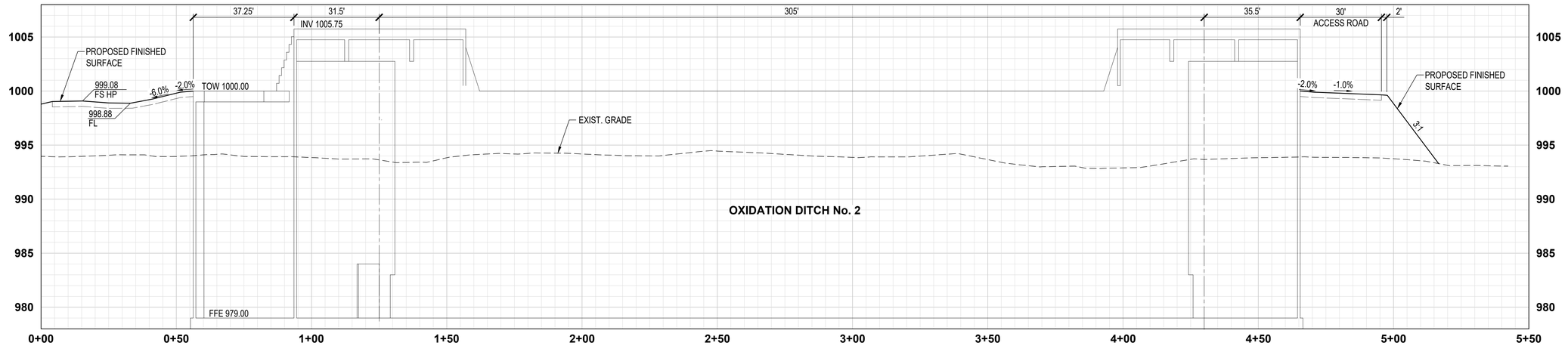
SHEET
C3.0

PACE JOB NO. C058-10

42% PLANS - ISSUED FOR REVIEW

Xrefs: D-TP-1000 DATUM.dwg; C058-00 36X24.dwg; C058-Civil Abase.dwg; C058-Site Plan.dwg; C058-MECH 200 HP 2.7MG CARR.dwg; C058-Site Pgrade+PlanSEC.dwg
Dimscale = 40; LTscale = 1; PSltscale = 1; ACAD Ver. = 24.2s (LMS Tech); Vistetain = 1
w:\C058\engineering\C058-10\sheet\C058-10C3.0-GRADING PLAN.dwg - Tab: C3.0 - by mmills on 11/21/25 at 11:36:41 AM





SECTION B
SCALE: HORIZ. 1"=20'
VERT. 1"=5'

OPTERRA ENERGY SERVICES

NO	BY	DATE	REVISIONS	DATE	APP.
1					
2					
3					
4					
5					

PREPARED BY: ANDY KOMOR
REGISTERED PROFESSIONAL ENGINEER NO. CXXXXX
EXPIRATION DATE: XX/XX/XXXX
DRAWN BY: T.G
SCALE: AS SHOWN
DESIGN BY: A.T.K
CHECKED BY: A.T.K
DATE: NOV 2025

SHEET TITLE: NORTH GRADING PLAN & SECTION

OWNER: CITY OF HANFORD

PROJECT: HANFORD WASTEWATER TREATMENT FACILITY UPGRADES
KINGS COUNTY CALIFORNIA

PREPARED BY: PACE Advanced Water Engineering
17520 Newhope Street, Suite 200 | Fountain Valley, CA 92708
P: (714) 481-7300 | www.pacewater.com

SHEET C3.1

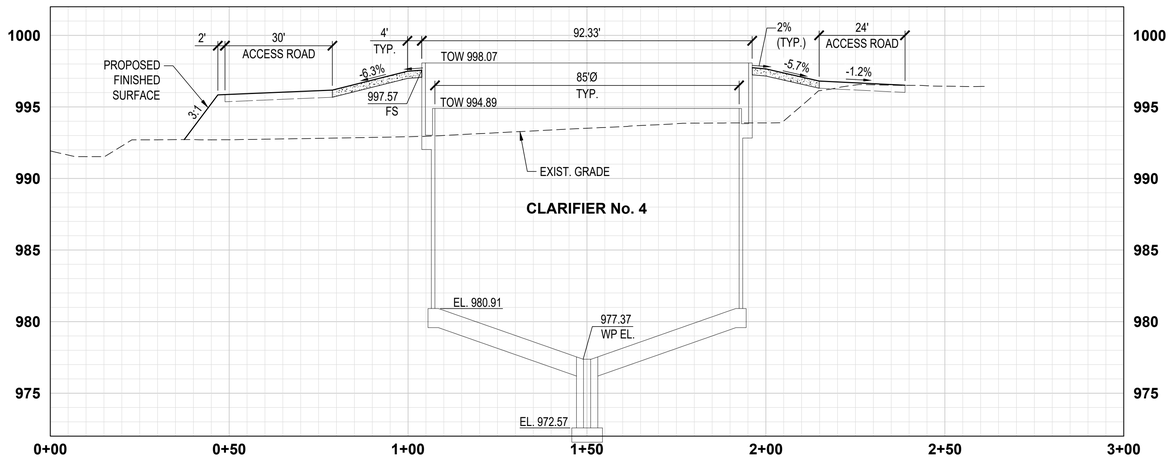
PACE JOB NO. C058-10

THESE DRAWINGS ARE THE PROPERTY OF P.A.C.E. AND SHALL NOT BE REPRODUCED IN ANY MANNER NOR USED FOR CONSTRUCTION UNLESS STAMPED "ISSUED FOR CONSTRUCTION".

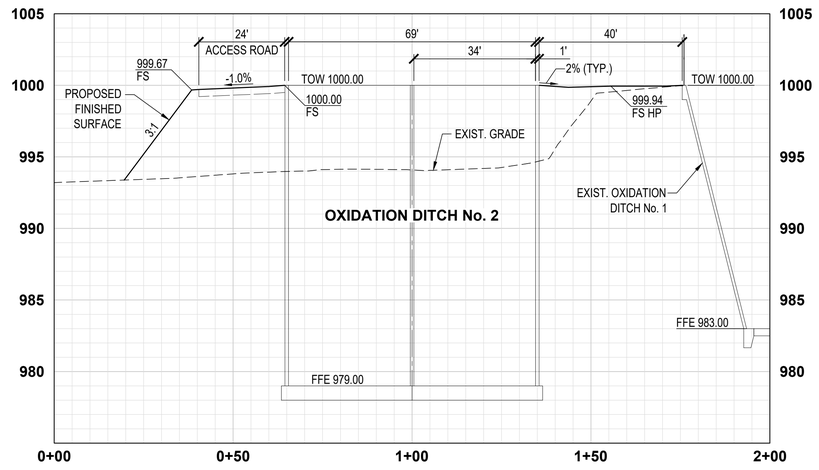
42% PLANS - ISSUED FOR REVIEW

w:\C058engineering\C058-10\sheets\C058-10-C3.0-GRADING PLAN.dwg - Tab: C3.1 - by mmills on 11/24/25 at 11:15:15 AM

Xrefs: D-TP-1000 DATUM.dwg; C058-00 36X24.dwg; C058-Civil abase.dwg; C058-Site Plan.dwg; C058-MECH 200 HP 2.7MG CARR.dwg; C058-Site Pgrade-PlanSEC.dwg
Dimscale = 1; LTscale = 1; PSltscale = 1; ACAD Ver. = 24.2s (LMS Tech); Vsrelain = 1



SECTION C
SCALE: HORIZ. 1"=20'
VERT. 1"=5'



SECTION D
SCALE: HORIZ. 1"=20'
VERT. 1"=5'

20 10 0 20 40
SCALE: 1"=20'

OPTERRA
ENERGY SERVICES

NO	BY	DATE	REVISIONS	DATE	APP.
1					
2					
3					
4					
5					

THESE DRAWINGS ARE THE PROPERTY OF P.A.C.E. AND SHALL NOT BE REPRODUCED IN ANY MANNER NOR USED FOR CONSTRUCTION UNLESS STAMPED "ISSUED FOR CONSTRUCTION".

PREPARED BY: ANDY KOMOR
REGISTERED PROFESSIONAL ENGINEER NO. CXXXXX
EXPIRATION DATE: XX/XX/XXXX
DRAWN BY: T.G
SCALE: AS SHOWN
DESIGN BY: A.T.K
CHECKED BY: A.T.K
DATE: NOV 2025

SHEET TITLE:
1"
GRADING SECTIONS

OWNER:
CITY OF HANFORD

PROJECT:
HANFORD WASTEWATER TREATMENT FACILITY UPGRADES
KINGS COUNTY CALIFORNIA

PREPARED BY:
PACE
Advanced Water Engineering
17520 Newhope Street, Suite 200 | Fountain Valley, CA 92708
P: (714) 481-7300 | www.pacewater.com

SHEET
C3.2

PACE JOB NO. C058-10

w:\C058\engineering\C058-10\sheets\C058-10-C3.0-GRADING PLAN.dwg - Tab: C3.2 - by mmills on 11/24/25 at 11:15:15 AM

42% PLANS - ISSUED FOR REVIEW

Xrefs: D-TP-1000 DATUM.dwg; C058-00 360X24.dwg; C058-Civil xbase.dwg; C058-Site Plan.dwg; C058-MECH 200 HP 2.7MG CARR.dwg; C058-Site Pgrade-PlanSEC.dwg
Dimscale = 1; LTscale = 1; PSltscale = 1; ACAD Ver. = 24.2s (LMS Tech); Vonetain = 1

LEGEND:

- (#) BORING
- (#) CONE PENETRATION TEST

BORINGS:

- (1) 1-B01
- (2) 1-B02
- (3) 1-B03
- (4) 1-B04

CONE PENETRATION TESTS:

- (1) 1-CPT01
- (2) 1-CPT02
- (3) 1-CPT03
- (4) 1-CPT04
- (5) 1-CPT05

NOTES:

1. REFER TO SHEETS C4.1 TO C4.2 FOR BORING LOG RESULTS.
2. ALL LOCATIONS ARE APPROXIMATE.

NORTH

100 50 0 100 200

SCALE: 1" = 100'-0"

OPTERRA ENERGY SERVICES

NO	BY	DATE	REVISIONS	DATE	APP.
1					
2					
3					
4					
5					

PREPARED BY: ANDY KOMOR
REGISTERED PROFESSIONAL ENGINEER NO. CXXXXX
EXPIRATION DATE: XX/XX/XXXX
DRAWN BY: T.G
SCALE: AS SHOWN
DESIGN BY: A.T.K
CHECKED BY: A.T.K
DATE: NOV 2025

SHEET TITLE: GEOTECH BORING SITE PLAN

OWNER: CITY OF HANFORD

PROJECT: HANFORD WASTEWATER TREATMENT FACILITY UPGRADES

KINGS COUNTY CALIFORNIA

PREPARED BY: PACE Advanced Water Engineering
17520 Newhope Street, Suite 200 | Fountain Valley, CA 92708
P: (714) 481-7300 | www.pacewater.com

SHEET C4.0

PACE JOB NO. C058-10

THESE DRAWINGS ARE THE PROPERTY OF P.A.C.E. AND SHALL NOT BE REPRODUCED IN ANY MANNER NOR USED FOR CONSTRUCTION UNLESS STAMPED "ISSUED FOR CONSTRUCTION".

42% PLANS - ISSUED FOR REVIEW

KEY TO BORING LOGS

MAJOR TYPES			DESCRIPTION
COARSE-GRAINED SOILS MORE THAN HALF OF MAT'L LARGER THAN #200 SIEVE	GRAVELS MORE THAN HALF COARSE FRACTION IS LARGER THAN NO. 4 SIEVE SIZE	CLEAN GRAVELS WITH LESS THAN 5% FINES	GW - Well graded gravels or gravel-sand mixtures
			GP - Poorly graded gravels or gravel-sand mixtures
		GRAVELS WITH OVER 12 % FINES	GM - Silty gravels, gravel-sand and silt mixtures
			GC - Clayey gravels, gravel-sand and clay mixtures
	SANDS MORE THAN HALF COARSE FRACTION IS SMALLER THAN NO. 4 SIEVE SIZE	CLEAN SANDS WITH LESS THAN 5% FINES	SW - Well graded sands, or gravelly sand mixtures
			SP - Poorly graded sands or gravelly sand mixtures
		SANDS WITH OVER 12 % FINES	SM - Silty sand, sand-silt mixtures
			SC - Clayey sand, sand-clay mixtures
FINE-GRAINED SOILS MORE THAN HALF OF MAT'L SMALLER THAN #200 SIEVE	SILTS AND CLAYS LIQUID LIMIT 50 % OR LESS		ML - Inorganic silt with low to medium plasticity
			CL - Inorganic clay with low to medium plasticity
			OL - Low plasticity organic silts and clays
	SILTS AND CLAYS LIQUID LIMIT GREATER THAN 50 %		MH - Elastic silt with high plasticity
			CH - Fat clay with high plasticity
			OH - Highly plastic organic silts and clays
	HIGHLY ORGANIC SOILS		PT - Peat and other highly organic soils

For fine-grained soils with 15 to 29% retained on the #200 sieve, the words "with sand" or "with gravel" (whichever is predominant) are added to the group name.

For fine-grained soil with >30% retained on the #200 sieve, the words "sandy" or "gravelly" (whichever is predominant) are added to the group name.

GRAIN SIZES

U.S. STANDARD SERIES SIEVE SIZE				CLEAR SQUARE SIEVE OPENINGS			
200	40	10	4	3/4 "	3"	12"	
SILTS AND CLAYS	SAND			GRAVEL		COBBLES	BOULDERS
	FINE	MEDIUM	COARSE	FINE	COARSE		

RELATIVE DENSITY

SANDS AND GRAVELS	BLOWS/FOOT (S.P.T.)
VERY LOOSE	0-4
LOOSE	4-10
MEDIUM DENSE	10-30
DENSE	30-50
VERY DENSE	OVER 50

CONSISTENCY

SILTS AND CLAYS	STRENGTH*
VERY SOFT	0-1/4
SOFT	1/4-1/2
MEDIUM STIFF	1/2-1
STIFF	1-2
VERY STIFF	2-4
HARD	OVER 4

SAMPLER SYMBOLS

- Modified California (3" O.D.) sampler
- California (2.5" O.D.) sampler
- S.P.T. - Split spoon sampler
- Shelby Tube
- Dames and Moore Piston
- Continuous Core
- Bag Samples
- Grab Samples
- NR No Recovery

MOISTURE CONDITION

DRY	Dusty, dry to touch
MOIST	Damp but no visible water
WET	Visible freewater

LINE TYPES

- Solid - Layer Break
- Dashed - Gradational or approximate layer break

GROUNDWATER SYMBOLS

- Groundwater level during drilling
- Stabilized groundwater level

(S.P.T.) Number of blows of 140 lb. hammer falling 30" to drive a 2-inch O.D. (1-3/8 inch I.D.) sampler

* Unconfined compressive strength in tons/sq. ft., asterisk on log means determined by pocket penetrometer

ENGEO Expect Excellence

BORING LOG LEGEND

LOG OF BORING 1-B01

ENGEO Expect Excellence

Geotechnical Exploration
Wastewater Treatment Plant
Hanford, California
23933.000.001

LATITUDE: 36.295346 LONGITUDE: -119.650238

DATE DRILLED: 8/28/2023 LOGGED / REVIEWED BY: CM. Dunn / ZAC
HOLE DEPTH: Approx. 31½ ft. DRILLING CONTRACTOR: Moore Twining Associates
HOLE DIAMETER: 8.0 in. DRILLING METHOD: Hollow Stem Auger
SURF ELEV (MSL): Approx. 217 ft. HAMMER TYPE: 140 lb. Auto Trip

Depth in Feet	Elevation in Feet	Sample Type	DESCRIPTION	Log Symbol	Water Level	Blow Count/Foot	Atterberg Limits: Liquid Limit	Atterberg Limits: Plastic Limit	Atterberg Limits: Plasticity Index	Fines Content (% passing #200 sieve)	Moisture Content (% dry weight)	Dry Unit Weight (pcf)	Shear Strength (psf) *field approximation	Unconfined Strength (tsf) *field approximation	Strength Test Type
			ASPHALT CONCRETE (AC)												
			AGGREGATE BASE (AB)												
	215		SILTY SAND (SM), dark grayish brown, medium dense, moist, fine-grained sand, 20-30% fines			36									
			decreasing fines content			34									
5	210		grades to loose, 40-49% fines			9						17			
10	205					8				41	12				
15			LEAN CLAY WITH SAND (CL), brown, stiff to very stiff, moist, medium plasticity, 15-25% fine-grained sand, contains iron oxide												
	200		SILTY SAND (SM), dark brownish gray, loose to medium dense, moist, fine-grained sand			22				24	10			2.0*	PP
20			SILT WITH SAND (ML), gray, very stiff, moist, low plasticity, 15-25% fine-grained sand, contains iron oxide												

LOG - GEOTECHNICAL SUHQLW ELEV + 5801 - LB54.GPJ - ENGEO INC.GDT 9/19/23

LOG OF BORING 1-B01

ENGEO Expect Excellence

Geotechnical Exploration
Wastewater Treatment Plant
Hanford, California
23933.000.001

LATITUDE: 36.295346 LONGITUDE: -119.650238

DATE DRILLED: 8/28/2023 LOGGED / REVIEWED BY: CM. Dunn / ZAC
HOLE DEPTH: Approx. 31½ ft. DRILLING CONTRACTOR: Moore Twining Associates
HOLE DIAMETER: 8.0 in. DRILLING METHOD: Hollow Stem Auger
SURF ELEV (MSL): Approx. 217 ft. HAMMER TYPE: 140 lb. Auto Trip

Depth in Feet	Elevation in Feet	Sample Type	DESCRIPTION	Log Symbol	Water Level	Blow Count/Foot	Atterberg Limits: Liquid Limit	Atterberg Limits: Plastic Limit	Atterberg Limits: Plasticity Index	Fines Content (% passing #200 sieve)	Moisture Content (% dry weight)	Dry Unit Weight (pcf)	Shear Strength (psf) *field approximation	Unconfined Strength (tsf) *field approximation	Strength Test Type
			SILT WITH SAND (ML), gray, very stiff, moist, low plasticity, 15-25% fine-grained sand, contains iron oxide			13					24			3.25*	PP
	195		SILTY SAND (SM), brownish gray, medium dense to dense, wet, fine-grained sand, 40-49% fines, contains iron oxide												
25						26					22	105			
	190		POORLY GRADED SAND (SP), gray, medium dense, moist, fine-grained sand, <5% fines												
30						17									
			Bottom of boring at approximately 31½ feet below existing ground surface. Groundwater not encountered during drilling.												

LOG - GEOTECHNICAL SUHQLW ELEV + 5801 - LB54.GPJ - ENGEO INC.GDT 9/19/23

LOG OF BORING 1-B02

ENGEO Expect Excellence

Geotechnical Exploration
Wastewater Treatment Plant
Hanford, California
23933.000.001

LATITUDE: 36.295354 LONGITUDE: -119.649758

DATE DRILLED: 8/28/2023 LOGGED / REVIEWED BY: CM. Dunn / ZAC
HOLE DEPTH: Approx. 31½ ft. DRILLING CONTRACTOR: Moore Twining Associates
HOLE DIAMETER: 8.0 in. DRILLING METHOD: Hollow Stem Auger
SURF ELEV (MSL): Approx. 217 ft. HAMMER TYPE: 140 lb. Auto Trip

Depth in Feet	Elevation in Feet	Sample Type	DESCRIPTION	Log Symbol	Water Level	Blow Count/Foot	Atterberg Limits: Liquid Limit	Atterberg Limits: Plastic Limit	Atterberg Limits: Plasticity Index	Fines Content (% passing #200 sieve)	Moisture Content (% dry weight)	Dry Unit Weight (pcf)	Shear Strength (psf) *field approximation	Unconfined Strength (tsf) *field approximation	Strength Test Type
			ASPHALT CONCRETE (AC)												
			AGGREGATE BASE (AB)												
	215		SILTY SAND (SM), dark brown, medium dense, moist, fine- to medium-grained sand, 20-30% fines, weak cementation			36					11	121			
						16									
5	210		SANDY SILT (ML), dark brown, medium stiff to stiff, moist, non-plastic, fine- to medium-grained sand			8				50	12				
10	205		SILTY SAND (SM), dark brown, loose, moist, fine- to medium-grained sand			8				18	8				
15			SILT WITH SAND (ML), brownish gray, medium stiff, moist, low plasticity, fine-grained sand, contains clay fines			6				85	28	94		1.0*	PP
	200		SILTY SAND (SM), brown, moist, fine-grained sand, 30-40% fines												
20															

LOG - GEOTECHNICAL SUHQLW ELEV + 5801 - LB54.GPJ - ENGEO INC.GDT 9/19/23

LOG OF BORING 1-B02

ENGEO Expect Excellence

Geotechnical Exploration
Wastewater Treatment Plant
Hanford, California
23933.000.001

LATITUDE: 36.295354 LONGITUDE: -119.649758

DATE DRILLED: 8/28/2023 LOGGED / REVIEWED BY: CM. Dunn / ZAC
HOLE DEPTH: Approx. 31½ ft. DRILLING CONTRACTOR: Moore Twining Associates
HOLE DIAMETER: 8.0 in. DRILLING METHOD: Hollow Stem Auger
SURF ELEV (MSL): Approx. 217 ft. HAMMER TYPE: 140 lb. Auto Trip

Depth in Feet	Elevation in Feet	Sample Type	DESCRIPTION	Log Symbol	Water Level	Blow Count/Foot	Atterberg Limits: Liquid Limit	Atterberg Limits: Plastic Limit	Atterberg Limits: Plasticity Index	Fines Content (% passing #200 sieve)	Moisture Content (% dry weight)	Dry Unit Weight (pcf)	Shear Strength (psf) *field approximation	Unconfined Strength (tsf) *field approximation	Strength Test Type
			SANDY SILT (ML), gray, very stiff, moist, low plasticity, 30-40% fine-grained sand			16								3.25*	PP
	195		SILTY SAND (SM), gray, medium dense, moist, fine-grained sand, 25-35% fines												
			grades to 15-25% fines, contains iron oxide												
25			grades to 40-49% fines			32									
	190														
30			SILT WITH SAND (ML), gray, very stiff, moist, low plasticity, 15-25% fine-grained sand, contains iron oxide			19								2.5*	PP
			Bottom of boring at approximately 31½ feet below existing ground surface. Groundwater not encountered during drilling.												

LOG - GEOTECHNICAL SUHQLW ELEV + 5801 - LB54.GPJ - ENGEO INC.GDT 9/19/23

BORING LOG 1-B01

BORING LOG 1-B02

OPTERRA ENERGY SERVICES

NO	BY	DATE	REVISIONS	DATE	APP.
1					
2					
3					
4					
5					

THESE DRAWINGS ARE THE PROPERTY OF P.A.C.E. AND SHALL NOT BE REPRODUCED IN ANY MANNER NOR USED FOR CONSTRUCTION UNLESS STAMPED "ISSUED FOR CONSTRUCTION".

PREPARED BY: ANDY KOMOR
REGISTERED PROFESSIONAL ENGINEER NO. CXXXXX
EXPIRATION DATE: XX/XX/XXXX
DRAWN BY: T.G.
DESIGN BY: A.T.K.
CHECKED BY: A.T.K.
SCALE: AS SHOWN
DATE: NOV 2025

1"

SHEET TITLE: GEOTECH BORING RESULTS I

OWNER: CITY OF HANFORD

PROJECT: HANFORD WASTEWATER TREATMENT FACILITY UPGRADES

KINGS COUNTY CALIFORNIA

PREPARED BY:
PACE
Advanced Water Engineering
17520 Newhope Street, Suite 200 | Fountain Valley, CA 92708
P.: (714) 481-7300 | www.pacewater.com

SHEET C4.1

PACE JOB NO. C058-10

w:\C058engineering\C058-10sheet\C058-10-C4.0 GEOTECH BORINGS.dwg - Tab: C4.1 - by rmills on 11/21/25 at 11:13:07 AM

42% PLANS - ISSUED FOR REVIEW

Xrefs: C058-00 30X24.dwg; D-TP-1000 DATUM.dwg; $-FIELD-29190_DS Edit-311 Feet Up.dwg; C058-Civil Base.dwg; 29190-IMAGE-117TH ST.dwg
Dimscale = 12; LTscale = 1; PSltscale = 1; ACAD Ver. = 24.0s (LMS Tech); Variation = 1

LOG OF BORING 1-B03

ENGEO Expect Excellence

Geotechnical Exploration
Wastewater Treatment Plant
Hanford, California
23933.000.001

LATITUDE: 36.29596 LONGITUDE: -119.650093

DATE DRILLED: 8/28/2023 LOGGED / REVIEWED BY: CM. Dunn / ZAC
HOLE DEPTH: Approx. 31½ ft. DRILLING CONTRACTOR: Moore Twining Associates
HOLE DIAMETER: 8.0 in. DRILLING METHOD: Hollow Stem Auger
SURF ELEV (MSL): Approx. 215 ft. HAMMER TYPE: 140 lb. Auto Trip

Depth in Feet	Elevation in Feet	Sample Type	DESCRIPTION	Log Symbol	Water Level	Blow Count/Foot	Atterberg Limits: Liquid Limit	Atterberg Limits: Plastic Limit	Atterberg Limits: Plasticity Index	Fines Content (% passing #200 sieve)	Moisture Content (% dry weight)	Dry Unit Weight (pcf)	Shear Strength (psf) *field approximation	Unconfined Strength (tsf) *field approximation	Strength Test Type
0	215		SANDY SILT (ML), brownish gray, hard, moist, low plasticity to non-plastic, 35-45% fine-grained sand, moderate cementation			25								>4.5*	PP
			SILTY SAND (SM), brownish gray, medium dense, moist, fine-grained sand, 35-45% fines, weak cementation			24									
5	210		SANDY SILT (ML), brownish gray, medium stiff, moist, non-plastic, fine-grained sand			5				50	13				
10	205		SILT WITH SAND (ML), brownish gray, medium stiff, moist, low plasticity, fine-grained sand			6				75	25				
			SILTY SAND (SM), grayish brown, loose to medium dense, moist, fine-grained sand, 20-30% fines												
15	200		SANDY SILT (ML), grayish brown, very stiff, moist, non-plastic, 30-40% fine-grained sand			12					16	112		2.5*	PP
			SILTY SAND (SM), brownish gray, moist, fine-grained sand, 20-30% fines												
20	195														

LOG - GEOTECHNICAL SU+QU.W ELEV - LB01 - LB04.GPJ - ENGEO INC.GDT 9/19/23

LOG OF BORING 1-B04

ENGEO Expect Excellence

Geotechnical Exploration
Wastewater Treatment Plant
Hanford, California
23933.000.001

LATITUDE: 36.296409 LONGITUDE: -119.65025

DATE DRILLED: 8/28/2023 LOGGED / REVIEWED BY: CM. Dunn / ZAC
HOLE DEPTH: Approx. 31½ ft. DRILLING CONTRACTOR: Moore Twining Associates
HOLE DIAMETER: 8.0 in. DRILLING METHOD: Hollow Stem Auger
SURF ELEV (MSL): Approx. 220 ft. HAMMER TYPE: 140 lb. Auto Trip

Depth in Feet	Elevation in Feet	Sample Type	DESCRIPTION	Log Symbol	Water Level	Blow Count/Foot	Atterberg Limits: Liquid Limit	Atterberg Limits: Plastic Limit	Atterberg Limits: Plasticity Index	Fines Content (% passing #200 sieve)	Moisture Content (% dry weight)	Dry Unit Weight (pcf)	Shear Strength (psf) *field approximation	Unconfined Strength (tsf) *field approximation	Strength Test Type
0	220		ASPHALT CONCRETE (AC)												
			AGGREGATE BASE (AB)												
			SILTY SAND (SM), grayish brown, medium dense, moist, fine- to medium-grained sand, 20-30% fines			39					12	121			
			grades to 30-40% fines			15									
5	215		grades to loose to medium dense, fine-grained sand			10				38					
10	210					12					19	105			
15	205		LEAN CLAY WITH SAND (CL), brown, very stiff, moist, low to medium plasticity, fine-grained sand, contains thin lenses of clean sand			18				82	27	94	2166		UU
			POORLY GRADED SAND (SP), yellowish brown, medium dense, moist, fine- to coarse-grained sand												
20	200														

LOG - GEOTECHNICAL SU+QU.W ELEV - LB01 - LB04.GPJ - ENGEO INC.GDT 9/19/23

LOG OF BORING 1-B03

ENGEO Expect Excellence

Geotechnical Exploration
Wastewater Treatment Plant
Hanford, California
23933.000.001

LATITUDE: 36.29596 LONGITUDE: -119.650093

DATE DRILLED: 8/28/2023 LOGGED / REVIEWED BY: CM. Dunn / ZAC
HOLE DEPTH: Approx. 31½ ft. DRILLING CONTRACTOR: Moore Twining Associates
HOLE DIAMETER: 8.0 in. DRILLING METHOD: Hollow Stem Auger
SURF ELEV (MSL): Approx. 215 ft. HAMMER TYPE: 140 lb. Auto Trip

Depth in Feet	Elevation in Feet	Sample Type	DESCRIPTION	Log Symbol	Water Level	Blow Count/Foot	Atterberg Limits: Liquid Limit	Atterberg Limits: Plastic Limit	Atterberg Limits: Plasticity Index	Fines Content (% passing #200 sieve)	Moisture Content (% dry weight)	Dry Unit Weight (pcf)	Shear Strength (psf) *field approximation	Unconfined Strength (tsf) *field approximation	Strength Test Type
0	215		SILT (ML), gray, very stiff, moist, low plasticity, fine-grained sand			16	35	24	11	96					
			POORLY GRADED SAND (SP), brownish gray, medium dense, moist, fine-grained sand, <5% fines			21									
25	190		SILTY SAND (SM), grayish brown, medium dense, moist, fine-grained sand, 15-25% fines			17									
30	185		Bottom of boring at approximately 31½ feet below existing ground surface. Groundwater not encountered during drilling.												

LOG - GEOTECHNICAL SU+QU.W ELEV - LB01 - LB04.GPJ - ENGEO INC.GDT 9/19/23

LOG OF BORING 1-B04

ENGEO Expect Excellence

Geotechnical Exploration
Wastewater Treatment Plant
Hanford, California
23933.000.001

LATITUDE: 36.296409 LONGITUDE: -119.65025

DATE DRILLED: 8/28/2023 LOGGED / REVIEWED BY: CM. Dunn / ZAC
HOLE DEPTH: Approx. 31½ ft. DRILLING CONTRACTOR: Moore Twining Associates
HOLE DIAMETER: 8.0 in. DRILLING METHOD: Hollow Stem Auger
SURF ELEV (MSL): Approx. 220 ft. HAMMER TYPE: 140 lb. Auto Trip

Depth in Feet	Elevation in Feet	Sample Type	DESCRIPTION	Log Symbol	Water Level	Blow Count/Foot	Atterberg Limits: Liquid Limit	Atterberg Limits: Plastic Limit	Atterberg Limits: Plasticity Index	Fines Content (% passing #200 sieve)	Moisture Content (% dry weight)	Dry Unit Weight (pcf)	Shear Strength (psf) *field approximation	Unconfined Strength (tsf) *field approximation	Strength Test Type
0	220		POORLY GRADED SAND (SP), yellowish brown, medium dense, moist, fine- to coarse-grained sand			17				5					
25	195		grades to yellowish gray, fine- to medium-grained sand			16									
30	190		SANDY SILT (ML), gray, very stiff, moist, low plasticity to non-plastic, 40-49% fine-grained sand			21									
			Bottom of boring at approximately 31½ feet below existing ground surface. Groundwater not encountered during drilling.												

BORING LOG 1-B03

BORING LOG 1-B04

NO	BY	DATE	REVISIONS	DATE	APP.
1					
2					
3					
4					
5					

THESE DRAWINGS ARE THE PROPERTY OF P.A.C.E. AND SHALL NOT BE REPRODUCED IN ANY MANNER NOR USED FOR CONSTRUCTION UNLESS STAMPED "ISSUED FOR CONSTRUCTION".

PREPARED BY: ANDY KOMOR
REGISTERED PROFESSIONAL ENGINEER NO: CXXXXX
EXPIRATION DATE: XX/XX/XXX
DRAWN BY: T.G
DESIGN BY: A.T.K
CHECKED BY: A.T.K
SCALE: AS SHOWN
DATE: NOV 2025

1"

SHEET TITLE: GEOTECH BORING RESULTS II

OWNER: CITY OF HANFORD

PROJECT: HANFORD WASTEWATER TREATMENT FACILITY UPGRADES

KINGS COUNTY CALIFORNIA

PREPARED BY:
PACE
Advanced Water Engineering
17520 Newhope Street, Suite 200 | Fountain Valley, CA 92708
P: (714) 481-7300 | www.pacewater.com

SHEET C4.2

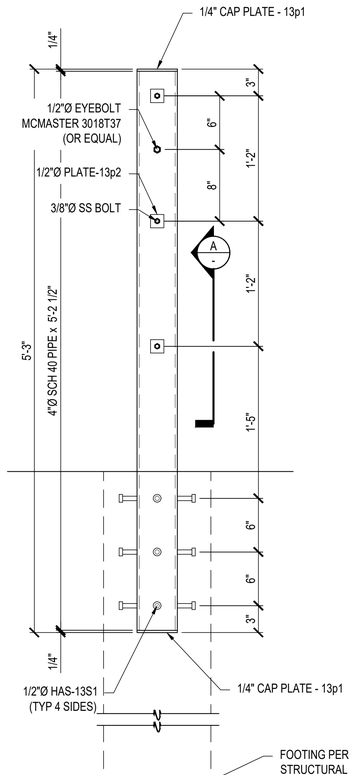
PACE JOB NO. C058-10

w:\C058engineering\C058-10sheets\C058-10-C4.0 GEOTECH BORINGS.dwg - Tab: C4.2 - by rmills on 11/21/25 at 11:13:07 AM

42% PLANS - ISSUED FOR REVIEW

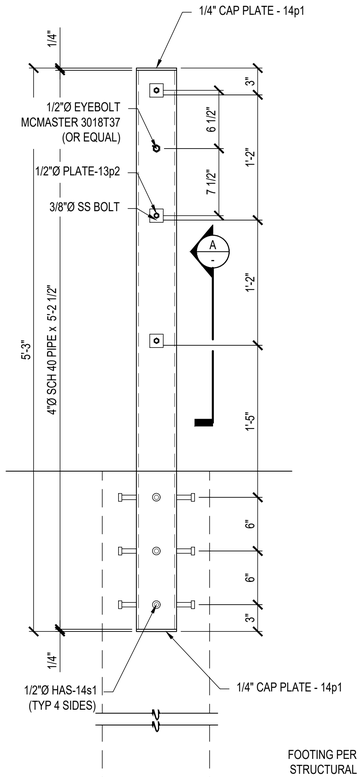
OPTERRA ENERGY SERVICES

Xrefs: C058-00 SBK24.dwg; D-TP-1000 DATUM.dwg; $-FIELD-29190_DS Edit-31 Feet Up.dwg; C058-Civil Base.dwg; 29190-IMAGE-117H ST.dwg
Dimscale = 12; LTscale = 1; PSltscale = 1; ACAD Ver. = 24.0s (LMS Tech); Variation = 1



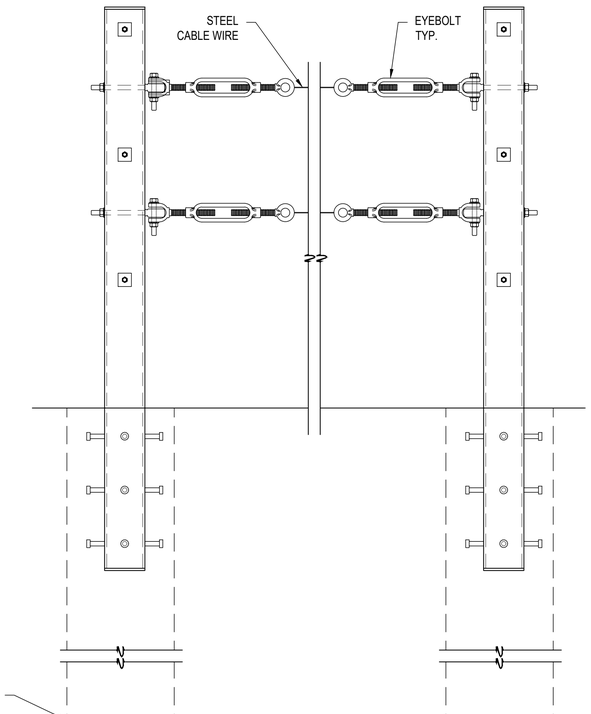
4"Ø SCH 40 PIPE

DETAIL A
POST START/END
CABLE RAIL
(TYP. #)



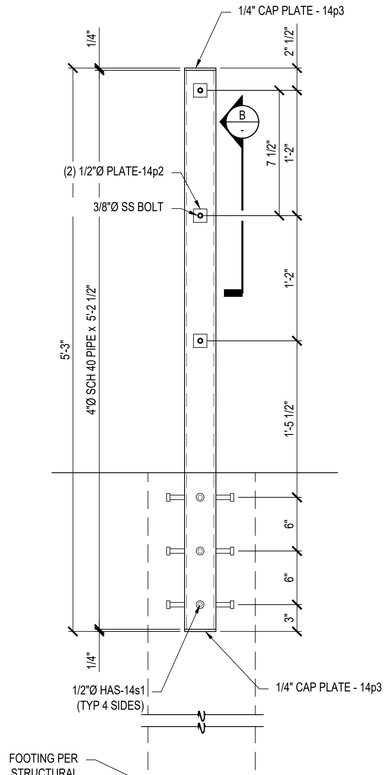
4"Ø SCH 40 PIPE

DETAIL B POST
(TYP. #)



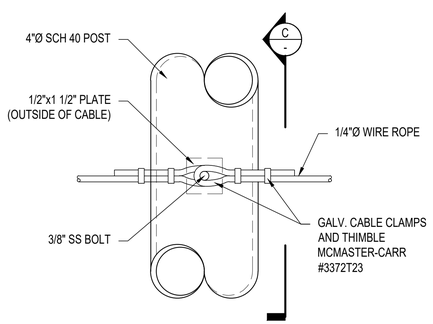
4"Ø SCH 40 PIPE

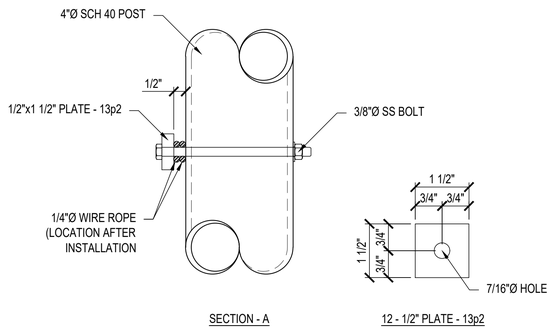
DETAIL C
REMOVABLE CABLE
RAIL POST
(TYP. 2 OPENINGS)



3"Ø SCH 40 PIPE

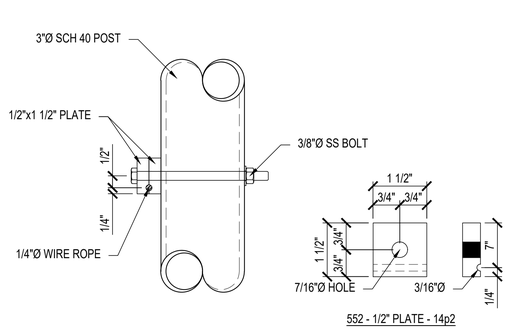
DETAIL D
CABLE RAIL POST
(TYP. #)





SECTION - A

12 - 1/2" PLATE - 13p2



552 - 1/2" PLATE - 14p2

OPTERRA
ENERGY SERVICES

NO	BY	DATE	REVISIONS	DATE	APP.
1					
2					
3					
4					
5					

THESE DRAWINGS ARE THE PROPERTY OF P.A.C.E. AND SHALL NOT BE REPRODUCED IN ANY MANNER NOR USED FOR CONSTRUCTION UNLESS STAMPED "ISSUED FOR CONSTRUCTION".

PREPARED BY:
ANDY KOMOR
REGISTERED PROFESSIONAL ENGINEER NO:
CXXXXX
EXPIRATION DATE:
XX/XX/XX
DRAWN BY:
T.G
DESIGN BY:
A.T.K
CHECKED BY:
A.T.K
SCALE:
AS SHOWN
DATE:
NOV 2025

1"

SHEET TITLE:
CIVIL DETAILS I

OWNER:
CITY OF HANFORD

PROJECT:
HANFORD
WASTEWATER TREATMENT
FACILITY UPGRADES
KINGS COUNTY
CALIFORNIA

PREPARED BY:
PACE
Advanced Water Engineering
17520 Newhope Street, Suite 200 | Fountain Valley, CA 92708
P.: (714) 481-7300 | www.pacewater.com

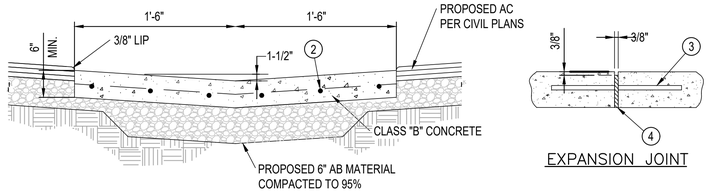
SHEET
C10.0

PACE JOB NO. C058-10

w:\C058engineering\C058-10\sheets\C058-10-CIV-STD-DTLS-I.dwg - Tab: C10.0 - by mmills on 11/21/25 at 11:14:02 AM

42% PLANS - ISSUED FOR REVIEW

Xrefs: C058-00 3IKO4.dwg
Dimscale = 1; LTscale = 1; PSltscale = 1; ACAD Ver. = 24.2s (LMS Tech); Viewtain = 1

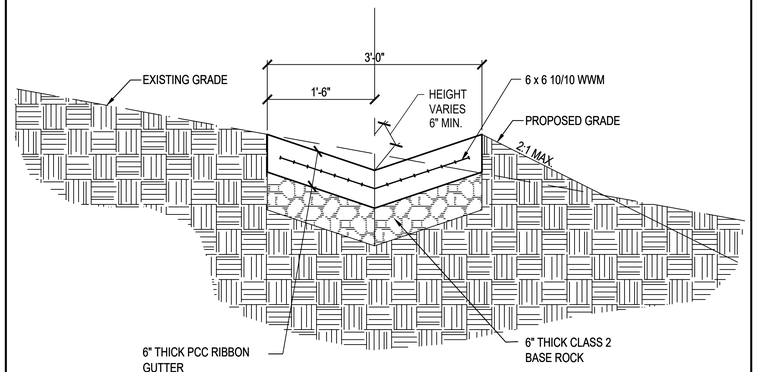


EXPANSION JOINT

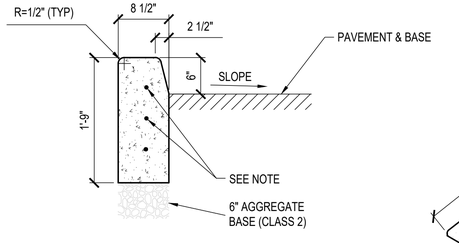
NOTES

1. CONSTRUCT EXPANSION JOINTS AT BEGINNING & ENDS OF CURBS, EACH SIDE OF CATCH BASINS AND OTHER FIXED OBJECTS.
2. 6 - #4 BARS CONTINUOUS WITH #4 BARS AT 48" ON CENTER
3. FOUR - 5/8" X 24" LONG STEEL DOWELS, GREASED AND WRAPPED ONE SIDE THROUGH ALL EXPANSION JOINTS.
4. PREFORMED FIBER EXPANSION TO ASTM D-1751 JOINT FILLER CONFORMING.

CONCRETE SWALE N.T.S A

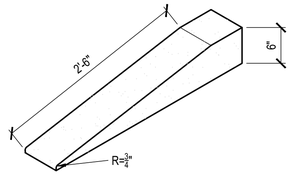


CONCRETE V-DITCH N.T.S B

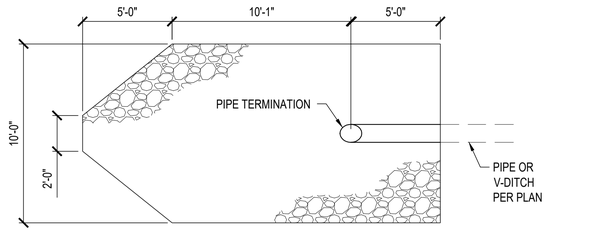


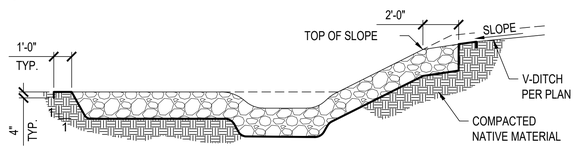
NOTE:
5/8"X24" LONG STEEL DOWELS, GREASED AND WRAPPED, ONE SIDE THROUGH ALL EXPANSION AND COLD JOINTS.

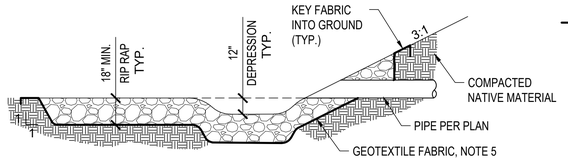
TYPE "B" CURB MAY BE USED FOR MEDIANS ON ARTERIALS AND EXPRESSWAYS WITH THE APPROVAL OF THE CITY ENGINEER.



CURB TERMINATION N.T.S C



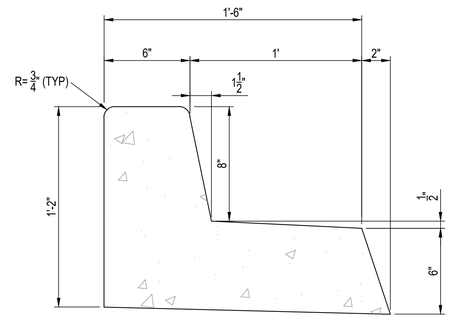




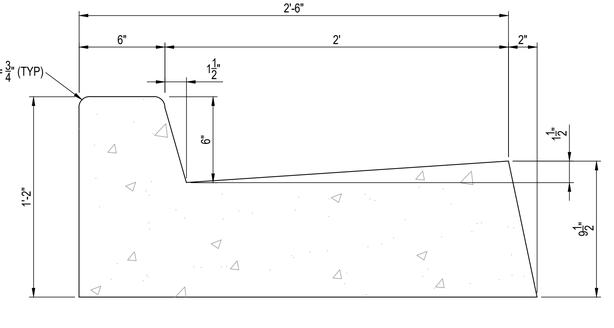
NOTES:

1. ALL ROCK SHALL BE ANGULAR & HAVE TWO FACES. MINIMUM 6" DIA.
2. WHERE SLOPE OF OUTLET EXCEEDS 5% A SEDIMENT BOWL OR ENERGY DISSIPATER SHALL BE REQUIRED.
3. ROCK SLOPE PROTECTION WILL SLOPE AT A MINIMUM OF 1% INTO OR OUT OF THE CULVERT.
4. 50% OF THE ROCK SHALL BE LARGER THAN HALF OF THE DIAMETER OF THE PIPE.
5. INSTALL SLOPE PROTECTION GEOTEXTILE FABRIC IN ACCORDANCE WITH MANUFACTURE'S REQUIREMENTS.

ROCK OUTFALL N.T.S D



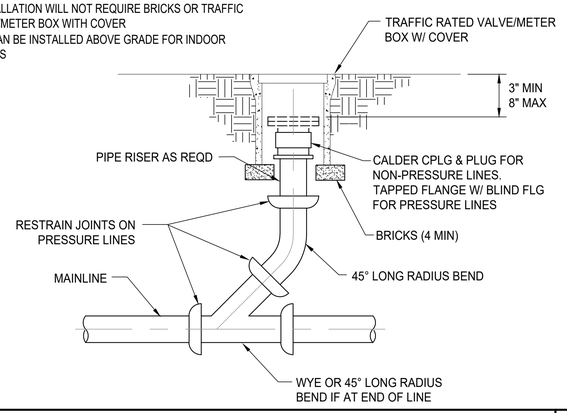
8" CURB & GUTTER (SPILL) N.T.S E



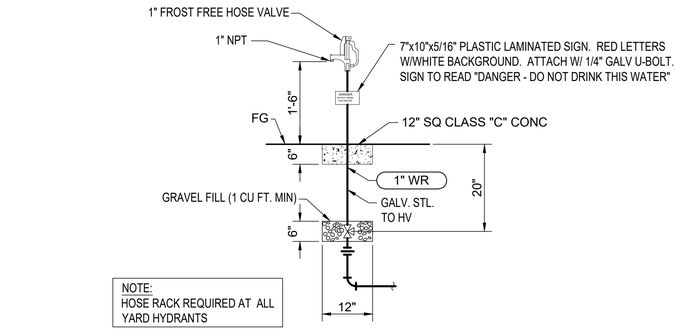
6" CURB & GUTTER (CATCH) N.T.S F

NOTES

1. INDOOR INSTALLATION WILL NOT REQUIRE BRICKS OR TRAFFIC RATED VALVE/METER BOX WITH COVER
2. CLEAN OUT CAN BE INSTALLED ABOVE GRADE FOR INDOOR INSTALLATIONS



CLEAN OUT DETAIL N.T.S G



NOTE:
HOSE RACK REQUIRED AT ALL YARD HYDRANTS

NFYH-1

1" NON-FREEZE YARD HYDRANT N.T.S. H

NO	BY	DATE	REVISIONS	DATE	APP.
1					
2					
3					
4					
5					

THESE DRAWINGS ARE THE PROPERTY OF P.A.C.E. AND SHALL NOT BE REPRODUCED IN ANY MANNER NOR USED FOR CONSTRUCTION UNLESS STAMPED "ISSUED FOR CONSTRUCTION".

PREPARED BY: ANDY KOMOR
REGISTERED PROFESSIONAL ENGINEER NO: CXXXXX
EXPIRATION DATE: XX/XX/XXX
DRAWN BY: T.G
SCALE: AS SHOWN
DESIGN BY: A.T.K
CHECKED BY: A.T.K
DATE: NOV 2025

SHEET TITLE: CIVIL DETAILS II

OWNER: CITY OF HANFORD

PROJECT: HANFORD WASTEWATER TREATMENT FACILITY UPGRADES
KINGS COUNTY CALIFORNIA

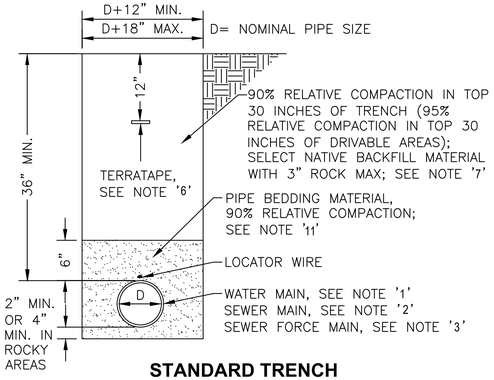
PREPARED BY:
PACE
Advanced Water Engineering
17520 Newhope Street, Suite 200 | Fountain Valley, CA 92708
P: (714) 481-7300 | www.pacewater.com

SHEET C10.1

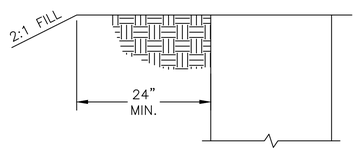
PACE JOB NO. C058-10

42% PLANS - ISSUED FOR REVIEW

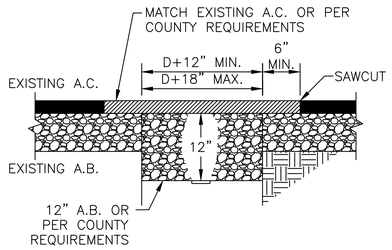
w:\C058engineering\C058-10\sheets\C058-10-CX-X STD-CIVIL DETAILS-1.dwg - Tab: C10.1 - by rmills on 11/21/25 at 11:14:06 AM
Xrefs: C058-03 SIGX24.dwg
Dimscale = 1; LTscale = 1; PSlinescale = 1; ACAD Ver. = 24.2s (LMS Tech); Varstain = 1



STANDARD TRENCH



TRENCH NEAR FILL SLOPE



TRENCH IN TRAFFIC AREA

LOCATOR WIRE

A. WIRE TO BE #12 AWG INSULATED SINGLE STRAND COPPER. UF LISTED.
B. WIRE TO BE CONTINUOUS BETWEEN VALVE BOXES.
C. STRIP INSULATION FROM WIRE INSIDE VALVE BOX AND AT ALL SPLICES.
D. BARE WIRE IS NOT TO TOUCH VALVES.
E. WIRE TO BE TAPED TO THE TOP OF PIPE AT 5 FT. INTERVALS.
F. USE 3M DBR/Y-6 SPLICE KIT FOR ALL SPLICES.

NOTES:

1. FOR WATER MAINS 4" DIA TO 12" DIA PIPE SHALL BE AWWA C900 AND C909 PVC PIPE; CLASS RATING SHALL BE APPROVED BY T.U.D. PRIOR TO INSTALLATION.
2. FOR GRAVITY SEWER MAINS 4" DIA TO 15" DIA PIPE SHALL BE PVC SDR35 AND SHALL MEET ASTM D3034 STANDARDS. RUBBER SEALANT RINGS SHALL MEET ASTM D3212 REQUIREMENTS. CAMERA INSPECTION BY T.U.D. STAFF (OR EQUAL) SHALL BE REQUIRED FOR ALL SEWER LINES.
3. FOR SEWER FORCE MAINS 4" DIA OR GREATER, PIPE SHALL BE AWWA C900 CL150 PIPE; HIGHER CLASS RATING MAY BE REQUIRED BY T.U.D. ALL MAINS LESS THAN 4" DIA MUST BE APPROVED BY DISTRICT ENGINEER.
4. PRIOR TO INSTALLING GRAVITY SEWER PIPE, BOTTOM OF TRENCH SHALL BE COMPACTED AND INSPECTED.
5. WATER MAINS SHALL BE PRESSURE TESTED FOR CLASS OF PIPE AT LOWEST POINT IN WATERLINE WITH A 25 PSI MAX. DROP AT HIGH POINT.
6. TERRATAPE (2" WIDE LOCATING TAPE) TO BE LABELED " BURIED WATERLINE [SEWER LINE] BELOW - TUOLUMNE UTILITIES DISTRICT" (AVAILABLE AT T.U.D. OFFICE AT T.U.D. COST).
7. ALL TRENCHES OVER 5 FT. DEEP SHALL BE SLOPED, SHORED, BRACED, OR OTHERWISE SUPPORTED IN ACCORDANCE WITH CAL-OSHA REQUIREMENTS. T.U.D. ASSUMES NO RESPONSIBILITY FOR THE DESIGN OF SUCH SUPPORT SYSTEMS. IN PAVED AREAS TRENCHES CAN NOT BE SIDE-SLOPED.
8. RELATIVE COMPACTION TO BE 90% OR GREATER IN THE HAUNCH AREA OF THE PIPE FROM THE SPRINGLINE TO THE BOTTOM OF THE PIPE.
9. GRAVITY SEWER ELBOWS SHALL BE SDR35 PVC "SLOW BANANA" BEND. OTHER ELBOWS MAY BE USED WITH PRIOR DISTRICT APPROVAL AND SHALL NOT EXCEED 22-1/2" IN ANY CASE. ALL OTHER SEWER FITTINGS SHALL BE CAST IRON.
10. ALL NATIVE MATERIAL REQUIRES DISTRICT APPROVAL PRIOR TO USE. CONTRACTOR SHALL USE OTHER APPROVED MATERIAL IF NEEDED TO MEET COMPACTION REQUIREMENTS.
11. USE TYPE "A" MATERIAL (SEE T.U.D. SPECIFICATIONS) UNLESS OTHERWISE APPROVED BY DISTRICT.
12. ALL IMPORTED MATERIAL FOR AREAS UNDER T.U.D. JURISDICTION SHALL BE ASBESTOS FREE. ALL IMPORTED MATERIAL FOR AREAS UNDER COUNTY JURISDICTION SHALL COMPLY WITH THE COUNTY AIR POLLUTION CONTROL REQUIREMENTS REGARDING ASBESTOS.

WATER AND SEWER TRENCH DETAILS

N.T.S | A

NOT USED N.T.S | B

NOT USED N.T.S | C

NOT USED N.T.S | D

NOT USED N.T.S | E

OPTERRA ENERGY SERVICES

NO	BY	DATE	REVISIONS	DATE	APP.
A					
B					
C					
D					
E					
F					

THESE DRAWINGS ARE THE PROPERTY OF P.A.C.E. AND SHALL NOT BE REPRODUCED IN ANY MANNER NOR USED FOR CONSTRUCTION UNLESS STAMPED "ISSUED FOR CONSTRUCTION".

PREPARED BY: ANDY KOMOR
REGISTERED PROFESSIONAL ENGINEER NO: CXXXXX
EXPIRATION DATE: XX/XX/XX
DRAWN BY: T.G
SCALE: AS SHOWN
DESIGN BY: A.T.K
CHECKED BY: A.T.K
DATE: NOV 2025

1"

SHEET TITLE: **CIVIL DETAILS III**

OWNER: CITY OF HANFORD

PROJECT: HANFORD WASTEWATER TREATMENT FACILITY UPGRADES

KINGS COUNTY CALIFORNIA

PREPARED BY:

PACE
Advanced Water Engineering
17520 Newhope Street, Suite 200 | Fountain Valley, CA 92708
P: (714) 481-7300 | www.pacewater.com

SHEET C10.2

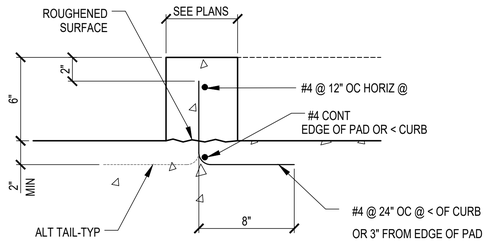
PACE JOB NO. C058-10

w:\C058-engineering\C058-10\sheets\C058-10-CX-X STD-CIVIL DETAILS-2.dwg - Tab: C10.2 - by mmills on 11/21/25 at 11:14:10 AM

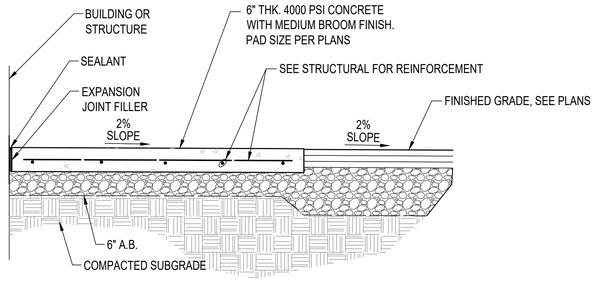
42% PLANS - ISSUED FOR REVIEW

Xrefs: C058-00 SIX24.dwg
Dimscale = 1; LTscale = 1; PSltscale = 1; ACAD Ver. = 24.2s (LMS Tech); Vizretain = 1

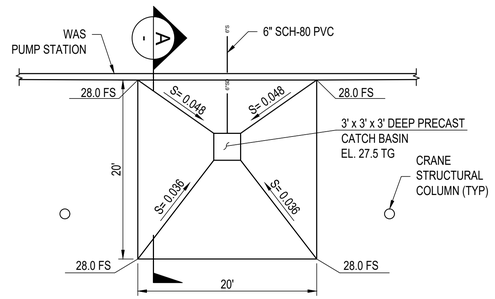
CONCRETE CONTAINMENT CURB — N.T.S. — A



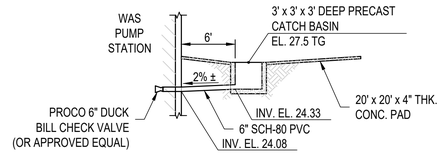
CONCRETE WALK — N.T.S. — B



CONCRETE WASH DOWN PAD — N.T.S. — C



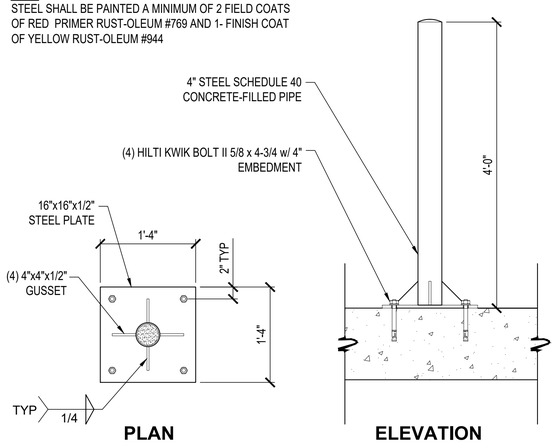
PLAN



SECTION - A

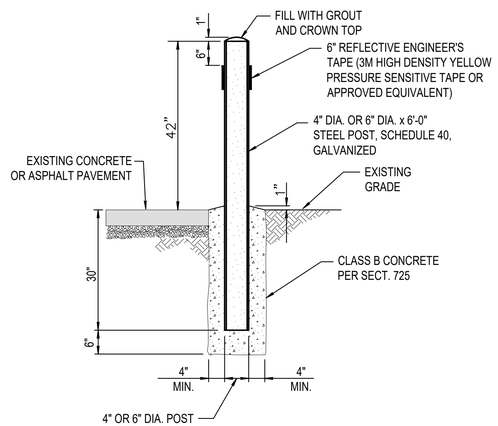
BOLTED BOLLARD — N.T.S. — D

NOTE
STEEL SHALL BE PAINTED A MINIMUM OF 2 FIELD COATS OF RED PRIMER RUST-OLEUM #769 AND 1- FINISH COAT OF YELLOW RUST-OLEUM #944



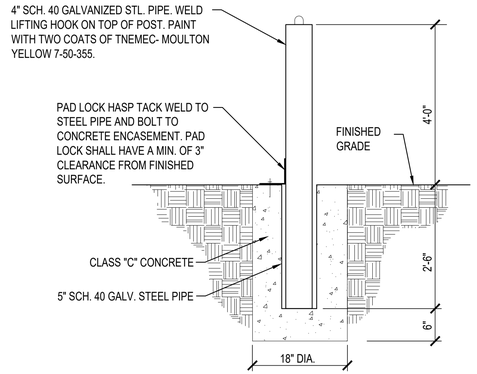
PLAN — ELEVATION

BOLLARD — N.T.S. — E



NOTE:
DETAIL SHOWN FOR REFERENCE ONLY. SEE MHCSD LC-19

REMOVABLE BOLLARD — N.T.S. — F



NO	BY	DATE	REVISIONS	DATE	APP.
A					
B					
C					
D					
E					

THESE DRAWINGS ARE THE PROPERTY OF P.A.C.E. AND SHALL NOT BE REPRODUCED IN ANY MANNER NOR USED FOR CONSTRUCTION UNLESS STAMPED "ISSUED FOR CONSTRUCTION".

PREPARED BY: ANDY KOMOR
REGISTERED PROFESSIONAL ENGINEER NO: CXXXXX
EXPIRATION DATE: XX/XX/XX
DRAWN BY: T.G
SCALE: AS SHOWN
DESIGN BY: A.T.K
DATE: NOV 2025
CHECKED BY: A.T.K

1"

SHEET TITLE: **CIVIL DETAILS IV**

OWNER: CITY OF HANFORD

PROJECT: HANFORD WASTEWATER TREATMENT FACILITY UPGRADES — KINGS COUNTY, CALIFORNIA

PREPARED BY:
PACE
Advanced Water Engineering
17520 Newhope Street, Suite 200 | Fountain Valley, CA 92708
P.: (714) 481-7300 | www.pacewater.com

SHEET
C10.3

PACE JOB NO. C058-10

OPTERRA ENERGY SERVICES

42% PLANS - ISSUED FOR REVIEW

Xrefs: C058-00 3BK24.dwg
Dimscale = 96; LTscale = 1; PSltscale = 1; ACAD Ver. = 24.0s (LMS Tech); Variation = 1
w:\C058engineering\C058-10\sheets\C058-10-CIV-STD-DTLS-3.3.dwg - Tab: C10.3 - by rmills on 11/21/25 at 11:14:28 AM

ELECTRICAL NOTES:

1. ELECTRICAL WORK SHALL COMPLY WITH THE NATIONAL ELECTRICAL CODE (2020), CALIFORNIA ELECTRICAL CODE (2022), BUILDING ENERGY EFFICIENCY STANDARDS TITLE 24 (2022), FEDERAL, STATE AND LOCAL JURISDICTION CODES.
2. ALL WORK SHALL BE DONE IN A NEAT, WORKMANLIKE, FINISHED AND SAFE MANNER, ACCORDING TO THE LATEST PUBLISHED NATIONAL ELECTRICAL CONTRACTOR'S ASSOCIATION STANDARDS OF INSTALLATION, UNDER COMPETENT SUPERVISION.
3. CONTRACTOR SHALL VISIT THE SITE PRIOR TO CONSTRUCTION TO BECOME FAMILIAR WITH EXISTING CONDITIONS AND ALL OTHER FACTORS WHICH MAY AFFECT THE EXECUTION OF THIS WORK.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO EXISTING WALKS, WALLS, DRIVEWAYS, CURBS, ETC. DAMAGES SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE CITY AT NO ADDITIONAL COST TO THE CITY.
5. CONTRACTOR SHALL PAY FOR LOCAL FEES, PERMITS AND INSPECTIONS AS MAY BE REQUIRED AND PROVIDE A CERTIFICATE OF INSPECTION TO THE CITY.
6. LEAVE THE SITE CLEAN, REMOVE ALL DEBRIS, EMPTY CARTONS, TOOLS, CONDUIT, WIRE SCRAPS AND ALL MISCELLANEOUS SPARE EQUIPMENT AND MATERIALS USED IN THE WORK DURING CONSTRUCTION.
7. IT IS THE OBLIGATION OF THE CONTRACTOR TO ORGANIZE HIS WORK SO THAT A COMPLETE ELECTRICAL, INSTRUMENTATION, AND/OR CONTROL SYSTEM FOR THE FACILITY WILL BE PROVIDED AND SUPPORTED BY ACCURATE SHOP AND RECORD DRAWINGS, AND ALL O&M MANUALS.
8. ALL CABLES SHALL BE NEW, COPPER, RATED FOR 600V AND LISTED FOR ITS LOCATION WITH A MINIMUM TEMPERATURE RATING OF 75 DEG C WET AND 90 DEG C DRY; POWER CABLES SHALL BE TYPE XHHW-2 FOR UNDERGROUND/ABOVE GROUND, UNLESS NOTED OTHERWISE.
9. MINIMUM SIZE CONDUIT ABOVE GROUND SHALL BE 3/4", MINIMUM SIZE CONDUIT IN A DUCT BANK SHALL BE 2" AND MINIMUM SIZE CONDUIT DIRECT BURIED BELOW GROUND SHALL BE 1" UNLESS NOTED OTHERWISE. ALL CONDUITS FOR POWER AND LIGHTING SHALL CONTAIN A GROUNDING CONDUCTOR.
10. MINIMUM SIZE POWER CONDUCTORS SHALL BE #12 AWG UNLESS NOTED OTHERWISE.
11. ALL TERMINAL RATINGS SHALL HAVE A MINIMUM TEMPERATURE RATING OF 75 DEG C. CABLES SHALL BE DE-RATED PER NEC 110.14 (C).
12. CONDUIT SIZE SHALL BE AS SPECIFIED IN THE PLANS OR DETAILS. UNDERGROUND CONDUIT SHALL BE SCH 40 PVC ENCASED IN CONCRETE WITH PVC COATED GALVANIZED RIGID STEEL BENDS, ELBOWS AND TURN-UPS. EXPOSED CONDUIT IN PROCESS AREAS AND OUTDOORS SHALL BE PVC COATED GRS, UNLESS NOTED OTHERWISE.
13. EQUIPMENT AND WIRING METHODS IN PROCESS ROOMS SHALL BE RATED FOR CORROSIVE LOCATIONS, ENCLOSURES SHALL BE NEMA 4X SS. EQUIPMENT IN ELECTRICAL ROOMS SHALL BE NEMA 12 UNLESS NOTED OTHERWISE. OUTDOOR EXPOSED EQUIPMENT SHALL BE NEMA 4X SS; UNLESS NOTED OTHERWISE.
14. GROUND AND BOND ALL EQUIPMENT AND ENCLOSURES PER NEC ARTICLE 250 AND MANUFACTURER REQUIREMENTS.
15. CONTRACTOR SHALL PLAN AND INSTALL WORK IN SUCH A MANNER AS TO CONFORM TO THE STRUCTURE, AVOID OBSTRUCTIONS, PRESERVE HEADROOM AND KEEP OPENINGS AND PASSAGEWAYS CLEAR.
16. CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIAL, ETC. NECESSARY FOR A COMPLETE AND WORKABLE ELECTRICAL SYSTEM WHETHER OR NOT THESE ITEMS ARE SPECIFICALLY NOTED ON THESE DRAWINGS. INCIDENTAL ITEMS NOT INDICATED ON THE DRAWINGS, NOR MENTIONED IN SPECIFICATIONS THAT CAN BE LEGITIMATELY AND REASONABLY INFERRED TO BELONG TO THE WORK DESCRIBED OR BE NECESSARY IN GOOD PRACTICE TO PROVIDE A COMPLETE SYSTEM, SHALL BE FURNISHED AND INSTALLED AS THOUGH ITEMIZED HERE IN EVERY DETAIL.
17. ALL TRENCHING, CONDUITS, ETC. SHALL BE ROUTED AND INSTALLED IN SUCH A MANNER THAT WILL NOT DAMAGE EXISTING FACILITIES OR UNDERGROUND UTILITIES. SHOULD DAMAGE OCCUR, IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR DAMAGE TO THE SATISFACTION OF THE CITY OR INSPECTOR.
18. ALL CONDUIT RUNS SHOWN ON THIS PLAN ARE SCHEMATIC IN NATURE. THE CONTRACTOR SHALL MAKE SURE THAT ALL CONDUIT MEETS LOCAL AND STATE CODES.
19. WHEN CROSSING PATHWAYS OR SIDEWALKS, CONTRACTOR SHALL BORE UNDER EXISTING CONCRETE WALKS AND SAWCUT ASPHALT WALKS. ASPHALT WALKS AND CONCRETE SIDEWALKS TO BE REPLACED IN KIND.
20. CONTRACTOR SHALL GUARANTEE WORK INSTALLED UNDER THE CONTRACT TO BE FREE FROM DEFECTIVE WORKMANSHIP AND MATERIALS, USUAL WEAR EXPECTED, AND SHOULD ANY SUCH DEFECTS DEVELOP WITHIN A PERIOD OF ONE YEAR ACCEPTANCE OF THE PROJECT BY THE CITY, THE CONTRACTOR SHALL REPAIR AND/OR REPLACE ANY DEFECTIVE ITEMS AND DAMAGE RESULTING FROM FAILURE OF THESE ITEMS, AT NO EXPENSE WHATSOEVER TO THE CITY.
21. ALL CIRCUITS SHALL BE LEGIBLY IDENTIFIED AT THE PANEL, JUNCTION BOXES AND AT ALL EQUIPMENT IN A PERMANENT MANNER (I.E. ETCHED PLATES, CONDUCTOR TAG, PERMANENT MARKER, ETC.). THE LABELING SHALL INCLUDE PANEL CIRCUIT NUMBER, "TO" AND "FROM" IDENTIFICATION, AND MARKED "SPARE" WHERE APPLICABLE.
22. CONTRACTOR SHALL TEST ELECTRICAL SYSTEM FOR SHORT CIRCUITS AND MEGGER TEST FEEDERS AND BRANCH CIRCUIT WIRING. INSURE LOW IMPEDANCE GROUND PATH SYSTEM. PERFORM HIPOT TESTING WHEN REQUIRED BY LOCAL JURISDICTION.
23. CONTRACTOR SHALL COORDINATE ALL EQUIPMENT CONNECTIONS WITH EQUIPMENT SUPPLIER PRIOR TO ROUGH-IN. PROVIDE ADDITIONAL FUSED DISCONNECT SWITCHES AND CONTROLS IF OVERCURRENT PROTECTION OR CONTROLS ARE NOT INTEGRAL WITH UNITS.
24. FULL LOAD AMPS (FLA) SIZES, AS NOTED IN THESE DRAWINGS, ARE BASED ON SPECIFIED EQUIPMENT DATA. CONTRACTOR SHALL VERIFY NAMEPLATE FLA OF EQUIPMENT SUPPLIED AND COORDINATE ACCORDINGLY PER EQUIPMENT SUPPLIER'S RECOMMENDATIONS AND CODE REQUIREMENTS.
25. CONDUITS OR RACEWAYS INSTALLED IN AREAS WHERE ELEVATION OR TEMPERATURE CHANGES MAY CAUSE WATER OR MOISTURE TO ENTER THE ELECTRICAL EQUIPMENT THROUGH THE CONDUIT SHALL BE SEALED IN ACCORDANCE WITH NEC 300.5 (G) AND 300.7.
26. MATERIALS SHALL BE NEW AND OF THE BEST QUALITY WITH MANUFACTURER'S NAME PRINTED THEREON. MATERIALS SHALL BE MANUFACTURED IN ACCORDANCE WITH NEMA, ANSI, UNDERWRITER'S LABORATORY OR OTHER APPLICABLE STANDARDS AND RATED FOR HEAVY DUTY SERVICE.
27. SELECTION OF MATERIALS SHALL BE IN STRICT ACCORDANCE WITH THE DRAWINGS AND/OR SPECIFICATIONS.
28. THE SUBMITTALS SHALL BE NEATLY GROUPED AND ORGANIZED. PERTINENT INFORMATION SHALL BE HIGHLIGHTED, AND THE SPECIFIC PRODUCT SHALL BE IDENTIFIED. ALL SUBMITTALS SHALL BE COMPLETE, AND PRESENTED IN ONE PACKAGE. THE SUBMITTAL SHALL INCLUDE A COMPLETE LIST OF THE EQUIPMENT AND MATERIALS, INCLUDING THE MANUFACTURER'S NAME, PRODUCT SPECIFICATION, DESCRIPTIVE DATA, TECHNICAL LITERATURE, PERFORMANCE CHARTS, CATALOG CUTS, INSTALLATION INSTRUCTION, AND SPARE PART RECOMMENDATIONS FOR EACH DIFFERENT ITEM OF THE EQUIPMENT SPECIFIED.
29. VERIFY ALL CONDUIT FILL RATIOS, BOX FILLS, AND CONDUIT BENDS (MAX 360 DEGREES) ARE MET PER NEC REQUIREMENTS. INSTALL PULL BOXES AND DE-RATE CABLE AMPACITY AS NECESSARY.
30. CONTRACTOR TO READ ALL THE DRAWINGS IN THIS SET TO BECOME FAMILIARIZED WITH THE FULL ELECTRICAL SCOPE, INCLUDING BUT NOT LIMITED TO THE MECHANICAL, INSTRUMENTATION AND CIVIL DRAWINGS.
31. THESE DRAWINGS AND THE PROJECT SPECIFICATIONS ARE COMPLEMENTARY. WHERE THERE IS OVERLAP, THE MORE STRINGENT REQUIREMENT WILL TAKE PRECEDENCE.
32. CONTRACTOR SHALL VERIFY ALL CIRCUITS CONTAIN LESS THAN 5% VOLTAGE DROP. CONTRACTOR SHALL PROVIDE SHORT CIRCUIT ANALYSIS AND ARC FLASH STUDY, AS REQUIRED.
33. CONTRACTOR SHALL COORDINATE AND PERFORM WORK TO THE STANDARDS OF ALL APPLICABLE UTILITY COMPANIES, INCLUDING BUT NOT LIMITED TO UNDERGROUND ELECTRICAL LINES, GAS LINES AND WATER LINES. WHEN AN ISSUE OR DISCREPANCY ARISES, NOTIFY THE CITY AND ENGINEER IMMEDIATELY.
34. CONTRACTOR TO PROVIDE REQUIREMENTS FOR NFPA 70E, AS REQUIRED.
35. CONTRACTOR SHALL NOTIFY THE ENGINEER AND THE CITY WITH ANY DISCREPANCIES FOUND DURING INSTALLATION OR REVIEW.
36. LIGHTING SHALL BE INSTALLED TO PROVIDE A MINIMUM OF 30 FOOT CANDLES IN ALL INDOOR ROOMS.
37. ALL CONDUCTORS SHALL BE SIZED IN ACCORDANCE WITH NEC CODE. ALL POWER AND LIGHTING CONDUITS SHALL HAVE A GROUND WIRE, BE AT LEAST #12 XHHW-2, AND SIZED FOR PROPER AMPACITY DERATING AND CONDUIT FILL. CONDUCTORS FOR HOME RUN CIRCUITS SHALL BE #10 XHHW-2 MINIMUM SIZE, UNLESS NOTED OTHERWISE.
38. ALL 120V RECEPTACLES AND CIRCUITS SHALL BE GFCI PROTECTED, EITHER WITH A GFCI RECEPTACLE OR THROUGH A GFCI CIRCUIT BREAKER.
39. "CONTRACTOR" REFERENCED IN THESE DRAWINGS ARE REFERRING TO THE ELECTRICAL CONTRACTOR.
40. INSTALLATIONS SHALL BE MADE PER MANUFACTURER REQUIREMENTS AND RECOMMENDATIONS.
41. BARE GROUND CONNECTIONS EXPOSED TO THE ATMOSPHERE SHALL BE COVERED WITH GLYPTAL OR EQUIVALENT.
42. HAZARDOUS LOCATIONS SHALL BE INSTALLED PER ALL NEC CODE REQUIREMENTS. REFERENCE ALL HAZARDOUS PLAN SHEETS, DETAILS AND NOTES THROUGHOUT THIS SET.
43. FINAL CONDUIT CONNECTION TO MOTORS AND OTHER VIBRATING EQUIPMENT SHALL BE LFMC FOR A MAXIMUM OF 3 FEET, FOR VIBRATION CONCERNS.
44. ALL CONDUITS ENTERING OR LEAVING HAZARDOUS AREAS SHALL HAVE EYS SEALS AT BOTH ENDS. SEE HAZARDOUS PLANS.
45. CONTRACTOR SHALL PROVIDE DEFERRED SUBMITTALS FOR REVIEW FOR A FIRE ALARM SYSTEM AND SECURITY SYSTEM TO BE INSTALLED IN ALL BUILDINGS AT THE SITE AND FOR THE COMPLETE SITE. BOTH FIRE AND SECURITY SYSTEMS SHALL BE DESIGNED AND INSTALLED BY FIRMS SPECIALIZING IN THOSE SYSTEMS. CONTRACTOR SHALL INSTALL REQUIRED CONDUIT/WIRING FOR THOSE APPROVED SUBMITTALS.

NO	BY	DATE	REVISIONS	DATE	APP.

THESE DRAWINGS ARE THE PROPERTY OF P.A.C.E. AND SHALL NOT BE REPRODUCED IN ANY MANNER NOR BE USED FOR CONSTRUCTION UNLESS STAMPED 'ISSUED FOR CONSTRUCTION'.

PREPARED BY
-
PROJECT ENGINEER
R.E.E. NO. --
EXP.
DRAWN NC/BI
SCALE
DESIGNED BI
CHECKED BI
DATE NOV, 2025

TITLE 1"
ELECTRICAL GENERAL NOTES

JOB
HANFORD WWTF UPGRADES
HANFORD CA

OPTERRA ENERGY SERVICES

PACE
Advanced Water Engineering
17520 Newhope Street, Suite 200
Fountain Valley, CA 92708
P: (714) 481-7300 | www.pacewater.com

SHEET
E0.0
--- OF xx SHEETS

JOB NO. C058

w:\C058\engineering\C058-10\sheet\C058-10-E01.dwg - Tab: E0.0 - by jwee on 12/8/25 at 8:43:28 PM
43% DESIGN - ISSUED FOR REVIEW

Xrefs: C058-00 30X24 ELEC.dwg
Dimscale = 24; LTscale = 1 / PSltscale = 1 / ACAD Ver. = 24.2s (LMS Tech); Viewtain = 1

PLAN LEGEND

- EXPOSED CONDUIT
- UNDERGROUND CONDUIT DUCTBANK
- UTILITY CONDUIT DUCTBANK
- CONDUIT RUN CONCEALED IN CEILING, FLOOR, OR ON WALLS
- EXISTING CONDUIT
- GROUNDING ELECTRODE CONDUCTOR
- OHE — EXISTING OVERHEAD ELECTRIC
- E — EXISTING UNDERGROUND ELECTRIC
- FENCE
- FLOOR MOUNTED ETHERNET (10/100) OUTLET (RJ-45)
- TELEPHONE OUTLET (RJ-11)
- ETHERNET (10/100) OUTLET (RJ-45)
- COMBINATION TELEPHONE/ETHERNET (10/100) OUTLET (RJ-11 & RJ-45)
- 20 — 240V SIMPLEX RECEPTACLE (NUMBER DENOTES CIRCUIT AMPS)
- 20 — 480V SIMPLEX RECEPTACLE (NUMBER DENOTES CIRCUIT AMPS)
- 120V, 20A SIMPLEX RECEPTACLE
- 120V, 20A DUPLEX RECEPTACLE
- 240V, 20A SIMPLEX RECEPTACLE
- 120V, 20A QUADRAPLEX RECEPTACLE
- $ — 120V, 20A SPST SWITCH
- $M — MANUAL MOTOR STARTER
- $3 — 120V, 20A 3-WAY SWITCH
- $4 — 120V, 20A 4-WAY SWITCH
- AT — ANALYZER TRANSMITTER
- CS — CONDUCTIVITY SWITCH
- FS — FLOAT SWITCH
- J — ABOVE GROUND JUNCTION BOX
- LE — LEVEL ELEMENT
- LP — LEVEL PROBES
- LT — LEVEL TRANSDUCER
- PC — PHOTOCELL
- PS — PRESSURE SWITCH
- TS — TEMPERATURE SWITCH
- T — THERMOSTAT
- ZS — INTRUSION ALARM SWITCH
- JB — UNDERGROUND JUNCTION BOX
- MH — MANHOLE
- HH — HANDHOLE
- DISCONNECT SWITCH
- F — FUSED DISCONNECT SWITCH
- CB — ENCLOSED CIRCUIT BREAKER
- COMBINATION MOTOR STARTER
- MOTOR STARTER
- PUSHBUTTON CONTROL STATION
- CONDUIT SEAL-OFF FITTING
- SOLENOID VALVE (ENERGIZED TO CLOSE)
- SOLENOID VALVE (ENERGIZED TO OPEN)
- BUTTERFLY VALVE
- PLUG VALVE
- GATE VALVE
- R — ALARM BEACON
- H — HORN
- 480V, DUPLEX RECEPTACLE
- TB — ABOVE GROUND TERMINAL BOX

SINGLE LINE DIAGRAM AND SCHEMATIC LEGEND

- FIELD WIRING
- PANEL WIRING
- COMMUNICATIONS WIRING
- CABLE (MULTICONDUTOR SHIELDED)
- R — PILOT LIGHT (LETTER DENOTES COLOR)
- H — R — PUSH-TO-TEST PILOT LIGHT (LETTER DENOTES COLOR)
- CR — CONTROL RELAY
- PRESSURE SWITCH (N.O.) CLOSES ON RISING LEVEL
- PRESSURE SWITCH (N.C.) OPENS ON RISING LEVEL
- TIMING RELAY, (N.O.) CONTACT TIME TO CLOSE (ON DELAY TIMER)
- TIMING RELAY, (N.C.) CONTACT TIME TO OPEN (ON DELAY TIMER)
- TIMING RELAY, (N.O.) CONTACT TIME TO OPEN (OFF DELAY TIMER)
- TIMING RELAY, (N.C.) CONTACT TIME TO CLOSE (OFF DELAY TIMER)
- FLOW SWITCH (N.O.) CLOSES ON RISING LEVEL
- FLOW SWITCH (N.C.) OPENS ON RISING LEVEL
- FLOAT SWITCH (N.C.) OPENS ON RISING LEVEL
- FLOAT SWITCH (N.O.) CLOSES ON RISING LEVEL
- LIMIT SWITCH (N.C.)
- LIMIT SWITCH (N.O.)
- LIMIT SWITCH (N.O. HELD CLOSED)
- LIMIT SWITCH (N.C. HELD OPEN)
- TEMPERATURE SWITCH (N.C.) OPENS ON RISING LEVEL
- TEMPERATURE SWITCH (N.O.) CLOSES ON RISING LEVEL
- CIRCUIT BREAKER WITH DOOR OPERATED HANDLE
- CIRCUIT BREAKER
- CONTACT (N.O.)
- CONTACT (N.C.)
- PUSHBUTTON (N.O.) MOMENTARY CLOSE
- PUSHBUTTON (N.C.) MOMENTARY OPEN
- 2-POSITION SELECTOR SWITCH
- H O A — 3-POSITION SELECTOR SWITCH (HAND-OFF-AUTO)
- LO STOP — LOCKOUT STOP PUSHBUTTON
- PUSH-PULL EMERGENCY STOP PUSHBUTTON
- DISCONNECT SWITCH (N.O.)
- DISCONNECT SWITCH (N.C.)
- EARTH GROUND CONNECTION
- GROUND ROD AND WELL
- OVERLOAD (ELECTRONIC TYPE)
- THERMAL OVERLOAD (BI-METALLIC)
- FUSED TERMINAL BLOCK
- N — NEUTRAL BUS
- G — GROUND BUS
- H — HORN
- BUZZER
- TERMINAL BLOCK
- FIELD TERMINATION
- MLO — MAIN LUG ONLY
- POWER DISTRIBUTION BLOCK
- COIL/INDUCTOR
- POWER TRANSFORMER
- HEATER
- M — MOTOR STARTER CONTACTOR COIL
- ETM — ELAPSED TIME METER
- M — METER & CURRENT TRANSFORMER
- WHM — WATT HOUR METER AND SOCKET
- PFR — PHASE FAILURE RELAY
- TR XX — TIME DELAY RELAY
- LR XX — LATCHING RELAY
- CR XX — CONTROL RELAY
- ISR XX — INTRINSICALLY SAFE RELAY
- EDGE CONNECTORS
- INTERNAL CONTACT (N.O.)
- INTERNAL CONTACT (N.C.)
- BATTERY
- CAPACITOR
- SOLENOID
- RESISTOR
- DIODE
- MOV — METAL OXIDE VARISTOR
- INDICATING FUSE HOLDER AMPERE SIZE SHOWN
- S, LA — LIGHTNING ARRESTER
- CXXXX — CONDUIT DESIGNATION
- EQUIPMENT TAG REFERENCE
- I/O POINT REFERENCE PLC, I/O RACK, OR ANNUNCIATOR PANEL
- DRAWING REFERENCE
- LOCATION SYMBOL
- SHEET NOTE TAG
- EDGE CONNECTOR
- INSTRUMENTATION
- DRAWOUT CIRCUIT BREAKER
- FLOODLIGHT WITH RECEPTACLE

ABBREVIATION LIST

A, AMP	AMPERES
AM	AMMETER
AC	ALTERNATING CURRENT
AIC	AMPS INTERRUPTING CAPACITY
ATS	AUTOMATIC TRANSFER SWITCH
BAT	BATTERY BC BATTERY CHARGER
C	COMMON
CB	CIRCUIT BREAKER
CNTL	CONTROL
CPT	CONTROL POWER TRANSFORMER
CP	CONTROL PANEL
CR	CONTROL RELAY
CT	CURRENT TRANSFORMER
DC	DIRECT CURRENT
DR	DUPLEX RECEPTACLE
(E)	EXISTING
EC	EDGE CONNECTOR
EF	EXHAUST FAN
ETM	ELAPSED TIME METER
F	FUSE
FB	FUSE BLOCK
(F)	FUTURE
FLTR	FILTER
FS	FLOAT SWITCH
FVNR	FULL VOLTAGE NON REVERSING
FVR	FULL VOLTAGE REVERSING
G, GND	GROUND
GFCI	GROUND FAULT CIRCUIT INTERRUPTER
HPS	HIGH PRESSURE SODIUM
HS	HAND SWITCH
ICP	INSTRUMENTATION CONTROL PANEL
ISR	INTRINSICALLY SAFE RELAY
I, IND	INDICATOR
INST	INSTANTANEOUS
KV	KILOVOLT
KVA	KILOVOLT AMPERES
KW	KILOWATT
LED	LIGHT EMITTING DIODE
LCD	LIQUID CRYSTAL DISPLAY
LA	LIGHTNING ARRESTER
LCP	LOCAL CONTROL PANEL
LPU	LIGHTNING PROTECTION UNIT
LOS	LOCK OUT STOP
LR	LATCH RELAY
LS	LOAD SPLITTER
MA	MILLIAMPERES
MB	MAIN BREAKER
MCC	MOTOR CONTROL CENTER
MCP	MOTOR CIRCUIT PROTECTOR
MOT	MOTOR OVERTEMPERATURE
MMS	MOTOR MOISTURE SENSOR
MS	MOTOR STARTER
N	NEUTRAL
NA	NON AUTOMATIC
(N)	NEW
N.I.C.	NOT IN CONTRACT
NP	NAMEPLATE
OT	OVERTEMPERATURE
O/L	OVERLOAD DEVICE
PB	PUSHBUTTON
PCB	PRINTED CIRCUIT BOARD
PC	PROGRAMMABLE CONTROLLER
PLC	PROGRAMMABLE LOGIC CONTROLLER
PL-1	PILOT LIGHT 1
PFR	PHASE/POWER FAIL RELAY
PNL	PANEL
POT	POTENTIOMETER
PR	PAIR CABLE
PS	PRESSURE SWITCH
PT	POTENTIAL TRANSFORMER
PTT	PUSH TO TEST
PVC	POLYVINYL CHLORIDE
PWR	POWER
RR	RUN RELAY
RV	REDUCED VOLTAGE
RVAT	REDUCED VOLTAGE AUTO-TRANSFORMER
SES	SERVICE ENTRANCE SECTION
SSS	SOLID-STATE STARTER
SR	SIMPLEX RECEPTACLE
SS	SELECTOR SWITCH
SP	SURGE PROTECTOR
SV	SOLENOID VALVE
SWBD	SWITCHBOARD
TB	TERMINAL BLOCK
TR	TIME DELAY RELAY
TC	TIMECLOCK
TM	THERMAL MAGNETIC
TRMTR	TRANSMITTER
TS	TEMPERATURE SWITCH
TSP	TWISTED SHIELDED PAIR
TWP	TWISTED PAIR
TYP	TYPICAL
UG	UNDERGROUND
V	VOLTS, VOLTAGE
VM	VOLTMETER
VFD	VARIABLE FREQUENCY DRIVE
WP	WEATHERPROOF
TR,XMFR	TRANSFORMER
XP	EXPLOSION PROOF

NO	BY	DATE	REVISIONS	DATE	APP.

THESE DRAWINGS ARE THE PROPERTY OF P.A.C.E. AND SHALL NOT BE REPRODUCED IN ANY MANNER NOR BE USED FOR CONSTRUCTION UNLESS STAMPED 'ISSUED FOR CONSTRUCTION'.

PREPARED BY
-
PROJECT ENGINEER
R.E.E NO. --
EXP.
DRAWN NC/BI
SCALE
DESIGNED BI
DATE NOV, 2025
CHECKED BI

1"

TITLE
LEGEND & ABBREVIATIONS

JOB
HANFORD WWTF UPGRADES
HANFORD CA

OPTERRA ENERGY SERVICES

PACE
Advanced Water Engineering
17520 Newhope Street, Suite 200
Fountain Valley, CA 92708
P: (714) 481-7300 | www.pacewater.com

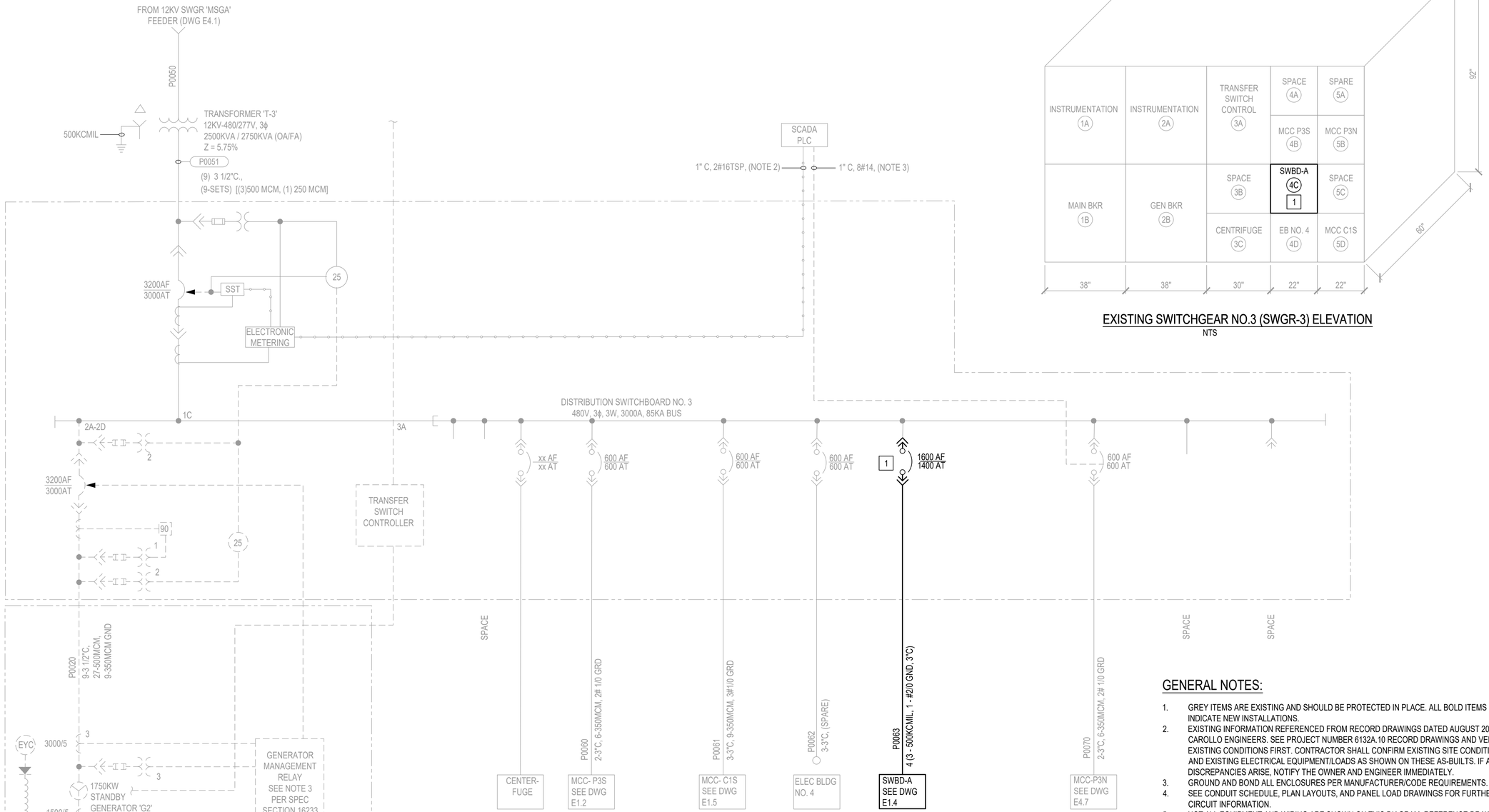
w:\C058\engineering\C058-10\sheet\C058-10-E0.1.dwg - Tab: E0.1 - by jess on 09/28/23 at 9:09:33 AM

SHEET
E0.1
--- OF xx SHEETS

JOB NO. C058

43% DESIGN - ISSUED FOR REVIEW

Xref: C058-00 30X24 ELEC.dwg
Dimscale = 24; LTscale = 1; PSltscale = 1; ACAD Ver. = 24.2s (LMS Tech); Viewtwist = 1



EXISTING SWITCHGEAR NO.3 (SWGR-3) ELEVATION

NTS

CONSTRUCTION NOTES:

1. INSTALL A 1600AF/1400AT CIRCUIT BREAKER MATCHING THE EXISTING TYPE AND MODEL CIRCUIT BREAKERS.
2. INSTALL A NEW SWITCHBOARD, 480V, 3-PH, 65KAIC, 1600A BUS, 1600A MAIN (LSIG & MAINTENANCE SWITCH PER NEC 240.87 (B)(3)), NEMA 1, PAD-MTD, EATON POW-E-LINE XPERT OR APPROVED EQUAL.

NOTES (AS-BUILTS):

1. NOT USED
2. POWER MONITORING TO SCADA.
3. LOAD SHEDDING CONTROLS

GENERAL NOTES:

1. GREY ITEMS ARE EXISTING AND SHOULD BE PROTECTED IN PLACE. ALL BOLD ITEMS INDICATE NEW INSTALLATIONS.
2. EXISTING INFORMATION REFERENCED FROM RECORD DRAWINGS DATED AUGUST 2004 BY CAROLLO ENGINEERS. SEE PROJECT NUMBER 6132A.10 RECORD DRAWINGS AND VERIFY ALL EXISTING CONDITIONS FIRST. CONTRACTOR SHALL CONFIRM EXISTING SITE CONDITIONS AND EXISTING ELECTRICAL EQUIPMENT/LOADS AS SHOWN ON THESE AS-BUILTS. IF ANY DISCREPANCIES ARISE, NOTIFY THE OWNER AND ENGINEER IMMEDIATELY.
3. GROUND AND BOND ALL ENCLOSURES PER MANUFACTURER/CODE REQUIREMENTS.
4. SEE CONDUIT SCHEDULE, PLAN LAYOUTS, AND PANEL LOAD DRAWINGS FOR FURTHER CIRCUIT INFORMATION.
5. NOT ALL EQUIPMENT AND WIRING ARE SHOWN ON THIS DIAGRAM. REFERENCE DRAWINGS IN THE ELECTRICAL SET AND ENTIRE PROJECT TO COMPLETELY UNDERSTAND THE SCOPE OF ELECTRICAL WORK.
6. DRAWINGS ARE DIAGRAMMATIC AND DO NOT REFLECT ACTUAL ROUTING. CONTRACTOR SHALL INSTALL PULLPOINTS WHERE REQUIRED FOR PULLING TENSION AND MAINTAINING LESS THEN (4) 90 DEGREE BENDS.
7. CONDUIT SIZE SHALL BE AS SPECIFIED IN THE PLANS OR DETAILS. UNDERGROUND CONDUIT SHALL BE SCH 40 PVC ENCASED IN CONCRETE WITH PVC COATED GALVANIZED RIGID STEEL BENDS, ELBOWS AND TURN-UPS. ABOVE GROUND CONDUIT OUTDOORS SHALL BE PVC COATED GRS. ABOVE GROUND CONDUIT INDOORS SHALL BE GALVANIZED RIGID STEEL.
8. ALL EQUIPMENT/ENCLOSURES INSIDE ELECTRICAL ROOMS SHALL BE NEMA 12 U.N.O.
9. WHEN REQUIRED CONTRACTOR SHALL PROVIDE STRUCTURAL DESIGN CALCULATIONS FOR MOUNTING AND ANCHORING OF FABRICATED ASSEMBLIES AND SUPPORT STRUCTURES, SIGNED AND SEALED BY A REGISTERED PROFESSIONAL ENGINEER (CIVIL/STRUCTURAL) CURRENTLY LICENSED IN THE SAME STATE AS THE FINAL INSTALLATION. CALCULATIONS SHALL INCLUDE SEISMIC CONSIDERATIONS FOR THE LOCATION OF INSTALLATION.
10. INSTALL EQUIPMENT PER MANUFACTURER REQUIREMENTS, SEE MECHANICAL PLANS.

NO	BY	DATE	REVISIONS	DATE	APP.

THESE DRAWINGS ARE THE PROPERTY OF P.A.C.E. AND SHALL NOT BE REPRODUCED IN ANY MANNER NOR BE USED FOR CONSTRUCTION UNLESS STAMPED 'ISSUED FOR CONSTRUCTION'.

PREPARED BY
-
PROJECT ENGINEER
R.E.E. NO. --
EXP.
DRAWN NC/BI
DESIGNED BI
CHECKED BI
SCALE
DATE NOV, 2025

TITLE
1"
SWGR-3 SINGLE LINE DIAGRAM

JOB
HANFORD WWTF UPGRADES
HANFORD CA

OPTERRA ENERGY SERVICES

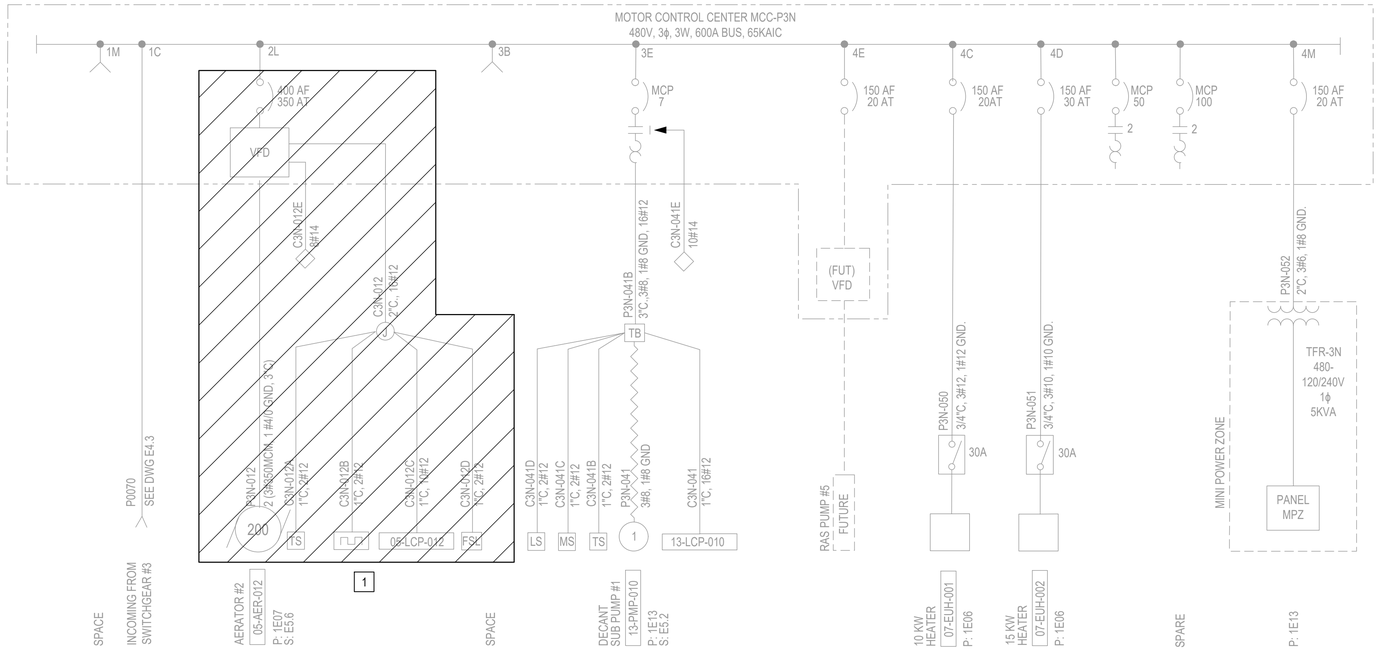
PACE Advanced Water Engineering
17520 Newhope Street, Suite 200
Fountain Valley, CA 92708
P: (714) 481-7300 | www.pacewater.com

SHEET
E1.0
--- OF xx SHEETS

JOB NO. C058

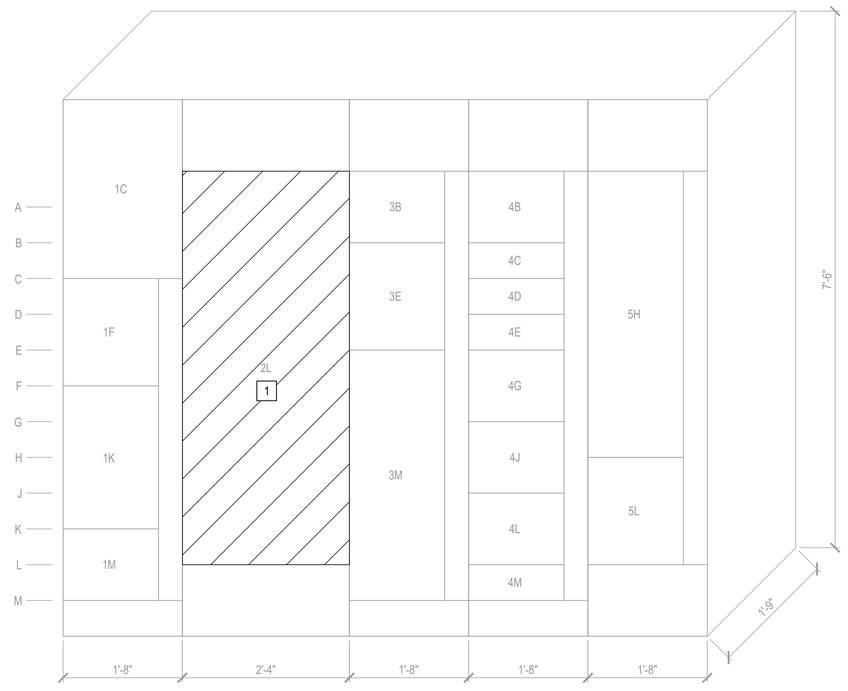
w:\C058\engineering\C058-10\sheets\C058-10-E1.0.dwg - Tab: E1.0 - by jwe on 12/09/25 at 10:54:27 AM
43% DESIGN - ISSUED FOR REVIEW

Xrefs: C058-00 35K04 ELEC.dwg
Dimscale = 24; LTscale = 1; PSltscale = 1; ACAD Ver. = 24.2s (LMS Tech); Variation = 1



MCC-P3N SINGLE LINE DIAGRAM
SCALE: NTS

EXISTING MCC-P3N	
1C	INCOMING LINE FROM SWITCHGEAR #3
1F	METERING
1K	TVSS
1M	SPACE
1 2L	AERATOR #2 (05-AER-012)
3B	SPACE
3E	DECANT SUB PUMP #1 (13-PMP-010)
3M	SPACE
4B	SPARE SIZE #2
4C	10 KW HEATER (07-EUH-001)
4D	15 KW HEATER (07-EUH-002)
4E	FEEDER FOR FUTURE RAS PUMP #5
4G	SPACE
4J	SPACE
4L	SPACE
4M	TFR-3N
5H	FUTURE RAS PUMP
5L	FUTURE LOAD FILTER FOR RAS PUMP



MCC-P3N FRONT ELEVATION
SCALE: 1" = 1'-0"

CONSTRUCTION NOTES:

1 DEMOLISH AND REPLACE EQUIPMENT PER E1.1

GENERAL NOTES:

1. GREY ITEMS ARE EXISTING AND SHOULD BE PROTECTED IN PLACE. ALL BOLD ITEMS INDICATE NEW INSTALLATIONS.
2. EXISTING INFORMATION REFERENCED FROM RECORD DRAWINGS DATED AUGUST 2004 BY CAROLLO ENGINEERS. SEE PROJECT NUMBER 6132A.10 RECORD DRAWINGS AND VERIFY ALL EXISTING CONDITIONS FIRST. CONTRACTOR SHALL CONFIRM EXISTING SITE CONDITIONS AND EXISTING ELECTRICAL EQUIPMENT/LOADS AS SHOWN ON THESE AS-BUILTS. IF ANY DISCREPANCIES ARISE, NOTIFY THE OWNER AND ENGINEER IMMEDIATELY.
3. GROUND AND BOND ALL ENCLOSURES PER MANUFACTURER/CODE REQUIREMENTS.
4. CONTRACTOR TO CONFIRM AVAILABLE FAULT CURRENT WITH UTILITY PRIOR TO ORDERING EQUIPMENT.
5. SEE CONDUIT SCHEDULE, PLAN LAYOUTS, AND PANEL LOAD DRAWINGS FOR FURTHER CIRCUIT INFORMATION.
6. NOT ALL EQUIPMENT AND WIRING ARE SHOWN ON THIS DIAGRAM. REFERENCE DRAWINGS IN THE ELECTRICAL SET AND ENTIRE PROJECT TO COMPLETELY UNDERSTAND THE SCOPE OF ELECTRICAL WORK.
7. DRAWINGS ARE DIAGRAMMATIC AND DO NOT REFLECT ACTUAL ROUTING. CONTRACTOR SHALL INSTALL PULLPOINTS WHERE REQUIRED FOR PULLING TENSION AND MAINTAINING LESS THEN (4) 90 DEGREE BENDS.
8. CONDUIT SIZE SHALL BE AS SPECIFIED IN THE PLANS OR DETAILS. UNDERGROUND CONDUIT SHALL BE SCH 40 PVC ENCASED IN CONCRETE WITH PVC COATED GALVANIZED RIGID STEEL BENDS, ELBOWS AND TURN-UPS. ABOVE GROUND CONDUIT OUTDOORS SHALL BE PVC COATED GRS. ABOVE GROUND CONDUIT INDOORS SHALL BE GALVANIZED RIGID STEEL.
9. ALL EQUIPMENT/ENCLOSURES INSIDE ELECTRICAL ROOMS SHALL BE NEMA 12 U.N.O.
10. WHEN REQUIRED CONTRACTOR SHALL PROVIDE STRUCTURAL DESIGN CALCULATIONS FOR MOUNTING AND ANCHORING OF FABRICATED ASSEMBLIES AND SUPPORT STRUCTURES, SIGNED AND SEALED BY A REGISTERED PROFESSIONAL ENGINEER (CIVIL/STRUCTURAL) CURRENTLY LICENSED IN THE SAME STATE AS THE FINAL INSTALLATION. CALCULATIONS SHALL INCLUDE SEISMIC CONSIDERATIONS FOR THE LOCATION OF INSTALLATION.
11. INSTALL EQUIPMENT PER MANUFACTURER REQUIREMENTS, SEE MECHANICAL PLANS.

NOTES (AS-BUILT):

1. DISCONNECT SWITCHES SHALL BE NEMA 4X.
2. "S:" INDICATES THE APPLICABLE SCHEMATIC DIAGRAM NUMBER AND "P:" INDICATES THE PLAN DRAWING WHERE THE EQUIPMENT IS SHOWN.
3. MCC OVERALL DIMENSIONS SHOWN ARE MAXIMUM ALLOWED.
4. LOW SPEED, HIGH SPEED SWITCHES.
5. RUN CIRCUIT C3N-010C, C3N-020C, C3N-030C, C3N-040C, C3N-012E, C3N-041E IN 3"C BETWEEN THE MCC AND PLC.

NO	BY	DATE	REVISIONS	DATE	APP.

THESE DRAWINGS ARE THE PROPERTY OF P.A.C.E. AND SHALL NOT BE REPRODUCED IN ANY MANNER NOR BE USED FOR CONSTRUCTION UNLESS STAMPED 'ISSUED FOR CONSTRUCTION'.

PREPARED BY
-
PROJECT ENGINEER
R.E.E NO. --
EXP:
DRAWN NC/BI
SCALE
DESIGNED BI
CHECKED BI
DATE NOV, 2025

1"

TITLE **MCC-P3N SINGLE LINE DIAGRAM - DEMO**

JOB **HANFORD WWTF UPGRADES** HANFORD CA

OPTERRA ENERGY SERVICES

PACE
Advanced Water Engineering
17520 Newhope Street, Suite 200
Fountain Valley, CA 92708
P: (714) 481-7300 | www.pacewater.com

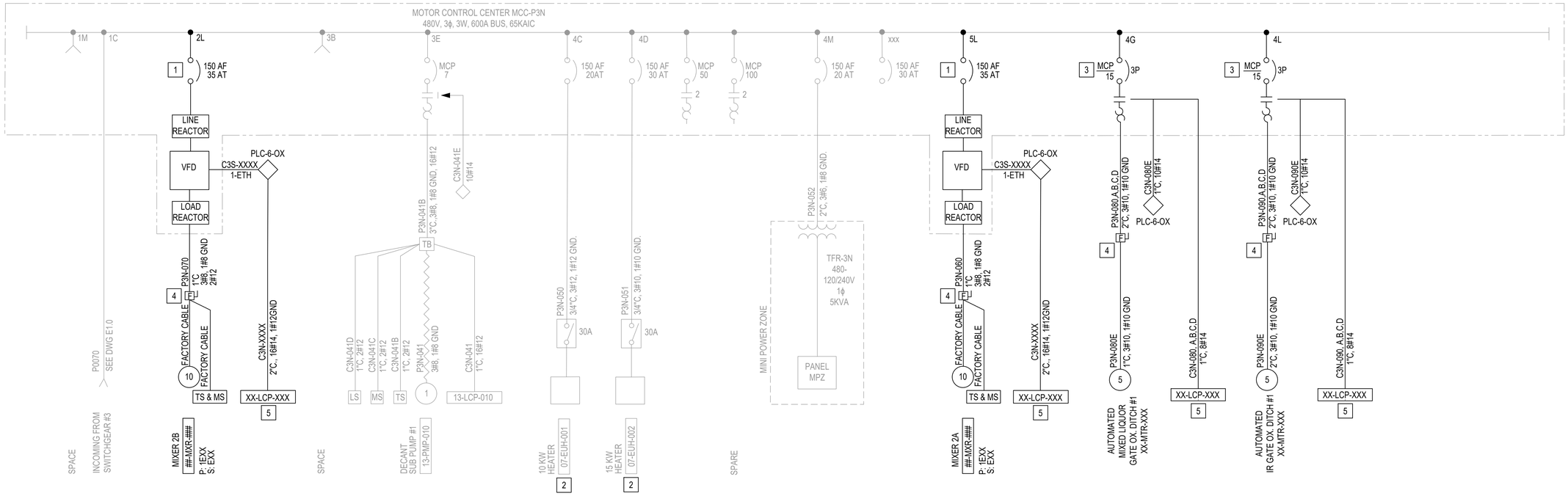
SHEET **E1.1D**

--- OF xx SHEETS

JOB NO. C058

w:\C058\engineering\C058-19\sheets\C058-19-E1.1D.dwg - Tab: E1.1D - by jwee on 11/24/25 at 5:23:34 PM
Xrefs: C058-00-3SX24 ELEC.dwg
Dimscale = 24, LTscale = 1; PSltscale = 1; ACAD Ver. = 24.2s (LMS Tech); Vantaln = 1

43% DESIGN - ISSUED FOR REVIEW

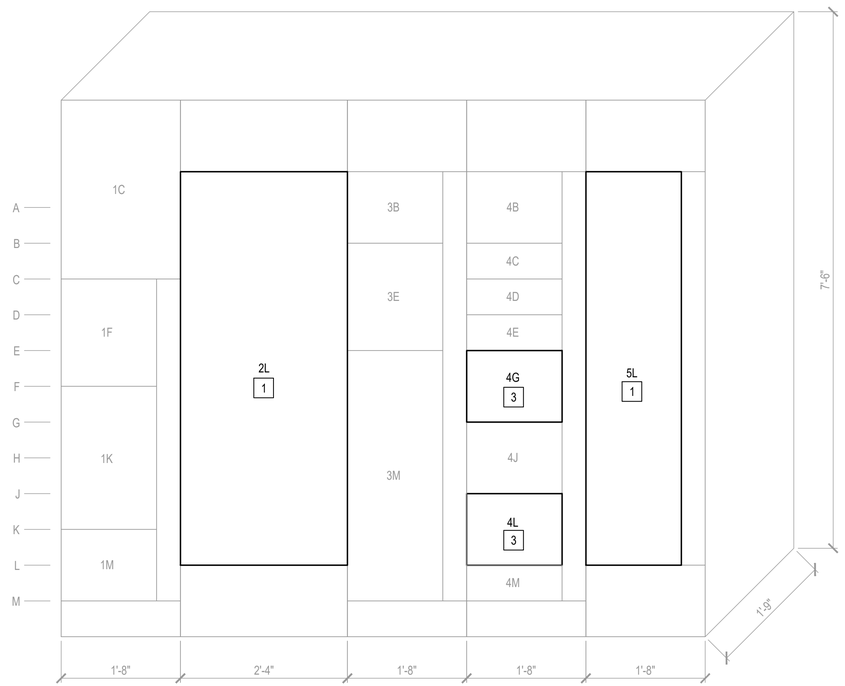


MCC-P3N SINGLE LINE DIAGRAM
SCALE: NTS

	EXISTING MCC-P3N	
	1C	INCOMING LINE FROM SWITCHGEAR #3
	1F	METERING
	1K	TVSS
	1M	SPACE
1	2L	MIXER 2B (XX-MXR-XXX)
	3B	SPACE
	3E	DECANT SUB PUMP #1 (13-PMP-010)
	3M	SPACE
	4B	SPARE SIZE #2
	4C	10 KW HEATER (07-EUH-001)
	4D	15 KW HEATER (07-EUH-002)
	4E	FEEDER FOR FUTURE RAS PUMP #5
3	4G	AUTOMATED MIXED LIQUOR GATE OX. DITCH #1 XX-MTR-XXX
	4J	SPACE
3	4L	AUTOMATED IR GATE OX. DITCH #1 XX-MTR-XXX
	4M	TFR-3N
	5H	-
1	5L	MIXER 2A (XX-MXR-XXX)

NOTES (AS-BUILT):

1. DISCONNECT SWITCHES SHALL BE NEMA 4X.
2. "S:" INDICATES THE APPLICABLE SCHEMATIC DIAGRAM NUMBER AND "P:" INDICATES THE PLAN DRAWING WHERE THE EQUIPMENT IS SHOWN.
3. MCC OVERALL DIMENSIONS SHOWN ARE MAXIMUM ALLOWED.
4. LOW SPEED, HIGH SPEED SWITCHES.
5. RUN CIRCUIT C3N-010C, C3N-020C, C3N-030C, C3N-040C, C3N-012E, C3N-041E IN 3'C BETWEEN THE MCC AND PLC.



MCC-P3N FRONT ELEVATION
SCALE: 1" = 1'-0"

CONSTRUCTION NOTES:

1. INSTALL A CIRCUIT BREAKER MATCH THE EXISTING TYPE AND MODEL CIRCUIT BREAKERS AND 6-PULS VFD WITH LINE AND LOAD REACTOR INSIDE THE MCC. CONTRACTOR IS RESPONSIBLE TO MAINTAIN OR RECERTIFY THE UL-LISTING OF THE MCC.
2. CONTRACTOR/OWNER TO CONFIRM IF STILL IN USE.
3. INSTALL A FULL-VOLTAGE NON REVERSIBLE MOTOR STARTER MATCHING THE EXISTING TYPE AND MODEL OF THE EXISTING STARTERS INSIDE THE MCC. CONTRACTOR IS RESPONSIBLE TO MAINTAIN OR RECERTIFY THE UL-LISTING OF THE MCC.
4. INSTALL A 30A, 480V, NEMA 4X FUSED DISCONNECT SWITCH.
5. LOCAL CONTROL PANEL EQUIPPED WITH H-O-A, INDICATION LIGHTS AND LOCKABLE E-STOP.

GENERAL NOTES:

1. GREY ITEMS ARE EXISTING AND SHOULD BE PROTECTED IN PLACE. ALL BOLD ITEMS INDICATE NEW INSTALLATIONS.
2. EXISTING INFORMATION REFERENCED FROM RECORD DRAWINGS DATED AUGUST 2004 BY CAROLLO ENGINEERS. SEE PROJECT NUMBER 6132A.10 RECORD DRAWINGS AND VERIFY ALL EXISTING CONDITIONS FIRST. CONTRACTOR SHALL CONFIRM EXISTING SITE CONDITIONS AND EXISTING ELECTRICAL EQUIPMENT/LOADS AS SHOWN ON THESE AS-BUILTS. IF ANY DISCREPANCIES ARISE, NOTIFY THE OWNER AND ENGINEER IMMEDIATELY.
3. GROUND AND BOND ALL ENCLOSURES PER MANUFACTURER/CODE REQUIREMENTS.
4. CONTRACTOR TO CONFIRM AVAILABLE FAULT CURRENT WITH UTILITY PRIOR TO ORDERING EQUIPMENT.
5. SEE CONDUIT SCHEDULE, PLAN LAYOUTS, AND PANEL LOAD DRAWINGS FOR FURTHER CIRCUIT INFORMATION.
6. NOT ALL EQUIPMENT AND WIRING ARE SHOWN ON THIS DIAGRAM. REFERENCE DRAWINGS IN THE ELECTRICAL SET AND ENTIRE PROJECT TO COMPLETELY UNDERSTAND THE SCOPE OF ELECTRICAL WORK.
7. DRAWINGS ARE DIAGRAMMATIC AND DO NOT REFLECT ACTUAL ROUTING. CONTRACTOR SHALL INSTALL PULLPOINTS WHERE REQUIRED FOR PULLING TENSION AND MAINTAINING LESS THEN (4) 90 DEGREE BENDS.
8. CONDUIT SIZE SHALL BE AS SPECIFIED IN THE PLANS OR DETAILS. UNDERGROUND CONDUIT SHALL BE SCH 40 PVC ENCASED IN CONCRETE WITH PVC COATED GALVANIZED RIGID STEEL BENDS, ELBOWS AND TURN-UPS. ABOVE GROUND CONDUIT OUTDOORS SHALL BE PVC COATED GRS. ABOVE GROUND CONDUIT INDOORS SHALL BE GALVANIZED RIGID STEEL.
9. ALL EQUIPMENT/ENCLOSURES INSIDE ELECTRICAL ROOMS SHALL BE NEMA 12 U.N.O.
10. WHEN REQUIRED CONTRACTOR SHALL PROVIDE STRUCTURAL DESIGN CALCULATIONS FOR MOUNTING AND ANCHORING OF FABRICATED ASSEMBLIES AND SUPPORT STRUCTURES, SIGNED AND SEALED BY A REGISTERED PROFESSIONAL ENGINEER (CIVIL/STRUCTURAL) CURRENTLY LICENSED IN THE SAME STATE AS THE FINAL INSTALLATION. CALCULATIONS SHALL INCLUDE SEISMIC CONSIDERATIONS FOR THE LOCATION OF INSTALLATION.
11. INSTALL EQUIPMENT PER MANUFACTURER REQUIREMENTS, SEE MECHANICAL PLANS.

NO	BY	DATE	REVISIONS	DATE	APP.

THESE DRAWINGS ARE THE PROPERTY OF P.A.C.E. AND SHALL NOT BE REPRODUCED IN ANY MANNER NOR BE USED FOR CONSTRUCTION UNLESS STAMPED 'ISSUED FOR CONSTRUCTION'.

PREPARED BY
-
PROJECT ENGINEER
R.E.E NO. --
EXP.
DRAWN NC/BI
SCALE
DESIGNED BI
CHECKED BI
DATE NOV, 2025

1"

TITLE
MCC-P3N SINGLE LINE DIAGRAM - PROPOSED

JOB
HANFORD WWTF UPGRADES
HANFORD CA

OPTERRA ENERGY SERVICES

PACE
Advanced Water Engineering
17520 Newhope Street, Suite 200
Fountain Valley, CA 92708
P: (714) 481-7300 | www.pacewater.com

SHEET
E1.1
--- OF xx SHEETS

JOB NO. C058

w:\C058\engineering\C058-10\sheets\C058-10-E1.1.dwg - Tab: E1.1 - by jlara on 12/9/25 at 8:40:35 PM

43% DESIGN - ISSUED FOR REVIEW

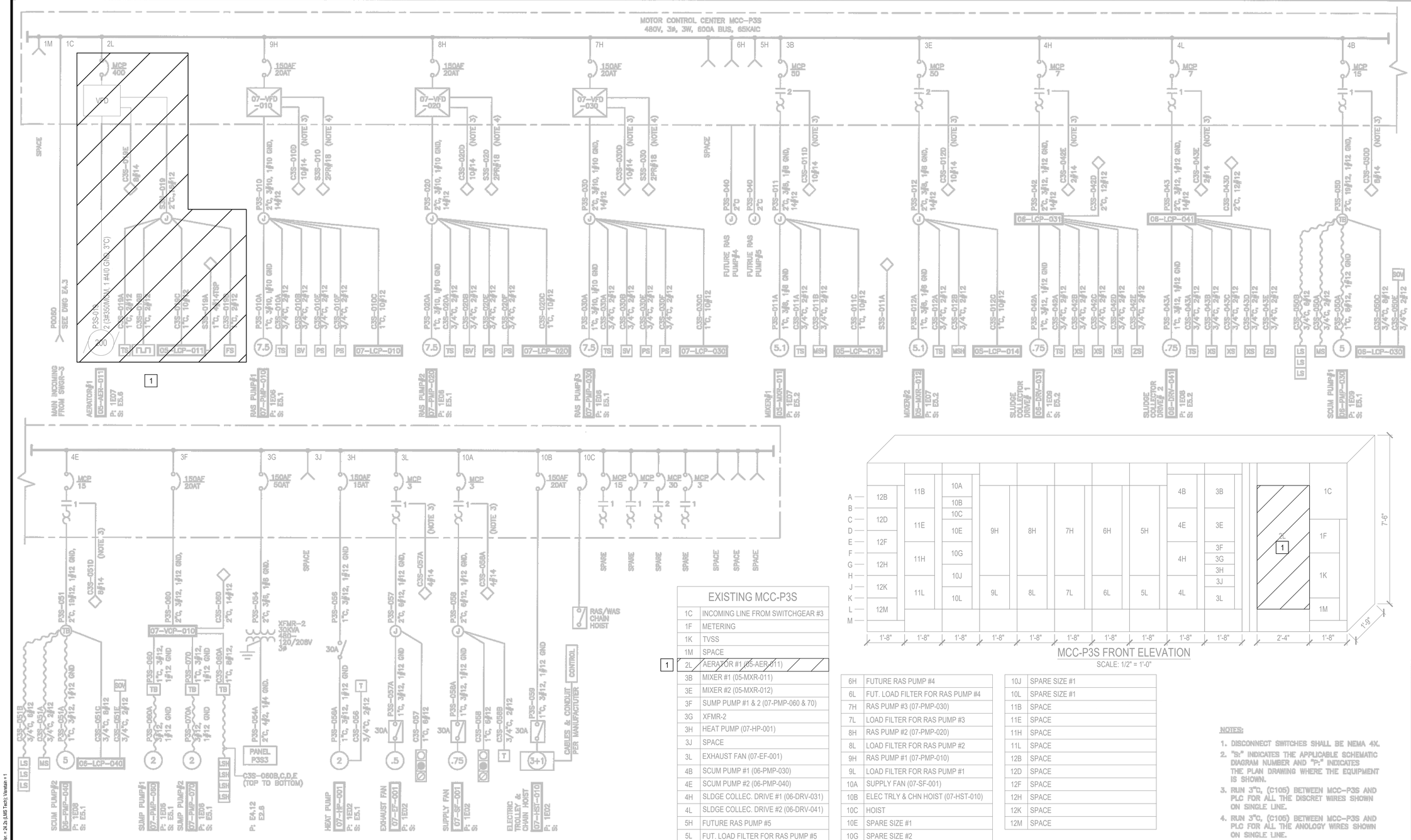
Xrefs: C058-00 39X24 ELEC.dwg
Dimscale = 24; LTscale = 1; PSltscale = 1; ACAD Ver. = 24.2s (LMS Tech); Varistan = 1

CONSTRUCTION NOTES:

[1] DEMOLISH AND REPLACE EQUIPMENT PER E1.2

GENERAL NOTES:

1. GREY ITEMS ARE EXISTING AND SHOULD BE PROTECTED IN PLACE. ALL BOLD ITEMS INDICATE NEW INSTALLATIONS.
2. EXISTING INFORMATION REFERENCED FROM RECORD DRAWINGS DATED AUGUST 2004 BY CAROLLO ENGINEERS. SEE PROJECT NUMBER 6132A.10 RECORD DRAWINGS AND VERIFY ALL EXISTING CONDITIONS FIRST. CONTRACTOR SHALL CONFIRM EXISTING SITE CONDITIONS AND EXISTING ELECTRICAL EQUIPMENT/LOADS AS SHOWN ON THESE AS-BUILTS. IF ANY DISCREPANCIES ARISE, NOTIFY THE OWNER AND ENGINEER IMMEDIATELY.
3. GROUND AND BOND ALL ENCLOSURES PER MANUFACTURER/CODE REQUIREMENTS.
4. SEE CONDUIT SCHEDULE, PLAN LAYOUTS, AND PANEL LOAD DRAWINGS FOR FURTHER CIRCUIT INFORMATION.
5. NOT ALL EQUIPMENT AND WIRING ARE SHOWN ON THIS DIAGRAM. REFERENCE DRAWINGS IN THE ELECTRICAL SET AND ENTIRE PROJECT TO COMPLETELY UNDERSTAND THE SCOPE OF ELECTRICAL WORK.



EXISTING MCC-P3S

1C	INCOMING LINE FROM SWITCHGEAR #3
1F	METERING
1K	TVSS
1M	SPACE
[1] 2L	AERATOR #1 (05-AER-011)
3B	MIXER #1 (05-MXR-011)
3E	MIXER #2 (05-MXR-012)
3F	SUMP PUMP #1 & 2 (07-PMP-060 & 70)
3G	XFMR-2
3H	HEAT PUMP (07-HP-001)
3J	SPACE
3L	EXHAUST FAN (07-EF-001)
4B	SCUM PUMP #1 (06-PMP-030)
4E	SCUM PUMP #2 (06-PMP-040)
4H	SLDGE COLLEC. DRIVE #1 (06-DRV-031)
4L	SLDGE COLLEC. DRIVE #2 (06-DRV-041)
5H	FUTURE RAS PUMP #5
5L	FUT. LOAD FILTER FOR RAS PUMP #5
6H	FUTURE RAS PUMP #4
6L	FUT. LOAD FILTER FOR RAS PUMP #4
7H	RAS PUMP #3 (07-PMP-030)
7L	LOAD FILTER FOR RAS PUMP #3
8H	RAS PUMP #2 (07-PMP-020)
8L	LOAD FILTER FOR RAS PUMP #2
9H	RAS PUMP #1 (07-PMP-010)
9L	LOAD FILTER FOR RAS PUMP #1
10A	SUPPLY FAN (07-SF-001)
10B	ELEC TRLY & CHN HOIST (07-HST-010)
10C	HOIST
10E	SPARE SIZE #1
10G	SPARE SIZE #2
10J	SPARE SIZE #1
10L	SPARE SIZE #1
11B	SPACE
11E	SPACE
11H	SPACE
11L	SPACE
12B	SPACE
12D	SPACE
12F	SPACE
12H	SPACE
12K	SPACE
12M	SPACE

MCC-P3S FRONT ELEVATION

SCALE: 1/2" = 1'-0"

NOTES:

1. DISCONNECT SWITCHES SHALL BE NEMA 4X.
2. "Sx" INDICATES THE APPLICABLE SCHEMATIC DIAGRAM NUMBER AND "Px" INDICATES THE PLAN DRAWING WHERE THE EQUIPMENT IS SHOWN.
3. RUN 3/*C, (C105) BETWEEN MCC–P3S AND PLC FOR ALL THE DISCRET WIRES SHOWN ON SINGLE LINE.
4. RUN 3/*C, (C105) BETWEEN MCC–P3S AND PLC FOR ALL THE ANOLOGY WIRES SHOWN ON SINGLE LINE.

NO	BY	DATE	REVISIONS	DATE	APP.

THESE DRAWINGS ARE THE PROPERTY OF P.A.C.E. AND SHALL NOT BE REPRODUCED IN ANY MANNER NOR BE USED FOR CONSTRUCTION UNLESS STAMPED "ISSUED FOR CONSTRUCTION".

PREPARED BY
-
PROJECT ENGINEER
R.E.E. NO. --
EXP:

DRAWN NC/BI | SCALE
DESIGNED BI | DATE NOV, 2025
CHECKED BI

1"

TITLE
MCC-P3S SINGLE LINE DIAGRAM - DEMO

JOB
HANFORD WWTF UPGRADES
HANFORD CA

OPTERRA ENERGY SERVICES

PACE Advanced Water Engineering
17520 Newhope Street, Suite 200
Fountain Valley, CA 92708
P: (714) 481-7300 | www.pacewater.com

SHEET
E1.2D
--- OF xx SHEETS

JOB NO. C058

RECORD DRAWINGS
THESE RECORD DRAWINGS HAVE BEEN PREPARED, IN PART, ON THE BASIS OF INFORMATION COMPILED BY OTHERS. THEY ARE NOT INTENDED TO REPRESENT IN DETAIL THE EXACT LOCATION, TYPE OF COMPONENT NOR MANNER OF CONSTRUCTION. THE ENGINEER WILL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH HAVE BEEN INCORPORATED INTO THE RECORD DRAWINGS.
DATE: AUGUST 2004

REV | DATE | BY | DESCRIPTION

FILENAME: FEHF025

DESIGNED GS
DRAWN PMT
CHECKED PK
DATE JAN 2002

DISCIPLINE ENGINEER

REVISED FOR RECORD
SEE ORIGINAL FOR SIGNED STAMPS

PROJECT ENGINEER

REVIEWED BY

carollo engineers

CITY OF HANFORD, CALIFORNIA
WASTEWATER TREATMENT PLANT EXPANSION
ELECTRICAL
MCC–P3S – SINGLE LINE DIAGRAM AND FRONT ELEVATION

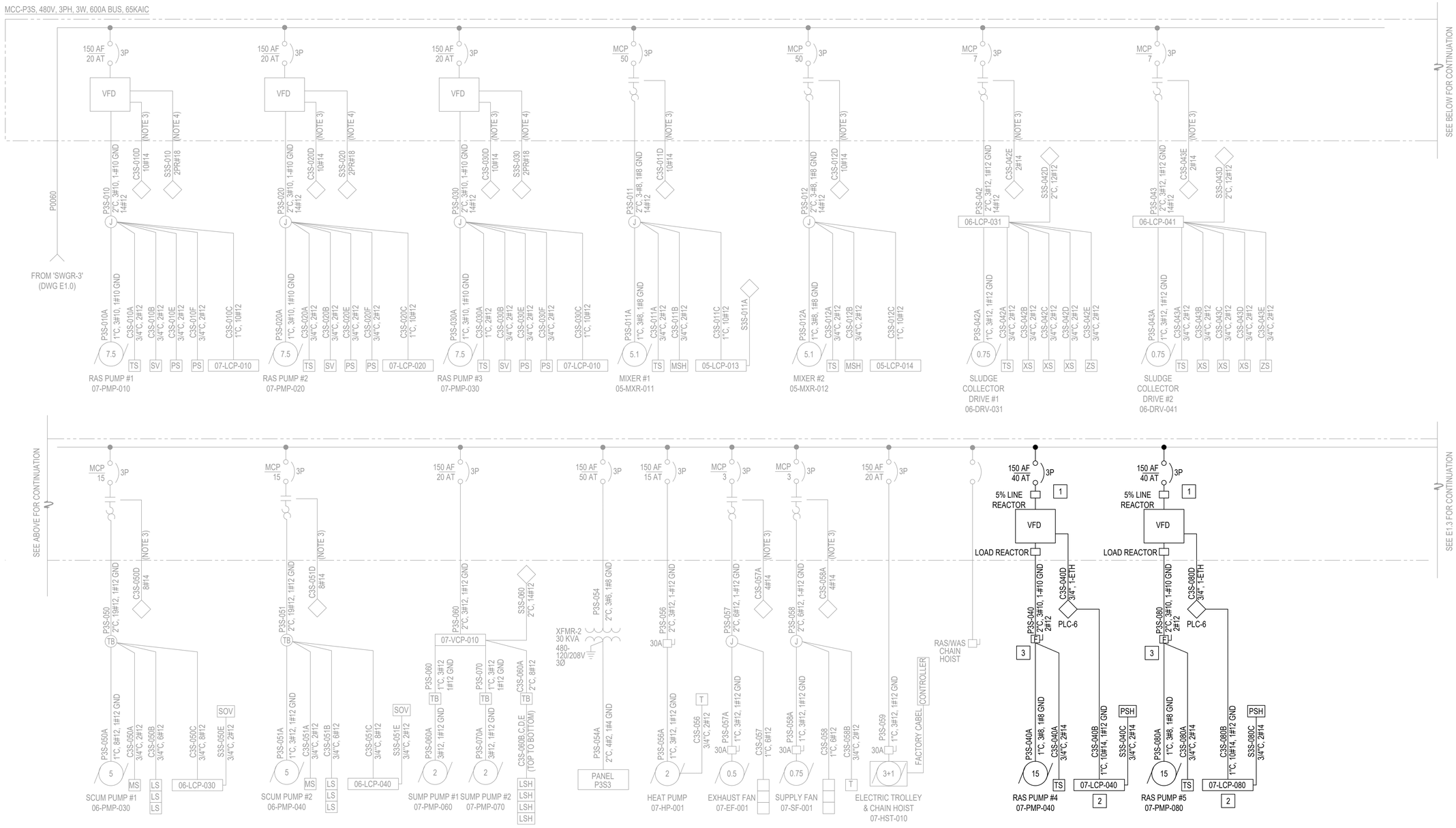
VERIFY SCALES
BAR IS ONE INCH ON ORIGINAL DRAWING
0 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

JOB NO. 6132A.10
DRAWING NO. E4.8
SHEET NO. 170 OF 240

Xrefs: C058-00 3SX24 ELEC.dwg
Dimscale = 24; LTscale = 1; PSltscale = 1; ACAD Ver. = 24.2s (LMS Tech); Variation = 1

w:\C058\engineering\C058-10\sheets\C058-10-E1.2D.dwg - Tab: E1.2D - by jwa on 12/8/25 at 5:35:10 PM

43% DESIGN - ISSUED FOR REVIEW



CONSTRUCTION NOTES:

1. INSTALL A CIRCUIT BREAKER MATCH THE EXISTING TYPE AND MODEL CIRCUIT BREAKERS AND 6-PULS VFD WITH LINE AND LOAD REACTOR INSIDE THE MCC. CONTRACTOR IS RESPONSIBLE TO MAINTAIN OR RECERTIFY THE UL-LISTING OF THE MCC.
2. INSTALL A LOCAL CONTROL PANEL NEMA 4 X, MATCHING EXITING RAS PUMP #1-#3.
3. INSTALL A 30A, 480V, NEMA 4X FUSED DISCONNECT SWITCH.

GENERAL NOTES:

1. GREY ITEMS ARE EXISTING AND SHOULD BE PROTECTED IN PLACE. ALL BOLD ITEMS INDICATE NEW INSTALLATIONS.
2. EXISTING INFORMATION REFERENCED FROM RECORD DRAWINGS DATED AUGUST 2004 BY CAROLLO ENGINEERS. SEE PROJECT NUMBER 6132A.10 RECORD DRAWINGS AND VERIFY ALL EXISTING CONDITIONS FIRST. CONTRACTOR SHALL CONFIRM EXISTING SITE CONDITIONS AND EXISTING ELECTRICAL EQUIPMENT/LOADS AS SHOWN ON THESE AS-BUILTS. IF ANY DISCREPANCIES ARISE, NOTIFY THE OWNER AND ENGINEER IMMEDIATELY.
3. GROUND AND BOND ALL ENCLOSURES PER MANUFACTURER/CODE REQUIREMENTS.
4. CONTRACTOR TO CONFIRM AVAILABLE FAULT CURRENT WITH UTILITY PRIOR TO ORDERING EQUIPMENT.
5. SEE CONDUIT SCHEDULE, PLAN LAYOUTS, AND PANEL LOAD DRAWINGS FOR FURTHER CIRCUIT INFORMATION.
6. NOT ALL EQUIPMENT AND WIRING ARE SHOWN ON THIS DIAGRAM. REFERENCE DRAWINGS IN THE ELECTRICAL SET AND ENTIRE PROJECT TO COMPLETELY UNDERSTAND THE SCOPE OF ELECTRICAL WORK.

NO	BY	DATE	REVISIONS	DATE	APP.

THESE DRAWINGS ARE THE PROPERTY OF P.A.C.E. AND SHALL NOT BE REPRODUCED IN ANY MANNER NOR BE USED FOR CONSTRUCTION UNLESS STAMPED 'ISSUED FOR CONSTRUCTION'.

PREPARED BY
-
PROJECT ENGINEER
R.E.E. NO. --
EXP:

DRAWN NC/BI | SCALE
DESIGNED BI
CHECKED BI | DATE NOV, 2025

1"

TITLE
MCC-P3S SINGLE LINE DIAGRAM I - PROPOSED

JOB
HANFORD WWTF UPGRADES
HANFORD CA

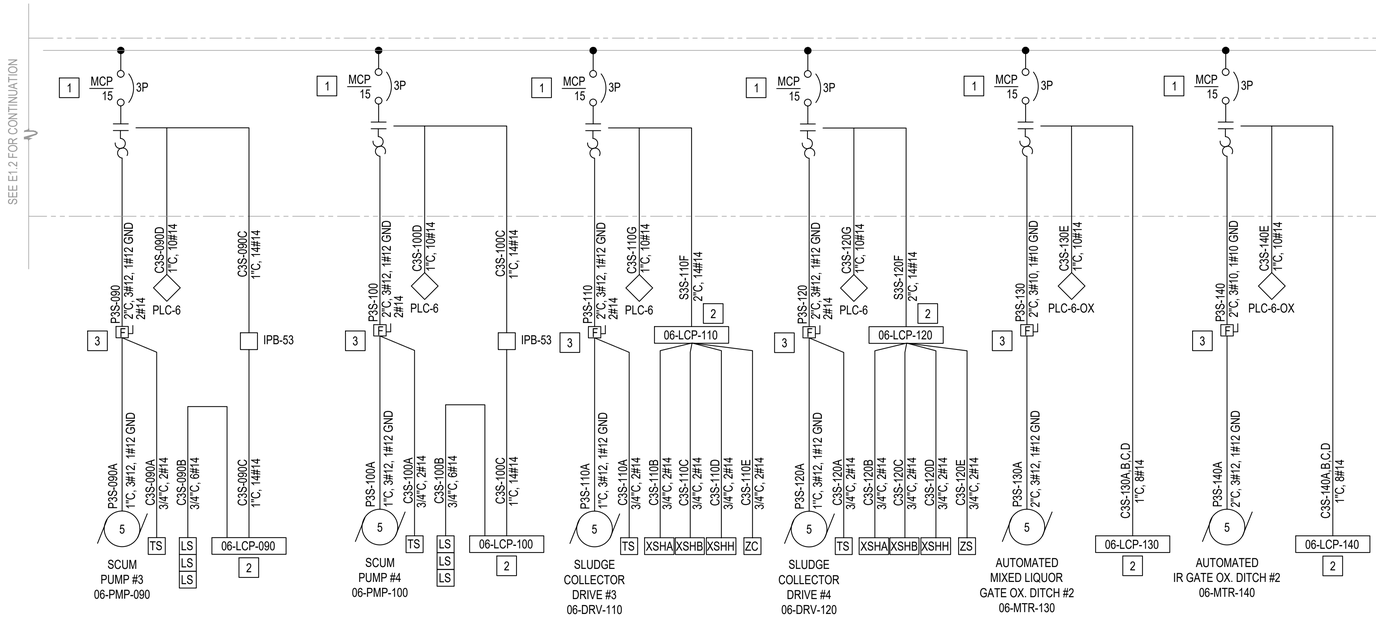
OPTERRA ENERGY SERVICES

PACE
Advanced Water Engineering
17520 Newhope Street, Suite 200
Fountain Valley, CA 92708
P: (714) 481-7300 | www.pacewater.com

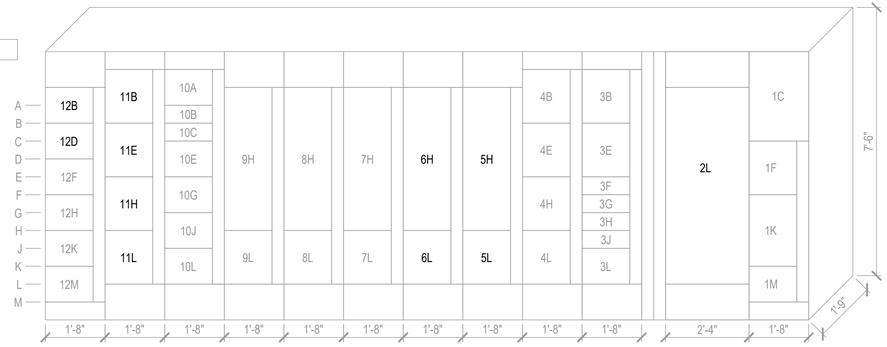
SHEET
E1.2
--- OF xx SHEETS

JOB NO. C058

Xrefs: C058-00 36X24 ELEC.dwg
Dimscale = 24; LTscale = 1; PSltscale = 1; ACAD Ver. = 24.2s (LMS Tech); Visretain = 1
w:\C058\engineering\C058-10\sheets\C058-10-E1.2.dwg - Tab: E1.2 - by jwee on 12/8/25 at 8:34:58 PM
43% DESIGN - ISSUED FOR REVIEW



EXISTING MCC-P3S	
1C	INCOMING LINE FROM SWITCHGEAR #3
1F	METERING
1K	TVSS
1M	SPACE
2L	SPARE
3B	MIXER #1 (05-MXR-011)
3E	MIXER #2 (05-MXR-012)
3F	SUMP PUMP #1 & 2 (07-PMP-060 & 70)
3G	XFMR-2
3H	HEAT PUMP (07-HP-001)
3J	SPACE
3L	EXHAUST FAN (07-EF-001)
4B	SCUM PUMP #1 (06-PMP-030)
4E	SCUM PUMP #2 (06-PMP-040)
4H	SLDGE COLLEC. DRIVE #1 (06-DRV-031)
4L	SLDGE COLLEC. DRIVE #2 (06-DRV-041)
5H	RAS PUMP #5 (07-PMP-080)
5L	LOAD FILTER FOR RAS PUMP #5
6H	RAS PUMP #4 (07-PMP-040)
6L	LOAD FILTER FOR RAS PUMP #4
7H	RAS PUMP #3 (07-PMP-030)
7L	LOAD FILTER FOR RAS PUMP #3
8H	RAS PUMP #2 (07-PMP-020)
8L	LOAD FILTER FOR RAS PUMP #2
9H	RAS PUMP #1 (07-PMP-010)
9L	LOAD FILTER FOR RAS PUMP #1
10A	SUPPLY FAN (07-SF-001)
10B	ELEC TRLY & CHN HOIST (07-HST-010)
10C	HOIST
10E	SPARE SIZE #1
10G	SPARE SIZE #2
10J	SPARE SIZE #1
10L	SPARE SIZE #1
11B	SLDGE COLLEC. DRIVE #3 (06-DRV-110)
11E	SLDGE COLLEC. DRIVE #4 (06-DRV-120)
11H	SCUM PUMP #3 (06-PMP-090)
11L	SCUM PUMP #4 (06-PMP-100)
12B	AUTO MIX LIQUOR GATE (06-MTR-130) OX. DITCH #2
12D	AUTO IR GATE (06-MTR-140) OX. DITCH #2
12F	SPACE
12H	SPACE
12K	SPACE
12M	SPACE



MCC-P3S FRONT ELEVATION
SCALE: 1/2" = 1'-0"

CONSTRUCTION NOTES:

1. INSTALL A FULL-VOLTAGE NON REVERSIBLE MOTOR STARTER MATCHING THE EXISTING TYPE AND MODEL OF THE EXISTING STARTERS INSIDE THE MCC. CONTRACTOR IS RESPONSIBLE TO MAINTAIN OR RECERTIFY THE UL-LISTING OF THE MCC.
2. LOCAL CONTROL PANEL EQUIPPED WITH H-O-A, INDICATION LIGHTS AND LOCKABLE E-STOP.
3. INSTALL A 30A, 480V, NEMA 4X FUSED DISCONNECT SWITCH.

GENERAL NOTES:

1. GREY ITEMS ARE EXISTING AND SHOULD BE PROTECTED IN PLACE. ALL BOLD ITEMS INDICATE NEW INSTALLATIONS.
2. EXISTING INFORMATION REFERENCED FROM RECORD DRAWINGS DATED AUGUST 2004 BY CAROLLO ENGINEERS. SEE PROJECT NUMBER 6132A.10 RECORD DRAWINGS AND VERIFY ALL EXISTING CONDITIONS FIRST. CONTRACTOR SHALL CONFIRM EXISTING SITE CONDITIONS AND EXISTING ELECTRICAL EQUIPMENT/LOADS AS SHOWN ON THESE AS-BUILTS. IF ANY DISCREPANCIES ARISE, NOTIFY THE OWNER AND ENGINEER IMMEDIATELY.
3. GROUND AND BOND ALL ENCLOSURES PER MANUFACTURER/CODE REQUIREMENTS.
4. CONTRACTOR TO CONFIRM AVAILABLE FAULT CURRENT WITH UTILITY PRIOR TO ORDERING EQUIPMENT.
5. SEE CONDUIT SCHEDULE, PLAN LAYOUTS, AND PANEL LOAD DRAWINGS FOR FURTHER CIRCUIT INFORMATION.
6. NOT ALL EQUIPMENT AND WIRING ARE SHOWN ON THIS DIAGRAM. REFERENCE DRAWINGS IN THE ELECTRICAL SET AND ENTIRE PROJECT TO COMPLETELY UNDERSTAND THE SCOPE OF ELECTRICAL WORK.

NO	BY	DATE	REVISIONS	DATE	APP.

THESE DRAWINGS ARE THE PROPERTY OF P.A.C.E. AND SHALL NOT BE REPRODUCED IN ANY MANNER NOR BE USED FOR CONSTRUCTION UNLESS STAMPED "ISSUED FOR CONSTRUCTION".

PREPARED BY
-
PROJECT ENGINEER
R.E.E. NO. --
EXP.
DRAWN NC/BI
SCALE
DESIGNED BI
CHECKED BI
DATE NOV, 2025

1"

TITLE
MCC-P3S SINGLE LINE DIAGRAM II - PROPOSED

JOB
HANFORD WWTF UPGRADES
HANFORD CA

OPTERRA ENERGY SERVICES

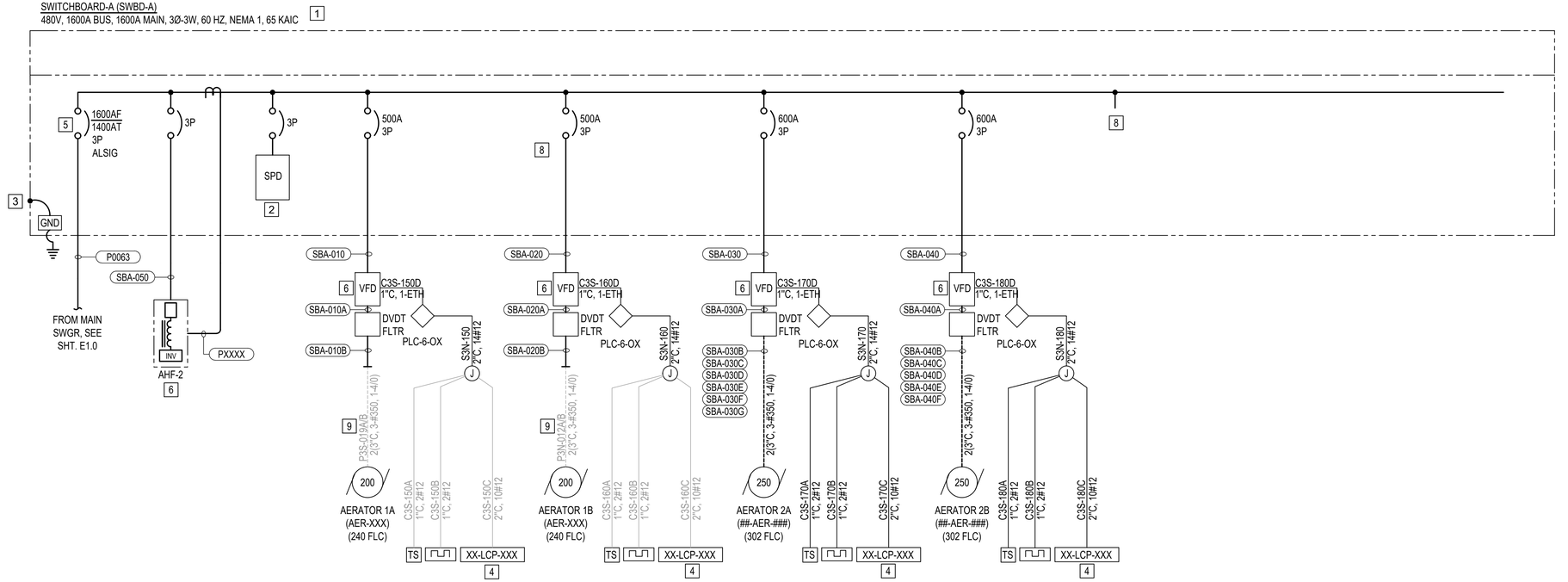
PACE
Advanced Water Engineering
17520 Newhope Street, Suite 200
Fountain Valley, CA 92708
P: (714) 481-7300 | www.pacewater.com

SHEET
E1.3
--- OF xx SHEETS

JOB NO. C058

w:\C058\engineering\C058-10\sheets\C058-10-E1.3.dwg - Tab: E1.3 - by jwee on 12/08/25 at 8:35:07 PM
43% DESIGN - ISSUED FOR REVIEW

Xrefs: C058-00 30X24 ELEC.dwg
Dimscale = 24; LTscale = 1; PSltscale = 1; ACAD Ver. = 24.2s (LMS Tech); Vpestain = 1



CONSTRUCTION NOTES:

1. SWITCHBOARD-A (SWBD-A), 480V, 1600A BUS, 1600AF/1400AT MAIN, 3Ø-3W, 60 HZ, NEMA 1, 65 KAIC, PAD-MTD.
2. SURGE PROTECTION DEVICE, INTEGRAL WITH SWBD. CIRCUIT PROTECTION DEVICE TO BE 200 KA/PH MINIMUM.
3. GROUND AND BOND EQUIPMENT TO GROUND SYSTEM PER GROUNDING PLAN AND MANUFACTURER REQUIREMENTS.
4. LOCAL CONTROL PANEL EQUIPPED WITH H-O-A, INDICATION LIGHTS AND LOCKABLE E-STOP.
5. CIRCUIT BREAKER EQUIPPED WITH ENERGY REDUCING MAIN SWITCH WITH LOCAL STATUS INDICATORS PER NEC 240.87(B)(3).
6. VARIABLE FREQUENCY DRIVE, 6-PULSE, 480V, 3PH, NEMA 12, RATED PER MOTOR FLA, HEAVY DUTY, DVDT FILTER, WALL-MTD., MF'R: DANFOSS, PN: FC202 AQUA DRIVE (OR APPROVED EQUAL).
7. COMMON ACTIVE HARMONIC FILTER, NEMA 12, PAD-MTD. TO BE SIZED BY VFD MF'R.
8. PROVISION FOR FUTURE CIRCUIT BREAKERS (TYP 2).
9. NEW CONDUCTORS/EXISTING CONDUITS. CONTRACTOR TO EXTEND NEW CONDUITS IN THE ELECTRICAL ROOM FROM THE WALL-MTD VFDS TO THE EXISTING CONDUITS ROUTED TO OXIDATION DITCH #1

NOTES:

1. CONTRACTOR SHALL LABEL EQUIPMENT FOR ARC-FLASH HAZARD WARNINGS IN ACCORDANCE WITH NEC 110.16(A).
2. CONTRACTOR SHALL LABEL SERVICE ENTRANCE EQUIPMENT WITH AVAILABLE FAULT CURRENT IN ACCORDANCE WITH NEC 110.16 (B) AND 110.24 (A) (B).
3. GROUND AND BOND ALL ENCLOSURES PER GROUNDING PLANS AND MANUFACTURER/ CODE REQUIREMENTS.
4. NOT ALL EQUIPMENT AND WIRING IS SHOWN ON THIS DIAGRAM. REFERENCE DRAWINGS IN THE ELECTRICAL SET AND ENTIRE PROJECT TO COMPLETELY UNDERSTAND THE ELECTRICAL SCOPE OF WORK.
5. DRAWINGS ARE DIAGRAMMATIC AND DO NOT REFLECT ACTUAL ROUTING. CONTRACTOR SHALL INSTALL PULLPOINTS WHERE REQUIRED FOR PULLING TENSION AND MAINTAINING LESS THEN (4) 90 DEGREE BENDS.
6. CONTRACTOR SHALL PERFORM SAFE WORK IN ACCORDANCE WITH NFPA 70E STANDARDS.
7. WHEN REQUIRED CONTRACTOR SHALL PROVIDE STRUCTURAL DESIGN CALCULATIONS FOR MOUNTING AND ANCHORING OF FABRICATED ASSEMBLIES AND SUPPORT STRUCTURES, SIGNED AND SEALED BY A REGISTERED PROFESSIONAL ENGINEER (CIVIL/STRUCTURAL) CURRENTLY LICENSED IN THE SAME STATE AS THE FINAL INSTALLATION. CALCULATIONS SHALL INCLUDE SEISMIC CONSIDERATIONS FOR THE LOCATION OF INSTALLATION.
8. VFD'S SHALL MEET ALL REQUIREMENTS OF IEEE 519 WITH USE OF EQUIPMENT. SEE SPECIFICATIONS FOR FURTHER INFORMATION.

NO	BY	DATE	REVISIONS	DATE	APP.

THESE DRAWINGS ARE THE PROPERTY OF P.A.C.E. AND SHALL NOT BE REPRODUCED IN ANY MANNER NOR BE USED FOR CONSTRUCTION UNLESS STAMPED 'ISSUED FOR CONSTRUCTION'.

PREPARED BY
-
PROJECT ENGINEER
R.E.E NO. --
EXP.
DRAWN NC/BI
SCALE
DESIGNED BI
CHECKED BI
DATE NOV, 2025

1"

TITLE
SWBD-A SINGLE LINE DIAGRAM

JOB
HANFORD WWTF UPGRADES
HANFORD CA

OPTERRA ENERGY SERVICES

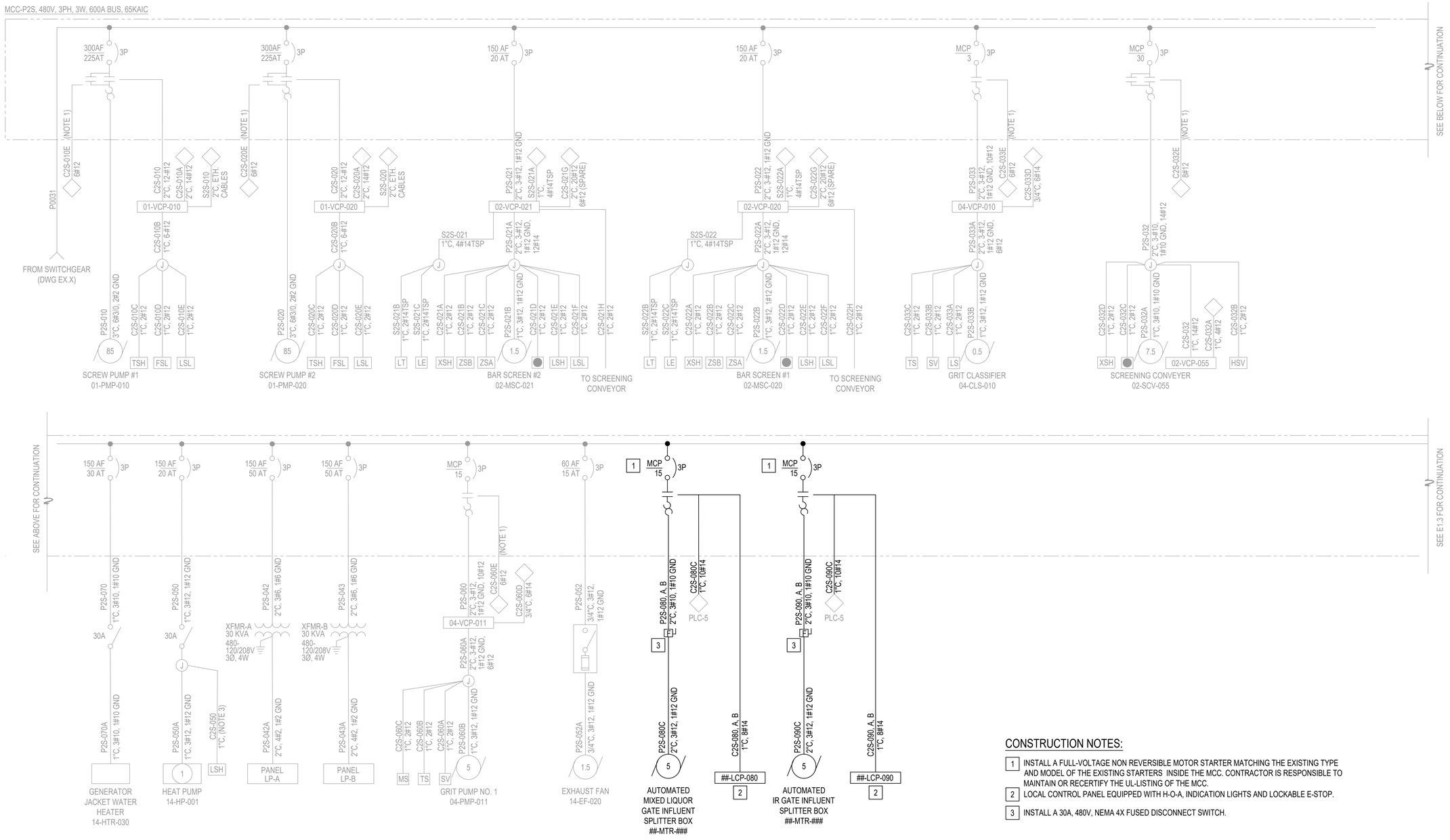
PACE Advanced Water Engineering
17520 Newhope Street, Suite 200
Fountain Valley, CA 92708
P: (714) 481-7300 | www.pacewater.com

SHEET
E1.4
--- OF xx SHEETS

JOB NO. C058

w:\C058\engineering\C058-10\sheet\C058-10-E1.4.dwg, Tab: E1.4 - by jose.on 12/08/25 at 8:35:03 PM
43% DESIGN - ISSUED FOR REVIEW

Xref: C058-00 30K24 ELEC.dwg
Drawscale = 24; LTscale = 1; PSltscale = 1; ACAD Ver. = 24.2s (LMS Tech); Yorebain = 1



NOTES (AS-BUILTS):

1. NOT USED
2. POWER MONITORING TO SCADA.
3. LOAD SHEDDING CONTROLS

CONSTRUCTION NOTES:

1. INSTALL A FULL-VOLTAGE NON REVERSIBLE MOTOR STARTER MATCHING THE EXISTING TYPE AND MODEL OF THE EXISTING STARTERS INSIDE THE MCC. CONTRACTOR IS RESPONSIBLE TO MAINTAIN OR RECERTIFY THE UL-LISTING OF THE MCC.
2. LOCAL CONTROL PANEL EQUIPPED WITH H-O-A, INDICATION LIGHTS AND LOCKABLE E-STOP.
3. INSTALL A 30A, 480V, NEMA 4X FUSED DISCONNECT SWITCH.

GENERAL NOTES:

1. GREY ITEMS ARE EXISTING AND SHOULD BE PROTECTED IN PLACE. ALL BOLD ITEMS INDICATE NEW INSTALLATIONS.
2. EXISTING INFORMATION REFERENCED FROM RECORD DRAWINGS DATED AUGUST 2004 BY CAROLLO ENGINEERS. SEE PROJECT NUMBER 6132A.10 RECORD DRAWINGS AND VERIFY ALL EXISTING CONDITIONS FIRST. CONTRACTOR SHALL CONFIRM EXISTING SITE CONDITIONS AND EXISTING ELECTRICAL EQUIPMENT/LOADS AS SHOWN ON THESE AS-BUILTS. IF ANY DISCREPANCIES ARISE, NOTIFY THE OWNER AND ENGINEER IMMEDIATELY.
3. GROUND AND BOND ALL ENCLOSURES PER MANUFACTURER/CODE REQUIREMENTS.
4. CONTRACTOR TO CONFIRM AVAILABLE FAULT CURRENT WITH UTILITY PRIOR TO ORDERING EQUIPMENT.
5. SEE CONDUIT SCHEDULE, PLAN LAYOUTS, AND PANEL LOAD DRAWINGS FOR FURTHER CIRCUIT INFORMATION.
6. NOT ALL EQUIPMENT AND WIRING ARE SHOWN ON THIS DIAGRAM. REFERENCE DRAWINGS IN THE ELECTRICAL SET AND ENTIRE PROJECT TO COMPLETELY UNDERSTAND THE SCOPE OF ELECTRICAL WORK.

NO	BY	DATE	REVISIONS	DATE	APP.

THESE DRAWINGS ARE THE PROPERTY OF P.A.C.E. AND SHALL NOT BE REPRODUCED IN ANY MANNER NOR BE USED FOR CONSTRUCTION UNLESS STAMPED "ISSUED FOR CONSTRUCTION".

PREPARED BY
-
PROJECT ENGINEER
R.E.E. NO. --
EXP.

DRAWN NC/BI
DESIGNED BI
CHECKED BI
SCALE
DATE NOV, 2025

1"

TITLE
MCC-P2S SINGLE LINE DIAGRAM

JOB
HANFORD WWTF UPGRADES
HANFORD CA

OPTERRA ENERGY SERVICES

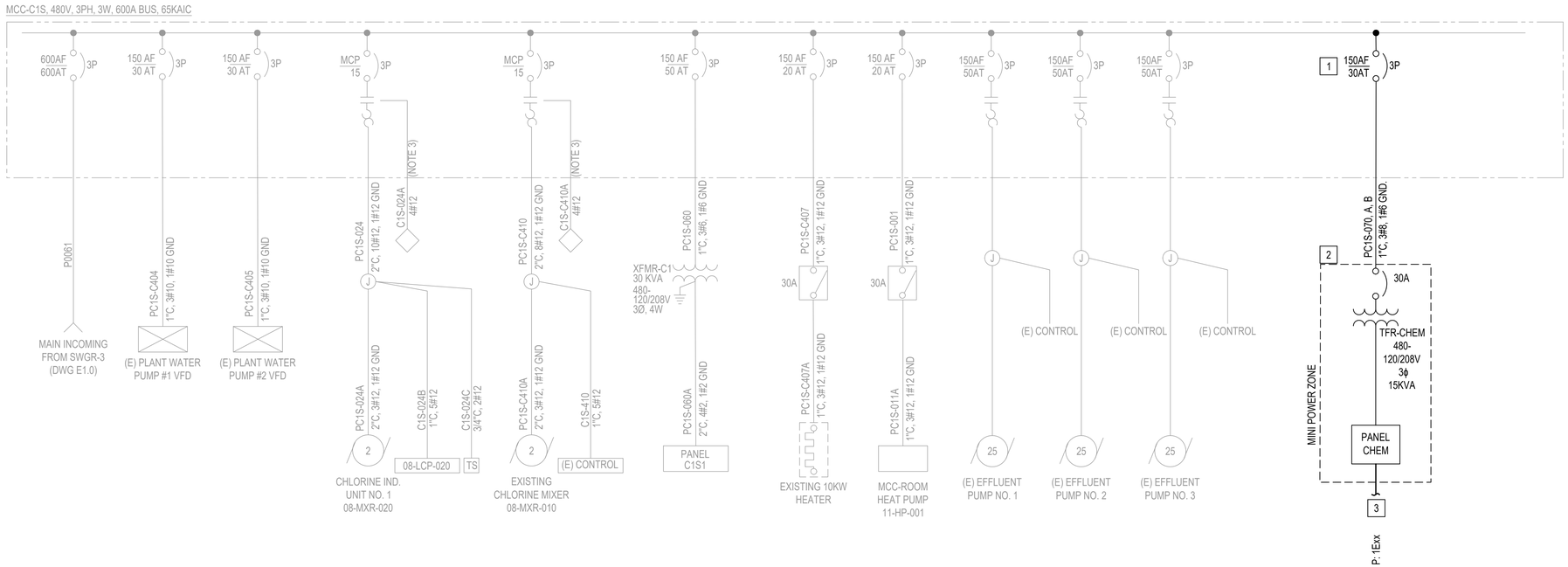
PACE
Advanced Water Engineering
17520 Newhope Street, Suite 200
Fountain Valley, CA 92708
P: (714) 481-7300 | www.pacewater.com

SHEET
E1.5
--- OF xx SHEETS

JOB NO. C058

X:\C058\engineering\C058-10\Sheets\C058-10-E1.5.dwg - Tab: E1.5 - by jseo on 12/8/25 at 8:34:35 PM
Xrefs: C058-00_SIGN4 ELEC.dwg
Dimscale = 24, LTscale = 1, PSltscale = 1, ACAD Ver. = 24.2s (LMS Tech), Varietan = 1

43% DESIGN - ISSUED FOR REVIEW



NOTES (AS-BUILTS):

1. NOT USED
2. POWER MONITORING TO SCADA.
3. LOAD SHEDDING CONTROLS

CONSTRUCTION NOTES:

1. INSTALL A CIRCUIT BREAKER MATCHING THE EXISTING TYPE AND MODEL CIRCUIT BREAKERS TO FEED THE NEW MINI POWER ZONE AT THE CHEMICAL STRUCTURE. CONTRACTOR IS RESPONSIBLE TO MAINTAIN OR RECERTIFY THE UL-LISTING OF THE MCC.
2. MINI POWER ZONE "TRA-CHEM" 15 KVA, 480-120/208V, 3PH, 4W, 60 HZ, NEMA 4X, MF'R: EATON, PN 48G28T1518 (DIMS: 36.10"H x 28.80"W x 9.40"D) OR APPROVED EQUAL.
3. SEE CONDUIT SCHEDULE, PLAN LAYOUTS, AND PANEL LOAD SCHEDULE FOR ADDITIONAL CIRCUITS NOT SHOWN ON THIS DIAGRAM.

GENERAL NOTES:

1. GREY ITEMS ARE EXISTING AND SHOULD BE PROTECTED IN PLACE. ALL BOLD ITEMS INDICATE NEW INSTALLATIONS.
2. EXISTING INFORMATION REFERENCED FROM RECORD DRAWINGS DATED AUGUST 2004 BY CAROLLO ENGINEERS. SEE PROJECT NUMBER 6132A.10 RECORD DRAWINGS AND VERIFY ALL EXISTING CONDITIONS FIRST. CONTRACTOR SHALL CONFIRM EXISTING SITE CONDITIONS AND EXISTING ELECTRICAL EQUIPMENT/LOADS AS SHOWN ON THESE AS-BUILTS. IF ANY DISCREPANCIES ARISE, NOTIFY THE OWNER AND ENGINEER IMMEDIATELY.
3. GROUND AND BOND ALL ENCLOSURES PER MANUFACTURER/CODE REQUIREMENTS.
4. CONTRACTOR TO CONFIRM AVAILABLE FAULT CURRENT WITH UTILITY PRIOR TO ORDERING EQUIPMENT.
5. SEE CONDUIT SCHEDULE, PLAN LAYOUTS, AND PANEL LOAD DRAWINGS FOR FURTHER CIRCUIT INFORMATION.
6. NOT ALL EQUIPMENT AND WIRING ARE SHOWN ON THIS DIAGRAM. REFERENCE DRAWINGS IN THE ELECTRICAL SET AND ENTIRE PROJECT TO COMPLETELY UNDERSTAND THE SCOPE OF ELECTRICAL WORK.

NO	BY	DATE	REVISIONS	DATE	APP.

THESE DRAWINGS ARE THE PROPERTY OF P.A.C.E. AND SHALL NOT BE REPRODUCED IN ANY MANNER NOR BE USED FOR CONSTRUCTION UNLESS STAMPED 'ISSUED FOR CONSTRUCTION'.

PREPARED BY
-
PROJECT ENGINEER
R.E.E NO. --
EXP:

DRAWN NC/BI
SCALE
DESIGNED BI
CHECKED BI
DATE NOV, 2025

1"

TITLE
MCC-C1S SINGLE LINE DIAGRAM

JOB
HANFORD WWTF UPGRADES
HANFORD CA

OPTERRA ENERGY SERVICES

PACE
Advanced Water Engineering
17520 Newhope Street, Suite 200
Fountain Valley, CA 92708
P: (714) 481-7300 | www.pacewater.com

SHEET
E1.6
--- OF xx SHEETS

JOB NO. C058

w:\C058\engineering\C058-13\sheets\C058-13-E1.6.dwg - Tab: E1.6 - by jwo on 12/08/25 at 6:34:20 PM
43% DESIGN - ISSUED FOR REVIEW

Xrefs: C058-00,38X24 ELEC.dwg
Dimscale = 24; LTscale = 1; PSltscale = 1; ACAD Ver. = 24.2s (LMS Tech); Variation = 1

SWGR-MSGA (MAIN BREAKER 600 AMPS @ 12kV)	
EQUIPMENT NAME	AMPS @ 12KV
XFMR "T-2", VIA 100A BKR (FEEDS SWGR-2)	35.244
XFMR "T-3", VIA 100A BKR (FEEDS SWGR-3)	64.216
SUBTOTAL	99.46
25% LARGEST MOTOR	12.1
TOTAL	111.56
% CAPACITY	18.59%

STANDBY GENERATOR (1750KW, 2631 AMPS @ 480V)	
EQUIPMENT NAME	AMPS @ 12KV
SWGR-2	881.1
SWGR-3	1605.4
SUBTOTAL	2486.5
25% LARGEST MOTOR	75.5
TOTAL	2562
% CAPACITY	97.38%

SWGR-2 (MAIN BREAKER 3000 AMPS @ 480V)		
EQUIPMENT NAME	ACTIVE (A)	GENERATOR (A)
MCC-P2N	0	0
MCC-P2S	454.2	454.2
DP1	126.9	126.9
EXISTING PLANT LOADS	960	300
SUBTOTAL	1541.1	881.1
25% LARGEST MOTOR	39	-
TOTAL	1580.1	881.1
% CAPACITY	53%	-

MCC- P2N (MAIN BREAKER 225 AMPS @ 480V)			
EQUIPMENT NAME	HP	ACTIVE (A)	GENERATOR (A)
SCREW PUMP #3 (FUTURE) (UNINSTALLED)	125	0	0
SUBTOTAL		0	0
25% LARGEST MOTOR		0	0
TOTAL		0	0
% CAPACITY		0	-

MCC- P2S (MAIN BREAKER 600 AMPS @ 480V)			
EQUIPMENT NAME	HP	ACTIVE (A)	GENERATOR (A)
SCREW PUMP #1	125	156	156
SCREW PUMP #2	125	156	156
BAR SCREEN #1	1.5	3	3
BAR SCREEN #2	1.5	3	3
GRIT CLASSIFIER	0.5	1.1	1.1
SCREENING CONVEYOR	7.5	11	11
1 GENERATOR JACKET WATER HEATER	-	24	24
HEAT PUMP	1	2.1	2.1
XFMR-A (MAX LOAD)	-	36.1	36.1
XFMR-B (MAX LOAD)	-	36.1	36.1
GRIT PUMP #1	5	7.6	7.6
EXHAUST FAN	1.5	3	3
AUTOMATED MIXED LIQUOR GATE OX. DITCH #2	5	7.6	7.6
AUTOMATED IR GATE OX. DITCH #2	5	7.6	7.6
SUBTOTAL		454.2	454.2
25% LARGEST MOTOR		39	-
TOTAL		493.2	454.2
% CAPACITY		82%	-

SWGR-3 (MAIN BREAKER 3000 AMPS @ 480V)		
EQUIPMENT NAME	ACTIVE (A)	GENERATOR (A)
MCC-P3N	85.7	85.7
MCC-P3S	216.9	216.9
MCC-C1S	218.8	218.8
1 ELEC BLDG NO. 4	0	0
SWBD-A	1084	1084
1 CENTERFUGE	400	0
SUBTOTAL	2005.4	1605.4
25% LARGEST MOTOR	75.5	-
TOTAL	2080.9	1605.4
% CAPACITY	69%	-

MCC- P3N (MAIN BREAKER 600 AMPS @ 480V)			
EQUIPMENT NAME	HP	ACTIVE (A)	GENERATOR (A)
DECANT SUB PUMP #1	1	2.1	2.1
2 10KW HEATER	-	12	12
2 15KW HEATER	-	18	18
MINI POWER ZONE (MAX LOAD)	-	10.4	10.4
MIXER 2A	10	14	14
MIXER 2B	10	14	14
AUTOMATED MIXED LIQUOR GATE OX. DITCH #1	5	7.6	7.6
AUTOMATED IR GATE OX. DITCH #1	5	7.6	7.6
SUBTOTAL		85.7	85.7
25% LARGEST MOTOR		3.5	-
TOTAL		89.2	85.7
% CAPACITY		15%	-

MCC-P3S (MAIN BREAKER 600 AMPS @ 480V)			
EQUIPMENT NAME	**HP**	**ACTIVE (A)**	**GENERATOR (A)**
RAS PUMP #1	7.5	11	11
RAS PUMP #2	7.5	11	11
RAS PUMP #3	7.5	11	11
MIXER #1	5.1	11	11
MIXER #2	5.1	11	11
SLUDGE COLLECTOR DRIVE #1	0.75	1.6	1.6
SLUDGE COLLECTOR DRIVE #2	0.75	1.6	1.6
SCUM PUMP #1	5	7.6	7.6
SCUM PUMP #2	5	7.6	7.6
SUMP PUMP #1	2	3.4	3.4
SUMP PUMP #2	2	3.4	3.4
XRMR-2 (MAX LOAD)	-	36.1	36.1
HEAT PUMP	2	3.4	3.4
EXHAUST FAN	0.5	1.1	1.1
SUPPLY FAN	0.75	1.6	1.6
ELECTRIC TROLLEY + TRAIN HOIST	4	6.9	6.9
RAS PUMP #4	15	21	21
RAS PUMP #5	15	21	21
SLUDGE COLLECTOR DRIVE #3	5	7.6	7.6
SLUDGE COLLECTOR DRIVE #4	5	7.6	7.6
SCUM PUMP #3	5	7.6	7.6
SCUM PUMP #4	5	7.6	7.6
AUTOMATED MIXED LIQUOR GATE OX. DITCH #2	5	7.6	7.6
AUTOMATED IR GATE OX. DITCH #2	5	7.6	7.6
SUBTOTAL		216.9	216.9
25% LARGEST MOTOR		5.25	-
TOTAL		222.15	216.9
% CAPACITY		37%	-

MCC-C1S (EXISTING) (MAIN BREAKER 600 AMPS @ 480V)			
EQUIPMENT NAME	**HP**	**ACTIVE (A)**	**GENERATOR (A)**
PLANT WATER PUMP #1	10	14	14
PLANT WATER PUMP #2	10	14	14
CHLORINE IND. UNIT NO. 1	2	3.4	3.4
CHLORINE MIXER	2	3.4	3.4
XFRC1 (MAX LOAD)	-	36	36
10KW HEATER	-	12	12
1 MCC-ROOM HEAT PUMP	X	16	16
EFFLUENT PUMP #1	25	34	34
EFFLUENT PUMP #2	25	34	34
EFFLUENT PUMP #3	25	34	34
TRA-CHEM 15KVA MPZ	-	18	18
SUBTOTAL		218.8	218.8
25% LARGEST MOTOR		8.5	-
TOTAL		227.3	218.8
% CAPACITY		38%	-

SWBD-A (MAIN BREAKER 1600AF/1400AT @ 480V)			
EQUIPMENT NAME	HP	ACTIVE (A)	GENERATOR (A)
AERATOR 1A	200	240	240
AERATOR 1B	200	240	240
AERATOR 2A	250	302	302
AERATOR 2B	250	302	302
SUBTOTAL		1084	1084
25% LARGEST MOTOR		75.5	-
TOTAL		1159.5	1084
% CAPACITY		83%	

CONSTRUCTION NOTES:

1 LOAD ASSUMED DUE TO LACK OF DOCUMENTATION

2 CONTRACTOR/OWNER TO VERIFY IF STILL IN USE

GENERAL NOTES:

1. EXISTING LOAD INFORMATION REFERENCED FROM RECORD DRAWINGS DATED AUGUST 2004 BY CAROLLO ENGINEERS. SEE PROJECT NUMBER 6132A.10 RECORD DRAWINGS AND VERIFY ALL EXISTING CONDITIONS FIRST. CONTRACTOR SHALL CONFIRM EXISTING SITE CONDITIONS AND EXISTING ELECTRICAL EQUIPMENT/LOADS AS SHOWN ON THESE AS-BUILTS. IF ANY DISCREPANCIES ARISE, NOTIFY THE OWNER AND ENGINEER IMMEDIATELY.

NO	BY	DATE	REVISIONS	DATE	APP.

THESE DRAWINGS ARE THE PROPERTY OF P.A.C.E. AND SHALL NOT BE REPRODUCED IN ANY MANNER NOR BE USED FOR CONSTRUCTION UNLESS STAMPED 'ISSUED FOR CONSTRUCTION'.

PREPARED BY: -
PROJECT ENGINEER: -
R.E.E NO.: -
EXP: -
DRAWN: NC/BI
SCALE:
DESIGNED: BI
CHECKED: BI
DATE: NOV, 2025

1"

TITLE: LOAD SUMMARIES

JOB: HANFORD WWTF UPGRADES
CA
HANFORD

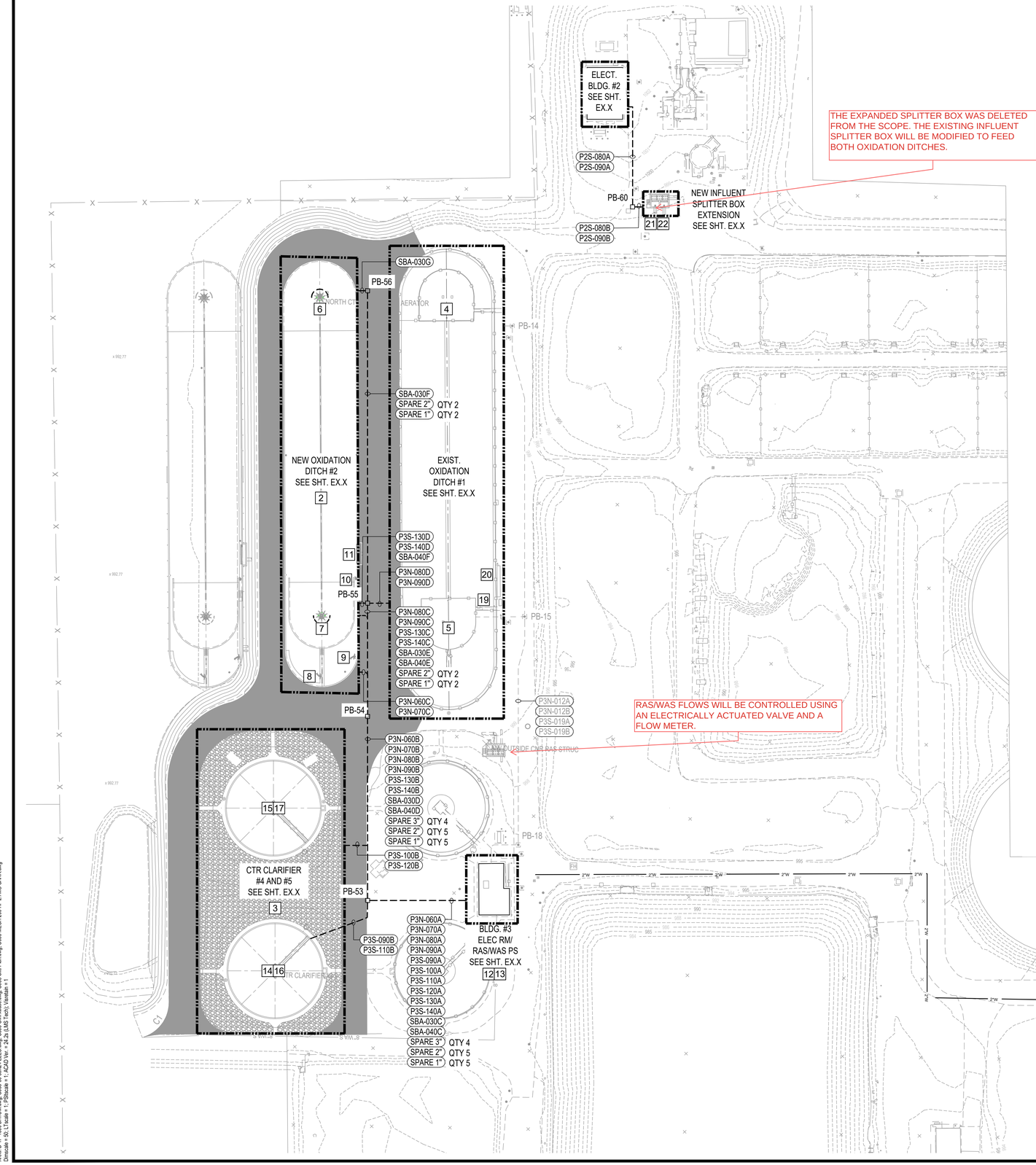
OPTERRA ENERGY SERVICES

PACE Advanced Water Engineering
17520 Newhope Street, Suite 200
Fountain Valley, CA 92708
P: (714) 481-7300 | www.pacewater.com

SHEET E1.7
--- OF xx SHEETS
JOB NO. C058

w:\C058\engineers\C058-03\sheets\C058-10-E1.7.dwg - Tab: E1.7 - by joao on 12/8/25 at 1:37:05 PM
43% DESIGN - ISSUED FOR REVIEW

Xrefs: C058-00 30K24 ELEC.dwg
Dimscale = 24; LTscale = 1; PSltscale = 1; ACAD Ver. = 24.0s (LMS Tech); Variclan = 1



CONSTRUCTION NOTES:

1. INSTALL A 66"L X 72"W X 84"D UNDERGROUND PULLBOX PER EX.X DETAIL"".
2. CONTRACTOR TO INSTALL LIGHTING FOR OXIDATION DITCH #2 MATCHING THE LIGHTING OF OXIDATION DITCH #1
3. CONTRACTOR TO INSTALL LIGHTING FOR CLARIFIERS #3 & #4 MATCHING THE LIGHTING OF CLARIFIERS #1 & #2
4. AERATOR #1A (##-AER-###).
5. AERATOR #1B (##-AER-###).
6. AERATOR #2A (##-AER-###).
7. AERATOR #2B (##-AER-###).
8. MIXER #2A (##-MXR-###).
9. MIXER #2B (##-MXR-###).
10. AUTOMATED IR GATE (06-MTR-140) OX. DITCH #2.
11. AUTOMATED MIXED LIQUOR GATE (06-MTR-130). OX. DITCH #2
12. RAS PUMP #4 (07-PMP-040).
13. RAS PUMP #5 (07-PMP-050).
14. SCUM PUMP #3 (06-PMP-090).
15. SCUM PUMP #4 (06-PMP-100).
16. SLUDGE COLLECTOR DRIVE #3 (06-DRV-110).
17. SLUDGE COLLECTOR DRIVE #4 (06-DRV-120).
18. 15 KVA MPZ-CHEM.
19. AUTOMATED IR GATE (XX-MTR-XXX). OX DITCH #1
20. AUTOMATED MIXED LIQUOR GATE (XX-MTR-XXX). OX. DITCH #2
21. AUTOMATED IR GATE (XX-MTR-XXX). INFLUENT SPLITTER BOX.
22. AUTOMATED MIXED LIQUOR GATE (XX-MTR-XXX). INFLUENT SPLITTER BOX.

NO	BY	DATE	REVISIONS	DATE	APP.

THESE DRAWINGS ARE THE PROPERTY OF P.A.C.E. AND SHALL NOT BE REPRODUCED IN ANY MANNER NOR BE USED FOR CONSTRUCTION UNLESS STAMPED 'ISSUED FOR CONSTRUCTION'.

PREPARED BY
-
PROJECT ENGINEER
R.E.E NO. --
EXP.

DRAWN NC/BI
DESIGNED BI
CHECKED BI
SCALE
DATE NOV, 2025

1"

TITLE
OVERALL ELECTRICAL POWER SITE PLAN

JOB
HANFORD WWTF UPGRADES
HANFORD CA

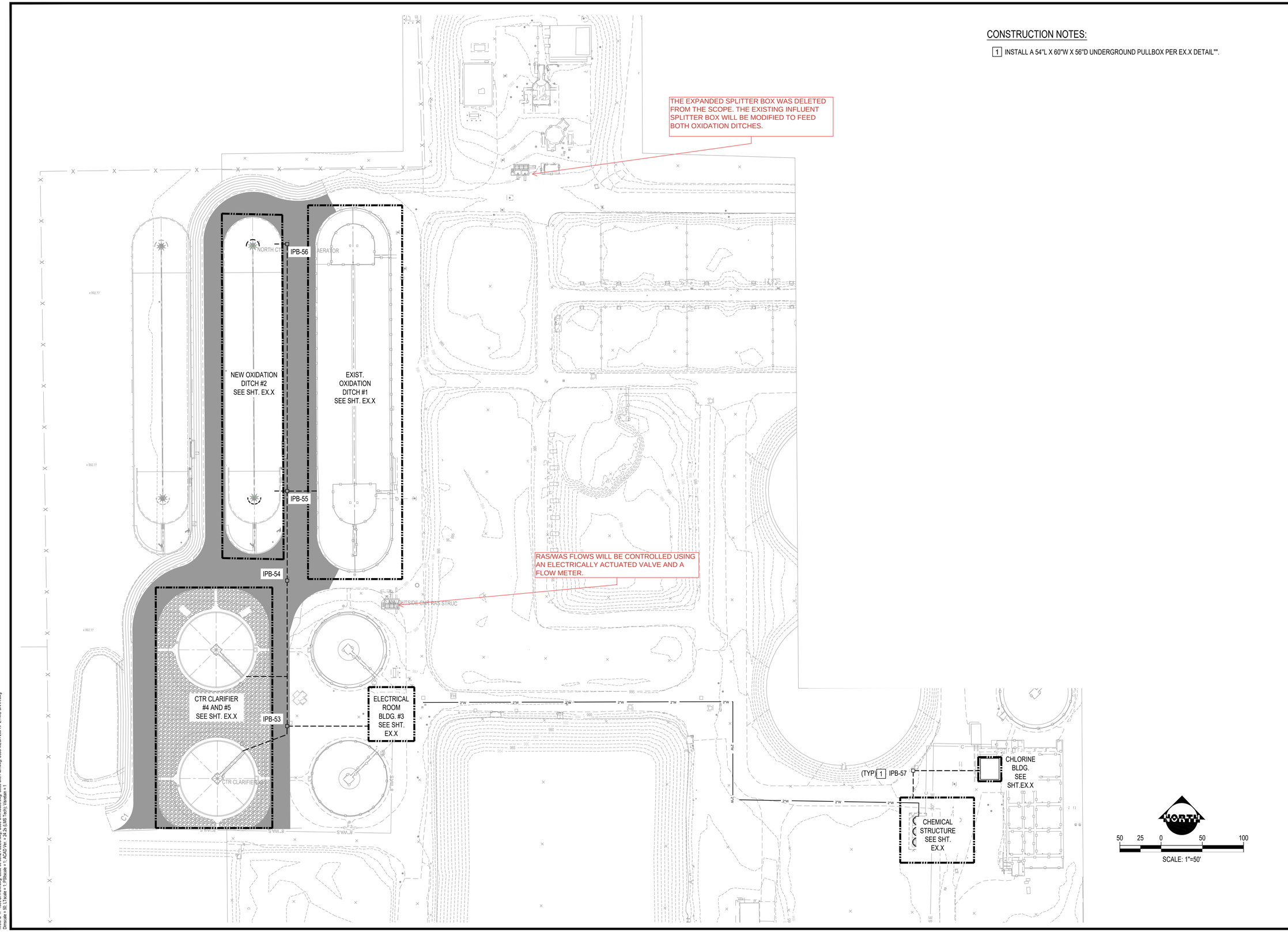
OPTERRA ENERGY SERVICES

PACE
Advanced Water Engineering
17520 Newhope Street, Suite 200
Fountain Valley, CA 92708
P: (714) 481-7300 | www.pacewater.com

SHEET
E2.0
OF xx SHEETS

JOB NO. C058

X:\refs: D-TP-1000 DATUM.dwg; C058-00 36X24 ELEC .dwg; C058-Civil Xrefs.dwg; C058-Site Plan.dwg; C058-MECH 200 HP 2.7NG CARR.dwg
Dimscale = 50; LTscale = 1; PSltscale = 1; ACAD Ver. = 24.2s (LMS Tech); Variation = 1
w:\C058\engineer\C058-00\sheets\C058-00-E2.0.dwg - Tab: E2.0 - by joe on 12/8/25 at 8:30:01 PM
43% DESIGN - ISSUED FOR REVIEW



CONSTRUCTION NOTES:

1 INSTALL A 54"L X 60"W X 56"D UNDERGROUND PULLBOX PER EX.X DETAIL"".

NO	BY	DATE	REVISIONS	DATE	APP.

PREPARED BY
-
PROJECT ENGINEER
R.E.E. NO. --
EXP.
DRAWN NC/BI
SCALE
DESIGNED BI
CHECKED BI
DATE NOV. 2025

TITLE
OVERALL ELECTRICAL CONTROL SITE PLAN

JOB
HANFORD WWTF UPGRADES
HANFORD CA

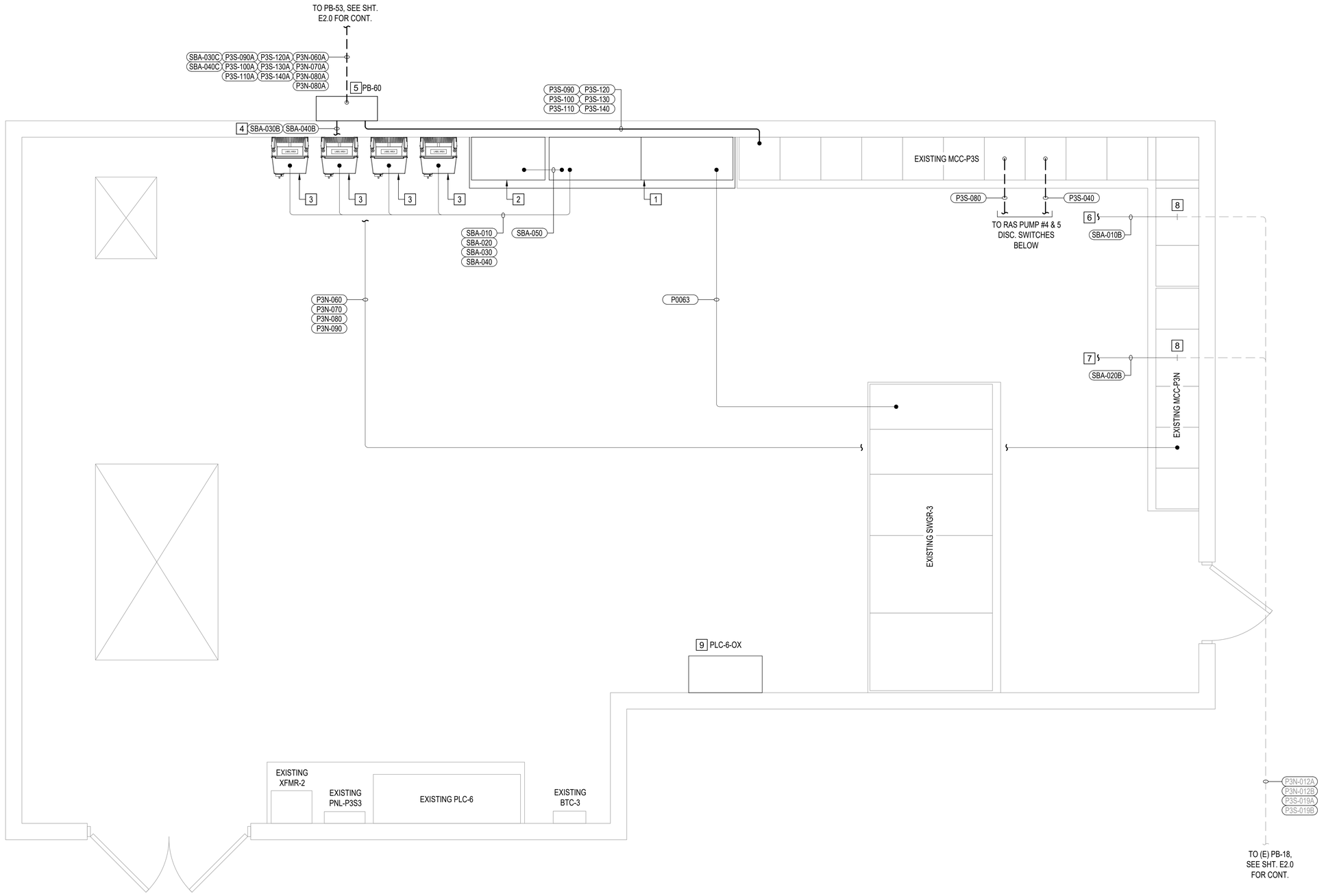
OPTERRA ENERGY SERVICES

PACE
Advanced Water Engineering
17520 Newhope Street, Suite 200
Fountain Valley, CA 92708
P: (714) 481-7300 | www.pacewater.com

SHEET
E2.1
OF xx SHEETS
JOB NO. C058

THESE DRAWINGS ARE THE PROPERTY OF P.A.C.E. AND SHALL NOT BE REPRODUCED IN ANY MANNER NOR BE USED FOR CONSTRUCTION UNLESS STAMPED "ISSUED FOR CONSTRUCTION".

43% DESIGN - ISSUED FOR REVIEW



BUILDING NO. 3 ELECTRICAL PLAN

SCALE: 1/2" = 1'-0"

CONSTRUCTION NOTES:

1. SWITCHBOARD (SWBD-A), 480V, 3PH, 3W, 60 HZ, ###A, NEMA 12, MF'R: EATON OR APPROVED EQUAL, PAD-MTD.
2. ACTIVE HARMONIC FILTER, NEMA 12, PAD-MTD.
3. VARIABLE FREQUENCY DRIVE, 480V, 3PH, NEMA 12, WALL-MTD., MF'R: DANFOSS, PN: FC202 AQUA DRIVE (OR APPROVED EQUAL) & DVDT FILTER (WALL-MTD. BELOW VFD)
4. FROM AERATOR 2A & 2B DVDT FILTERS BELOW VFD'S.
5. WALL-MTD. PULLBOX.
6. FROM AERATOR 1A DVDT FILTER BELOW VFD.
7. FROM AERATOR 1B DVDT FILTER BELOW VFD.
8. JOIN NEW CONDUIT TO EXISTING. POINT OF CONNECTION TBD BY CONTRACTOR IN FIELD.
9. PLC CONTROL PANEL (PLC-6-OX), 120 VAC, 1PH, NEMA 12, PAD-MTD.

NO	BY	DATE	REVISIONS	DATE	APP.

THESE DRAWINGS ARE THE PROPERTY OF P.A.C.E. AND SHALL NOT BE REPRODUCED IN ANY MANNER NOR BE USED FOR CONSTRUCTION UNLESS STAMPED 'ISSUED FOR CONSTRUCTION'.

PREPARED BY: -
PROJECT ENGINEER
R.E.E. NO. --
EXP:
DRAWN NC/BI
SCALE
DESIGNED BI
CHECKED BI
DATE NOV. 2025

TITLE: BUILDING NO. 3 ELECTRICAL PLAN

JOB: HANFORD WWTF UPGRADES
HANFORD CA

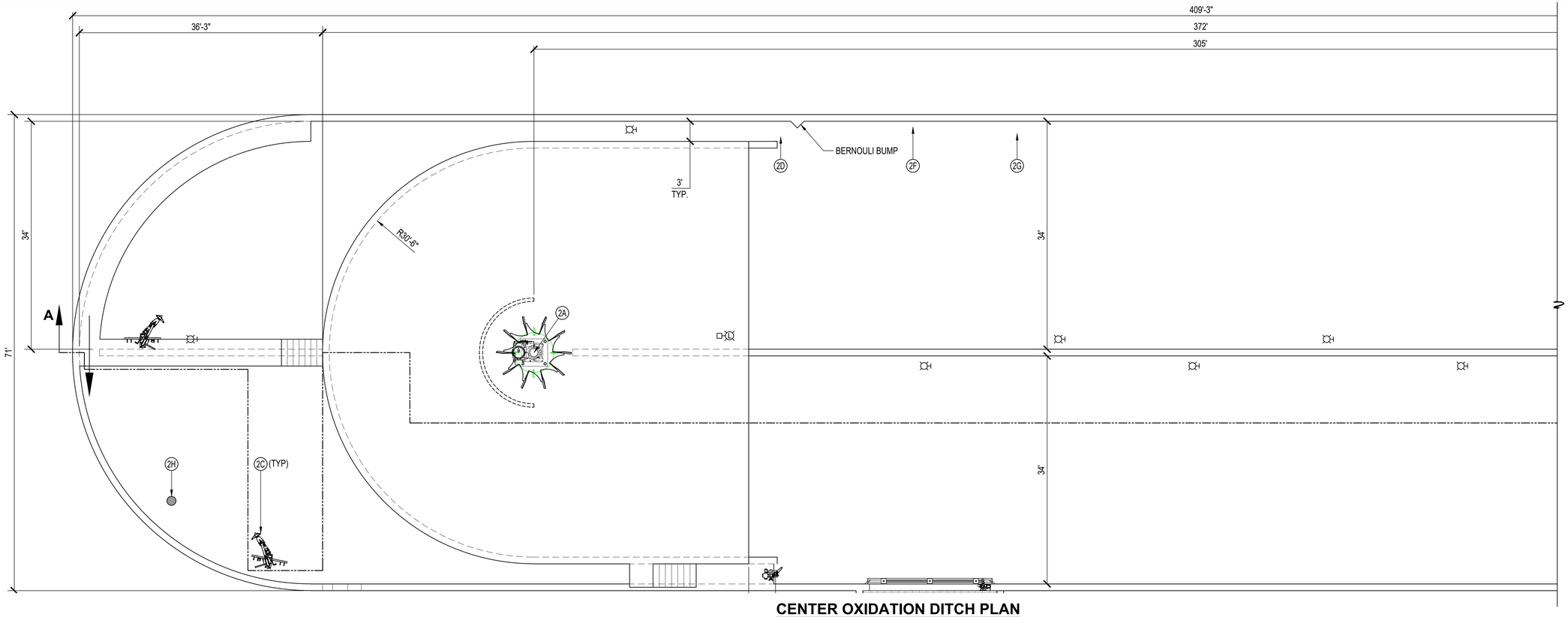
OPTERRA ENERGY SERVICES

PACE Advanced Water Engineering
17520 Newhope Street, Suite 200
Fountain Valley, CA 92708
P: (714) 481-7300 | www.pacewater.com

SHEET E2.2
--- OF xx SHEETS

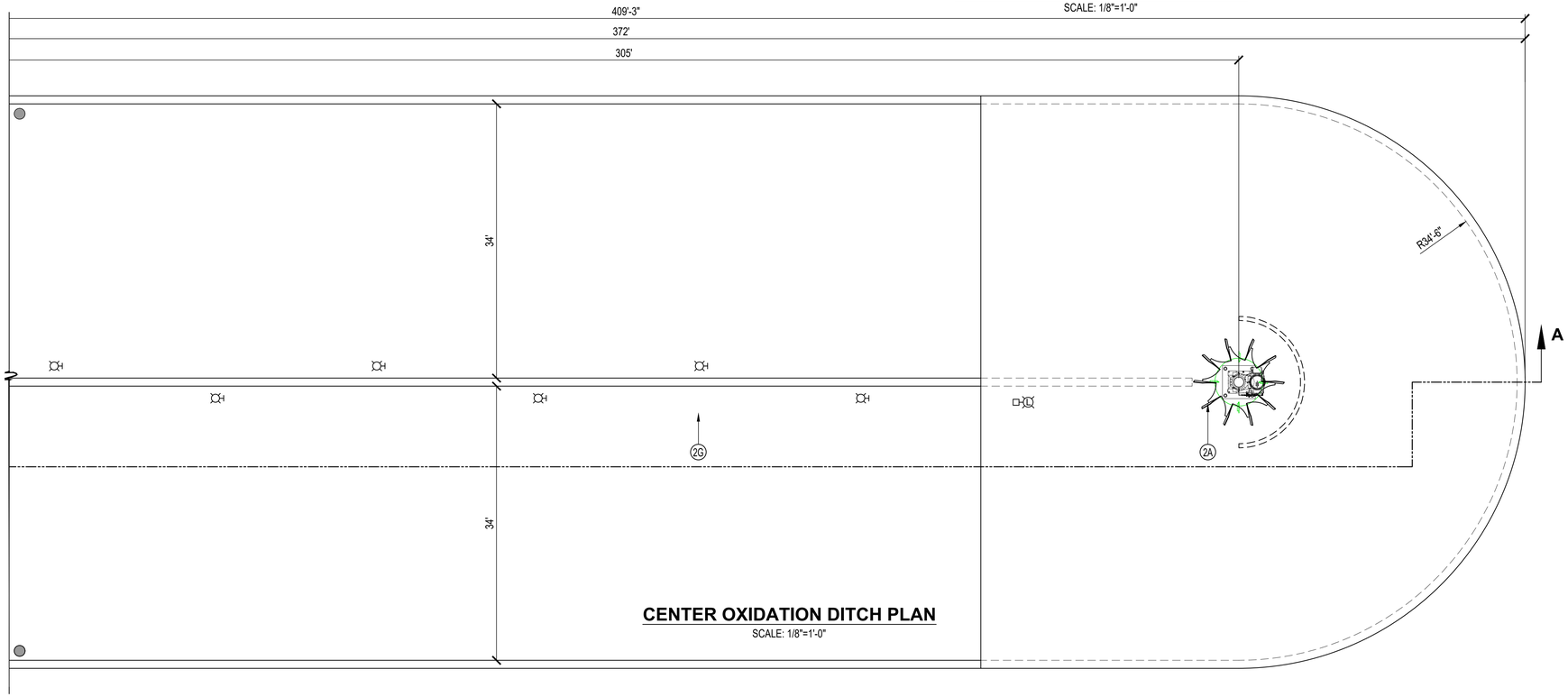
JOB NO. C058

w:\C058\engineering\C058-10\sheets\C058-10-E2.2.dwg - Tab: E2.2 - by jwe on 12/8/25 at 8:34:53 PM
43% DESIGN - ISSUED FOR REVIEW
Xrefs: C058-00 30X24 ELEC.dwg
Dimscale = 24, LTscale = 1, PSltscale = 1, ACAD Ver. = 24.2s (LMS Tech), Viewtain = 1



CENTER OXIDATION DITCH PLAN

SCALE: 1/8"=1'-0"



CENTER OXIDATION DITCH PLAN

SCALE: 1/8"=1'-0"

NOTES:

1. CONTRACTOR SHALL COORDINATE AND CONFIRM ALL PENETRATIONS (CONDUIT, PIPE, ETC.) WITH OXIDATION DITCH MANUFACTURER AS REQUIRED FOR A COMPLETE AND OPERABLE SYSTEM THAT MAY NOT EXPLICITLY BE SHOWN IN THE PLANS.

LEGEND:

POLE MOUNTED, SINGLE MASTER, LED LIGHTING PER DETAIL "B" SHEET E4.0

GUARDRAIL-MOUNTED POST LIGHT 120V, LED OUTDOOR LIGHT TYPE RAB ALED4T50ALED50 OR APPROVED EQUAL,

8 4 0 8 16

OPTERRA ENERGY SERVICES

NO	BY	DATE	REVISIONS	DATE	APP.
6					
5					
4					
3					
2					
1					

THESE DRAWINGS ARE THE PROPERTY OF P.A.C.E. AND SHALL NOT BE REPRODUCED IN ANY MANNER NOR USED FOR CONSTRUCTION UNLESS STAMPED "ISSUED FOR CONSTRUCTION".

PREPARED BY: ANDY KOMOR
REGISTERED PROFESSIONAL ENGINEER NO: CXXXXX
EXPIRATION DATE: XX/XX/XXXX
DRAWN BY: T.G
SCALE: AS SHOWN
DESIGN BY: A.T.K
CHECKED BY: A.T.K
DATE: NOV 2025

SHEET TITLE:

1"

OXIDATION DITCH LIGHTING PLAN

OWNER: CITY OF HANFORD

PROJECT: HANFORD WASTEWATER TREATMENT FACILITY UPGRADES

KINGS COUNTY CALIFORNIA

PREPARED BY:

PACE
Advanced Water Engineering
17520 Newhope Street, Suite 200 | Fountain Valley, CA 92708
P.: (714) 481-7300 | www.pacewater.com

SHEET
E2.3

PACE JOB NO. C058-10

w:\C058engineering\C058-10\sheets\C058-10-E2.3 OXIDATION DITCH.dwg - Tab: E2.3 - by jseo on 12/05/25 at 5:55:43 PM
43% PLANS - ISSUED FOR REVIEW

Xrefs: C058-00 36X24.dwg; C058-CONSTRUCTION NOTES - UNIVERSAL.dwg; C058-MECH 200 HP 2.1NO CARR.dwg
Dimscale = 1; LTscale = 1; PSltscale = 1; ACAD Ver. = 24.2s (LMS Tech); VoreSin = 1

TO BE UPDATED

NO	BY	DATE	REVISIONS	DATE	APP.
1	MJM	10/23	BID COORDINATION		
2					
3					
4					
5					

THESE DRAWINGS ARE THE PROPERTY OF P.A.C.E. AND SHALL NOT BE REPRODUCED IN ANY MANNER NOR USED FOR CONSTRUCTION UNLESS STAMPED "ISSUED FOR CONSTRUCTION".

SHEET TITLE:

1"

CHEMICAL STRUCTURE LIGHTING PLAN

PREPARED BY:
ANDY KOMOR
REGISTERED PROFESSIONAL ENGINEER NO:
CXXXXX
EXPIRATION DATE:
XX/XX/XXX
DRAWN BY:
T.G
SCALE:
AS SHOWN
DESIGN BY:
A.T.K
CHECKED BY:
A.T.K
DATE:
NOV 2025

OWNER:
CITY OF HANFORD

PROJECT:
HANFORD WASTEWATER TREATMENT FACILITY UPGRADES
KINGS COUNTY CALIFORNIA

PREPARED BY:
PACE
Advanced Water Engineering
17520 Newhope Street, Suite 200 | Fountain Valley, CA 92708
P.: (714) 481-7300 | www.pacewater.com

SHEET
E2.4

PACE JOB NO. C058-10

OPTERRA ENERGY SERVICES

43% PLANS - ISSUED FOR REVIEW

w:\C058engineering\C058-10\sheets\C058-10-E2.4 CHEMICAL LIGHTING PLAN.dwg - Tab: E2.4 - by jjess on 12/08/25 at 8:33:06 PM

Xrefs: C058-00 3BK24.dwg; C058-CONSTRUCTION NOTES - UNIVERSAL.dwg; C058-MECH CHEM PLAN.dwg
Dimscale = 24; LTscale = 1; PSltscale = 1; ACAD Ver. = 24.0s (LMS Tech); Variclan = 1

POWER CONDUIT WIRE SCHEDULE							
CONDUIT		WIRE			FROM	TO	REMARKS
NO.	SIZE	POWER	GROUND	CONTROL			
P0063	3" (qty 4)	(4) sets of 3 - 500 kcmil	(4) sets of 1 - 2/0	-	EXISTING DSB-3	SWBD-A	
P3N-060	1"	3 - #8	1 - #8	2 - #12	EXISTING MCC-P3N	PB-60	
P3N-060A	1"	3 - #8	1 - #8	2 - #12	PB-60	PB-53	
P3N-060B	1"	3 - #8	1 - #8	2 - #12	PB-53	PB-54	
P3N-060C	1"	3 - #8	1 - #8	2 - #12	PB-54	DISC SW - MIXER 2A	
P3N-060D	1"	FACTORY CABLE			DISC SW - MIXER 2A	MIXER 2A (##-MXR-###)	
P3N-070	1"	3 - #8	1 - #8	2 - #12	EXISTING MCC-P3N	PB-60	
P3N-070A	1"	3 - #8	1 - #8	2 - #12	PB-60	PB-53	
P3N-070B	1"	3 - #8	1 - #8	2 - #12	PB-53	PB-54	
P3N-070C	1"	3 - #8	1 - #8	2 - #12	PB-54	DISC SW - MIXER 2B	
P3N-070D	1"	FACTORY CABLE			DISC SW - MIXER 2B	MIXER 2B (##-MXR-###)	
P3N-080	2"	3 - #10	1 - #10	-	EXISTING MCC-P3N	PB-60	
P3N-080A	2"	3 - #10	1 - #10	-	PB-60	PB-53	
P3N-080B	2"	3 - #10	1 - #10	-	PB-53	PB-54	
P3N-080C	2"	3 - #10	1 - #10	-	PB-54	PB-55	
P3N-080D	2"	3 - #10	1 - #10	-	PB-55	DISC SW - AUTOMATED MIX LIQUOR GATE OX DITCH #1	
P3N-080E	2"	3 - #10	1 - #10	-	DISC SW - AUTOMATED MIX LIQUOR GATE OX DITCH #1	AUTOMATED MIX LIQUOR GATE OX DITCH #1	
P3N-090	2"	3 - #10	1 - #10	-	EXISTING MCC-P3N	PB-60	
P3N-090A	2"	3 - #10	1 - #10	-	PB-60	PB-53	
P3N-090B	2"	3 - #10	1 - #10	-	PB-53	PB-54	
P3N-090C	2"	3 - #10	1 - #10	-	PB-54	PB-55	
P3N-090D	2"	3 - #10	1 - #10	-	PB-55	DISC SW - AUTOMATED IR GATE OX. DITCH #1	
P3N-090E	2"	3 - #10	1 - #10	-	DISC SW - AUTOMATED IR GATE OX. DITCH #1	AUTOMATED IR GATE OX. DITCH #1	
P3S-040	2"	3 - #10	1 - #10	2 - #12	EXISTING MCC-P3S	DISC SW - RAS PUMP #4	
P3S-040A	1"	3 - #8	1 - #8	-	DISC SW - RAS PUMP #4	RAS PUMP #4 (07-PMP-040)	
P3S-080	2"	3 - #10	1 - #10	2 - #12	EXISTING MCC-P3S	DISC SW - RAS PUMP #5	
P3S-080A	1"	3 - #8	1 - #8	-	DISC SW - RAS PUMP #5	RAS PUMP #5 (07-PMP-080)	
P3S-090	2"	3 - #12	1 - #12	2 - #14	EXISTING MCC-P3S	PB-60	
P3S-090A	2"	3 - #12	1 - #12	2 - #14	PB-60	PB-53	
P3S-090B	2"	3 - #12	1 - #12	2 - #14	PB-53	DISC SW - SCUM PUMP #3	
P3S-090C	1"	3 - #12	1 - #12	-	DISC SW - SCUM PUMP #3	SCUM PUMP #3 (06-PMP-090)	
P3S-100	2"	3 - #12	1 - #12	2 - #14	EXISTING MCC-P3S	PB-60	
P3S-100A	2"	3 - #12	1 - #12	2 - #14	PB-60	PB-53	
P3S-100B	2"	3 - #12	1 - #12	2 - #14	PB-53	DISC SW - SCUM PUMP #4	
P3S-100C	1"	3 - #12	1 - #12	-	DISC SW - SCUM PUMP #4	SCUM PUMP #4 (06-PMP-100)	
P3S-110	2"	3 - #12	1 - #12	2 - #14	EXISTING MCC-P3S	PB-60	
P3S-110A	2"	3 - #12	1 - #12	2 - #14	PB-60	PB-53	
P3S-110B	2"	3 - #12	1 - #12	2 - #14	PB-53	DISC SW - SLUDGE COLLECTOR DRIVE #3	
P3S-110C	1"	3 - #12	1 - #12	-	DISC SW - SLUDGE COLLECTOR DRIVE #3	SLUDGE COLLECTOR DRIVE #3 (06-DRV-110)	
P3S-120	2"	3 - #12	1 - #12	2 - #14	EXISTING MCC-P3S	PB-60	
P3S-120A	2"	3 - #12	1 - #12	2 - #14	PB-60	PB-53	
P3S-120B	2"	3 - #12	1 - #12	2 - #14	PB-53	DISC SW - SLUDGE COLLECTOR DRIVE #4	
P3S-120C	1"	3 - #12	1 - #12	-	DISC SW - SLUDGE COLLECTOR DRIVE #4	SLUDGE COLLECTOR DRIVE #4 (06-DRV-120)	

NO	BY	DATE	REVISIONS	DATE	APP.

THESE DRAWINGS ARE THE PROPERTY OF P.A.C.E. AND SHALL NOT BE REPRODUCED IN ANY MANNER NOR BE USED FOR CONSTRUCTION UNLESS STAMPED 'ISSUED FOR CONSTRUCTION'.

PREPARED BY
-
PROJECT ENGINEER
R.E.E. NO. --
EXP:

DRAWN NC/BI | SCALE
DESIGNED BI
CHECKED BI | DATE NOV, 2025

1"

TITLE
POWER CONDUIT SCHEDULE I

JOB
HANFORD WWTF UPGRADES
HANFORD CA

OPTERRA ENERGY SERVICES

PACE Advanced Water Engineering
17520 Newhope Street, Suite 200
Fountain Valley, CA 92708
P: (714) 481-7300 | www.pacewater.com

SHEET
E3.0
--- OF xx SHEETS

JOB NO. C058

w:\C058\engineering\C058-10\sheets\C058-10-E3.0.dwg - Tab: E3.0 - by jose on 12/9/25 at 8:34:48 PM
43% DESIGN - ISSUED FOR REVIEW

Xrefs: C058-00 39X24 ELEC.dwg
Dimscale = 24; LTscale = 1; PSltscale = 1; ACAD Ver. = 24.2s (LMS Tech); Viewtain = 1

POWER CONDUIT WIRE SCHEDULE							
CONDUIT		WIRE			FROM	TO	REMARKS
NO.	SIZE	POWER	GROUND	CONTROL			
P3S-130	2"	3 - #10	1 - #10	-	EXISTING MCC-P3S	PB-60	
P3S-130A	2"	3 - #10	1 - #10	-	PB-60	PB-53	
P3S-130B	2"	3 - #10	1 - #10	-	PB-53	PB-54	
P3S-130C	2"	3 - #10	1 - #10	-	PB-54	PB-55	
P3S-130D	2"	3 - #10	1 - #10	-	PB-55	DISC SW - AUTOMATED MIX LIQUOR GATE OX. DITCH #2	
P3S-130E	1"	3 - #10	1 - #10	-	DISC SW - AUTOMATED MIX LIQUOR GATE OX. DITCH #2	AUTOMATED MIX LIQUOR GATE (06-MTR-130) OX. DITCH #2	
P3S-140	2"	3 - #10	1 - #10	-	EXISTING MCC-P3S	PB-60	
P3S-140A	2"	3 - #10	1 - #10	-	PB-60	PB-53	
P3S-140B	2"	3 - #10	1 - #10	-	PB-53	PB-54	
P3S-140C	2"	3 - #10	1 - #10	-	PB-54	PB-55	
P3S-140D	2"	3 - #10	1 - #10	-	PB-55	DISC SW - AUTOMATED IR GATE OX. DITCH #2	
P3S-140E	1"	3 - #10	1 - #10	-	DISC SW - AUTOMATED IR GATE OX. DITCH #2	AUTOMATED IR GATE (06-MTR-140) OX. DITCH #2	
SBA-010	3" (qty: 2)	2 sets of 3 - 350 kcmil	2 sets of 1 - 4/0	-	SWBD-A	VFD - AERATOR 1A	
SBA-010A	3" (qty: 2)	2 sets of 3 - 350 kcmil	2 sets of 1 - 4/0	-	VFD - AERATOR 1A	DVDT FILTER - AERATOR 1A	
SBA-010B	3" (qty: 2)	2 sets of 3 - 350 kcmil	2 sets of 1 - 4/0	-	DVDT FILTER - AERATOR 1A	POINT OF CONNECTION	
P3S-019A/B	Exist 3" (qty: 2)	2 sets of 3 - 350 kcmil	2 sets of 1 - 4/0	-	POINT OF CONNECTION	PB-18	EXISTING CONDUITS, REPLACE CONDUCTORS
P3S-019A/B	Exist 3" (qty: 2)	2 sets of 3 - 350 kcmil	2 sets of 1 - 4/0	-	PB-18	PB-15	EXISTING CONDUITS, REPLACE CONDUCTORS
P3S-019A/B	Exist 3" (qty: 2)	2 sets of 3 - 350 kcmil	2 sets of 1 - 4/0	-	PB-15	PB-14	EXISTING CONDUITS, REPLACE CONDUCTORS
P3S-019A/B	Exist 3" (qty: 2)	2 sets of 3 - 350 kcmil	2 sets of 1 - 4/0	-	PB-14	AERATOR 1A (##-AER-###)	EXISTING CONDUITS, REPLACE CONDUCTORS
SBA-020	3" (qty: 2)	2 sets of 3 - 350 kcmil	2 sets of 1 - 4/0	-	SWBD-A	VFD - AERATOR 1B	
SBA-020A	3" (qty: 2)	2 sets of 3 - 350 kcmil	2 sets of 1 - 4/0	-	VFD - AERATOR 1B	DVDT FILTER - AERATOR 1B	
SBA-020B	3" (qty: 2)	2 sets of 3 - 350 kcmil	2 sets of 1 - 4/0	-	DVDT FILTER - AERATOR 1B	POINT OF CONNECTION	
P3N-012A/B	Exist 3" (qty: 2)	2 sets of 3 - 350 kcmil	2 sets of 1 - 4/0	-	POINT OF CONNECTION	PB-18	EXISTING CONDUITS, REPLACE CONDUCTORS
P3N-012A/B	Exist 3" (qty: 2)	2 sets of 3 - 350 kcmil	2 sets of 1 - 4/0	-	PB-18	PB-15	EXISTING CONDUITS, REPLACE CONDUCTORS
P3N-012A/B	Exist 3" (qty: 2)	2 sets of 3 - 350 kcmil	2 sets of 1 - 4/0	-	PB-15	AERATOR 1B (##-AER-###)	EXISTING CONDUITS, REPLACE CONDUCTORS
SBA-030	3" (qty: 2)	2 sets of 3 - 350 kcmil	2 sets of 1 - 4/0	-	SWBD-A	VFD - AERATOR 2A	
SBA-030A	3" (qty: 2)	2 sets of 3 - 350 kcmil	2 sets of 1 - 4/0	-	VFD - AERATOR 2A	DVDT FILTER - AERATOR 2A	
SBA-030B	3" (qty: 2)	2 sets of 3 - 350 kcmil	2 sets of 1 - 4/0	-	DVDT FILTER - AERATOR 2A	PB-60	
SBA-030C	3" (qty: 2)	2 sets of 3 - 350 kcmil	2 sets of 1 - 4/0	-	PB-60	PB-53	
SBA-030D	3" (qty: 2)	2 sets of 3 - 350 kcmil	2 sets of 1 - 4/0	-	PB-53	PB-54	
SBA-030E	3" (qty: 2)	2 sets of 3 - 350 kcmil	2 sets of 1 - 4/0	-	PB-54	PB-55	
SBA-030F	3" (qty: 2)	2 sets of 3 - 350 kcmil	2 sets of 1 - 4/0	-	PB-55	PB-56	
SBA-030G	3" (qty: 2)	2 sets of 3 - 350 kcmil	2 sets of 1 - 4/0	-	PB-56	AERATOR 2A (##-AER-###)	
SBA-040	3" (qty: 2)	2 sets of 3 - 350 kcmil	2 sets of 1 - 4/0	-	SWBD-A	VFD - AERATOR 2B	
SBA-040A	3" (qty: 2)	2 sets of 3 - 350 kcmil	2 sets of 1 - 4/0	-	VFD - AERATOR 2B	DVDT FILTER - AERATOR 2B	
SBA-040B	3" (qty: 2)	2 sets of 3 - 350 kcmil	2 sets of 1 - 4/0	-	DVDT FILTER - AERATOR 2B	PB-60	
SBA-040C	3" (qty: 2)	2 sets of 3 - 350 kcmil	2 sets of 1 - 4/0	-	PB-60	PB-53	
SBA-040D	3" (qty: 2)	2 sets of 3 - 350 kcmil	2 sets of 1 - 4/0	-	PB-53	PB-54	
SBA-040E	3" (qty: 2)	2 sets of 3 - 350 kcmil	2 sets of 1 - 4/0	-	PB-54	PB-55	
SBA-040F	3" (qty: 2)	2 sets of 3 - 350 kcmil	2 sets of 1 - 4/0	-	PB-55	AERATOR 2B (##-AER-###)	
SBA-050	TBD	TBD	TBD	-	SWBD-A	ACTIVE HARMONIC FILTER (AHF-2)	TBD BY VFD VENDOR
PC1S-070	1"	3 - #8	1 - #6	-	EXISTING MCC-C1S	PB-57	
PC1S-070A	1"	3 - #8	1 - #6	-	PB-57	PB-58	
PC1S-070B	1"	3 - #8	1 - #6	-	PB-58	MPZ-CHEM	
P2S-080	2"	3 - #10	1 - #10	-	EXISTING MCC-P2S	PB-59	
P2S-080A	2"	3 - #10	1 - #10	-	PB-59	PB-60	
P2S-080B	2"	3 - #10	1 - #10	-	PB-60	DISC SW - AUTOMATED MIX LIQUOR GATE INFLUENT SPLITTER BOX	
P2S-080C	2"	3 - #10	1 - #10	-	DISC SW - AUTOMATED MIX LIQUOR GATE INFLUENT SPLITTER BOX	AUTOMATED MIX LIQUOR GATE INFLUENT SPLITTER BOX (##-MTR-###)	
P2S-090	2"	3 - #10	1 - #10	-	EXISTING MCC-P2S	PB-59	
P2S-090A	2"	3 - #10	1 - #10	-	PB-59	PB-60	
P2S-090B	2"	3 - #10	1 - #10	-	PB-60	DISC SW - AUTOMATED IR GATE INFLUENT SPLITTER BOX	
P2S-090C	2"	3 - #10	1 - #10	-	DISC SW - AUTOMATED IR GATE INFLUENT SPLITTER BOX	AUTOMATED IR GATE INFLUENT SPLITTER BOX (##-MTR-###)	

NO	BY	DATE	REVISIONS	DATE	APP.

THESE DRAWINGS ARE THE PROPERTY OF P.A.C.E. AND SHALL NOT BE REPRODUCED IN ANY MANNER NOR BE USED FOR CONSTRUCTION UNLESS STAMPED 'ISSUED FOR CONSTRUCTION'.

PREPARED BY
-
PROJECT ENGINEER
R.E.E NO. --
EXP:

DRAWN NC/BI | SCALE
DESIGNED BI
CHECKED BI | DATE NOV, 2025

1"

TITLE
POWER CONDUIT SCHEDULE II

JOB
HANFORD WWTF UPGRADES
HANFORD CA

OPTERRA ENERGY SERVICES

PACE Advanced Water Engineering
17520 Newhope Street, Suite 200
Fountain Valley, CA 92708
P: (714) 481-7300 | www.pacewater.com

w:\C058\engineering\C058-10\sheet\C058-10-E3.1.dwg Tab: E3.1 - by jose on 12/08/25 at 8:34:48 PM

43% DESIGN - ISSUED FOR REVIEW

SHEET
E3.1
--- OF xx SHEETS

JOB NO. C058

Xref: C058-00 30X24 ELEC.dwg
Dimscale = 24; LTscale = 1; PSltscale = 1; ACAD Ver. = 24.2s (LMS Tech); Yeretain = 1

CONTROL CONDUIT WIRE SCHEDULE

CONDUIT		WIRE		FROM	TO	REMARKS
NO.	SIZE	CONTROL	GROUND			
C3N-XXXX	1"	2 - ETH	-	MCC-P3N	PLC-6-OX	MIXER 2A & MIXER 2B
C3N-XXXX	2"	32 - #14	2 - #12	PLC-6-OX	IPB-53	MIXER 2A & MIXER 2B
C3N-XXXX	2"	32 - #14	2 - #12	IPB-54	IPB-55	MIXER 2A & MIXER 2B
C3N-XXXX	2"	16 - #14	1 - #12	IPB-55	MIXER 2B	TRANSITION TO EXPOSED CONDUITS AND USE J-BOXES AS NEEDED. USE PVC COATED RMC IN CLASSIFIED LOCATIONS
C3N-XXXX	2"	16 - #14	1 - #12	IPB-55	IPB-56	MIXER 2A
C3N-XXXX	2"	16 - #14	1 - #12	IPB-56	MIXER 2A	TRANSITION TO EXPOSED CONDUITS AND USE J-BOXES AS NEEDED. USE PVC COATED RMC IN CLASSIFIED LOCATIONS
C3S-040A	3/4"	2 - #14	-	TEMP SWTICH (TM)	RAS PUMP #4 DS	RAS PUMP #4
C3S-040B	1"	12 - #14	1 - #12	PLC-6	07-LCP-040	RAS PUMP #4
C3S-040C	3/4"	2 - #14	-	07-LCP-040	PSH	RAS PUMP #4
C3S-040D	3/4"	1-ETH	-	MCC-P3S	PLC-6	RAS PUMP #4 VFD
C3S-080A	3/4"	2 - #14	-	TEMP SWTICH (TM)	RAS PUMP #5 DS	RAS PUMP #5
C3S-080B	1"	12 - #14	1 - #12	PLC-6	07-LCP-040	RAS PUMP #5
C3S-080C	3/4"	2 - #14	-	07-LCP-040	PSH	RAS PUMP #5
C3S-080D	3/4"	1-ETH	-	MCC-P3S	PLC-6	RAS PUMP #5 VFD
C3S-090A	3/4"	2 - #14	-	TEMP SWTICH (TM)	SCUM PUMP #3 DS	SCUM PUMP #3
C3S-090B	3/4"	6 - #14	-	LEVEL SWITCHES	06-LCP-090	SCUM PUMP #3
C3S-090C	1"	14 - #14	-	MCC-P3S	06-LCP-090	THRU IPB-53
C3S-090D	1"	10 - #14	-	MCC-P3S	PLC-6	SCUM PUMP #3
C3S-100A	3/4"	2 - #14	-	TEMP SWTICH (TM)	SCUM PUMP #4 DS	SCUM PUMP #4
C3S-100B	3/4"	6 - #14	-	LEVEL SWITCHES	06-LCP-090	SCUM PUMP #4
C3S-100C	1"	14 - #14	-	MCC-P3S	06-LCP-090	THRU IPB-53
C3S-100D	1"	10 - #14	-	MCC-P3S	PLC-6	SCUM PUMP #4
C3S-110A	3/4"	2 - #14	-	TEMP SWTICH (TM)	SLUDGE COLLECTOR DRIVE #3 DS	SLUDGE COLLECTOR DRIVE #3 THRU IPB-53
C3S-110B	3/4"	2 - #14	-	TORQUE (XSHA)	06-LCP-110	SLUDGE COLLECTOR DRIVE #3 THRU IPB-53
C3S-110C	3/4"	2 - #14	-	TORQUE (XSHB)	06-LCP-110	SLUDGE COLLECTOR DRIVE #3 THRU IPB-53
C3S-110D	3/4"	2 - #14	-	SHEAR PIN (XSHH)	06-LCP-110	SLUDGE COLLECTOR DRIVE #3 THRU IPB-53
C3S-110E	3/4"	2 - #14	-	ZC	06-LCP-110	SLUDGE COLLECTOR DRIVE #3 THRU IPB-53
C3S-110F	3/4"	14 - #14	-	MCC-P3S	06-LCP-110	SLUDGE COLLECTOR DRIVE #3 THRU IPB-53
C3S-110G	3/4"	10 - #14	-	MCC-P3S	PLC-6	SLUDGE COLLECTOR DRIVE #3
C3S-120A	3/4"	2 - #14	-	TEMP SWTICH (TM)	SLUDGE COLLECTOR DRIVE #3 DS	SLUDGE COLLECTOR DRIVE #4 THRU IPB-53
C3S-120B	3/4"	2 - #14	-	TORQUE (XSHA)	06-LCP-110	SLUDGE COLLECTOR DRIVE #4 THRU IPB-53
C3S-120C	3/4"	2 - #14	-	TORQUE (XSHB)	06-LCP-110	SLUDGE COLLECTOR DRIVE #4 THRU IPB-53
C3S-120D	3/4"	2 - #14	-	SHEAR PIN (XSHH)	06-LCP-110	SLUDGE COLLECTOR DRIVE #4 THRU IPB-53
C3S-120E	3/4"	2 - #14	-	ZC	06-LCP-110	SLUDGE COLLECTOR DRIVE #4 THRU IPB-53
C3S-120F	3/4"	14 - #14	-	MCC-P3S	06-LCP-110	SLUDGE COLLECTOR DRIVE #4 THRU IPB-53
C3S-120G	3/4"	10 - #14	-	MCC-P3S	PLC-6	SLUDGE COLLECTOR DRIVE #4
C3S-130A	1"	8 - #14	-	MCC-P3S	IPB-53	AUTOMATED MIXED LIQUOR 06-LCP-130 OX. DITCH #2
C3S-130B	1"	8 - #14	-	IPB-53	IPB-54	AUTOMATED MIXED LIQUOR 06-LCP-130 OX. DITCH #2
C3S-130C	1"	8 - #14	-	IPB-54	IPB-55	AUTOMATED MIXED LIQUOR 06-LCP-130 OX. DITCH #2
C3S-130D	1"	8 - #14	-	IPB-55	06-LCP-130	AUTOMATED MIXED LIQUOR 06-LCP-130 OX. DITCH #2
C3S-130E	1"	10 - #14	-	MCC-P3S	PLC-6	AUTOMATED MIXED LIQUOR 06-LCP-130 OX. DITCH #2
C3S-140A	1"	8 - #14	-	MCC-P3S	IPB-53	AUTOMATED IR GATE 06-LCP-140 OX DITCH #2
C3S-140B	1"	8 - #14	-	IPB-53	IPB-54	AUTOMATED IR GATE 06-LCP-140 OX DITCH #2
C3S-140C	1"	8 - #14	-	IPB-54	IPB-55	AUTOMATED IR GATE 06-LCP-140 OX DITCH #2
C3S-140D	1"	8 - #14	-	IPB-55	06-LCP-140	AUTOMATED IR GATE 06-LCP-140 OX DITCH #2
C3S-140E	1"	10 - #14	-	MCC-P3S	PLC-6	AUTOMATED IR GATE 06-LCP-140 OX DITCH #2
S3N-150	2"	16 - #12	-	PLC-6-OX	JB-150	EXISTING CONDUITS/NEW CONDUCTORS
S3N-150A	1"	2 - #12	-	JB-150	AERATOR #1A TEMP SWITCH (TM)	EXISTING CONDUITS/NEW CONDUCTORS

NO	BY	DATE	REVISIONS	DATE	APP.
1					
2					
3					
4					
5					

THESE DRAWINGS ARE THE PROPERTY OF P.A.C.E. AND SHALL NOT BE REPRODUCED IN ANY MANNER NOR BE USED FOR CONSTRUCTION UNLESS STAMPED 'ISSUED FOR CONSTRUCTION'.

PREPARED BY
-
PROJECT ENGINEER
R.E.E NO. --
EXP.

DRAWN NC/BI | SCALE
DESIGNED BI
CHECKED BI | DATE NOV, 2025

TITLE
1"
CONTROL CONDUIT SCHEDULE I

JOB
HANFORD WWTF UPGRADES
HANFORD CA

OPTERRA ENERGY SERVICES

PACE Advanced Water Engineering
17520 Newhope Street, Suite 200
Fountain Valley, CA 92708
P: (714) 481-7300 | www.pacewater.com

w:\C058\engineering\C058-19\sheets\C058-19-E3.2.dwg - Tab: E3.2 - by jpan on 12/08/25 at 6:33:10 PM

SHEET
E3.2
--- OF xx SHEETS

JOB NO. C058

43% DESIGN - ISSUED FOR REVIEW

Xrefs: C058-00 3BK24 ELEC.dwg
Dimscale = 24, LTscale = 1, PSltscale = 1, ACAD Ver. = 24.2s (LMS Tech), Variation = 1

CONTROL CONDUIT WIRE SCHEDULE						
CONDUIT		WIRE		FROM	TO	REMARKS
NO.	SIZE	CONTROL	GROUND			
S3N-150B	1"	2 - #12	1 - #12	JB-150	AERATOR #1A MOTOR HEATER	EXISTING CONDUITS/NEW CONDUCTORS
S3N-150C	2"	10 - #12	-	JB-150	AERATOR #1A XX-LCP-XXX	EXISTING CONDUITS/NEW CONDUCTORS
S3N-150D	1"	1 - ETH	-	AERATOR #1A VFD	PLC-6-OX	
S3N-160	2"	16 - #12	-	PLC-6-OX	JB-150	EXISTING CONDUITS/NEW CONDUCTORS
S3N-160A	1"	2 - #12	-	JB-150	AERATOR #1B TEMP SWITCH (TM)	EXISTING CONDUITS/NEW CONDUCTORS
S3N-160B	1"	2 - #12	1 - #12	JB-150	AERATOR #1B MOTOR HEATER	EXISTING CONDUITS/NEW CONDUCTORS
S3N-160C	2"	10 - #12	-	JB-150	AERATOR #1B XX-LCP-XXX	EXISTING CONDUITS/NEW CONDUCTORS
S3N-160D	1"	1 - ETH	-	AERATOR #1B VFD	PLC-6-OX	
S3N-170	2"	16 - #12	-	PLC-6-OX	JB-150	J-BOX INSIDE ELECTRICAL ROOM
S3N-170A	1"	2 - #12	-	JB-150	AERATOR #1A TEMP SWITCH (TM)	THRU IPB-53 - IPB-56
S3N-170B	1"	2 - #12	1 - #12	JB-150	AERATOR #1A MOTOR HEATER	THRU IPB-53 - IPB-56
S3N-170C	2"	10 - #12	-	JB-150	AERATOR #1A XX-LCP-XXX	THRU IPB-53 - IPB-56
S3N-170D	1"	1 - ETH	-	AERATOR #1A VFD	PLC-6-OX	
S3N-180	2"	16 - #12	-	PLC-6-OX	JB-150	J-BOX INSIDE ELECTRICAL ROOM
S3N-180A	1"	2 - #12	-	JB-150	AERATOR #1B TEMP SWITCH (TM)	THRU IPB-53 - IPB-55
S3N-180B	1"	2 - #12	1 - #12	JB-150	AERATOR #1B MOTOR HEATER	THRU IPB-53 - IPB-55
S3N-180C	2"	10 - #12	-	JB-150	AERATOR #1B XX-LCP-XXX	THRU IPB-53 - IPB-55
S3N-180D	1"	1 - ETH	-	AERATOR #1B VFD	PLC-6-OX	
C3N-080	1"	8 - #14	-	MCC-P3N	IPB-53	AUTOMATED MIXED LIQUOR ##-LCP-### OX. DITCH #1
C3N-080A	1"	8 - #14	-	IPB-53	IPB-54	AUTOMATED MIXED LIQUOR ##-LCP-### OX. DITCH #1
C3N-080B	1"	8 - #14	-	IPB-54	IPB-55	AUTOMATED MIXED LIQUOR ##-LCP-### OX. DITCH #1
C3N-080C	1"	8 - #14	-	IPB-55	##-LCP-###	AUTOMATED MIXED LIQUOR ##-LCP-### OX. DITCH #1
C3N-080D	1"	10 - #14	-	MCC-P3S	PLC-6	AUTOMATED MIXED LIQUOR ##-LCP-### OX. DITCH #1
C3N-090	1"	8 - #14	-	MCC-P3N	IPB-53	AUTOMATED IR GATE ##-LCP-### OX DITCH #1
C3N-090A	1"	8 - #14	-	IPB-53	IPB-54	AUTOMATED IR GATE ##-LCP-### OX DITCH #1
C3N-090B	1"	8 - #14	-	IPB-54	IPB-55	AUTOMATED IR GATE ##-LCP-### OX DITCH #1
C3N-090C	1"	8 - #14	-	IPB-55	##-LCP-###	AUTOMATED IR GATE ##-LCP-### OX DITCH #1
C3N-090D	1"	10 - #14	-	MCC-P3S	PLC-6	AUTOMATED IR GATE ##-LCP-### OX DITCH #1
C2S-080	1"	8 - #14	-	MCC-C2S	IPB-59	AUTOMATED MIXED LIQUOR ##-LCP-### INFLUENT SPLITTER BOX
C3N-080A	1"	8 - #14	-	IPB-59	IPB-60	AUTOMATED MIXED LIQUOR ##-LCP-### INFLUENT SPLITTER BOX
C3N-080B	1"	8 - #14	-	IPB-60	##-LCP-###	AUTOMATED MIXED LIQUOR ##-LCP-### INFLUENT SPLITTER BOX
C3N-080C	1"	10 - #14	-	MCC-P3S	PLC-5	AUTOMATED MIXED LIQUOR ##-LCP-### INFLUENT SPLITTER BOX
C3N-090	1"	8 - #14	-	MCC-C2S	IPB-59	AUTOMATED IR GATE ##-LCP-### INFLUENT SPLITTER BOX
C3N-090A	1"	8 - #14	-	IPB-59	IPB-60	AUTOMATED IR GATE ##-LCP-### INFLUENT SPLITTER BOX
C3N-090B	1"	8 - #14	-	IPB-60	##-LCP-###	AUTOMATED IR GATE ##-LCP-### INFLUENT SPLITTER BOX
C3N-090C	1"	10 - #14	-	MCC-P3S	PLC-5	AUTOMATED IR GATE ##-LCP-### INFLUENT SPLITTER BOX
CXXX	1"	FIBER	-	PLC-7 (IN CHLORINE BUILDING)	PLC-7-RIO (CHEM STRUCTURE)	THRU IPB-57 - IPB-58

THESE DRAWINGS ARE THE PROPERTY OF P.A.C.E. AND SHALL NOT BE REPRODUCED IN ANY MANNER NOR BE USED FOR CONSTRUCTION UNLESS STAMPED 'ISSUED FOR CONSTRUCTION'.

NO	BY	DATE	REVISIONS	DATE	APP.

PREPARED BY
-
R.E.E. NO. --
EXP:

PROJECT ENGINEER

DRAWN NC/BI
DESIGNED BI
CHECKED BI
SCALE
DATE NOV, 2025

TITLE
1"
CONTROL CONDUIT SCHEDULE II

JOB
HANFORD WWTF UPGRADES
HANFORD CA

OPTERRA ENERGY SERVICES

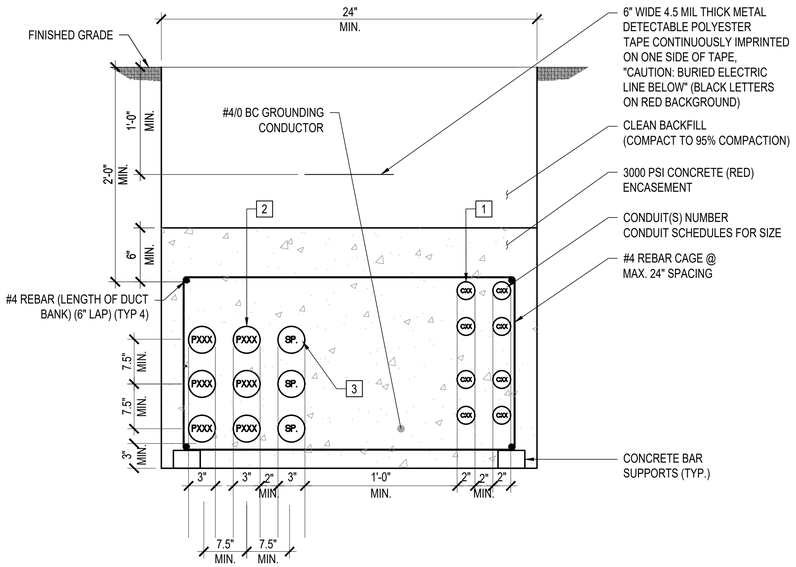
PACE Advanced Water Engineering
17520 Newhope Street, Suite 200
Fountain Valley, CA 92708
P.: (714) 481-7300 | www.pacewater.com

SHEET
E3.3
--- OF xx SHEETS

JOB NO. C058

w:\C058\engineering\C058-10\sheets\C058-10-E3.1.dwg - Tab: E3.3 - by jgee on 10/10/25 at 10:54:28 AM
43% DESIGN - ISSUED FOR REVIEW

Xrefs: C058-00 30X24 ELEC.dwg
Dimscale = 24, LTscale = 1, PSltscale = 1, ACAD Ver. = 24.2s (LMS Tech) \ Viewtain = 1



CALLOUT NOTES:

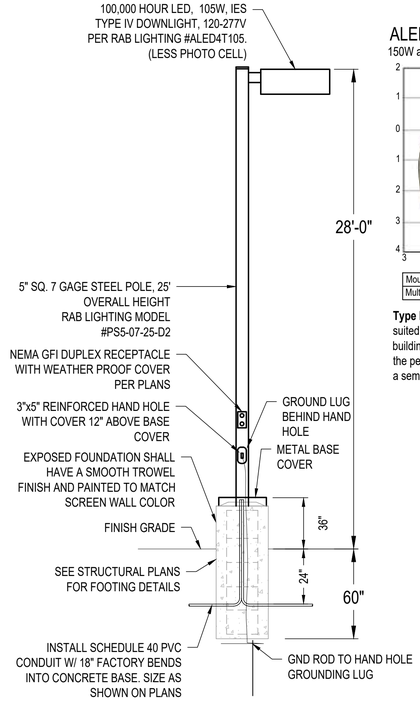
1. CONTROL CONDUITS - SEE ELECTRICAL PLAN FOR QUANTITY AND SIZE
2. POWER CONDUITS - SEE ELECTRICAL PLAN FOR QUANTITY AND SIZE
3. SP. INDICATES SPARE

NOTES:

1. ALL DIMENSIONS ARE MINIMUM. SEE PLANS AND CONDUIT SCHED.
2. BARE COPPER INSTALLED PER NEC 250.52 (A)(3) AND BONDED TO GROUND RING(S) PER GROUNDING PLAN.
3. MAINTAIN 24" MINIMUM CLEARANCE FROM POWER CONDUITS AND GAS/SEWER LINES.
4. MAINTAIN 12" MINIMUM CLEARANCE FROM POWER CONDUITS AND WATER/CONTROL LINES.
5. MAINTAIN 7.5" MINIMUM FROM OTHER POWER CONDUITS, CENTER TO CENTER.
6. INSTALL CONDUIT SUPPORT EVERY 5 FEET MINIMUM.
7. REPLACE SOIL/CONCRETE WITH IN KIND MATERIAL AFTER COMPLETION.
8. TRENCHING SHALL BE DONE IN ACCORDANCE WITH NEC INFORMATIVE ANNEX B.
9. DUCTS SHALL HAVE A MINIMUM SLOPE OF 1/8 INCH PER FOOT TO ALLOW DRAINAGE TO A POINT PROVIDED WITH ACCESS (MANHOLE).

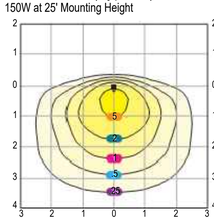
CONDUIT DUCT BANK DETAIL - TYPICAL FOR ALL DUCT BANKS

N.T.S. **A**



POLE MOUNTED FLOOD LIGHT

NTS **B**



Mounting Height	20	22	25	28	30
Multiplier	1.6	1.3	1.0	0.8	0.7

Grid Scale:
Multiples of mounting height, values shown in footcandles

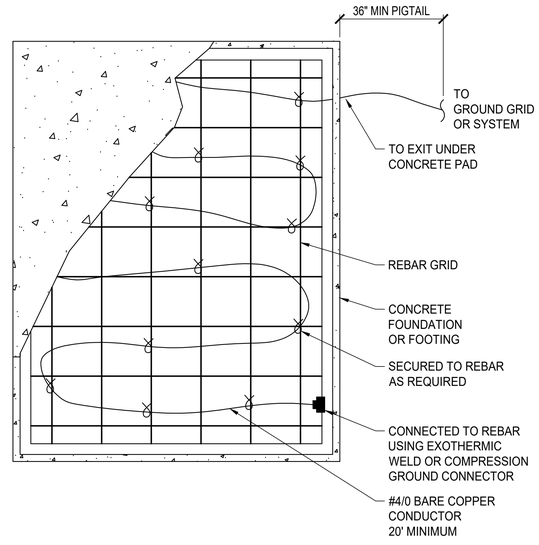
Recessed LED module and optimized reflector provide smooth light distribution with no hot spots and low glare.

RAB lighting design engineers can create a custom lighting layout for your job. For free.

Photometric Report #ITL79617, #ITL79623 and #ITL79629

Type IV: "Forward Throw" is especially suited for mounting on the sides of buildings and walls, and for illuminating the perimeter of parking areas. It produces a semicircular distribution.

NOTE:
1. ALL LIGHT POLES SHALL HAVE AN INLINE FUSE LISTED FOR APPLICATION.
2. 6" SQUARE STEEL POLE SAND BLAST POLE TO A NEAR DARK BRONZE AND TREAT WITH AN IRON PHOSPHATE SOLUTION. APPLY TIGER DRYLAC SERIES 49 POLYESTER POWDER COAT ELECTROSTATICALLY AND CURE TO A MINIMUM 2.5 MIL. THICKNESS, OR APPROVED EQUAL. COLOR TO MATCH LIGHT FIXTURE. CEM TEC POLE OR APPROVED EQUAL. SEE STRUCTURAL PLANS FOR FOOTING DESIGN. POLE SHALL BE DESIGNED TO WITHSTAND 100MPH WIND LOAD WITH EXPOSURE 'C'
3. LED LIGHT SHALL BE DARK SKY APPROVED, FULL CUTOFF AND FULLY SHIELDED.



"UFER" GROUNDING DETAIL

N.T.S. **C**

VFD WIRING DETAIL - TYPICAL FOR VFD MOTOR PUMPS

N.T.S. **D**

NO	BY	DATE	REVISIONS	DATE	APP.

THESE DRAWINGS ARE THE PROPERTY OF P.A.C.E. AND SHALL NOT BE REPRODUCED IN ANY MANNER NOR BE USED FOR CONSTRUCTION UNLESS STAMPED 'ISSUED FOR CONSTRUCTION'.

PREPARED BY: -
PROJECT ENGINEER
R.E.E NO. --
EXP:
DRAWN NC/BI
DESIGNED BI
CHECKED BI
SCALE
DATE NOV, 2025

1"

TITLE: ELECTRICAL DETAILS

JOB: HANFORD WWTF UPGRADES
HANFORD CA

OPTERRA ENERGY SERVICES

PACE
Advanced Water Engineering
17520 Newhope Street, Suite 200
Fountain Valley, CA 92708
P: (714) 481-7300 | www.pacewater.com

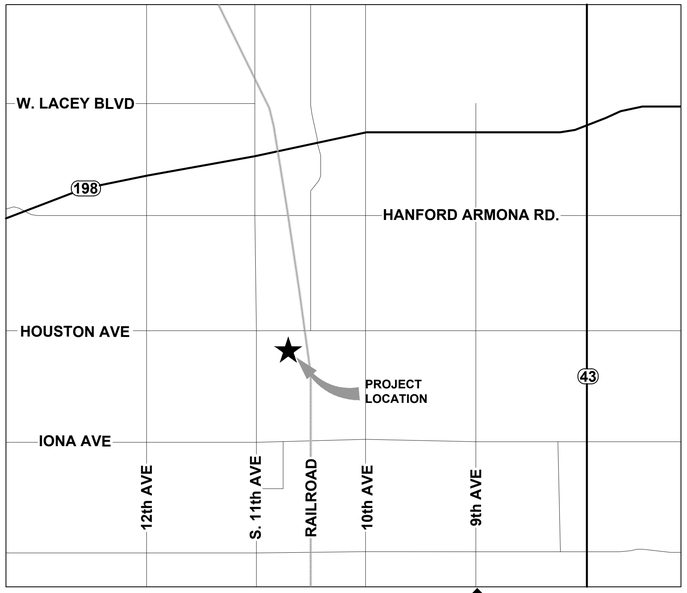
SHEET
E4.0
--- OF xx SHEETS

JOB NO. C058

w:\C058-engineering\C058-10-E4.0.dwg - Tab: E4.0 - by jose on 10/20/23 at 2:48:32 PM
43% DESIGN - ISSUED FOR REVIEW

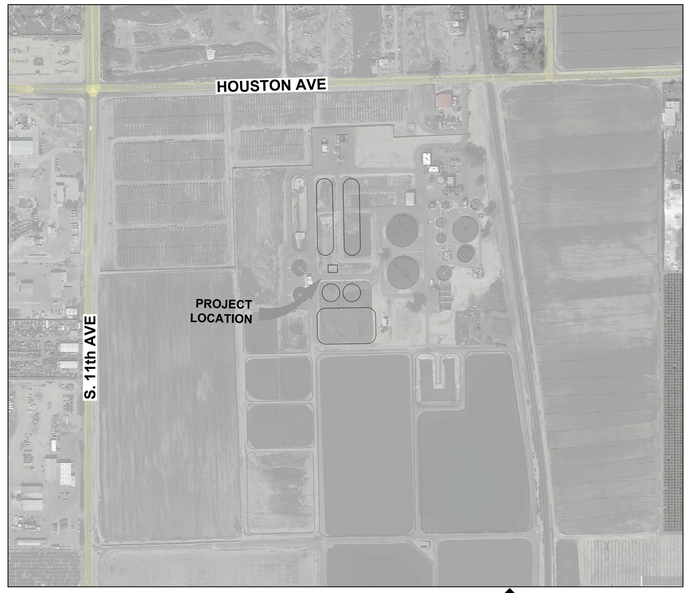
Xrefs: C058_30-30X24 ELEC.dwg
Dimscale = 24, LTscale = 1, PSltscale = 1, ACAD Ver. = 24.2s (LMS Tech) Visretain = 1

CITY OF HANFORD
WASTEWATER TREATMENT PLANT UPGRADES



VICINITY MAP
N.T.S.

NORTH



LOCATION MAP
N.T.S.

NORTH

PROJECT DATA:

ADDRESS: 10555 HOUSTAN AVE
HANFORD, CA. 93230

APPLICABLE CODES: 2019 CBC, CMC, CPC, CFC, CEC
2019 EXISTING BUILDING CODE
2019 ENERGY CODE
2019 CA GREEN BUILDING CODE
2023 NFPA 820

PRINCIPAL OWNER:

CITY OF HANFORD
CIVIC CENTER BUILDING
319 N DOUTY ST
(559) 585-2577
CONTACT: JASON RODRIGUES

BASIS OF BEARING:

THE BASIS OF BEARING FOR THIS PROJECT IS N. XX°XX'XX W., ESTABLISHED BETWEEN EXISTING SURVEY CONTROL POINTS XXX AND XXX, AS SHOWN HEREON, ESTABLISH BY RTK-GPS AND REFERENCED TO THE CALIFORNIA COORDINATE SYSTEM, ZONE X, NAVDXX ELLIPSOID, BEING A GRID BASIS.

BENCHMARK:

CONTROL POINTS				
No.	NORTHING	EASTING	ELEVATION	DESCRIPTION
XX	XXXXXX	XXXXXX	XXXX	XXXX
XX	XXXXXX	XXXXXX	XXXX	XXXX
XX	XXXXXX	XXXXXX	XXXX	XXXX
XX	XXXXXX	XXXXXX	XXXX	XXXX

NOTE: BENCHMARK AND BASIS OF BEARING INFORMATION BASED ON DATA PROVIDED BY MAKAY & SOMPS.

CONSULTANTS:

CIVIL/PROJECT ENGINEER:
PACIFIC ADVANCED CIVIL ENGINEERING (PACE)
17520 NEWHOPE STREET SUITE 200
FOUNTAIN VALLEY CA 92708
(714) 481-7300
CONTACT: ANDREW T. KOMOR, P.E.

STRUCTURAL ENGINEER:
PAUL - KOEHLER CONSULTING STRUCTURAL ENGINEERS
7170 E. McDONALD DRIVE, SUITE 6, SCOTTSDALE, AZ 85253
(480) 922-8854
CONTACT: JACK KOEHLER, P.E.

ARCHITECT:
SQUARE 1 DESIGN GROUP
10451 SAMOA DRIVE, HUNTINGTON BEACH, CA 92646
(562) 900-5862
CONTACT: KHANH DOAN

SURVEY:
MAKAY & SOMPS
5142 FRANKLIN DRIVE
PLEASANTON, CA 94588
(925) 225-0690
CONTACT: LENNY MARTINEZ

OPTERRA ENERGY SERVICES

NO	BY	DATE	REVISIONS	DATE	APP.
1					
2					
3					
4					
5					

THESE DRAWINGS ARE THE PROPERTY OF P.A.C.E. AND SHALL NOT BE REPRODUCED IN ANY MANNER NOR USED FOR CONSTRUCTION UNLESS STAMPED "ISSUED FOR CONSTRUCTION".

PREPARED BY: ANDY KOMOR
REGISTERED PROFESSIONAL ENGINEER NO: CXXXXX
EXPIRATION DATE: XX/XX/XX
DRAWN BY: T.G
SCALE: AS SHOWN
DESIGN BY: A.T.K
CHECKED BY: A.T.K
DATE: NOV 2025

SHEET TITLE: TITLE SHEET

OWNER: CITY OF HANFORD

PROJECT: HANFORD WASTEWATER TREATMENT FACILITY UPGRADES
KINGS COUNTY CALIFORNIA

PREPARED BY:
PACE Advanced Water Engineering
17520 Newhope Street, Suite 200 | Fountain Valley, CA 92708
P: (714) 481-7300 | www.pacewater.com

SHEET
G0.0

PACE JOB NO. C058-10

w:\C058\engineering\C058-10\sheet\C058-10-G1.0 TITLE SHEET.dwg - Tab: G0.0 - by rmills on 11/24/25 at 4:25:43 PM

42% PLANS - ISSUED FOR REVIEW

Xrefs: C058-00 30X24.dwg
Dimscale = 1; LTscale = 1; PSltscale = 1; ACAD Ver. = 24.2s (LMS Tech); Visretain = 1

DRAWING INDEX

Sheet Number	Sheet Title
GENERAL	
G0.0	TITLE SHEET
G0.1	SHEET INDEX
G0.2	GENERAL NOTES & ABBREVIATIONS
G1.0	EQUIPMENT LIST I
G2.0	CONSTRUCTION NOTES
G3.0	DESIGN CRITERIA I
G4.0	HYDRAULIC PROFILE I
G4.1	HYDRAULIC PROFILE II
G5.0	PROCESS FLOW DIAGRAM
G6.0	COATING SPECIFICATION
G7.0	PIPE SCHEDULE
CIVIL	
C0.0	EXISTING WWTF SITE PLAN
C0.1	GENERAL WWTF SITE PLAN
C1.0	OVERALL SITE & HORIZONTAL CONTROL PLAN
C2.0	YARD PIPING PLAN
C3.0	SOUTH GRADING PLAN & SECTION
C3.1	NORTH GRADING PLAN & SECTION
C3.2	GRADING SECTIONS
C4.0	GEOTECH BORING SITE PLAN
C4.1	GEOTECH BORING RESULTS I
C4.2	GEOTECH BORING RESULTS II
C10.0	CIVIL DETAILS I
C10.1	CIVIL DETAILS II
C10.2	CIVIL DETAILS III
C10.3	CIVIL DETAILS IV
MECHANICAL	
M0.0	INFLUENT SPLITTER BOX NO. 1 AS-BUILTS
M0.1	INFLUENT SPLITTER BOX I PLAN AND SECTIONS
M0.2	INFLUENT SPLITTER BOX II PLAN
M0.3	INFLUENT SPLITTER BOX II SECTIONS
M1.0	OX DITCH NO. 1 PLAN AND SECTIONS I
M1.1	OX DITCH NO. 1 PLAN AND SECTIONS II
M1.2	OX DITCH NO. 2 PLAN AND SECTIONS I
M1.3	OX DITCH NO. 2 PLAN AND SECTIONS II
M2.0	MLSS SPLITTER BOX
M3.0	SECONDARY CLARIFIER NO. 3 & NO. 4 PLAN
M3.1	SECONDARY CLARIFIER NO. 3 & NO. 4 SECTIONS
M3.2	RAS PUMP STATION PLAN
M3.3	RAS PUMP STATION SECTION I
M3.4	RAS PUMP STATION SECTIONS II
M3.5	RAS SPLITTER BOX PLAN AND SECTIONS
M4.0	CHEMICAL STORAGE PLAN AND SECTIONS
M4.1	CHEMICAL STORAGE SECTIONS I
M4.2	CCB SAMPLE RELOCATION PLAN
M10.0	MECHANICAL DETAILS I
M10.1	MECHANICAL DETAILS II
M10.2	MECHANICAL DETAILS III
M10.3	MECHANICAL DETAILS IV
M10.4	MECHANICAL DETAILS V
M10.5	MECHANICAL DETAILS VI
M10.6	MECHANICAL DETAILS VII
M10.7	MECHANICAL DETAILS VIII
STRUCTURAL	
S0.10	GENERAL NOTES I
S0.11	GENERAL NOTES II
S0.12	GENERAL NOTES III
S0.13	SYMBOLS & ABBREVIATIONS
S0.14	SPECIAL INSPECTIONS I
S0.15	SPECIAL INSPECTIONS II
S0.16	SPECIAL INSPECTIONS III
S0.17	SPECIAL INSPECTIONS IV
S0.18	SPECIAL INSPECTIONS V
S0.20	CONCRETE TYPICAL DETAILS I
S0.21	CONCRETE TYPICAL DETAILS II
S0.22	CONCRETE TYPICAL DETAILS III
S0.23	CONCRETE TYPICAL DETAILS IV
S0.30	MASONRY TYPICAL DETAILS
S0.31	MASONRY TYPICAL DETAILS
S0.32	STEEL TYPICAL DETAILS
S1.0	OX DITCH OVERALL PLAN
S1.1	OX DITCH PLAN AND SECTION - SOUTH
S1.2	OX DITCH PLAN AND SECTION - NORTH
S1.3	OX DITCH SECTIONS I
S1.4	OX DITCH SECTIONS II
S3.0	CLARIFIER PLAN
S3.1	CLARIFIER SECTIONS I
S4.1	CHEMICAL STORAGE BUILDING PLANS
ELECTRICAL	
E0.0	ELECTRICAL GENERAL NOTES
E0.1	LEGEND & ABBREVIATIONS
E1.0	SWGR-3 SINGLE LINE DIAGRAM
E1.1D	MCC-P3N SINGLE LINE DIAGRAM - DEMO
E1.1	MCC-P3N SINGLE LINE DIAGRAM - PROPOSED
E1.2D	MCC-P3S SINGLE LINE DIAGRAM - DEMO
E1.2	MCC-P3S SINGLE LINE DIAGRAM I - PROPOSED
E1.3	MCC-P3S SINGLE LINE DIAGRAM II - PROPOSED
E1.4	SWBD-A SINGLE LINE DIAGRAM
E1.5	MCC-P2S SINGLE LINE DIAGRAM
E1.7	LOAD SUMMARIES
E2.0	OVERALL ELECTRICAL POWER SITE PLAN
E2.1	OVERALL ELECTRICAL CONTROL SITE PLAN
E2.2	BUILDING NO. 3 ELECTRICAL PLAN
E2.3	OXIDATION DITCH LIGHTING PLAN
E2.4	CHEMICAL STRUCTURE LIGHTING PLAN
E3.0	POWER CONDUIT SCHEDULE I
E3.1	POWER CONDUIT SCHEDULE II
E3.2	CONTROL CONDUIT SCHEDULE I
E3.3	
E4.0	ELECTRICAL DETAILS
INSTRUMENTATION	
I0.0	SYMBOLS & ABBREVIATIONS
I0.1	EXISTING NETWORK DIAGRAM
I0.2	WWTP EXPANSION NETWORK DIAGRAM
I1.0	INFLUENT SPLITTER BOX
I1.1	OX DITCH NO. I
I1.2	OX DITCH NO. II
I1.3	OX DITCH NO. III
I2.0	MLSS SPLITTER BOX
I2.1	SECONDARY CLARIFIER NO. I
I2.2	SECONDARY CLARIFIER NO. II
I2.3	SECONDARY CLARIFIER NO. III
I2.4	SECONDARY CLARIFIER NO. IV
I3.0	CHLORINE CONTACT BASIN
I3.1	CHEMICAL STORAGE
I3.2	CHEMICAL DOSING
I4.0	RAS PUMPS NO. I, II, & III
I4.1	RAS PUMPS NO. IV & V
I4.2	RAS SPLITTER BOX

NO	BY	DATE	REVISIONS	DATE	APP.
1					
2					
3					
4					
5					

THESE DRAWINGS ARE THE PROPERTY OF P.A.C.E. AND SHALL NOT BE REPRODUCED IN ANY MANNER NOR USED FOR CONSTRUCTION UNLESS STAMPED "ISSUED FOR CONSTRUCTION".

PREPARED BY: *ANDY KOMOR*
REGISTERED PROFESSIONAL ENGINEER NO: *CXXXXX*
EXPIRATION DATE: *XX/XX/XXX*
DRAWN BY: *T.G*
DESIGN BY: *A.T.K*
CHECKED BY: *A.T.K*
SCALE: *AS SHOWN*
DATE: *NOV 2025*

1"

SHEET TITLE:

SHEET INDEX

OWNER: CITY OF HANFORD

PROJECT: HANFORD WASTEWATER TREATMENT FACILITY UPGRADES

KINGS COUNTY CALIFORNIA

PREPARED BY:
PACE
Advanced Water Engineering
17520 Newhope Street, Suite 200 | Fountain Valley, CA 92708
P.: (714) 481-7300 | www.pacewater.com

SHEET
G0.1

PACE JOB NO. C058-10

W:\C058engineering\C058-10\sheets\C058-10-G0.1 TITLE SHEET.dwg - Tab: G0.1 - by jsso on 12/10/25 at 10:52:40 AM
43% PLANS - ISSUED FOR REVIEW

Xrefs: C058-00 33K024.dwg
Dimscale = 1; LTscale = 1; PSltscale = 1; ACAD Ver. = 24.2s (LMS Tech); Visretain = 1

CONSTRUCTION NOTES

1. CONTRACTOR SHALL PROVIDE ALL NECESSARY FITTINGS AND PIPE APPURTENANCES REQUIRED FOR PROPER INSTALLATION AND SHALL ACCOUNT FOR ADEQUATE LAY LENGTH. THIS INCLUDES PROVIDING THE NECESSARY FLANGE ADAPTERS NEEDED FOR PROPER CONNECTION.

2. ALL DUCTILE IRON PIPE SHALL BE CLASS 350. ALL PIPE AND PIPE APPURTENANCES SHALL BE CEMENT MORTAR LINED AND COAL TAR EPOXY COATED. ALL UNDERGROUND DUCTILE IRON PIPING SHALL BE POLYETHYLENE WRAPPED. ALL BOLTS AND NUT FASTENERS SHALL BE 316 SST REGARDLESS OF LOCATION U.N.O.

3. CONTRACTOR SHALL INSTALL ALL IRON PIPE AND FITTINGS PER APPLICABLE AWWA REQUIREMENTS.

4. ALL DAMAGED LINER AND COATING SHALL BE REPAIRED IN THE FIELD.

5. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL EXPOSE THE EXISTING PIPE LINES AT THE PROPOSED CONNECTION POINTS AND VERIFY HORIZONTAL LOCATION, ELEVATION, MATERIAL OF CONSTRUCTION, AND SIZE. DIMENSIONS OF STRUCTURES, PIPING, AND COMPONENTS ARE APPROXIMATE. CONTRACTOR TO FIELD VERIFY PRIOR TO CONSTRUCTION.

6. CONTRACTOR TO PROVIDE AND INSTALL PIPE SUPPORTS PER MANUFACTURER'S REQUIREMENTS AND SPECIFICATIONS. ALL DRY AREA PIPE SUPPORTS SHALL BE GALVANIZED STEEL U.N.O.

7. ALL PROCESS PIPES SHALL BE COLOR COATED PER THE SPECIFICATIONS BELOW WITH THE EXCEPTION OF STAINLESS STEEL PIPES. ALL ABOVE GROUND PIPES SHALL ALSO BE OUTFITTED WITH A FLOW DIRECTION ARROW AND COLOR CODED LABELS.

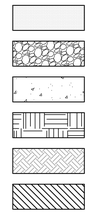
8. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR REVIEW AND APPROVAL FOR EACH EQUIPMENT ITEM PRIOR TO INSTALLATION. INSTALLATION DETAILS FOR ALL EQUIPMENT ITEMS SHALL BE PER RESPECTIVE EQUIPMENT MANUFACTURER'S SHOP DRAWINGS AND RECOMMENDED INSTALLATION REQUIREMENTS.

9. GROOVE FITTINGS MAY BE USED IN LIEU OF FLANGE FITTINGS FOR ALL ABOVE GROUND D.I. PIPING.

10. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TEMPORARY PIPING AND EQUIPMENT NEEDED FOR PROCESS ISOLATION, BYPASS, AND TRANSITION.

11. ALL YARD PIPING SHALL BE SURVEYED AT ALL FITTINGS PRIOR TO BACKFILL.

LEGEND



ASPHALT

DECOMPOSED GRAVEL FILL

CONCRETE

BACKFILL

ENGINEERED BACKFILL

DEMO

EXISTING 1' CONTOUR

CONSTRUCTION NOTES INCL. FITTINGS, VALVES & MISC. EQUIPMENT (SEE THE SAME SHT.)

THRUST BLOCK

ABBREVIATIONS

AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
A/C	AIR CONDITIONER
ADF	AVERAGE DAY FLOW
APPROX	APPROXIMATELY
ARCH	ARCHITECTURAL
ARV	AIR RELEASE VALVE
AUTO	AUTOMATIC
AUX	AUXILIARY
AV	AIR VACUUM VALVE
AWS	ALARM WATER SURFACE
BO	BLOWOFF
BC	BEGINNING OF CURVE
BF	BLIND FLANGE
BLDG	BUILDING
BM	BEAM, BENCHMARK
BOS	BOTTOM OF SURFACE
BEG	BEGIN
BTM	BOTTOM
BVC	BEGIN VERTICAL CURVE
CATV	CABLE TELEVISION
CFH	CUBIC FOOT PER HOUR
CFM	CUBIC FOOT PER MINUTE
CFS	CUBIC FOOT PER SECOND
CH	CHUCK
CMU	CONCRETE MASONRY UNIT
CO	CLEANOUT
COTG	CLEANOUT TO GRADE
CONST	CONSTRUCTION
CPLG	COUPLING
CPVC	CHLORINATED POLYVINYL CHLORIDE
CTR	CENTER
CV	CHECK VALVE
CW	COLD WATER
CYL	CYLINDER
D	DRAIN
DAF	DISSOLVED AIR FLOATATION
DI	DROP INLET
DIA	DIAMETER
DIP	DUCTILE IRON PIPE
DO	DISSOLVED OXYGEN
DTL	DETAILS
DWG	DRAWING
E	ELECTRICAL
EA	EACH
EC	END OF CURVE
ECC	ECCENTRIC
EF	EACH FACE
EFF	EFFLUENT
EL	ELEVATION
EP	EDGE OF PAVEMENT
EQUIP	EQUIPMENT
EW	EACH WAY
EXH	EXHAUST
EX	EXISTING
FC	FLEXIBLE COUPLING
FD	FLOOR DRAIN
INF	INFLUENT
IRR	IRRIGATION
INV	INVERT
JB	JUNCTION BOX
LBS	POUNDS
LBS/D	POUNDS PER DAY
LF	LINEAR FEET
LP	LOW PRESSURE
LWL	LOW WATER LEVEL
LWS	LOW WATER SURFACE
MAX	MAXIMUM
MCC	MOTOR CONTROL CENTER
MECH	MECHANICAL
MFR	MANUFACTURER
MGD	MILLION GALLONS PER DAY
MG/L	MILLIGRAMS PER LITER
MH	MANHOLE OR MAINTENANCE HOLE
MIN	MINIMUM, MINUTE
MISC	MISCELLANEOUS
MJ	MECHANICAL JOINT
MMADF	MAX MONTH AVERAGE DAY FLOW
N	NORTHING
N/C	NORMALLY CLOSED
N/O	NORMALLY OPEN
NTS	NOT TO SCALE
NWL	NORMAL WATER LEVEL
NPSH	NET POSITIVE SECTION HEAD
OC	ON CENTER
OD	OUTSIDE DIAMETER
PG	PRESSURE GAUGE
PI	POINT OF INTERSECTION
PO	PUSH ON
PP	POWER POLE, PIPE PENETRATION
PRFV	PRESSURE RELIEF VALVE
PRC	POINT OF REVERSE CURVE
PRV	PRESSURE REGULATING (REDUCING) VALVE
PS	PRESSURE SWITCH, PIPE SUPPORT
PSI	POUNDS PER SQUARE INCH
PV	PLUG VALVE
PVC	POLYVINYL CHLORIDE
PVMT	PAVEMENT
PW	POTABLE WATER
R	RADIUS
RAS	RETURN ACTIVATED SLUDGE
RED	REDUCER
REQ'D	REQUIRED
RPM	REVOLUTIONS PER MINUTE
RQMT	REQUIREMENT
R&R	REMOVE AND RELOCATE (REINSTALL)
R&S	REMOVE AND SAVE (SALVAGE)
R/W	RIGHT OF WAY
R&W	REMOVE AND WASTE
RW	RECLAIMED WATER
S	SLOPE
SS	SANITARY SEWER
SSMH	SANITARY SEWER MANHOLE
SCH	SCHEDULE

OPTERRA ENERGY SERVICES

NO	BY	DATE	REVISIONS	DATE	APP.
A					
B					
C					
D					
E					

THESE DRAWINGS ARE THE PROPERTY OF P.A.C.E. AND SHALL NOT BE REPRODUCED IN ANY MANNER NOR USED FOR CONSTRUCTION UNLESS STAMPED "ISSUED FOR CONSTRUCTION".

PREPARED BY: ANDY KOMOR
REGISTERED PROFESSIONAL ENGINEER NO: CXXXXX
EXPIRATION DATE: XX/XX/XXX
DRAWN BY: T.G
SCALE: AS SHOWN
DESIGN BY: A.T.K
CHECKED BY: A.T.K
DATE: NOV 2025

1"

SHEET TITLE: **GENERAL NOTES & ABBREVIATIONS**

OWNER: CITY OF HANFORD

PROJECT: HANFORD WASTEWATER TREATMENT FACILITY UPGRADES
KINGS COUNTY CALIFORNIA

PREPARED BY:
PACE Advanced Water Engineering
17520 Newhope Street, Suite 200 | Fountain Valley, CA 92708
P: (714) 481-7300 | www.pacewater.com

SHEET G0.2

PACE JOB NO. C058-10

w:\C058\engineering\C058-10\sheet\C058-10-G1 0 TITLE SHEET.dwg - Tab: G0.2 - by rmills on 11/24/25 at 4:25:48 PM

42% PLANS - ISSUED FOR REVIEW

Xrefs: C058-A00 36X24.dwg
Dimscale = 1, LTscale = 1, PSltscale = 1, ACAD Ver. = 24.2s (LMS Tech), Vpestain = 1

DESCRIPTION	UNIT	OXIDATION DITCH #1	OXIDATION DITCH #2	COMBINED
FLOW				
Split		43%	57%	100%
AVERAGE MONTH DAILY FLOW (AMDF)	MGD	3.4	4.6	8.0
MAXIMUM MONTH DAILY FLOW (MMDF)	MGD	3.8	5.0	8.8
FIVE DAY BIOCHEMICAL OXYGEN DEMAND (BOD)				
BOD5 CONCENTRATION @ AMDF	MG/L	413	413	413
BOD5 CONCENTRATION @ MMDF	MG/L	350	350	350
BOD5 LOADING @ AMDF	LBS/D	11,800	15,700	27,600
BOD5 LOADING @ MMDF	LBS/D	11,000	14,600	25,700
TOTAL SUSPENDED SOLIDS (TSS)				
TSS CONCENTRATION	MG/L	300	300	300
TSS LOADING @ AMDF	LBS/D	8,600	11,400	20,000
TSS LOADING @ MMDF	LBS/D	9,500	12,600	22,000
TOTAL KJEDAHL NITROGEN (TKN)				
TKN CONCENTRATION @ AMDF	MG/L	68	68	68
TKN CONCENTRATION @ MMDF	MG/L	42	42	42
NH3 CONCENTRATION @ AMDF	MG/L	57	57	57
NH3 CONCENTRATION @ MMDF	MG/L	35	35	35
TKN LOADING @ AMDF	LBS/D	2,000	2,600	4,500
TKN LOADING @ MMDF	LBS/D	1,300	1,800	3,100
NH3 CONCENTRATION @ AMDF	LBS/D	1,000	1,300	2,300
NH3 CONCENTRATION @ MMDF	LBS/D	1,100	1,500	2,600
TOTAL DISOLVED SOLIDS (TDS)				
TDS CONCENTRATION	MG/L	+/- 1000		
TREATMENT OBJECTIVES				
BOD5 (MONTHLY AVG.)	MG/L	< 40		
TSS	MG/L	< 40		
TOTAL NITROGEN (FLOW-WEIGHTED MONTHLY AVG.)	MG/L	< 10		
pH	-	6.5-9.0		

DESCRIPTION	UNIT	OXDATION DITCH #1	UPGRADED OXIDATION DITCH #1	PROPOSED OXIDATION DITCH #2	COMBINED
OXIDATION DITCH BIOLOGICAL REACTOR					
NUMBER OF DITCHES	QTY	1	1	1	2
MIXED LIQUOR SUSPENDED SOLIDS (MLSS) CONC.	MG/L	4000	4000	4000	4000
LENGTH	FT	440	440	409	849
WIDTH	FT	91	91	68	159
MAXIMUM LIQUID DEPTH	FT	15	15	19	
RADIUS OF HALF CIRCLE (HC)	FT	45	45	28	
LENGTH WITHOUT HC	FT	350	350	350	700
AREA OF THE DITCH	SF	46,534	46,534	30,275	76809
WALL TYPE	SLOPE	45	45	90	
HALF RADIUS OF SEGMENTED CONE TOP (R)	FT	45	45	N/A	
HALF RADIUS OF SEGMENTED CONE BOTTOM (r)	FT	28	28	N/A	
CENTERLINE WALL VOLUME	CF	5,327	5,327	6,747	12,074
ANOXIC WALL VOLUME	CF	2,610	2,610	2,610	5,220
CROSS SECTION AREA (HALF OF DITCH)	SF	514	514	646	
VOLUME OF MIDDLE CHANNEL (WITHOUT HC)	CF	359,800	359,800	452,200	812,000
VOLUME OF BOTH HC	CF	N/A	N/A	93,594	
VOLUME OF EACH SEGMENTED CONE	CF	31,958	31,958	N/A	
TOTAL VOLUME (CF)	CF	415,779	415,779	536,437	952,216
TOTAL VOLUME (MG)	MG	3.11	3.11	4.01	7.12
FLOW CAPACITY @ AMDF	MGD	3.1	3.5	4.5	8.0
FLOW CAPACITY @ MMDF	MGD	3.1	3.8	5.0	8.8
SRT @ AMDF	DAYS	18.0	11.0	11.0	11.0
SRT @ MMDF	DAYS	18.0	12.0	12	12
HRT @ AMDF	HRS	24.2	21	21	21
HRT @ MMDF	HRS	24.2	19	19	19
ANOXIC ZONES					
NUMBER OF BASINS PER DITECH	QTY	1.0	1.0	1.0	2.0
MAXIMUM LIQUID DEPTH	FT	15.0	15.0	19.0	17.0
MAX ANOXIC VOLUME (10% OF DITCH)	MG	0.3	0.3	0.4	0.7
HRT @ AMDF (10% OF DITCH)	HR	2.4	2.1	2.1	2.1
HRT @ MMDF (10% OF DITCH)	HR	2.4	1.9	1.9	1.9
AEROBIC ZONES					
NUMBER OF BASINS PER DITECH	QTY	1.0	1.0	1.0	2.0
MAXIMUM LIQUID DEPTH	FT	15.0	15.0	19.0	17.0
MAX AEROBIC VOLUME (90% OF DITCH)	MG	2.8	2.8	3.6	6.4
HRT @ MMDF (90% OF DITCH)	HR	21.7	17.5	17.5	17.5
SURFACE AERATOR					
NUMBER OF UNITS (TOTAL)	QTY	2	2	2	4
HORSEPOWER EACH	HP	200	200	250	800

DESCRIPTION	UNIT	EXISTING CLARIFIERS	PROPOSED CLARIFIERS	COMBINED
SECONDARY CLARIFIER				
NUMBER	EA	2.00	2.00	4.00
SLUDGE REMOVAL MECHANISM	TYPE	SCRAPPER (SPIRAL)	SCRAPPER (SPIRAL)	
DIAMETER	FT	85.00	85.00	
SIDE WATER DEPTH	FT	14.00	14.00	14.00
SURFACE AREA PER CLARIFIER	SF	5674.50	5674.50	5675.00
TOTAL SURFACE AREA	SF	11349.00	11349.00	22698.01
VOLUME PER CLARIFIER	MG	0.59	0.59	2.38
TOTAL VOLUME	MG	1.19	1.19	2.38
AVERAGE MONTH DAILY FLOW (AMDF)	MGD	4.00	4.00	8.00
MAXIMUM MONTH DAILY FLOW (MMDF)	MGD	4.40	4.40	8.80
EACH CLARIFIER RECEIVING VOLUME @ AMDF	MGD	2.00	2.00	8.00
EACH CLARIFIER RECEIVING VOLUME @ MMDF	MGD	2.20	2.20	8.80
SURFACE OVERFLOW RATE IN EACH CLARIFIER @ AMDF	GPD/SF	352.45	352.45	352.45
SURFACE OVERFLOW RATE IN EACH CLARIFIER @ MMDF	GPD/SF	387.70	387.70	387.70
WEIR LENGTH OF EACH CLARIFIER	FT	267.04	267.04	1068.14
WEIR FLOW FROM EACH CLARIFIER @AMDF	GPD/FT	7489.64	7489.64	7489.64
WEIR FLOW FROM EACH CLARIFIER @MMDF	GPD/FT	8238.61	8238.61	8238.61
MIXED LIQUOR SUSPENDED SOLIDS (MLSS) CONC. @AMDF	MG/L	4860.00	4860.00	4860.00
MIXED LIQUOR SUSPENDED SOLIDS (MLSS) CONC. @MMDF	MG/L	4336.00	4336.00	4336.00
SOLIDS LOADING @ AMDF	LBS/DAY/SF	14.29	14.29	14.29
SOLIDS LOADING @ MMDF	LBS/DAY/SF	14.02	14.02	14.02
DETENTION TIME @ AMDF	HRS	7.13	7.13	7.13
DETENTION TIME @ MMDF	HRS	6.48	6.48	6.48

DESCRIPTION	UNIT	EXISTING RAS/WAS	PROPOSED RAS/WAS
RAS			
EXISTING NUMBER OF RAS/WAS PUMPS	EA	2 +1 STANDBY	2 +1 STANDBY
PROPOSED NUMBER OF RAS/WAS PUMPS	EA	4+1 STANDBY	5 STANDBY
EACH PUMP CAPACITY	MGD	1.73	1.87
EXISTING TOTAL PUMP CAPACITY	MGD	3.74	3.74
PROPOSED TOTAL PUMP CAPACITY	MGD	7.48	9.35
AVG RAS RATE COMPARED TO INFLUENT	%	75-125	75-125
RAS FLOW @ AMDF (75% RATE)	MGD	6.00	6.00
RAS FLOW @ MMDF (75% RATE)	MGD	6.60	6.60
RAS FLOW @ AMDF (125% RATE)	MGD	10.00	10.00
RAS FLOW @ MMDF (125% RATE)	MGD	11.00	11.00
WAS ACTIVATED SLUDGE (WAS) CONCENTRATION @ AMDF	MG/L	11108.00	11108.00
WAS ACTIVATED SLUDGE (WAS) CONCENTRATION @ MMDF	MG/L	9907.00	9907.00
WAS PRODUCTION @ AMDF	LBS/DAY	13163.00	13163.00
WAS PRODUCTION @ MMDF	LBS/DAY	13166.00	13166.00
WAS FLOW RATE @ AMDF	MGD	0.14	0.14
WAS FLOW RATE @ MMDF	MGD	0.16	0.16

DESCRIPTION	UNITS	EXISTING BASIN
CHLORINE CONTACT BASIN		
NUMBER OF BASINS	UNITS	2
NUMBER OF CHANNELS EACH BASIN	UNITS	5.00
STRAIGHT LENGTH OF CHANNEL BASIN	FT	145.00
WIDTH OF EACH CHANNEL	FT	6.00
RADIUS OF HALF CIRCLE	FT	6.00
CONTACT BASIN WATER DEPTH	FT	8.00
TOTAL WATER PATH LENGTH EACH BASIN	FT	800
CONTACT BASIN SURFACE AREA EACH BASIN	SF	4,802
EACH CONTACT BASIN VOLUME	MG	0.29
TOTAL VOLUME	MG	0.57
CHLORINE RESIDUAL	mg/L	5.00
BAFFLING FACTOR	UNITLESS	0.70
AVERAGE MONTH DAILY FLOW (AMDF)	MGD	8.00
MAXIMUM MONTH DAILY FLOW (MMDF)	MGD	8.80
TOTAL DETENTION TIME @ AMDF	MIN	103.45
TOTAL DETENTION TIME @ MMDF	MIN	94.05
EFFECTIVE TIME	MIN	72.42
CT	mg-MIN/L	517.27

OPTERRA ENERGY SERVICES

NO	BY	DATE	REVISIONS	DATE	APP.
6					
5					
4					
3					
2					
1					

THESE DRAWINGS ARE THE PROPERTY OF P.A.C.E. AND SHALL NOT BE REPRODUCED IN ANY MANNER NOR USED FOR CONSTRUCTION UNLESS STAMPED "ISSUED FOR CONSTRUCTION".

PREPARED BY: *ANDY KOMOR*
REGISTERED PROFESSIONAL ENGINEER NO: *CXXXXX*
EXPIRATION DATE: *XX/XX/XXX*
DRAWN BY: *T.G*
DESIGN BY: *A.T.K*
CHECKED BY: *A.T.K*
SCALE: *AS SHOWN*
DATE: *NOV 2025*

1"

SHEET TITLE: **DESIGN CRITERIA**

OWNER: CITY OF HANFORD

PROJECT: HANFORD WASTEWATER TREATMENT FACILITY UPGRADES

KINGS COUNTY CALIFORNIA

PREPARED BY:
PACE
Advanced Water Engineering
17520 Newhope Street, Suite 200 | Fountain Valley, CA 92708
P.: (714) 481-7300 | www.pacewater.com

W:\C058engineering\C058-10\sheets\C058-10-01.5 DESIGN CRITERIA_Temp.dwg - Tab: G3.0 - by jaso on 12/09/25 at 10:04:47 AM

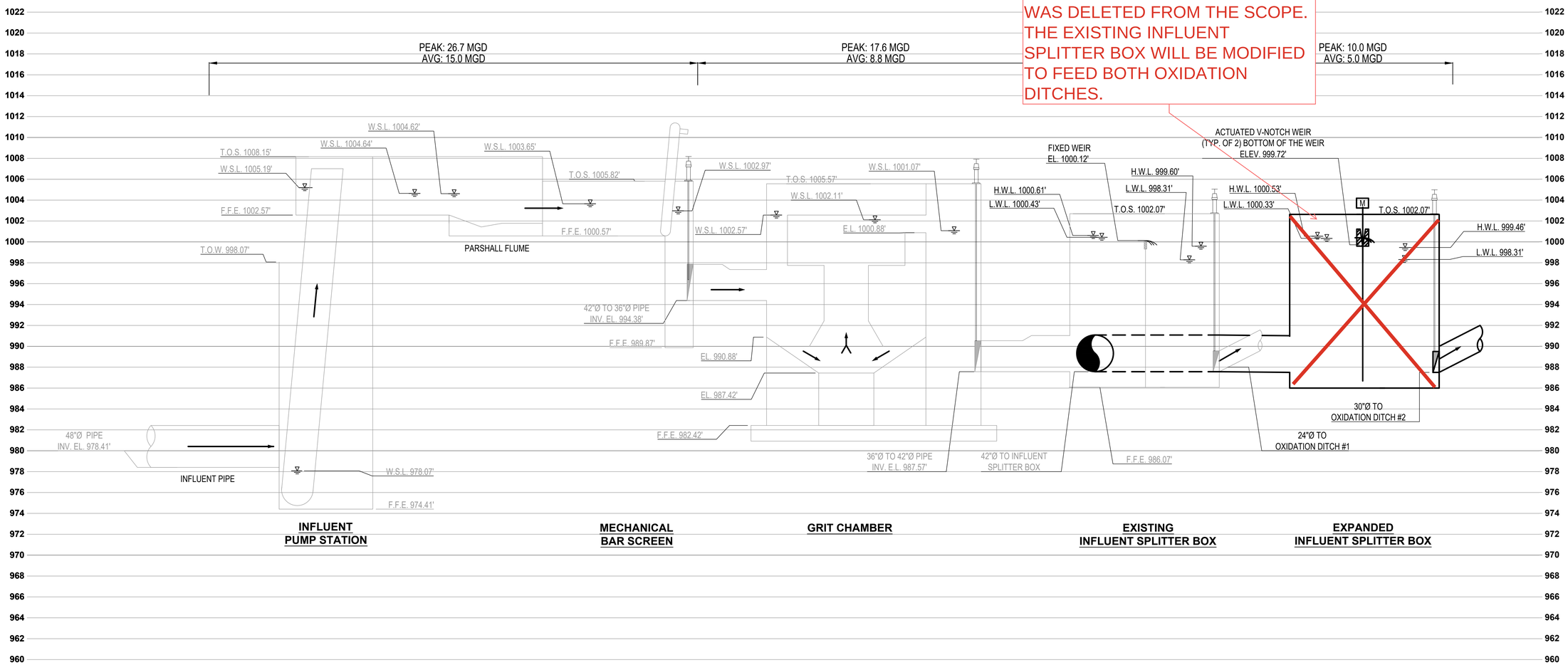
SHEET
G3.0

PACE JOB NO. C058-10

43% PLANS - ISSUED FOR REVIEW

Xrefs: C058-00 3SK24.dwg
Dimscale = 24; LTscale = 1; PSltscale = 1; ACAD Ver. = 24.0s (LMS Tech); Vandan = 1

THE EXPANDED SPLITTER BOX WAS DELETED FROM THE SCOPE. THE EXISTING INFLUENT SPLITTER BOX WILL BE MODIFIED TO FEED BOTH OXIDATION DITCHES.



*DRAWING NOT TO SCALE

NOTES:

1. LOCATIONS OF EXISTING UTILITIES IS APPROXIMATE BASED ON 2001 HANFORD WWTP AS-BUILTS. THE CONTRACTOR SHALL, AT A MINIMUM, POTHOLE ALL PROPOSE CONNECTIONS PRIOR TO THE START OF CONSTRUCTION, AND MODIFY THE ENGINEER OF ANY DISCREPANCIES.
2. ALL PROJECT ELEVATION HAVE BEEN RAISED 779.0± FEET FROM SURVEY PROVIDED BY MACKAY & SOMPS, DATED AUGUST 2023, SUCH THAT THE EXISTING WEST DITCH TOP OF WALL = 1000.00'. CONTRACTOR SHALL BE AWARE THAT SETTLEMENT IS EXPECTED DURING CONSTRUCTION.

OPTERRA ENERGY SERVICES

NO	BY	DATE	REVISIONS	DATE	APP.
A					
B					
C					
D					
E					

THESE DRAWINGS ARE THE PROPERTY OF P.A.C.E. AND SHALL NOT BE REPRODUCED IN ANY MANNER NOR USED FOR CONSTRUCTION UNLESS STAMPED "ISSUED FOR CONSTRUCTION".

PREPARED BY: ANDY KOMOR
REGISTERED PROFESSIONAL ENGINEER NO: CXXXXX
EXPIRATION DATE: XX/XX/XX
DRAWN BY: T.G
SCALE: AS SHOWN
DESIGN BY: A.T.K
CHECKED BY: A.T.K
DATE: NOV 2025

1"

SHEET TITLE: **HYDRAULIC PROFILE I**

OWNER: CITY OF HANFORD

PROJECT: HANFORD WASTEWATER TREATMENT FACILITY UPGRADES

KINGS COUNTY CALIFORNIA

PREPARED BY: PACE Advanced Water Engineering
17520 Newhope Street, Suite 200 | Fountain Valley, CA 92708
P: (714) 481-7300 | www.pacewater.com

SHEET
G4.0

PACE JOB NO. C058-10

42% PLANS - ISSUED FOR REVIEW

w:\C058engineering\C058-10sheet\C058-10-G4.0 HYDRAULIC PROFILE.dwg, Tab: G4.0 - by rmills on 11/21/25 at 11:10:47 AM

Xrefs: C058-00 30X24.dwg; C058-2D-HYDRAULIC PROFILE.dwg
Dimscale = 1; LTscale = 1; PSltscale = 1; ACAD Ver. = 24.2s (LMS Tech); Visretain = 1

PEAK: 8.8 MGD
AVG: 4.4 MGD

PEAK: 13.2 MGD
AVG: 6.6 MGD

PEAK: 17.6 MGD
AVG: 8.8 MGD

PEAK: 17.6 MGD
AVG: 6.6 MGD

PEAK: 7.7 MGD
AVG: 2.6 MGD

PEAK: 4.4 MGD
AVG: 2.2 MGD

FUTURE WEST OXIDATION DITCH
NOT SHOWN

OX. #2 H.W.L. 1000.57'
OX. #2 L.W.L. 1000.27'
OX. #1 H.W.L. 1000.60'
OX. #1 L.W.L. 1000.33'
FIXED V-NOTCH WEIR
BOTTOM OF THE WEIR ELEV. 999.49'
ACTUATED V-NOTCH
WEIR (TYP. OF 2) BOTTOM OF THE WEIR
ELEV. 999.32'
T.O.S. 996.57'
OX. #1 H.W.L. 998.01'
OX. #1 L.W.L. 998.00'
F.F.E. EL. 989.66'
8"Ø WAS PIPE
INV. EL. 990.34'
F.F.E. 983.07'
10"Ø RAS FROM
CLARIFIERS
INV. EL 981.07'
18"Ø RAS PIPE
INV. EL. 989.51'
24" Ø RAS PIPE
TO OX. #2
INV. EL. 989.66'
T.O.W 1003.00'
T.O.W. 1000.00'
OX. #2 H.W.L. 999.16'
OX. #2 L.W.L. 998.21'
H.W.L. 998.44'
L.W.L. 997.96'
H.W.L. 997.97'
L.W.L. 997.84'
ACTUATED GATE
BOTTOM OF THE WEIR
ELEV. 997.62'
INFLUENT &
RAS BOX
ANOXIC
ZONE
AEROBIC
ZONE
36" Ø TO MLSS
SPLITTER BOX
INV. EL. 988.57'
30" Ø
INV. EL 988.57'
F.F.E. 983.00'
F.F.E. 986.00'
F.F.E. 986.00'
18" Ø RAS PIPE
INV. EL. 989.66'
24" INFLUENT PIPE
INV. EL. 989.66'
H.W.L. 998.80'
L.W.L. 998.12'
H.W.L. 996.87'
L.W.L. 996.46'
INFLUENT &
RAS BOX
ANOXIC
ZONE
AEROBIC
ZONE
T.O.W. 1000.00'
36"
30" INFLUENT PIPE
INV. EL. 989.66'
48"Ø X 36"Ø MLSS CROSS
INV. EL. 974.82'
H.W.L. 997.99'
L.W.L. 997.90'
ACTUATED GATE
BOTTOM OF THE WEIR
ELEV. 997.20'
H.W.L. 996.63'
L.W.L. 996.40'
T.O.W. 1000.00'
H.W.L. 996.95'
L.W.L. 996.48'
36" Ø TO MLSS
SPLITTER BOX
INV. EL. 988.57'
30" Ø
INV. EL 988.57'
F.F.E. 986.00'
24" Ø RAS PIPE
INV. EL. 989.66'
F.F.E. 982.07'
F.F.E. 979.00'
F.F.E. 982.00'
36"
48"Ø MLSS FROM
OXIDATION DITCH
INV. EL. 974.82'
30"Ø MLSS TO
SECONDARY CLARIFIERS 983.07'
T.O.S. 999.07'
WIER (TYP. OF 4)
EL. 996.01'
H.W.L. 995.35'
L.W.L. 995.25'
W.S.L. 995.13'
SAW TOOTH
WEIR EL. 995.02'
T.O.S. 998.07'
W.S.L. 993.79'
LAUNDER
EL. 991.99'
24"Ø EFFLUENT TO
CHLORINE CONTACT TANK
INV. EL. 984.07'
EL. 980.91'
EFFLUENT BOX
EL. 980.91'
30"Ø PIPE
INV. EL. 973.57'
F.F.E. 972.57'
12"Ø RAS/WAS PIPE
INV. EL. 973.57'
48"
12"
12"

RAS FLOWS WILL BE CONTROLLED USING AN ELECTRICALLY ACTUATED VALVE AND A FLOW METER.

RAS / WAS PUMP STATION | RAS / WAS SPLITTER BOX | OXIDATION DITCH #1 | OXIDATION DITCH #2 | MLSS SPLITTER CROSS | EXISTING SECONDARY CLARIFIER (TYP OF 4.)

*DRAWING NOT TO SCALE

NOTES:
1. LOCATIONS OF EXISTING UTILITIES IS APPROXIMATE BASED ON 2001 HANFORD WWTP AS-BUILTS. THE CONTRACTOR SHALL, AT A MINIMUM, POTHOLE ALL PROPOSE CONNECTIONS PRIOR TO THE START OF CONSTRUCTION, AND MODIFY THE ENGINEER OF ANY DISCREPANCIES.
2. ALL PROJECT ELEVATION HAVE BEEN RAISED 779.0± FEET FROM SURVEY PROVIDED BY MACKAY & SOMPS, DATED AUGUST 2023, SUCH THAT THE EXISTING WEST DITCH TOP OF WALL = 1000.00'. CONTRACTOR SHALL BE AWARE THAT SETTLEMENT IS EXPECTED DURING CONSTRUCTION.

* FIXED WEIR - OXIDATION DITCH #1
VARIABLE WEIR - OXIDATION DITCH #2
FUTURE VARIABLE WEIR - OXIDATION DITCH #3

OPTERRA ENERGY SERVICES

NO	BY	DATE	REVISIONS	DATE	APP.
A					
B					
C					
D					
E					

THESE DRAWINGS ARE THE PROPERTY OF P.A.C.E. AND SHALL NOT BE REPRODUCED IN ANY MANNER NOR USED FOR CONSTRUCTION UNLESS STAMPED "ISSUED FOR CONSTRUCTION".

PREPARED BY: ANDY KOMOR
REGISTERED PROFESSIONAL ENGINEER NO. CXXXXX
EXPIRATION DATE: XX/XX/XXX
DRAWN BY: T.G
SCALE: AS SHOWN
DESIGN BY: A.T.K
CHECKED BY: A.T.K
DATE: NOV 2025

SHEET TITLE: HYDRAULIC PROFILE II

OWNER: CITY OF HANFORD
PROJECT: HANFORD WASTEWATER TREATMENT FACILITY UPGRADES
KINGS COUNTY CALIFORNIA

PREPARED BY:
PACE Advanced Water Engineering
17520 Newhope Street, Suite 200 | Fountain Valley, CA 92708
P: (714) 481-7300 | www.pacewater.com

SHEET
G4.1

PACE JOB NO. C058-10

42% PLANS - ISSUED FOR REVIEW

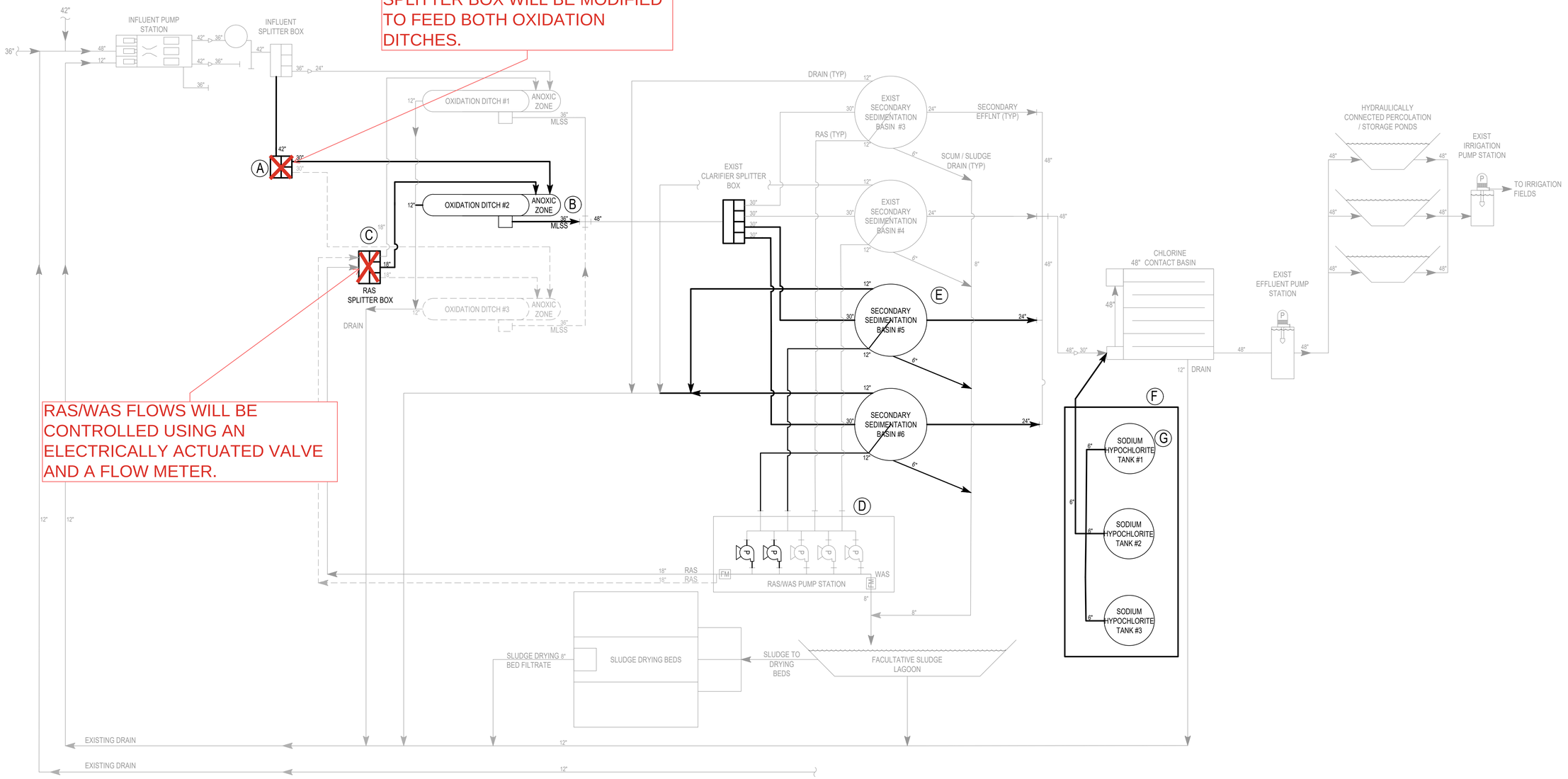
w:\C058\engineering\C058-10\sheet\C058-10-G4.1 HYDRAULIC PROFILE.dwg - Tab: G4.1 - by rmills on 11/21/25 at 4:13:17 PM

Xrefs: C058-S0 SKK24.dwg; C058-2D-HYDRAULIC PROFILE.dwg
Dimscale = 1; LTscale = 1; PSltscale = 1; ACAD Ver. = 24.2s (LMS Tech); Visretain = 1

PROCESS EQUIPMENT	
A	INFLUENT SPLITTER BOX EXPANSION
B	OXIDATION DITCH #2 (4.0 MG)
C	RAS SPLITTER BOX
D	RAS/WAS PUMP
E	SECONDARY CLARIFIER #5&6
F	CHEMICAL STORAGE SHADE STRUCTURE
G	CHLORINE FEED TANKS

THE EXPANDED SPLITTER BOX WAS DELETED FROM THE SCOPE. THE EXISTING INFLUENT SPLITTER BOX WILL BE MODIFIED TO FEED BOTH OXIDATION DITCHES.

RAS/WAS FLOWS WILL BE CONTROLLED USING AN ELECTRICALLY ACTUATED VALVE AND A FLOW METER.



LINE LEGEND

- LIQUIDS
- AIR
- EXISTING
- FUTURE

NO	BY	DATE	REVISIONS	DATE	APP.
5	MM	04/03/24	VE PFD UPDATES		
4					
3					
2					
1					

THESE DRAWINGS ARE THE PROPERTY OF P.A.C.E. AND SHALL NOT BE REPRODUCED IN ANY MANNER NOR USED FOR CONSTRUCTION UNLESS STAMPED "ISSUED FOR CONSTRUCTION".

PREPARED BY: *ANDY KOMOR*
REGISTERED PROFESSIONAL ENGINEER NO: *CXXXXX*
EXPIRATION DATE: *XX/XX/XXX*
DRAWN BY: *T.G*
SCALE: *AS SHOWN*
DESIGN BY: *A.T.K*
CHECKED BY: *A.T.K*
DATE: *NOV 2025*

SHEET TITLE: **PROCESS FLOW DIAGRAM**

OWNER: CITY OF HANFORD

PROJECT: HANFORD WASTEWATER TREATMENT FACILITY UPGRADES

KINGS COUNTY CALIFORNIA

PREPARED BY:
PACE Advanced Water Engineering
17520 Newhope Street, Suite 200 | Fountain Valley, CA 92708
P: (714) 481-7300 | www.pacewater.com

SHEET G5.0

PACE JOB NO. C058-10

OPTERRA ENERGY SERVICES

43% PLANS - ISSUED FOR REVIEW

w:\C058\engineering\C058-10\sheet\C058-10-G2 | PROCESS FLOW DIAGRAM.dwg - Tab: G5.0 - by jsee on 12/09/25 at 8:37:21 AM

Xrefs: C058-A00 36X24.dwg
Dmscale = 1; LTscale = 1; PSltscale = 1; ACAD Ver. = 24.2s (LMS Tech); Viewtwist = 1

SECTION 09 70 00 - SPECIAL COATINGS

PART 2 -- PRODUCTS

2.1 COATING SYSTEMS FOR STEEL - STRUCTURAL, TANKS, PIPE AND EQUIPMENT

A. EXTERIOR EXPOSED:
1. SYSTEM TYPE: EPOXY/POLYURETHANE.
2. SURFACE PREPARATION: SSPC-SP 6.
3. PRIMER: MACROPOXY 646FC - B58W610, 3.0-5.0 DRY MILS DFT
4. INTERMEDIATE COAT: MACROPOXY 646FC-B58W610, 4.0-6.0 DRY MILS DFT
5. FINISH COAT: HI-SOLIDS POLYURETHANE 250 - B65WJ311, 3.0-5.0 MILS DFT
6. TOTAL DFT: 9.5 TO 14.5 MILS.

B. INTERIOR EXPOSED:
1. SYSTEM TYPE: EPOXY.
2. SURFACE PREPARATION: SSPC-SP 6.
3. PRIMER: SERIES N69 HI-BUILD EPOXOLINE II; 3.0 TO 5.0 MILS DFT.
4. FINISH COAT: SERIES N69 HI-BUILD EPOXOLINE II; 4.0 TO 6.0 MILS DFT.
5. TOTAL DFT: 7.0 TO 11.0 MILS.

C. IMMERSION:
1. SYSTEM TYPE: EPOXY.
2. SURFACE PREPARATION: SSPC-SP 10.
3. PRIMER: SERIES N69 HI-BUILD EPOXOLINE II; 3.0 TO 5.0 MILS DFT.
4. INTERMEDIATE COAT: N69 HI-BUILD EPOXOLINE II; 4.0 TO 6.0 MILS DFT.
5. FINISH COAT: SERIES N69 HI-BUILD EPOXOLINE II; 4.0 TO 6.0 MILS DFT.
6. TOTAL DFT: 11.0 TO 16.0 MILS.

D. BURIED
1. SYSTEM TYPE: CEMENT MORTAR PER AWWA C205

2.2 COATING SYSTEMS FOR FACTORY PRIMED STEEL - DOORS, FRAMES, AND MISCELLANEOUS EQUIPMENT

A. INTERIOR EXPOSED:
1. SYSTEM TYPE: EPOXY
2. SURFACE PREPARATION: CLEAN AND DRY.
3. PRIMER: FACTORY PRIMED.
4. FIELD PRIMER: SERIES 135 CHEMBUILD; 3.0 TO 5.0 MILS DFT.
5. FINISH COAT: SERIES 1075 ENDURA-SHIELD II; 2.5 TO 3.5 MILS. DFT
6. TOTAL DFT: 5.5 TO 8.5 MILS (ON TOP OF SHOP PRIMER).

B. EXTERIOR EXPOSED:
1. SYSTEM TYPE: EPOXY/POLYURETHANE
2. SURFACE PREPARATION: CLEAN AND DRY.
3. PRIMER: FACTORY PRIMED.
4. FIELD PRIMER: SERIES 135 CHEMBUILD; 3.0 TO 5.0 MILS DFT.
5. FINISH COAT: SERIES 1075 ENDURA-SHIELD II; 2.5 TO 3.5 MILS. DFT
6. TOTAL DFT: 5.5 TO 8.5 MILS (ON TOP OF SHOP PRIMER).

2.3 COATING SYSTEMS FOR GALVANIZED STEEL AND NONFERROUS METAL - PIPE AND MISCELLANEOUS FABRICATIONS

A. INTERIOR EXPOSURE:
1. SYSTEM TYPE: EPOXY.
2. SURFACE PREPARATION: IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
3. PRIMER: SERIES N69 HI-BUILD EPOXOLINE II; 4.0 TO 6.0 MILS DFT.
4. FINISH COAT: N69 HI-BUILD EPOXOLINE II; 4.0 TO 6.0 MILS DFT.
6. TOTAL DFT: 8.0 TO 12.0 MILS.

B. EXTERIOR EXPOSURE:
1. SYSTEM TYPE: EPOXY/POLYURETHANE.
2. SURFACE PREPARATION: IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
3. PRIMER: N69 HI-BUILD EPOXOLINE II; 4.0 TO 6.0 MILS DFT.
4. FINISH COAT: SERIES 1075 ENDURA-SHIELD II; 2.5 TO 3.5 MILS. DFT
5. TOTAL DFT: 6.5 TO 9.5 MILS

2.4 COATING SYSTEMS FOR DUCTILE OR CAST IRON - PIPE, FITTINGS PUMPS, AND VALVES

A. EXTERIOR EXPOSURE:
1. SYSTEM TYPE: EPOXY/POLYURETHANE.
2. SURFACE PREPARATION: IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
3. PRIMER: N69 HI-BUILD EPOXOLINE II; 4.0 TO 6.0 MILS DFT.
4. FINISH COAT: SERIES 1075 ENDURA-SHIELD II; 2.5 TO 3.5 MILS. DFT
5. TOTAL DFT: 6.5 TO 9.5 MILS

B. BELOW GROUND:
1. SYSTEM TYPE: COAL TAR EPOXY.
2. SURFACE PREPARATION: IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
3. PRIME/FINISH COAT: SERIES 46H-413 HI-BUILD TNEME-TAR; 14.0 TO 20.0 MILS DFT.
4. TOTAL DFT: 14.0 TO 20.0 MILS

C. IMMERSION:
1. SYSTEM TYPE: EPOXY.
2. SURFACE PREPARATION: IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
3. PRIMER: SERIES N69 HI-BUILD EPOXOLINE II; 4.0 TO 6.0 MILS DFT.
4. FINISH COAT: N69 HI-BUILD EPOXOLINE II; 4.0 TO 6.0 MILS DFT.
5. TOTAL DFT: 8.0 TO 12.0 MILS

2.5 COATING SYSTEMS FOR PVC

A. INTERIOR EXPOSURE:
1. SYSTEM TYPE: EPOXY.
2. SURFACE PREPARATION: SCARIFY
3. PRIMER: SERIES N69 HI-BUILD EPOXOLINE II; 4.0 TO 6.0 MILS DFT.
4. FINISH COAT: N69 HI-BUILD EPOXOLINE II; 4.0 TO 6.0 MILS DFT.
5. TOTAL DFT: 8.0 TO 12.0 MILS.

B. EXTERIOR EXPOSURE:
1. SYSTEM TYPE: EPOXY/POLYURETHANE.
2. SURFACE PREPARATION: SCARIFY.
3. PRIMER: N69 HI-BUILD EPOXOLINE II; 4.0 TO 6.0 MILS DFT.
4. FINISH COAT: SERIES 1075 ENDURA-SHIELD II; 2.5 TO 3.5 MILS. DFT.
5. COATING PROVIDED SHALL CONTAIN UV INHIBITOR.

2.6 COATING SYSTEMS FOR PRECAST CONCRETE AND CAST-IN-PLACE CONCRETE

A. EXTERIOR EXPOSED:
1. SYSTEM TYPE: ACRYLIC.
2. SURFACE PREPARATION: SSPC-SP 13/NACE 6. CLEAN AND DRY.
3. PRIMER: SERIES 180 W.B. TNEME-CRETE; 4.0 TO 8.0 MILS DFT.
4. FINISH COAT: SERIES 180 W.B. TNEME-CRETE; 4.0 TO 8.0 MILS DFT.
5. TOTAL DFT: 8.0 TO 16.0 MILS.

B. BELOW GRADE:
1. SYSTEM TYPE: COAL TAR.
2. SURFACE PREPARATION: SSPC-SP 13/NACE 6. CLEAN AND DRY.
3. PRIMER: 46-465 H.B. TNEMECOL. DFT 8.0 TO 12.0 MILS.
4. FINISH COAT: 46-465 H.B. TNEMECOL. DFT 8.0 TO 12.0 MILS.
5. TOTAL DFT: 16.0 TO 24.0 MILS.

C. INTERIOR EXPOSED:
1. SYSTEM TYPE: EPOXY.
2. SURFACE PREPARATION: SSPC-SP 13/NACE 6. ABRASIVE BLAST CLEANING.
3. PATCHING: SERIES 218 MORTARCLAD (AS NEEDED)
4. PRIMER: SERIES N69 HI-BUILD EPOXOLINE II; 4.0 TO 6.0 MILS DFT.
5. FINISH COAT: N69 HI-BUILD EPOXOLINE II; 4.0 TO 6.0 MILS DFT.
6. TOTAL DFT: 8.0 TO 12.0 MILS.

D. SEVERE SERVICE - IMMERSION, H2S EXPOSURE:
1. SYSTEM I (H2S LESS THAN 50 PPM, LIGHT ABRASION)
   a. SYSTEM TYPE: MODIFIED EPOXY.
   b. SURFACE PREPARATION: SSPC-SP 13/NACE 6. ABRASIVE BLAST CLEAN TO TEXTURE OF 50 TO 60 GRIT SANDPAPER.
   c. SURFACING AND PATCHING: SERIES 218 MORTARCLAD; 1/16 INCH DFT (NOMINAL 62.5 MILS)
   d. PRIMER/FINISH (ONE OR MORE COATS): SERIES 435 PERMA-GLAZE; 20.0 TO 30.0 MILS DFT
2. SYSTEM II (H2S LESS THAN 100 PPM, MODERATE TO HEAVY ABRASION)
   a. SYSTEM TYPE: MODIFIED EPOXY MORTAR.
   b. SURFACE PREPARATION: SSPC-SP 13/NACE 6. ABRASIVE BLAST CLEAN TO TEXTURE OF 50 TO 60 GRIT SANDPAPER.
   c. PATCHING: SERIES 218 MORTARCLAD; AS NEEDED
   d. SERIES 434 PERMA-SHIELD H2S; 1/8 INCH DFT (NOMINAL 125 MILS)
3. SYSTEM III (H2S MORE THAN 100 PPM, MODERATE TO HEAVY ABRASION) (INFLUENT + RAS SPLITTER BOXES)
   a. SYSTEM TYPE: MODIFIED EPOXY MORTAR.
   b. SURFACE PREPARATION: SSPC-SP 13/NACE 6. ABRASIVE BLAST CLEAN TO TEXTURE OF 50 TO 60 GRIT SANDPAPER.
   c. PATCHING: SERIES 218 MORTARCLAD; AS NEEDED
   d. SERIES 434 PERMA-SHIELD H2S; 1/8 INCH DFT (NOMINAL 125 MILS)
   e. FINISH (ONE OR MORE COATS): SERIES 435 PERMA-GLAZE; 20.0 TO 30.0 MILS DFT

2.7 COATING SYSTEMS FOR POROUS CONCRETE MASONRY UNITS

A. EXTERIOR EXPOSED:
1. SYSTEM TYPE: ACRYLIC.
2. SURFACE PREPARATION: POROUS CONCRETE MASONRY UNITS: SSPC-SP 13/NACE 6. CLEAN AND DRY
3. WATER REPELLENT: (TNEMEC /CHEMPROBE) SERIES 617 PRIME A PELL H20
4. PRIMER: SERIES 180 W.B. TNEME-CRETE; 4.0 TO 8.0 MILS DFT.
5. FINISH COAT: SERIES 180 W.B. TNEME-CRETE; 4.0 TO 8.0 MILS DFT.
6. TOTAL DFT: 8.0 TO 16.0 MILS.

B. INTERIOR EXPOSED:
1. SYSTEM TYPE: EPOXY.
2. PRIMER: SERIES 54-660 MASONRY FILLER. SPREADING RATE 75 TO 100 SQ FT/GAL.
3. PRIMER: SERIES N69 HI-BUILD EPOXOLINE II; 4.0 TO 6.0 MILS DFT.
4. FINISH COAT: N69 HI-BUILD EPOXOLINE II; 4.0 TO 6.0 MILS DFT.
5. TOTAL DFT: 8.0 TO 12.0 MILS (ON TOP OF BLOCK FILLER).

2.8 COATING SYSTEMS FOR PLASTER AND GYPSUM BOARD

A. INTERIOR EXPOSED:
1. SYSTEM TYPE: VINYL-ACRYLIC/EPOXY.
2. SURFACE PREPARATION: CLEAN AND DRY.
3. PRIMER: SERIES 151-1051 ELASTO-GRIP FC; 1.0 TO 2.0 MILS DFT.
4. PRIMER: SERIES N69 HI-BUILD EPOXOLINE II; 4.0 TO 6.0 MILS DFT.
5. FINISH COAT: N69 HI-BUILD EPOXOLINE II; 4.0 TO 6.0 MILS DFT.
6. TOTAL DFT: 8.0 TO 12.0 MILS

2.9 COATING SYSTEMS FOR PRECAST CONCRETE WET WELL OR CORROSION RESISTANT MANHOLES.

A. INTERIOR OF PRECAST WET WELL OR MANHOLE
1. SYSTEM TYPE: EPOXY CORROSION BARRIER COMPOSITE LINER.
2. SURFACE PREPARATION: ALL HOLES (SPECIFICALLY THE LIFTING LUG LOCATIONS) IN THE PRECAST CONCRETE SHALL BE FILLED TO BE FLUSH WITH THE FINISHED SURFACE. CONTRACTOR SHALL UTILIZE FAST-SETTING HIGH STRENGTH PATCHING MORTAR COMPATIBLE WITH THE FINAL EPOXY COATING SYSTEM (MAINSTAY ML-10). ALL SURFACE PREPARATION SHALL BE CONDUCTED PER THE MANUFACTURER'S REQUIREMENTS.
3. PRIMER: MADEWELL 927 PENETRATING EPOXY PRIMER; 8 MILS IN A SINGLE COAT.
4. FINISH COAT: MAINSTAY DS-5 100% SOLIDS EPOXY COATING; 100 MILS IN 1 COAT.
5. TOTAL DFT: 100-120 MILS.

B. EXTERIOR OF PRECAST WET WELL
1. SYSTEM TYPE: BITUMINOUS COATING
2. SURFACE PREPARATION: ALL CURING AGENTS, HARDENERS, OIL, GREASE, FORM RELEASE OIL, DIRT, LAITANCE, CONCRETE DUST OR OTHER CONTAMINANTS MUST BE REMOVED PRIOR TO BEGINNING COATING PROCESSES. SURFACE PREPARATION METHODS SHOULD RESULT IN CLEAN CONCRETE, DEVOID OF CONTAMINATED SURFACES WITH IDEALLY AN ADEQUATE SURFACE PROFILE (SURFACE SIMILAR TO MEDIUM GRADE SANDPAPER). INSPECT SURFACE FOR SOUNDNESS. REPAIR OR REMOVE ANY SURFACE IRREGULARITIES AND LOOSE CONCRETE. USE AN APPROVED CRACK FILLER ON HOLES AND CRACKS. WHEN SURFACE IS CLEAN, SOUND AND DRY PROCEED WITH COATING APPLICATION.
3. PRIMER: CONSEAL CS-55 BITUMINOUS COATING FOR CONCRETE; 6 MILS
4. FINISH COAT: CONSEAL CS-55 BITUMINOUS COATING FOR CONCRETE; 5 MILS
5. TOTAL DFT: 11 MILS.

2.10 EXTERIOR COATING SYSTEMS FOR PRECAST CONCRETE VALVE VAULTS

A. EXTERIOR OF PRECAST VALVE VAULT
1. SYSTEM TYPE: BITUMINOUS COATING
2. SURFACE PREPARATION: ALL CURING AGENTS, HARDENERS, OIL, GREASE, FORM RELEASE OIL, DIRT, LAITANCE, CONCRETE DUST OR OTHER CONTAMINANTS MUST BE REMOVED PRIOR TO BEGINNING COATING PROCESSES. SURFACE PREPARATION METHODS SHOULD RESULT IN CLEAN CONCRETE, DEVOID OF CONTAMINATED SURFACES WITH IDEALLY AN ADEQUATE SURFACE PROFILE (SURFACE SIMILAR TO MEDIUM GRADE SANDPAPER). INSPECT SURFACE FOR SOUNDNESS. REPAIR OR REMOVE ANY SURFACE IRREGULARITIES AND LOOSE CONCRETE. USE AN APPROVED CRACK FILLER ON HOLES AND CRACKS. WHEN SURFACE IS CLEAN, SOUND AND DRY PROCEED WITH COATING APPLICATION.
3. PRIMER: CONSEAL CS-55 BITUMINOUS COATING FOR CONCRETE; 6 MILS
4. FINISH COAT: CONSEAL CS-55 BITUMINOUS COATING FOR CONCRETE; 5 MILS
5. TOTAL DFT: 11 MILS.

2.11 COATING SYSTEM FOR STEEL/DUCTILE IRON IN SEVERE WASTEWATER IMMERSION (SLUDGE THICKENERS)

A. SYSTEM TYPE: CYCLOALIPHATIC AMINE EPOXY / MODIFIED POLYAMINE EPOXY
1. SURFACE PREPARATION: UNIFORMLY ABRASIVE BLAST USING ANGULAR ABRASIVE TO A NAPF 500-03-04
2. PRIMER: SERIES 61 TNEME-LINER AT 4.0 TO 8.0 MILS DFT
3. FINISH COAT: SERIES G435 PERMA-GLAZE AT 30.0 TO 40.0 MILS DFT

2.12 CHEMICAL CONTAINMENT COATING SYSTEM (CHEMICAL BUILDING)

A. SYSTEM TYPE: MODIFIED POLYAMINE EPOXY / POLYAMINE NOVALAC EPOXY
1. SURFACE PREPARATION: PREPARE CONCRETE SURFACES IN ACCORDANCE WITH NACE NO. 6/SSPC-SP13 JOINT SURFACE PREPARATION STANDARDS AND ICRI TECHNICAL GUIDELINES. ABRASIVE BLAST, SHOT-BLAST, WATER JET OR MECHANICALLY ABRADE CONCRETE SURFACES TO REMOVE LAITANCE, CURING COMPOUNDS, HARDENERS, SEALERS AND OTHER CONTAMINANTS AND TO PROVIDE A MINIMUM ICRI-CSP 3 OR GREATER SURFACE PROFILE.
2. SURFACER/FILLER: SERIES 218 MORTARCLAD AT 1/16 TO ¼ IN AS NECESSARY ON VERTICAL SURFACES.
3. PRIMER: SERIES 201 EPOXOPRIME AT 6.0 TO 12.0 MILS DFT
4. BASE COAT: SERIES 237SC CHEMBLOC AT 60.0 TO 80.0 MILS DFT
5. FIBERGLASS MAT: EMBED SERIES 211-215 FIBERGLASS MAT INTO BASE COAT WHILE STILL WET AND RIB ROLL TO REMOVE ANY AIR POCKETS.
6. SATURANT COAT: SERIES 237SC CHEMBLOC AT 6.0 TO 12.0 MILS DFT
7. FINISH COAT: SERIES 282 TNEME-GLAZE AT 6.0 TO 12.0 MILS DFT

PIPE IDENTIFICATION SCHEDULE

PROCESS OR FLUID DESCRIPTION	COLOR	TNEMEC COLOR #
POTABLE WATER (“POT”)	DARK BLUE	11SF
RAW SEWAGE (“RAW”)	DARK GRAY	33GR
INFLUENT (“RAW”)		
EMERGENCY STORAGE BASIN (“RAW”)		
TERTIARY/RECYCLED (“RW”)	PURPLE (PANTONE)	14SF
SLUDGE (“WAS”)	DARK BROWN	84BR
WAS (“WAS”)		
RAS ("RAS")		
BACKWASH WASTE (“BW”)	LIGHT BROWN	62BR
COMPRESSED AIR (“AIR”)	DARK GREEN	91GN
FIRE PROTECTION (“FIRE”)	RED	06SF
FOUL AIR (“ODOR”)	WHITE	11WH
SODIUM HYPOCHLORITE (SOLUTION) (“NAOCL2”)	YELLOW	02SF
POLYMER (“POLY”)	ORANGE	04SF
SODIUM ALUMINATE (“ALUM”)	ORANGE W/ WHITE BAND	
SODIUM HYDROXIDE ("BASE")	GREEN	49HT

NOTES:

1. FOR BIDDING PURPOSES ONLY. COATING ARE SUBJECT TO CHANGE.
2. NOT ALL COATINGS LISTED UNDER THIS SPECIFICATION ARE USED WITHIN THIS PROJECT.

OPTERRA ENERGY SERVICES

NO	BY	DATE	REVISIONS	DATE	APP.
A	MJM	10/23	BID COORDINATION		
B					
C					
D					
E					

THESE DRAWINGS ARE THE PROPERTY OF P.A.C.E. AND SHALL NOT BE REPRODUCED IN ANY MANNER NOR USED FOR CONSTRUCTION UNLESS STAMPED "ISSUED FOR CONSTRUCTION".

PREPARED BY: ANDY KOMOR
REGISTERED PROFESSIONAL ENGINEER NO: CXXXXX
EXPIRATION DATE: XX/XX/XX
DRAWN BY: T.G
SCALE: AS SHOWN
DESIGN BY: A.T.K
CHECKED BY: A.T.K
DATE: NOV 2025

SHEET TITLE: COATING SPECIFICATION

OWNER: CITY OF HANFORD

PROJECT: HANFORD WASTEWATER TREATMENT FACILITY UPGRADES
KINGS COUNTY CALIFORNIA

PREPARED BY:
PACE Advanced Water Engineering
17520 Newhope Street, Suite 200 | Fountain Valley, CA 92708
P: (714) 481-7300 | www.pacewater.com

SHEET
G6.0

PACE JOB NO. C058-10

w:\C058engineering\C058-10sheets\C058-10-G6.0.dwg - Tab: G6.0 - by mmills on 11/24/25 at 3:53:40 PM
42% PLANS - ISSUED FOR REVIEW
Xrefs: C058-00_SIK24.dwg
Dimscale = 1; LTscale = 1; PSltscale = 1; ACAD Ver. = 24.2s (LMS Tech); Viewtain = 1

PIPING SCHEDULE

PIPE ID	FLUID DESCRIPTION	FROM	TO	DIAMETER	INSTALLATION	MATERIAL	FITTINGS - CONNECTION TYPE	PRESSURE CLASS / THICKNESS	LINING	COATING	NOTES
XXX	PRIMARY EFFLUENT	INFLUENT SPLITTER BOX NO. 1	INFLUENT SPLITTER BOX NO. 2	42"	CONCRETE-ENCASED & BURIED	AWWA C150 / C151 DUCTILE IRON	PIPE: RESTRAINED BELL-AND-SPIGOT W/ V-BIO ENHANCED POLYETHELYENE WRAP FITTINGS: DUCTILE IRON MECHANICAL JOINTS W/ EXTERNAL RESTRAINTS AND V-BIO ENHANCED POLYETHELYENE WRAP	PIPE / FITTINGS: CLASS 250	PIPE / FITTINGS: AWWA C104 CEMENT-MORTAR LINING W/ SEAL COAT	PIPE / FITTINGS: REFER TO SHEET G6.0 AND SPEC DIVISION 09	CONTRACTOR SHALL VERIFY THIMBLE BOLT PATTERN / CONFIRM COMPATIBILITY W/ ANSI B16.42 CLASS 150 FLANGES CONNECTION. INSTALL 42" DUCTILE IRON RESTRAINED COUPLING W/ MJ RETAINER BETWEEN BOXES.
XXX	PRIMARY EFFLUENT	INFLUENT SPLITTER BOX NO. 2	OXIDATION DITCH NO. 2	30"	BURIED	AWWA C900 PVC	PIPE: RESTRAINED BELL-AND-SPIGOT FITTINGS: DUCTILE IRON MECHANICAL JOINTS W/ EXTERNAL RESTRAINTS AND V-BIO ENHANCED POLYETHELYENE WRAP	PIPE: DR 18 FITTINGS: CLASS 250	PIPE: NONE FITTINGS: AWWA C104 CEMENT-MORTAR LINING W/ SEAL COAT	PIPE: NONE FITTINGS: REFER TO SHEET G6.0 AND SPEC DIVISION 09	
XXX	PRIMARY EFFLUENT		OXIDATION DITCH NO. 3		BURIED	AWWA C900 PVC	PIPE: RESTRAINED BELL-AND-SPIGOT FITTINGS: DUCTILE IRON MECHANICAL JOINTS W/ EXTERNAL RESTRAINTS AND V-BIO ENHANCED POLYETHELYENE WRAP	PIPE: DR 18 FITTINGS: CLASS 250	PIPE: NONE FITTINGS: AWWA C104 CEMENT-MORTAR LINING W/ SEAL COAT	PIPE: NONE FITTINGS: REFER TO SHEET G6.0 AND SPEC DIVISION 09	SHORT PIPE SEGMENT RESERVED FOR FUTURE CONNECTION TO OXIDATION DITCH NO. 3.
XXX	MIXED LIQUOR	OXIDATION DITCH NO. 2	OXIDATION DITCH JUNCTION CROSS	36"	BURIED	AWWA C900 PVC	PIPE: RESTRAINED BELL-AND-SPIGOT FITTINGS: DUCTILE IRON MECHANICAL JOINTS W/ EXTERNAL RESTRAINTS AND V-BIO ENHANCED POLYETHELYENE WRAP	PIPE: DR 18 FITTINGS: CLASS 250	PIPE: NONE FITTINGS: AWWA C104 CEMENT-MORTAR LINING W/ SEAL COAT	PIPE: NONE FITTINGS: REFER TO SHEET G6.0 AND SPEC DIVISION 09	
XXX	PROCESS DRAIN		DRAINAGE MANHOLE NO. X	12"	CONCRETE-ENCASED & BURIED	AWWA C150 / C151 DUCTILE IRON	PIPE: RESTRAINED BELL-AND-SPIGOT W/ V-BIO ENHANCED POLYETHELYENE WRAP FITTINGS: DUCTILE IRON MECHANICAL JOINTS W/ EXTERNAL RESTRAINTS AND V-BIO ENHANCED POLYETHELYENE WRAP	PIPE / FITTINGS: CLASS 350	PIPE / FITTINGS: AWWA C104 CEMENT-MORTAR LINING W/ SEAL COAT	PIPE / FITTINGS: REFER TO SHEET G6.0 AND SPEC DIVISION 09	
XXX	MIXED LIQUOR	MLSS SPLITTER BOX	SECONDARY CLARIFIER NO. 3	30"	BURIED	AWWA C900 PVC	PIPE: RESTRAINED BELL-AND-SPIGOT FITTINGS: RESTRAINED DUCTILE IRON MECHANICAL JOINTS W/ V-BIO ENHANCED POLYETHELYENE WRAP	PIPE: DR 18 FITTINGS: CLASS 250	PIPE: NONE FITTINGS: AWWA C104 CEMENT-MORTAR LINING W/ SEAL COAT	PIPE: NONE FITTINGS: REFER TO SHEET G6.0 AND SPEC DIVISION 09	MATERIAL TRANSITION LOCATION / REQS SHALL BE CONSTRUCTED PER THE YARD PIPING PLANS.
XXX	MIXED LIQUOR				CONCRETE-ENCASED & BURIED	AWWA C150 / C151 DUCTILE IRON	PIPE: RESTRAINED BELL-AND-SPIGOT W/ V-BIO ENHANCED POLYETHELYENE WRAP FITTINGS: DUCTILE IRON MECHANICAL JOINTS W/ EXTERNAL RESTRAINTS AND V-BIO ENHANCED POLYETHELYENE WRAP	PIPE / FITTINGS: CLASS 250	PIPE / FITTINGS: AWWA C104 CEMENT-MORTAR LINING W/ SEAL COAT	PIPE / FITTINGS: REFER TO SHEET G6.0 AND SPEC DIVISION 09	
XXX	SECONDARY EFFLUENT	SECONDARY CLARIFIER NO. 3	SECONDARY CLARIFIER JUNCTION CROSS	24"	BURIED	AWWA C900 PVC	PIPE: RESTRAINED BELL-AND-SPIGOT FITTINGS: RESTRAINED DUCTILE IRON MECHANICAL JOINTS W/ V-BIO ENHANCED POLYETHELYENE WRAP	PIPE: DR 18 FITTINGS: CLASS 250	PIPE: NONE FITTINGS: AWWA C104 CEMENT-MORTAR LINING W/ SEAL COAT	PIPE: NONE FITTINGS: REFER TO SHEET G6.0 AND SPEC DIVISION 09	MATERIAL TRANSITION LOCATION / REQS SHALL BE CONSTRUCTED PER THE YARD PIPING PLANS.
XXX	SECONDARY EFFLUENT				CONCRETE-ENCASED & BURIED	AWWA C150 / C151 DUCTILE IRON	PIPE: RESTRAINED BELL-AND-SPIGOT FITTINGS: RESTRAINED DUCTILE IRON MECHANICAL JOINTS	PIPE / FITTINGS: CLASS 250	PIPE / FITTINGS: AWWA C104 CEMENT-MORTAR LINING W/ SEAL COAT	PIPE / FITTINGS: REFER TO SHEET G6.0 AND SPEC DIVISION 09	
XXX	RAS / WAS	SECONDARY CLARIFIER NO. 3	RAS / WAS PUMP STATION	12"	CONCRETE-ENCASED & BURIED	AWWA C150 / C151 DUCTILE IRON	PIPE: RESTRAINED BELL-AND-SPIGOT W/ V-BIO ENHANCED POLYETHELYENE WRAP FITTINGS: DUCTILE IRON MECHANICAL JOINTS W/ EXTERNAL RESTRAINTS AND V-BIO ENHANCED POLYETHELYENE WRAP	PIPE / FITTINGS: CLASS 350	PIPE / FITTINGS: AWWA C104 CEMENT-MORTAR LINING W/ SEAL COAT	PIPE / FITTINGS: REFER TO SHEET G6.0 AND SPEC DIVISION 09	
XXX	SCUM	SECONDARY CLARIFIER NO. 3	SCUM PIT NO. 3	8"	SUBMERGED	AWWA C150 / C151 DUCTILE IRON	PIPE / FITTINGS: GROOVED COUPLINGS	PIPE / FITTINGS: CLASS 350	PIPE: GLASS FITTINGS: -	PIPE: - FITTINGS: -	
XXX	SCUM	SCUM PUMP NO. 3	SLUDGE DRYING BED DISTRIBUTION LINE	6" / 8"	ABOVE-GRADE	AWWA C150 / C151 DUCTILE IRON	PIPE / FITTINGS: ANSI B16.42 CLASS 150 FLANGES	PIPE / FITTINGS: CLASS 350	PIPE / FITTINGS: AWWA C104 CEMENT-MORTAR LINING W/ SEAL COAT	PIPE / FITTINGS: REFER TO SHEET G6.0 AND SPEC DIVISION 09	
XXX	SCUM			8"	BURIED	AWWA C150 / C151 DUCTILE IRON	PIPE: RESTRAINED BELL-AND-SPIGOT W/ V-BIO ENHANCED POLYETHELYENE WRAP FITTINGS: DUCTILE IRON MECHANICAL JOINTS W/ EXTERNAL RESTRAINTS AND V-BIO ENHANCED POLYETHELYENE WRAP	PIPE / FITTINGS: CLASS 350	PIPE / FITTINGS: AWWA C104 CEMENT-MORTAR LINING W/ SEAL COAT	PIPE / FITTINGS: REFER TO SHEET G6.0 AND SPEC DIVISION 09	
XXX	PROCESS DRAIN	SECONDARY CLARIFIER NO. 3	DRAINAGE MANHOLE NO. X	12"	CONCRETE-ENCASED & BURIED	AWWA C150 / C151 DUCTILE IRON	PIPE: RESTRAINED BELL-AND-SPIGOT W/ V-BIO ENHANCED POLYETHELYENE WRAP FITTINGS: DUCTILE IRON MECHANICAL JOINTS W/ EXTERNAL RESTRAINTS AND V-BIO ENHANCED POLYETHELYENE WRAP	PIPE / FITTINGS: CLASS 350	PIPE / FITTINGS: AWWA C104 CEMENT-MORTAR LINING W/ SEAL COAT	PIPE / FITTINGS: REFER TO SHEET G6.0 AND SPEC DIVISION 09	
XXX	MIXED LIQUOR	MLSS SPLITTER BOX	SECONDARY CLARIFIER NO. 4	30"	BURIED	AWWA C900 PVC	PIPE: RESTRAINED BELL-AND-SPIGOT FITTINGS: RESTRAINED DUCTILE IRON MECHANICAL JOINTS W/ V-BIO ENHANCED POLYETHELYENE WRAP	PIPE: DR 18 FITTINGS: CLASS 250	PIPE: NONE FITTINGS: AWWA C104 CEMENT-MORTAR LINING W/ SEAL COAT	PIPE: NONE FITTINGS: REFER TO SHEET G6.0 AND SPEC DIVISION 09	MATERIAL TRANSITION LOCATION / REQS SHALL BE CONSTRUCTED PER THE YARD PIPING PLANS.
XXX	MIXED LIQUOR				CONCRETE-ENCASED & BURIED	AWWA C150 / C151 DUCTILE IRON	PIPE: RESTRAINED BELL-AND-SPIGOT FITTINGS: RESTRAINED DUCTILE IRON MECHANICAL JOINTS	PIPE / FITTINGS: CLASS 250	PIPE / FITTINGS: AWWA C104 CEMENT-MORTAR LINING W/ SEAL COAT	PIPE / FITTINGS: REFER TO SHEET G6.0 AND SPEC DIVISION 09	
XXX	SECONDARY EFFLUENT	SECONDARY CLARIFIER NO. 4	SECONDARY CLARIFIER JUNCTION CROSS	24"	BURIED	AWWA C900 PVC	PIPE: RESTRAINED BELL-AND-SPIGOT FITTINGS: RESTRAINED DUCTILE IRON MECHANICAL JOINTS W/ V-BIO ENHANCED POLYETHELYENE WRAP	PIPE: DR 18 FITTINGS: CLASS 250	PIPE: NONE FITTINGS: AWWA C104 CEMENT-MORTAR LINING W/ SEAL COAT	PIPE: NONE FITTINGS: REFER TO SHEET G6.0 AND SPEC DIVISION 09	MATERIAL TRANSITION LOCATION / REQS SHALL BE CONSTRUCTED PER THE YARD PIPING PLANS.
XXX	SECONDARY EFFLUENT				CONCRETE-ENCASED & BURIED	AWWA C150 / C151 DUCTILE IRON	PIPE: RESTRAINED BELL-AND-SPIGOT FITTINGS: RESTRAINED DUCTILE IRON MECHANICAL JOINTS	PIPE / FITTINGS: CLASS 250	PIPE / FITTINGS: AWWA C104 CEMENT-MORTAR LINING	PIPE / FITTINGS: REFER TO SHEET G6.0 AND SPEC DIVISION 09	
XXX	RAS / WAS	SECONDARY CLARIFIER NO. 4	RAS / WAS PUMP STATION	12"	CONCRETE-ENCASED & BURIED	AWWA C150 / C151 DUCTILE IRON	PIPE: RESTRAINED BELL-AND-SPIGOT W/ V-BIO ENHANCED POLYETHELYENE WRAP FITTINGS: DUCTILE IRON MECHANICAL JOINTS W/ EXTERNAL RESTRAINTS AND V-BIO ENHANCED POLYETHELYENE WRAP	PIPE / FITTINGS: CLASS 350	PIPE / FITTINGS: AWWA C104 CEMENT-MORTAR LINING W/ SEAL COAT	PIPE / FITTINGS: REFER TO SHEET G6.0 AND SPEC DIVISION 09	
XXX	SCUM	SECONDARY CLARIFIER NO. 4	SCUM PIT NO. 4	8"	SUBMERGED	AWWA C150 / C151 DUCTILE IRON	PIPE / FITTINGS: GROOVED COUPLINGS	PIPE / FITTINGS: CLASS 350	PIPE: GLASS FITTINGS: -	PIPE: - FITTINGS: -	
XXX	SCUM	SCUM PUMP NO. 4	SLUDGE DRYING BED DISTRIBUTION LINE	6" / 8"	ABOVE-GRADE	AWWA C150 / C151 DUCTILE IRON	PIPE / FITTINGS: ANSI B16.42 CLASS 150 FLANGES	PIPE / FITTINGS: CLASS 350	PIPE / FITTINGS: AWWA C104 CEMENT-MORTAR LINING W/ SEAL COAT	PIPE / FITTINGS: EPOXY COATING PER SPEC DIVISION 09	
XXX	SCUM			8"	BURIED	AWWA C150 / C151 DUCTILE IRON	PIPE: RESTRAINED BELL-AND-SPIGOT W/ V-BIO ENHANCED POLYETHELYENE WRAP FITTINGS: DUCTILE IRON MECHANICAL JOINTS W/ EXTERNAL RESTRAINTS AND V-BIO ENHANCED POLYETHELYENE WRAP	PIPE / FITTINGS: CLASS 350	PIPE / FITTINGS: AWWA C104 CEMENT-MORTAR LINING W/ SEAL COAT	PIPE / FITTINGS: REFER TO SHEET G6.0 AND SPEC DIVISION 09	
XXX	PROCESS DRAIN	SECONDARY CLARIFIER NO. 4	DRAINAGE MANHOLE NO. X	12"	CONCRETE-ENCASED & BURIED	AWWA C150 / C151 DUCTILE IRON	PIPE: RESTRAINED BELL-AND-SPIGOT W/ V-BIO ENHANCED POLYETHELYENE WRAP FITTINGS: DUCTILE IRON MECHANICAL JOINTS W/ EXTERNAL RESTRAINTS AND V-BIO ENHANCED POLYETHELYENE WRAP	PIPE / FITTINGS: CLASS 350	PIPE / FITTINGS: AWWA C104 CEMENT-MORTAR LINING W/ SEAL COAT	PIPE / FITTINGS: REFER TO SHEET G6.0 AND SPEC DIVISION 09	
XXX	RAS / WAS	RAS / WAS SUCTION HEADER	RAS / WAS PUMP	10"	ABOVE-GRADE	AWWA C150 / C151 DUCTILE IRON	PIPE / FITTINGS: ANSI B16.42 CLASS 150 FLANGES	PIPE / FITTINGS: CLASS 350	PIPE / FITTINGS: AWWA C104 CEMENT-MORTAR LINING W/ SEAL COAT	PIPE / FITTINGS: REFER TO SHEET G6.0 AND SPEC DIVISION 09	
XXX	RAS / WAS	RAS / WAS PUMP	RAS / WAS DICHARGE HEADER	8"	ABOVE-GRADE	AWWA C150 / C151 DUCTILE IRON	PIPE / FITTINGS: ANSI B16.42 CLASS 150 FLANGES	PIPE / FITTINGS: CLASS 350	PIPE / FITTINGS: AWWA C104 CEMENT-MORTAR LINING W/ SEAL COAT	PIPE / FITTINGS: REFER TO SHEET G6.0 AND SPEC DIVISION 09	
XXX	RAS / WAS	RAS SPLITTER BOX	OXIDATION DITCH NO. 2	18"	BURIED	AWWA C900 PVC	PIPE: RESTRAINED BELL-AND-SPIGOT FITTINGS: RESTRAINED DUCTILE IRON MECHANICAL JOINTS W/ V-BIO ENHANCED POLYETHELYENE WRAP	PIPE: DR 18 FITTINGS: CLASS 250	PIPE: NONE FITTINGS: AWWA C104 CEMENT-MORTAR LINING W/ SEAL COAT	PIPE: NONE FITTINGS: REFER TO SHEET G6.0 AND SPEC DIVISION 09	
XXX	RAS / WAS	RAS SPLITTER BOX	OXIDATION DITCH NO. 3	18"	BURIED	AWWA C900 PVC	PIPE: RESTRAINED BELL-AND-SPIGOT FITTINGS: RESTRAINED DUCTILE IRON MECHANICAL JOINTS W/ V-BIO ENHANCED POLYETHELYENE WRAP	PIPE: DR 18 FITTINGS: CLASS 250	PIPE: NONE FITTINGS: AWWA C104 CEMENT-MORTAR LINING W/ SEAL COAT	PIPE: NONE FITTINGS: REFER TO SHEET G6.0 AND SPEC DIVISION 09	SHORT PIPE SEGMENT RESERVED FOR FUTURE CONNECTION TO OXIDATION DITCH NO. 3.
XXX	12.5% SODIUM HYPOCHLORITE	CHEMICAL DOSING SKID NO.1 / NO. 2	CHLORINE CONTACT BASIN	CARRIER: 1/2" SECONDARY CONTAINMENT: 2"	ABOVE-GRADE & BURIED	CARRIER: PTFE TUBING SECONDARY CONTAINMENT: PVC	-	CARRIER: PTFE TUBING SECONDARY CONTAINMENT: SCH 40	-	PIPE / FITTINGS: REFER TO SHEET G6.0 AND SPEC DIVISION 09	CHEMICAL FEED LINE SHALL BE CONSTRUCTED WITH A SEGMENT OF CLEAR CONTAIMENT PIPE AT A LOCAL VISUAL INSPECTION POINT. ASSUME A MINIMUM FOR 4 JUNCTION BOXES TO ALLOW FOR PTFE TUBING.
XXX	POTABLE WATER	PLANT POTABLE WATER PIPE	CHEMICAL STORAGE SHADE STRUCTURE	2"	BURIED	ASTM D1785	PIPE / FITTINGS: SOLVENT WELD BELL-AND-SPIGOT	PIPE / FITTINGS: SCH 80	-	PIPE / FITTINGS: REFER TO SHEET G6.0 AND SPEC DIVISION 09	

NOTES:

1. CONSULT THE CONTRACT DRAWINGS AND TECHNICAL SPECIFICATIONS FOR A DETAILED DESCRIPTION OF THE PIPE ALIGNMENTS, ELEVATIONS, FITTINGS, AND ALL SPECIAL APPURTENANCES NOT LISTED HEREIN. WHERE DISCREPANCIES OCCUR, THE MORE STRINGENT REQUIREMENT SHALL GOVERN.
2. THIS SCHEDULE IS NOT INTENDED TO BE A COMPREHENSIVE LIST OF ALL PIPES AND FITTINGS UTILIZED THROUGHOUT THE PROJECT. ANCILLARY / MISCELLANEOUS SMALL DIAMETER PIPES, VENDOR-SUPPLIED SYSTEM INTERCONNECTIONS, PLUMPING, ETC. AS REQUIRED TO PROVIDED A COMPLETE AND OPERABLE SYSTEM SHALL BE PROVIDED BY THE CONTRACTOR.
3. CONSTRUCT CONCRETE ENCASEMENT FOR ALL PIPELINE BELOW AND/OR WITHIN 5' OF APPROACH TO OR EXIT FROM A STRUCTURE. ENCASED DUCTILE IRON PIPE AND FITTINGS SHALL NOT RECEIVE POLYETHELYENE WRAP.

OPTERRA ENERGY SERVICES

NO	BY	DATE	REVISIONS	DATE	APP.
A					
B					
C					
D					
E					

THESE DRAWINGS ARE THE PROPERTY OF P.A.C.E. AND SHALL NOT BE REPRODUCED IN ANY MANNER NOR USED FOR CONSTRUCTION UNLESS STAMPED "ISSUED FOR CONSTRUCTION".

PREPARED BY: *ANDY KOMOR*
REGISTERED PROFESSIONAL ENGINEER NO: CXXXXX
EXPIRATION DATE: XX/XX/XXX
DRAWN BY: *T.G*
SCALE: *AS SHOWN*
DESIGN BY: *A.T.K*
CHECKED BY: *A.T.K*
DATE: *NOV 2025*

1"

SHEET TITLE: **PIPE SCHEDULE**

OWNER: CITY OF HANFORD
PROJECT: HANFORD WASTEWATER TREATMENT FACILITY UPGRADES
KINGS COUNTY CALIFORNIA

PREPARED BY:
PACE Advanced Water Engineering
17520 Newhope Street, Suite 200 | Fountain Valley, CA 92708
P: (714) 481-7300 | www.pacewater.com

SHEET
G7.0

PACE JOB NO. C058-10

43% PLANS - ISSUED FOR REVIEW

Xrefs: C058-00 SIKO4.dwg
Dimscale = 1; LTscale = 1; PSStyscale = 1; ACAD Ver. = 24.2s (LMS Tech); Vpestain = 1
w:\C058\engineering\C058-10\sheet\C058-10-G6.1 PIPING SCHEDULE.dwg - Tab: G7.0 - by jsso on 12/01/25 at 4:25:14 PM

INSTRUMENT IDENTIFICATION LETTERS (FSS)

	FIRST – LETTER (F)		SUCCEEDING – LETTERS (SS)		
	MEASURED OF INITIATING VARIABLE	MODIFIER	READOUT PASSIVE FUNCTION	OUTPUT FUNCTION	MODIFIER
A	ANALYSIS		ALARM		
B	BURNER, COMBUSTION		USER'S CHOICE	USER'S CHOICE	USER'S CHOICE
C	CONDUCTIVITY			CONTROLLER	
D	DENSITY	DIFFERENTIAL			
E	VOLTAGE		SENSOR, PRIMARY ELEMENT		
F	FLOW RATE	RATIO (FRACTION)			
G	GAUGE, GENERAL		GLASS VIEWING DEVICE		
H	HAND				HIGH, OPENED
I	CURRENT (ELEC.)		INDICATING, INDICATOR		
J	POWER		SCAN		
K	TIME, TIME SCHEDULE	TIME RATE OF CHANGE		CONTROL STATION	
L	LEVEL		LIGHT		LOW, CLOSED
M	MOISTURE, MOTION	MOMENTARY			MIDDLE
N	INTRUSION, STATUS	MOMENTARY	STATUS	USER'S CHOICE	USER'S CHOICE
O	OPERATOR, TORQUE		ORIFICE, RESTRICTION		USER'S CHOICE
P	PRESSURE, VACUUM		POINT (TEST) CONNECTION		
Q	QUANTITY	INTEGRATE, TOTALIZE			
R	RESET, RADIATION		RECORD OR PRINT		
S	SPEED, FREQUENCY	SAFETY		SWITCH	SLOW
T	TEMPERATURE			TRANSDUCER, TRANSMITTER	TEST
U	MULTIVARIABLE		MULTIFUNCTION	MULTIFUNCTION	MULTIFUNCTION
V	VIBRATION, MECH. ANALYSIS			VALVE, DAMPER LOUVER	
W	WEIGHT, FORCE		WELL		
X	SWITCH	X AXIS	UNCLASSIFIED	UNCLASSIFIED	UNCLASSIFIED
Y	EVENT, STATE, PRESENCE	Y AXIS	UNCLASSIFIED	RELAY, COMPUTE, CONVERT	
Z	POSITION DIMENSION	Z AXIS		DRIVER, ACTUATOR, UNCLASSIFIED FINAL CONTROL ELEMENT	

LINE CODES

- MAJOR PROCESS LINE
- MINOR PROCESS LINE
- AIR
- ELECTRICAL
- ETHERNET COMMUNICATION
- CHEMICAL
- 00"–XXX — LINE SIZE & NUMBER
- DESCRIPTION 1 / DESCRIPTION 2 / DESCRIPTION 3 / REF SHT IXX.X — PROCESS CONTINUATION WITHIN SCOPE
- AUTO-DIALER AND PRIORITY LEVEL
- FIBER COMMUNICATION (24 STRAND)

INSTRUMENT NUMBERING

FSS / NPPNNN — FIRST LETTER (INSTRUMENT ID), SUCCEEDING LETTERS (INSTRUMENT ID); xx – DEVICE FUNCTION EQUIPMENT NUMBER

LINE NUMBERING

00" – INFLT – 001 (EXAMPLE)
- SEQUENTIAL LINE NO.
- FLUID CODE
- NOMINAL LINE SIZE

EQUIPMENT NUMBERING

F SS – PP T NN (EXAMPLE)
- ITEM NUMBER
- SERIES (TRAIN) LOCATION
- PROCESS LOCATION
- SUCCEEDING LETTERS (INSTRUMENT ID)
- FIRST LETTER (INSTRUMENT ID)

EXAMPLE:
LT-03131 = HEADWORKS NORTH ULTRASONIC LEVEL TRANSMITTER

PROCESS LOCATION (PP)

00	GENERAL/MISCELLANEOUS
01	GENERATOR
02	AERATION BLOWERS
03	HEADWORKS/DEWATERING
04	NPS/EAAS BASIN
05	SOUTH PROCESS STATION/CLARIFIERS
06	FILTRATION/DISINFECTION
07	SLUDGE PROCESSING

SERIES LOCATION (T)

0	SHEET 0
1	SHEET 1
2	SHEET 2
3	SHEET 3

FLUID CODE ABBREVIATION

BW	BACKWASH
CNTRT	CENTRATE
DIGS	DIGESTED SLUDGE
DR	DRAIN
DW	DEWATERING
EFFLT	EFFLUENT
FLTRT	FILTRATE
INFLT	INFLUENT
MLSS	MIX LIQUOR
OVRFL	OVERFLOW
PA	PROCESS AIR
PRSTE	PRESSATE
PW	POTABLE WATER
RAS	RETURN ACTIVATED SLUDGE
RECYC	RECYCLE
RW	RAW WATER
SECPR	SECONDARY PROCESS
SD	SLUDGE DISCHARGE
SPNAT	SUPERNATANT
SWR	SEWER
TERT	TERTIARY
WAS	WASTE ACTIVATED SLUDGE
WW	WASTE WATER

EQUIPMENT NUMBERS (NN)

EQUIPMENT ABBREVIATIONS	#STARTING AT
PUMPS & PUMP INST (PMP/ME/TE)	00–09
MOTORS & MOTOR INST (M/MXR/BLR/EST/LMS/EXH)	10–19
VALVE (XV/SV/BV/CV/V)	20–29
LEVEL INST (LE/LT/LSL/LSH)	30–39
FLOW INST (FE/FT)	40–49
PRESSURE INST (PT/PIT/PG/PSH)	50–59
ANALYTICAL (AE/AT/TSH)	60–69
MISCELLANEOUS (MISC)	70–79

LINE NUMBER GROUPS

000	OVERFLOW/ BYPASS/ DRAIN/ ESB / SUPERNATANT
100	INFLUENT/ MIX LIQUOR/ SECONDARY EFFLUENT / EFFLUENT
200	TERTIARY/ REUSE WATER/ BACKWASH/ RECYCLE WATER
300	PERMEATE/ FILTRATE/ CENTRATE / PRESSATE
400	PROCESS AIR
500	CHEMICAL DOSING / POLYMER
600	FOUL AIR
700	WATER
800	RAS/ SOLIDS
900	WAS/ SCUM/ WASTE WATER/ RAW WATER

GENERAL INSTRUMENT OR FUNCTION SYMBOLS

	FIELD MOUNTED	PRIMARY LOCATION ACCESSIBLE TO OPERATOR	PRIMARY LOCATION INACCESSIBLE TO OPERATOR	AUXILIARY LOCATION ACCESSIBLE TO OPERATOR
DISCRETE INSTRUMENTS	○	⊖	⊖	⊖
SHARED DISPLAY SHARED CONTROL	▢	▢	▢	▢
COMPUTER FUNCTION	⬡	⬡	⬡	⬡
PROGRAMMABLE LOGIC CONTROL	◇	◇	◇	◇

HARDWARE INTERLOCK — I

DCS "SOFT" INTERLOCK — I

VALVE SYMBOLS

NC NO

- GATE VALVE
- GATE VALVE
- BALL VALVE
- DIAPHRAGM VALVE
- PLUG VALVE
- 3-WAY BALL VALVE
- NEEDLE VALVE
- MUD VALVE
- WAFERED BUTTERFLY VALVE
- LUGGED BUTTERFLY VALVE
- CHECK VALVE
- DOUBLE LEAF CHECK VALVE
- WEIR GATE/TELESCOPE VALVE
- STOP GATE

VALVE ACTUATORS

- DIAPHRAGM ACTUATOR
- MOTOR ACTUATOR (M)
- SOLENOID ACTUATOR (S)
- CYLINDER ACTUATOR
- LEVER
- HAND WHEEL
- CHAIN WHEEL

RELIEF DEVICES

- PRESSURE RELIEF
- VACUUM RELIEF
- RUPTURE DISK FOR PRESSURE RELIEF
- RUPTURE DISK FOR VACUUM RELIEF

REGULATORS

- PRESSURE REDUCING
- BACK PRESSURE
- REGULATOR WITH EXTERNAL PILOT
- DIFFERENTIAL PRESSURE

PIPING SYMBOLS

- Y STRAINER
- BLIND FLANGE
- FUNNEL
- CONCENTRIC REDUCER
- ECCENTRIC REDUCER
- EDUCTOR
- WELDED CAP
- WELDED PIPE END
- SCREWED CAP
- UNION
- CAMLOCK FITTING
- FLEXIBLE LINE
- SPECTACLE BLIND
- EXPANSION JOINT
- TP XX — TIE-IN POINT
- AIR RELIEF VALVE

MECHANICAL EQUIPMENT

- METERING PUMP
- ULTRA SONIC LEVEL TRANSMITTER
- CENTRIFUGAL PUMP OR BLOWER
- CHEMICAL INJECTOR OR STATIC MIXER
- SUBMERSIBLE PUMP
- FLOW METER OR MOTOR
- TURBINE PUMP
- ROTOMETER W/ NEEDLE VALVE
- VENTURI
- ROTARY BLOWER
- VORTEX SHEDDING
- SONIC
- MIXER
- EXHAUST FAN
- PROGRESSIVE CAVITY PUMP
- PULSATION DAMPENER
- AERATOR
- STATIC MIXER
- HYDROCYCLONE
- DECANTER
- TANK MIXER
- POSITIVE DISPLACEMENT PUMP

NOTE: ALL PRESSURE GAUGES AND OTHER SMALL PROCESS MECHANICAL INSTRUMENT EQUIPMENT SHALL BE SUPPLIED WITH ISOLATION VALVES AND ADDITIONAL APPURTENANCES (E.G. PRESSURE PULSATION DAMPENERS/SNUBBERS) AS REQUIRED FOR PROPER OPERATION

ABBREVIATIONS

ACP	ACCESS CONTROL PANEL	NaOCL	SODIUM HYPOCHLORITE
AE	ANALYTICAL SENSOR	NTU	TURBIDITY
AI	ANALOG INPUT	OC	ODOR CONTROL
AIT	ANALYTICAL INDICATOR TRANSMITTER	OCA	OPEN–CLOSE–AUTO
AMP	AMPERE	OCR	OPEN–CLOSE–REMOTE
AO	ANALOG OUTPUT	OIT	OPERATOR INTERFACE TERMINAL
AT	ANALYTICAL TRANSMITTER	OO	ON/OFF (MAINTAINED)
ATS	AUTOMATIC TRANSFER SWITCH	OOA	ON–OFF–AUTO
BLR	BLOWER	OOC	OUT–OF–COMPLIANCE
CB	CIRCUIT BREAKER	OOR	ON–OFF–REMOTE
CBL	COARSE BUBBLE DIFFUSER	OSC	OPEN–STOP–CLOSE
CE	CONDUCTIVITY SENSOR (TDS)	PE	PRESSURE SENSOR
CFR	CHEMICAL FEEDER	PG	PRESSURE GAUGE
CG	COMBUSTIBLE GASES	PH	POTENTIAL OF HYDROGEN
CHV	CHECK VALVE	PI	PRESSURE INDICATOR / PULSE INPUT
CL2	CHLORINE	PID	PROPORTIONAL–INTEGRAL–DERIVATIVE
CMP	COMPACTOR	PIT	PRESSURE INDICATOR TRANSMITTER
CON	CONVEYOR	PLC	PROGRAMMABLE LOGIC CONTROLLER
CWC	COMPACTOR/WASHER/CONVEYOR	PMP	PUMP
DCS	DISTRIBUTED CONTROL SYSTEM	PNL	PANEL
DI	DIGITAL INPUT	PO	PULSE OUTPUT
DO	DISSOLVED OXYGEN / DIGITAL OUTPUT	PPG	POUNDS PER GALLON
DRY	BIOSOLIDS DRYER	PPH	POUNDS PER HOUR
DSS	DISTRIBUTION SWITCHBOARD SECTION	PPM	PARTS PER MILLION
DWG	DRAWING	PRESS	PRESSURE
EDT	EDUCTOR TUBE	PRV	PRESSURE RELIEF OR REDUCING VALVE
EM	EQUIPMENT MANUFACTURER	PSH	PRESSURE SWITCH HIGH
EST	EMERGENCY STOP	PSI	POUNDS PER SQUARE INCH
ETM	ELAPSED TIME METER	PSL	PRESSURE SWITCH LOW
EXIST	EXISTING	PT	PRESSURE TRANSMITTER
FBD	FINE BUBBLE DIFFUSER	PV	PROCESS VARIABLE
FC	FAIL CLOSED	REM	REMOTE
FCV	MODULATING CONTROL VALVE	RF	RADIO FREQUENCY
FE	FLOW SENSOR	RIO	REMOTE INPUT–OUTPUT
FeCL2	FERROUS CHLORIDE	RST	RESET
FI	FLOW INDICATOR	RTU	REMOTE TELEMETRY UNIT
FIT	FLOW INDICATOR TRANSMITTER	SES	SERVICE ENTRANCE SECTION
FR	FORWARD–REVERSE	SLC	SINGLE LOOP CONTROLLER
FS	FINE SCREEN / FULL SPEED	SLOS	START–LOCK–OFF–STOP
FT	FLOW TRANSMITTER	SO2	SULFUR D
GDR	GRINDER	SMU	SUBMERGED MEMBRANE UNIT
GPD	GALLONS PER DAY	SP	SETPOINT
GPH	GALLONS PER HOUR	SPD	SPEED
GPM	GALLONS PER MINUTE	SPR	SPARE
GRC	GRIT CLASSIFIER	SS	START/STOP (MAINTAINED)
H_2S	HYDROGEN SULFIDE	SSS	SOLID STATE STARTER (SOFT START)
HMI	HUMAN MACHINE INTERFACE	STG	MANUAL STOP GATE
HOA	HAND–OFF–AUTO	SUG	SLUICE/SLIDE GATE
HOR	HAND–OFF–REMOTE	TC	TABLET CHLORINATOR
JB	JUNCTION BOX	TDS	TOTAL DISSOLVED SOLIDS
LAN	LOCAL AREA NETWORK	TE	TEMPERATURE SENSOR
LC	LOAD CELL	TG	TEMPERATURE GAUGE
LCP	LOCAL CONTROL PANEL	TI	TEMPERATURE INDICATOR
LE	LEVEL SENSOR	TIT	TEMPERATURE INDICATOR TRANSMITTER
LIT	LEVEL INDICATOR TRANSMITTER	TNK	TANK
LOS	LOCK–OFF–STOP	TS	TEMPERATURE SWITCH
LR	LOCAL / REMOTE	TSH	TEMPERATURE SWITCH HIGH
LSH	LEVEL SWITCH HIGH	TT	TEMPERATURE TRANSMITTER
LSHH	LEVEL SWITCH HIGH HIGH	TV	TELESCOPING VALVE
LSL	LEVEL SWITCH LOW	UPS	UNINTERRUPTIBLE POWER SUPPLY
LSLL	LEVEL SWITCH LOW LOW	UVU	ULTRAVIOLET UNIT
LSM	LEVEL SWITCH MEDIUM	V	MANUAL VALVE
LT	LEVEL TRANSMITTER	VFD	VARIABLE FREQUENCY DRIVE
MCAS	MINI CONTROL AND STATUS	WE	WEIR
MCC	MOTOR CONTROL CENTER	WG	WEIR GATE
ME	MOISTURE SENSOR	WH	WATER HEATER
MGD	MILLION GALLONS PER DAY	WR	ADJUSTABLE WEIR
MGL	MILLIGRAM PER LITER	XV	AUTOMATED OPEN/CLOSE VALVE
MOT	MOTOR	ZS	SWITCH POSITION
MS	MOTOR STARTER		
MTU	MASTER TELEMETRY UNIT		
MXR	MIXER		
NaHSO3	SODIUM BISULFITE		

NO	BY	DATE	REVISIONS	DATE	APP.
A					
B					
C					
D					
E					

THESE DRAWINGS ARE THE PROPERTY OF P.A.C.E. AND SHALL NOT BE REPRODUCED IN ANY MANNER NOR USED FOR CONSTRUCTION UNLESS STAMPED "ISSUED FOR CONSTRUCTION".

PREPARED BY: ANDY KOMOR
REGISTERED PROFESSIONAL ENGINEER NO: CXXXXX
EXPIRATION DATE: XX/XX/XXX
DRAWN BY: T.G
SCALE: AS SHOWN
DESIGN BY: A.T.K
CHECKED BY: A.T.K
DATE: NOV 2025

SHEET TITLE: SYMBOLS & ABBREVIATIONS

OWNER: CITY OF HANFORD
PROJECT: HANFORD WASTEWATER TREATMENT FACILITY UPGRADES
KINGS COUNTY CALIFORNIA

PREPARED BY:
PACE Advanced Water Engineering
17520 Newhope Street, Suite 200 | Fountain Valley, CA 92708
P.: (714) 481-7300 | www.pacewater.com

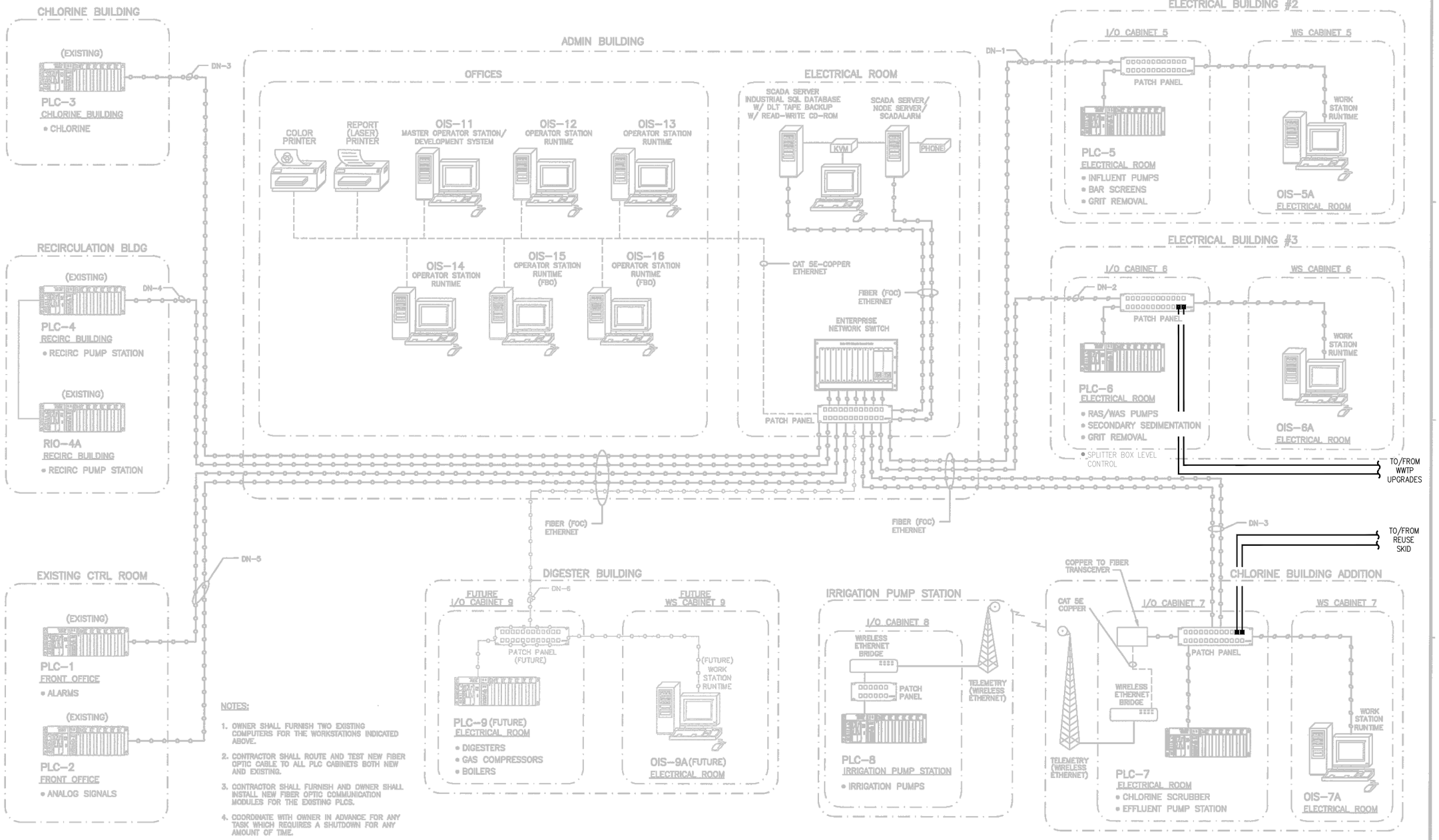
SHEET I0.0

PACE JOB NO. C058-10

OPTERRA ENERGY SERVICES

42% PLANS - ISSUED FOR REVIEW

Xrefs: C058-00 SIKO24.dwg; C058-P&ID.dwg
Dimscale = 24; LTscale = 1; PSltscale = 1; ACAD Ver. = 24.0s (LMS Tech); Variistan = 1
w:\C058\engineering\C058-10\sheet\C058-10-I0.0.dwg - Tab: I0.0 - by mmills on 11/21/25 at 1:47:24 PM



NOTES:

1. OWNER SHALL FURNISH TWO EXISTING COMPUTERS FOR THE WORKSTATIONS INDICATED ABOVE.
2. CONTRACTOR SHALL ROUTE AND TEST NEW FIBER OPTIC CABLE TO ALL PLC CABINETS BOTH NEW AND EXISTING.
3. CONTRACTOR SHALL FURNISH AND OWNER SHALL INSTALL NEW FIBER OPTIC COMMUNICATION MODULES FOR THE EXISTING PLCS.
4. COORDINATE WITH OWNER IN ADVANCE FOR ANY TASK WHICH REQUIRES A SHUTDOWN FOR ANY AMOUNT OF TIME.

RECORD DRAWINGS

THESE RECORD DRAWINGS HAVE BEEN PREPARED, IN PART, ON THE BASIS OF INFORMATION COMPILED BY OTHERS. THEY ARE NOT INTENDED TO REPRESENT IN DETAIL THE EXACT LOCATION, TYPE OF COMPONENT NOR MANNER OF CONSTRUCTION. THE ENGINEER WILL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH MAY HAVE BEEN INCORPORATED INTO THE RECORD DRAWINGS.

REV	DATE	BY	DESCRIPTION
1	3/12/02	WEBB	ADDED SCADA NET B AND WORKSTATION MADE FUTURE

FILENAME:

DESIGNED RB | DRAWN RB | CHECKED | DATE JAN 2002

DISCIPLINE ENGINEER | PROJECT ENGINEER | PROJECT MANAGER

REVISED FOR RECORD
SEE ORIGINAL FOR SIGNED STAMPS

carollo engineers

CITY OF HANFORD, CALIFORNIA
WASTEWATER TREATMENT PLANT EXPANSION
INSTRUMENTATION
SYSTEM BLOCK DIAGRAM

VERIFY SCALES
BAR IS ONE INCH ON ORIGINAL DRAWING
0 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

JOB NO. 6132A.10
DRAWING NO. GI-5
SHEET NO. 211 OF 240

OPTERRA ENERGY SERVICES

NO	BY	DATE	REVISIONS	DATE	APP.
1					
2					
3					
4					
5					
6					

THESE DRAWINGS ARE THE PROPERTY OF P.A.C.E. AND SHALL NOT BE REPRODUCED IN ANY MANNER NOR USED FOR CONSTRUCTION UNLESS STAMPED "ISSUED FOR CONSTRUCTION".

PREPARED BY: ANDY KOMOR
REGISTERED PROFESSIONAL ENGINEER NO: CXXXXX
EXPIRATION DATE: XX/XX/XXXX
DRAWN BY: T.G
SCALE: AS SHOWN
DESIGN BY: A.T.K
CHECKED BY: A.T.K
DATE: NOV 2025

SHEET TITLE: I0.1 - EXISTING NETWORK DIAGRAM

OWNER: CITY OF HANFORD
PROJECT: HANFORD WASTEWATER TREATMENT FACILITY UPGRADES
KINGS COUNTY CALIFORNIA

PREPARED BY:
PACE
Advanced Water Engineering
17520 Newhope Street, Suite 200 | Fountain Valley, CA 92708
P: (714) 481-7300 | www.pacewater.com

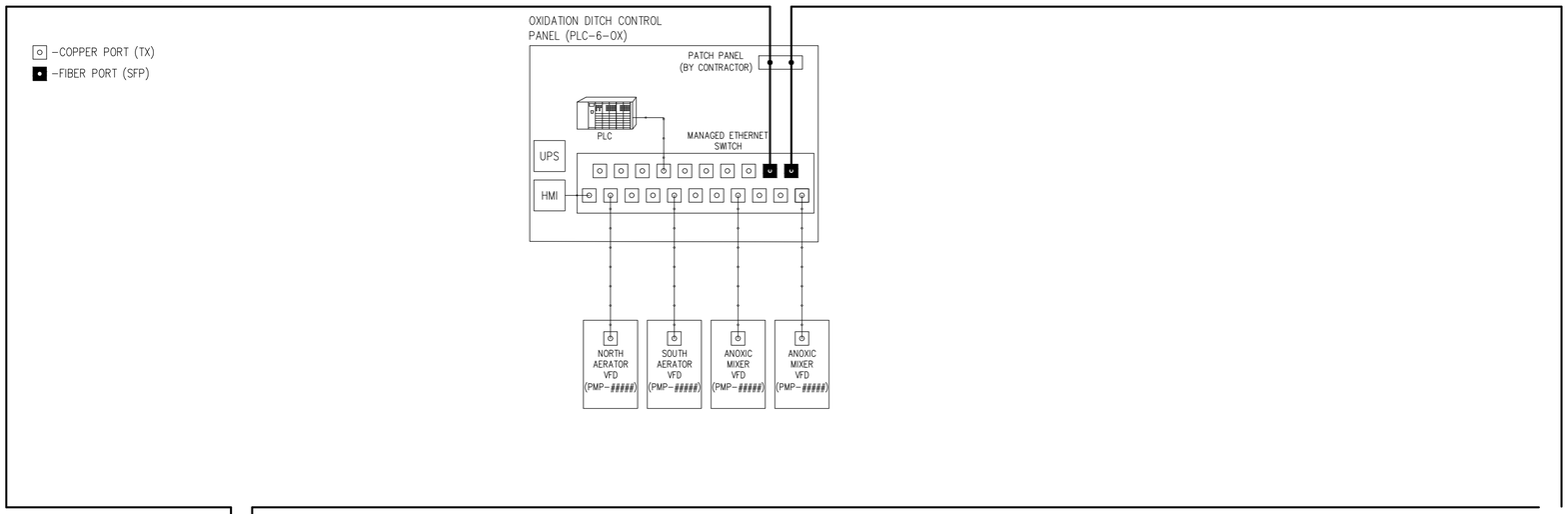
SHEET I0.1

PACE JOB NO. C058-10

42% PLANS - ISSUED FOR REVIEW

Xrefs: C058-00 3BO24.dwg C058-P&ID.dwg
Dimscale = 12, LTscale = 1, PSltscale = 1, ACAD Ver. = 24.2s (LMS Tech), Variation = 1
w:\C058\engineering\C058-10\sheets\C058-10-I0.1.dwg - Tab: I0.1 - by rmills on 11/24/25 at 9:52:47 AM

FIBER NETWORK RING (24 STRAND)



(EXISTING) ELECTRICAL BUILDING #3

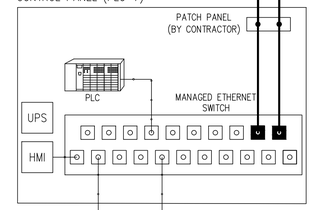
FIBER PATCH PANEL (BY CONTRACTOR)

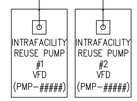
PLC-6
SEE SHEET I.01

CHLORINE BUILDING
SEE SHEET I.01

FIBER PATCH PANEL (BY CONTRACTOR)

INTRAFACILITY REUSE STATION CONTROL PANEL (PLC-7)





NOTES:

1. EXISTING NETWORK DIAGRAM PER HANFORD WWTP AS-BUILT SHEET GI-5.

OPTERRA ENERGY SERVICES

NO	BY	DATE	REVISIONS	DATE	APP.
1					
2					
3					
4					
5					

THESE DRAWINGS ARE THE PROPERTY OF P.A.C.E. AND SHALL NOT BE REPRODUCED IN ANY MANNER NOR USED FOR CONSTRUCTION UNLESS STAMPED "ISSUED FOR CONSTRUCTION".

PREPARED BY: ANDY KOMOR
REGISTERED PROFESSIONAL ENGINEER NO: CXXXXX
EXPIRATION DATE: XX/XX/XX
DRAWN BY: T.G
SCALE: AS SHOWN
DESIGN BY: A.T.K
CHECKED BY: A.T.K
DATE: NOV 2025

1"

SHEET TITLE:

I0.2 - WWTP EXPANSION NETWORK DIAGRAM

OWNER: CITY OF HANFORD

PROJECT: HANFORD WASTEWATER TREATMENT FACILITY UPGRADES

KINGS COUNTY CALIFORNIA

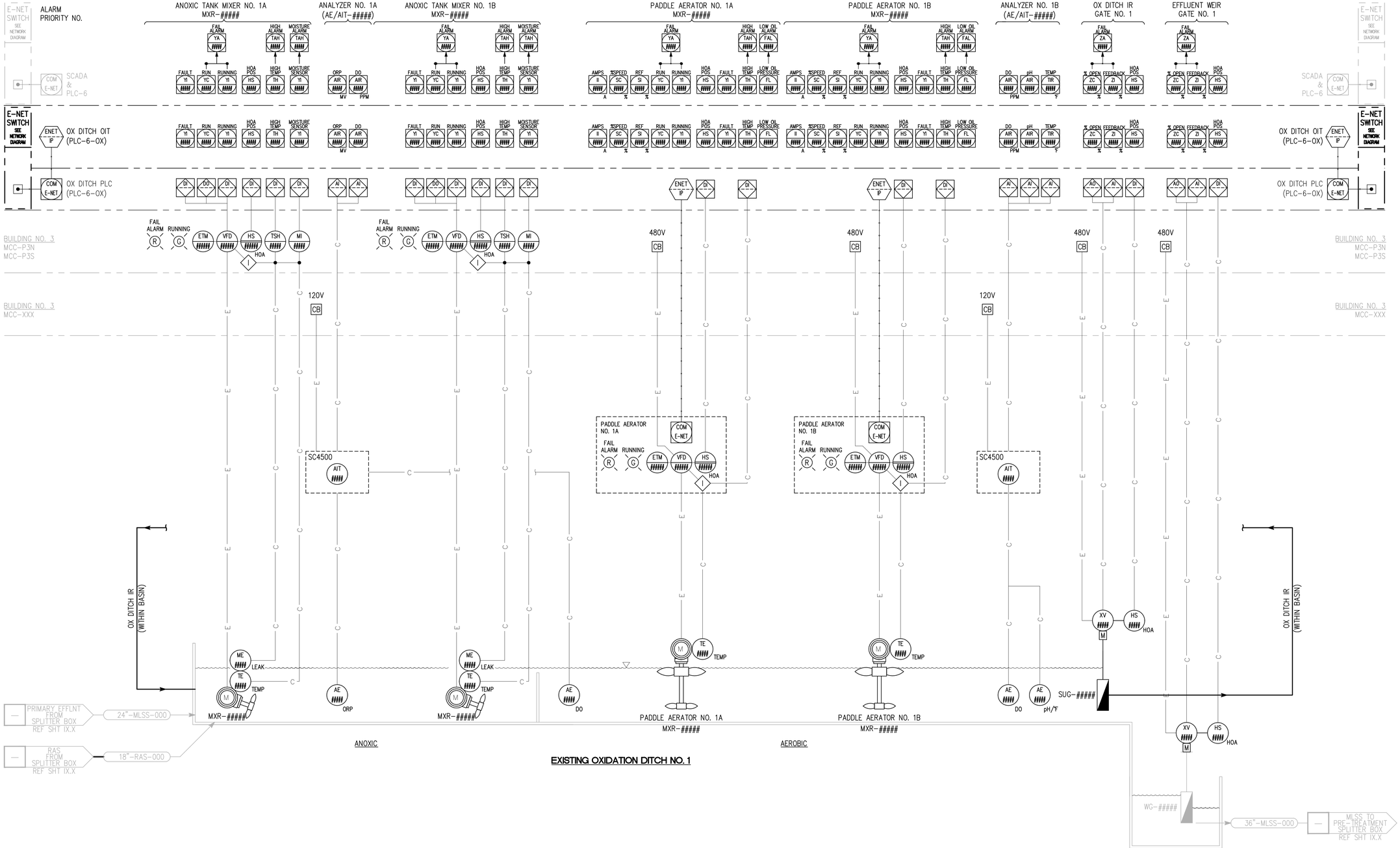
PREPARED BY:
PACE
Advanced Water Engineering
17520 Newhope Street, Suite 200 | Fountain Valley, CA 92708
P: (714) 481-7300 | www.pacewater.com

SHEET
I0.2

PACE JOB NO. C058-10

w:\C058\engineering\C058-10\sheet\C058-10-I0.2.dwg - Tab: I0.2 - by jose on 12/09/25 at 8:57:58 AM
43% PLANS - ISSUED FOR REVIEW

Xrefs: C058-00 SSK24.dwg; C058-PA00.dwg
Dimscale = 24; LTscale = 1; PSltscale = 1; ACAD Ver. = 24.2s (LMS Tech); Viewtain = 1



EXISTING OXIDATION DITCH NO. 1

OPTERRA ENERGY SERVICES

NO	BY	DATE	REVISIONS	DATE	APP.
A					
B					
C					
D					
E					

THESE DRAWINGS ARE THE PROPERTY OF P.A.C.E. AND SHALL NOT BE REPRODUCED IN ANY MANNER NOR USED FOR CONSTRUCTION UNLESS STAMPED "ISSUED FOR CONSTRUCTION".

PREPARED BY: ANDY KOMOR
REGISTERED PROFESSIONAL ENGINEER NO: CXXXXX
EXPIRATION DATE: XX/XX/XX
DRAWN BY: T.G
DESIGN BY: A.T.K
CHECKED BY: A.T.K
SCALE: AS SHOWN
DATE: NOV 2025

SHEET TITLE: **OX DITCH NO. I**

OWNER: CITY OF HANFORD

PROJECT: HANFORD WASTEWATER TREATMENT FACILITY UPGRADES

KINGS COUNTY CALIFORNIA

PREPARED BY: PACE Advanced Water Engineering
17520 Newhope Street, Suite 200 | Fountain Valley, CA 92708
P: (714) 481-7300 | www.pacewater.com

SHEET I1.1

PACE JOB NO. C058-10

43% PLANS - ISSUED FOR REVIEW

w:\C058\engineering\C058-10\sheet\C058-10-I1.1.dwg - Tab: I1.1 - by jsso on 12/09/25 at 8:37:46 AM

Xrefs: C058-00 30X24.dwg; C058-P&ID.dwg
Dimscale = 24; LTscale = 1; PSltscale = 1; ACAD Ver. = 24.2s (LMS Tech); Yorestain = 1

ALARM PRIORITY NO.

ANOXIC TANK MIXER NO. 2A MXR-#####

ANALYZER NO. 2A (AE/AIT-#####)

ANOXIC TANK MIXER NO. 2B MXR-#####

PADDLE AERATOR NO. 2A MXR-#####

PADDLE AERATOR NO. 2B MXR-#####

ANALYZER NO. 2B (AE/AIT-#####)

OX DITCH IR GATE NO. 2

EFFLUENT WEIR GATE NO. 2

E-NET SWITCH SEE NETWORK DIAGRAM

SCADA & PLC-6

OX DITCH OIT (PLC-6-OX)

OX DITCH PLC (PLC-6-OX)

BUILDING NO. 3 MCC-P3N MCC-P3S

BUILDING NO. 3 MCC-XXX

480V CB

(120V) CB

SC4500 AIT

PADDLE AERATOR NO. 2A

PADDLE AERATOR NO. 2B

OX DITCH IR (WITHIN BASIN)

PRIMARY EFFLNT FROM SPLITTER BOX REF SHT IX.X

30"-MLSS-000

RAS FROM SPLITTER BOX REF SHT IX.X

18"-RAS-000

MXR-#####

LEAK

TEMP

ORP

DO

pH/T

SUG-#####

WG-#####

36"-MLSS-000

MLSS TO PRE-TREATMENT SPLITTER BOX REF SHT IX.X

ANOXIC

AEROBIC

OXIDATION DITCH NO. 2

OPTERRA ENERGY SERVICES

NO	BY	DATE	REVISIONS	DATE	APP.
A					
B					
C					
D					
E					

THESE DRAWINGS ARE THE PROPERTY OF P.A.C.E. AND SHALL NOT BE REPRODUCED IN ANY MANNER NOR USED FOR CONSTRUCTION UNLESS STAMPED "ISSUED FOR CONSTRUCTION".

PREPARED BY: ANDY KOMOR
REGISTERED PROFESSIONAL ENGINEER NO: CXXXXX
EXPIRATION DATE: XX/XX/XX
DRAWN BY: T.G
SCALE: AS SHOWN
DESIGN BY: A.T.K
CHECKED BY: A.T.K
DATE: NOV 2025

SHEET TITLE:

OX DITCH NO. II

OWNER: CITY OF HANFORD

PROJECT: HANFORD WASTEWATER TREATMENT FACILITY UPGRADES

KINGS COUNTY CALIFORNIA

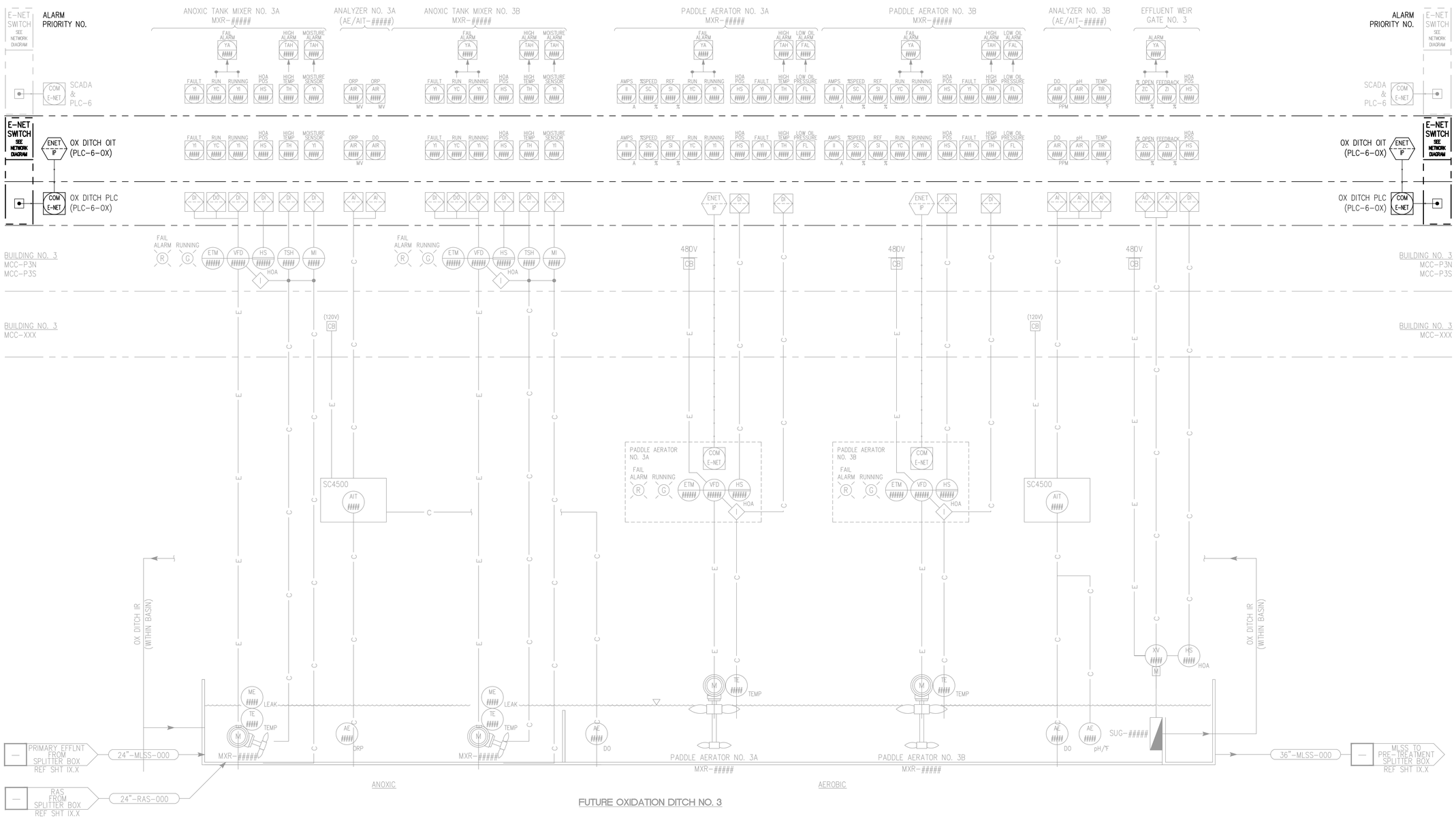
PREPARED BY:
PACE Advanced Water Engineering
17520 Newhope Street, Suite 200 | Fountain Valley, CA 92708
P: (714) 481-7300 | www.pacewater.com

SHEET I1.2

PACE JOB NO. C058-10

43% PLANS - ISSUED FOR REVIEW

Xrefs: C058-00 30X24.dwg; C058-P&ID.dwg
Dimscale = 24; LTscale = 1; PSltscale = 1; ACAD Ver. = 24.2s (LMS Tech); Yorestain = 1
w:\C058\engineering\C058-10\sheet\C058-10-I1.X.dwg - Tab: I1.2 - by jsso on 12/09/25 at 8:07:46 AM



FUTURE OXIDATION DITCH NO. 3

OPTERRA ENERGY SERVICES

NO	BY	DATE	REVISIONS	DATE	APP.
1					
2					
3					
4					
5					

PREPARED BY: ANDY KOMOR
REGISTERED PROFESSIONAL ENGINEER NO. CXXXXX
EXPIRATION DATE: XX/XX/XXXX
DRAWN BY: T.G
SCALE: AS SHOWN
DESIGN BY: A.T.K
CHECKED BY: A.T.K
DATE: NOV 2025

SHEET TITLE: OX DITCH NO. III

OWNER: CITY OF HANFORD

PROJECT: HANFORD WASTEWATER TREATMENT FACILITY UPGRADES
KINGS COUNTY CALIFORNIA

PREPARED BY:
PACE Advanced Water Engineering
17520 Newhope Street, Suite 200 | Fountain Valley, CA 92708
P: (714) 481-7300 | www.pacewater.com

SHEET
I1.3

PACE JOB NO. C058-10

w:\C058engineering\C058-10\sheets\C058-10-I1.X.dwg - Tab: I1.3 - by mmills on 11/21/25 at 4:58:58 PM

42% PLANS - ISSUED FOR REVIEW

THESE DRAWINGS ARE THE PROPERTY OF P.A.C.E. AND SHALL NOT BE REPRODUCED IN ANY MANNER NOR USED FOR CONSTRUCTION UNLESS STAMPED "ISSUED FOR CONSTRUCTION".

Xrefs: C058-00 36X24.dwg; C058-P&ID.dwg
Dimscale = 24; LTscale = 1; PSltscale = 1; ACAD Ver. = 24.2s (LMS Tech); Visretain = 1

ALARM
PRIORITY NO.

E-NET SWITCH SEE NETWORK DIAGRAM

COM E-NET — SCADA

ENET IP — PLC-6 OIT

COM E-NET — PLC-6 PLC

CLARIFIER SPLITTER BOX LEVEL

LOW LEVEL ALARM YAL | HIGH LEVEL ALARM YAH | FAIL ALARM YA

LOW LEVEL LIL | LEVEL LI | HIGH LEVEL LIH | FLATLINE YI

FT

DO | AI | DO | DO

LT

SUG-#####

MLSS FROM OX DITCH I REF SHT IX.X — 36"-MLSS-000 — 36"x48"

MLSS FROM OX DITCH II REF SHT IX.X — 36"-MLSS-000 — 36"x48"

MLSS FROM OX DITCH III REF SHT IX.X — 36"-MLSS-000 — 36"x48"

XX"-MLSS-XXX — MLSS TO CLARIFIER #1 REF SHT IX.X

XX"-MLSS-XXX — MLSS TO CLARIFIER #2 REF SHT IX.X

XX"-MLSS-XXX — MLSS TO CLARIFIER #3 REF SHT IX.X

XX"-MLSS-XXX — MLSS TO CLARIFIER #4 REF SHT IX.X

CLARIFIER SPLITTER BOX

OPTERRA ENERGY SERVICES

NO	BY	DATE	REVISIONS	DATE	APP.
A					
B					
C					
D					
E					

THESE DRAWINGS ARE THE PROPERTY OF P.A.C.E. AND SHALL NOT BE REPRODUCED IN ANY MANNER NOR USED FOR CONSTRUCTION UNLESS STAMPED "ISSUED FOR CONSTRUCTION".

PREPARED BY: ANDY KOMOR
REGISTERED PROFESSIONAL ENGINEER NO: CXXXXX
EXPIRATION DATE: XX/XX/XX
DRAWN BY: T.G
SCALE: AS SHOWN
DESIGN BY: A.T.K
CHECKED BY: A.T.K
DATE: NOV 2025

SHEET TITLE: **MLSS SPLITTER BOX**

1"

OWNER: CITY OF HANFORD

PROJECT: HANFORD WASTEWATER TREATMENT FACILITY UPGRADES — KINGS COUNTY CALIFORNIA

PREPARED BY: PACE Advanced Water Engineering
17520 Newhope Street, Suite 200 | Fountain Valley, CA 92708
P.: (714) 481-7300 | www.pacewater.com

SHEET I2.0

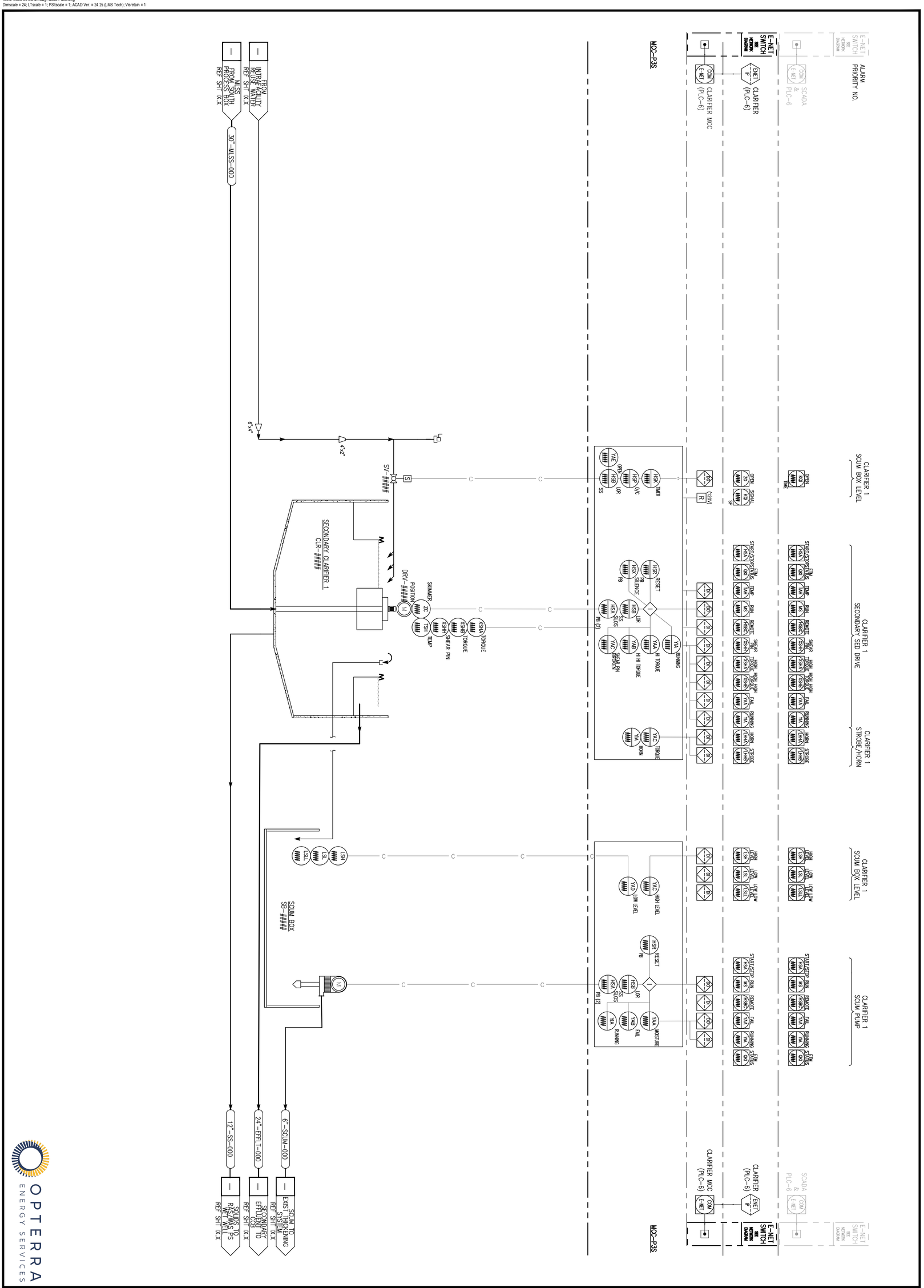
PACE JOB NO. C058-10

w:\C058engineering\C058-10\sheets\C058-10-I2.0.dwg - Tab: I2.0 - by rmills on 11/21/25 at 11:02:04 AM

42% PLANS - ISSUED FOR REVIEW

Xrefs: C058-00_SBO24.dwg; C058-PI&D.dwg
Dimscale = 24; LTscale = 1; PSltscale = 1; ACAD Ver. = 24.2s (LMS Tech); Visretain = 1

Xrefs: C058-00 36X24.dwg; C058-P&ID.dwg
Dimscale = 24; LTscale = 1; PSltscale = 1; ACAD Ver. = 24.2s (LMS Tech); Viewtain = 1



OPTERRA ENERGY SERVICES

PACE JOB NO. C058-10	SHEET I2.1	PREPARED BY: PACE Advanced Water Engineering, 17520 Newhope Street, Suite 200 | Fountain Valley, CA 92708, P: (714) 481-7300 | www.pacewater.com	OWNER: CITY OF HANFORD PROJECT: HANFORD WASTEWATER TREATMENT FACILITY UPGRADES KINGS COUNTY CALIFORNIA	SHEET TITLE: SECONDARY CLARIFIER NO. I	PREPARED BY: ANDY KOMOR REGISTERED PROFESSIONAL ENGINEER NO. CXXXXX EXPIRATION DATE: XX/XX/XXXX DRAWN BY: T.G SCALE: AS SHOWN DESIGN BY: A.T.K CHECKED BY: A.T.K DATE: NOV 2025

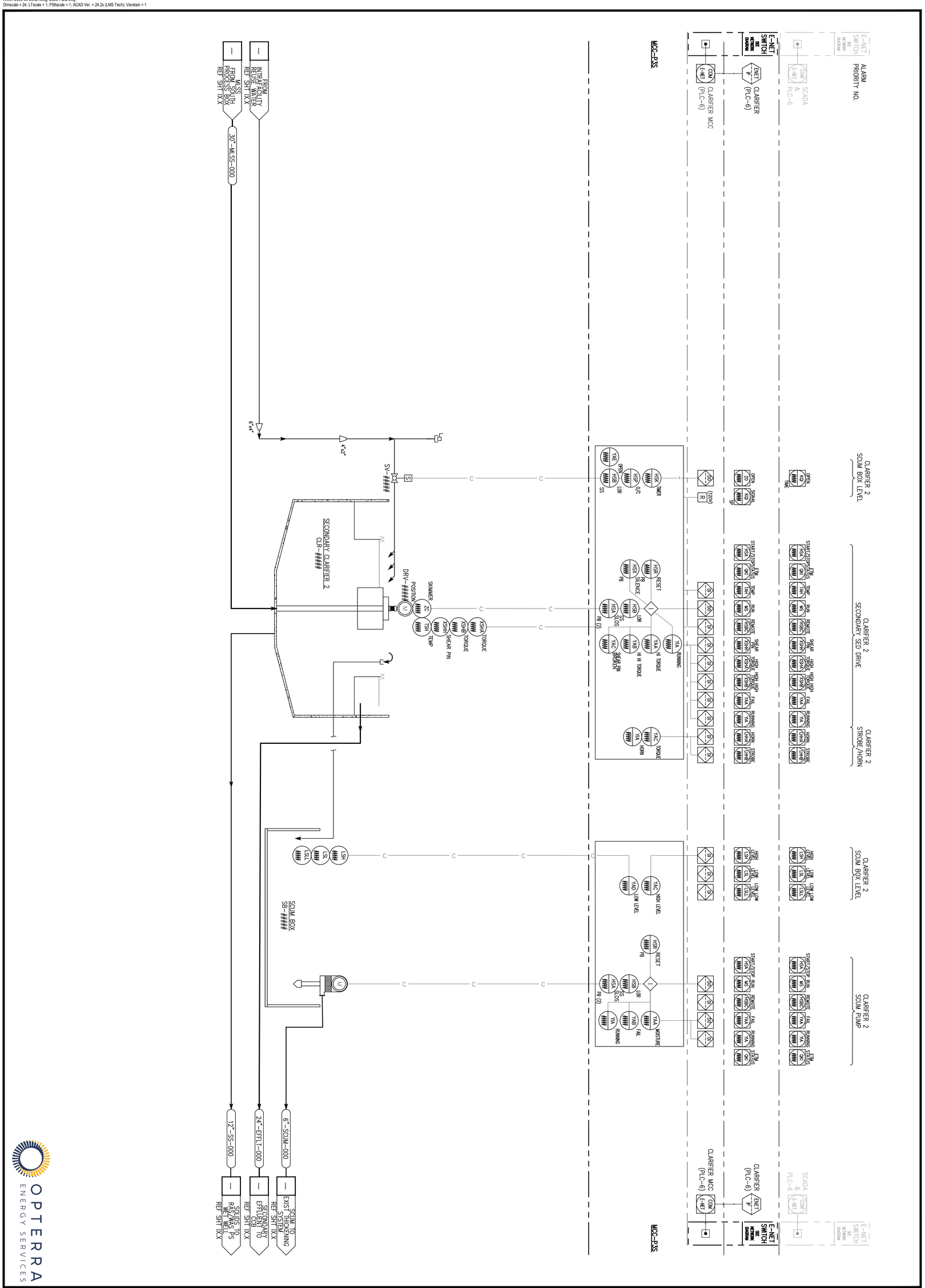
NO	BY	DATE	REVISIONS	DATE	APP.
1					
2					
3					
4					
5					

w:\C058\engineering\C058-10\sheets\C058-10-I2.X.dwg - Tab: I2.1 - by mmills on 11/21/25 at 11:02:04 AM

42% PLANS - ISSUED FOR REVIEW

THESE DRAWINGS ARE THE PROPERTY OF P.A.C.E. AND SHALL NOT BE REPRODUCED IN ANY MANNER NOR USED FOR CONSTRUCTION UNLESS STAMPED "ISSUED FOR CONSTRUCTION".

Xrefs: C058-00 36X24.dwg; C058-P&ID.dwg
Dimscale = 24; LTscale = 1; PSltscale = 1; ACAD Ver. = 24.2s (LMS Tech); Visretain = 1



OPTERRA ENERGY SERVICES

PACE JOB NO. C058-10	SHEET I2.2	PREPARED BY: PACE Advanced Water Engineering, 17520 Newhope Street, Suite 200 | Fountain Valley, CA 92708, P: (714) 481-7300 | www.pacewater.com	OWNER: CITY OF HANFORD PROJECT: HANFORD WASTEWATER TREATMENT FACILITY UPGRADES KINGS COUNTY CALIFORNIA	SHEET TITLE: SECONDARY CLARIFIER NO. II	PREPARED BY: ANDY KOMOR REGISTERED PROFESSIONAL ENGINEER NO. CXXXXX EXPIRATION DATE: XX/XX/XXXX DRAWN BY: T.G SCALE: AS SHOWN DESIGN BY: A.T.K CHECKED BY: A.T.K DATE: NOV 2025

NO	BY	DATE	REVISIONS	DATE	APP.
1					
2					
3					
4					
5					

w:\C058\engineering\C058-10\sheets\C058-10-I2.X.dwg - Tab: I2.2 - by mmills on 11/21/25 at 11:02:04 AM

42% PLANS - ISSUED FOR REVIEW

THESE DRAWINGS ARE THE PROPERTY OF P.A.C.E. AND SHALL NOT BE REPRODUCED IN ANY MANNER NOR USED FOR CONSTRUCTION UNLESS STAMPED "ISSUED FOR CONSTRUCTION".

ALARM
PRIORITY NO.

E-NET SWITCH
SEE NETWORK DIAGRAM

COM E-NET
SCADA & PLC-6

ENET IP
CLARIFIER (PLC-6)

COM E-NET
CLARIFIER MCC (PLC-6)

MCC-P3S

CLARIFIER 2 SCUM BOX LEVEL

CLARIFIER 2 SECONDARY SED DRIVE

CLARIFIER 2 STROBE/HORN

CLARIFIER 2 SCUM BOX LEVEL

CLARIFIER 2 SCUM PUMP

OPEN KQI TIMC

START/STOP HSA | FTM STATUS QKI | TEMP TAH | RUN MS | REMOTE HSRC | SHEAR PIN XSHN | HIGH TORQUE XSHA | HIGH HIGH TORQUE XSHB | FAIL YAA | RUNNING YIA | HORN LHHA | STROBE LHHB

HIGH LEVEL LSH | LOW LEVEL LSL | LOW LOW LEVEL LSLL

START/STOP HSA | RUN MS | REMOTE HSRC | FAIL YAA | RUNNING YIA | FTM STATUS QKI

OPEN ZO | SIGNAL KQI SP

DO (120V) R

DI

HSK TIMER
HSP D/C
YAE OPEN
HSB LOR SS

HSR RESET PB
HSX SILENCE PB
HSB LOR SS SLOS
HSA PB (2)
YIA RUNNING
YAA HI TORQUE
YAB HI HI TORQUE
YAC SHEAR PIN BROKEN

YAC TORQUE HORN
YIA

YAC HIGH LEVEL
YAD LOW LEVEL

HSR RESET PB
HSB LOR SS SLOS
HSA PB (2)
YAA MOISTURE
YAB FAIL
YIA RUNNING

XSHA TORQUE
XSHB TORQUE
XSHH SHEAR PIN
SKIMMER ZC
TSH TEMP
POSITION DRV-#####
M
S
SV-#####
4"x2"
6"x4"

SECONDARY CLARIFIER 3
CLR-#####

LSH
LSL
LSLL
SCUM BOX
SB-#####

FROM INTRAFACILITY REUSE WATER
REF SHT IX.X

MLSS FROM SOUTH PROCESS BOX
REF SHT IX.X
30"-MLSS-000

6"-SCUM-000
SCUM TO EXIST THICKENING SYSTEM
REF SHT IX.X

24"-EFFLT-000
SECONDARY EFFLUENT TO CCB
REF SHT IX.X

12"-SS-000
SOLIDS TO RAS/WAS PS WET WELL
REF SHT IX.X

OPTERRA ENERGY SERVICES

NO	BY	DATE	REVISIONS	DATE	APP.
1					
2					
3					
4					
5					

THESE DRAWINGS ARE THE PROPERTY OF P.A.C.E. AND SHALL NOT BE REPRODUCED IN ANY MANNER NOR USED FOR CONSTRUCTION UNLESS STAMPED "ISSUED FOR CONSTRUCTION".

PREPARED BY: ANDY KOMOR
REGISTERED PROFESSIONAL ENGINEER NO. CXXXXX
EXPIRATION DATE: XX/XX/XXXX
DRAWN BY: T.G
SCALE: AS SHOWN
DESIGN BY: A.T.K
CHECKED BY: A.T.K
DATE: NOV 2025

1"

SHEET TITLE: SECONDARY CLARIFIER NO. III

OWNER: CITY OF HANFORD

PROJECT: HANFORD WASTEWATER TREATMENT FACILITY UPGRADES
CALIFORNIA
KINGS COUNTY

PREPARED BY:
PACE
Advanced Water Engineering
17520 Newhope Street, Suite 200 | Fountain Valley, CA 92708
P: (714) 481-7300 | www.pacewater.com

SHEET
I2.3

PACE JOB NO. C058-10

42% PLANS - ISSUED FOR REVIEW

Xrefs: C058-00 3SK24.dwg; C058-PMD.dwg
Dimscale = 24; LTscale = 1; PSltscale = 1; ACAD Ver. = 24.2s (LMS Tech); Variatain = 1
w:\C058\engineering\C058-10\sheets\C058-10-I2.X.dwg - Tab: I2.3 - by rmmills on 11/21/25 at 11:02:24 AM

E-NET SWITCH SEE NETWORK DIAGRAM

ALARM PRIORITY NO.

COM E-NET — SCADA & PLC-6

E-NET SWITCH SEE NETWORK DIAGRAM — ENET "IP" — CLARIFIER (PLC-6)

COM E-NET — CLARIFIER MCC (PLC-6)

MCC-P3S

CLARIFIER 2 SCUM BOX LEVEL

OPEN KQ TIME

OPEN ZO — SIGNAL KQ — SP

DO — (120V) R

HSK TIMER

HSP O/C

OPEN YAE — HSB LOR — SS

CLARIFIER 2 SECONDARY SED DRIVE

START/STOP HSA — FTM STATUS QK — TEMP YAH — RUN MS — REMOTE HSBC — SHEAR PIN XSHH — HIGH TORQUE XSHA — HIGH HIGH TORQUE XSHB — FAIL YAA — RUNNING YIA — HORN QHNA — STROBE QHNB

DI DO DI DI DI DI DI DI DI DI

HSR RESET — PB SILENCE

HSX — PB

HSB LOR — SS — SLOS

HSA — PB (2)

YIA RUNNING

YAA HI TORQUE

YAB HI HI TORQUE

YAC SHEAR PIN BROKEN

CLARIFIER 2 STROBE/HORN

YAC TORQUE — HORN — YIA

XSHA TORQUE

XSHB TORQUE

XSHH SHEAR PIN

SKIMMER ZC — TEMP TSH

POSITION DRV-##### — M

S — SV-#####

4"x2"

6"x4"

SECONDARY CLARIFIER 4 CLR-#####

CLARIFIER 2 SCUM BOX LEVEL

HIGH LEVEL LSH — LOW LEVEL LSL — LOW LOW LEVEL LSLL

DI DI DI

YAC HIGH LEVEL

YAD LOW LEVEL

LSH

LSL

LSLL

SCUM BOX SB-#####

CLARIFIER 2 SCUM PUMP

START/STOP HSA — RUN MS — REMOTE HSBC — FAIL YAA — RUNNING YIA — FTM STATUS QK

DO DI DO DI

HSR RESET — PB

HSB LOR — SS — SLOS

HSA — PB (2)

YAA MOISTURE

YAB FAIL

YIA RUNNING

M

6"-SCUM-000 — SCUM TO EXIST THICKENING SYSTEM REF SHT IX.X

24"-EFFLT-000 — SECONDARY EFFLUENT TO CCB REF SHT IX.X

12"-SS-000 — SOLIDS TO RAS/WAS PS WET WELL REF SHT IX.X

FROM INTRAFACILITY REUSE WATER REF SHT IX.X

MLSS FROM SOUTH PROCESS BOX REF SHT IX.X

30"-MLSS-000

E-NET SWITCH SEE NETWORK DIAGRAM — ENET "IP" — CLARIFIER (PLC-6)

COM E-NET — CLARIFIER MCC (PLC-6)

MCC-P3S

OPTERRA ENERGY SERVICES

NO	BY	DATE	REVISIONS	DATE	APP.
1					
2					
3					
4					
5					

THESE DRAWINGS ARE THE PROPERTY OF P.A.C.E. AND SHALL NOT BE REPRODUCED IN ANY MANNER NOR USED FOR CONSTRUCTION UNLESS STAMPED "ISSUED FOR CONSTRUCTION".

PREPARED BY: ANDY KOMOR
REGISTERED PROFESSIONAL ENGINEER NO. CXXXXX
EXPIRATION DATE: XX/XX/XXXX
DRAWN BY: T.G
SCALE: AS SHOWN
DESIGN BY: A.T.K
CHECKED BY: A.T.K
DATE: NOV 2025

1"

SHEET TITLE: SECONDARY CLARIFIER NO. IV

OWNER: CITY OF HANFORD

PROJECT: HANFORD WASTEWATER TREATMENT FACILITY UPGRADES

CALIFORNIA

KINGS COUNTY

PREPARED BY:
PACE
Advanced Water Engineering
17520 Newhope Street, Suite 200 | Fountain Valley, CA 92708
P: (714) 481-7300 | www.pacewater.com

SHEET I2.4

PACE JOB NO. C058-10

w:\C058\engineering\C058-10\sheet\C058-10-I2.4 - Tab: I2.4 - by mmills on 11/21/25 at 11:02:04 AM
42% PLANS - ISSUED FOR REVIEW

Xrefs: C058-00 SBX24.dwg; C058-PAID.dwg
Dimscale = 24; LTscale = 1; PSltscale = 1; ACAD Ver. = 24.2s (LMS Tech); Varatan = 1

NO	BY	DATE	REVISIONS	DATE	APP.
6					
5					
4					
3					
2					
1					

THESE DRAWINGS ARE THE PROPERTY OF P.A.C.E. AND SHALL NOT BE REPRODUCED IN ANY MANNER NOR USED FOR CONSTRUCTION UNLESS STAMPED "ISSUED FOR CONSTRUCTION".

PREPARED BY: ANDY KOMOR
REGISTERED PROFESSIONAL ENGINEER NO. CXXXXX
EXPIRATION DATE: XX/XX/XXXX
DRAWN BY: T.G
DESIGN BY: A.T.K
CHECKED BY: A.T.K
SCALE: AS SHOWN
DATE: NOV 2025

SHEET TITLE: CHLORINE CONTACT BASIN

OWNER: CITY OF HANFORD

PROJECT: HANFORD WASTEWATER TREATMENT FACILITY UPGRADES
CALIFORNIA
KINGS COUNTY

PREPARED BY:
PACE Advanced Water Engineering
17520 Newhope Street, Suite 200 | Fountain Valley, CA 92708
P.: (714) 481-7300 | www.pacewater.com

SHEET I3.0

PACE JOB NO. C058-10

OPTERRA ENERGY SERVICES

42% PLANS - ISSUED FOR REVIEW

Xrefs: C058-00 SIKX24.dwg; C058-P&ID.dwg
Dimscale = 24; LTscale = 1; PSltscale = 1; ACAD Ver. = 24.2s (LMS Tech); Varistan = 1
w:\C058\engineering\C058-10\sheets\C058-10-I3.X.dwg - Tab: I3.0 - by rmills on 11/21/25 at 11:06:06 AM

ALARM PRIORITY NO.

EYE WASH HEATER
EYE WASH ALARM
LEAK ALARM
NaOCl TANK LOW LEVEL
NaOCl TANK LOW LEVEL
NaOCl TANK LOW LEVEL
NaOCl TANK LOW LEVEL
NaOCl TANK LOW LEVEL
TANK LEAK ALARM

E-NET SWITCH SEE NETWORK DIAGRAM

PLC-7 SCADA

CHEMICAL RIO HMI (PLC-7-CHEM)

CHEMICAL RIO PLC (PLC-7-CHEM)

(240V) CB

NaOCL FILL

VENT TO ATMOSPHERE

M-#####

6,000 GAL

NaOCL EQ & SUCTION

NaOCl TANK

1"-CHEM-000 — NaOCl TO INJECTION SKID REF SHT I5.0

2"-DR-000 — CHEMICAL DRAIN TO CHEMICAL SUMP PUMP REF SHT IX.X

POTABLE WATER FROM DISTRIBUTION — 2"-PW-702

WATER HEATER WH-#####

OPTERRA ENERGY SERVICES

NO	BY	DATE	REVISIONS	DATE	APP.
A					
B					
C					
D					
E					

THESE DRAWINGS ARE THE PROPERTY OF P.A.C.E. AND SHALL NOT BE REPRODUCED IN ANY MANNER NOR USED FOR CONSTRUCTION UNLESS STAMPED "ISSUED FOR CONSTRUCTION".

PREPARED BY: ANDY KOMOR
REGISTERED PROFESSIONAL ENGINEER NO: CXXXXX
EXPIRATION DATE: XX/XX/XX
DRAWN BY: T.G
SCALE: AS SHOWN
DESIGN BY: A.T.K
CHECKED BY: A.T.K
DATE: NOV 2025

1"

SHEET TITLE: CHEMICAL STORAGE

OWNER: CITY OF HANFORD

PROJECT: HANFORD WASTEWATER TREATMENT FACILITY UPGRADES

KINGS COUNTY CALIFORNIA

PREPARED BY:
PACE Advanced Water Engineering
17520 Newhope Street, Suite 200 | Fountain Valley, CA 92708
P: (714) 481-7300 | www.pacewater.com

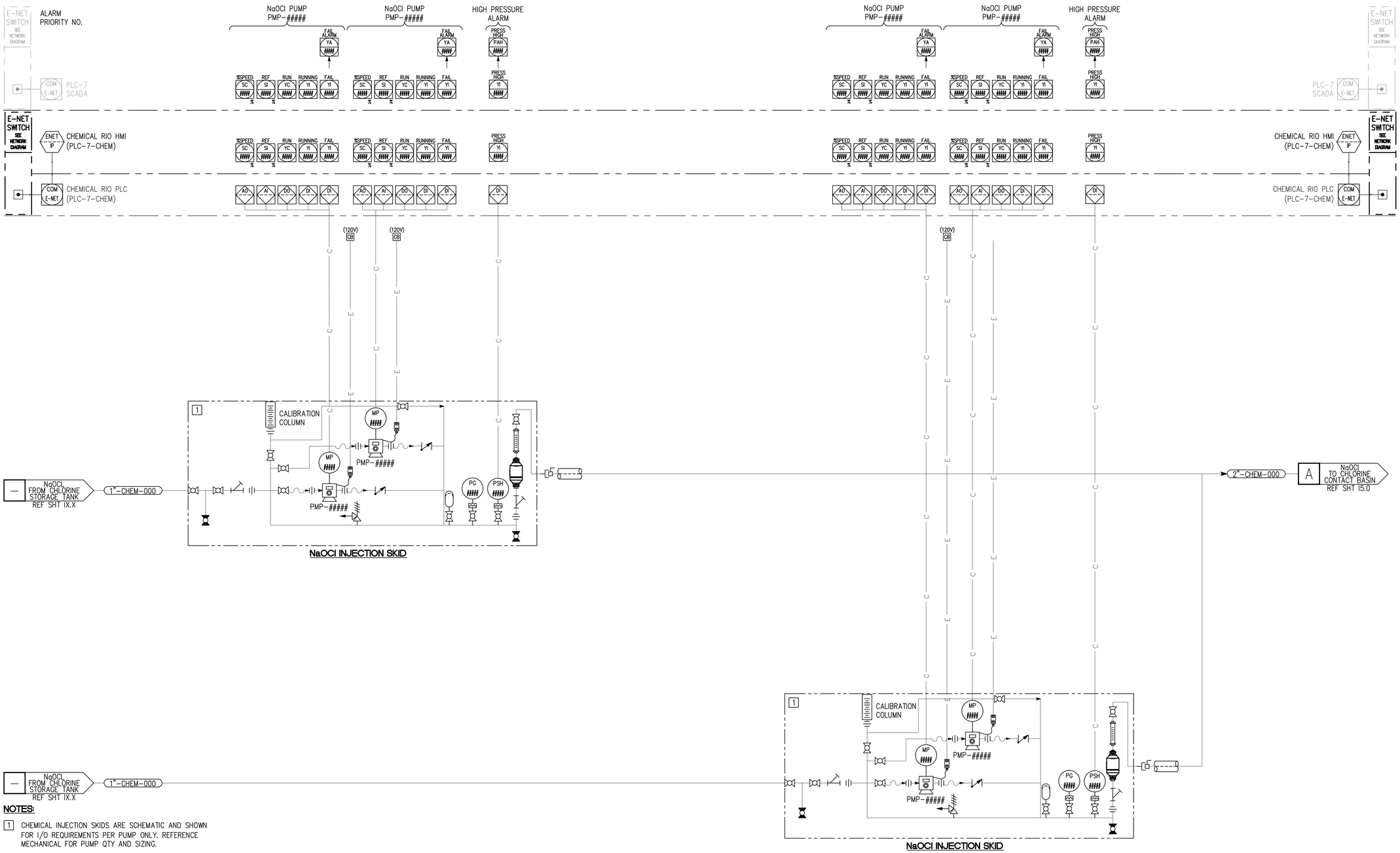
SHEET I3.1

PACE JOB NO. C058-10

w:\C058\engineering\C058-10\sheet\C058-10-I3.1.dwg - Tab: I3.1 - by mmills on 11/21/25 at 11:04:06 AM

42% PLANS - ISSUED FOR REVIEW

Xrefs: C058-A00-36X24.dwg; C058-P&ID.dwg
Dmscale = 24; LTscale = 1; PSltscale = 1; ACAD Ver. = 24.2s (LMS Tech); Vpxstain = 1



NOTES:

1. CHEMICAL INJECTION SKIDS ARE SCHEMATIC AND SHOWN FOR I/O REQUIREMENTS PER PUMP ONLY. REFERENCE MECHANICAL FOR PUMP QTY AND SIZING.

OPTERRA ENERGY SERVICES

NO	BY	DATE	REVISIONS	DATE	APP.
1					
2					
3					
4					
5					

PREPARED BY: ANDY KOMOR
REGISTERED PROFESSIONAL ENGINEER NO. CXXXXX
EXPIRATION DATE: XX/XX/XXXX
DRAWN BY: T.G
SCALE: AS SHOWN
DESIGN BY: A.T.K
CHECKED BY: A.T.K
DATE: NOV 2025

SHEET TITLE: CHEMICAL DOSING

OWNER: CITY OF HANFORD

PROJECT: HANFORD WASTEWATER TREATMENT FACILITY UPGRADES
KINGS COUNTY CALIFORNIA

PREPARED BY: PACE Advanced Water Engineering
17520 Newhope Street, Suite 200 | Fountain Valley, CA 92708
P: (714) 481-7300 | www.pacewater.com

SHEET I3.2

PACE JOB NO. C058-10

THESE DRAWINGS ARE THE PROPERTY OF P.A.C.E. AND SHALL NOT BE REPRODUCED IN ANY MANNER NOR USED FOR CONSTRUCTION UNLESS STAMPED "ISSUED FOR CONSTRUCTION".

42% PLANS - ISSUED FOR REVIEW

Xrefs: C058-00 3SX24.dwg; C058-P&ID.dwg
Dimscale = 24; LTscale = 1; PSItscale = 1; ACAD Ver. = 24.2s (LMS Tech); Visretain = 1

NO	BY	DATE	REVISIONS	DATE	APP.
1					
2					
3					
4					
5					

THESE DRAWINGS ARE THE PROPERTY OF P.A.C.E. AND SHALL NOT BE REPRODUCED IN ANY MANNER NOR USED FOR CONSTRUCTION UNLESS STAMPED "ISSUED FOR CONSTRUCTION".

PREPARED BY: *ANDY KOMOR*
REGISTERED PROFESSIONAL ENGINEER NO: *CXXXXX*
EXPIRATION DATE: *XX/XX/XXXX*
DRAWN BY: *T.G*
DESIGN BY: *A.T.K*
CHECKED BY: *A.T.K*
SCALE: *AS SHOWN*
DATE: *NOV 2025*

1"

SHEET TITLE:
RAS PUMPS NO. I, II, & III

OWNER:
CITY OF HANFORD

PROJECT:
HANFORD WASTEWATER TREATMENT FACILITY UPGRADES
KINGS COUNTY CALIFORNIA

PREPARED BY:
PACE
Advanced Water Engineering
17520 Newhope Street, Suite 200 | Fountain Valley, CA 92708
P: (714) 481-7300 | www.pacewater.com

SHEET
I4.0

PACE JOB NO. C058-10

w:\C058-engineering\C058-10\sheets\C058-10-I4.0.dwg - Tab: I4.0 - by mmills on 11/21/25 at 11:07:59 AM

42% PLANS - ISSUED FOR REVIEW

OPTERRA ENERGY SERVICES

Xrefs: C058-00 SIGX24.dwg; C058-PAID.dwg
Dimscale = 24; LTscale = 1; PSfactor = 1; ACAD Ver. = 24.2s (LMS Tech); Viewtain = 1

RAS / WAS PUMP NO. 4
PMP-XXXXX

RAS / WAS PUMP NO. 5
PMP-XXXXX

PRESSURE TRANSMITTER

RAS FLOW METER

WAS FLOW METER

E-NET SWITCH
SEE NETWORK DIAGRAM

SCADA

PLC-6 OIT

PLC-6 PLC

BUILDING NO. 3
MCC-P3N
MCC-P3S

RAS/WAS PUMP DISCHARGE
ON PREVIOUS SHEET

PMP-XXXXX

V-#####

CV-#####

18"-RAS-000

RAS
TO
SPLITTER BOX
REF SHT IX.X

8"-WAS-000

WAS
TO FSL / SLUDGE
DRYING BEDS
REF SHT IX.X

OPTERRA
ENERGY SERVICES

NO	BY	DATE	REVISIONS	DATE	APP.
1					
2					
3					
4					
5					

THESE DRAWINGS ARE THE PROPERTY OF P.A.C.E. AND SHALL NOT BE REPRODUCED IN ANY MANNER NOR USED FOR CONSTRUCTION UNLESS STAMPED "ISSUED FOR CONSTRUCTION".

PREPARED BY:
ANDY KOMOR
REGISTERED PROFESSIONAL ENGINEER NO.
CXXXXX
EXPIRATION DATE:
XX/XX/XX
DRAWN BY:
T.G
SCALE:
AS SHOWN
DESIGN BY:
A.T.K
CHECKED BY:
A.T.K
DATE:
NOV 2025

1"

SHEET TITLE:
RAS PUMPS NO. IV & V

OWNER:
CITY OF HANFORD

PROJECT:
HANFORD
WASTEWATER TREATMENT
FACILITY UPGRADES
KINGS COUNTY
CALIFORNIA

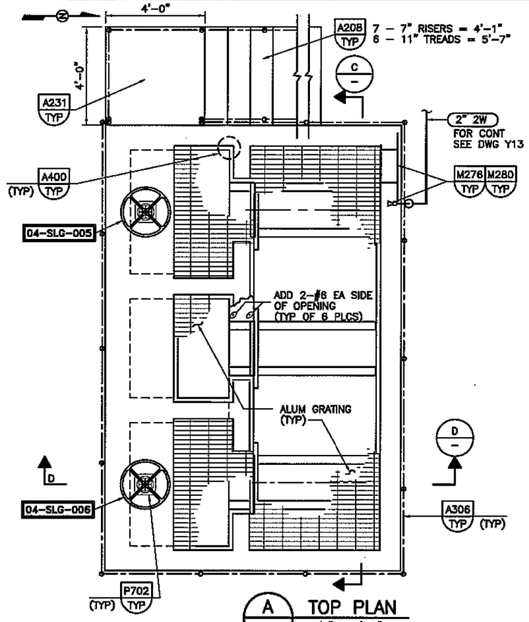
PREPARED BY:
PACE
Advanced Water Engineering
17520 Newhope Street, Suite 200 | Fountain Valley, CA 92708
P: (714) 481-7300 | www.pacewater.com

SHEET
I4.1

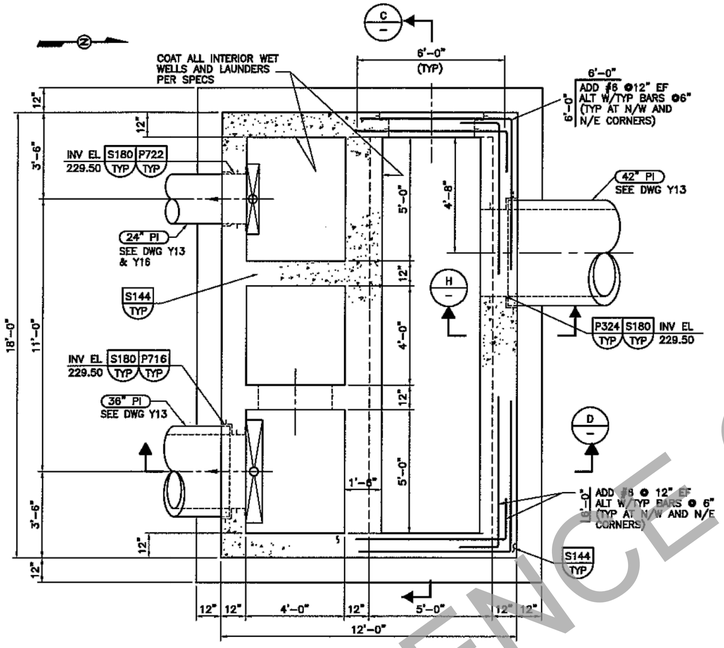
PACE JOB NO. C058-10

42% PLANS - ISSUED FOR REVIEW

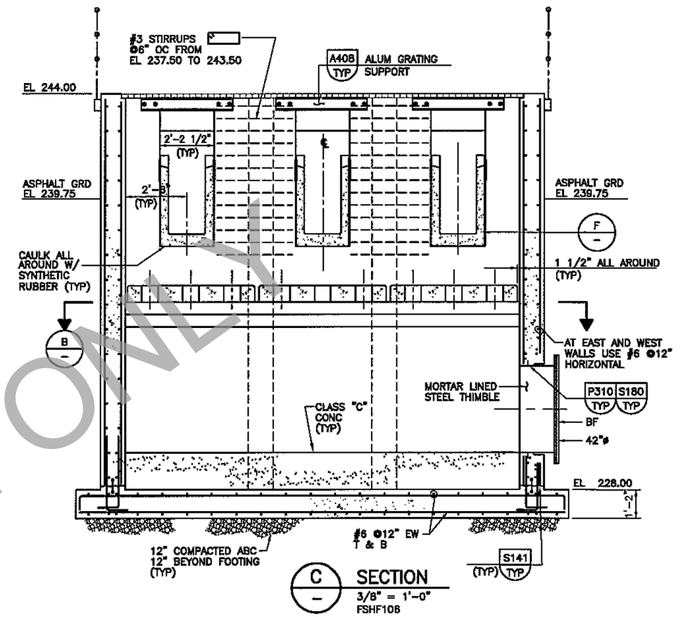
Xrefs: C058-00 35X24.dwg; C058-P&ID.dwg
Dimscale = 24; LTscale = 1; PSltscale = 1; ACAD Ver. = 24.2s (LMS Tech); Variation = 1
w:\C058-engineering\C058-10-sheets\C058-10-I4.1.dwg - Tab: I4.1 - by rmills on 11/21/25 at 11:07:59 AM



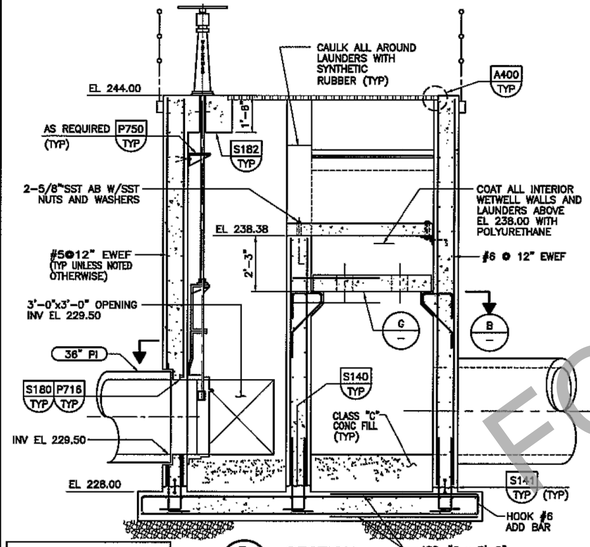
A — TOP PLAN
3/8" = 1'-0"
FSHF109



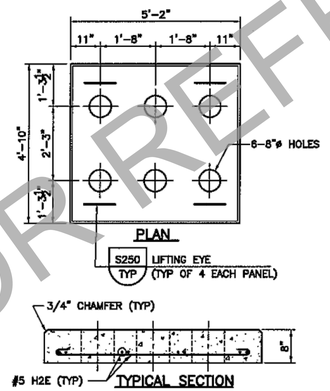
B — LOWER PLAN
3/8" = 1'-0"
FSHF103



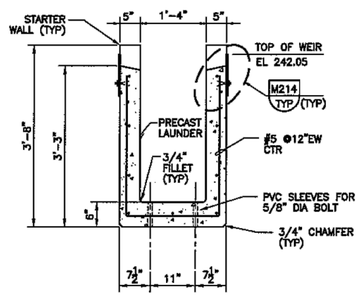
C — SECTION
3/8" = 1'-0"
FSHF108



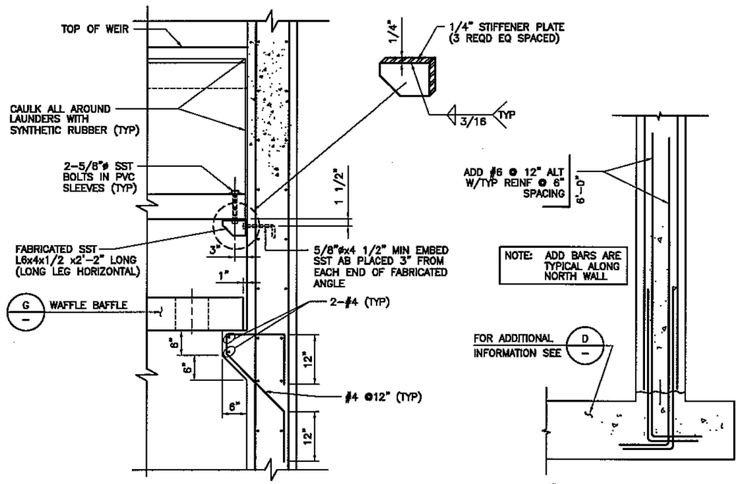
D — SECTION
3/8" = 1'-0"
FSHF104



G — DETAIL – PRECAST WAFFLE BAFFLE PANEL (3 REQUIRED)
NO SCALE
FSHF108



F — DETAIL – LAUNDER
3/4" = 1'-0"
FSHF107



H — UPPER SECTION
3/4" = 1'-0"
FSHF105

H — LOWER SECTION
3/4" = 1'-0"
FSHF102

STRUCTCON
CONSULTING STRUCTURAL ENGINEERS
FRESNO, CALIFORNIA 93721

RECORD DRAWINGS
THESE RECORD DRAWINGS HAVE BEEN PREPARED, IN PART, ON THE BASIS OF INFORMATION COMPILED BY OTHERS. THEY ARE NOT INTENDED TO REPRESENT AS DETAIL THE EXACT LOCATION, TYPE OF COMPONENT NOR MANNER OF CONSTRUCTION. THE ENGINEER WILL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH HAVE BEEN INCORPORATED INTO THE RECORD DRAWINGS.
DATE: AUGUST 2004

REV	DATE	BY	DESCRIPTION

FILENAME: FSHF002

DESIGNED	LHA/SDS
DRAWN	PGG
CHECKED	WL
DATE	JAN 2002

DISCIPLINE ENGINEER

REVISED FOR RECORD
SEE ORIGINAL FOR SIGNED STAMPS
PROJECT ENGINEER — PROJECT MANAGER

carollo engineers

CITY OF HANFORD, CALIFORNIA
WASTEWATER TREATMENT PLANT EXPANSION
YARD
INFLUENT FLOW SPLITTER BOX
PLANS, SECTIONS AND DETAILS

VERIFY SCALES
BAR IS ONE INCH ON ORIGINAL DRAWING
0 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

JOB NO. 6132A.10
DRAWING NO. Y19
SHEET NO. 37 OF 240

NO	BY	DATE	REVISIONS	DATE	APP.
A					
B					
C					
D					
E					
F					

PREPARED BY: ANDY KOMOR
REGISTERED PROFESSIONAL ENGINEER NO.: CXXXXX
EXPIRATION DATE: XX/XX/XXXX
DRAWN BY: T.G.
CHECKED BY: A.T.K
SCALE: AS SHOWN
DESIGN BY: A.T.K
DATE: NOV 2025

THESE DRAWINGS ARE THE PROPERTY OF P.A.C.E. AND SHALL NOT BE REPRODUCED IN ANY MANNER NOR USED FOR CONSTRUCTION UNLESS STAMPED "ISSUED FOR CONSTRUCTION".

SHEET TITLE: INFLUENT SPLITTER BOX NO. 1 AS-BUILTS

OWNER: CITY OF HANFORD
PROJECT: HANFORD WASTEWATER TREATMENT FACILITY UPGRADES
KINGS COUNTY CALIFORNIA

PREPARED BY:
PACE Advanced Water Engineering
17520 Newhope Street, Suite 200 | Fountain Valley, CA 92708
P: (714) 481-7300 | www.pacewater.com

SHEET M0.0

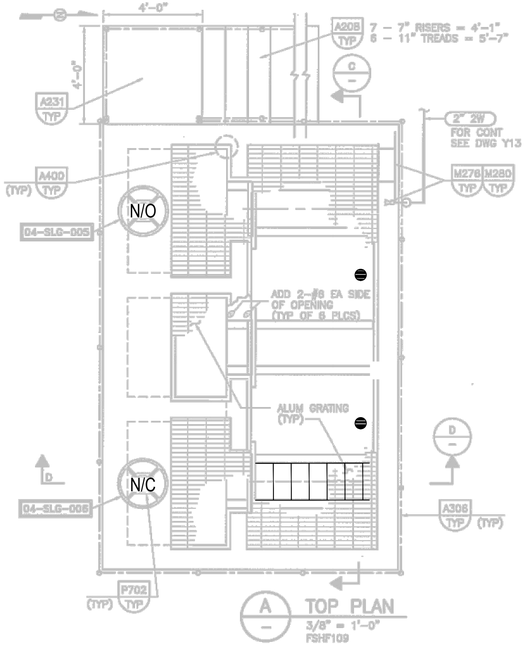
PACE JOB NO. C058-10

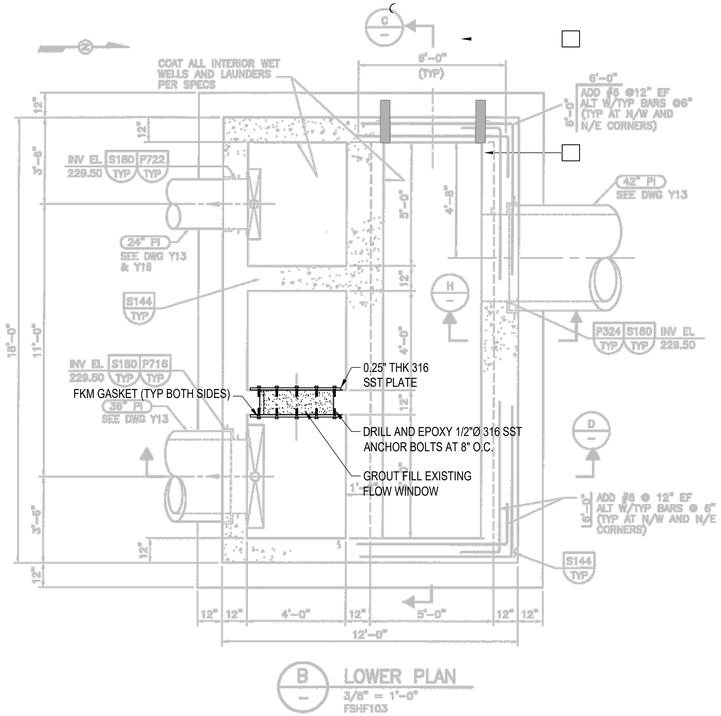
42% PLANS - ISSUED FOR REVIEW

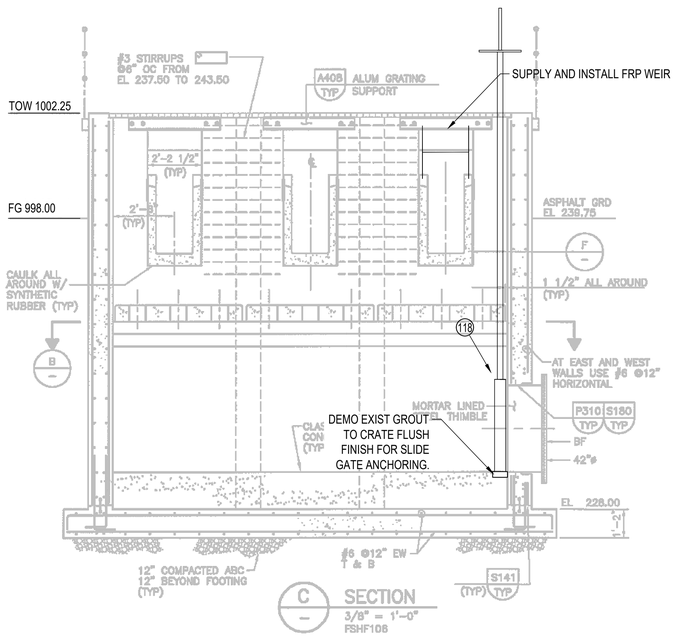
OPTERRA ENERGY SERVICES

FOR REFERENCE ONLY

Xrefs: C058-50 30X24.dwg, C058-CONSTRUCTION NOTES - UNIVERSAL.dwg
Dimscale = 1; LTscale = 1; PSltscale = 1; ACAD Ver. = 24.2s (LMS Tech); Vpstain = 1
H:\Client\Hanford_TNO\6132A10\Dwg\Dwg\RECORD\ FSHF002 XREFS: HANBDR, FSHF109, FSHF103, FSHF102, FSHF105, FSHF104, FSHF107, FSHF108, FSHF106







NOTES:

1. FOR BIDDING PURPOSES, CONTRACTOR SHALL ASSUME THAT THE WORK TO BE COMPLETED FOR THE INSTALLATION OF THE 316 SST PLATE, GROUT PATCHING OF THE WALL PENETRATION, AND SLIDE GATE CAN BE COMPLETED DURING PERIODS OF LOW FLOW (LATE NIGHT / EARLY MORNING). PENDING COORDINATION WITH THE CITY, FLOW INTO THE PLANT WILL BE: 1) STORED WITHIN THE SURCHARGED COLLECTION SYSTEM, AND 2) USING THE EXISTING FACILITY EQUIPMENT, PUMPED IN AT A LOW FLOW RATE (1/2 SPEED) AND DIVERTED TO THE EXISTING DITCH UTILIZING TEMPORARY, WATERPROOF, FRP WEIRS. THE WEIRS ALLOW FOR THE RAISING OF THE OVERFLOW POINT, AND AS SUCH, THE DIVERSION OF THE FLOW. THE CONTRACTOR WILL BE RESPONSIBLE FOR REMOVING THE SEWAGE, CLEANING, AND INSTALLING THE WORK AS DESCRIBED WITHIN THIS TIME FRAME. ONCE THE FLOW WINDOW IS SEALED, THE CONTRACTOR CAN ALLOW FOR THE FLOW TO CONTINUE TO THE EXISTING PLANT AND PERFORM THE INSTALLATION OF THE SLIDE GATE USING THE TEMPORARY, WATERPROOF, FRP WEIRS DURING NORMAL HOURS. THE CONTRACTOR SHALL ASSUME A MINIMUM OF 4 - 8 HOUR WINDOWS W/ 3 SEQUENTIAL NIGHTS [1) CLEANING AND CONDITION ASSESSMENT 2) CLEANING AND INSTALLATION OF THE GROUT WITHIN THE FLOW WINDOW, 3) CLEANING AND ASSESSMENT OF WATERPROOFING, AND 4) 1-MONTH POST-INSTALLATION OF THE GATE/WALL REPAIRS TO ASSESS WORKMANSHIP. ASSUMING THERE ARE NO ISSUES WITH THE WATERPROOFING, THE POST-INSTALLATION ASSESSMENT CAN BE COMPLETED DURING NORMAL HOURS. PATCHING, REPAIRS, AND ADDITIONAL DAYS REQUIRED TO COMPLETE THE WORK WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.

LEGEND:

(#) EQUIPMENT LIST CALL OUT

[#] CONSTRUCTION NOTE CALL OUT

OPTERRA ENERGY SERVICES

NO	BY	DATE	REVISIONS	DATE	APP.
A	MJM	10/23	BID COORDINATION		
B					
C					
D					
E					

THESE DRAWINGS ARE THE PROPERTY OF P.A.C.E. AND SHALL NOT BE REPRODUCED IN ANY MANNER NOR USED FOR CONSTRUCTION UNLESS STAMPED "ISSUED FOR CONSTRUCTION".

PREPARED BY: ANDY KOMOR
REGISTERED PROFESSIONAL ENGINEER NO: CXXXXX
EXPIRATION DATE: XX/XX/XXX
DRAWN BY: T.G
SCALE: AS SHOWN
DESIGN BY: A.T.K
CHECKED BY: A.T.K
DATE: NOV 2025

SHEET TITLE:
1"
INFLUENT SPLITTER BOX I PLAN AND SECTIONS

OWNER: CITY OF HANFORD

PROJECT: HANFORD WASTEWATER TREATMENT FACILITY UPGRADES
KINGS COUNTY CALIFORNIA

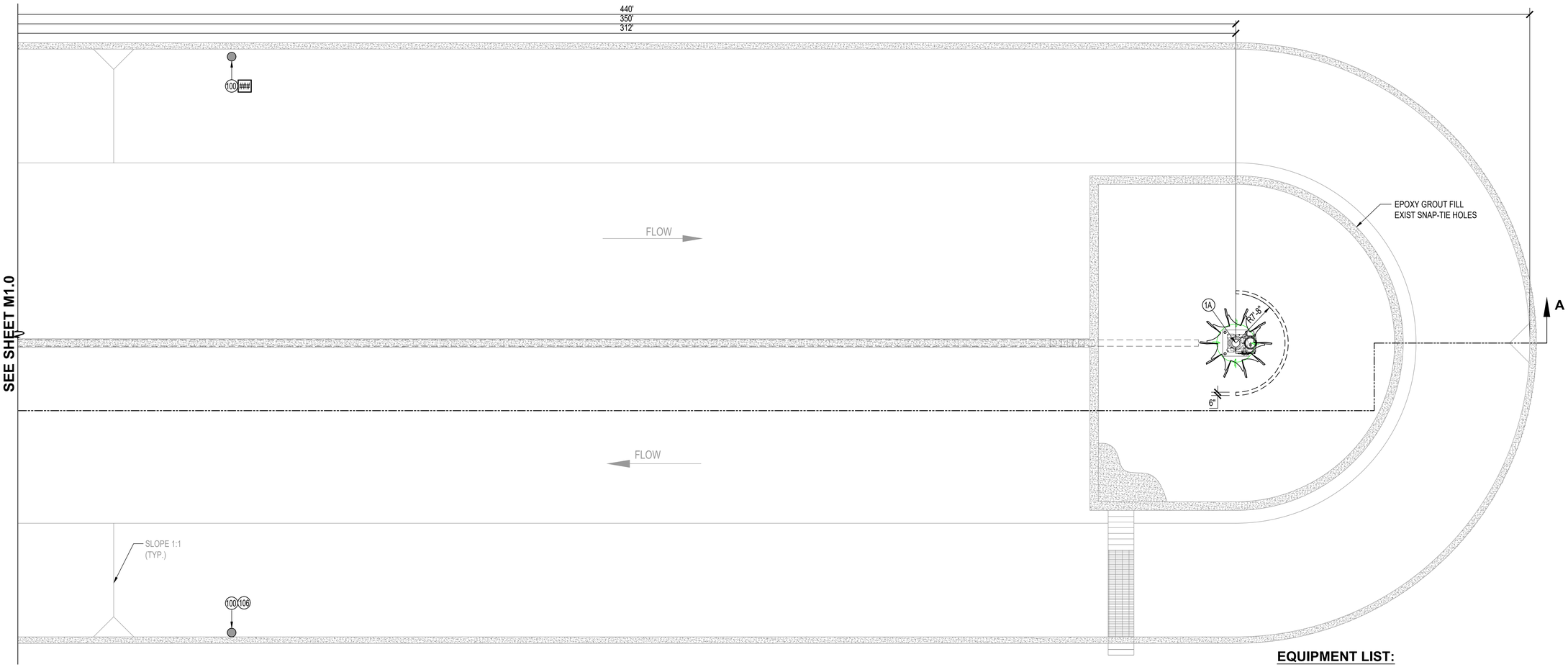
PREPARED BY:
PACE
Advanced Water Engineering
17520 Newhope Street, Suite 200 | Fountain Valley, CA 92708
P: (714) 481-7300 | www.pacewater.com

SHEET M0.1

PACE JOB NO. C058-10

42% PLANS - ISSUED FOR REVIEW

Xrefs: C058-A00 36X24.dwg; C058-CONSTRUCTION NOTES - UNIVERSAL.dwg
Dmscale = 1; LTscale = 1; PSltscale = 1; ACAD Ver. = 24.2s (LMS Tech); Varelaim = 1
w:\C058\engineering\C058-10sheet\C058-10-M0.1.dwg - Tab: M0.1 - by cmills on 11/24/25 at 2:31:02 PM



EXISTING OXIDATION DITCH PLAN

SCALE: 1/8"=1'-0"

8 4 0 8 16

SECTION - A

SCALE: 1/8"=1'-0"

EQUIPMENT LIST:

(1A) AERATOR
(1B) AUTOMATED IR GATE
(100) DO PROBE W/ MOUNTING INSTALLATION PER SHEET M10.3 DETAIL F
(106) PH PROBE W/ MOUNTING INSTALLATION PER SHEET M10.3 DETAIL F

LEGEND:

(#) EQUIPMENT LIST CALL OUT
[#] CONSTRUCTION NOTE CALL OUT

NOTES:

1. CONTRACTOR SHALL COORDINATE AND CONFIRM ALL PENETRATIONS (CONDUIT, PIPE, ETC.) WITH OXIDATION DITCH MANUFACTURER AS REQUIRED FOR A COMPLETE AND OPERABLE SYSTEM THAT MAY NOT EXPLICITLY BE SHOWN IN THE PLANS.
2. FOR BIDDING PURPOSES, CONTRACTOR TO ASSUME 3" OF GRIT ACCUMULATION ON THE BASE OF THE OXIDATION DITCH AND THE REPAIR OF 300 SNAP-TIE HOLES ON THE CENTER PLATFORM WALLS.

OPTERRA ENERGY SERVICES

NO	BY	DATE	REVISIONS	DATE	APP.
A	MJM	10/23	BID COORDINATION		
B					
C					
D					
E					

THESE DRAWINGS ARE THE PROPERTY OF P.A.C.E. AND SHALL NOT BE REPRODUCED IN ANY MANNER NOR USED FOR CONSTRUCTION UNLESS STAMPED "ISSUED FOR CONSTRUCTION".

PREPARED BY: ANDY KOMOR
REGISTERED PROFESSIONAL ENGINEER NO: CXXXXX
EXPIRATION DATE: XX/XX/XX
DRAWN BY: T.G
SCALE: AS SHOWN
DESIGN BY: A.T.K
CHECKED BY: A.T.K
DATE: NOV 2025

1"

SHEET TITLE:

OX DITCH NO. 1 PLAN AND SECTIONS I

OWNER: CITY OF HANFORD

PROJECT: HANFORD WASTEWATER TREATMENT FACILITY UPGRADES

KINGS COUNTY CALIFORNIA

PREPARED BY:
PACE Advanced Water Engineering
17520 Newhope Street, Suite 200 | Fountain Valley, CA 92708
P: (714) 481-7300 | www.pacewater.com

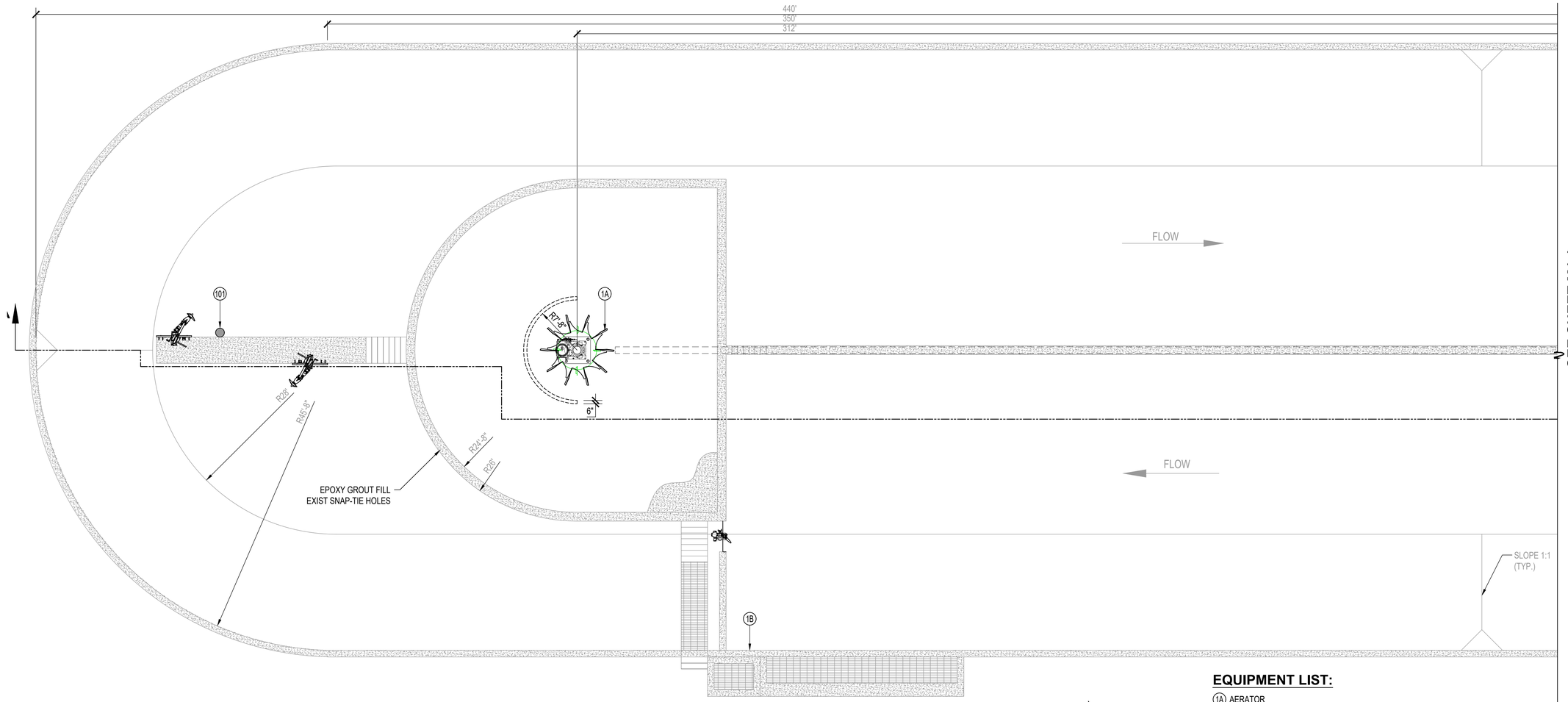
SHEET
M1.0

PACE JOB NO. C058-10

42% PLANS - ISSUED FOR REVIEW

Xrefs: C058-00 30X24.dwg; C058-CONSTRUCTION NOTES - UNIVERSAL.dwg; C058-MECH 200 HP 27NG CARR.dwg
Dimscale = 1; LTscale = 1; PSltscale = 1; ACAD Ver. = 24.2s (LMS Tech); Viewtain = 1

w:\C058\engineering\C058-10\sheet\C058-10-M1 2 EXISTING OXIDATION DITCH MECH PLAN.dwg - Tab: M1.0 - by mmills on 11/24/25 at 2:36:27 PM



EXISTING OXIDATION DITCH PLAN

SCALE: 1/8"=1'-0"

EQUIPMENT LIST:

- (1A) AERATOR
- (1B) AUTOMATED IR GATE
- (101) ORP PROBE W/ MOUNTING INSTALLATION PER SHEET M10.3 DETAIL F

LEGEND:

- (#) EQUIPMENT LIST CALL OUT
- [#] CONSTRUCTION NOTE CALL OUT

NOTES:

1. CONTRACTOR SHALL COORDINATE AND CONFIRM ALL PENETRATIONS (CONDUIT, PIPE, ETC.) WITH OXIDATION DITCH MANUFACTURER AS REQUIRED FOR A COMPLETE AND OPERABLE SYSTEM THAT MAY NOT EXPLICITLY BE SHOWN IN THE PLANS.
2. FOR BIDDING PURPOSES, CONTRACTOR TO ASSUME A MAXIMUM OF 3" OF GRIT ACCUMULATED ALONG THE BASE OF THE OXIDATION DITCH AND THE REPAIR OF 300 SNAP-TIE HOLES.

SECTION - A

SCALE: 1/8"=1'-0"

OPTERRA ENERGY SERVICES

NO	BY	DATE	REVISIONS	DATE	APP.
1	MJM	10/23	BID COORDINATION		
2					
3					
4					
5					

PREPARED BY: ANDY KOMOR
REGISTERED PROFESSIONAL ENGINEER NO. CXXXXX
EXPIRATION DATE: XX/XX/XXXX
DRAWN BY: T.G
SCALE: AS SHOWN
DESIGN BY: A.T.K
CHECKED BY: A.T.K
DATE: NOV 2025

SHEET TITLE: 1"

OX DITCH NO. 1 PLAN AND SECTIONS II

OWNER: CITY OF HANFORD

PROJECT: HANFORD WASTEWATER TREATMENT FACILITY UPGRADES

KINGS COUNTY CALIFORNIA

PREPARED BY: PACE Advanced Water Engineering
17520 Newhope Street, Suite 200 | Fountain Valley, CA 92708
P: (714) 481-7300 | www.pacewater.com

SHEET M1.1

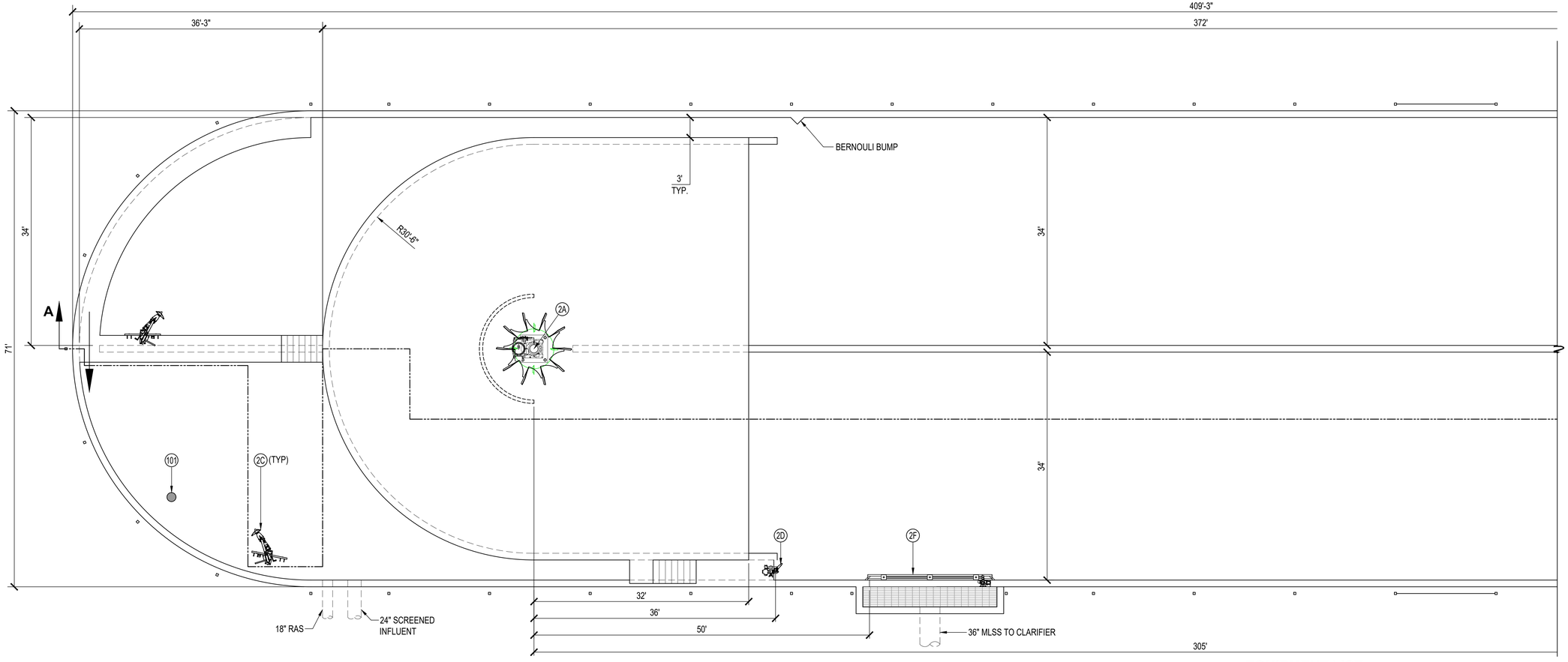
PACE JOB NO. C058-10

42% PLANS - ISSUED FOR REVIEW

THESE DRAWINGS ARE THE PROPERTY OF P.A.C.E. AND SHALL NOT BE REPRODUCED IN ANY MANNER NOR USED FOR CONSTRUCTION UNLESS STAMPED "ISSUED FOR CONSTRUCTION".

w:\C058engineering\C058-10\sheets\C058-10-M1.2 EXISTING OXIDATION DITCH MECH PLAN.dwg - Tab: M1.1 - by mmills on 11/24/25 at 2:36:27 PM

Xrefs: C058-00 36X24.dwg; C058-CONSTRUCTION NOTES - UNIVERSAL.dwg; C058-MECH 200 HP 2.7MG CARR.dwg
Dimscale = 1; LTscale = 1; PSltscale = 1; ACAD Ver. = 24.2s (LMS Tech); Viewtain = 1



CENTER OXIDATION DITCH PLAN

SCALE: 1/8"=1'-0"

8 4 0 8 16

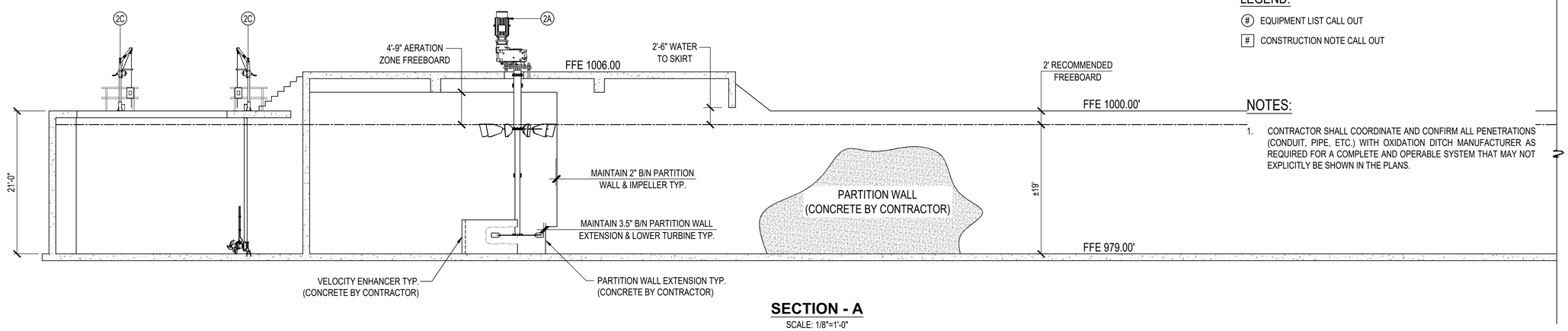
NORTH

EQUIPMENT LIST:

(1A) AERATOR
(1B) AUTOMATED IR GATE
(101) ORP PROBE W/ MOUNTING INSTALLATION PER SHEET M10.3 DETAIL F

LEGEND:

(#) EQUIPMENT LIST CALL OUT
[#] CONSTRUCTION NOTE CALL OUT



SECTION - A

SCALE: 1/8"=1'-0"

NOTES:

1. CONTRACTOR SHALL COORDINATE AND CONFIRM ALL PENETRATIONS (CONDUIT, PIPE, ETC.) WITH OXIDATION DITCH MANUFACTURER AS REQUIRED FOR A COMPLETE AND OPERABLE SYSTEM THAT MAY NOT EXPLICITLY BE SHOWN IN THE PLANS.

NOTES:

1. CONTRACTOR SHALL COORDINATE AND CONFIRM ALL PENETRATIONS (CONDUIT, PIPE, ETC.) WITH OXIDATION DITCH MANUFACTURER AS REQUIRED FOR A COMPLETE AND OPERABLE SYSTEM THAT MAY NOT EXPLICITLY BE SHOWN IN THE PLANS.

NO	BY	DATE	REVISIONS	DATE	APP.
1	MJM	10/23	BID COORDINATION		
2					
3					
4					
5					

THESE DRAWINGS ARE THE PROPERTY OF P.A.C.E. AND SHALL NOT BE REPRODUCED IN ANY MANNER NOR USED FOR CONSTRUCTION UNLESS STAMPED "ISSUED FOR CONSTRUCTION".

PREPARED BY: ANDY KOMOR
REGISTERED PROFESSIONAL ENGINEER NO: CXXXXX
EXPIRATION DATE: XX/XX/XXXX
DRAWN BY: T.G
DESIGN BY: A.T.K
CHECKED BY: A.T.K
SCALE: AS SHOWN
DATE: NOV 2025

SHEET TITLE:
OX DITCH NO. 2 PLAN AND SECTIONS I

OWNER: CITY OF HANFORD

PROJECT: HANFORD WASTEWATER TREATMENT FACILITY UPGRADES
KINGS COUNTY CALIFORNIA

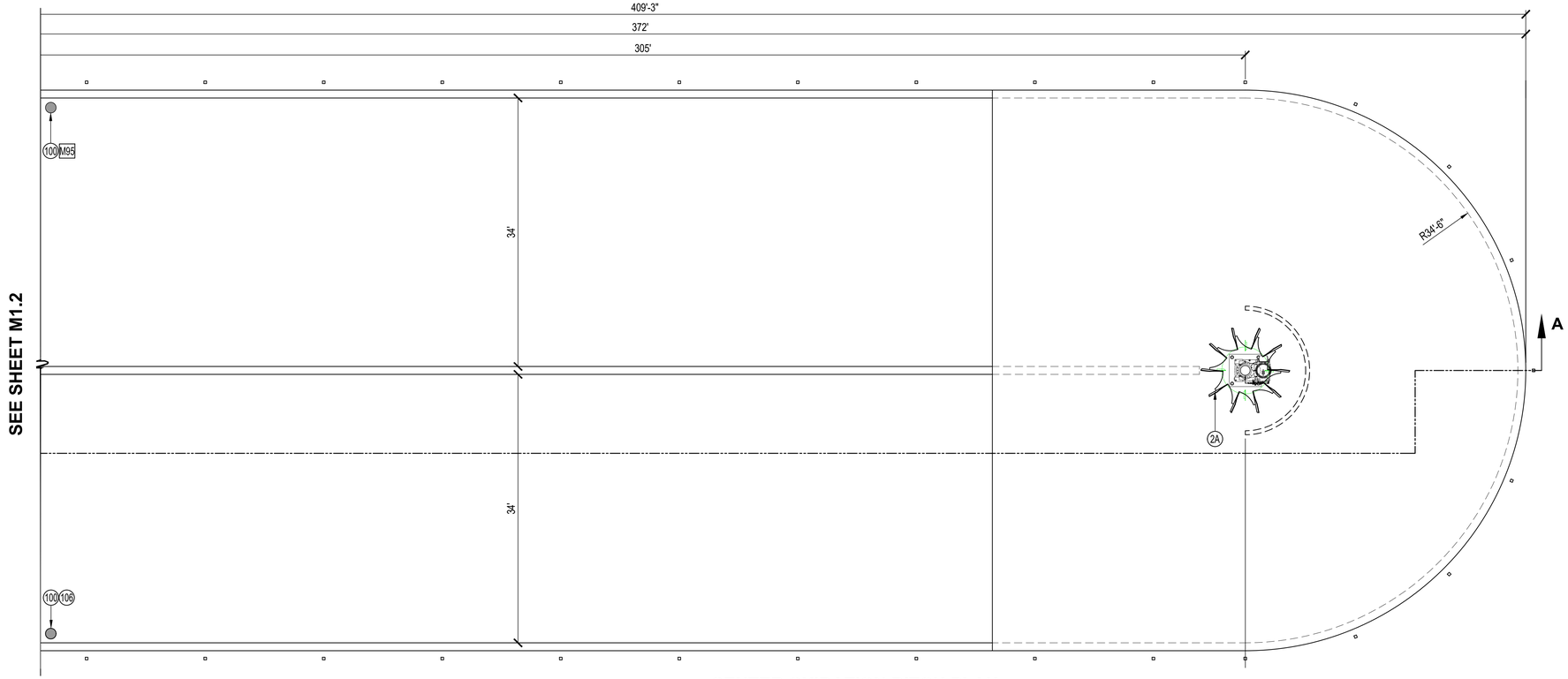
PREPARED BY:
PACE
Advanced Water Engineering
17520 Newhope Street, Suite 200 | Fountain Valley, CA 92708
P: (714) 481-7300 | www.pacewater.com

SHEET
M1.2

PACE JOB NO. C058-10

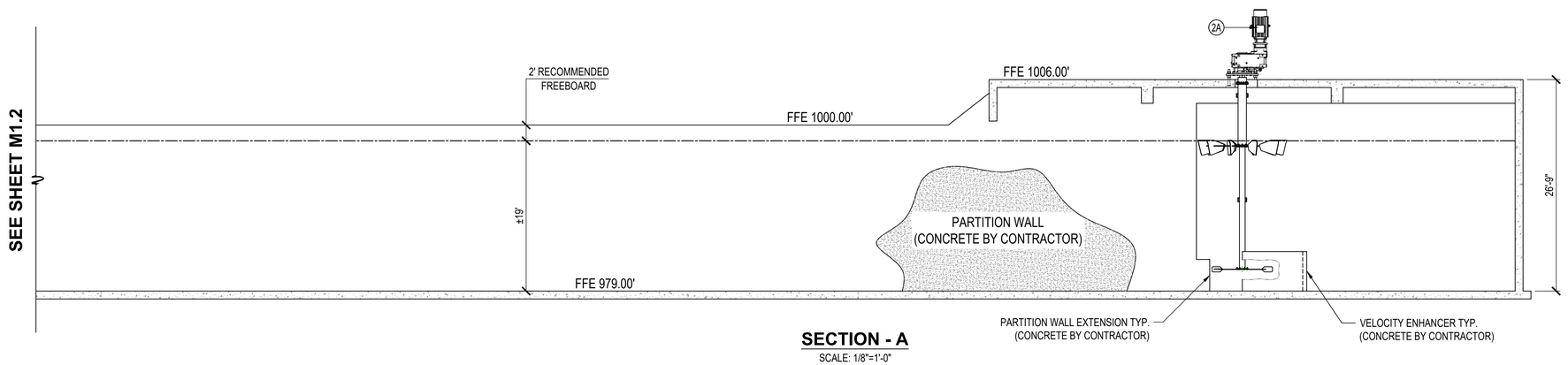
42% PLANS - ISSUED FOR REVIEW

Xrefs: C058-00 30X24.dwg, C058-CONSTRUCTION NOTES - UNIVERSAL.dwg, C058-MECH 200 HP 2.7MG CARR.dwg
Dimscale = 96; LTscale = 1; PSltscale = 1; ACAD Ver. = 24.2s (LMS Tech); Variation = 1
w:\C058engineering\C058-10\sheets\C058-10-M1.1 OXIDATION DITCH MECH PLAN.dwg - Tab: M1.2 - by rmills on 11/24/25 at 2:36:12 PM



CENTER OXIDATION DITCH PLAN

SCALE: 1/8"=1'-0"



SECTION - A

SCALE: 1/8"=1'-0"

EQUIPMENT LIST:

(1A) AERATOR

(1B) AUTOMATED IR GATE

(100) DO PROBE W/ MOUNTING INSTALLATION PER SHEET M10.3 DETAIL F

(106) PH PROBE W/ MOUNTING INSTALLATION PER SHEET M10.3 DETAIL F

LEGEND:

(#) EQUIPMENT LIST CALL OUT

[#] CONSTRUCTION NOTE CALL OUT

NOTES:

1. CONTRACTOR SHALL COORDINATE AND CONFIRM ALL PENETRATIONS (CONDUIT, PIPE, ETC.) WITH OXIDATION DITCH MANUFACTURER AS REQUIRED FOR A COMPLETE AND OPERABLE SYSTEM THAT MAY NOT EXPLICITLY BE SHOWN IN THE PLANS.

OPTERRA ENERGY SERVICES

NO	BY	DATE	REVISIONS	DATE	APP.
0	MJM	10/23	BID COORDINATION		
1					
2					
3					
4					
5					

THESE DRAWINGS ARE THE PROPERTY OF P.A.C.E. AND SHALL NOT BE REPRODUCED IN ANY MANNER NOR USED FOR CONSTRUCTION UNLESS STAMPED "ISSUED FOR CONSTRUCTION".

PREPARED BY: *ANDY KOMOR*
REGISTERED PROFESSIONAL ENGINEER NO: *CXXXXX*
EXPIRATION DATE: *XX/XX/XXX*
DRAWN BY: *T.G*
DESIGN BY: *A.T.K*
CHECKED BY: *A.T.K*
SCALE: *AS SHOWN*
DATE: *NOV 2025*

SHEET TITLE:

OX DITCH NO. 2 PLAN AND SECTIONS II

OWNER: CITY OF HANFORD

PROJECT: HANFORD WASTEWATER TREATMENT FACILITY UPGRADES

KINGS COUNTY CALIFORNIA

PREPARED BY:

PACE Advanced Water Engineering
17520 Newhope Street, Suite 200 | Fountain Valley, CA 92708
P: (714) 481-7300 | www.pacewater.com

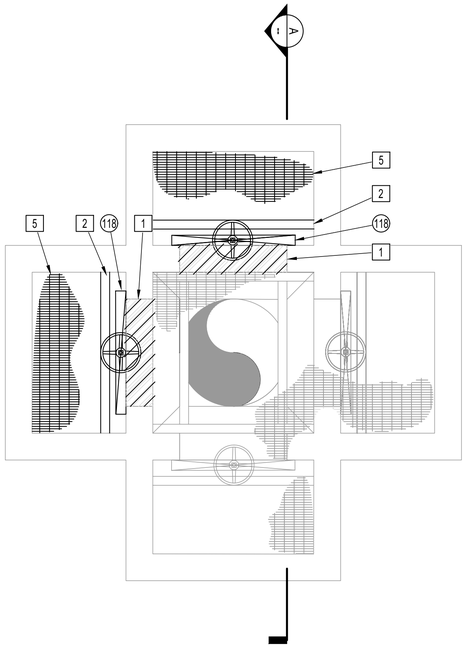
SHEET

M1.3

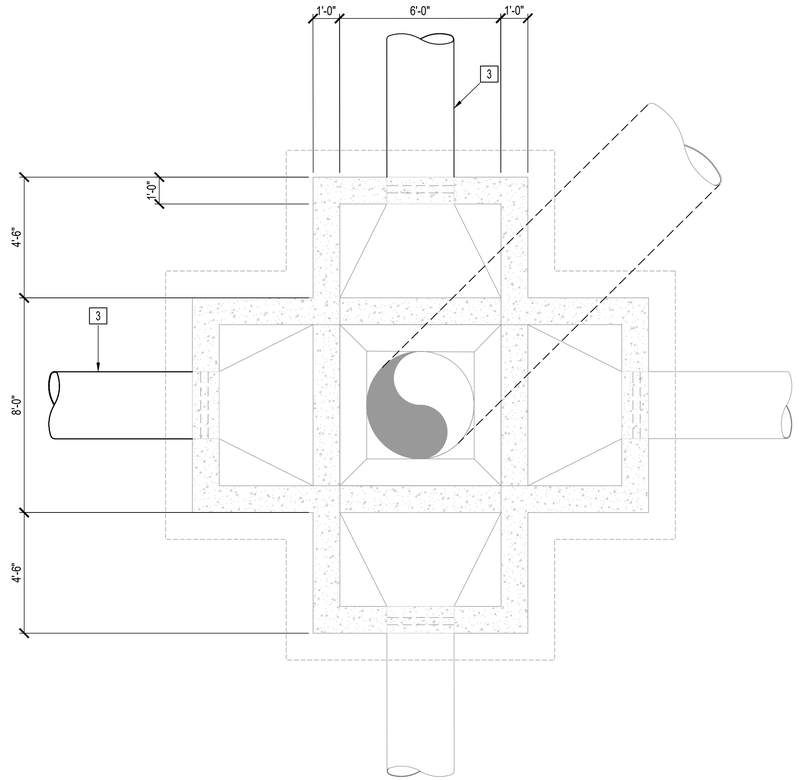
PACE JOB NO. C058-10

42% PLANS - ISSUED FOR REVIEW

Xrefs: C058-00 30X24.dwg; C058-CONSTRUCTION NOTES - UNIVERSAL.dwg; C058-MECH 200 HP 2.7MG OARR.dwg
Dimscale = 96; LTscale = 1; PSltscale = 1; ACAD Ver. = 24.2s (LMS Tech); Vxrelain = 1
w:\C058-engineering\C058-10\sheet\C058-10-M1.0 OXIDATION DITCH MECH PLAN.dwg - Tab: M1.3 - by mmills on 11/24/25 at 2:36:12 PM



TOP PLAN
SCALE: 3/8"=1'-0"



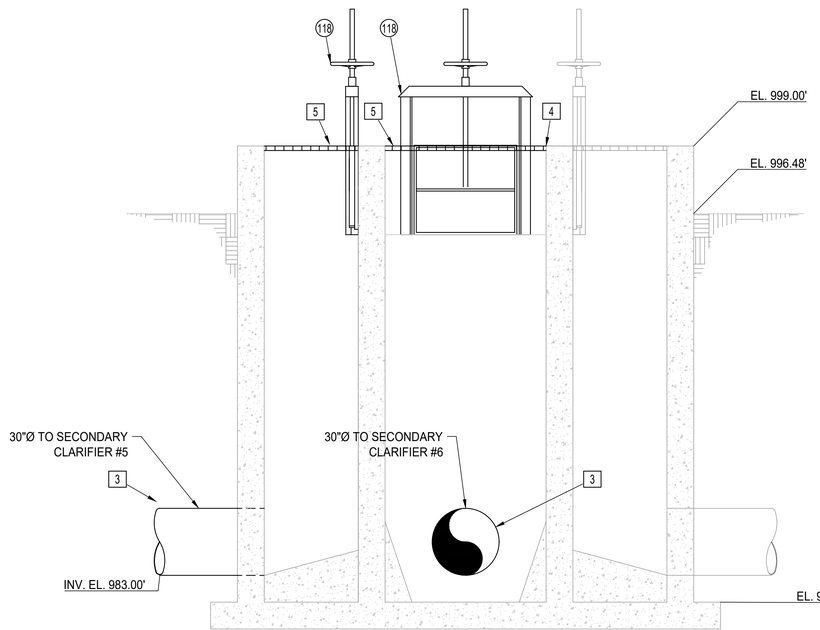
LOWER PLAN
SCALE: 3/8"=1'-0"

CONSTRUCTION NOTES:

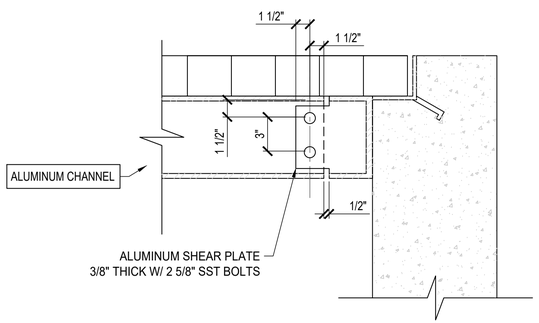
1. DEMO. THE EXISTING KNOCK-OUT WALLS FOR SECONDARY CLARIFIERS #5 AND #6
2. CONSTRUCT ALUMINUM CHANNEL FOR THE ALUMINUM GRATING.
3. REMOVE EXISTING BLIND FLANGES AND INSTALL 30" C900 PVC.
4. INSTALL THE ALUMINUM SUPPORT PER DETAIL.
5. INSTALL THE ALUMINUM GRATING.

EQUIPMENT LIST (SEE SHEET M0.0 FOR DETAILS):

(118) SLIDE GATE



SECTION - A
SCALE: 3/8"=1'-0"



DETAIL
SCALE: N.T.S.

OPTERRA ENERGY SERVICES

NO	BY	DATE	REVISIONS	DATE	APP.
1					
2					
3					
4					
5					

THESE DRAWINGS ARE THE PROPERTY OF P.A.C.E. AND SHALL NOT BE REPRODUCED IN ANY MANNER NOR USED FOR CONSTRUCTION UNLESS STAMPED "ISSUED FOR CONSTRUCTION".

PREPARED BY: ANDY KOMOR
REGISTERED PROFESSIONAL ENGINEER NO: CXXXXX
EXPIRATION DATE: XX/XX/XX
DRAWN BY: T.G
SCALE: AS SHOWN
DESIGN BY: A.T.K
CHECKED BY: A.T.K
DATE: NOV 2025

1"

SHEET TITLE: **MLSS SPLITTER BOX**

OWNER: CITY OF HANFORD

PROJECT: HANFORD WASTEWATER TREATMENT FACILITY UPGRADES
KINGS COUNTY CALIFORNIA

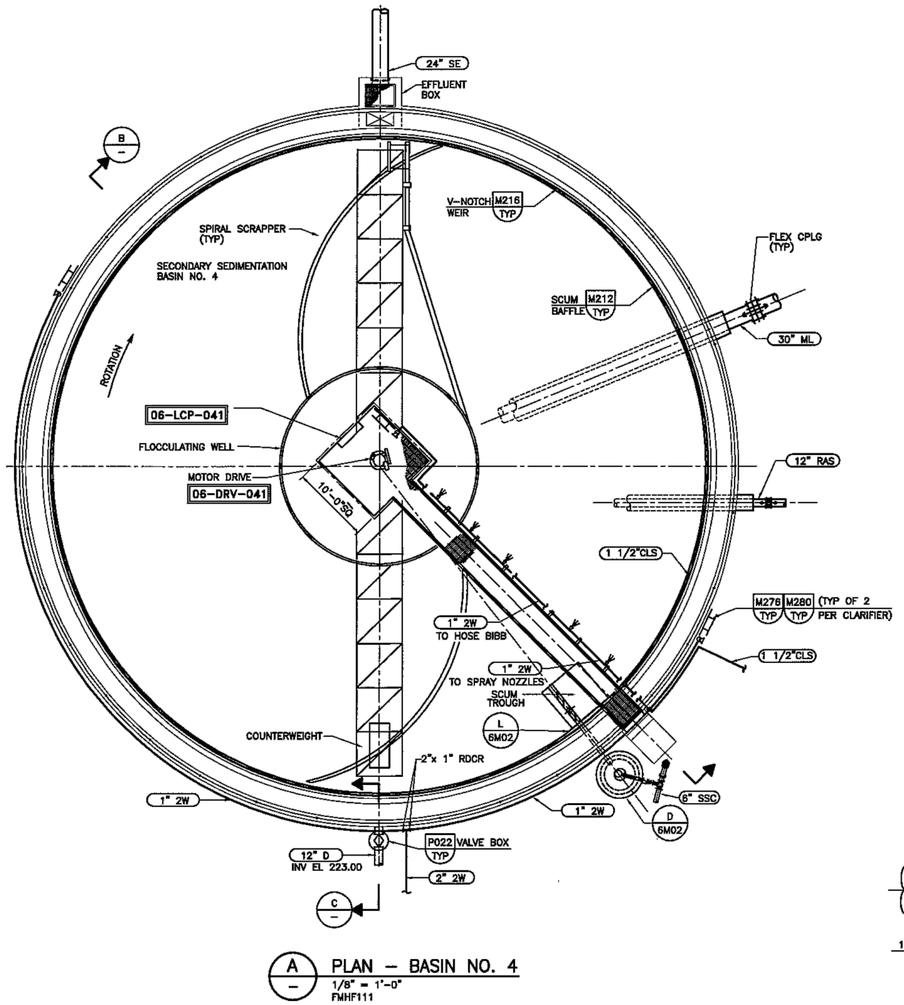
PREPARED BY: PACE Advanced Water Engineering
17520 Newhope Street, Suite 200 | Fountain Valley, CA 92708
P: (714) 481-7300 | www.pacewater.com

SHEET M2.0

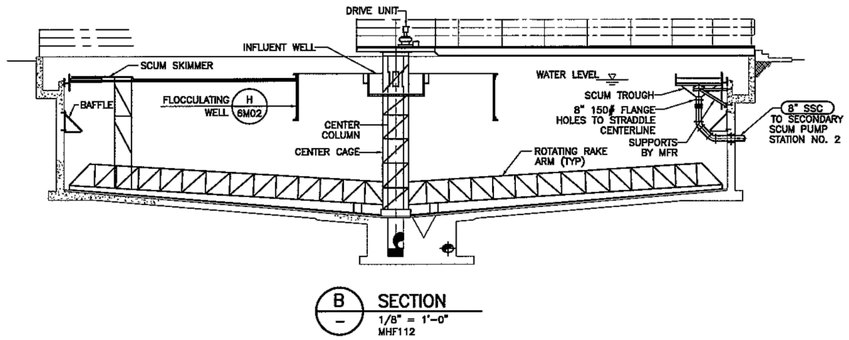
PACE JOB NO. C058-10

42% PLANS - ISSUED FOR REVIEW

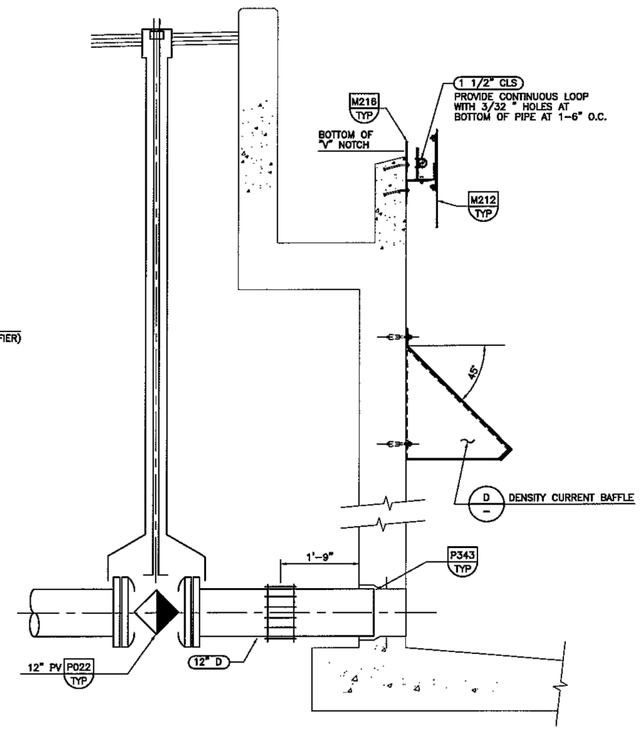
Xrefs: C058-X02-36X24.dwg; C058-MECH MLSS SPLITTER.dwg
Dimscale = 1; LTscale = 1; PSltscale = 1; ACAD Ver. = 24.2s (LMS Tech); Varetain = 1
w:\C058\engineering\C058-10\sheet\C058-10-M2.1.dwg - Tab: M2.0 - by mmills on 11/24/25 at 3:30:19 PM



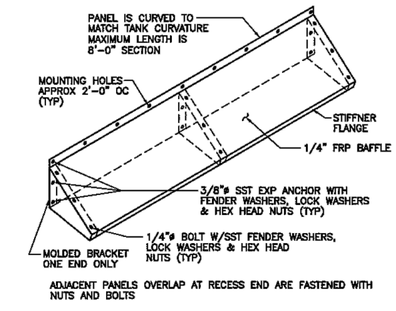
A — PLAN — BASIN NO. 4
1/8" = 1'-0"
FMHF111



B — SECTION
1/8" = 1'-0"
MHF112



C — SECTION
3/4" = 1'-0"
FMHF113



D — DETAIL — DENSITY CURRENT BAFFLE
NO SCALE
FMHF114

FOR REFERENCE ONLY

OPTERRA ENERGY SERVICES

NO	BY	DATE	REVISIONS	DATE	APP.
A					
B					
C					
D					
E					
F					

THESE DRAWINGS ARE THE PROPERTY OF P.A.C.E. AND SHALL NOT BE REPRODUCED IN ANY MANNER NOR USED FOR CONSTRUCTION UNLESS STAMPED "ISSUED FOR CONSTRUCTION".

PREPARED BY: ANDY KOMOR
REGISTERED PROFESSIONAL ENGINEER NO: CXXXXX
EXPIRATION DATE: XX/XX/XX
DRAWN BY: T.G
SCALE: AS SHOWN
DESIGN BY: A.T.K
CHECKED BY: A.T.K
DATE: NOV 2025

1"

SHEET TITLE:
SECONDARY CLARIFIER NO. 3 & NO. 4 PLAN

OWNER: CITY OF HANFORD

PROJECT: HANFORD WASTEWATER TREATMENT FACILITY UPGRADES
KINGS COUNTY CALIFORNIA

PREPARED BY:
PACE Advanced Water Engineering
17520 Newhope Street, Suite 200 | Fountain Valley, CA 92708
P: (714) 481-7300 | www.pacewater.com

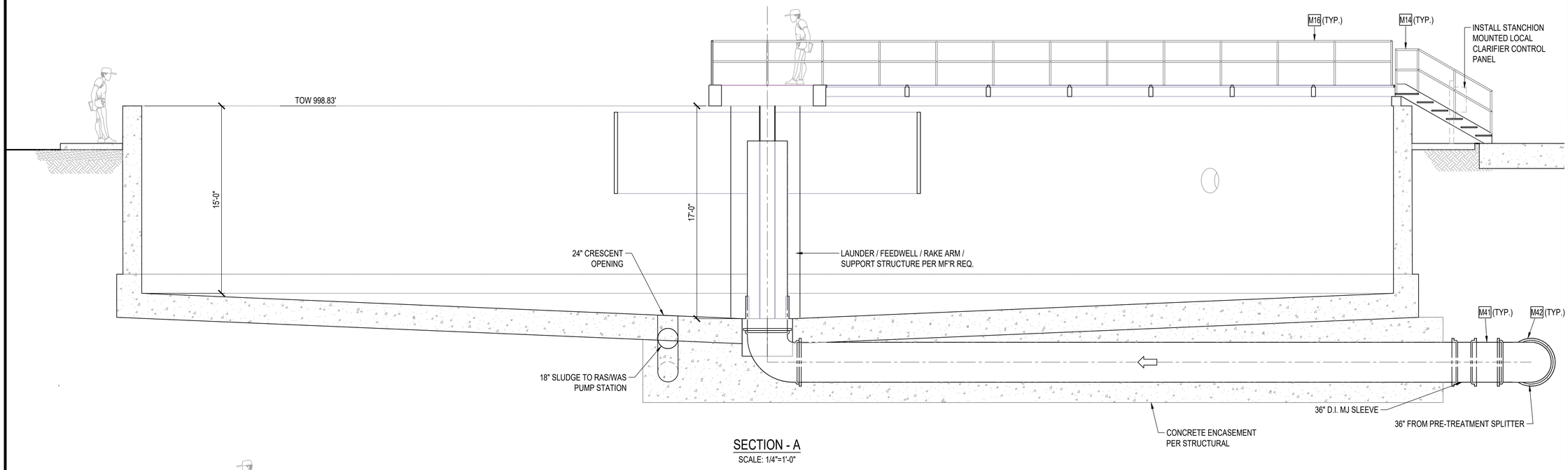
SHEET
M3.1

PACE JOB NO. C058-10

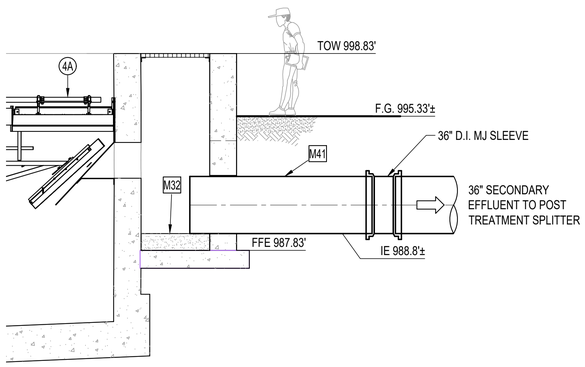
w:\C058\engineering\C058-10\sheet\C058-10-M3.1 CLARIFIER MECH PLAN.dwg - Tab: M3.1 - by rmills on 11/24/25 at 2:31:08 PM

42% PLANS - ISSUED FOR REVIEW

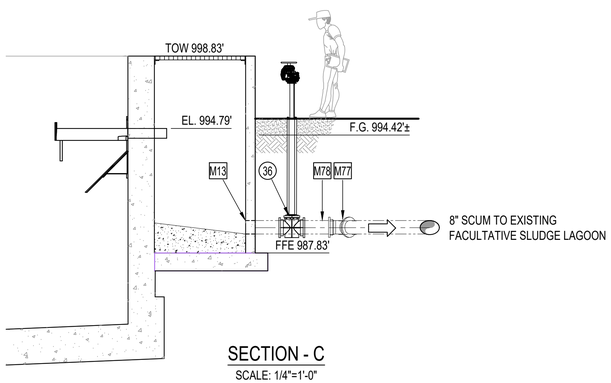
Xrefs: C058-A00 36X24.dwg; C058-MECH CLARIFIERS 2D.dwg; C058-CONSTRUCTION NOTES - UNIVERSAL.dwg; C058-MECH CLARIFIERS SECTIONS.dwg; C058-CLARIFIER PLAN.dwg
Dmscale = 48; LTscale = 1; PSltscale = 1; ACAD Ver. = 24.2s (LMS Tech); Vpretain = 1



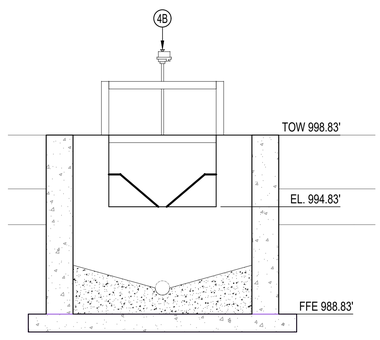
SECTION - A
SCALE: 1/4"=1'-0"



SECTION - B
SCALE: 1/4"=1'-0"



SECTION - C
SCALE: 1/4"=1'-0"



SECTION - D
SCALE: 1/4"=1'-0"

CONSTRUCTION NOTES:

- M13 PIPE PENETRATION PER DETAIL B, SHEET M10.2.
- M14 INSTALL ALUMINUM STAIRS w/ HANDRAILS AND SERRATED TREADS MATCH CLARIFIER MFR.
- M16 INSTALL 1-1/2"Ø 2-RAIL ALUMINUM HANDRAIL w/ 4" TOEBOARD PER MFR'S REQS.
- M32 INSTALL GROUT FILL PER STRUCTURAL PLANS
- M41 INSTALL 36" CML & COAL TAR EPOXY COATED CL250 D.I. PIPE AND FITTINGS.
- M42 INSTALL 36"-90° D.I. PIPE ELBOW (M.J.)
- M54 INSTALL 18" CML & COAL TAR EPOXY COATED CL250 D.I. PIPE AND FITTINGS.
- M77 INSTALL 8" SDR 26 PVC AND FITTINGS.
- M78 INSTALL 8"-45° C900 PVC BEND

NOTE:
ALUMINUM STAIRS ARE CONSIDERED A DEFFERED SUBMITTAL. CONTRACTOR SHALL SUBMIT SIGNED & SEALED STRUCTURAL CALCS. w/ ANCHORAGE REQUIREMENTS BY A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF CALIFORNIA.

OPTERRA ENERGY SERVICES

NO	BY	DATE	REVISIONS	DATE	APP.
5	MJM	10/23	BID COORDINATION		
4					
3					
2					
1					

THESE DRAWINGS ARE THE PROPERTY OF P.A.C.E. AND SHALL NOT BE REPRODUCED IN ANY MANNER NOR USED FOR CONSTRUCTION UNLESS STAMPED "ISSUED FOR CONSTRUCTION".

PREPARED BY: ANDY KOMOR
REGISTERED PROFESSIONAL ENGINEER NO: CXXXXX
EXPIRATION DATE: XX/XX/XX
DRAWN BY: T.G
SCALE: AS SHOWN
DESIGN BY: A.T.K
CHECKED BY: A.T.K
DATE: NOV 2025

1"

SHEET TITLE: SECONDARY CLARIFIER NO. 3 & NO. 4 SECTIONS

OWNER: CITY OF HANFORD

PROJECT: HANFORD WASTEWATER TREATMENT FACILITY UPGRADES

KINGS COUNTY CALIFORNIA

PREPARED BY:
PACE Advanced Water Engineering
17520 Newhope Street, Suite 200 | Fountain Valley, CA 92708
P: (714) 481-7300 | www.pacewater.com

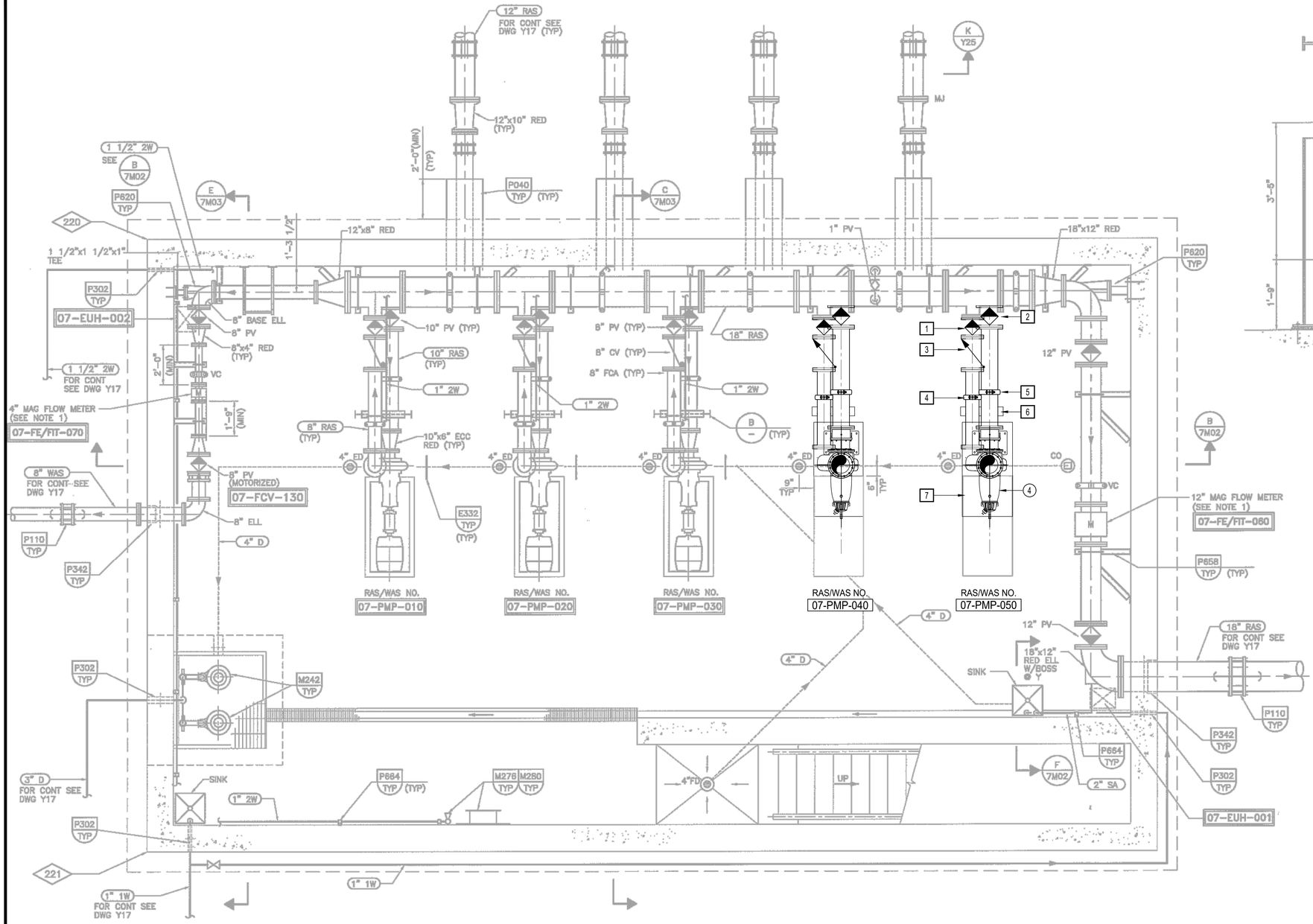
SHEET
M3.2

PACE JOB NO. C058-10

42% PLANS - ISSUED FOR REVIEW

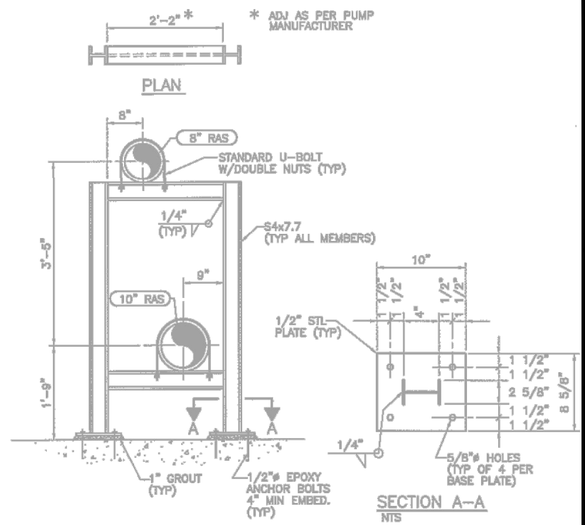
w:\C058engineering\C058-10\sheets\C058-10-M3.1 CLARIFIER MECH PLAN.dwg - Tab: M3.2 - by rmills on 11/24/25 at 2:31:08 PM

Xrefs: C058-00 SIXX24.dwg; C058-MECH CLARIFIERS 2D.dwg; C058-CONSTRUCTION NOTES - UNIVERSAL.dwg; C058-MECH CLARIFIERS SECTIONS .dwg; C058-CLARIFIER PLAN.dwg
Dimscale = 48; LTscale = 1; PSltscale = 1; ACAD Ver. = 24.2s (LMS Tech); Vanstain = 1



RAS PUMP STATION

SCALE: N.T.S



CONSTRUCTION NOTES:

1. INSTALL 8" PLUG VALVE.
2. INSTALL 10" PLUG VALVE.
3. INSTALL 8" SWING CHECK VALVE.
4. CONSTRUCT 8" S.S. ROLL GROOVED COUPLING, VICTAULIC OR EQUAL.
5. CONSTRUCT 10" S.S. ROLL GROOVED COUPLING, VICTAULIC OR EQUAL.
6. CONSTRUCT PIPE SUPPORT PER SHEET M10.0 DETAIL S1
7. CONSTRUCT CONCRETE PUMP PEDESTAL PER MANUFACTURER'S RECOMMENDATION.

EQUIPMENT LIST (SEE SHEET G1.0 FOR DETAILS):

(4) RAS/WAS PUMP

LEGEND:

(#) EQUIPMENT LIST CALL OUT

[#] CONSTRUCTION NOTE CALL OUT

OPTERRA ENERGY SERVICES

NO	BY	DATE	REVISIONS	DATE	APP.
A					
B					
C					
D					
E					

THESE DRAWINGS ARE THE PROPERTY OF P.A.C.E. AND SHALL NOT BE REPRODUCED IN ANY MANNER NOR USED FOR CONSTRUCTION UNLESS STAMPED "ISSUED FOR CONSTRUCTION".

PREPARED BY: ANDY KOMOR
REGISTERED PROFESSIONAL ENGINEER NO: CXXXXX
EXPIRATION DATE: XX/XX/XXX
DRAWN BY: T.G
SCALE: AS SHOWN
DESIGN BY: A.T.K
CHECKED BY: A.T.K
DATE: NOV 2025

SHEET TITLE: RAS PUMP STATION PLAN

OWNER: CITY OF HANFORD
PROJECT: HANFORD WASTEWATER TREATMENT FACILITY UPGRADES
KINGS COUNTY CALIFORNIA

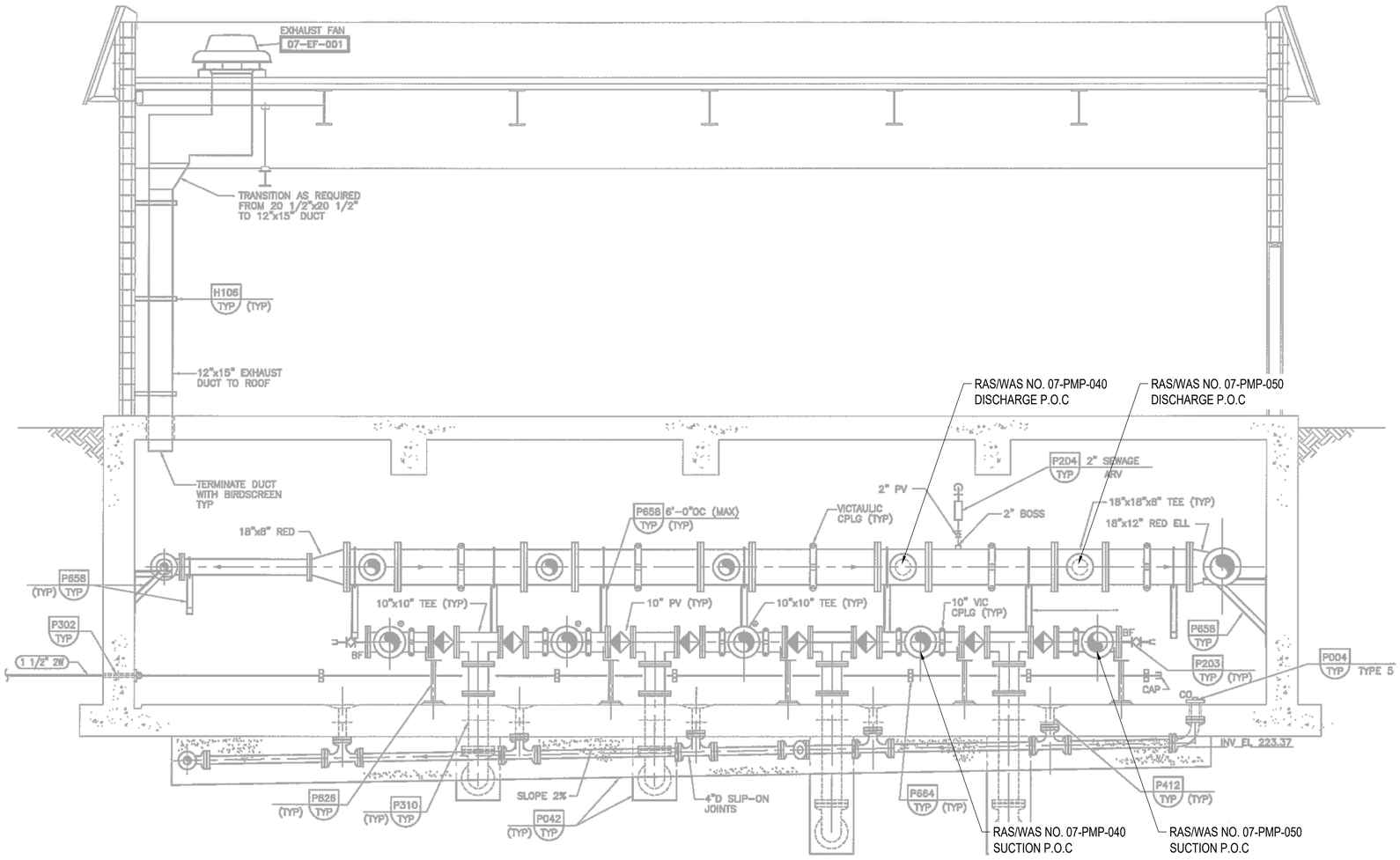
PREPARED BY: PACE Advanced Water Engineering
17520 Newhope Street, Suite 200 | Fountain Valley, CA 92708
P: (714) 481-7300 | www.pacewater.com

SHEET M3.2

PACE JOB NO. C058-10

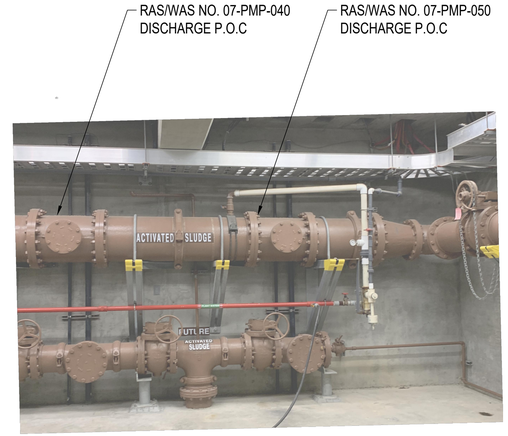
42% PLANS - ISSUED FOR REVIEW

Xrefs: C058-00 36X24.dwg; C058-MECH RAS PUMP STATION.dwg; C058-10 RAS Pump.dwg
Dmscale = 24; LTscale = 1; PSltscale = 1; ACAD Ver. = 24.2s (LMS Tech); Visretain = 1
w:\C058\engineering\C058-10\sheet\C058-10-M3.2 RAS PS.dwg - Tab: M3.2 - by rmills on 11/24/25 at 4:17:28 PM



RAS/WAS PUMP POINT-OF-CONENCTION

SCALE: N.T.S



RAS/WAS PUMP POINT-OF-CONENCTION

SCALE: N.T.S

OPTERRA ENERGY SERVICES

NO	BY	DATE	REVISIONS	DATE	APP.
1					
2					
3					
4					
5					

PREPARED BY: ANDY KOMOR
REGISTERED PROFESSIONAL ENGINEER NO. CXXXXX
EXPIRATION DATE: XX/XX/XXXX
DRAWN BY: T.G
SCALE: AS SHOWN
DESIGN BY: A.T.K
CHECKED BY: A.T.K
DATE: NOV 2025

SHEET TITLE: RAS PUMP STATION SECTION I

OWNER: CITY OF HANFORD

PROJECT: HANFORD WASTEWATER TREATMENT FACILITY UPGRADES

KINGS COUNTY CALIFORNIA

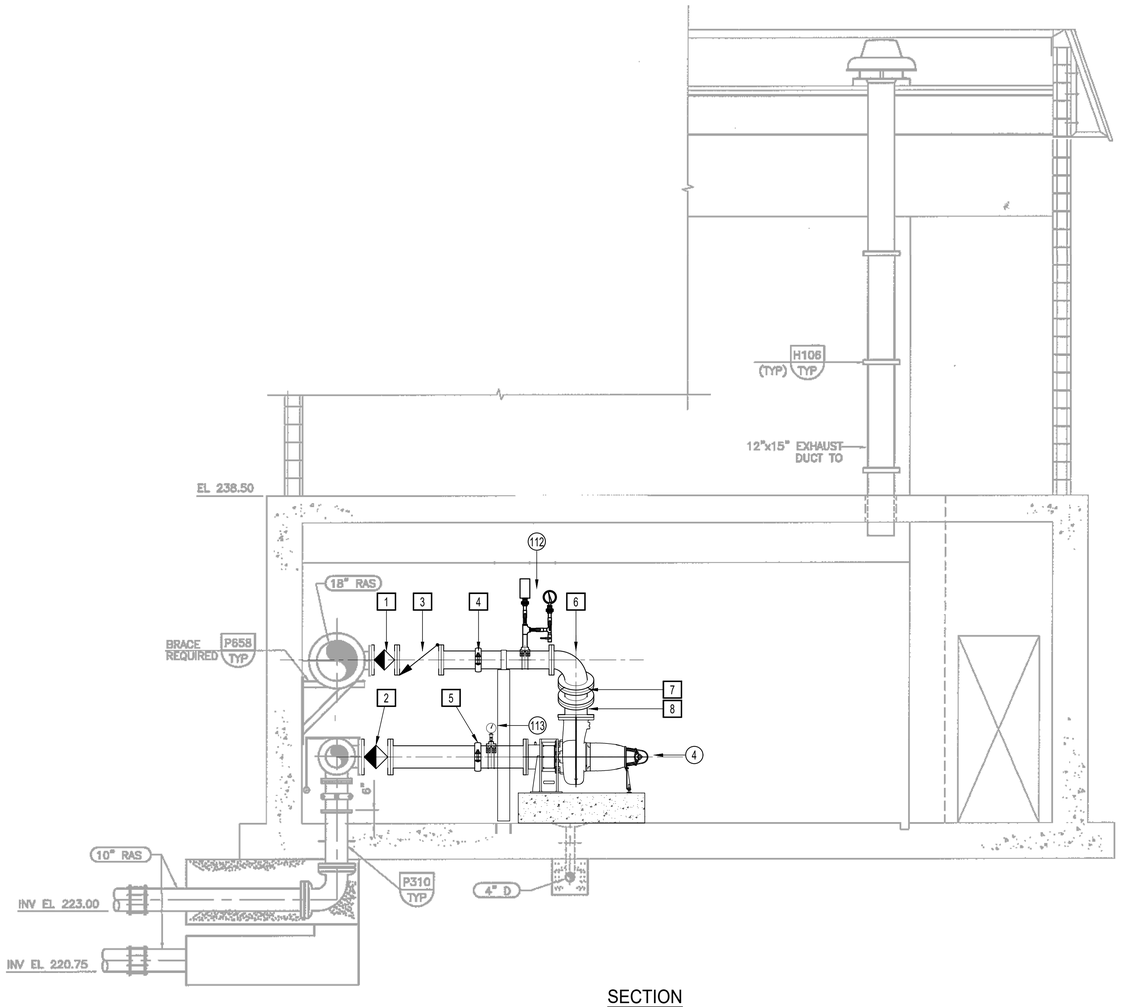
PREPARED BY: PACE Advanced Water Engineering
17520 Newhope Street, Suite 200 | Fountain Valley, CA 92708
P: (714) 481-7300 | www.pacewater.com

SHEET M3.3

PACE JOB NO. C058-10

42% PLANS - ISSUED FOR REVIEW

THESE DRAWINGS ARE THE PROPERTY OF P.A.C.E. AND SHALL NOT BE REPRODUCED IN ANY MANNER NOR USED FOR CONSTRUCTION UNLESS STAMPED "ISSUED FOR CONSTRUCTION".



SECTION

SCALE: N.T.S

CONSTRUCTION NOTES:

1. INSTALL 8" PLUG VALVE.
2. INSTALL 10" PLUG VALVE.
3. INSTALL 8" SWING CHECK VALVE.
4. CONSTRUCT 8" S.S. ROLL GROOVED COUPLING, VICTAULIC OR EQUAL.
5. CONSTRUCT 10" S.S. ROLL GROOVED COUPLING, VICTAULIC OR EQUAL.
6. INSTALL 10" X 8" REDUCING D.I. ELBOW
7. INSTALL 10" D.I. FLEX CONNECTION
8. INSTALL 10" D.I. 22.5° PIPE BEND

EQUIPMENT LIST (SEE SHEET G1.0 FOR DETAILS):

(4) RAS/WAS PUMP
(112) PRESSURE TRANSMITTER W/ SWITCH PER SHEET M10.4 DETAIL H
(113) PRESSURE GAUGE

LEGEND:

(#) EQUIPMENT LIST CALL OUT
[#] CONSTRUCTION NOTE CALL OUT

NO	BY	DATE	REVISIONS	DATE	APP.
1					
2					
3					
4					
5					

THESE DRAWINGS ARE THE PROPERTY OF P.A.C.E. AND SHALL NOT BE REPRODUCED IN ANY MANNER NOR USED FOR CONSTRUCTION UNLESS STAMPED "ISSUED FOR CONSTRUCTION".

PREPARED BY: ANDY KOMOR
REGISTERED PROFESSIONAL ENGINEER NO: CXXXXX
EXPIRATION DATE: XX/XX/XXX
DRAWN BY: T.G
SCALE: AS SHOWN
DESIGN BY: A.T.K
CHECKED BY: A.T.K
DATE: NOV 2025

1"

SHEET TITLE: RAS PUMP STATION SECTIONS II

OWNER: CITY OF HANFORD

PROJECT: HANFORD WASTEWATER TREATMENT FACILITY UPGRADES

CALIFORNIA
KINGS COUNTY

PREPARED BY:
PACE
Advanced Water Engineering
17520 Newhope Street, Suite 200 | Fountain Valley, CA 92708
P: (714) 481-7300 | www.pacewater.com

SHEET M3.4

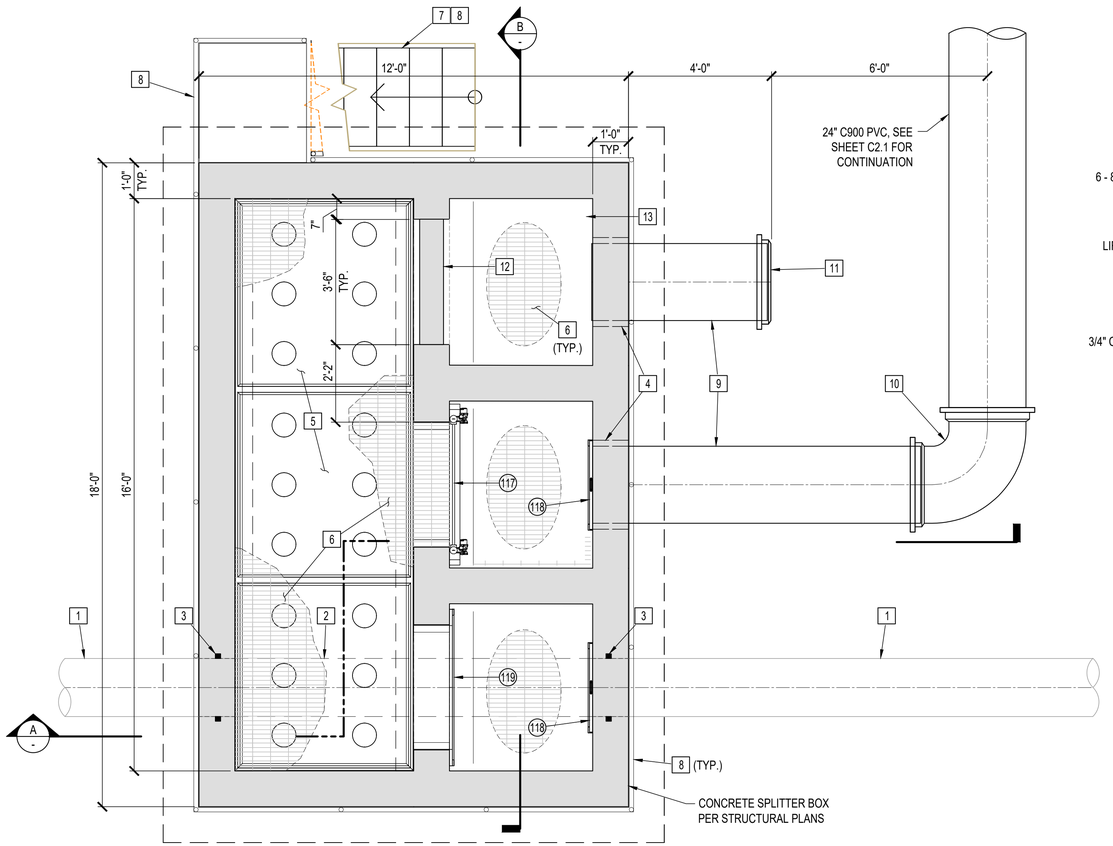
PACE JOB NO. C058-10

w:\C058engineering\C058-10\sheets\C058-10-M3.4 RAS PS.dwg - Tab: M3.4 - by mmills on 11/24/25 at 4:17:29 PM

42% PLANS - ISSUED FOR REVIEW

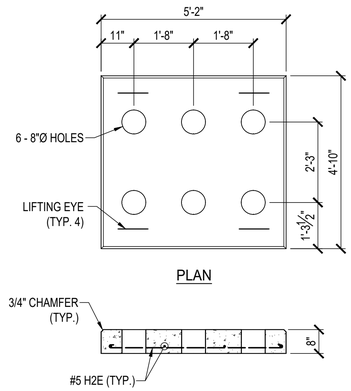
OPTERRA ENERGY SERVICES

Xrefs: C058-00 SIO24.dwg; C058-MECH RAS PUMP STATION.dwg; C058-10 RAS Pump.dwg
Dimscale = 24, LTscale = 1; PSltscale = 1; ACAD Ver. = 24.2s (LMS Tech); Vistetain = 1



RAS SPLITTER BOX PLAN VIEW

SCALE: 1/2"=1'-0"



PRECAST WAFFLE PANEL

(3 REQUIRED)
SCALE: 1/2"=1'-0"

CONSTRUCTION NOTES:

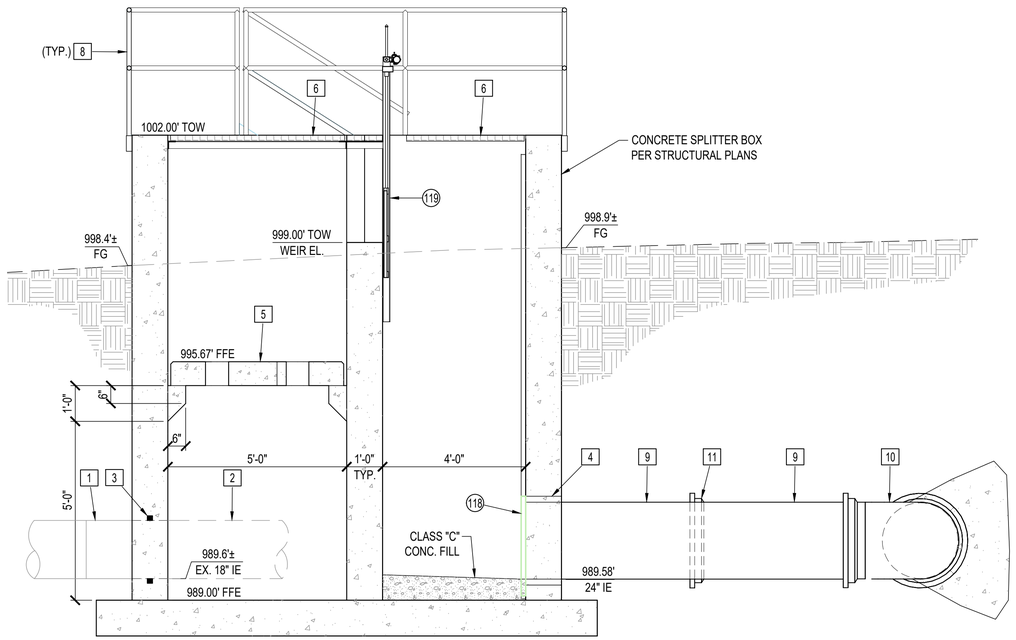
1. EXISTING 18" RAS FORCE MAIN, PROTECT IN PLACE.
2. EXISTING 18" RAS FORCE MAIN TO BE CUT AND REMOVED UPON COMPLETION OF RAS STRUCTURE.
3. CONSTRUCT PIPE PENETRATION PER DETAIL B/M10.2.
4. CONSTRUCT PIPE PENETRATION PER DETAIL A/M10.2.
5. INSTALL 5'-2' x 4'-10" PRECAST WAFFLE BAFFLE PANEL PER DETAIL HEREON (TYP.3).
6. INSTALL ALUMINUM GRATING PER SPECIFICATIONS.
7. INSTALL 3'-0"W x 3'-6"H ALUMINUM ACCESS STAIRS.
8. INSTALL ALUMINUM SAFETY RAILING PER DETAILS A & B/M10.5.
9. INSTALL 24" C900 PVC RAS PIPELINE.
10. INSTALL 24"-90° D.I. BEND w/ MJ RESTRAINTS & TB PER DETAIL X/CX.X.
11. INSTALL 24" D.I. CAP w/ MJ RESTRAINTS.
12. CONSTRUCT CONCRETE KNOCK-OUT WALL PER STRUCTRAL PLANS.
13. FILL WITH ASPHALT FINISH OVER COMPACTED SAND FILL.

EQUIPMENT LIST:

(117) ELECTRICALLY ACTUATED WEIR GATE
(118) SLIDE GATE
(119) WEIR GATE

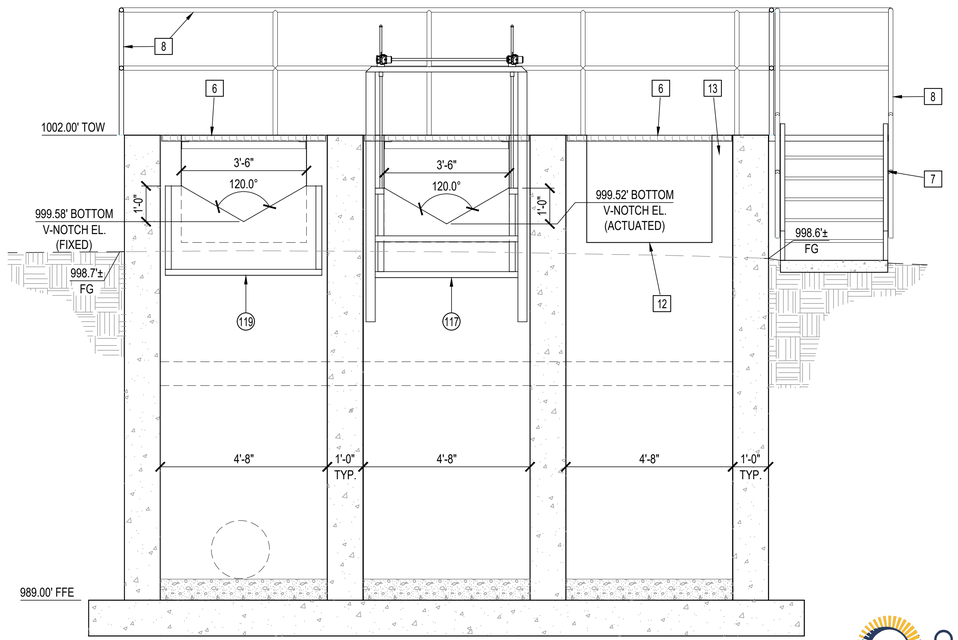
LEGEND:

(#) EQUIPMENT LIST CALL OUT
[#] CONSTRUCTION NOTE CALL OUT



SECTION A

SCALE: 1/2"=1'-0"



SECTION B

SCALE: 1/2"=1'-0"

OPTERRA ENERGY SERVICES

NO	BY	DATE	REVISIONS	DATE	APP.
1					
2					
3					
4					
5					

THESE DRAWINGS ARE THE PROPERTY OF P.A.C.E. AND SHALL NOT BE REPRODUCED IN ANY MANNER NOR USED FOR CONSTRUCTION UNLESS STAMPED "ISSUED FOR CONSTRUCTION".

PREPARED BY: ANDY KOMOR
REGISTERED PROFESSIONAL ENGINEER NO: CXXXXX
EXPIRATION DATE: XX/XX/XX
DRAWN BY: T.G
SCALE: AS SHOWN
DESIGN BY: A.T.K
CHECKED BY: A.T.K
DATE: NOV 2025

1"

SHEET TITLE:

RAS SPLITTER BOX PLAN AND SECTIONS

OWNER: CITY OF HANFORD

PROJECT: HANFORD WASTEWATER TREATMENT FACILITY UPGRADES

KINGS COUNTY CALIFORNIA

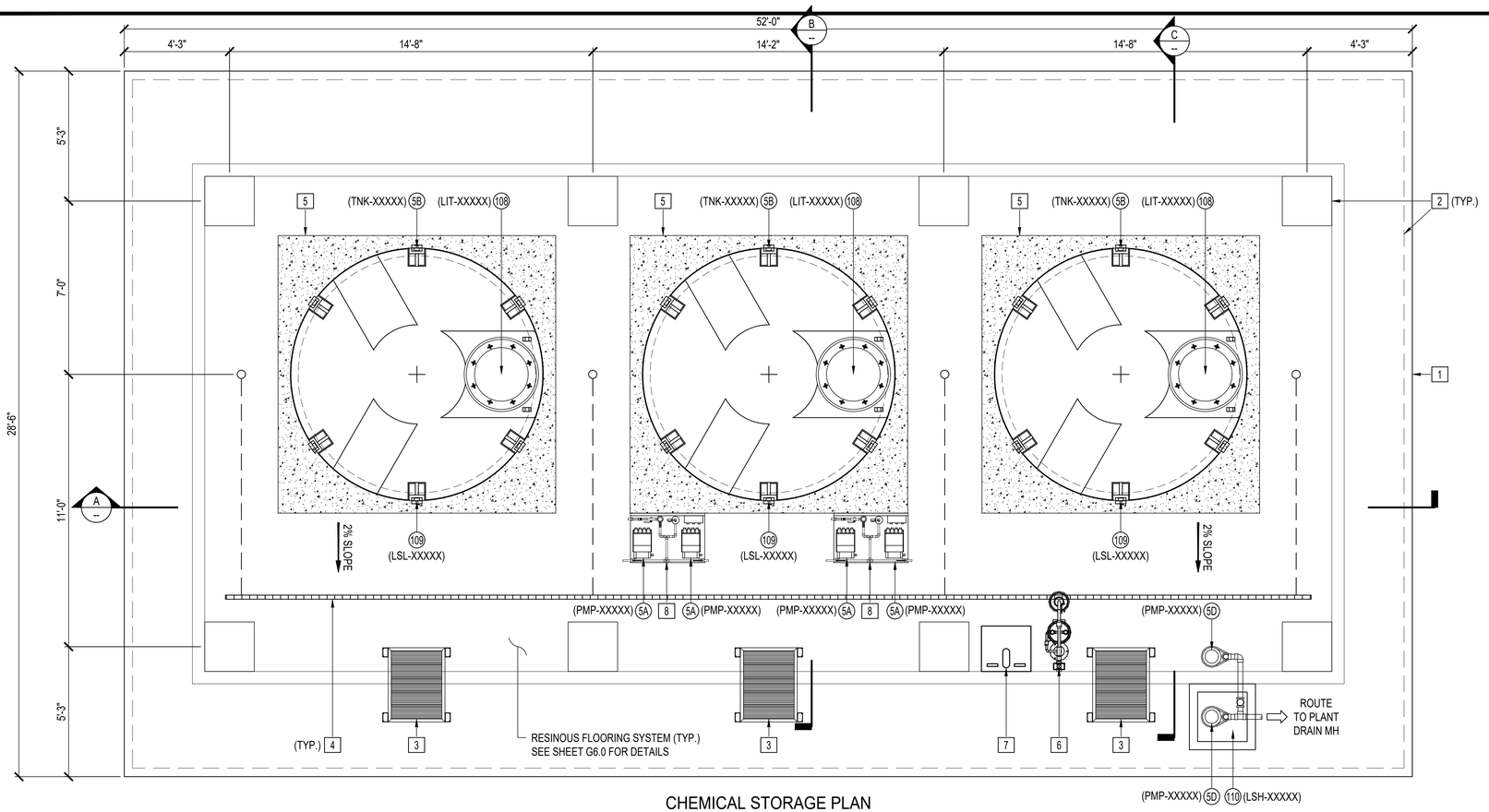
PREPARED BY:
PACE
Advanced Water Engineering
17520 Newhope Street, Suite 200 | Fountain Valley, CA 92708
P.: (714) 481-7300 | www.pacewater.com

SHEET
M3.5

PACE JOB NO. C058-10

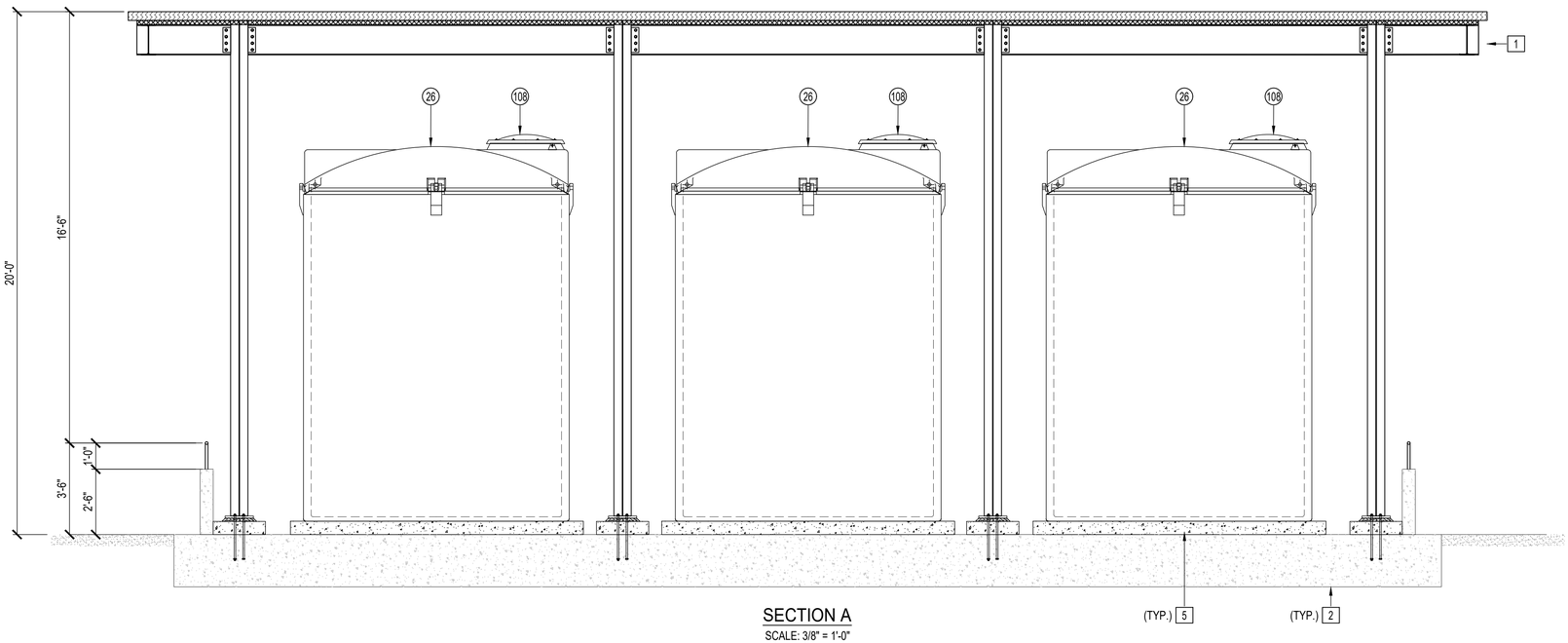
42% PLANS - ISSUED FOR REVIEW

Xrefs: C058-00 30K24.dwg; C058-MECH-RAS SPLTR SECT.dwg; C058-MECH RAS SPLTR.dwg
Dimscale = 24; LTscale = 1; PSltscale = 1; ACAD Ver. = 24.0s (LMS Tech); Vandam = 1
w:\C058\engineering\C058-10\sheet\C058-10-M3.2 RAS SPLITTER BOX.dwg - Tab: M3.5 - by rmills on 11/24/25 at 4:11:11 PM



CHEMICAL STORAGE PLAN

SCALE: 3/8" = 1'-0"



SECTION A

SCALE: 3/8" = 1'-0"

CONSTRUCTION NOTES:

1. CONSTRUCT ALUMINUM SHADE STRUCTURE PER STRUCTURAL / ARCHITECTURAL.
2. CONSTRUCT CONCRETE FOUNDATION AND COLUMN FOOTING SUPPORT PER STRUCTURAL.
3. INSTALL ALUMINUM VERTICAL CROSSOVER LADDER PER MANUFACTURER'S REQUIREMENTS.
4. INSTALL 2" WIDE FLOOR TRENCH DRAIN WITH FRP GRATING (NDS OR EQUAL).
5. CONSTRUCT CONCRETE PAD PER DETAIL D, SHEET M10.5.
6. INSTALL EYEWASH SHOWER STATION PER DETAIL J, SHEET M10.4.
7. INSTALL STAINLESS STEEL LABORATORY SINK.
8. INSTALL SCH. 80 DOUBLE CONTAINMENT PIPING SYSTEM (1/2" CARRIER PIPE W/ 2" CONTAINMENT)

NOTES:

1. ALL VALVES FOR 12.5% SODIUM HYPCHLORITE (CHLORINE) USE SHALL BE TRUE UNION TYPE. BALL VALVES SHALL INCLUDE A VENTED BALL.
2. PIPE SUPPORTS FOR CHEMICAL SERVICE AREA SHALL BE NON-METALLIC.
3. EYEWASH PIPING SHALL INCLUDE FREEZE PROTECTION (THERMAL INSULATION AND HEAT TRACE).
4. POTABLE WATER FEED TO EYEWASH STATION SHALL INCLUDE A FLOW SWITCH (FOR ALARMING PURPOSES).
5. PIPING SHALL BE LABELED AND COLOR PER SPEC XX XX XX.
6. SLOPE FLOOR W/ 2% SLOPE TOWARDS TRENCH DRAINS.

EQUIPMENT LIST (SEE SHEET G1.0 FOR DETAILS):

- 5A SODIUM HYPOCHLORITE FEED SYSTEM
- 5B SODIUM HYPOCHLORITE TANK
- 5C ELECTRIC WATER HEATER
- 5D DUPLEX SUMP PUMP (INSTALL PER DETAIL F, SHEET M10.6)
- 108 ULTRASONIC LEVEL TRANSMITTER
- 109 TANK LOW LEVEL SWITCH
- 110 SUMP HIGH LEVEL SWITCH

NO	BY	DATE	REVISIONS	DATE	APP.
1					
2					
3					
4					
5					

THESE DRAWINGS ARE THE PROPERTY OF P.A.C.E. AND SHALL NOT BE REPRODUCED IN ANY MANNER NOR USED FOR CONSTRUCTION UNLESS STAMPED "ISSUED FOR CONSTRUCTION".

PREPARED BY: ANDY KOMOR
REGISTERED PROFESSIONAL ENGINEER NO.: CXXXXX
EXPIRATION DATE: XX/XX/XXX
DRAWN BY: T.G
SCALE: AS SHOWN
DESIGN BY: A.T.K
CHECKED BY: A.T.K
DATE: NOV 2025

1"

SHEET TITLE:

CHEMICAL STORAGE PLAN AND SECTIONS

OWNER: CITY OF HANFORD

PROJECT: HANFORD WASTEWATER TREATMENT FACILITY UPGRADES

KINGS COUNTY CALIFORNIA

PREPARED BY:

PACE
Advanced Water Engineering
17520 Newhope Street, Suite 200 | Fountain Valley, CA 92708
P.: (714) 481-7300 | www.pacewater.com

SHEET

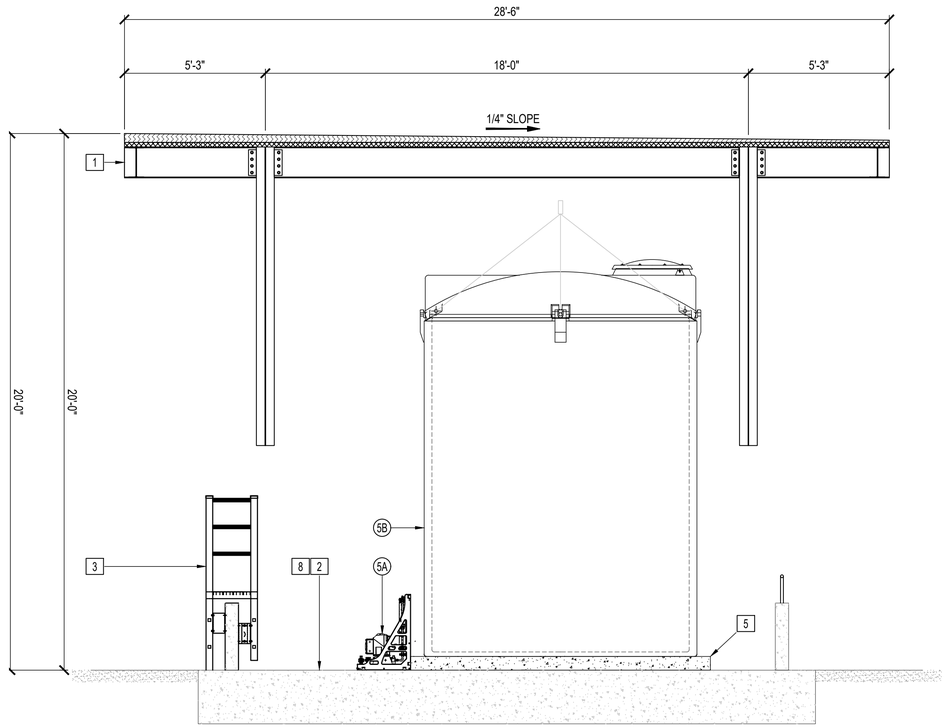
M4.0

PACE JOB NO. C058-10

OPTERRA ENERGY SERVICES

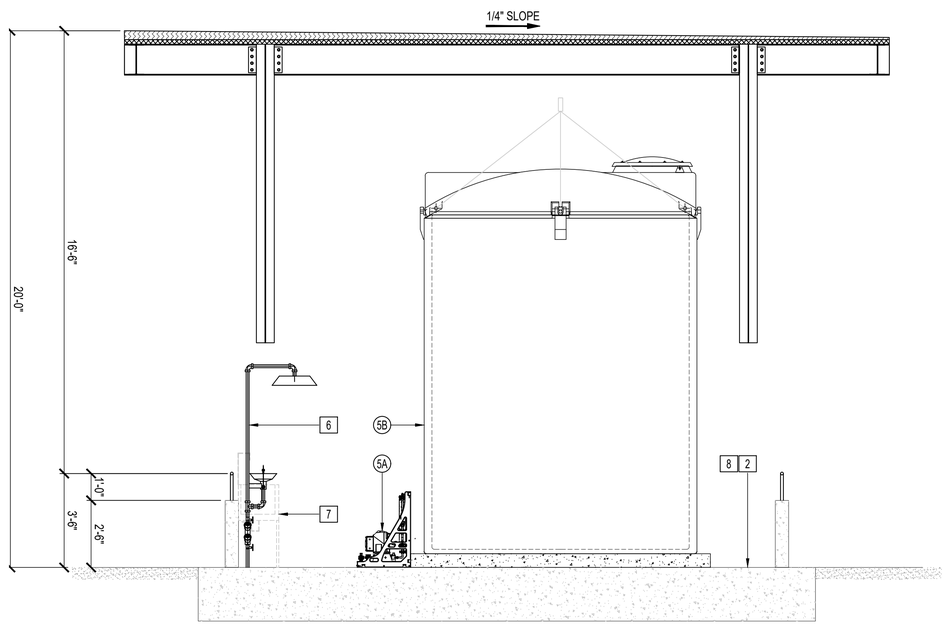
42% PLANS - ISSUED FOR REVIEW

Xrefs: C058-00 30K24.dwg; C058-10 Chem Shade Structure.dwg
Dimscale = 24; LTscale = 1; PSltscale = 1; ACAD Ver. = 24.0s (LMS Tech); Vandam = 1
w:\C058\engineering\C058-10\sheet\C058-10 M4.0 CHEMICAL MESH PLAN.dwg - Tab: M4.0 - by mmills on 11/24/25 at 4:04:02 PM



SECTION B

SCALE: 3/8" = 1'-0"



SECTION C

SCALE: 3/8" = 1'-0"

CONSTRUCTION NOTES:

1. CONSTRUCT ALUMINUM SHADE STRUCTURE W/ DROP DOWN PANELS PER ARCHITECTURAL.
2. CONSTRUCT CONCRETE FOUNDATION AND COLUMN FOOTING SUPPORT PER STRUCTURAL.
3. INSTALL ALUMINUM VERTICAL CROSSOVER LADDER PER MANUFACTURER'S REQUIREMENTS.
4. INSTALL 2" WIDE FLOOR TRENCH DRAIN WITH FRP GRATING (NDS OR EQUAL).
5. CONSTRUCT CONCRETE PAD PER DETAIL D, SHEET M10.5.
6. INSTALL EYEWASH SHOWER STATION PER DETAIL J, SHEET M10.4.
7. INSTALL STAINLESS STEEL LABORATORY SINK.
8. INSTALL RESINOUS FLOORING SYSTEM. SEE SHEET G6.0 FOR DETAILS.

NOTES:

1. ALL VALVES FOR 12.5% SODIUM HYPCHLORITE (CHLORINE) USE SHALL BE TRUE UNION TYPE. BALL VALVES SHALL INCLUDE A VENTED BALL.
2. PIPE SUPPORTS FOR CHEMICAL SERVICE AREA SHALL BE NON-METALLIC.
3. EYEWASH PIPING SHALL INCLUDE FREEZE PROTECTION (THERMAL INSULATION AND HEAT TRACE).
4. POTABLE WATER FEED TO EYEWASH STATION SHALL INCLUDE A FLOW SWITCH (FOR ALARMING PURPOSES).
5. PIPING SHALL BE LABELED AND COLOR PER SPEC XX XX XX.
6. SLOPE FLOOR W/ 2% SLOPE TOWARDS TRENCH DRAINS.

EQUIPMENT LIST (SEE SHEET G1.0 FOR DETAILS):

- (5A) SODIUM HYPOCHLORITE FEED SYSTEM
- (5B) SODIUM HYPOCHLORITE TANK
- (5C) ELECTRIC WATER HEATER
- (5D) DUPLEX SUMP PUMP (INSTALL PER DETAIL F, SHEET M10.6)
- (108) ULTRASONIC LEVEL TRANSMITTER
- (109) TANK LOW LEVEL SWITCH
- (110) SUMP HIGH LEVEL SWITCH

NO	BY	DATE	REVISIONS	DATE	APP.
1	MJM	10/23	BID COORDINATION		
2					
3					
4					
5					

THESE DRAWINGS ARE THE PROPERTY OF P.A.C.E. AND SHALL NOT BE REPRODUCED IN ANY MANNER NOR USED FOR CONSTRUCTION UNLESS STAMPED "ISSUED FOR CONSTRUCTION".

PREPARED BY: *ANDY KOMOR*
REGISTERED PROFESSIONAL ENGINEER NO: *CXXXXX*
EXPIRATION DATE: *XX/XX/XX*
DRAWN BY: *T.G*
DESIGN BY: *A.T.K*
CHECKED BY: *A.T.K*
SCALE: *AS SHOWN*
DATE: *NOV 2025*

SHEET TITLE:

CHEMICAL STORAGE SECTIONS I

OWNER: CITY OF HANFORD

PROJECT: HANFORD WASTEWATER TREATMENT FACILITY UPGRADES

KINGS COUNTY CALIFORNIA

PREPARED BY:
PACE
Advanced Water Engineering
17520 Newhope Street, Suite 200 | Fountain Valley, CA 92708
P: (714) 481-7300 | www.pacewater.com

SHEET
M4.1

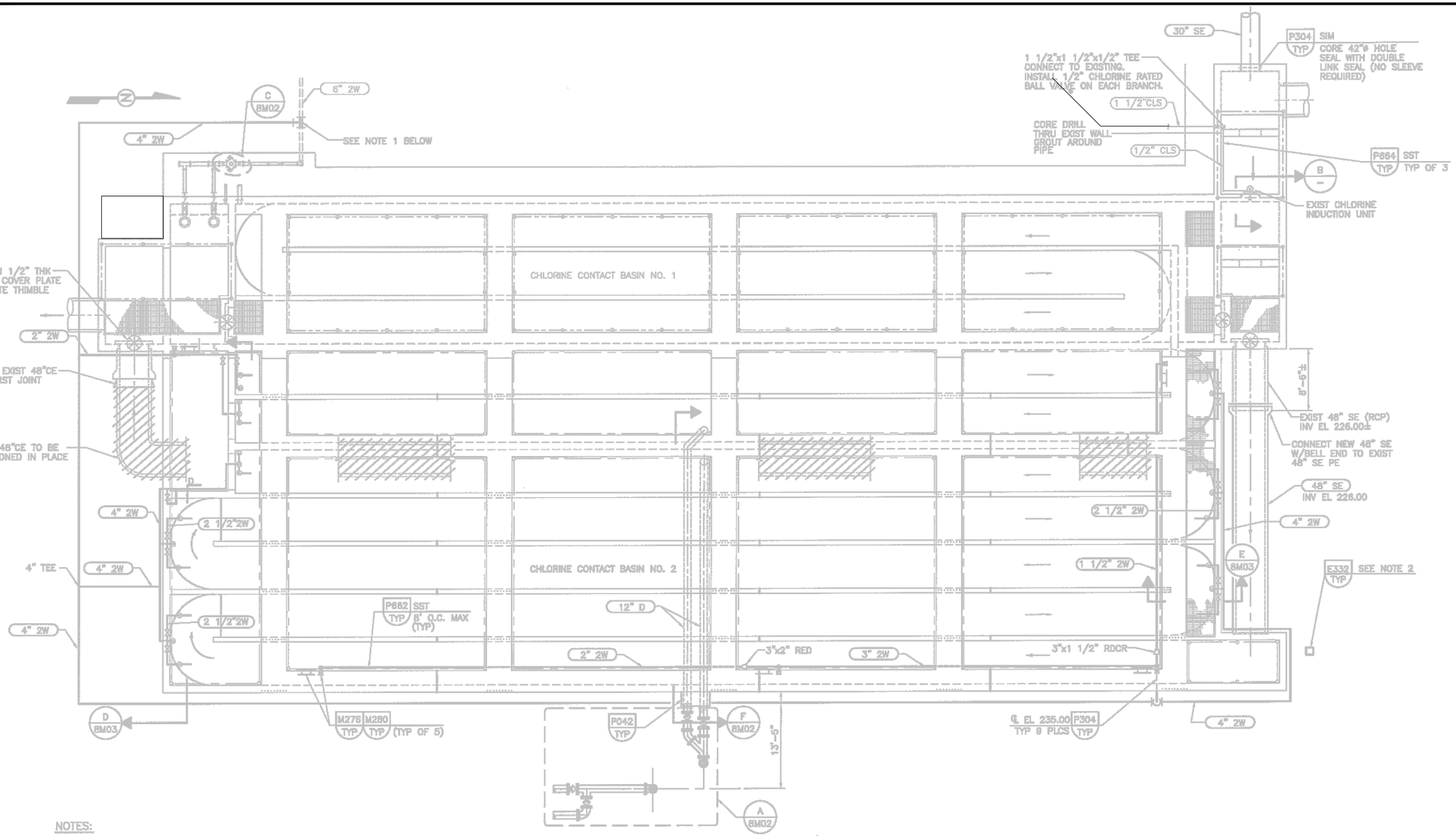
PACE JOB NO. C058-10

OPTERRA ENERGY SERVICES

Xrefs: C058-00 30X24.dwg; C058-10 Chem Shade Structure.dwg
Dimscale = 24; LTscale = 1; PSltscale = 1; ACAD Ver. = 24.0s (LMS Tech); Varistan = 1

w:\C058\engineering\C058-10\sheet\C058-10-M4.1 CHEMICAL MECH SECTIONS.dwg - Tab: M4.1 - by mmills on 11/24/25 at 3:04:24 PM

42% PLANS - ISSUED FOR REVIEW



NOTES:

MECHANICAL PLAN
SCALE: N.T.S.

NORTH

OPTERRA ENERGY SERVICES

NO	BY	DATE	REVISIONS	DATE	APP.
1					
2					
3					
4					
5					

PREPARED BY: ANDY KOMOR
REGISTERED PROFESSIONAL ENGINEER NO: CXXXXX
EXPIRATION DATE: XX/XX/XX
DRAWN BY: T.G
SCALE: AS SHOWN
DESIGN BY: A.T.K
CHECKED BY: A.T.K
DATE: NOV 2025

SHEET TITLE:
CCB SAMPLE RELOCATION PLAN

OWNER: CITY OF HANFORD

PROJECT: HANFORD WASTEWATER TREATMENT FACILITY UPGRADES
KINGS COUNTY CALIFORNIA

THESE DRAWINGS ARE THE PROPERTY OF P.A.C.E. AND SHALL NOT BE REPRODUCED IN ANY MANNER NOR USED FOR CONSTRUCTION UNLESS STAMPED "ISSUED FOR CONSTRUCTION".

PREPARED BY:
PACE Advanced Water Engineering
17520 Newhope Street, Suite 200 | Fountain Valley, CA 92708
P: (714) 481-7300 | www.pacewater.com

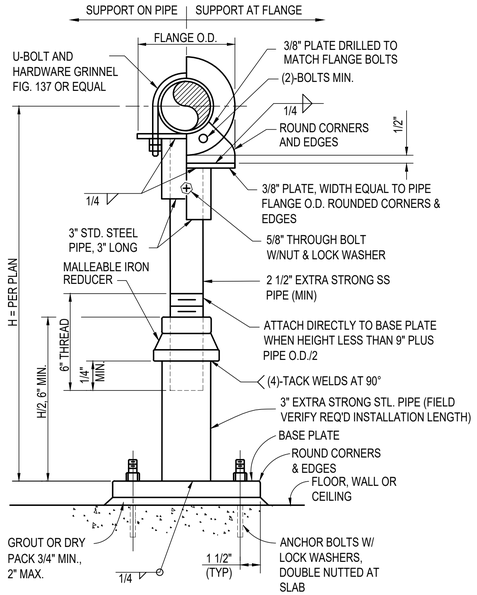
SHEET
M4.2

PACE JOB NO. C058-10

42% PLANS - ISSUED FOR REVIEW

w:\C058engineering\C058-10\sheets\C058-10-M6.0 LCCB Modifications.dwg - Tab: M4.2 - by rmills on 11/21/25 at 3:48:59 PM

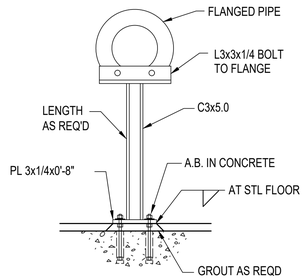
Xrefs: C058-00_SBO24.dwg, C058-CONSTRUCTION NOTES - UNIVERSAL.dwg
Dimscale = 1; LTscale = 1; PSltscale = 1; ACAD Ver. = 24.2s (LMS Tech); Viewtain = 1



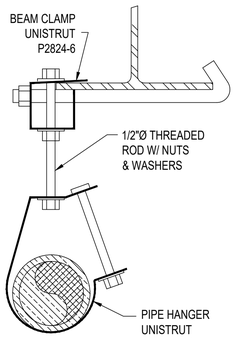
LOCATION	MEMBER	
	BASE PLATE	ANCHOR BOLTS
FLOOR	3/8 X 9 X 9	4-5/8"
CEILING	5/8 X 9 X 9	4-3/4"
WALL	5/8 X 9 X 9	4-3/4"

NOTES:
1. AS AN ALTERNATE, IF ADJUSTMENT IS NOT NECESSARY, DELETE 2 1/2" PIPE AND REDUCER AND WELD 3" STEEL PIPE DIRECTLY TO 3/8" PLATE ATTACHED TO PIPE FLANGE.
2. PIPE SUPPORT MAY BE ORIENTATED IN ANY DIRECTION.
3. FOR H > 3'-0", CONTRACTOR SHALL USE GRINNELL FIG. 264 AS APPROVED BY ENGINEER.

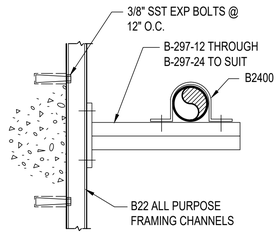
S1



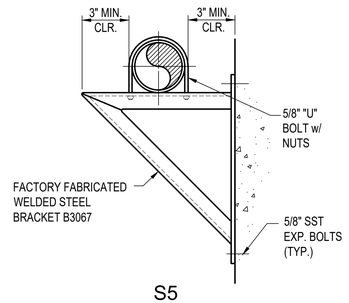
S2



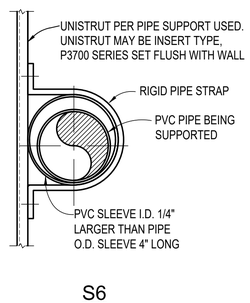
S3



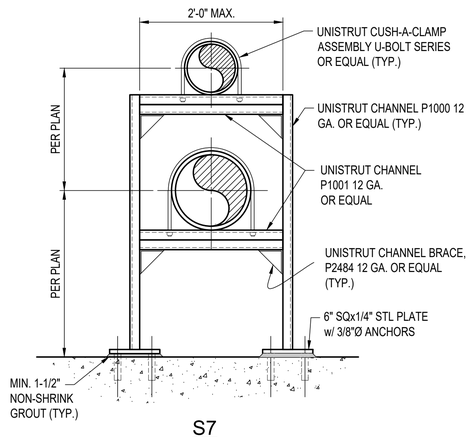
S4



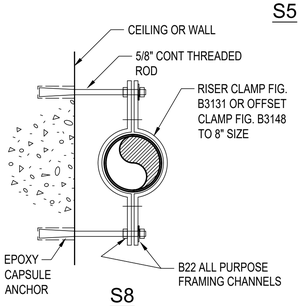
S5



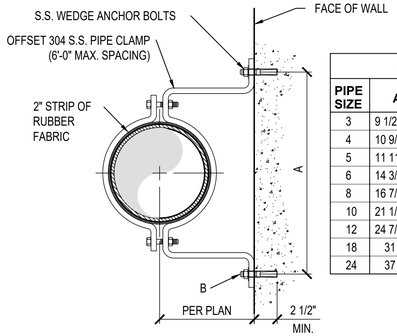
S6



S7

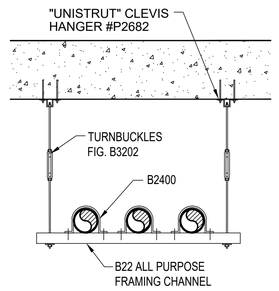


S8

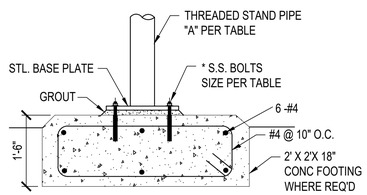


DIMENSIONS			
PIPE SIZE	A	HOLE SIZE B	BOLT SIZE
3	9 1/2	7/16	3/8
4	10 9/16	9/16	1/2
5	11 11/16	9/16	1/2
6	14 3/8	9/16	1/2
8	16 7/16	9/16	1/2
10	21 1/2	13/16	3/4
12	24 7/8	13/16	3/4
18	31	13/16	3/4
24	37	1 11/16	1

S9



S10

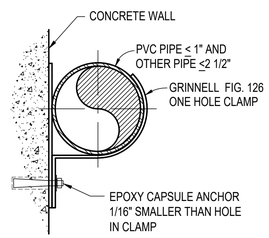


DIMENSIONS				
PIPE Ø SIZE	BOLT SIZE	STAND PIPE "A"	ADJ. PIPE "B"	FLANGE SUPPORT PLATE THK. "C"
4-12	1/2	3"	2 1/2"	1/4"
14-16	5/8	4"	3"	3/8"
18-36	7/8	6"	4"	3/8"

INSTALLATION NOTE:
PIPE SUPPORT SPACING, MATERIAL AND QUANTITY PER SPECS.

* BOLT EMBEDMENT DEPTH PER TABLE HEREON.

S1A



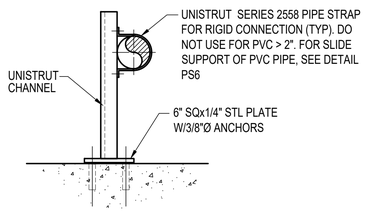
S11

BOLT DIAMETER	VERT BOLT EMBEDMENT LENGTH	HORIZ BOLT EMBEDMENT LENGTH	HEADED STUD FILLET WELD SIZE, "S".
1/2"	6"	4"	1/4"
5/8"	6"	4"	5/16"
3/4"	7"	5"	5/16"
7/8"	8"	6"	5/16"
1"	9"	7"	3/8"
1 1/8"	10"	8"	-----
1 1/4"	11"	9"	-----

TYP. ANCHOR AND EXPANSION BOLT SCHEDULE

SCHEDULE "A"
PIPE HANGER RODS AND SUPPORT SPACING

PIPE SIZE	ROD SIZE (INCHES)	MAX. SPAN (FT.)				
		STEEL PIPE	COPPER PIPE	PVC PIPE	DUCTILE IRON PIPE	FIBERGLASS
UP TO 1"	3/8	6	5	5	-	-
1 1/4" TO 2"	3/8	10	8	5.5	10	-
2 1/2" TO 3 1/2"	1/2	10	8	6	10	-
4" TO 5"	5/8	10	-	8	10	-
6"	3/4	10	-	9	10	-
8" TO 12"	7/8	10	-	9	10	-
ABOVE 12"	1	10	-	9	10	-



S12

GENERAL NOTES:

1. WHERE NO REFERENCE TO PIPE HANGERS OR SUPPORTS IS GIVEN ON THE DRAWINGS, THE CONTRACTOR SHALL USE THE APPROPRIATE HANGER OR SUPPORT SHOWN ON THIS DRAWING. MAXIMUM HANGER AND SUPPORT SPACING SHALL BE AS SHOWN IN SCHEDULE "A" ON THIS DRAWING. FIGURE NUMBERS ARE B-LINE, UNISTRUT OR GRINNELL.
2. ALL CONCRETE INSERTS, BRACKETS, CHANNELS, BOLTS, RODS, AND MISCELLANEOUS HARDWARE USED FOR PIPE HANGERS OR SUPPORTS SHALL BE 316 S.S., U.N.O.
3. CONCRETE CONTINUOUS INSERTS, B-LINE SERIES B52i, OR EQUAL, SHALL BE PROVIDED IN THE WALLS AND CEILINGS AS REQ'D OR AS NOTED ON THE DRAWINGS. INSERTS IN THE WALLS SHALL BE VERTICAL, UNLESS OTHERWISE NOTED AND SHALL BEGIN 6 INCHES ABOVE THE FLOOR AND END 6 INCHES BELOW THE CEILING. INSERTS IN THE CEILING SHALL BEGIN AND END 3 INCHES FROM WALLS AND BEAMS, WHERE PRACTICABLE. THE CENTERLINES OF WALL AND CEILING INSERTS SHALL ALIGN. MAXIMUM CENTER TO ENTER SPACING OF INSERTS SHALL BE 5'-0".
4. IN AREAS NOT COVERED UNDER NOTE 3, CONCRETE INSERTS SHALL BE B-LINE SERIES B3014N WITH APPROPRIATE NUT, B-LINE SERIES B521i CHANNEL EMBEDDED ANCHOR BOLTS, OR EQUAL. IN WITHOUT THE PRIOR WRITTEN APPROVAL OF THE ENGINEER (FOR EQUIPMENT LIFTING DEVICES, (SEE STRUCTURAL DRAWINGS).
5. SUPPORTS SHALL MEET MANUFACTURERS STANDARDIZATION SOCIETY OF THE VALVE AND FITTINGS INDUSTRY STANDARD PRACTICE SP58, LATEST EDITION.
6. HANGER BRACKET AND SUPPORT COMPONENTS MAY BE INTERCHANGED AS APPROVED BY THE ENGINEER.
7. TRAPEZE AND PIPE RACK COMPONENTS SHALL HAVE A MINIMUM STEEL THICKNESS OF 12 GAUGE. MAXIMUM DEFLECTION SHALL BE LIMITED TO 1/240 OF THE SPAN. CHANNEL COMPONENTS SHALL BE B-LINE SERIES B22 OR B22A, OR EQUAL.
8. CONCRETE INSERTS IN AREAS BELOW WATER SURFACE OR NORMALLY SUBJECT TO SUBMERGING SHALL BE EMBEDDED ANCHOR BOLTS, OR APPROVED EQUAL. IN NO CASE SHALL CONCRETE CONTINUOUS INSERTS BE USED IN THESE AREAS.
9. ALL PIPING, DUCTWORK, ACCESSORIES, APPURTENANCES, ETC. SHALL BE ANCHORED TO RESIST 200% OF THE APPLIED LOAD & A LATERAL SEISMIC FORCE OF 40 PERCENT OF ITS WEIGHT WITHOUT EXCESSIVE DEFLECTION.
10. CONTRACTOR SHALL VERIFY ALL SUPPORT DIMENSIONS AND LOCATIONS WITH APPROVED SHOP DRAWINGS FOR ITEMS BEING SUPPORTED BEFORE FABRICATION OR INSTALLATION OF SUPPORTS.

OPTERRA ENERGY SERVICES

NO	BY	DATE	REVISIONS	DATE	APP.
A					
B					
C					
D					
E					

THESE DRAWINGS ARE THE PROPERTY OF P.A.C.E. AND SHALL NOT BE REPRODUCED IN ANY MANNER NOR USED FOR CONSTRUCTION UNLESS STAMPED "ISSUED FOR CONSTRUCTION".

PREPARED BY: ANDY KOMOR
REGISTERED PROFESSIONAL ENGINEER NO: CXXXXX
EXPIRATION DATE: XX/XX/XXXX
DRAWN BY: T.G
SCALE: AS SHOWN
CHECKED BY: A.T.K
DATE: NOV 2025

SHEET TITLE: MECHANICAL DETAILS I

OWNER: CITY OF HANFORD
PROJECT: HANFORD WASTEWATER TREATMENT FACILITY UPGRADES
KINGS COUNTY CALIFORNIA

PREPARED BY: PACE Advanced Water Engineering
17520 Newhope Street, Suite 200 | Fountain Valley, CA 92708
P: (714) 481-7300 | www.pacewater.com

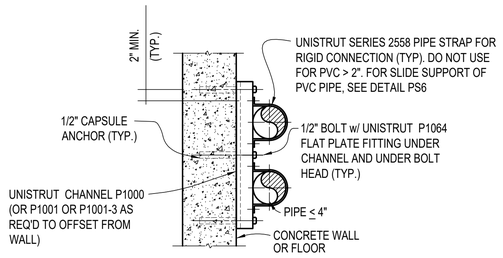
SHEET M10.0

PACE JOB NO. C058-10

42% PLANS - ISSUED FOR REVIEW

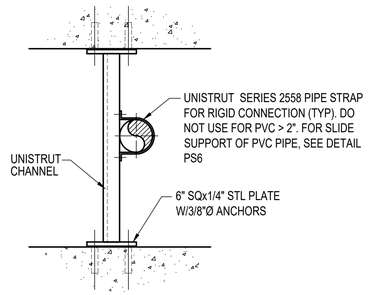
w:\C058\engineering\C058-10\sheet\C058-10-M10-MECH-DETAILS.dwg - Tab: M10.0 - by rmills on 11/21/25 at 11:21:03 AM

Xrefs: C058-00 30X24.dwg
Dimscale = 1; LTscale = 1; PSltscale = 1; ACAD Ver. = 24.2s (LMS Tech); Visretain = 1

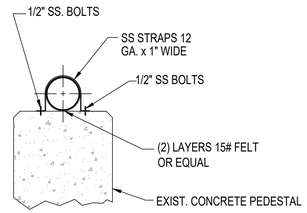


NOTE:
ADD ADDITION CAPSULE ANCHOR FOR EACH ADDITIONAL PIPE.

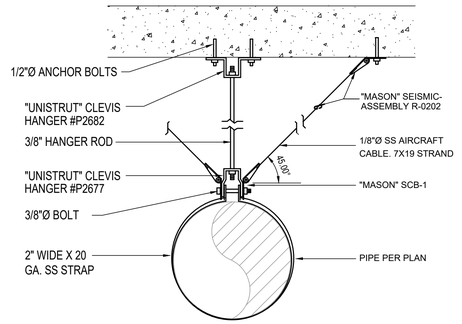
S12



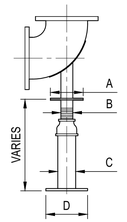
S13



S14

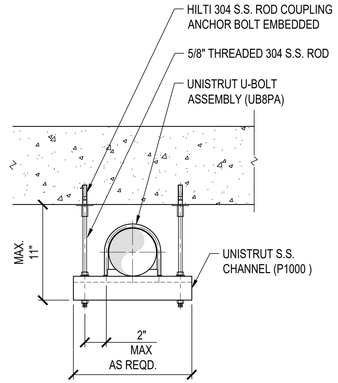


S15

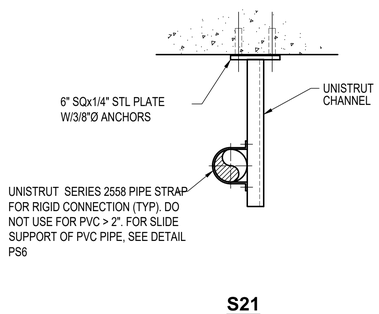


PIPE SIZE	PLATE SIZE A	PIPE SIZE B	PIPE SIZE C	PLATE SIZE D
3	5+ x1/4	1 1/2	2 1/2	8x8x3/8
4	6+ x1/4	2	3	8x8x3/8
6	6+ x1/4	2	3	8x8x3/8
8	7+ x3/8	3	4	8x8x1/2
10	7+ x3/8	3	4	8x8x1/2
12	9+ x3/8	4	6	10x10x3/4
14	9+ x3/8	4	6	10x10x3/4

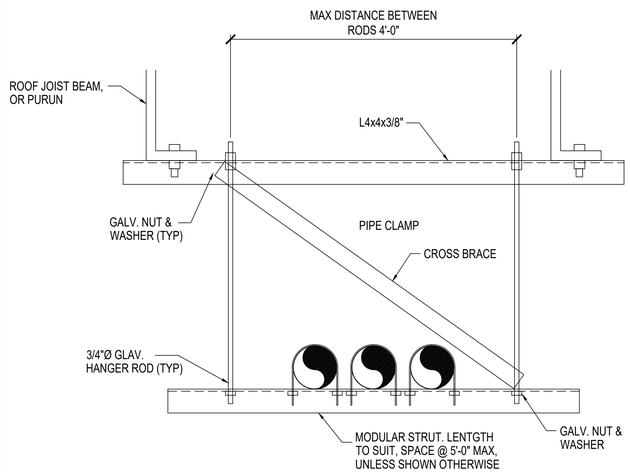
S16

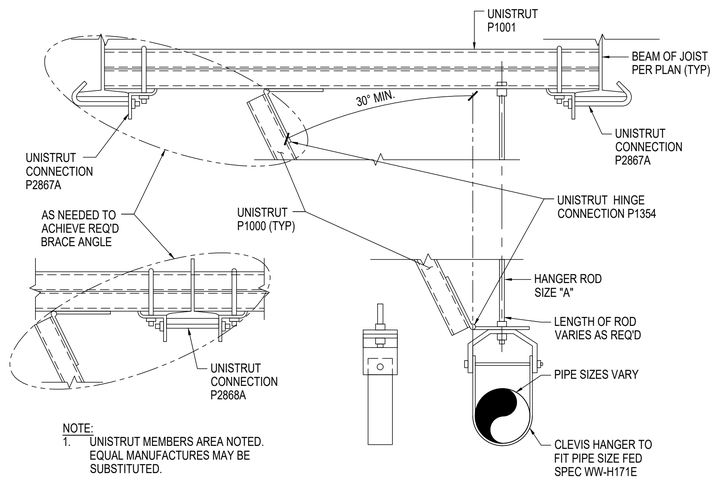


S17



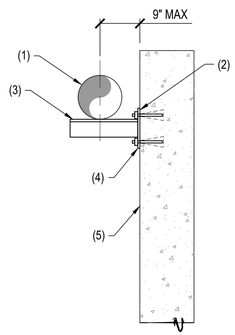
S21





NOTE:
1. UNISTRUT MEMBERS AREA NOTED. EQUAL MANUFACTURES MAY BE SUBSTITUTED.

PIPE CEILING SUPPORT DETAIL



NOTES:
1. MAX 10" DIP OR 14" SCH.10 S.S. AIR PIPE.
2. CONCRETE WALL, PIPE, AND ATTACHMENT BY OTHERS.
3. L4"x4"x¼" AT 10'-0" MAX. O.C.
4. ½"x9"x9" STEEL PLATE w/ 4 - ¾"Ø HILTI STAINLESS STEEL KWIK BOLT TZ, OR APPROVED EQUAL.
5. CONCRETE WALL.

PIPE SUPPORT AT WALL

OPTERRA ENERGY SERVICES

NO	BY	DATE	REVISIONS	DATE	APP.
1					
2					
3					
4					
5					

THESE DRAWINGS ARE THE PROPERTY OF P.A.C.E. AND SHALL NOT BE REPRODUCED IN ANY MANNER NOR USED FOR CONSTRUCTION UNLESS STAMPED "ISSUED FOR CONSTRUCTION".

PREPARED BY: ANDY KOMOR
REGISTERED PROFESSIONAL ENGINEER NO: CXXXXX
EXPIRATION DATE: XX/XX/XXX
DRAWN BY: T.G
SCALE: AS SHOWN
DESIGN BY: A.T.K
CHECKED BY: A.T.K
DATE: NOV 2025

SHEET TITLE: **MECHANICAL DETAILS II**

OWNER: CITY OF HANFORD

PROJECT: HANFORD WASTEWATER TREATMENT FACILITY UPGRADES
KINGS COUNTY CALIFORNIA

PREPARED BY: PACE Advanced Water Engineering
17520 Newhope Street, Suite 200 | Fountain Valley, CA 92708
P.: (714) 481-7300 | www.pacewater.com

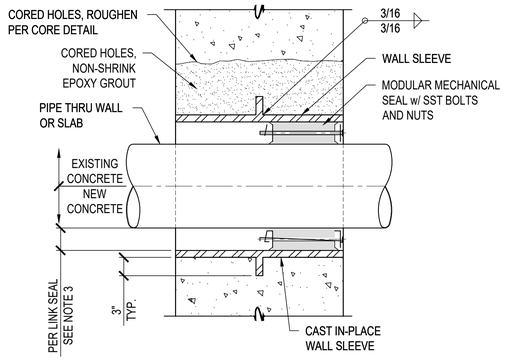
SHEET **M10.1**

PACE JOB NO. C058-10

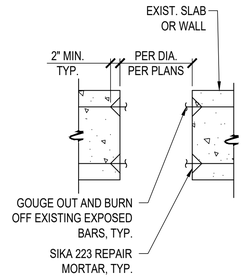
42% PLANS - ISSUED FOR REVIEW

w:\C058engineering\C058-10\sheets\C058-10-M10.0 MECH DETAILS.dwg - Tab: M10.1 - by rmills on 11/21/25 at 11:21:09 AM

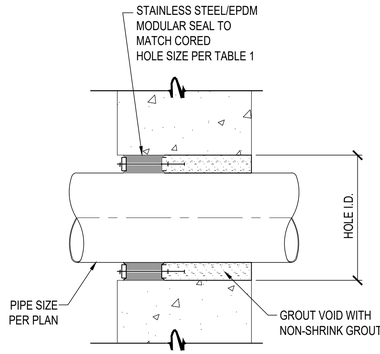
Xrefs: C058-00 3BK24.dwg
Dimscale = 1; LTscale = 1; PSltscale = 1; ACAD Ver. = 24.2s (LMS Tech); Vzestain = 1



SLEEVED PIPE OPENING



CORE DETAIL

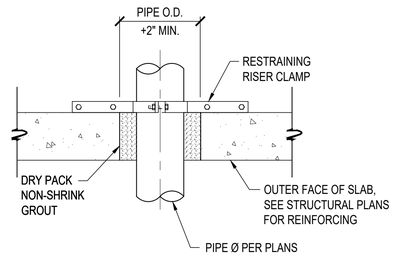


CORED HOLE W/ MODULAR SEAL

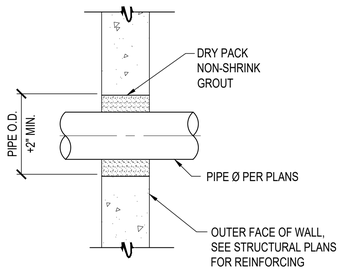
NOTES:
1. BOLT HEAD ON ACCESSIBLE SIDE OF WALL
2. WALL THK. OF 12" OR LESS = 1 SEAL; WALL THK. > THAN 12" = 2 SEALS
3. CORED OR CAST IN-PLACE SLEEVED HOLE DIA. PER LINK SEAL SPECIFICATIONS. PIPE MATERIAL PER PLANS. CONSULT MANUFACTURER FOR REQUIRED LINKS FOR SPECIFIC PIPE MATERIAL.
4. PIPE THROUGH WALLS SHOULD BE SEALED WITH LINK SEAL BEFORE CONNECTION TO OTHER PIPES.

MECHANICAL MODULAR SEAL PENETRATION

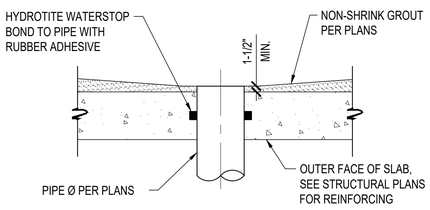
N.T.S. **A**



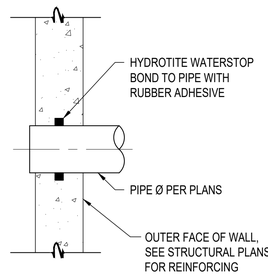
SLAB PENETRATION (DRY PIT)



WALL PENETRATION (DRY PIT)



CAST-IN-PLACE
SLAB PENETRATION (WET WELL)

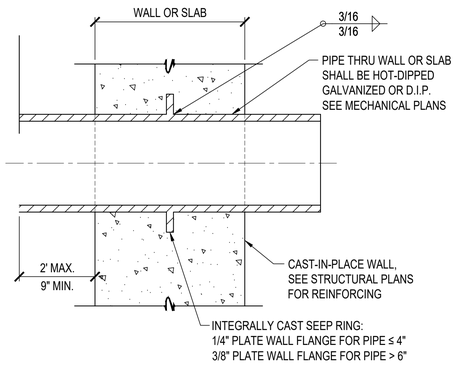


CAST-IN-PLACE
WALL PENETRATION (WET WELL)

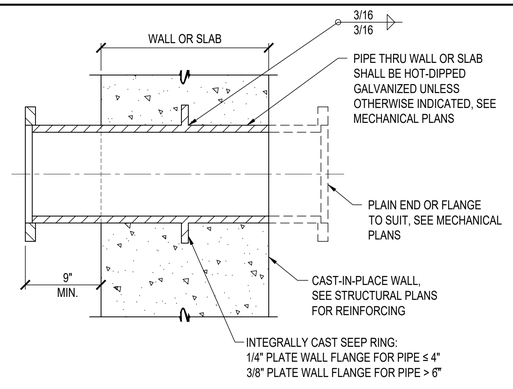
NOTE:
COAT PIPE WITH SPECIFIED PAINT SYSTEM PRIOR TO CONCRETE PLACEMENT

TYPICAL PIPE PENETRATIONS

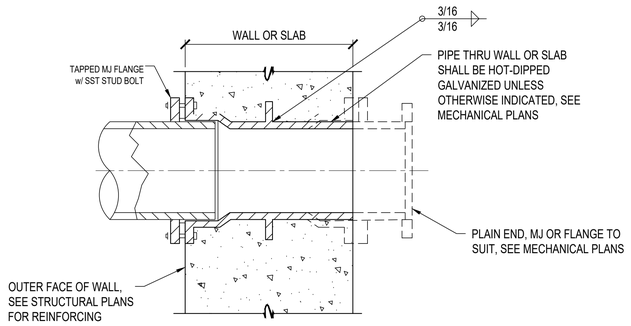
N.T.S. **B**



FABRICATED OR D.I. WALL PIPE

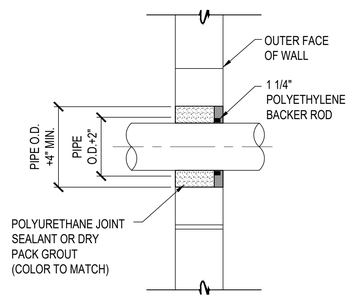


FABRICATED OR D.I. WALL SLEEVE



MECHANICAL JOINT. WALL SLEEVE

NOTE:
COAT PIPE WITH SPECIFIED PAINT SYSTEM PRIOR TO CONCRETE PLACEMENT



CORED
HOLES WITH DRY PACK

FABRICATED OR D.I. WALL SLEEVES

N.T.S. **C**

MASONRY WALL

N.T.S. **D**

NO	BY	DATE	REVISIONS	DATE	APP.
5					
4					
3					
2					
1					

THESE DRAWINGS ARE THE PROPERTY OF P.A.C.E. AND SHALL NOT BE REPRODUCED IN ANY MANNER NOR USED FOR CONSTRUCTION UNLESS STAMPED "ISSUED FOR CONSTRUCTION".

PREPARED BY: ANDY KOMOR
REGISTERED PROFESSIONAL ENGINEER NO. CXXXXX
EXPIRATION DATE: XX/XX/XX
DRAWN BY: T.G
DESIGN BY: A.T.K
CHECKED BY: A.T.K
SCALE: AS SHOWN
DATE: NOV 2025

SHEET TITLE: **MECHANICAL DETAILS III**

OWNER: CITY OF HANFORD

PROJECT: HANFORD WASTEWATER TREATMENT FACILITY UPGRADES

KINGS COUNTY CALIFORNIA

PREPARED BY:
PACE Advanced Water Engineering
17520 Newhope Street, Suite 200 | Fountain Valley, CA 92708
P.: (714) 481-7300 | www.pacewater.com

SHEET **M10.2**

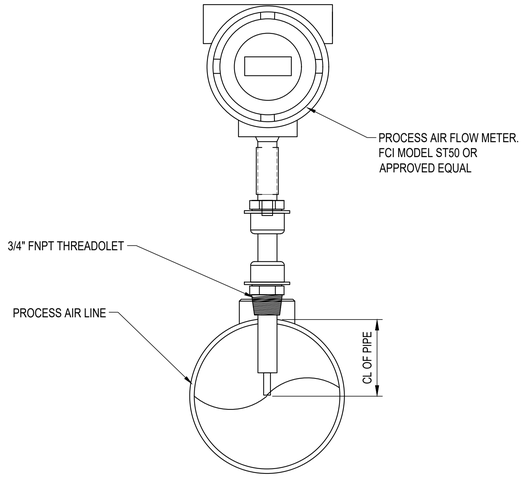
PACE JOB NO. C058-10

OPTERRA ENERGY SERVICES

42% PLANS - ISSUED FOR REVIEW

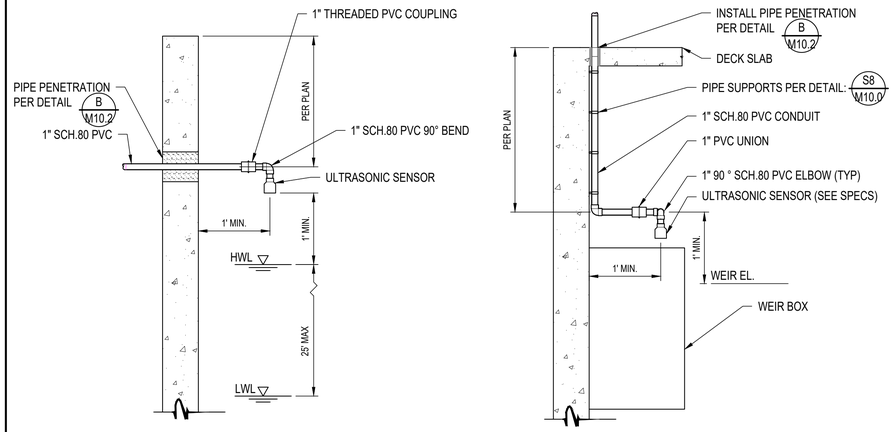
Xrefs: C058-00 30K24.dwg
Dimscale = 1"; LTscale = 1; PSltscale = 1; ACAD Ver. = 24.2s (LMS Tech); Viewtain = 1
w:\C058engineering\C058-10\sheet\C058-10 M10 MECH DETAILS.dwg - Tab: M10.2 - by mmills on 11/21/25 at 11:21:59 AM

INSERTION AIR FLOW METER — N.T.S. — A

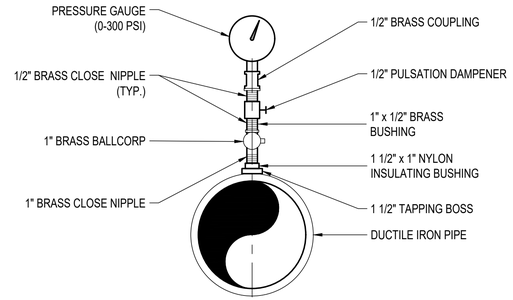


NOTE: INSTALL WITH REMOTE TRANSMITTER WHERE INDICATED IN THE PLANS.

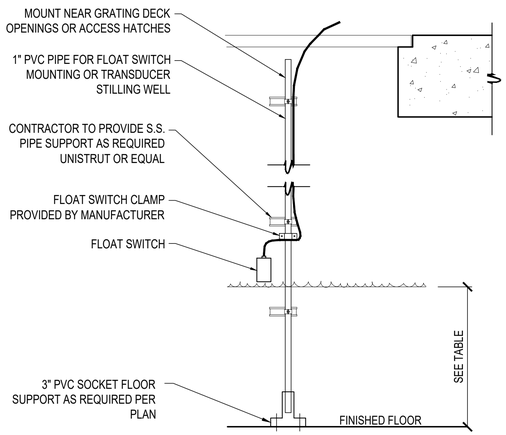
ULTRASONIC WALL MOUNTING DETAIL OPTIONS — N.T.S. — B



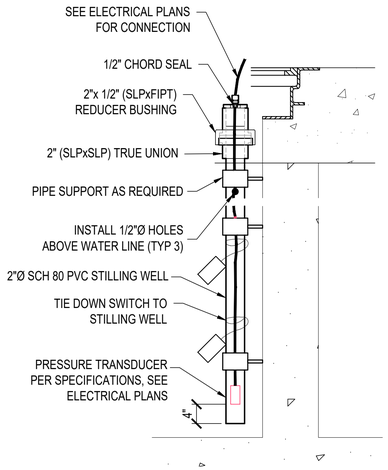
PRESSURE GAUGE — N.T.S. — C



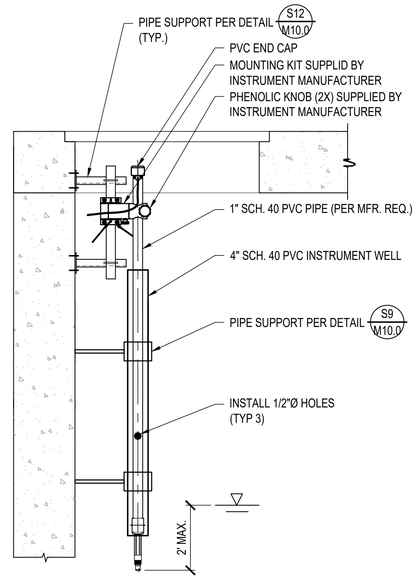
FLOAT SWITCH DETAIL — N.T.S. — D



LEVEL TRANSDUCER DETAIL — N.T.S. — E



DO/TEMP/ORP/pH/LEVEL PROBE MOUNTING DETAIL — N.T.S. — F



NO	BY	DATE	REVISIONS	DATE	APP.
A					
B					
C					
D					
E					

THESE DRAWINGS ARE THE PROPERTY OF P.A.C.E. AND SHALL NOT BE REPRODUCED IN ANY MANNER NOR USED FOR CONSTRUCTION UNLESS STAMPED "ISSUED FOR CONSTRUCTION".

PREPARED BY: ANDY KOMOR
REGISTERED PROFESSIONAL ENGINEER NO: CXXXXX
EXPIRATION DATE: XX/XX/XX
DRAWN BY: T.G
DESIGN BY: A.T.K
CHECKED BY: A.T.K
SCALE: AS SHOWN
DATE: NOV 2025

1"

SHEET TITLE: MECHANICAL DETAILS IV

OWNER: CITY OF HANFORD

PROJECT: HANFORD WASTEWATER TREATMENT FACILITY UPGRADES
KINGS COUNTY CALIFORNIA

PREPARED BY: PACE Advanced Water Engineering
17520 Newhope Street, Suite 200 | Fountain Valley, CA 92708
P: (714) 481-7300 | www.pacewater.com

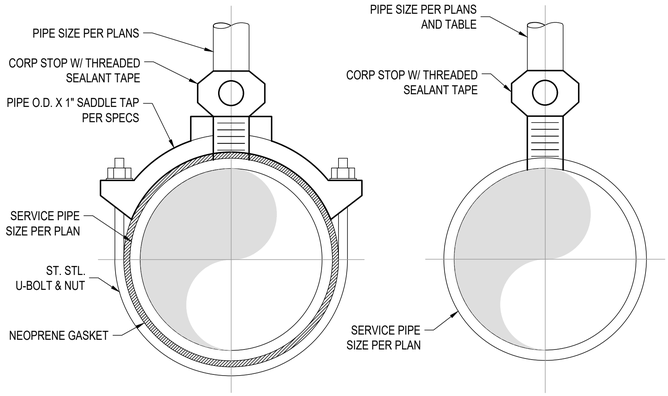
SHEET M10.3

PACE JOB NO. C058-10

w:\C058\engineering\C058-10\sheet\C058-10-M10.3 MECH DETAILS-2.dwg - Tab: M10.3 - by mmills on 11/21/25 at 11:20:49 AM

42% PLANS - ISSUED FOR REVIEW

Xrefs: C058-00 30X24.dwg
Dimscale = 0; LTscale = 1; PSltscale = 1; ACAD Ver. = 24.2s (LMS Tech); Visretain = 1

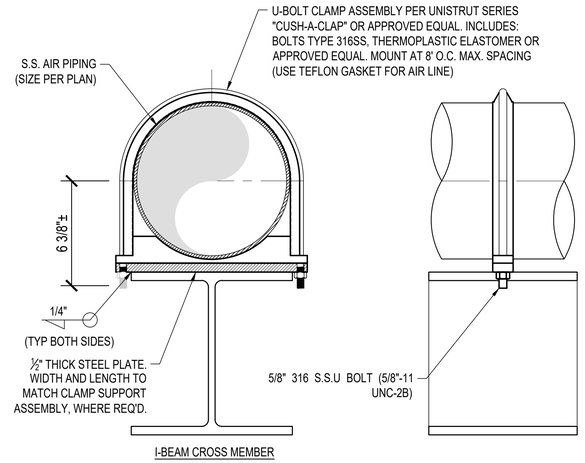


SADDLE TAP **DIRECT TAP**

SIZE (in.)	PRESSURE CLASS				
	150	200	250	300	350
	MAXIMUM RECOMMENDED DIRECT TAP SIZE (inch)				
3	-	-	-	-	3/4
4	-	-	-	-	3/4
6	-	-	-	-	1
8	-	-	-	-	1
10	-	-	-	-	1
12	-	-	-	-	1 1/4
14	-	-	1 1/4	1 1/2	1 1/2
16	-	-	1 1/2	2	2
18	-	-	2	2	2
20	-	-	2	2	2
24	-	2	2	2	2

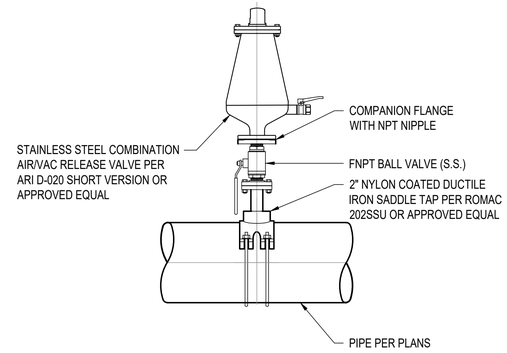
PIPE TAP

SCALE: 3"=1'-0" **A**



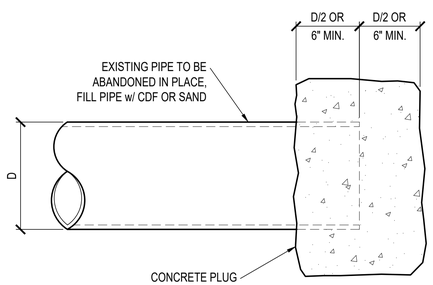
PIPE SUPPORT OVER OVER I-BEAM

N.T.S. **B**



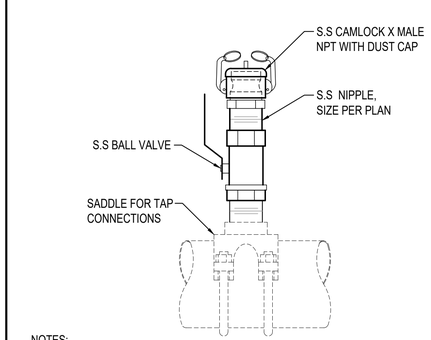
COMBINATION/AIR/VAC VALVE DETAIL

N.T.S. **C**



PIPE PLUG

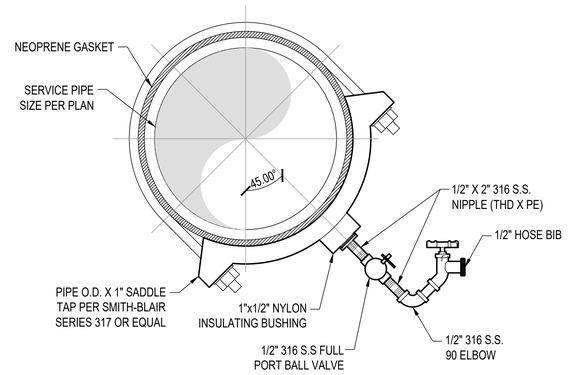
N.T.S. **D**



NOTES:
1. CAMLOCK AND BALL VALVE WILL BE CPVC WHEN INSTALLED ON CHEMICAL PIPING.

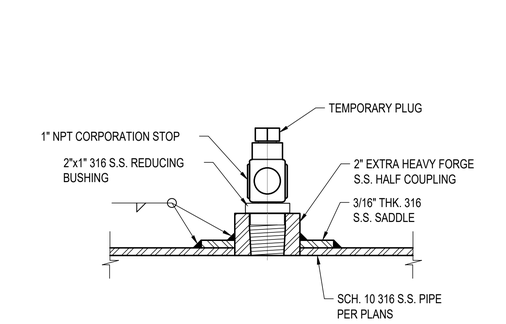
2"/3" QUICK CONN. COUPLER

N.T.S. **E**



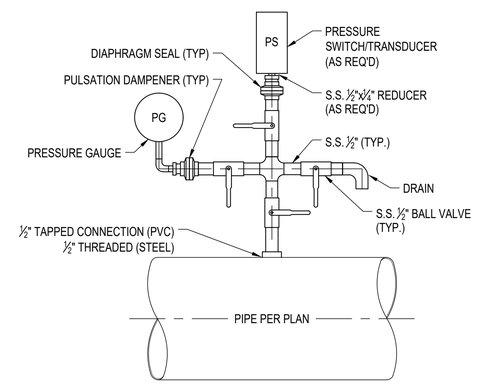
PROCESS SAMPLING TAP

N.T.S. **F**



STEEL TAKE OFF

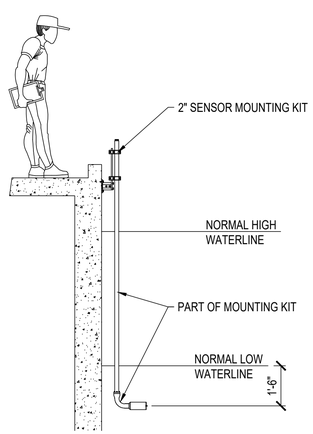
N.T.S. **G**



NOTES:
1. DIAPHRAGM SEALS TO BE INSTALLED ON ALL PROCESS PIPING UNLESS FLUID IS POTABLE/RECYCLED WATER.
2. COORDINATE INSTALLATION OF ISOLATION BALL VALVE TO PROVIDE ADEQUATE CLEARANCE FROM PIPE IN OPEN POSITION

PRESSURE GAUGE & SWITCH/TRANSDUCER DETAIL

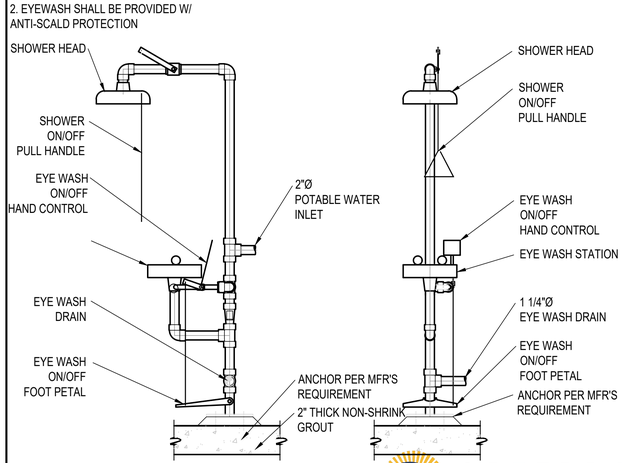
N.T.S. **H**



SUSPENDED SOLIDS PROBE MOUNTING INSTALLATION

N.T.S. **I**

NOTE:
1. EMERGENCY EYEWASH STATION SHALL BE GUARDIAN G1902P OR EQUAL
2. EYEWASH SHALL BE PROVIDED W/ ANTI-SCALD PROTECTION



EYEWASH SHOWER STATION

N.T.S. **J**

NO	BY	DATE	REVISIONS	DATE	APP.
A					
B					
C					
D					
E					

THESE DRAWINGS ARE THE PROPERTY OF P.A.C.E. AND SHALL NOT BE REPRODUCED IN ANY MANNER NOR USED FOR CONSTRUCTION UNLESS STAMPED "ISSUED FOR CONSTRUCTION".

PREPARED BY: ANDY KOMOR
REGISTERED PROFESSIONAL ENGINEER NO. CXXXXX
EXPIRATION DATE: XX/XX/XX
DRAWN BY: T.G
SCALE: AS SHOWN
DESIGN BY: A.T.K
CHECKED BY: A.T.K
DATE: NOV 2025

SHEET TITLE: **MECHANICAL DETAILS V**

OWNER: CITY OF HANFORD

PROJECT: HANFORD WASTEWATER TREATMENT FACILITY UPGRADES

KINGS COUNTY CALIFORNIA

PREPARED BY: PACE Advanced Water Engineering
17520 Newhope Street, Suite 200 | Fountain Valley, CA 92708
P: (714) 481-7300 | www.pacewater.com

SHEET **M10.4**

PACE JOB NO. C058-10

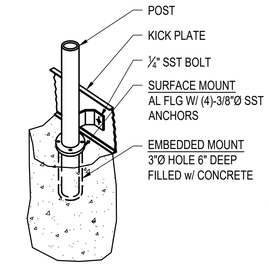
42% PLANS - ISSUED FOR REVIEW

OPTERRA ENERGY SERVICES

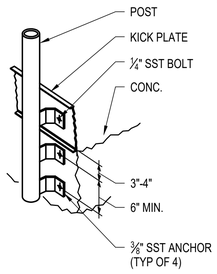
Xrefs: C058-XD 30X24.dwg
Dimscale = 32; LTscale = 1; PSltscale = 1; ACAD Ver. = 24.2s (LMS Tech) Visretain = 1
w:\C058\engineering\C058-10\sheet\C058-10-M10.4 MECH DETAILS 3.dwg - Tab: M10.4 - by mmills on 11/21/25 at 11:21:47 AM

TYPICAL RAILING POST CONNECTION DETAILS

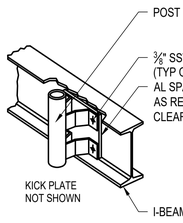
N.T.S. **A**



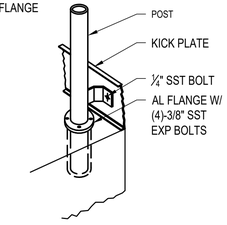
FIXED SURFACE OR EMBEDDED MOUNT



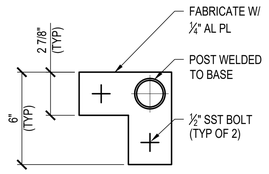
FIXED SIDE MOUNT



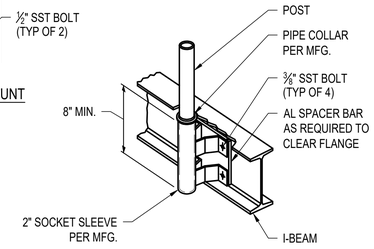
FIXED I-BEAM MOUNT
(CHANNEL MOUNT SIMILAR)



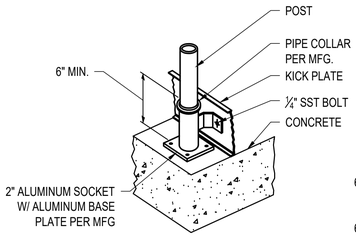
FIXED CORNER MOUNT



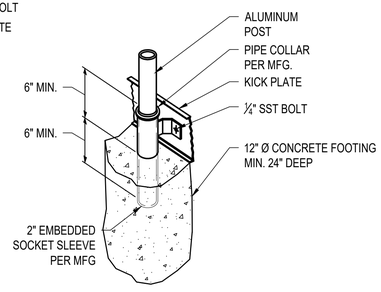
SURFACE CORNER MOUNT



SIDE MOUNT SOCKET SLEEVE



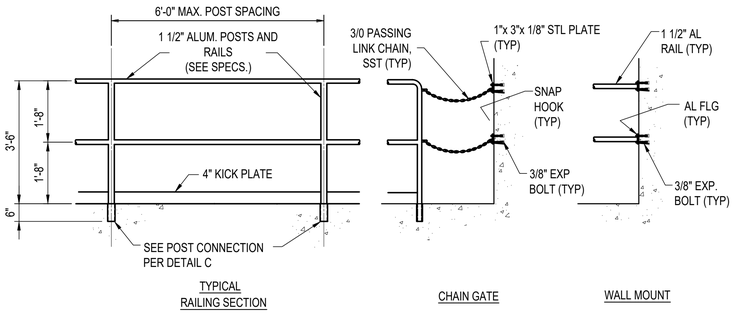
REMOVABLE POST SURFACE MOUNTED SOCKET



REMOVABLE POST EMBEDDED SOCKET SLEEVE

TYPICAL RAILING DETAILS

N.T.S. **B**



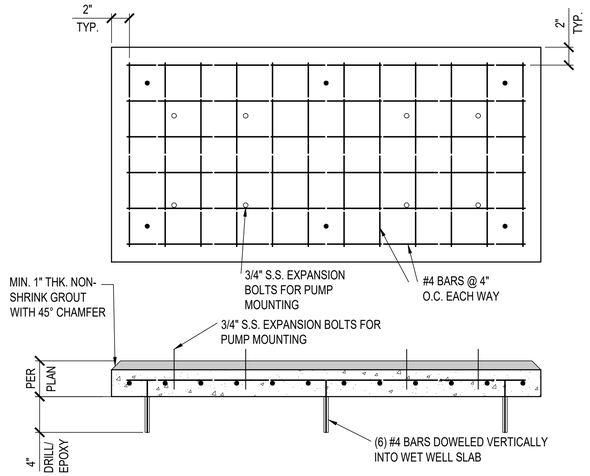
TYPICAL RAILING SECTION | CHAIN GATE | WALL MOUNT

HANDRAIL NOTES:

1. ALUM. TUBE (OR POST) TO BE SET IN CORED OR FORMED HOLES (REMOVABLE FORMS) AND SECURELY FIXED BY GROUT (SEE SPECS).
2. TOP RAIL AT END POST SHALL BEND DOWN ON 1" MAX. CENTER LINE RADIUS. TOP RAIL AT CORNERS SHALL BE A SIDE OUTLET ELBOW (OR OFFSET CORNER POST 6" AND USE 3" CENTER LINE RADIUS HORIZ. BEND IN ALL RAILS AND TOEBOARD).
3. VERTICAL MITERS, OFFSETS OR PROTRUSIONS IN THE TOP RAIL ARE NOT ACCEPTABLE. ALL SPLICES SHALL BE SMOOTH AND TIGHT. REFER TO ELECT. PLANS FOR LIGHT POST LOCATIONS AND DETAILS WHERE REQUIRED.
4. PROVIDE EXPANSION JOINTS IN HANDRAILING PER MANUFACTURER RECOMMENDATIONS.

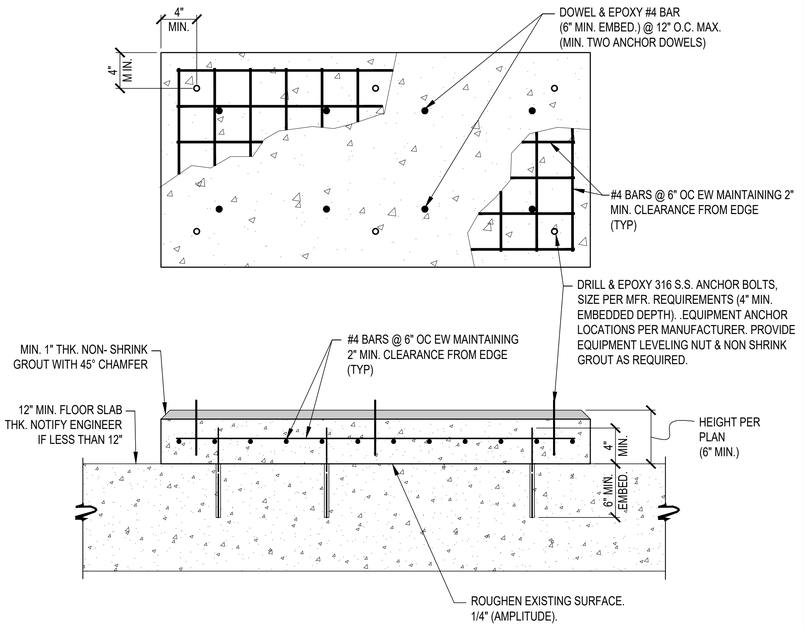
PUMP PAD

N.T.S. **C**



EQUIPMENT PAD DETAILS

N.T.S. **D**



OPTERRA ENERGY SERVICES

NO	BY	DATE	REVISIONS	DATE	APP.
A					
B					
C					
D					
E					

THESE DRAWINGS ARE THE PROPERTY OF P.A.C.E. AND SHALL NOT BE REPRODUCED IN ANY MANNER NOR USED FOR CONSTRUCTION UNLESS STAMPED "ISSUED FOR CONSTRUCTION".

PREPARED BY: ANDY KOMOR
REGISTERED PROFESSIONAL ENGINEER NO: CXXXXX
EXPIRATION DATE: XX/XX/XX
DRAWN BY: T.G
DESIGN BY: A.T.K
CHECKED BY: A.T.K
SCALE: AS SHOWN
DATE: NOV 2025

1"

SHEET TITLE: MECHANICAL DETAILS VI

OWNER: CITY OF HANFORD

PROJECT: HANFORD WASTEWATER TREATMENT FACILITY UPGRADES — KINGS COUNTY CALIFORNIA

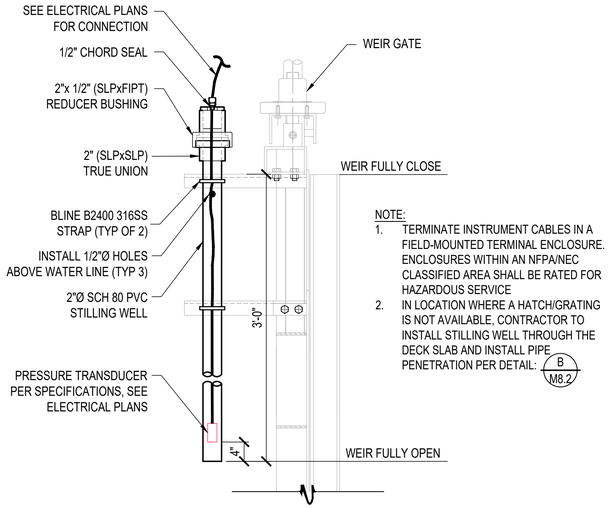
PREPARED BY: PACE Advanced Water Engineering
17520 Newhope Street, Suite 200 | Fountain Valley, CA 92708
P: (714) 481-7300 | www.pacewater.com

SHEET M10.5

PACE JOB NO. C058-10

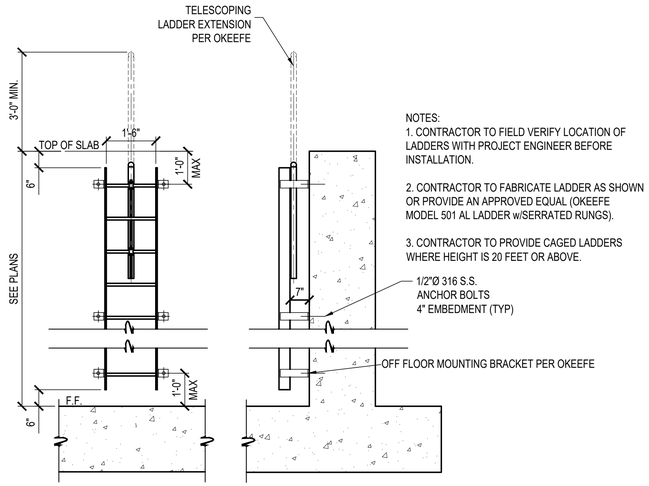
42% PLANS - ISSUED FOR REVIEW

Xrefs: C058-00 30X24.dwg
Dimscale = 32, LTscale = 1, PSltscale = 1, ACAD Ver. = 24.2s (LMS Tech), Yorestain = 1
w:\C058engineering\C058-10sheet\C058-10-M10 4 MECH DETAILS-3.dwg - Tab: M10.5 - by mmills on 11/21/25 at 11:21:47 AM



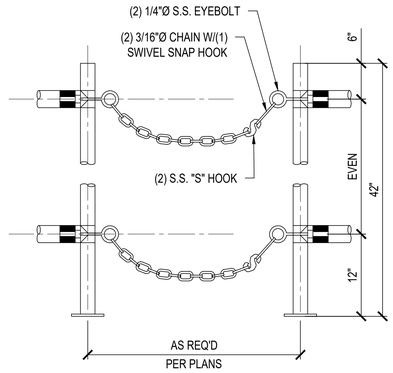
NOTE:
1. TERMINATE INSTRUMENT CABLES IN A FIELD-MOUNTED TERMINAL ENCLOSURE. ENCLOSURES WITHIN AN NFPA/NEC CLASSIFIED AREA SHALL BE RATED FOR HAZARDOUS SERVICE
2. IN LOCATION WHERE A HATCH/GRATING IS NOT AVAILABLE, CONTRACTOR TO INSTALL STILLING WELL THROUGH THE DECK SLAB AND INSTALL PIPE PENETRATION PER DETAIL: B / M8.2

WEIR MOUNTED LEVEL TRANSDUCER DETAIL — N.T.S. — A

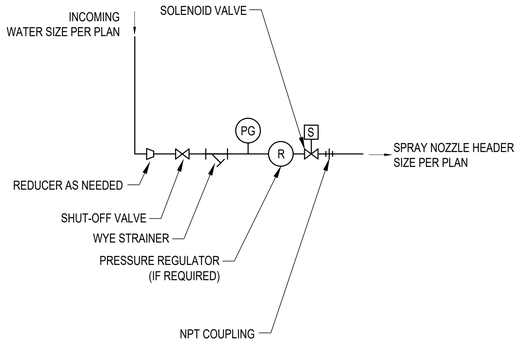


NOTES:
1. CONTRACTOR TO FIELD VERIFY LOCATION OF LADDERS WITH PROJECT ENGINEER BEFORE INSTALLATION.
2. CONTRACTOR TO FABRICATE LADDER AS SHOWN OR PROVIDE AN APPROVED EQUAL (OKEEFE MODEL 501 AL LADDER w/SERRATED RUNGS).
3. CONTRACTOR TO PROVIDE CAGED LADDERS WHERE HEIGHT IS 20 FEET OR ABOVE.

ACCESS LADDER DETAIL — SCALE: 3/4"=1'-0" — B



TWO STRAND S.S. CHAIN — N.T.S. — C

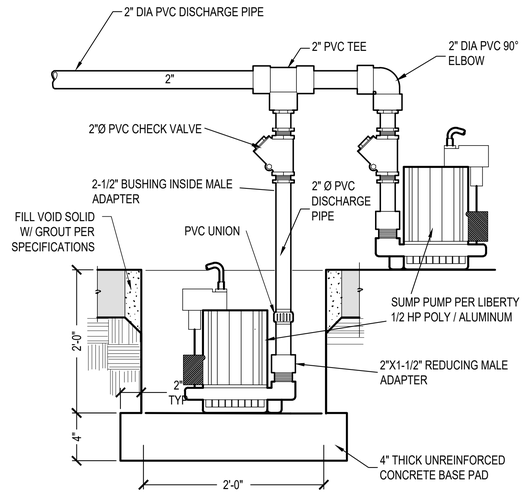


NOTES:
1. MATERIAL OF CONSTRUCTION FOR ALL COMPONENTS SHALL BE PER PLAN.

WASH WATER PIPE CONNECTION — N.T.S. — D

NOTES:
1. MATERIAL OF CONSTRUCTION FOR ALL COMPONENTS SHALL BE PER PLAN.

SPRAY WATER CONNECTION — N.T.S. — E



NOTE:
SUMP PUMP TO BE CONNECTED TO GFCI PROTECTED OUTLET.

SUMP W/ (2) 1/2 HP PUMPS — 2"=1'-0" — F

NO	BY	DATE	REVISIONS	DATE	APP.
1					
2					
3					
4					
5					

THESE DRAWINGS ARE THE PROPERTY OF P.A.C.E. AND SHALL NOT BE REPRODUCED IN ANY MANNER NOR USED FOR CONSTRUCTION UNLESS STAMPED "ISSUED FOR CONSTRUCTION".

PREPARED BY: ANDY KOMOR
REGISTERED PROFESSIONAL ENGINEER NO: CXXXXX
EXPIRATION DATE: XX/XX/XXXX
SCALE: AS SHOWN
DRAWN BY: T.G
DESIGN BY: A.T.K
CHECKED BY: A.T.K
DATE: NOV 2025

1"

SHEET TITLE: MECHANICAL DETAILS VII

OWNER: CITY OF HANFORD

PROJECT: HANFORD WASTEWATER TREATMENT FACILITY UPGRADES — KINGS COUNTY — CALIFORNIA

PREPARED BY: PACE Advanced Water Engineering
17520 Newhope Street, Suite 200 | Fountain Valley, CA 92708
P: (714) 481-7300 | www.paceewater.com

SHEET M10.6

PACE JOB NO. C058-10

OPTERRA ENERGY SERVICES

42% PLANS - ISSUED FOR REVIEW

Xrefs: C058-00 3DX24.dwg
Dimscale = 32; LTscale = 1; PSltscale = 1; ACAD Ver. = 24.2s (LMS Tech); Visretain = 1
w:\C058engineering\C058-10\sheet\C058-10-M10 MECH DETAILS-4.dwg - Tab: M10.6 - by mmills on 11/21/25 at 11:23:55 AM

GENERAL

1. General notes and typical details apply to all structural features, unless otherwise indicated.
2. If certain features are not fully shown or called out on the drawings or in the specifications, their construction shall be of the same character as for similar conditions.
3. The project specifications form a part of the contract documents.
4. Specifications, codes and standards noted in the contract documents shall be the edition referenced in Chapter 35 of the California Building Code, or, in the case of specifications not listed therein, the latest edition, unless otherwise noted.
5. Dimensions shall not be scaled off of the drawings.
6. All work shall conform to minimum standards of the 2022 California Building Code, of any codes listed in the drawings or specifications and of any regulating agencies which have authority over any portion of the work, including the California Health and Safety Code.
7. Prior to submitting shop drawings and product data, the Contractor shall verify that the submittals meet the requirements of the drawings and specifications. The Contractor shall specifically note any exceptions to these requirements with the submittal.
8. The Contractor shall maintain a continuous fire watch, with extinguishing equipment immediately available during welding, cutting or burning near combustible materials.
9. Openings, pockets, etc. shall not be placed in structural members unless specifically detailed on the structural drawings. Notify the Structural Engineer when work requires openings, pockets, etc. in structural members not shown on the structural drawings.
10. The Contractor shall be responsible for coordinating the work of all trades and shall check all dimensions and holes and openings required in structural members. All discrepancies shall be called to the attention of the Architect/Engineer and shall be resolved before proceeding with the work.
11. Construction materials shall be spread out if placed on framed floors or roofs. Load shall not exceed the design live load per square foot. Provide adequate shoring where overload is anticipated.

DESIGN DATA

1. Code: 2022 California Building Code.
2. Risk Category per CBC Table 1604.5: IV
3. Design Live Loads:

Area	Design Live Load	Remarks
Roof:	20 psf	Reducible per code
Mechanical Floors:	150 psf	Reducible per code

4. Wind Design Data:

Design Method:	ASCE 7 - Envelope Procedure
Basic Wind Speed (3-sec. gust):	110 mph
Wind Exposure:	C
Factor for Building Height & Exposure, λ:	1.0
Topographic Factor, K/zt:	1.0
Design Pressure for Components & Cladding:	See Elevations, where applicable

5. Earthquake Design Data:

A. Site Specific Design Data

Seismic Importance Factor:	1.5
Mapped Spectral Response	
S_S:	0.75 g
S_1:	0.27 g
Site Class:	D
Spectral Response Coefficients	
S_{DS}:	0.60 g
S_{D1}:	0.37 g

B. Building Specific Design Data

a. Clarifiers

Basic SFRS:	Concrete Shear Walls
Design Base Shear:	923 kips
Seismic Response Coefficient, C_S:	0.33
Response Modification Coefficient, R:	2.75
Analysis Procedure:	Equivalent Lateral Force Procedure

b. Chemical Storage Building:

Basic SFRS:	Special Reinforced Masonry Shear Walls
Design Base Shear:	22.0 kips
Seismic Response Coefficient, C_S:	0.18
Response Modification Coefficient, R:	5
Analysis Procedure:	Equivalent Lateral Force Procedure

c. Super-Structure:

Basic SFRS:	Concrete Shear Walls
Design Base Shear:	_____ kips
Seismic Response Coefficient, C_S:	0._____
Response Modification Coefficient, R:	_____
Analysis Procedure:	Equivalent Lateral Force Procedure

d. Oxidation Ditch:

Basic SFRS:	Concrete Shear Walls
Design Base Shear:	5,848 kips
Seismic Response Coefficient, C_S:	0.33
Response Modification Coefficient, R:	2.75
Analysis Procedure:	Equivalent Lateral Force Procedure

6. Anticipated Drifts and Deformations:

Architectural elements, equipment, and secondary structural elements, including but not limited to: partition walls, steel stairs, and building mechanical systems, shall be designed to accommodate the following anticipated drifts and deformations:

A. Chemical Storage Building
Lateral Drift due to Amplified Earthquake Loading

Story	Drift (in.)
1	0.20

EXISTING CONSTRUCTION

1. Work shown is new unless noted as existing: (E).
2. Existing construction shown on these drawings was obtained from site investigation and can be used for bidding purposes. The contractor shall verify all existing job conditions, review all drawings and verify dimensions prior to construction. The Contractor shall notify the Architect/Engineer of all discrepancies and exceptions before proceeding with the work.
3. The removal, cutting, drilling, etc. of existing work shall be performed with care in order not to jeopardize the structural integrity of the building. If structural members or mechanical, electrical or architectural features not indicated for removal interfere with the new work, notify the Architect/Engineer immediately and obtain approval before removal of members.
4. The Contractor shall safely shore existing construction wherever existing supports are removed for the new work.
5. The Contractor shall perform the work with minimal inconvenience to the Owner and without interruption of day-to-day work operations. The Contractor shall ensure safe travel of persons around areas of construction and shall coordinate all operations with the Owner or the Owner's agent.
6. The Contractor shall promptly repair any damage caused during operations, using materials and workmanship similar to that which was damaged.
7. All removed items, materials and debris, unless otherwise noted, shall be removed promptly from the site and disposed of in a legal manner.

NEW CONSTRUCTION

1. Non-structural features not fully shown or noted on the structural drawings may include but are not limited to:

A. Architectural features
- size and location of all door and window openings
- size and location of all non-bearing partitions
- size and location of all concrete curbs, floor drains, slopes and depressed areas
- changes in level, chamfers, grooves, inserts, etc.
- size and location of all floor and roof openings
- stair framing and details

B. Mechanical, plumbing and electrical features
- pipe runs, sleeves, hangers, trenches, wall, roof and floor openings, etc.
- electrical conduit runs, boxes, outlets in walls and slabs
- anchorage and bracing for electrical, mechanical or plumbing equipment
- anchor bolts for motor mounts
- size and location of machine and equipment bases

2. The contract documents represent the finished structure. They do not indicate the method of construction. The Contractor shall provide all measures necessary to protect life and property during construction. Such measures shall include, but are not limited to, bracing and shoring for loads due to construction equipment and materials. Observation visits to the site by the structural engineer shall not include inspection of the above items.
3. The lateral system of the structure is designed with lateral restraint at each level. Structural walls or frames are not laterally self supporting until the entire design lateral-restraint system is in place.

DEFERRED STRUCTURAL SUBMITTALS

Design of specialty structural elements (Deferred Submittal Elements) is not within the scope of these drawings. Design of these elements for forces and/or building drifts indicated in these documents is the responsibility of specialty structural engineers under the direction of the Contractor. Review of these elements by the Building Official is deferred and is applicable to construction documents that are submitted as an amendment to these documents or submitted separately from these documents.

Shop drawings and calculations for Deferred Submittal Elements shall be sealed and signed by the Specialty Engineer, a professional engineer licensed in the project jurisdiction. The Specialty Engineer is responsible for code compliance, compliance with performance specifications and all necessary connections not shown explicitly on these drawings. Shop drawings shall indicate the definition, magnitude, and direction of all loads imposed on the primary structure by the specialty structural elements. The Architect/Engineer's review of specialty structural elements is limited to an assessment of the loads imposed by such elements on the primary structure.

Submit shop drawings and calculations for Deferred Submittal Elements for review by the Engineer before submission for review by the Building Official. Do not fabricate or install deferred submittal items before approval of these elements by the Engineer and the Authority Having Jurisdiction.

The following items are Deferred Submittal Elements. Refer to drawings by other design disciplines to identify additional Deferred Submittal Elements.

Shoring
Underpinning
Demolition and associated temporary systems or elements

Stairs and landings not shown specifically on the drawings
Guardrails and handrails
Secondary structural elements

Support, anchorage and bracing for pipes, including fire sprinklers
Support, anchorage and bracing for mechanical and electrical equipment

Site-work elements exterior to the buildings such as retaining walls, culverts, and bridges, landscape furnishings such as flag poles, lighting poles, etc.

FOUNDATIONS

1. The foundation design is based on recommendations in the geotechnical report by ENGEO Incorporated, dated September 26, 2023.
2. The Contractor shall conform to the recommendations of the geotechnical report regarding site preparation and foundation construction. Copies of the report are available from the Architect/Engineer.
3. Foundation excavations shall be inspected and approved by the geotechnical engineer prior to placement of any reinforcing steel or concrete.
4. Foundation type: Conventional spread foundations and drilled piers (friction).

Design Values:

Footings:

Isolated Footings	Allowable Bearing Pressures
DL	2000 psf
DL + LL	3000 psf
DL + LL + wind or seismic	4000 psf

Lateral Resistance	
Passive Pressure	300 pcf
Coefficient of Friction	.30

Piers	Allowable Skin Friction
DL + LL	300 psf
DL + LL + wind or seismic	667 psf

5. All footings shall bear on firm undisturbed soil. Depth of footings shown on the drawings are minimum, and the bottom of footing shall be lowered as required at the direction of the geotechnical engineer to remove soft or loose materials.
6. The Contractor shall be solely responsible for all excavation procedures, including lagging, shoring and protection of adjacent property, structures, streets and utilities in accordance with the local building department.
7. Backfill at walls shall not be placed until a minimum of 7 days after the completion of the walls and shall not be placed until after completed inspection of damp-proofing.
8. Foundation sills shall be preservative-treated wood

CONCRETE & REINFORCING STEEL

1. All concrete shall be ready-mix in accordance with ASTM C94.
2. Cement: ASTM C150 Type II.
3. Aggregate: ASTM C33.
4. Non-shrink Grout: ASTM C1107, premixed, non-staining, non-shrink grout. Minimum compressive strength at 28 days, per ASTM C109/C109M: 8,000 psi.
5. Grout or concrete containing more than 0.1 percent of soluble chloride shall not be used.
6. Mixes are to be reviewed by owner's testing lab and submitted to the Architect/Engineer for approval. Do not cast concrete without approval by Architect/Engineer.

Concrete	Strength	Max. Agg. Size	Max. W/C Ratio	Air Content	Exposure Class
Slab-on-grade	3000 psi	1"	0.50	11/2% ±1/2%	
Foundations	4000 psi	11/2"	0.45	11/2% ±11/2%	W1, C1
Columns	4000 psi	11/2"	0.45	11/2% ±11/2%	
Beams, Walls	4000 psi	3/4"	0.45	11/2% ±11/2%	
Other	3000 psi	1"			

The exposure class for all concrete types shall be considered as F0, S0, W0, C0, except where noted otherwise. Mix designs for each concrete type shall conform to the limitations for the applicable exposure classes, as indicated in ACI 318-19, Section 19.3.

See specifications for additional requirements. All concrete shall be hard rock aggregate, regular-weight concrete, 145 pcf, unless otherwise noted.

7. Inserts: All items to be cast in concrete, such as reinforcing dowels, bolts, anchors, pipes, sleeves, etc., shall be securely positioned in the forms before placing the concrete.
8. Pipes and electrical conduits shall not be embedded in structural concrete, except where specifically approved by the structural engineer.
9. Provide sleeves for plumbing and electrical openings in concrete before placing. Do not cut any reinforcing which may interfere. Coring in concrete is not permitted except as shown. Notify the Architect/Engineer in advance of conditions that are not shown on the drawings.
10. Construction joints: Provide as detailed on drawings. Expose clean coarse aggregate solidly embedded in mortar matrix by sandblasting, bushammer, or other approved method. Location of construction joints shall be approved by the Architect/Engineer.
11. Dry pack or place non-shrink grout under base plates, sill plates, etc., as required for full bearing.
12. Reinforcing steel: ASTM A615 Grade 60.
ASTM A706 where welded or otherwise indicated.
13. All reinforcement shall be continuous. Stagger splices where possible. Laps shall be per typical details, unless otherwise noted.
14. Headed terminators shall be HRC 555 T-heads (IAPMO ER-0177) or nVent Lenton Terminators (IAPMO ER-0188).
15. Except as noted Mechanical couplers shall be nVent Lenton Taper Threaded Rebar Splices (IAPMO ER-0129) or Bar-Lock "L" Series Couplers (IAPMO ER-319).
16. Mechanical couplers designated on the drawings as "Type 3" shall be HRC 500/510 XTender couplers (ICC ESR-2764), or nVent Lenton Ultimate couplers (IAPMO ER-0129). These "Type 3" couplers are also acceptable for use in other locations at the Contractor's option.
17. Minimum clear concrete cover for reinforcement, unless otherwise noted:

A. Mild Reinforced Concrete:

Cast against earth:	3 inches
Cast in forms and exposed to earth or weather:	
#6 bar and larger:	2 inches
#5 bar and smaller:	11/2 inches
Not exposed to earth or weather:	
Slabs, walls, and joists:	1 inch
Beams, girders, and columns (to ties):	11/2 inches

B. Post Tensioned Concrete:

Cast against earth:	3 inches
Cast in forms and exposed to earth or weather:	
Slabs, walls, and joists	1 inch
Other members:	11/2 inches
Not exposed to earth or weather:	
Slabs, walls, and joists:	3/4 inch
Beams, girders, and columns:	
Primary reinforcement:	11/2 inches
Ties, stirrups, spirals	1 inch

Clearances are to closest reinforcement.

18. Provide a continuous PVC waterstop and two continuous hydrophilic non-bentonite waterstops at all construction joints of water containing structures.

AUTOMATIC END-WELDED STUDS

1. Welded Headed Studs (WHS) shall be Nelson type S3L or H4L flux-loaded headed anchor studs as manufactured by Nelson or engineer-approved equal based on proof of equivalency. Studs shall be made from cold-worked low carbon steel and shall conform to ASTM A108 Grades 1010-1020 with a minimum ultimate tensile strength of 65,000 psi. Stud welding shall be performed in accordance with AWS D1.1-15 and the manufacturer's recommendations.
2. Welded Threaded Studs (WTS) shall be Nelson type CPL or CFL flux-loaded as manufactured by Nelson or engineer-approved equal based on proof of equivalency. Studs shall be made from cold-worked low carbon steel and shall conform to ASTM A108 Grades 1010-1020 with a minimum ultimate tensile strength of 61,000 psi. Stud welding shall be performed in accordance with AWS D1.1-15 and the manufacturer's recommendations. Note: Lengths longer than 6" may not be standard items and may require longer lead time. Contractor shall accommodate any special ordering and associated lead time with regard to construction schedule as required.
3. Deformed Bar Anchors (DBA) shall be Nelson D2L flux-loaded rebar studs as manufactured by Nelson or engineer-approved equal based on proof of equivalency. Studs shall be made of low carbon cold-worked steel and deformed per ASTM A496 with a minimum tensile strength of 80,000 psi. Stud welding shall be performed in accordance with AWS D1.1-15 and the manufacturer's recommendations.
4. Stainless steel studs and anchors shall be as manufactured by Nelson or engineer-approved equal based on proof of equivalency. Stainless steel studs, when welded to mild steel base material shall be annealed.

PROGRESS SET - NOT FOR PERMIT OR CONSTRUCTION

No.	BY	DATE	REVISIONS

PREPARED BY
PROJECT ENGINEER
R.C.E. No.
EXP.
DRAWN Author
DESIGNED
CHECKED Checker
Approver
SCALE 12" = 1'-0"
DATE 11/21/23

1"

TITLE **GENERAL NOTES**

JOB **HANFORD WWTP UPGRADES** CA
HANFORD

OPTERRA ENERGY SERVICES

PACE Advanced Water Engineering
17520 Newhope Street, Suite 200
Fountain Valley, CA 92708
P: (714) 481-7300 | www.pacewater.com

SHEET **S0.10**

JOB No. 238195

41% DESIGN - ISSUED FOR REVIEW

THESE DRAWINGS ARE THE PROPERTY OF P.A.C.E. AND SHALL NOT BE REPRODUCED IN ANY MANNER NOR BE USED FOR CONSTRUCTION UNLESS STAMPED "ISSUED FOR CONSTRUCTION".

12/8/2023 12:07:34 AM
C:\Users\mtwhite\Desktop\Revit Local Files\2023\238195.00 - Hanford Treatment Plant\238195.00_R23_Hanford Treatment Plant_mwhite.rvt

POST-INSTALLED ANCHORS

1. Post-Installed anchors include all adhesive anchors (reinforcing bar dowels and threaded rods) expansion anchors, screw anchors and undercut anchors set in holes drilled in existing concrete or masonry.

2. Installation of post-installed anchors shall conform to all requirements of the applicable code evaluation or IAPMO reports and manufacturers' recommendations.

3. Arrange for a representative of the anchor manufacturer to provide on-site installation training for all anchoring products specified. Prior to proceeding with work, submit documentation confirming that all personnel who install anchors have completed this training.

4. Mark the location of all existing reinforcing in the substrate material within 12" of the proposed locations of all post-installed anchors. Notify the Architect/Engineer of any conflicts discovered between the proposed anchor locations and the existing reinforcing prior to fabrication of any steel and prior to any hole drilling, so as to avoid disturbing, cutting, or otherwise harming the existing reinforcing.

5. Holes for adhesive anchors in concrete shall be drilled. Cored holes are not permitted, except where indicated specifically.

6. All adhesive anchors in concrete are designed to be installed in base material meeting the following conditions:

   A. Minimum strength of 2,500 psi
   B. Minimum age of 21 days
   C. Not exposed to water within the past 14 days
   D. Material temperature between 50 degrees F. and 100 degrees F., inclusive

   Do not install adhesive anchors in concrete unless base material is in compliance with all of the above conditions.

7. Adhesive Anchors in Concrete (reinforcing bar dowels or threaded rods):

   A. HILTI "HIT-RE 500 V3". ICC ESR-3814.
   B. Simpson "SET-3G" Epoxy Adhesive. ICC ESR-4057.

8. Adhesive Anchors in Masonry (reinforcing bar dowels or threaded rods):

   A. HILTI "HIT-HY 270". ICC ESR-4143 (CMU) and ICC ESR-4144 (unreinforced brick masonry).
   B. Simpson "SET-XP" Epoxy Adhesive. IAPMO ER-265.

9. Expansion Anchors in Concrete:

   A. HILTI "Kwik-Bolt 1". IAPMO UES ER-678.
   B. Simpson "Strong Bolt 2". ICC ESR-3037.

10. Expansion Anchors in Masonry (CMU):

    A. HILTI "Kwik-Bolt 3". ICC ESR-1385.
    B. Simpson "Strong Bolt 2". IAPMO ER-240.

11. Screw Anchors:

    A. HILTI "KWIK HUS-EZ". ICC ESR-3027 (concrete); ICC ESR-3056 (masonry).
    B. Simpson "Titen HD". ICC ESR-2713 (concrete); ICC ESR-1056 (masonry).

12. Undercut Anchors:

    A. HILTI "HDA". ICC ESR-1546.
    B. Simpson "Torq-Cut" ICC ESR-2705.

13. Anchors that fail the proof test shall be replaced by the contractor at no additional cost to the Owner.

14. Re-testing of replaced anchors that fail tests shall be paid for by the Contractor.

15. Typical embedment depths and proof loads for testing are indicated in the tables below. For embedment depths other than those indicated in the tables below, contact the Architect/Engineer for the applicable proof loads.

16. Typical embedment for adhesive anchors refers to actual embedment. Typical embedment for expansion and screw anchors refers to nominal embedment.

ADHESIVE ANCHORS

ANCHOR SIZE	TYPICAL EMBEDMENT (UON)	PROOF LOAD NORMAL WEIGHT CONCRETE	PROOF LOAD LIGHT WEIGHT CONCRETE	PROOF LOAD GROUT FILLED CMU BLOCK
#3 OR 3/8"⌀	3 1/2"	2,100 LB	1,100 LB	1,100 LB
#4 OR 1/2"⌀	4 1/2"	3,700 LB	1,900 LB	1,900 LB
#5 OR 5/8"⌀	5 3/4"	5,800 LB	2,800 LB	2,800 LB
#6 OR 3/4"⌀	6 3/4"	6,900 LB	- - -	- - -
#7 OR 7/8"⌀	8"	11,500 LB	- - -	- - -
#8 OR 1"⌀	9 1/2"	12,400 LB	- - -	- - -
#9 OR 1 1/8"⌀	10 3/4"	19,000 LB	- - -	- - -

EXPANSION ANCHORS

ANCHOR SIZE	TYPICAL EMBEDMENT (UON)	PROOF LOAD NORMAL WEIGHT CONCRETE	PROOF LOAD LIGHT WEIGHT CONCRETE	PROOF LOAD GROUT FILLED CMU BLOCK
3/8"⌀	2 7/8"	25 ft-lb	15 ft-lb	15 ft-lb
1/2"⌀	3 3/4"	40 ft-lb	25 ft-lb	25 ft-lb
5/8"⌀	4 1/2"	60 ft-lb	35 ft-lb	35 ft-lb
3/4"⌀	5 1/2"	110 ft-lb	60 ft-lb	60 ft-lb

SCREW ANCHORS

ANCHOR SIZE	TYPICAL EMBEDMENT (UON)	PROOF LOAD NORMAL WEIGHT CONCRETE	PROOF LOAD LIGHT WEIGHT CONCRETE	PROOF LOAD GROUT FILLED CMU BLOCK
3/8"⌀	3 1/4"	10 ft-lb	10 ft-lb	10 ft-lb
1/2"⌀	4 1/4"	20 ft-lb	20 ft-lb	20 ft-lb
5/8"⌀	5 1/2"	30 ft-lb	30 ft-lb	30 ft-lb
3/4"⌀	6 1/4"	40 ft-lb	40 ft-lb	40 ft-lb

MASONRY

1. Concrete Masonry Units: Concrete masonry units shall conform to ASTM C90 and be hollow, load-bearing, lightweight, Grade N, manufactured from aggregates conforming to ASTM C331.

2. At wall ends, corners and control joints, use single-open-end units. In all other locations use double-open-end units.

3. Mortar: Mortar shall conform to ASTM C270 type "S."

4. Grout: Grout shall conform to ASTM C476 and shall develop a minimum compressive strength of 2000 psi at 28 days. Sika grout aid shall be used as an admixture. Provide 6 lbs. of grout aid per cubic yard of grout.

5. Strength: Ultimate compressive strength, f'm, shall be 1500 psi.

6. Alignment of cells: All masonry shall be placed to maintain the vertical continuity of the cells to be filled. The vertical alignment shall be sufficient to maintain clear, unobstructed vertical flues measuring not less than 31/2 inches by 4 inches in 8-inch brick and block units.

7. No plumbing pipe shall be embedded or cased in block partitions or walls except as detailed on the drawings.

8. Grouting: All walls shall have all cells filled solid with grout. High lift grouting procedure shall be used.

9. Typical Reinforcement

   A. Vertical reinforcement: #4 @ 16" o.c., unless otherwise noted.
      Horizontal reinforcement: #4 @ 24" o.c., unless otherwise noted.

   B. All horizontal reinforcing shall be laid in bond beam units and against vertical bars.

   C. Vertical bars shall be centered in the cell of the unit, unless otherwise shown.

   D. Vertical bars shall be full height and braced at 6'-8" maximum intervals to prevent movement during grouting. Manufactured bar positioners shall be used.

   E. Maintain a minimum clearance between the bars and masonry units of 1/2 inch and between parallel bars of one diameter of the reinforcement.

   F. Lap splice reinforcing steel a length as indicated in typical details. Stagger splices a minimum of 24 inches, unless otherwise noted.

10. Masonry course lay-up shall be running bond, unless otherwise noted.

STRUCTURAL STEEL & MISC. METALS

1. Fabrication and erection of structural steel shall be in accordance with the "Code of Standard Practice for Steel Buildings and Bridges" AISC 303-16, as modified by the project specifications.

2. Materials (Carbon Steel unless otherwise noted):

   A. W shapes: ASTM A992 (F/y=50 ksi)
   B. Channels & angles: ASTM A36 (F/y=36 ksi)
   C. All other shapes & plates: ASTM A572 grade 50 u.o.n.
   D. Structural tubes (rectangular HSS): ASTM A1085 grade A (F/y=50 ksi) or ASTM A500 grade C (F/y=50 ksi)
   E. Structural tubes (round HSS): ASTM A1085 grade A (F/y=50 ksi) or ASTM A500 grade C (F/y=46 ksi)
   F. Structural pipes: ASTM A53 grade B (F/y=35 ksi)

3. Materials (Stainless Steel, where denoted "SS"):

   A. Plates (316L): ASTM A240 (F/y=25 ksi)
   B. Structural tubes (316L): ASTM A554 with supplementary requirement S2 (F/y=25 ksi)
   C. Structural pipes (316L): ASTM A312 (F/y=25 ksi)
   D. Hex bolts (316): ASTM F593
   E. Anchor rods (316): ASTM F593

4. Bolts (High-strength unless otherwise noted):

   A. High-strength bolts: ASTM F3125, Grade A325, Type 1 or ASTM A325-N
   B. Machine bolts: ASTM A307
   C. Anchor rods: ASTM F1554 grade 55 with supplementary requirement S1

5. Joint type for bolted connections shall be snug-tightened (ST), unless otherwise noted as pretensioned (PT) or slip-critical (SC).

6. For ST joints, design is based on bolt threads included in the shear plane (Thread Condition N).

7. Faying surface for SC bolts shall be Class A, unless otherwise noted, with bolt slip considered at the factored load level.

8. Bolt holes in steel shall be 1/16 inch larger diameter than nominal size of bolt used, unless otherwise noted.

9. For bolted connections, provide 11/2 inch edge and end distance, unless otherwise noted.

10. All welds shall be prequalified or qualified by test in conformance with the "Structural Welding Code - Steel" (AWS D1.1-15) of the American Welding Society. Submit Welding Procedure Specifications for approval prior to performing work. Submit Procedure Qualification Reports with Welding Procedure Specifications for welds qualified by test.

11. Minimum tensile strength of weld metal shall be 70 ksi typical, unless otherwise noted. Welding electrodes shall be as recommended by their manufacturer for the position and other conditions of actual use.

12. Weld symbols shown on the drawings do not necessarily differentiate between shop weld and field welds. When field welds are necessary due to construction procedure or sequence, welds shall be provided and be inspected per specifications. All welds shown as field welds shall be done in field as indicated.

13. All structural steel surfaces are to be painted or galvanized, unless noted otherwise. Steel that is not exposed to weather and is to be encased in concrete shall be left uncoated. Steel that is to receive spray-applied fireproofing shall be left uncoated. Faying surfaces of high-strength bolted connections and areas within 3 inches of field welded joints shall be left uncoated until welding and bolting operations are complete. See specifications for coating requirements.

14. All structural steel, miscellaneous metal and connectors exposed to weather shall be hot-dip galvanized in accordance with ASTM A123 after fabrication. Apply zinc-rich paint complying with SSPC-Paint 20 to repair damaged or cut surfaces, field welds, and field-drilled holes in galvanized steel. Application shall comply with ASTM A780, including Annex A2.

15. All holes in steel members to facilitate galvanizing, including all vent holes and drain holes, shall be shown on shop drawings. Holes shall not be cut prior to approval of shop drawings.

16. All faying surfaces for friction-bolted connections of galvanized members shall be roughened by means of hand wire brushing after galvanizing and before erection.

17. No penetrations in structural steel members are allowed except as indicated on the structural drawings.

18. Camber:

    A. Provide upward camber to all members shown to have camber. Amount measured in field prior to installation shall not deviate more than allowed by the AISC specifications. Do not camber members located below elevator doors.
    B. Beams detailed without specified camber shall be fabricated so that after erection, any minor camber due to rolling or shop assembly shall be upward. Top of all members shall be clearly identified.

19. For fireproofing requirements, see architectural drawings and specifications.

20. Furnish shop and erection drawings of all structural steel for the Architect/Engineer's review before fabrication.

STEEL DECKING

1. The steel decking shall be of the type and gauge as called for on the drawings and in the specifications. Deck units shall be continuous over three or more spans where possible.

2. Minimum bearing of decking on supports shall be 2 inches. Sheets shall be attached to all supporting steel members by welding as indicated on the drawings and in accordance with the manufacturer's recommendations. Upon completion of erection, touch up, de-slag, clean up and prime (with zinc-rich primer) all welds at exposed deck areas. The side lap of each panel shall be fastened as shown on the drawings.

3. Welding of sheet steel shall be in accordance with AWS D1.3-08, "Structural Welding code - Sheet Steel."

4. See drawings for details of deck openings. See architectural, mechanical, electrical drawings, etc. for size and location of required openings. Not all openings are shown on the structural drawings.

5. Hangers supported by metal deck with structural concrete fill shall be installed using ICC-approved systems. Such hangers shall be used to support ductwork (16"x54" max.), pipe (4" max.), or ceilings. Hangers must be at least two flutes apart on the same deck span. Large ductwork and piping shall be supported by structural beams.

POWDER-ACTUATED FASTENERS

1. Powder-actuated fasteners shall be of the type and size called for on the drawings and in the specifications.

2. Powder-actuated fasteners, when used to attach wood members or sheathing to steel or concrete, shall be provided with the washers detailed. Fasteners and/or washers shall not penetrate the face of wood members.

3. Powder-actuated fasteners shall be placed a minimum of 3" from any concrete edge and 1/2" from any steel edge. Minimum spacing shall be 4" in concrete and 1/2" in steel.

4. When used to connect elements to steel members, the point of the powder-actuated fasteners shall completely penetrate the thickness of the base metal.

5. Powder-actuated fasteners shall be installed with strict adherence to all manufacturers specifications.

GRATING

1. Grating shall be as manufactured by Grating Pacific, www.gratingpacific.com, or approved equal. The grating type and size shall be as shown on the drawings.

2. All grating shall be banded.

3. Banding shall be provided at all penetrations through bearing bars.

4. Banding shall be the same size as the specified bearing bar.

5. Grating shall be hot-dipped galvanized.

6. Fasten steel grating with saddle clips per ANSI/NAAMM MBG 531-17 metal bar grating manual.

PROGRESS SET - NOT FOR PERMIT OR CONSTRUCTION

No.	BY	DATE	REVISIONS

THESE DRAWINGS ARE THE PROPERTY OF P.A.C.E. AND SHALL NOT BE REPRODUCED IN ANY MANNER NOR BE USED FOR CONSTRUCTION UNLESS STAMPED "ISSUED FOR CONSTRUCTION".

PREPARED BY
PROJECT ENGINEER
R.C.E. No.
EXP.

DRAWN Author
DESIGNED
CHECKED Approver
SCALE 12" = 1'-0"
DATE 11/21/23

1"

TITLE **GENERAL NOTES**

JOB **HANFORD WWTP UPGRADES** HANFORD CA

OPTERRA ENERGY SERVICES

PACE Advanced Water Engineering
17520 Newhope Street, Suite 200
Fountain Valley, CA 92708
P: (714) 481-7300 | www.pacewater.com

41% DESIGN - ISSUED FOR REVIEW

SHEET **S0.11**

JOB No. 238195

12/8/2023 12:07:34 AM
C:\Users\mtwhite\Desktop\Revit Local Files\2023\238195.00 - Hanford Treatment Plant\238195.00_R23_Hanford Treatment Plant_mwhite.rvt

SUBMITTALS

The following submittals are required. Where submittals include shop drawings, each sheet of shop drawings submitted shall incorporate a pre-applied stamp to be used by the engineer to indicate the status of review and approval. The Architect/Engineer will furnish the required text and graphics of the stamp to the Contractor upon request. Submittals shall include those indicated on the following list as well as any other items indicated in the Specifications. This list is provided for convenience only and may not incorporate all requirements indicated in the project specifications.

EARTHWORK

1. Laboratory analysis for each soil material proposed for fill and backfill from on-site and borrow sources.
2. Optimum moisture-maximum density curve for each soil material used as fill, subgrade, subbase, or base course.

CONCRETE REINFORCEMENT

1. Shop drawings complying with the requirements of ACI SP-66. Include bar schedules, shapes of bent bars, spacing of bars, and location of splices.
2. Manufacturer's Certificate: Certify that reinforcing steel and accessories supplied for this project meet or exceed specified requirements.
3. Welding procedure specifications (WPSs) for each unique type of weld of reinforcing steel, characterized by (position, process, size, material).
4. Product data and code evaluation reports for the following products: Mechanical couplers, deformed bar anchors, and headed reinforcement.
5. Reports: Certified copies of mill test reports for each heat of reinforcing provided to the project, documenting compliance with the applicable ASTM specification, including chemical analysis, tensile tests and bend tests.

CAST-IN-PLACE CONCRETE

1. Mix designs and test data for concrete mixes, at least 15 days prior to intended placement. Mix design submittals shall include, as a minimum, the following:
   A. List of materials proposed weights and volumes of each material per cubic yard.
   B. Specification of source for each material.
   C. Gradation listing of aggregates and certification that coarse and fine aggregates meet the requirements listed in the Concrete Materials Article of the cast-place concrete section of the specifications.
   D. List of admixtures, with manufacturer's data sheets.
   E. Certification that all aggregates are compatible with the proposed cement.
   F. Laboratory test reports from trial batches of field experience, as applicable for the specific mix proposed for use.
2. Product data, Material Safety Data Sheets (MSDS) and code evaluation reports, as applicable, for proprietary materials and items, including curing compounds, epoxy resins, surface treatments and proprietary anchoring systems.
3. Drawings indicating proposed locations of construction joints and control joints.
4. Description of curing methods proposed and products to be employed.

POST-INSTALLED ANCHORS

1. Product data and code evaluation reports for anchors proposed as alternatives to those specified.
2. Preparation instructions and recommendations.
3. Installation methods.
4. Storage and handling requirements and recommendations.

CONCRETE REPAIR

1. Product Data: Indicate product standards, physical and chemical characteristics, technical specifications, limitations, maintenance instructions, and general recommendations regarding each material.
2. Material Safety Data Sheets (MSDS) for all components of all repair materials.
3. Certifications: Written certificates from the system manufacturer stating that all installers of the patching and sacking materials have successfully completed a training workshop for installation of the materials, or have met alternative workmanship qualifications acceptable to the manufacturer, or provide written certification from the manufacturer that the Contractor has contracted for on-site training services.
4. Proposed mix designs for concrete used as a repair material.

MORTAR AND MASONRY GROUT

1. Product Data: Include design mix and test data for mortar and grout. Indicate whether the Proportion or Property specification of ASTM C 270 is to be used. Include complete list of materials, material sources, admixtures, and copies of test reports.
2. Product data for proprietary materials and items, including admixtures.

REINFORCED UNIT MASONRY ASSEMBLIES

1. Product data for masonry units.

STRUCTURAL STEEL

1. Shop Drawings and Erection Drawings:
   A. Indicate profiles, sizes, spacing, locations of structural members, openings, attachments, and fasteners.
   B. Indicate welded connections with AWS A2.4 welding symbols. Indicate net weld lengths and sizes. Distinguish between shop and field welds. Identify welds by WPS number.
   C. Include details of cuts, connections, splices, camber, holes, stiffeners, doubler plates, and other pertinent data, such as surface preparation. Include setting drawings, templates, and directions for installation of embedded items to be installed by others.
   D. Indicate type, size, and length of bolts, distinguishing between shop and field bolts. Identify high-strength bolted slip-critical, direct-tension, or tensioned shear/bearing connections.
2. Manufacturer's Mill Certificates: Certify that products meet or exceed specified requirements.
3. Mill Test Reports: Indicate structural strength, destructive test analysis and non-destructive test analysis.
   A. Structural steel including chemical and physical properties and Charpy V-notch test results, where specifically required.
   B. Bolts, nuts, and washers including mechanical properties and chemical analysis.
   C. Direct-tension indicators.
   D. Tension-control, high-strength bolt-nut-washer assemblies.
   E. Weld filler metals, including Charpy V-notch test results, where specifically required.
4. Weld filler metal manufacturer's data sheets, indicating filler metal classification, characteristics, recommended ranges of heat inputs, permissible positions, strength and CVN toughness, if applicable.
5. Welders Certificates: Certify welders employed on the Work, verifying AWS qualification within the previous 12 months.
6. Welding Procedure Specifications (WPS) per AWS D1.1-15 for each type of welded joint.
7. Welding Procedure Qualification Record (PQR) for each weld procedure that is not prequalified by AWS D1.1-15.

STEEL DECK

1. Shop Drawings: Indicate deck plan, support locations, projections, openings, pertinent details, and accessories. Obtain reviewed structural steel shop drawings and verify all conditions before preparing shop drawings for steel deck.
2. Product Data: Provide deck profile characteristics, dimensions, structural properties, and finishes.
3. Code evaluation reports: Submit current code evaluation reports for products proposed as substitutes of those specified.
4. Welders Certificates: Certify welders employed on the Work, verifying AWS qualification within the previous 12 months.

PROGRESS SET - NOT FOR PERMIT OR CONSTRUCTION

No.	BY	DATE	REVISIONS

THESE DRAWINGS ARE THE PROPERTY OF P.A.C.E. AND SHALL NOT BE REPRODUCED IN ANY MANNER NOR BE USED FOR CONSTRUCTION UNLESS STAMPED "ISSUED FOR CONSTRUCTION".

PREPARED BY
PROJECT ENGINEER
R.C.E. No.
EXP.

DRAWN Author
DESIGNED
CHECKED Approver
SCALE 12" = 1'-0"
DATE 11/21/23

1"

TITLE: GENERAL NOTES - STRUCTURAL SUBMITTALS

JOB: HANFORD WWTP UPGRADES
HANFORD CA

OPTERRA ENERGY SERVICES

PACE Advanced Water Engineering
17520 Newhope Street, Suite 200
Fountain Valley, CA 92708
P: (714) 481-7300 | www.pacewater.com

SHEET S0.12

JOB No. 238195

41% DESIGN - ISSUED FOR REVIEW

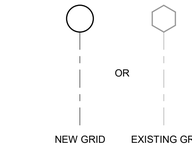
12/8/2023 12:07:34 AM
C:\Users\mtwhite\Desktop\Revit Local Files\2023\238195.00 - Hanford Treatment Plant\238195.00_R23_Hanford Treatment Plant_mwhite.rvt

STRUCTURAL ABBREVIATIONS

ABBREVIATION	WORD OR PHRASE	ABBREVIATION	WORD OR PHRASE
&	And		
@	At	JST	Joist
AB	Anchor Bolt		
ACI	American Concrete Institute	K KSI	Kips Kips per Square Inch
ADDL	Additional		
AESS	Architectural Exposed Structural Steel	LABC LBS	Los Angeles Building Code Pounds
AISC	American Institute of Steel Construction	LGMF LL	Light Gauge Metal Framing Live Load
ALT	Alternate	LLH	Long Leg Horizontal
APPROX	Approximate	LLV	Long Leg Vertical
ARCH	Architect	LONG	Longitudinal
ASD	Allowable Strength Design	LP	Low Point
ASTM	American Society for Testing and Materials	LTWT LVL	Lightweight Laminated Veneer Lumber
AWPA	American Wood Preservers Assoc.	MAX	Maximum
AWS	American Welding Society	MB MECH	Machine Bolt Mechanical
BP	Base Plate	MFR	Manufacturer
BLKG	Blocking	MI	Malleable Iron
BM	Beam	MIL	0.001 Inch
BN	Boundary Nail	MIN	Minimum
BOCA	Building Officials and Code Aministrators	MISC	Miscellaneous
BOT	Bottom	(N)	New
BOF	Bottom of Footing	NO or #	Number
BRG	Bearing	NS	Near Side
BS	Both Sides	NTS	Not to Scale
BTWN	Between	NWT	Normal Weight
C	Camber	OC	On Center
CBC	California Building Code	OD	Outside Diameter
CC	Center to Center	OH	Opposite Hand
CCR	California Code of Regulations	OPNG OPP	Opening Opposite
CJ	Control Joint		
CIP	Cast-in-place	PAF	Powder-Actuated Fasteners
CL	Center Line		
CLG	Ceiling	PART	Partial
CLR	Clear	PCF	Pounds per Cubic Foot
CMU	Concrete Masonry Unit	PEN	Panel Edge Nailing
COL	Column	PL	Plate
CONC	Concrete	PLY	Plywood
CONN	Connection	PP	Partial Penetration
CONST	Construction	PSF	Pounds per Square Foot
CONT	Continuous	PSI	Pounds per Square Inch
CJP	Complete Joint Penetration	PT	Pressure Treated
CSK	Countersink	PW	Puddle Weld
CTBR	Counterbore	PWJ	Plywood Web Joists
CTR	Center		
CW	Cast-in-Place Concrete Wall	RAD RD REINF	Radius Roof Drain Reinforcing
DBA	Deformed Bar Anchor	REQ	Required
DBL	Double	RF	Roof
DC	Demand Critical (Weld)	RO	Rough Opening
DET	Detail	RND	Round
DF	Douglas Fir	RR	Remove & Replace
DFT	Dry Film Thickness		
DIA, ∅	Diameter	SAD	See Architectural Drawings
DIAG	Diagonal	SCHED	Schedule
DL	Dead Load	SEOR	Structural Engineer of Record
DN	Down		
DO	Ditto	SFBC	San Francisco Building Code
DSA	Division of the State Architect	SFRS	Seismic Force Resisting System
DWG (S)	Drawing(s)		
(E)	Existing	SHT	Sheet
EA	Each	SHTG	Sheathing
ED	Exended Dap (at P/C DT's)	SIM	Similar
EF	Each Face	SMD	See Mechanical Drawings
EJ	Expansion Joint	SOG	Slab on Grade
EL	Elevation	SP	Southern Pine
EMB	Embedment	SS	Stainless Steel
EN	Edge Nail	SSE	Specialty Structural Engineer
EOS	Edge of Slab	STG	Staggered
ESS	Edge Screw Spacing	STD	Standard
EQ	Equal	STIFF	Stiffener
EQUIP	Equipment	STL	Steel
ES	Each Side	STRUCT	Structural
EW	Each Way	SYM	Symmetrical
FDN	Foundation	T/	Top of
FE	Fire Extinguisher	T&B	Top and Bottom
FF	Finish Floor	T&G	Tongue & Groove
FG	Finish Grade	TN	Toe Nail
FIN	Finish	TOC	Top of Concrete
FLR	Floor	TOS	Top of Steel
FOC	Face of Concrete	TOW	Top of Wall
FOM	Face of Masonry	TS	Tube Steel (Hollow Structural Section)
FOS	Face of Stud		
FRMG	Framing	TYP	Typical
FRP	Fiber Reinforced Polymer		
FS	Far Side	UON	Unless Otherwise Noted
FT	Foot, Feet	ULT	Ultimate
FTG	Footing	URM	Unreinforced Masonry
		U/S	Underside
GA	Gauge		
GALV	Galvanized	VERT	Vertical
GL	Grid Line	VIF	Verify in Field
GLB	Glued Laminated Beam		
GR	Grade	W	Width
		W/	With
HDG	Hot-dip Galvanized	W/O	Without
HGR	Hanger	WCLIB	West Coast Lumber Inspection Bureau
HK	Hook		
HORIZ	Horizontal	WP	Work Point
HP	High Point	WHS	Welded Headed Stud
HSB	High Strength Bolt	WTS	Welded Threaded Stud
HSS	Hollow Structural Section	WWPA	Western Wood Products Association
HT	Height		
		WWR	Welded Wire Reinforcing
IBC	International Building Code		
ICC	International Code Council		
IN.	Inch, Inches		
INT	Interior		
INV	Inverted		

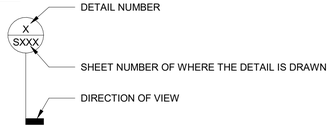
GENERAL REFERENCE SYMBOLS

GRID TYPES

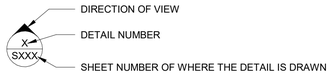


LEVEL LINE

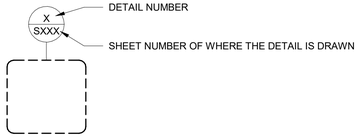
SECTION SYMBOL



ELEVATION SYMBOL

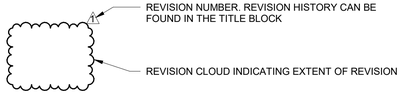


PLAN DETAIL SYMBOL

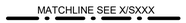


NORTH ARROW REFERENCE

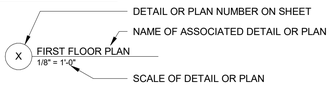
REVISION SCOPE AND NUMBER



MATCH LINE REFERENCE



STANDARD TITLE SYMBOL

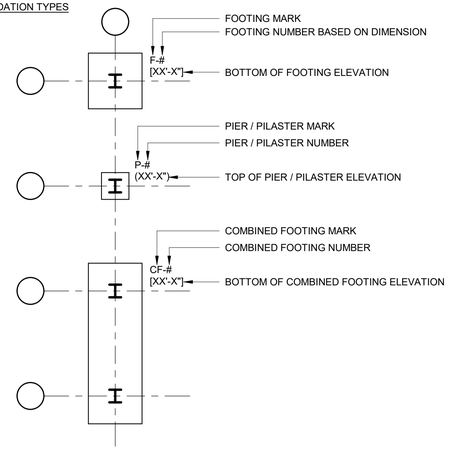


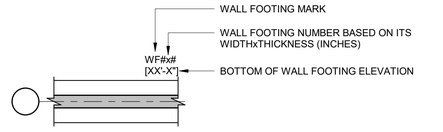
WALL MOUNTED FIRE EXTINGUISHER

WHEELED FIRE EXTINGUISHER

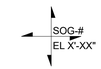
STRUCTURAL FOUNDATION TAGS AND SYMBOLS

FOUNDATION TYPES





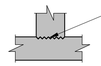
MISCELLANEOUS TAGS AND SYMBOLS



SLAB ON GRADE SYMBOL AND SLAB THICKNESS

CHANGE IN SLAB ELEVATION

CHANGE IN SLAB SLOPE

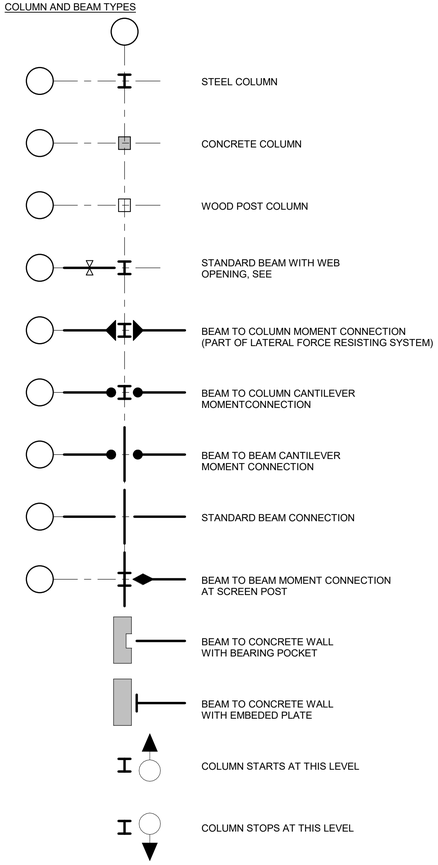


ROUGHENED SURFACE

STEP IN FOUNDATION

STRUCTURAL FRAMING TAGS AND SYMBOLS

COLUMN AND BEAM TYPES

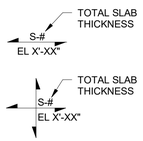


COLUMN STARTS AT THIS LEVEL

COLUMN STOPS AT THIS LEVEL

ED ★ — EXTENDED DAP AT PRECAST STEMS, SEE DETAIL

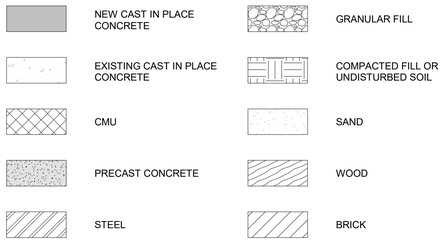
SLAB AND DECK TAGS AND SYMBOLS



R-# — ROOF DECK MARK

S-# — SLAB OR COMPOSITE DECK MARK

MATERIAL HATCH PATTERN



FORCE INDICATION

P_u =	FACTORED AXIAL FORCE ON MEMBER (KIPS)
V_u =	FACTORED SHEAR FORCE ON MEMBER (KIPS)
M_u =	FACTORED MOMENT ON MEMBER (KIP-FEET)
T_u =	FACTORED AXIAL TRANSFER FORCE ACROSS BEAM-TO-COLUMN CONNECTION (KIPS)

PROGRESS SET - NOT FOR PERMIT OR CONSTRUCTION

No.	BY	DATE	REVISIONS

THESE DRAWINGS ARE THE PROPERTY OF P.A.C.E. AND SHALL NOT BE REPRODUCED IN ANY MANNER NOR BE USED FOR CONSTRUCTION UNLESS STAMPED "ISSUED FOR CONSTRUCTION".

PREPARED BY
PROJECT ENGINEER
R.C.E. No.
EXP.

DRAWN Author
DESIGNED Checker
CHECKED Approver
SCALE 12" = 1'-0"
DATE 11/22/23

1"

TITLE
SYMBOLS & ABBREVIATIONS

JOB
HANFORD WWTP UPGRADES
HANFORD CA

OPTERRA ENERGY SERVICES

PACE
Advanced Water Engineering
17520 Newhope Street, Suite 200
Fountain Valley, CA 92708
P: (714) 481-7300 | www.pacewater.com

SHEET
S0.13

JOB No. 238195

41% DESIGN - ISSUED FOR REVIEW

12/8/2023 12:07:35 AM
C:\Users\mtwhite\Desktop\Revit Local Files\2023\238195.00 - Hanford Treatment Plant\238195.00_R23_Hanford Treatment Plant_mwhite.rvt

STATEMENT OF STRUCTURAL OBSERVATION

Structural Observation is required by Chapter 17 of the California Building Code. Types of work listed below shall be observed during periodic site visits by the Structural Engineer. Contractor is responsible for notifying Structural Engineer 3 business days before work is ready for observation. Structural Observation does not constitute Special Inspection.

1. Concrete & Reinforcing Steel: Reinforcing steel, anchor rods, and other embedments shall be observed prior to placement of cast-in-place concrete and/or shotcrete elements.
2. Concrete Unit Masonry: Reinforcing steel, anchor rods, and other embedments shall be observed prior to masonry unit placement and grouting of cells.
3. Structural Steel: Steel elements and welded/bolted connections shall be observed.
4. Light Cold-Formed Metal Framing: Floor/roof diaphragm fastening and hardware installation; cold-formed metal shear wall framing prior to the installation of sheathing; Shear wall screw fastening, welding, and hardware installation.
5. Structural Wood: Floor/roof diaphragm nailing and hardware installation, shear wall nailing and hardware installation, holdown installation, and bolted connection installation.

STATEMENT OF SPECIAL INSPECTIONS

Tests and inspections indicated on the drawings are required for this project. The tests and inspections indicated here are the responsibilities of the Owner's Special Inspector, as required by Chapter 17 of the Building Code.

The Special Inspector shall observe the work assigned for conformance with the approved design drawings and specifications.

1. Special inspections and associated testing shall be performed by an approved qualified testing and inspecting agency meeting the requirements of ASTM E329 (materials), ASTM D3740 (soils), ASTM C1077 (concrete), and ASTM E543 (non-destructive testing). The testing and inspecting agency shall furnish to the architect/engineer a copy of their scope of accreditation. Special inspectors shall be certified by the building official. Welding inspectors shall be qualified per Section 6.1.4 of AWS D1.1.
2. The Special Inspector shall furnish inspection reports to the building official, the Architect/Engineer and other designated persons. All discrepancies shall be brought to the immediate attention of the Contractor for correction, then, if uncorrected, to the proper design authority and to the Building Official.
3. The Special Inspector shall submit a final signed report stating whether the work requiring special inspection was, to the best of the inspector's knowledge, in conformance with the approved plans and specifications and applicable standards of quality and workmanship of the Building Code.
4. The Contractor shall hold a pre-construction meeting involving the Architect, Structural Engineer and the Special Inspector in order to discuss the specific requirements of this project.
5. Terminology:
   a. Continuous: Special inspection by the special inspector who is present when and where the work to be inspected is being performed.
   b. Periodic: Special inspection by the special inspector who is intermittently present where the work to be inspected has been performed or is being performed.
   c. Observe: Observe these items on a random basis. Operations need not be delayed pending these inspections.
   d. Perform: Perform these tasks for each element.
6. Indicated testing meets minimum requirements for structural testing to be provided by the approved qualified testing and inspecting agency. Additional tests for construction considerations are not indicated. The need for such additional tests shall be determined by the Contractor and provided at the Contractor's expense.
7. See project specifications for additional requirements.
8. Reference Standard Editions:

California Building Code	2022
ACI 318	2019*
ACI 440.2R	2008*
ACI 440.3R	2012
ACI 506.2	2013*
ACI 506R	2016*
ACI 506.4R	1994*
ANSI/AISC 341	2016*
ANSI/AISC 360	2016*
ANSI/SDI QA/QC	2017
ASTM C31	2018b*
ASTM C39	2021
ASTM C42	2020
ASTM C94	2017*
ASTM C143	2020
ASTM C780	2020
ASTM C1019	2016*
ASTM C1064	2017
ASTM C1077	2017
ASTM C1314	2023
ASTM D1557	2012-e1*
ASTM D3740	2019
ASTM D7522	2021
ASTM E164	2019
ASTM E329	2021
ASTM E488	2022
ASTM E543	2021
ASTM E709	2021
AWS D1.1	2015*
AWS D1.4	2018*
RCSC Specification	2020
SJI 100	2020*
SJI 200	2015*
TMS 602	2016*

* Reference standard cited by CBC 2022, Chapter 35

Soil and Foundations

Item No.	System, Material or Element	Building Code Reference	Material Standard Reference	Frequency		Remarks
				Continuous	Periodic	
1	Verify materials below shallow foundations are adequate to achieve the design bearing capacity.	Table 1705.6			X	Performed by the Geotechnical Engineer
2	Verify excavations are extended to proper depth and have reached proper material.				X	
3	Perform classification and testing of compacted fill materials.				X	
4	During fill placement verify use of proper materials and procedures in accordance with the provisions of the approved geotechnical report. Verify densities and lift thicknesses during placement and compaction of compacted fill.			X		
5	Prior to placement of compacted fill, inspect subgrade and verify that site has been prepared properly.				X	

Concrete Formwork

Item No.	System, Material or Element	Building Code Reference	Material Standard Reference	Frequency		Remarks
				Continuous	Periodic	
1	Inspect erected formwork, shoring, and bracing to verify the shape, location and dimensions, and to ensure that work is in accordance with formwork design, and to verify that supports, fastenings, wedges, ties, and items are secure.	Table 1705.3	ACI 318: 26.11.1.2(b)		X	

Concrete Reinforcement and Embedded Items

Item No.	System, Material or Element	Building Code Reference	Material Standard Reference	Frequency		Remarks
				Continuous	Periodic	
1	Placement of Reinforcing Bars: Verify the reinforcing grade, size, number, location, and bend detailing are as shown on the drawings and are in acceptable condition. Verify tie-wires and similar items have been properly installed to secure the reinforcement in place during the placement of concrete.	Table 1705.3	ACI 318: Ch. 20, 25.2, 25.3, 26.6.1-26.6.3, ACI 506.4R, ACI 506.6T		X	
2	Cast-in-Place Anchors and other embedments: Verify the anchor diameter, length, type, grade, and depth of embedment into the concrete. Verify tie-wires and similar items have been properly installed to secure the embedded items in place during the placement of concrete.	Table 1705.3	ACI 318: 17.8.2		X	
3	Clearances: Verify proper clearances exist between reinforcement or embedded items and forms or soil.				X	
4	Mechanical Couplers: Verify that the specific manufacturer and model of couplers have been approved for the application by the Architect/Engineer. Verify that the couplers are installed according to the manufacturer's recommendations.				X	
5	Headed Reinforcing Bars: Verify that the specific manufacturer and type of headed reinforcing bars (with applicable product labeling) have been approved for the application by the Architect/Engineer. Verify that the headed terminators are installed according to the manufacturer's recommendations.				X	
6	Welding of Reinforcing Steel: Verify that the appropriate approved welding procedure specification (WPS) is available at the site and that the welder has properly considered the process to be performed and the joint configuration. Verify that the welder follows the essential variables of the WPS, that the materials and process comply with the applicable provisions of AWS D1.1 and AWS D1.4, and the project specifications, and that each welder has satisfactorily passed appropriate AWS qualification tests for the procedure to be performed, and if pertinent, has undergone recertification.	Table 1705.3	AWS D1.4, ACI 318 Section 26.6.4	Welds larger than 5/16"	Welds 5/16" And Smaller	

Cast in Place Concrete

Item No.	System, Material or Element	Building Code Reference	Material Standard Reference	Frequency		Remarks
				Continuous	Periodic	
1	Verify that the concrete delivered to the job has been prepared with the approved mix design appropriate for the application and is transported and placed within the time and under the conditions permitted by ASTM C94 and the project specifications.	Table 1705.3, 1904.1, 1904.2	ASTM C94, ACI 318: Ch. 19, 26.4.3, 26.4.4		X	
2	Verify that the concrete is placed, consolidated, and finished as indicated on the drawings.	Table 1705.3	ACI 318: 26.5	X		
3	Verify that strength test specimens are taken and cured as indicated in the project specifications.					
4	Sampling of Fresh Concrete	Table 1705.3	ACI 318: 26.5, 26.12, ASTM C172	X		
a	Slump and air content: One test at point of placement for each set of compression test specimens; additional tests when concrete consistency seems to have changed.		ASTM C143			
b	Concrete Temperature: One test hourly when air temperature is 40 degrees Fahrenheit and below or 80 degrees Fahrenheit and above, and one test for each set of compressive-strength specimens.		ASTM C1064			
c	Compression Test Specimens: One set of four standard cylinders for each compressive-strength test, unless otherwise directed. Mold and store cylinders for laboratory-cured test specimens except when field-cured test specimens are required.		ASTM C31			Frequency of tests: A minimum of one set of cylinders shall be tested for any individual structure or each day's placement of a class of concrete exceeding 25 cubic yards. An additional set of cylinders shall be tested for each 100 cubic yards of each class of concrete. When frequency of testing will provide fewer than five strength tests for a given class of concrete, conduct testing from at least five randomly selected batches or from each batch if fewer than five are used.
d	Compressive-Strength Tests: One specimen shall be tested at 7 days, two specimens tested at 28 days, and one specimen retained for later testing if required.		ASTM C39			
5	Verify maintenance of specified curing temperature and techniques.	Table 1705.3	ACI 318: 26.5.3, 26.5.5		X	

PROGRESS SET - NOT FOR PERMIT OR CONSTRUCTION

No.	BY	DATE	REVISIONS

THESE DRAWINGS ARE THE PROPERTY OF P.A.C.E. AND SHALL NOT BE REPRODUCED IN ANY MANNER NOR BE USED FOR CONSTRUCTION UNLESS STAMPED "ISSUED FOR CONSTRUCTION".

PREPARED BY
PROJECT ENGINEER
R.C.E. No.
EXP.
DRAWN Author
DESIGNED
CHECKED Approver
SCALE 12" = 1'-0"
DATE 11/22/23

1"

TITLE **SPECIAL INSPECTIONS**

JOB **HANFORD WWTP UPGRADES** CA
HANFORD

OPTERRA ENERGY SERVICES

PACE Advanced Water Engineering
17520 Newhope Street, Suite 200
Fountain Valley, CA 92708
P: (714) 481-7300 | www.pacewater.com

41% DESIGN - ISSUED FOR REVIEW

SHEET **S0.14**

JOB No. 238195

12/8/2023 12:07:36 AM
C:\Users\mtwhite\Desktop\Revit Local Files\2023\238195.00 - Hanford Treatment Plant\238195.00_R23_Hanford Treatment Plant_mwhite.rvt

Post-Installed Anchors

Item No.	System, Material or Element	Building Code Reference	Material Standard Reference	Frequency		Remarks
				Continuous	Periodic	
1	Approved Products: Verify that the specific manufacturer and model of anchors have been approved for the application by the Architect/Engineer.	Table 1705.3			X	See General Notes for approved products
2	Verification of drilled holes: Verify that holes are drilled at the angle required and of the diameter and depth required. Verify that holes are clean prior to installation of anchors.				X	
3	Adhesive Anchors: Verify that the adhesive packaging indicates an expiration date and that the expiration date has not passed. Verify that adhesive is mixed properly and that the initial portion of adhesive coming out of the nozzle is wasted, as required by the manufacturer. Verify that the anchors are installed according to the manufacturer's recommendations.		ACI 318 Section 17.8.2	X		Adhesive anchors include threaded rods and reinforcing bars set in holes filled with adhesive.
4	Mechanical Anchors: Verify that the anchors are installed according to the manufacturer's recommendations.		ACI 318 Section 17.8.2		X	
5	Anchor Testing: Test ten percent of each application of anchors to the tensile or torque proof load as indicated in the General Notes. One application of anchors shall be defined as those anchors installed by a single crew in a single day.				X	Test locations are random at the discretion of the Special Inspector, unless otherwise directed by the Architect/Engineer. If any anchor fails the test, test all anchors in the same application not previously tested until 10 consecutive anchors pass
a	Tension Tests: Tension test loads shall be maintained for a minimum of one minute. Anchor displacement at the end of the loading period shall be limited to one-fifth of the nominal anchor diameter. Displacement following release of load shall return to zero.		ASTM E488		X	Applicable to adhesive anchors
b	Torque Tests: Required torque must be reached within a half turn of the nut from snug, except for 3/8" diameter anchors, for which the required torque must be reached within a quarter turn of the nut from snug.				X	Applicable to mechanical anchors

Reinforced Masonry (Level 2)

Item No.	System, Material or Element	Building Code Reference	Material Standard Reference	Frequency		Remarks
				Continuous	Periodic	
1	Prior to construction, verification of compliance of submittals.	1705.4	TMS 602, Table 3, Article 1.5		X	
2	Prior to construction, verification of f 'm		TMS 602, Table 3, Article 1.4B		X	
3	During construction, verification of Slump flow and Visual Stability Index (VSI) when self-consolidating grout is delivered to the project site.		TMS 602, Table 3, Article 1.5 & 1.6.3		X	
4	As masonry construction begins, verify the proportions of site-prepared mortar		TMS 602, Table 4, Art. 2.1, 2.6A & 2.6C		X	
5	Inspection during placement of masonry units: Verify that units are properly placed, aligned and mortared.		TMS 602 Art. 3.3B		X	
6	Verify the proper grade, type and size, number, location, spacing and detailing of reinforcement, connectors and anchor bolts		TMS 402 Section 6.1 & 6.3; TMS 602, Table 4, Art. 3.2E, 3.4 & 3.6		X	
7	Prior to Grouting, verify cells have been cleaned of loose mortar and debris and reinforcing is secure		TMS 602, Art. 3.3B		X	
8	Inspection during grouting operations		TMS 602 Art. 3.5 & 3.6C	X		
9	Mortar Tests: Observe preparation of specimens, test and evaluate mortar.		TMS 602 Art. 1.4, ASTM C780	X		One set of tests for each set of prism tests.
10	Grout Tests: Observe preparation of specimens, test and evaluate grout.		TMS 602 Art. 1.4, ASTM C1019	X		One set of tests for each set of prism tests.
11	Prism Tests: Observe preparation of specimens, test and evaluate masonry prisms for strength.		TMS 602 Art. 1.4, ASTM C1314	X		One set of three prisms for each 5,000 square feet of wall area constructed, but no less than one set in total.

Welded Studs and Deformed Bar Anchors

Item No.	System, Material or Element	Building Code Reference	Material Standard Reference	Frequency		Remarks
				Continuous	Periodic	
1	Verify that studs and DBAs are applied in a prequalified position or that applicable qualification tests have been performed incorporating the specified materials		AWS D1.1, Section 7.6		X	
2	Verify full 360-degree flash for welds		AWS D1.1, Section 7.8		X	
3	Perform 15-degree bend tests when visual inspection of any stud or DBA reveals less than full 360-degree flash or has been repaired by welding		AWS D1.1, Section 7.8		X	Studs or DBAs subject to bend tests shall show no sign of failure and shall be acceptable for use following the test.

PROGRESS SET - NOT FOR PERMIT OR CONSTRUCTION

THESE DRAWINGS ARE THE PROPERTY OF P.A.C.E. AND SHALL NOT BE REPRODUCED IN ANY MANNER NOR BE USED FOR CONSTRUCTION UNLESS STAMPED "ISSUED FOR CONSTRUCTION".

No.	BY	DATE	REVISIONS

PREPARED BY

PROJECT ENGINEER
R.C.E. No.
EXP.

DRAWN Author
DESIGNED
CHECKED Checker
Approver

SCALE 12" = 1'-0"

DATE 11/22/23

1"

TITLE **SPECIAL INSPECTIONS**

JOB **HANFORD WWTP UPGRADES**
HANFORD CA

OPTERRA ENERGY SERVICES

PACE Advanced Water Engineering
17520 Newhope Street, Suite 200
Fountain Valley, CA 92708
P: (714) 481-7300 | www.pacewater.com

41% DESIGN - ISSUED FOR REVIEW

SHEET **S0.15**

JOB No. 238195

12/8/2023 12:07:36 AM
C:\Users\mtwhite\Desktop\Revit Local Files\2023\238195.00 - Hanford Treatment Plant\238195.00_R23_Hanford Treatment Plant_mwhite.rvt

Structural Steel - Welding

Item No.	System, Material or Element	Building Code Reference	Material Standard Reference	Frequency		Remarks
				Perform	Observe	
1	**Inspection Tasks Prior to Welding**					
a	Verify presence of welder qualification records and continuity records	1705.2	AISC 360 Section N5.4 and Table N5.4-1		X	
b	Verify that applicable WPS is available			X		
c	Verify manufacturer certifications for welding consumables available			X		
d	Verify material identification (type/grade)				X	
e	Confirm welder identification system is followed				X	The fabricator or erector, as applicable, shall maintain a system by which a welder who has welded a joint or member can be identified. Stamps, if used, shall be the low-stress type.
f	Verify fit-up of groove welds (including joint geometry) • Joint preparations • Dimensions (alignment, root opening, root face, bevel) • Cleanliness (condition of steel surfaces) • Tacking (tack weld quality and location) • Backing type and fit (if applicable)				X	
g	Verify fit-up of CJP groove welds of HSS T-, Y- and K-joints without backing (including joint geometry) • Joint preparations • Dimensions (alignment, root opening, root face, bevel) • Cleanliness (condition of steel surfaces) • Tacking (tack weld quality and location)				X	
h	Verify proper configuration and finish of access holes				X	
j	Verify fit-up of fillet welds • Dimensions (alignment, gaps at root) • Cleanliness (condition of steel surfaces) • Tacking (tack weld quality and location)				X	
k	Check welding equipment				X	Fabricator or erector shall observe
2	**Inspection Tasks During Welding**					
a	Confirm control and handling of welding consumables • Packaging • Exposure control	1705.2	AISC 360 Section N5.4 and Table N5.4-2		X	
b	Confirm no welding occurs over cracked tack welds				X	
c	Verify environmental conditions • Wind speed within limits • Precipitation and temperature				X	
d	Verify that applicable WPS is followed • Settings on welding equipment • Travel speed • Selected welding materials • Shielding gas type/flow rate • Preheat applied • Interpass temperature maintained (min./max.) • Proper position (F, V, H, OH) • Intermix of filler metals avoided unless approved				X	
e	Verify proper welding techniques are followed • Interpass and final cleaning • Each pass within profile limitations • Each pass meets quality requirements			Welds Larger than 5/16"	Welds 5/16" And Smaller	
f	Inspect placement and installation of welded headed stud anchors			X		
3	**Inspection Tasks After Welding**					
a	Verify welds are cleaned	1705.2	AISC 360 Section N5.4 and Table N5.4-3		X	
b	Verify size, length and location of welds			X		
c	Verify that welds meet visual acceptance criteria • Crack prohibition • Weld/base-metal fusion • Crater cross section • Weld profiles • Weld size • Undercut • Porosity			X		Documentation for seismic resistance is required per AISC 348 Section J6 and Table J6.3
d	Verify proper treatment of arc strikes			X		
e	Verify proper welding in the k-area of rolled shapes			X		When welding of doubler plates, continuity plates or stiffeners has been performed in the k-area, visually inspect the web k-area for cracks within 3 in. of the weld. Documentation for seismic resistance is required per AISC 348 Section J6 and Table J6.3
f	Verify proper treatment of weld access holes in rolled heavy shapes and built-up heavy shapes			X		After rolled heavy shapes (Section A3.1c) and built-up heavy shapes (Section A3.1d) are welded, visually inspect the weld access hole for cracks. Documentation for seismic resistance is required per AISC 348 Section J6 and Table J6.3
g	Placement of reinforcing or contouring fillet welds (if required)			X		Documentation for seismic resistance is required per AISC 348 Section J6 and Table J6.3
h	Backing removed and weld tabs removed (if required)			X		Documentation for seismic resistance is required per AISC 348 Section J6 and Table J6.3
j	Repair activities			X		Documentation for seismic resistance is required per AISC 348 Section J6 and Table J6.3
k	Document acceptance or rejection of welded joint or member			X		
m	No prohibited welds have been added without the approval of the EOR					

PROGRESS SET - NOT FOR PERMIT OR CONSTRUCTION

THESE DRAWINGS ARE THE PROPERTY OF P.A.C.E. AND SHALL NOT BE REPRODUCED IN ANY MANNER NOR BE USED FOR CONSTRUCTION UNLESS STAMPED "ISSUED FOR CONSTRUCTION".

No.	BY	DATE	REVISIONS

PREPARED BY
PROJECT ENGINEER
R.C.E. No.
EXP.
DRAWN Author
DESIGNED
CHECKED Checker
Approver
SCALE 12" = 1'-0"
DATE 11/22/23

1"

TITLE SPECIAL INSPECTIONS

JOB HANFORD WWTP UPGRADES
HANFORD CA

OPTERRA ENERGY SERVICES

PACE Advanced Water Engineering
17520 Newhope Street, Suite 200
Fountain Valley, CA 92708
P: (714) 481-7300 | www.pacewater.com

41% DESIGN - ISSUED FOR REVIEW

SHEET S0.16

JOB No. 238195

12/8/2023 12:07:36 AM
C:\Users\mtwhite\Desktop\Revit Local Files\2023\238195.00 - Hanford Treatment Plant\238195.00_R23_Hanford Treatment Plant_mwhite.rvt

Structural Steel - Bolting

Item No.	System, Material or Element	Building Code Reference	Material Standard Reference	Frequency		Remarks
				Perform	Observe	
1	**Inspection Tasks Prior to Bolting**					
a	Verify that the manufacturer's certifications are available for fastener materials	1705.2	AISC 360 Section N5.6 and Table N5.6-1	X		
b	Verify that fasteners marked in accordance with ASTM requirements				X	
c	Verify that the correct fasteners are selected for the joint detail (grade, type, diameter, bolt length if threads are to be excluded from shear plane)				X	
d	Verify that the correct bolting procedure is selected for joint detail				X	
e	Verify that connecting elements, including the appropriate faying surface condition and hole preparation, if specified, meet applicable requirements				X	
f	Confirm that pre-installation verification testing by installation personnel are observed and documented for fastener assemblies and that verified methods are used				X	Documentation for seismic resistance is required per AISC 348 Section J7 and Table J7.2
g	Verify that protected storage is provided for bolts, nuts, washers and other fastener components				X	
2	**Inspection Tasks During Bolting**					
a	Verify that fastener assemblies are placed in all holes and washers and nuts are positioned as required	1705.2	AISC 360 Section N5.6 and Table N5.6-2, RCSC Specification Section 9		X	
b	Verify that the joint is brought to the snug-tight condition prior to the pretensioning operation				X	
c	Verify that fastener component not turned by the wrench prevented from rotating				X	
d	Verify that fasteners are pretensioned in accordance with the RCSC Specification, progressing systematically from the most rigid point toward the free edges				X	
3	**Inspection Tasks After Bolting**					
a	Document acceptance or rejection of bolted connections	1705.2	AISC 360 Section N5.6 and Table N5.6-3	X		Documentation for seismic resistance is required per AISC 348 Section J7 and Table J7.3
4	**Inspection of Fabricated or Erected Frame**					
a	Confirm compliance with the details shown on the drawings. Verify member sizes, member locations and proper application of joint details at each connection				X	

Structural Steel Requirements for Seismic Resistance

Item No.	System, Material or Element	Building Code Reference	Material Standard Reference	Frequency		Remarks
				Perform	Observe	
1	**Additional Inspections for Seismic Resistance**	1705.2	AISC 341 Section J8 and Table J8.1			
a	RBS requirements, if applicable • Contour and finish • Dimensional tolerances			X		Documentation for seismic resistance is required per AISC 341 Section J8 and Table J8.1
b	Protected zone - verify that no holes and unapproved attachments are made by fabricator or erector, as applicable			X		Documentation for seismic resistance is required per AISC 341 Section J8 and Table J8.1
2	**Nondestructive Testing of Steel and Welds for Seismic Resistance**	1705.2				
a	Ultrasonic Testing (UT) of CJP Groove Welds in material 5/16" or more in thickness		AISC 341, Section J6.2a, ASTM E164	X		100% of welds. Weld discontinuities shall be accepted or rejected on the basis of AWS D1.1/D1.1M Table 6.2.
b	Magnetic Particle Testing (MT) of CJP Groove Welds in beam-to-column connections		AISC 341, Section J6.2a, ASTM E709	X		25% of welds.
c	UT of PJP Groove welds in column splices and column-to-base-plate welds		AISC 341, Section J6.2b, ASTM E164	X		Weld discontinuities shall be accepted or rejected on the basis of AWS D1.1/D1.1M Table 6.2.
d	UT of base metal for material thicker than 1.5 in., loaded in tension in the through-thickness direction in T- and corner-joints, where the connected material is greater than 0.75 in. and contains CJP groove welds		AISC 341, Section J6.2c, ASTM E164	X		100% of welds, behind and adjacent to CJP welds. Weld discontinuities within 1/4 thickness of material surface shall be accepted or rejected on the basis of AWS D1.1/D1.1M Table 6.2.
e	MT for thermally cut surfaces of beam copes and access holes at welded splices and connections for rolled shapes with flanges exceeding 1.5 inches thick and for built-up shapes with webs exceeding 1.5 inches thick		AISC 341, Section J6.2d, ASTM E709	X		100% of conditions
f	MT of welds and adjacent areas of the reduced beam section (RBS) cut surfaces that have been repaired by welding, or on the base metal of the RBS cut surface if a sharp notch has been removed by grinding		AISC 341, Section J6.2e, ASTM E709	X		100% of conditions
g	MT for the ends of welds where weld tabs have been removed at the locations of CJP Groove Welds in material 5/16" or more in thickness		AISC 341, Section J6.2f, ASTM E709	X		100% of conditions

PROGRESS SET - NOT FOR PERMIT OR CONSTRUCTION

No.	BY	DATE	REVISIONS

THESE DRAWINGS ARE THE PROPERTY OF P.A.C.E. AND SHALL NOT BE REPRODUCED IN ANY MANNER NOR BE USED FOR CONSTRUCTION UNLESS STAMPED "ISSUED FOR CONSTRUCTION".

PREPARED BY
PROJECT ENGINEER
R.C.E. No.
EXP.

DRAWN Author
DESIGNED
CHECKED Approver
SCALE 12" = 1'-0"
DATE 11/22/23

1"

TITLE **SPECIAL INSPECTIONS**

JOB **HANFORD WWTP UPGRADES**
HANFORD CA

OPTERRA ENERGY SERVICES

PACE Advanced Water Engineering
17520 Newhope Street, Suite 200
Fountain Valley, CA 92708
P: (714) 481-7300 | www.pacewater.com

SHEET **S0.17**

JOB No. 238195

41% DESIGN - ISSUED FOR REVIEW

12/8/2023 12:07:37 AM
C:\Users\mtwhite\Desktop\Revit Local Files\2023\238195.00 - Hanford Treatment Plant\238195.00_R23_Hanford Treatment Plant_mwhite.rvt

Steel Deck

Item No.		System, Material or Element	Building Code Reference	Material Standard Reference	Frequency		Remarks
					Perform	Observe	
1		**Inspection Tasks Prior to Deck Placement**					
	a	Verify compliance of materials (deck and all deck accessories) with construction documents, including profiles, material properties, and base metal thickness	1705.2.2	ANSI SDI QA/QC, Appendix 1, Table 1.1	X		
	b	Document acceptance or rejection of deck and deck accessories			X		
2		**Document acceptance or rejection of deck and deck accessories**					
	a	Verify compliance of deck and all deck accessories installation with construction documents		ANSI SDI QA/QC, Appendix 1, Table 1.2	X		
	b	Verify deck materials are represented by the mill certifications that comply with the construction documents			X		
	c	Document acceptance or rejection of deck and deck accessories			X		
3		**Inspection Tasks Prior to Welding**					
	a	Verify that welding procedure specifications (WPS) are available		ANSI SDI QA/QC, Appendix 1, Table 1.3		X	
	b	Verify that manufacturer certifications for welding consumables are available				X	
	c	Verify material identification (type/grade)				X	
	d	Check welding equipment				X	
4		**Inspection Tasks During Welding**					
	a	Verify welders are qualified		ANSI SDI QA/QC, Appendix 1, Table 1.4		X	
	b	Verify proper control and handling of welding consumables				X	
	c	Verify environmental conditions (wind speed, moisture, temperature)				X	
	d	Verify WPS is followed				X	
5		**Inspection Tasks After Welding**					
	a	Verify size and location of welds, including support, sidelap, and perimeter welds		ANSI SDI QA/QC, Appendix 1, Table 1.5	X		
	b	Verify welds meet acceptance criteria			X		
	c	Verify repair activities			X		
	d	Document acceptance or rejection of welds			X		
6		**Inspection Tasks Prior to Mechanical Fastening**					
	a	Verify manufacturer installation instructions are available for mechanical fasteners		ANSI SDI QA/QC, Appendix 1, Table 1.6		X	
	b	Verify proper tools are available for fastener installation				X	
	c	Verify proper storage for mechanical fasteners				X	
7		**Inspection Tasks During Mechanical Fastening**					
	a	Verify fasteners are positioned as required		ANSI SDI QA/QC, Appendix 1, Table 1.7		X	
	b	Verify that fasteners are installed in accordance with manufacturer's instructions				X	
8		**Inspection Tasks After Mechanical Fastening**					
	a	Check spacing, type, and installation of support fasteners		ANSI SDI QA/QC, Appendix 1, Table 1.8	X		
	b	Check spacing, type, and installation of sidelap fasteners			X		
	c	Check spacing, type, and installation of perimeter fasteners			X		
	d	Verify repair activities			X		
	e	Document acceptance or rejection of mechanical fasteners			X		

PROGRESS SET - NOT FOR PERMIT OR CONSTRUCTION

No.	BY	DATE	REVISIONS

THESE DRAWINGS ARE THE PROPERTY OF P.A.C.E. AND SHALL NOT BE REPRODUCED IN ANY MANNER NOR BE USED FOR CONSTRUCTION UNLESS STAMPED "ISSUED FOR CONSTRUCTION".

PREPARED BY
PROJECT ENGINEER
R.C.E. No.
EXP.

DRAWN Author
DESIGNED
CHECKED Checker Approver
SCALE 12" = 1'-0"
DATE 11/22/23

1"

TITLE **SPECIAL INSPECTIONS**

JOB **HANFORD WWTP UPGRADES** CA
HANFORD

OPTERRA ENERGY SERVICES

PACE Advanced Water Engineering
17520 Newhope Street, Suite 200
Fountain Valley, CA 92708
P: (714) 481-7300 | www.pacewater.com

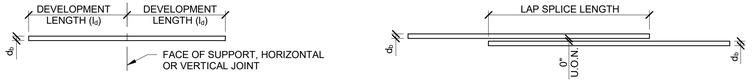
SHEET **S0.18**

JOB No. 238195

41% DESIGN - ISSUED FOR REVIEW

12/8/2023 12:07:37 AM
C:\Users\mtwhite\Desktop\Revit Local Files\2023\238195.00 - Hanford Treatment Plant\238195.00_R23_Hanford Treatment Plant_mwhite.rvt

BAR SIZE	DEVELOPMENT LENGTH INCHES (l_d)								LAP SPLICE LENGTH INCHES							
	TOP BARS				OTHER BARS				TOP BARS				OTHER BARS			
	3000 PSI	4000 PSI	5000 PSI	6000 PSI	3000 PSI	4000 PSI	5000 PSI	6000 PSI	3000 PSI	4000 PSI	5000 PSI	6000 PSI	3000 PSI	4000 PSI	5000 PSI	6000 PSI
#3	22	19	17	16	17	15	13	12	29	25	23	20	23	20	17	16
#4	29	25	23	21	22	19	17	16	38	33	30	27	29	25	23	21
#5	36	31	28	26	28	24	22	20	47	41	37	33	37	32	29	26
#6	43	37	34	31	33	29	26	24	56	49	45	40	43	38	34	31
#7	63	54	49	45	48	42	38	34	82	71	64	58	63	55	50	45
#8	72	62	56	51	55	48	43	39	94	81	73	66	72	63	56	51
#9	81	70	63	57	62	54	48	44	106	91	82	74	81	71	63	57
#10	91	79	71	64	70	61	54	50	119	103	93	84	91	80	71	64
#11	101	87	78	71	78	67	60	55	132	114	102	93	102	88	78	71



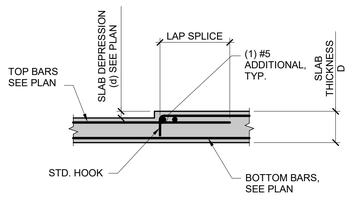
DEVELOPMENT

LAP SPLICE

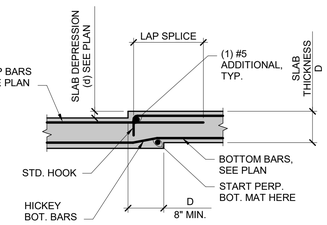
NOTES:
1. REFER TO HOOKED REINFORCEMENT TENSION DEVELOPMENT LENGTH SCHEDULE IN CONCRETE WHEN THE STRAIGHT DEVELOPMENT LENGTH IN TENSION CANNOT BE ACCOMMODATED IN THE CONCRETE SECTION.
2. TABULATED DEVELOPMENT LENGTHS ARE BASED ON REINFORCING STEEL YIELD STRENGTH F_y=60 KSI AND NORMAL WEIGHT CONCRETE.
3. TOP BARS ARE DEFINED AS HORIZONTAL BARS WITH MORE THAN 12 INCHES OF FRESH CONCRETE CAST IN THE MEMBER BELOW THE BARS TO BE DEVELOPED OR SPLICED. THE TOP BAR FACTOR DOES NOT APPLY TO BARS IN WALLS.
4. WHEN BARS OF DIFFERENT SIZE ARE LAP SPLICED IN TENSION, SPLICE LENGTH SHALL BE THE LARGER OF l_d OF THE LARGER BAR AND LAP SPLICE LENGTH OF THE SMALLER BAR.
5. ALL TABULATED VALUES ARE MINIMUM LENGTHS, IN CASE OF CONFLICT WITH PLANS, SECTIONS, OR DETAILS, USE THE LONGER LENGTH.
6. d_b = BAR DIAMETER.
7. l_d = DEVELOPMENT LENGTH.
8. MULTIPLY TABULATED LENGTHS BY THE FOLLOWING FACTORS WHERE APPLICABLE. NOTE THAT FACTORS ARE CUMULATIVE: (E.G. 1.33x1.50 = 2.0)
   A. LIGHT WEIGHT CONCRETE: 1.33
   B. 3 BUNDLED BARS: 1.20
   C. 4 BUNDLED BARS: 1.33
   D. CLEAR SPACING LESS THAN $2d_b$ AND CLEAR COVER LESS THAN d_b: 1.50
   E. EPOXY COATED BARS: 1.50
9. USE MECHANICAL COUPLERS FOR #14 AND LARGER BARS.
10. FOR LAP SPLICES IN CONCRETE MASONRY, SEE MASONRY REINFORCEMENT DETAILS.

1 STRAIGHT REINFORCEMENT DEVELOPMENT AND LAP SPLICE LENGTH SCHEDULE FOR CONCRETE

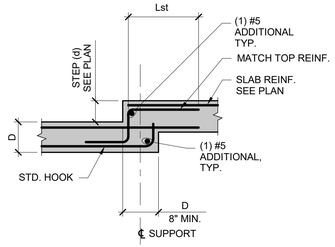
3/4" = 1'-0"



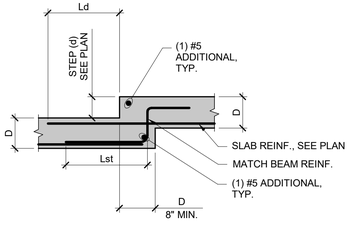
SLAB DEPRESSION (d) IS ≤ 2"



STEP ≤ 2"



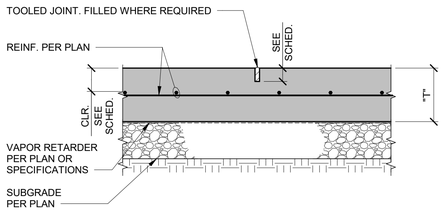
STEP (d) IS < D-3"
(AT SUPPORT, TOP BARS REQUIRED)



STEP (d) IS < D-3"
(BETWEEN SUPPORT, TOP BARS NOT REQUIRED)

NOTE: ALL SPLICE LENGTHS TO BE TENSION SPLICES PER DETAIL 1/S0.20

SLAB THICKNESS, "T" (IN.)	JOINT DEPTH (IN.)	CLEARANCE TO TOP OF REINF. (IN.)	MAX. JOINT SPACING (FT.)
4"	1"	1½"	12'
5"	1¼"	2"	15'
6"	1½"	2½"	18'



NOTES:
1. FILL JOINT WHERE REQUIRED AFTER SLAB HAS BEEN CURED. USE MINIMUM JOINT WIDTH OF 3/16" FOR JOINTS TO BE FILLED.
2. CONSTRUCTION JOINT MAY REPLACE CONTROL JOINT.
3. LOCATE CONTROL JOINTS ON A RECTANGULAR GRID, SPACED PER SCHEDULE. SUBMIT JOINT DETAIL AND LAYOUT TO ARCHITECT FOR REVIEW.
4. ALTERNATIVE: MAKE SAWCUT JOINTS WITHIN 4 TO 8 HOURS AFTER CONCRETE PLACEMENT. PROPER TIMING IS DICTATED BY THE RATE OF HARDENING OF THE CONCRETE.

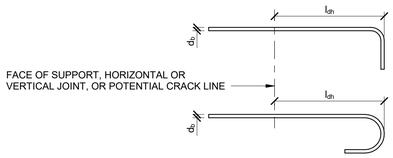
5 TYPICAL SLAB ON GRADE CONTROL JOINT

1 1/2" = 1'-0"

3 SLAB STEP AND DEPRESSION REINFORCEMENT DETAILS

3/4" = 1'-0"

BAR SIZE	TENSION DEVELOPMENT LENGTH FOR HOOKED BARS (l_{dh}) INCHES			
	3000 PSI	4000 PSI	5000 PSI	6000 PSI
#3	9	8	7	6
#4	11	10	9	8
#5	14	12	11	10
#6	17	15	13	12
#7	20	17	15	15
#8	22	19	17	18
#9	25	23	22	22
#10	29	27	26	26
#11	34	32	31	30



90 DEGREE HOOK

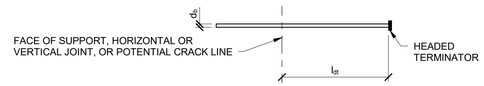
180 DEGREE HOOK

NOTES:
1. SEE TYPICAL REINFORCEMENT BEND DETAIL FOR ADDITIONAL INFORMATION.
2. TABULATED DEVELOPMENT LENGTHS ARE BASED ON REINFORCING STEEL YIELD STRENGTH (F_y=60 KSI) AND NORMAL WEIGHT CONCRETE.
3. ALL TABULATED VALUES ARE MINIMUM LENGTHS. IN CASE OF CONFLICT WITH THE PLANS, SECTIONS, OR DETAILS, USE THE LONGER LENGTH.
4. d_b=BAR DIAMETER
5. l_{dh} =TENSION DEVELOPMENT LENGTH (HOOK BARS)
6. ADJUST TABULATED LENGTHS BY THE FOLLOWING MULTIPLICATION FACTORS WHERE APPLICABLE. NOTE THAT THE FACTORS ARE CUMULATIVE: (e.g. 1.33 x 1.20 = 1.60)
   A. REINFORCING BAR STRENGTH OTHER THAN 60 KSI: (F_y/60,000)
   B. LIGHT WEIGHT CONCRETE: 1.33
   C. EPOXY COATED BARS: 1.20

2 HOOKED REINFORCEMENT DEVELOPMENT LENGTH SCHEDULE FOR CONCRETE

3/4" = 1'-0"

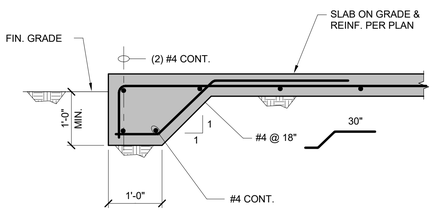
BAR SIZE	TENSION DEVELOPMENT LENGTH FOR HEADED BARS (l_{dt}) INCHES			
	3000 PSI	4000 PSI	5000 PSI	6000 PSI
#3	7	6	6	6
#4	9	8	7	6
#5	11	10	9	8
#6	14	12	11	9
#7	16	14	12	11
#8	18	16	14	12
#9	20	18	16	14
#10	22	19	17	16
#11	25	21	19	17

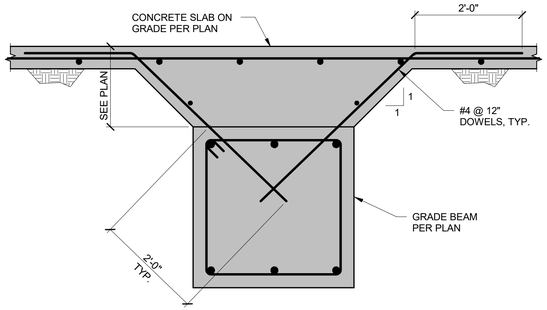


NOTES:
1. $A_{brg} \geq 4A_b$; $s \geq 4d_b$
2. TABULATED DEVELOPMENT LENGTHS ARE BASED ON REINFORCING STEEL YIELD STRENGTH (F_y = 60 KSI) AND NORMAL WEIGHT CONCRETE.
3. ALL TABULATED VALUES ARE MINIMUM LENGTHS. IN CASE OF CONFLICT WITH THE PLANS, SECTIONS, OR DETAILS, USE THE LONGER LENGTH.
4. A_{brg} = NET BEARING AREA OF THE HEAD.
5. A_b = BAR AREA
6. d_b = BAR DIAMETER
7. l_{dt} = TENSION DEVELOPMENT LENGTH (HEADED BARS)
8. s = CLEAR SPACING BETWEEN BARS
9. ADJUST TABULATED LENGTHS BY THE FOLLOWING MULTIPLICATION FACTORS WHERE APPLICABLE. NOTE THAT THE FACTORS ARE CUMULATIVE: (e.g. 1.30 x 1.20 = 1.56)
   A. REINFORCING BAR STRENGTH OTHER THAN 60 KSI: (F_y/60,000)
   B. EPOXY COATED BARS: 1.20
10. THE HEAD IS CONSIDERED PART OF THE BAR FOR THE PURPOSE OF SATISFYING COVER REQUIREMENTS. MINIMUM CLEAR COVER IS $2d_b$.
11. HEADS MAY BE STAGGERED TO AVOID CONGESTION.

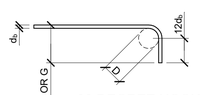
4 HEADED REINFORCEMENT DEVELOPMENT LENGTH SCHEDULE FOR CONCRETE

3/4" = 1'-0"

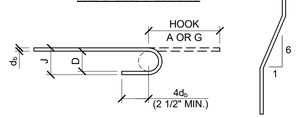




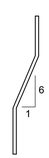
BAR SIZE	BEND DIAMETER (D) INCHES	180°HOOKS		90° HOOKS
		A OR G INCHES	J INCHES	A OR G INCHES
#3	2¼	5	3	6
#4	3	6	4	8
#5	3¾	7	5	10
#6	4½	8	6	12
#7	5¼	10	7	14
#8	6	11	8	16
#9	9½	15	11¾	19
#10	10¾	17	13¼	22
#11	12	19	14¾	24



90 DEGREE HOOK



180 DEGREE HOOK



OFFSET BEND

NOTES:
1. ALL BENDS SHALL BE MADE COLD AND SHALL BE MADE PRIOR TO PARTIAL EMBEDMENT IN CONCRETE.
2. d_b = BAR DIAMETER.
3. D = BEND DIAMETER, MEASURED ON THE INSIDE OF BAR.

6 SLAB ON GRADE EDGE DETAIL

3/4" = 1'-0"

7 TYP. SLAB ON GRADE TO GRADE BEAM CONNECTION DETAIL

3/4" = 1'-0"

8 TYPICAL REINFORCEMENT BENDS FOR CONCRETE AND MASONRY

3/4" = 1'-0"

PROGRESS SET - NOT FOR PERMIT OR CONSTRUCTION

No.	BY	DATE	REVISIONS

PREPARED BY
PROJECT ENGINEER
P.E.'S No.
EXP.
DRAWN Author
DESIGNED
Checker
CHECKED
Approver
SCALE As indicated
DATE 11/22/23

1"

TITLE CONCRETE TYPICAL DETAILS

JOB HANFORD WWTP UPGRADES CA
HANFORD

THESE DRAWINGS ARE THE PROPERTY OF P.A.C.E. AND SHALL NOT BE REPRODUCED IN ANY MANNER NOR BE USED FOR CONSTRUCTION UNLESS STAMPED "ISSUED FOR CONSTRUCTION".

OPTERRA ENERGY SERVICES

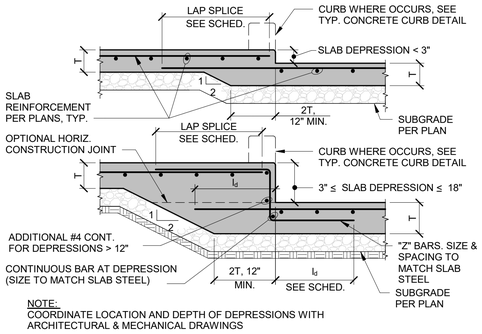
PACE Advanced Water Engineering
17520 Newhope Street, Suite 200
Fountain Valley, CA 92708
P.: (714) 481-7300 | www.pacewater.com

SHEET S0.20

JOB No. 238195

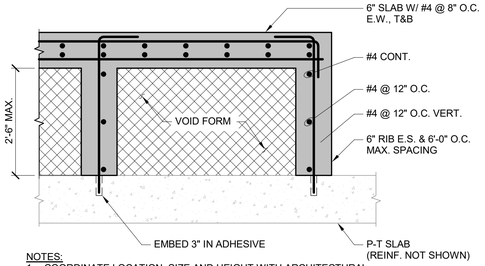
41% DESIGN - ISSUED FOR REVIEW

12/8/2023 12:07:38 AM
C:\Users\mwhite\Desktop\Revit Local Files\2023\238195.00 - Hanford Treatment Plant\238195.00_R23_Hanford Treatment Plant_mwhite.rvt



NOTE:
COORDINATE LOCATION AND DEPTH OF DEPRESSIONS WITH ARCHITECTURAL & MECHANICAL DRAWINGS

1 TYPICAL SLAB ON GRADE AT DEPRESSIONS
3/4" = 1'-0"

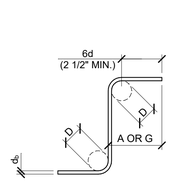


NOTES:
1. COORDINATE LOCATION, SIZE AND HEIGHT WITH ARCHITECTURAL AND MECHANICAL DRAWINGS.
2. SEE POST-INSTALLED ANCHORS NOTE 3 REGARDING LOCATING EXISTING REINFORCING AND TENDONS PRIOR TO DRILLING.

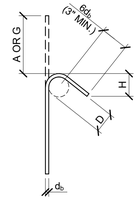
SGHCON31

2 TYPICAL CONCRETE PADS EXCEEDING 8" THICKNESS
1" = 1'-0"

BAR SIZE	BEND DIAMETER (D) INCHES	90° HOOK	135° HOOKS	
		A OR G INCHES	A OR G INCHES	H (APPROX.) INCHES
#3	1 1/2	4	4 1/4	3
#4	2	4 1/2	4 1/2	3
#5	2 1/2	6	5 1/2	3 3/4



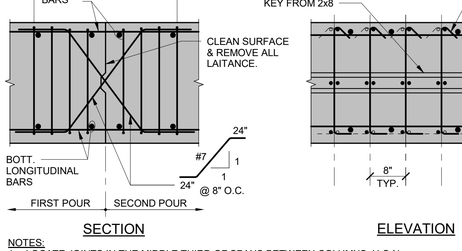
90 DEGREE HOOK



135 DEGREE HOOK

NOTES:
1. ALL BENDS SHALL BE MADE COLD AND SHALL BE MADE PRIOR TO PARTIAL EMBEDMENT IN CONCRETE.
2. d_b = BAR DIAMETER.
3. D = BEND DIAMETER, MEASURED ON THE INSIDE OF BAR.

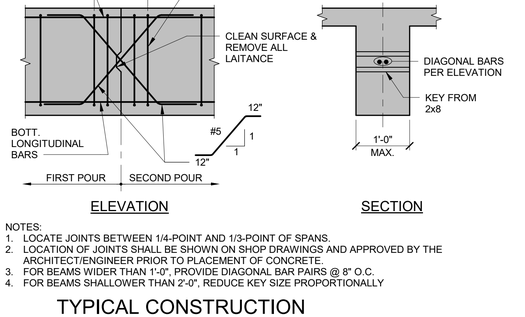
3 TYPICAL TIE AND STIRRUP HOOKS FOR CONCRETE AND MASONRY
3/4" = 1'-0"



NOTES :

1. FILL JOINT WHERE REQUIRED AFTER SLAB HAS BEEN CURED.
2. CONSTRUCTION JOINT MAY REPLACE CONTROL JOINT.

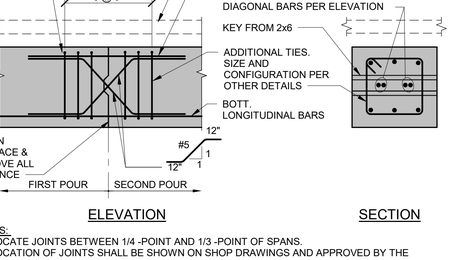
4 TYPICAL SLAB ON GRADE CONSTRUCTION JOINT
1 1/2" = 1'-0"



NOTE:
SEE ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS.

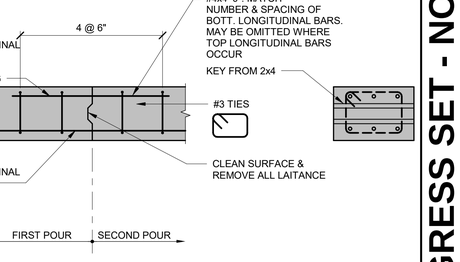
5 TYPICAL CONCRETE STAIRS ON GRADE
3/4" = 1'-0"

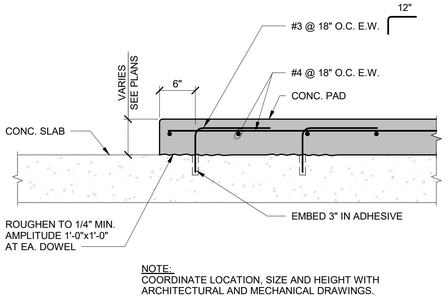
REINFORCING SCHEDULE	
HEIGHT	VERT. REINF.
2x W MAX.	#3 @ 12"
4x W MAX.	#4 @ 12"



NOTE:
COORDINATE LOCATION, SIZE AND HEIGHT WITH ARCHITECTURAL AND MECHANICAL DRAWINGS.

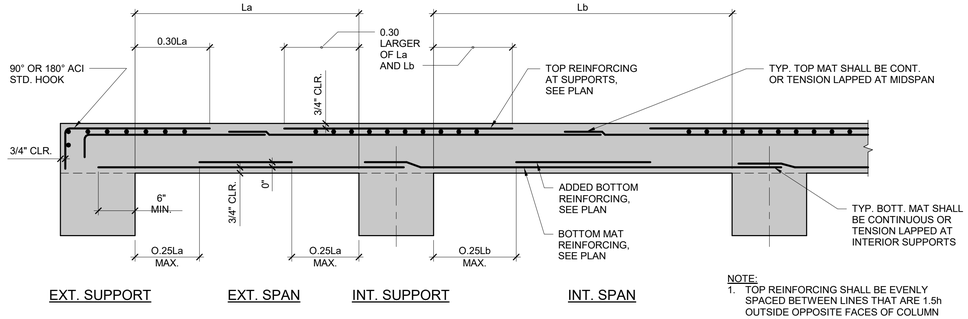
7 TYPICAL CONCRETE CURB
1" = 1'-0"





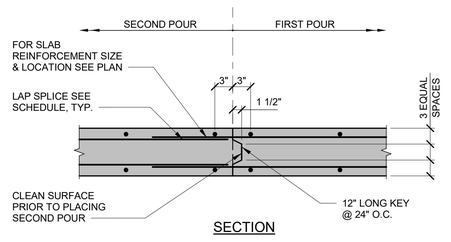
NOTE:
COORDINATE LOCATION, SIZE AND HEIGHT WITH ARCHITECTURAL AND MECHANICAL DRAWINGS.

6 TYPICAL CONCRETE PAD
1" = 1'-0"



EXT. SUPPORT | EXT. SPAN | INT. SUPPORT | INT. SPAN

NOTE:
1. TOP REINFORCING SHALL BE EVENLY SPACED BETWEEN LINES THAT ARE 1.5h OUTSIDE OPPOSITE FACES OF COLUMN SUPPORT, NOT TO EXCEED 12 in



SECTION

NOTES:
1. LOCATE JOINTS BETWEEN 1/4-POINT AND 1/3-POINT OF SPANS.
2. LOCATION OF JOINTS SHALL BE SHOWN ON SHOP DRAWINGS AND APPROVED BY ARCHITECT/ENGINEER PRIOR TO CONSTRUCTING FORMS OR PLACING CONCRETE.

SGHCON32

8 MILD CONCRETE SLAB REINFORCING
1/4" = 1'-0"

SECTION ELEVATION

NOTES:
1. LOCATE JOINTS IN THE MIDDLE THIRD OF SPANS BETWEEN COLUMNS, U.O.N.
2. LOCATION OF JOINTS SHALL BE SHOWN ON SHOP DRAWINGS AND APPROVED BY ARCHITECT/ENGINEER PRIOR TO CONSTRUCTING FORMS OR PLACING REBAR OR CONCRETE.

10 TYPICAL CONSTRUCTION JOINT FOR MAT FOUNDATION
3/4" = 1'-0"

ELEVATION SECTION

NOTES:
1. LOCATE JOINTS BETWEEN 1/4-POINT AND 1/3-POINT OF SPANS.
2. LOCATION OF JOINTS SHALL BE SHOWN ON SHOP DRAWINGS AND APPROVED BY THE ARCHITECT/ENGINEER PRIOR TO PLACEMENT OF CONCRETE.
3. FOR BEAMS WIDER THAN 1'-0", PROVIDE DIAGONAL BAR PAIRS @ 8" O.C.
4. FOR BEAMS SHALLOWER THAN 2'-0", REDUCE KEY SIZE PROPORTIONALLY

11 TYPICAL CONSTRUCTION JOINT FOR CAST-IN-PLACE BEAM
3/4" = 1'-0"

ELEVATION SECTION

NOTES:
1. LOCATE JOINTS BETWEEN 1/4 -POINT AND 1/3 -POINT OF SPANS.
2. LOCATION OF JOINTS SHALL BE SHOWN ON SHOP DRAWINGS AND APPROVED BY THE ARCHITECT/ENGINEER PRIOR TO PLACEMENT OF CONCRETE.
3. PROVIDE DIAGONAL BAR PAIRS @ 8" O.C. (2 PAIRS MIN.)
4. FOR BEAMS SHALLOWER THAN 2'-0", REDUCE KEY SIZE PROPORTIONALLY

12 TYPICAL CONSTRUCTION JOINT FOR TIE/GRADE BEAM
3/4" = 1'-0"

ELEVATION SECTION

13 TYPICAL CONSTRUCTION JOINT FOR CONTINUOUS FOOTING
3/4" = 1'-0"

9 TYP. ELEVATED SLAB CONSTRUCTION JOINT
1" = 1'-0"

No.	BY	DATE	REVISIONS

THESE DRAWINGS ARE THE PROPERTY OF P.A.C.E. AND SHALL NOT BE REPRODUCED IN ANY MANNER NOR BE USED FOR CONSTRUCTION UNLESS STAMPED "ISSUED FOR CONSTRUCTION".

PREPARED BY
PROJECT ENGINEER
R.C.E. No.
EXP.
SCALE As indicated
DRAWN Author
DESIGNED
Checker
CHECKED
Approver
DATE 11/22/23

1"

TITLE
CONCRETE TYPICAL DETAILS

JOB
HANFORD WWTP UPGRADES
HANFORD CA

OPTERRA ENERGY SERVICES

PACE Advanced Water Engineering
17520 Newhope Street, Suite 200
Fountain Valley, CA 92708
P: (714) 481-7300 | www.pacewater.com

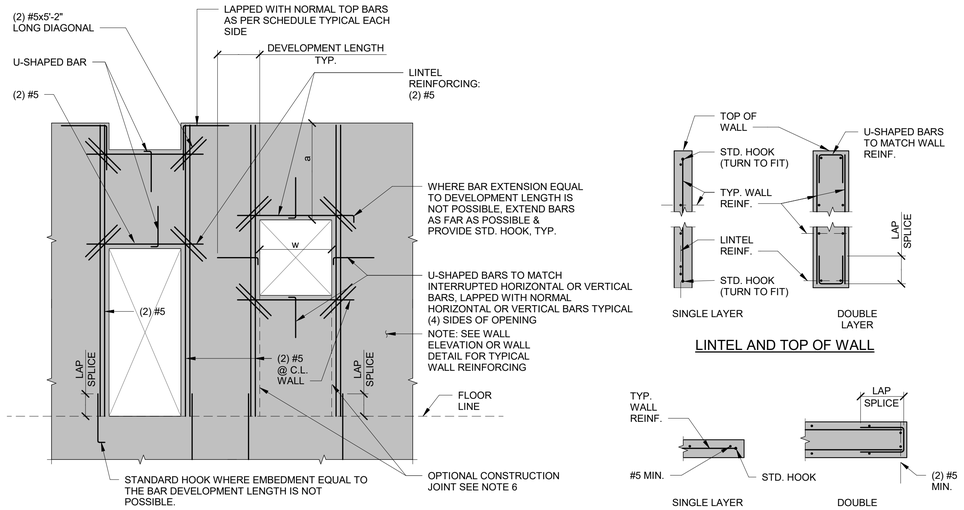
SHEET
S0.21

JOB No. 238195

41% DESIGN - ISSUED FOR REVIEW

PROGRESS SET - NOT FOR PERMIT OR CONSTRUCTION

12/8/2023 12:07:39 AM
C:\Users\mwhite\Desktop\Revit Local Files\2023\238195.00 - Hanford Treatment Plant\238195.00_R23_Hanford Treatment Plant_mwhite.rvt



WALL ELEVATION WITH DOUBLE LAYER REINFORCEMENT

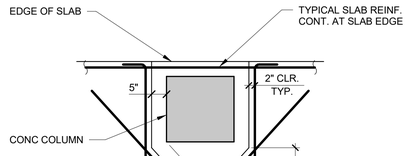
LINTEL AND TOP OF WALL

PLAN - JAMB OR END OF WALL

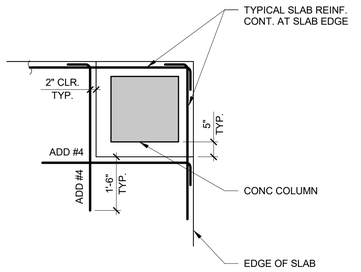
NOTES:
1. FOR WALLS WITH DOUBLE LAYERS OF REINFORCING, JAMB BARS AND CORNER BARS SHALL BE PLACED AT EACH FACE, RATHER THAN AT WALL C.L.
2. EXTEND JAMB BARS FLOOR TO FLOOR, OR FLOOR TO ROOF.
3. TYPICAL REINFORCING NOT SHOWN FOR CLARITY.
4. OPENINGS ARE SHOWN SQUARE AND RECTANGULAR. CIRCULAR OPENINGS REQUIRE THE SAME DETAILS AND REINFORCEMENT.
5. WHEN DIMENSION "a" < 0.5 "w", REPLACE U-SHAPED BARS WITH CLOSED TIES. SPACE CLOSED TIES TO MATCH VERTICAL WALL REINFORCING BUT NOT GREATER THAN "a"/2.
6. THE CONTRACTOR MAY ELECT TO ADD VERTICAL CONSTRUCTION JOINTS THAT ALIGN WITH THE EDGES OF THE OPENINGS PROVIDED THAT ALL REINFORCEMENT IS CONTINUOUS THROUGH THE JOINTS.
7. REFER TO THE CONTRACT DRAWINGS FOR THE SIZES AND LOCATIONS OF ALL OPENINGS IN THE CONCRETE WALLS.

1 TYPICAL MINIMUM REINFORCING AT CONCRETE WALL OPENINGS

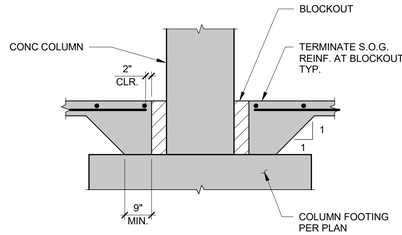
1/8" = 1'-0"



EDGE CONDITION

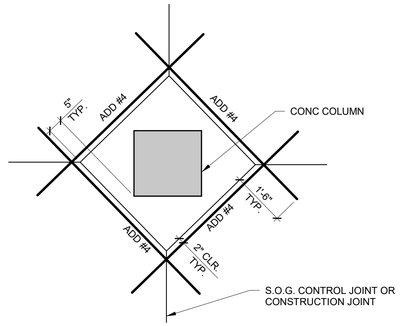


CORNER CONDITION



ELEVATION

NOTE:
POUR BLOCKOUT AFTER COMPLETION OF FLOORS AND ROOF CONSTRUCTION ABOVE, INCLUDING INSTALLATION OF HEAVY LOADING (SOIL, MECH. EQUIPMENT, ETC.)

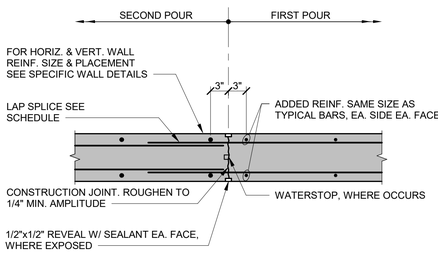


INTERIOR CONDITION

SGHCON33B

2 TYPICAL S.O.G. BLOCKOUT AT CONCRETE COLUMN OR ENCASEMENT

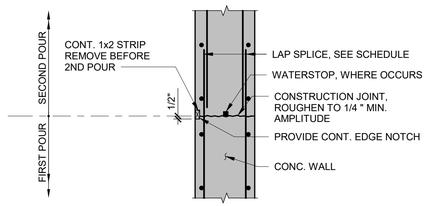
1/2" = 1'-0"



PLAN

NOTES:
1. PROVIDE CONSTRUCTION JOINTS AT 60'-0" MAXIMUM SPACING.
2. LOCATION AND DETAIL OF JOINTS SHALL BE APPROVED BY ARCHITECT/ENGINEER PRIOR TO CONSTRUCTING FORMS OR PLACING CONCRETE.
3. SEE ARCHITECTURAL DRAWINGS FOR REVEAL DETAILS AND LOCATIONS.
4. SEE ARCHITECTURAL DRAWINGS FOR WATERPROOFING DETAILS.

VERTICAL CONSTRUCTION JOINT



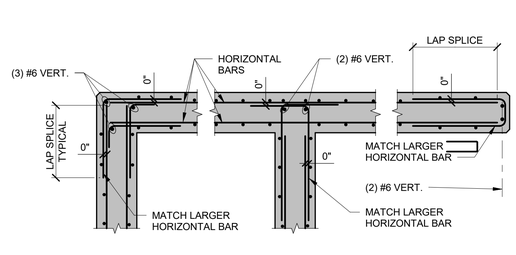
SECTION

NOTES:
1. PROVIDE CONT. 1x2 ON BOTH FACES WHERE EXPOSED.
2. LOCATION AND DETAIL OF JOINTS SHALL BE APPROVED BY ARCHITECT/ENGINEER PRIOR TO CONSTRUCTING FORMS OR PLACING CONCRETE.
3. SEE ARCHITECTURAL DRAWINGS FOR REVEAL DETAILS & LOCATIONS.
4. SEE ARCHITECTURAL DRAWINGS FOR WATERPROOFING DETAILS.

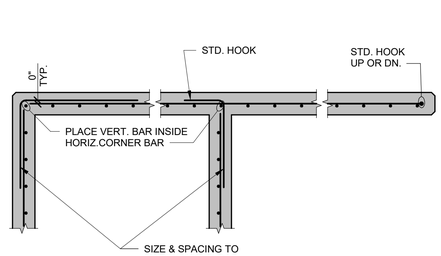
HORIZONTAL CONSTRUCTION JOINT

3 TYPICAL WALL CONSTRUCTION JOINTS

1" = 1'-0"



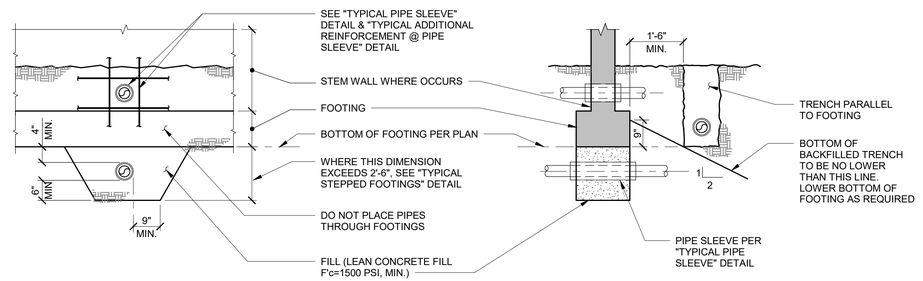
DOUBLE CURTAIN



SINGLE CURTAIN

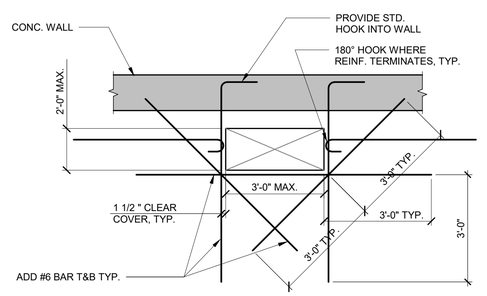
4 WALL AND BEAM STEM REINFORCEMENT DETAILS

3/4" = 1'-0"



5 TYPICAL CONDITIONS FOR PIPES BELOW GRADE

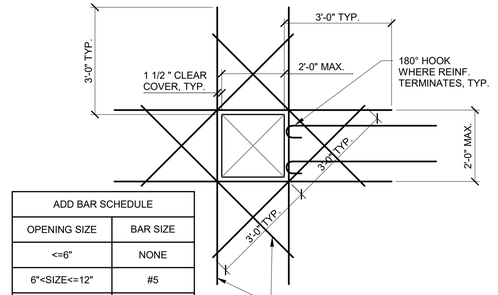
1/2" = 1'-0"



NOTE:
WHERE OPENING IS MORE THAN 16" FROM WALL, SEE "TYPICAL REINFORCING FOR OPENINGS IN CONCRETE SLAB" DETAIL.

6 TYPICAL REINFORCING FOR OPENINGS NEAR WALL

1/2" = 1'-0"



ADD BAR SCHEDULE	
OPENING SIZE	BAR SIZE
<=6"	NONE
6"<SIZE<=12"	#5
12"<SIZE<=24"	#6

7 TYPICAL REINFORCING FOR OPENINGS IN CONC. SLAB

1/2" = 1'-0"

PROGRESS SET - NOT FOR PERMIT OR CONSTRUCTION

No.	BY	DATE	REVISIONS

THESE DRAWINGS ARE THE PROPERTY OF P.A.C.E. AND SHALL NOT BE REPRODUCED IN ANY MANNER NOR BE USED FOR CONSTRUCTION UNLESS STAMPED "ISSUED FOR CONSTRUCTION".

PREPARED BY
PROJECT ENGINEER
P.E.C.E. No.
EXP.
DRAWN Author
DESIGNED
CHECKED Checker
Approver
SCALE As indicated
DATE 11/22/23

1"

TITLE
CONCRETE TYPICAL DETAILS

JOB
HANFORD WWTP UPGRADES
HANFORD CA

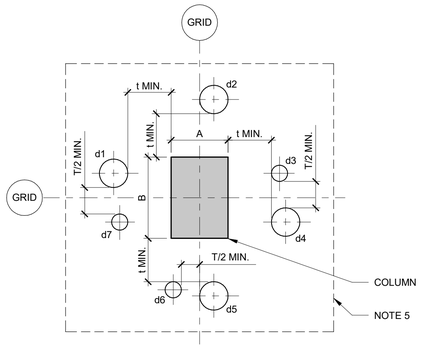
OPTERRA ENERGY SERVICES
PACE Advanced Water Engineering
17520 Newhope Street, Suite 200
Fountain Valley, CA 92708
P: (714) 481-7300 | www.pacewater.com

SHEET
S0.22

JOB No. 238195

41% DESIGN - ISSUED FOR REVIEW

12/8/2023 12:07:40 AM
C:\Users\mtwhite\Desktop\Revit Local Files\2023\238195.00 - Hanford Treatment Plant\238195.00_R23_Hanford Treatment Plant_mwhite.rvt

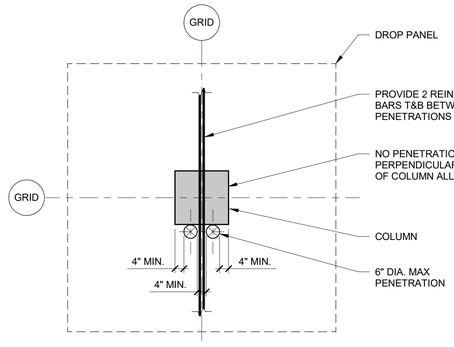


1. A AND B = COLUMN DIMENSIONS.
2. d1, d2, d3 ETC. = DIAMETER OF OPENING THRU SLAB WITHIN 250 ± FROM EACH FACE OF COLUMN. MAX. d=200.
3. ∑ (d1 + d2 + d3 + . . . + d7 ETC.) SHALL NOT EXCEED (A+B)/2.
4. T = SLAB THICKNESS (t) + DROP THICKNESS.
5. DROP PANEL WHERE OCCURS.
6. ALL SLEEVES FOR OPENINGS 90 OUTSIDE DIAMETER OR LARGER SHALL BE OF STANDARD STEEL PIPE.
7. SUBMIT SHOP DRAWINGS FOR ALL LEVELS SHOWING DIMENSIONED LOCATION AND SIZES FOR ALL OPENINGS THRU SLABS.
8. GENERAL CONTRACTOR TO COORDINATE THE LAYOUTS FOR RESPECTIVE TRADES. OPENINGS NOT SHOWN ON APPROVED SHOP DRAWINGS WILL NOT BE PERMITTED.
9. PLACE REINFORCING STEEL TO FIT AROUND SLEEVES. DO NOT CUT REINFORCING.

SGHCON35

1 SLAB PENETRATIONS AT COLUMN

3/8" = 1'-0"

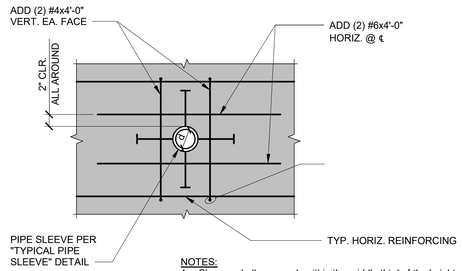


1. ALL SLEEVES FOR OPENINGS 90 OUTSIDE DIAMETER OR LARGER SHALL BE OF STANDARD STEEL PIPE.
2. SUBMIT SHOP DRAWINGS FOR ALL LEVELS SHOWING DIMENSIONED LOCATION AND SIZES FOR ALL OPENINGS THRU SLABS.
3. GENERAL CONTRACTOR TO COORDINATE THE LAYOUTS FOR RESPECTIVE TRADES. OPENINGS NOT SHOWN ON APPROVED SHOP DRAWINGS WILL NOT BE PERMITTED.
4. PLACE REINFORCING STEEL TO FIT AROUND SLEEVES. DO NOT CUT REINFORCING.

SGFRCON36

2 SLAB PENETRATIONS AT COLUMN

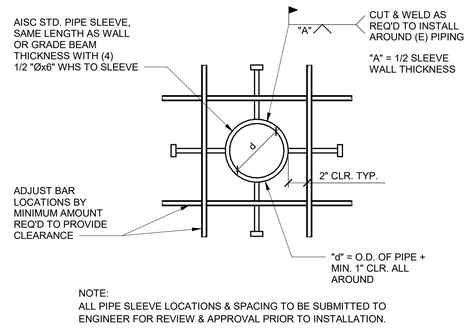
3/8" = 1'-0"



NOTES:
1. Sleeves shall occur only within the middle third of the height of any element.
2. Spacing between sleeves shall be no less than 3 times the larger sleeve diameter.

3 TYPICAL ADDITIONAL REINFORCING AT PIPE SLEEVE

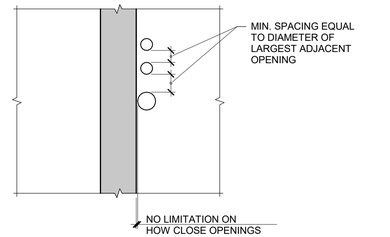
1" = 1'-0"



NOTE:
ALL PIPE SLEEVE LOCATIONS & SPACING TO BE SUBMITTED TO ENGINEER FOR REVIEW & APPROVAL PRIOR TO INSTALLATION.

4 TYPICAL PIPE SLEEVE

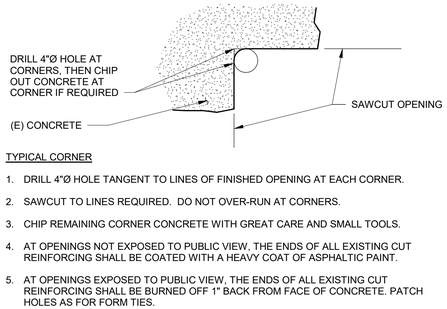
1 1/2" = 1'-0"



SGFRCON34

5 GUIDELINES FOR SLAB PENETRATIONS NEAR SHEAR WALLS

1/2" = 1'-0"

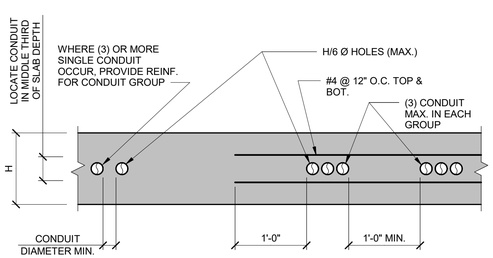


TYPICAL CORNER

1. DRILL 4"Ø HOLE TANGENT TO LINES OF FINISHED OPENING AT EACH CORNER.
2. SAWCUT TO LINES REQUIRED. DO NOT OVER-RUN AT CORNERS.
3. CHIP REMAINING CORNER CONCRETE WITH GREAT CARE AND SMALL TOOLS.
4. AT OPENINGS NOT EXPOSED TO PUBLIC VIEW, THE ENDS OF ALL EXISTING CUT REINFORCING SHALL BE COATED WITH A HEAVY COAT OF ASPHALTIC PAINT.
5. AT OPENINGS EXPOSED TO PUBLIC VIEW, THE ENDS OF ALL EXISTING CUT REINFORCING SHALL BE BURNED OFF 1" BACK FROM FACE OF CONCRETE. PATCH HOLES AS FOR FORM TIES.

6 SAWCUTTING OF EXISTING CONCRETE

1" = 1'-0"

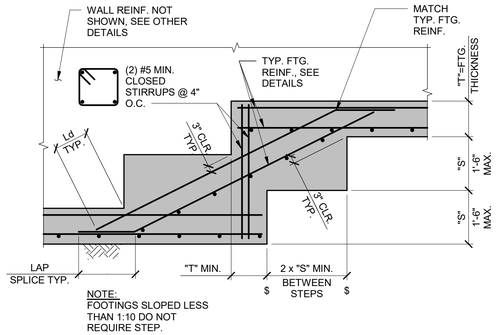


SINGLE CONDUIT CONDUIT GROUP

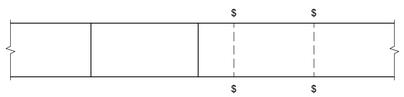
NOTES:
1. SHALL SUBMIT SHOP DRAWINGS INDICATING PLACEMENT OF CONDUIT IN SLAB.
2. SEE DIAGRAM ABOVE FOR CONDUIT PLACEMENT RESTRICTIONS. PROVIDE REINFORCING AS REQUIRED IN DIAGRAM. CONDUIT PLACEMENT NOT MEETING CRITERIA SHOWN IN DIAGRAM SHALL BE SUBMITTED TO ENGINEER FOR REINFORCING DESIGN.
3. DO NOT PLACE CONDUIT THROUGH COLUMNS, WITHIN SLAB+DROP PANEL DEPTH FROM COLUMN FACE, OR THROUGH AREAS REINFORCED WITH STUD RAILS.
4. CROSSING CONDUITS SHALL NOT EXCEED TOTAL A TOTAL HEIGHT OF H/3 AT CROSSING POINTS.
5. MAINTAIN CONDUIT AT LEAST 2'-0" AWAY FROM POST-TENSIONED TENDON ANCHORAGES.
6. MAINTAIN A MINIMUM HORIZONTAL CLEARANCE FROM PARALLEL PT TENDONS OF 1'-0" AND MINIMUM VERTICAL CLEARANCE OF ONE INCH FROM PT TENDONS BEING CROSSED.
7. DO NOT TIE CONDUIT TO REINFORCING BARS. PROVIDE MINIMUM SPACE EQUAL TO THE BAR DIAMETER, BUT NOT LESS THAN ONE INCH CLEAR BETWEEN CONDUITS AND REINFORCEMENT.

7 CONDUIT PLACEMENT CRITERIA IN CONCRETE SLAB

1" = 1'-0"



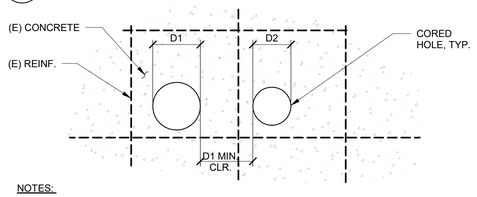
NOTE:
FOOTINGS SLOPED LESS THAN 1:10 DO NOT REQUIRE STEP.



PLAN VIEW

8 TYPICAL STEPPED FOOTING

3/4" = 1'-0"



NOTES:
1. CORED HOLES WITH A MAXIMUM DIAMETER OF 9 INCHES ARE PERMITTED, AS LIMITED BY THIS DETAIL, WITHOUT FURTHER APPROVAL. FOR LARGER CORED HOLES, CONTACT ARCHITECT/ENGINEER PRIOR TO PROCEEDING.
2. MARK THE LOCATION OF ALL REINFORCING IN THE EXISTING CONCRETE WITHIN 12" OF THE PROPOSED LOCATIONS OF ALL CORES THROUGH EXISTING CONCRETE. NOTIFY THE ARCHITECT/ENGINEER OF ANY CONFLICTS DISCOVERED BETWEEN THE PROPOSED CORE LOCATIONS AND THE EXISTING REINFORCING PRIOR TO ANY HOLE CORING, SO AS TO AVOID DISTURBING, CUTTING, OR OTHERWISE HARMING THE EXISTING REINFORCING WITHOUT PRIOR REVIEW AND APPROVAL.
3. WHERE CORING OR CUTTING THROUGH REINFORCING BARS IS APPROVED, APPLY SIKA ARMATEC 110 EPOCEM TO EXPOSED CUT ENDS OF BARS.

9 CORED HOLES IN EXISTING CONCRETE

1" = 1'-0"

PROGRESS SET - NOT FOR PERMIT OR CONSTRUCTION

No.	BY	DATE	REVISIONS

THESE DRAWINGS ARE THE PROPERTY OF P.A.C.E. AND SHALL NOT BE REPRODUCED IN any MANNER NOR BE USED FOR CONSTRUCTION UNLESS STAMPED "ISSUED FOR CONSTRUCTION".

PREPARED BY
PROJECT ENGINEER
R.C.E. No.
EXP.
DRAWN Author
DESIGNED
CHECKED Approver
SCALE As indicated
DATE 11/22/23

1"

TITLE **CONCRETE TYPICAL DETAILS**

JOB **HANFORD WWTP UPGRADES** CA
HANFORD

OPTERRA ENERGY SERVICES

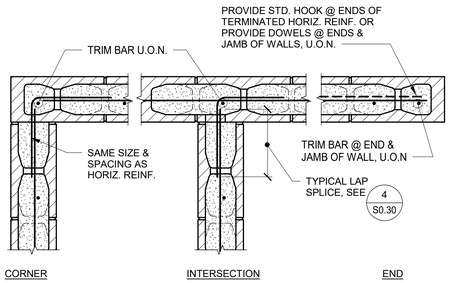
PACE Advanced Water Engineering
17520 Newhope Street, Suite 200
Fountain Valley, CA 92708
P: (714) 481-7300 | www.paceater.com

SHEET **S0.23**

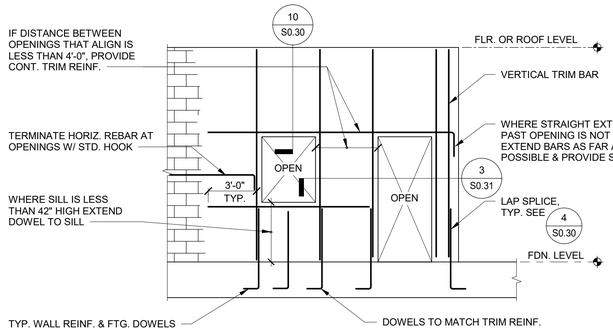
JOB No. 238195

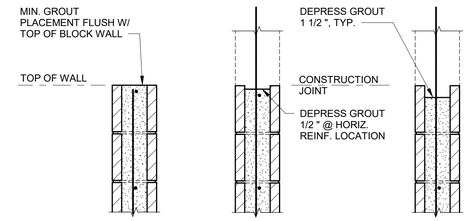
41% DESIGN - ISSUED FOR REVIEW

12/8/2023 12:07:41 AM
C:\Users\mwhite\Desktop\Revit Local Files\2023\238195.00 - Hanford Treatment Plant\238195.00_R23_Hanford Treatment Plant_mwhite.rvt



TRIM REINF., U.O.N.	
WALL THICKNESS	REINF.
8"	#5
12"	(2) #5





1 LAYOUT OF HORIZ. REINF. IN 8" CMU WALLS
1" = 1'-0"

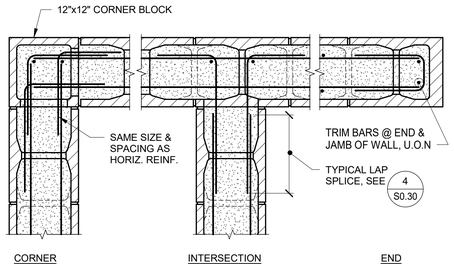
2 TYPICAL TRIM REINF. @ OPENINGS IN CMU WALL
1/4" = 1'-0"

3 TYP. CONSTRUCTION JOINTS IN CMU WALLS
1" = 1'-0"

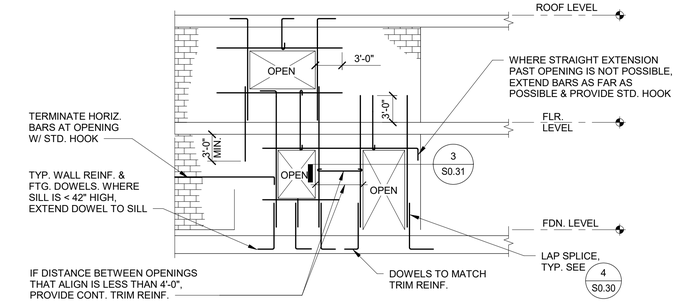
BAR SIZE	DEVELOPMENT LENGTH OR LAP SPLICE (IN.)					
	BARS AT CENTER OF CELL			BARS ADJACENT TO FACE SHELL		
	1500 PSI	2000 PSI	2500 PSI	1500 PSI	2000 PSI	2500 PSI
#3	12	12	12	17	15	13
#4	17	15	13	29	25	23
#5	28	24	22	45	39	35
#6	55	48	43	85	73	66

NOTES:

1. FOR #7 BARS AND LARGER, USE MECHANICAL COUPLERS.
2. TABULATED LENGTHS ARE BASED ON REINFORCING STEEL STRENGTH F_y =60ksi.
3. TABULATED LENGTHS ARE MINIMUMS. IN THE CASE OF CONFLICTS WITH PLANS OR SPECIFICATIONS, USE THE LONGER LENGTH.
4. MULTIPLY TABULATED LENGTHS BY 1.50 FOR EPOXY-COATED REINFORCING.
5. FOR DEVELOPMENT LENGTHS AND SPLICE LENGTHS IN CONCRETE, SEE CONCRETE DETAILS.



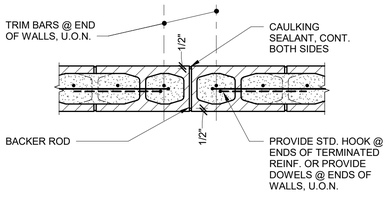
TRIM REINF., U.O.N.	
WALL THICKNESS	REINF.
8"	#5
12"	(2) #5



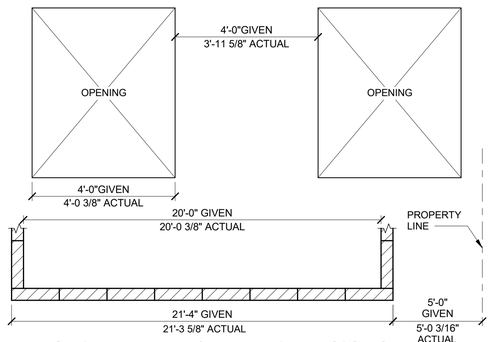
4 DEVELOPMENT & LAP SPLICE SCHEDULE
12" = 1'-0"

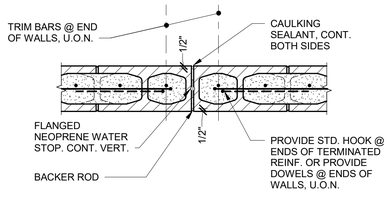
5 LAYOUT OF HORIZ. REINF. IN 12" CMU WALLS
1" = 1'-0"

6 TYP. TRIM REINF. AT OPENING IN MULTI-STORY CMU WALL
1/8" = 1'-0"

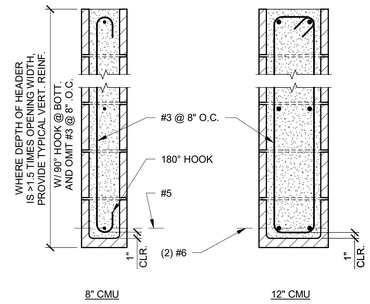


PLAN





PLAN



7 TYPICAL CONTROL JOINT IN CMU WALLS
1" = 1'-0"

8 NOMINAL AND ACTUAL DIMENSIONS
1/2" = 1'-0"

9 TYPICAL CONTROL JOINT IN CMU WALLS WITH WATERSTOP
1" = 1'-0"

10 HEADER OVER CMU WALL OPENINGS
1" = 1'-0"

PROGRESS SET - NOT FOR PERMIT OR CONSTRUCTION

No.	BY	DATE	REVISIONS

THESE DRAWINGS ARE THE PROPERTY OF P.A.C.E. AND SHALL NOT BE REPRODUCED IN ANY MANNER NOR BE USED FOR CONSTRUCTION UNLESS STAMPED "ISSUED FOR CONSTRUCTION".

PREPARED BY
PROJECT ENGINEER
R.C.E. No.
EXP.
DRAWN Author
DESIGNED
Checker
CHECKED
Approver
SCALE As indicated
DATE 11/22/23

1"

TITLE
MASONRY TYPICAL DETAILS

JOB
HANFORD WWTP UPGRADES
HANFORD CA

OPTERRA ENERGY SERVICES

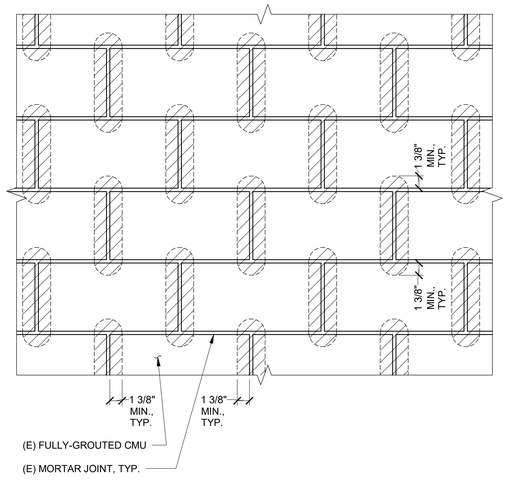
PACE Advanced Water Engineering
17520 Newhope Street, Suite 200
Fountain Valley, CA 92708
P: (714) 481-7300 | www.pacewater.com

41% DESIGN - ISSUED FOR REVIEW

SHEET
S0.30

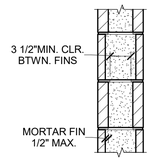
JOB No. 238195

12/8/2023 12:07:42 AM
C:\Users\mtwhite\Desktop\Revit Local Files\2023\238195.00 - Hanford Treatment Plant\238195.00_R23_Hanford Treatment Plant_mwhite.rvt

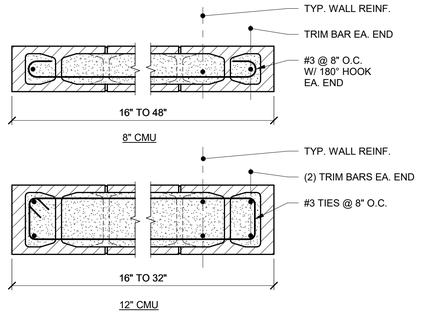


NOTES:
1. POST-INSTALLED ANCHORS SHALL ONLY BE INSTALLED IN FULLY GROUTED WALLS.
2. POST-INSTALLED ANCHORS SHALL NOT BE INSTALLED WITHIN SHADED AREAS OF WALLS, AS INDICATED ON THIS DRAWING.

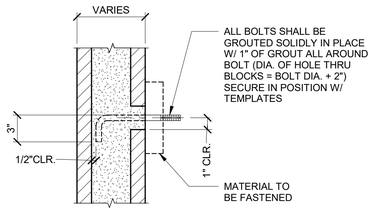
1 ANCHORS IN CONCRETE BLOCK WALLS ELEV.
1 1/2" = 1'-0"



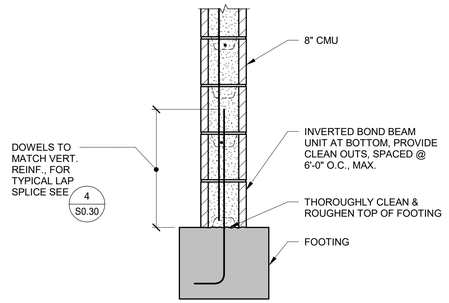
2 MORTAR JOINT
1" = 1'-0"



3 CMU WALL PIERS
1" = 1'-0"



4 TYPICAL CAST-IN-PLACE BOLTS IN CONCRETE BLOCK WALLS
1 1/2" = 1'-0"



5 CMU WALLS AT FOOTINGS
1" = 1'-0"

PROGRESS SET - NOT FOR PERMIT OR CONSTRUCTION

No.	BY	DATE	REVISIONS

THESE DRAWINGS ARE THE PROPERTY OF P.A.C.E. AND SHALL NOT BE REPRODUCED IN ANY MANNER NOR BE USED FOR CONSTRUCTION UNLESS STAMPED "ISSUED FOR CONSTRUCTION".

PREPARED BY
PROJECT ENGINEER
R.C.E. No.
EXP.
DRAWN Author
DESIGNED
Checker
CHECKED
Approver
SCALE As indicated
DATE 11/22/23

1"

TITLE **MASONRY TYPICAL DETAILS**

JOB **HANFORD WWTP UPGRADES**
HANFORD CA

OPTERRA ENERGY SERVICES

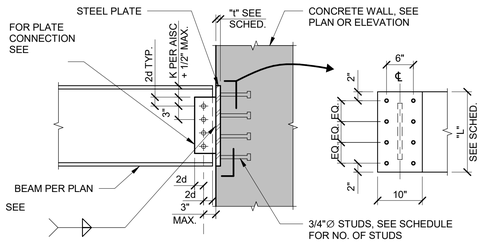
PACE Advanced Water Engineering
17520 Newhope Street, Suite 200
Fountain Valley, CA 92708
P: (714) 481-7300 | www.pacewater.com

SHEET **S0.31**

JOB No. 238195

41% DESIGN - ISSUED FOR REVIEW

12/8/2023 12:07:42 AM
C:\Users\mtwhite\Desktop\Revit Local Files\2023\238195.00 - Hanford Treatment Plant\238195.00_R23_Hanford Treatment Plant_mwhite.rvt

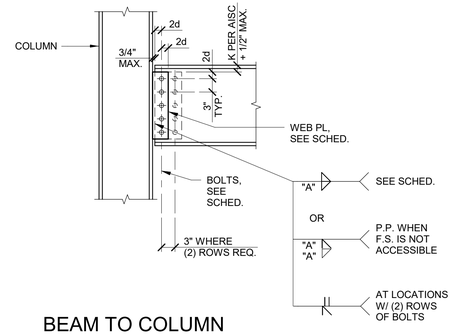


STUD AND PLATE SCHEDULE					
NOMINAL BEAM DEPTH (IN.)	STUDS		STEEL PLATE		LRFD DESIGN STRENGTH *
	# OF ROWS (2 PER ROW)	EMBEDMENT DEPTH	PLATE LENGTH, "L"	PLATE THICKNESS, "t"	
10	3	6"	10"	1/2"	30.0
12	3	6"	12"	1/2"	38.0
14	4	6"	14"	1"	44.0
16	4	6"	16"	1"	51.0
18	4	6"	18"	1"	57.0
21	6	8"	24"	1 1/2"	75.0
24	6	8"	27"	1 1/2"	84.0
27	6	8"	32"	1 1/2"	98.0

* DESIGN STRENGTHS BASED ON Fu = 65 KSI W.H.S. AND f'c = 4000 psi CONCRETE. INTERIOR LOCATION IS ASSUMED FREE EDGES OF CONCRETE LOCATED AT LEAST 1.5 x THE STUD EMBEDMENT DEPTH FROM THE CLOSEST STUD.

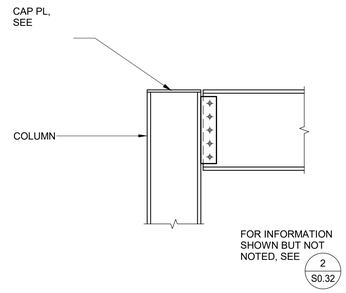
1 BEAM TO CONCRETE WALL SIMPLE CONNECTION

S2ME1001 — 3/4" = 1'-0"



2 BEAM TO COLUMN FLANGE - SIMPLE CONNECTION

S2A4001 — 3/4" = 1'-0"



3 BEAM TO COLUMN FLANGE - SIMPLE CONNECTION

S2A302 — 3/4" = 1'-0"

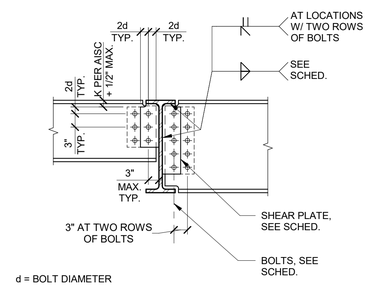
BEAM SIZE	BOLTS NO.	BOLTS DIA.	WEB PL THICK	WELD SIZE, "A"	LRFD DESIGN STRENGTH
W8, W10, C8, C10	2	3/4"	1/4"	3/16"	25.1 KIPS
W12, W14, C12	3	3/4"	3/8"	1/4"	44.2 KIPS
W16	4	3/4"	3/8"	1/4"	63.3 KIPS
W18, W21	5	3/4"	3/8"	1/4"	82.0 KIPS
W24 (NOTE 1)	6	3/4"	3/8"	1/4"	100 KIPS
W27 (NOTE 1)	7	3/4"	3/8"	1/4"	119 KIPS
W30 (NOTE 1)	8	3/4"	3/8"	1/4"	137 KIPS
W33, W36 (NOTE 1)	9	3/4"	3/8"	1/4"	155 KIPS

NOTES:

1. SHORT SLOTTED HOLES ARE REQUIRED PER AISC 360-16 FOR BEAMS W24 AND LARGER.
2. DESIGN STRENGTHS ARE BASED ON ASTM F3125 GRADE A325 BOLTS, WITH THREADS INCLUDED IN THE SHEAR PLANE, AS INDICATED IN TABLE 10-10b OF THE AISC STEEL CONSTRUCTION MANUAL, 15th EDITION.
3. DESIGN STRENGTHS ARE APPLICABLE FOR INDICATED BOLT DIAMETER AND GRADE 50 PLATE MATERIAL.
4. DESIGN STRENGTHS ARE NOT APPLICABLE TO HSS CONNECTIONS.

4 SCHEDULE OF BEAM CONNECTIONS SINGLE SHEAR PLATE - 3/4" BOLTS

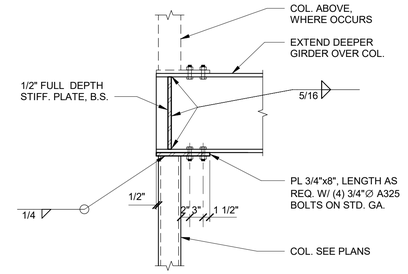
SCHSTLA00 — 12" = 1'-0"



d = BOLT DIAMETER

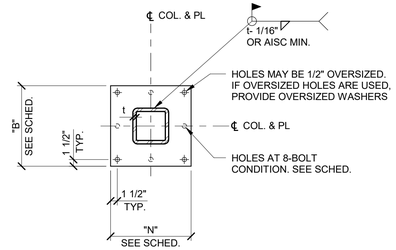
5 BEAM TO GIRDER SIMPLE CONNECTION

S2E101 — 3/4" = 1'-0"



10 DETAIL OF TUBE COLUMN

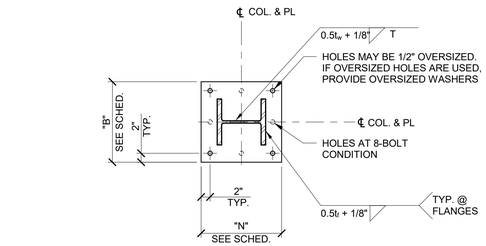
SGHSTLC02 — 3/4" = 1'-0"



NOTE:
CONDITION AT ROUND HSS SIM.

6 HSS COLUMN BASE PLATE - PLAN

S2C001 — 3/4" = 1'-0"



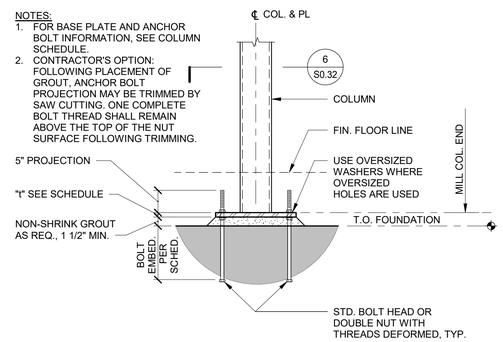
PLAN

7 STEEL COLUMN BASE PLATE - PLAN

S2A101 — 3/4" = 1'-0"

NOTES:

1. FOR BASE PLATE AND ANCHOR BOLT INFORMATION, SEE COLUMN SCHEDULE.
2. CONTRACTOR'S OPTION: FOLLOWING PLACEMENT OF GROUT, ANCHOR BOLT PROJECTION MAY BE TRIMMED BY SAW CUTTING. ONE COMPLETE BOLT THREAD SHALL REMAIN ABOVE THE TOP OF THE NUT SURFACE FOLLOWING TRIMMING.

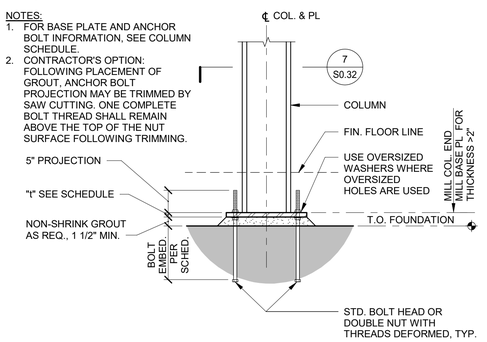


8 HSS COLUMN BASE PLATE - ELEVATION

S2C102 — 3/4" = 1'-0"

NOTES:

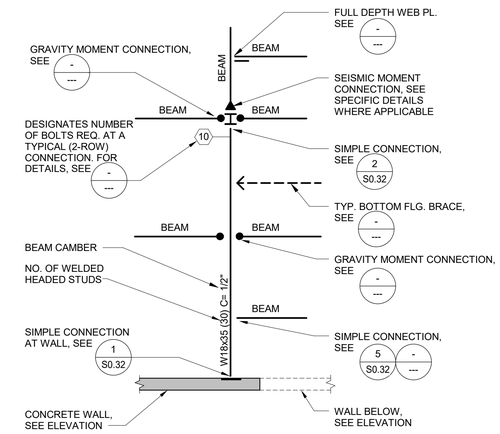
1. FOR BASE PLATE AND ANCHOR BOLT INFORMATION, SEE COLUMN SCHEDULE.
2. CONTRACTOR'S OPTION: FOLLOWING PLACEMENT OF GROUT, ANCHOR BOLT PROJECTION MAY BE TRIMMED BY SAW CUTTING. ONE COMPLETE BOLT THREAD SHALL REMAIN ABOVE THE TOP OF THE NUT SURFACE FOLLOWING TRIMMING.



9 STEEL COLUMN BASE PLATE - ELEVATION

SGHSTLB03 — 3/4" = 1'-0"

PLAN NOTES AND LEGEND



11 FRAMING LEGEND

1/8" = 1'-0"

PROGRESS SET - NOT FOR PERMIT OR CONSTRUCTION

TITLE: STEEL TYPICAL DETAILS

JOB: HANFORD WWTP UPGRADES — HANFORD CA

PREPARED BY
PROJECT ENGINEER
P.E.C.E. No.
EXP.

DRAWN: Author
DESIGNED:
Checker
CHECKED:
Approver

SCALE: As indicated

DATE: 11/22/23

No.	BY	DATE	REVISIONS

1"

OPTERRA ENERGY SERVICES

PACE Advanced Water Engineering
17520 Newhope Street, Suite 200
Fountain Valley, CA 92708
P: (714) 481-7300 | www.pacewater.com

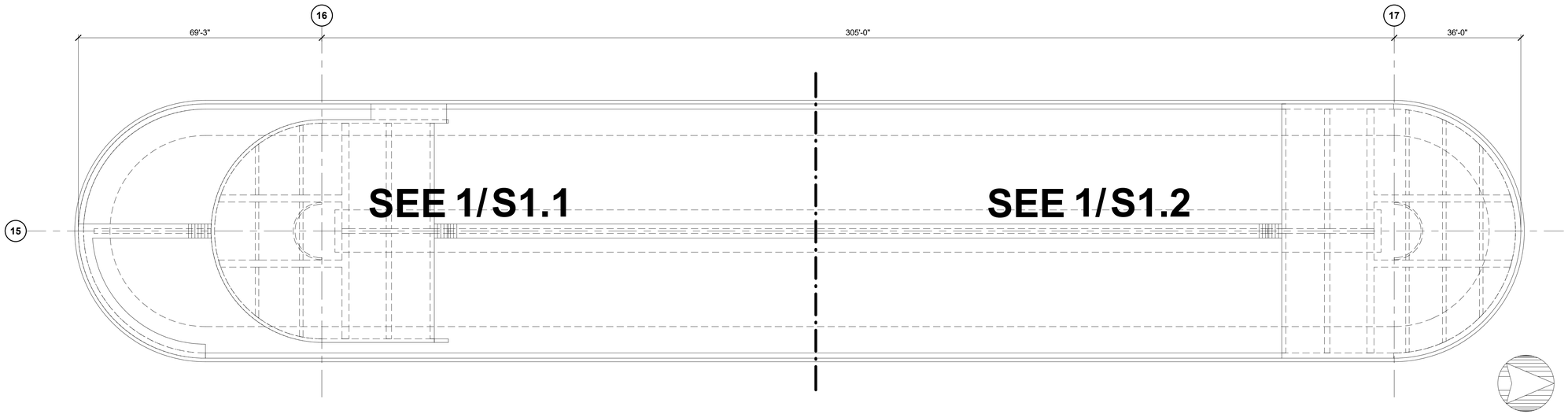
SHEET
S0.32

JOB No. 238195

41% DESIGN - ISSUED FOR REVIEW

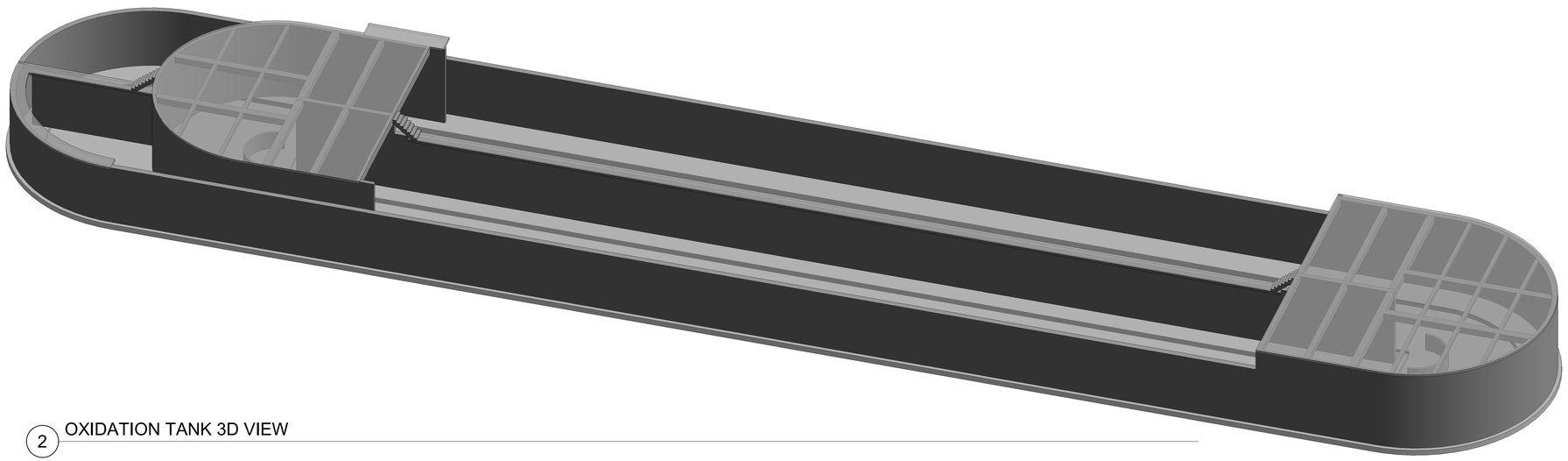
THESE DRAWINGS ARE THE PROPERTY OF P.A.C.E. AND SHALL NOT BE REPRODUCED IN ANY MANNER NOR BE USED FOR CONSTRUCTION UNLESS STAMPED "ISSUED FOR CONSTRUCTION".

12/8/2023 12:07:43 AM
C:\Users\mwhite\Desktop\Revit Local Files\2023\238195.00 - Hanford Treatment Plant\238195.00_R23_Hanford Treatment Plant_mwhite.rvt



1 OXIDATION TANK OVERALL PLAN

1/16" = 1'-0"



2 OXIDATION TANK 3D VIEW

PROGRESS SET - NOT FOR PERMIT OR CONSTRUCTION

No.	BY	DATE	REVISIONS

THESE DRAWINGS ARE THE PROPERTY OF P.A.C.E. AND SHALL NOT BE REPRODUCED IN ANY MANNER NOR BE USED FOR CONSTRUCTION UNLESS STAMPED "ISSUED FOR CONSTRUCTION".

PREPARED BY
PROJECT ENGINEER
R.C.E. No.
EXP.

DRAWN Author
DESIGNED
CHECKED Approver
SCALE 1/16" = 1'-0"
DATE 12/04/23

1"

TITLE
OXIDATION TANK OVERALL PLAN

JOB
HANFORD WWTP UPGRADES
HANFORD CA

OPTERRA ENERGY SERVICES

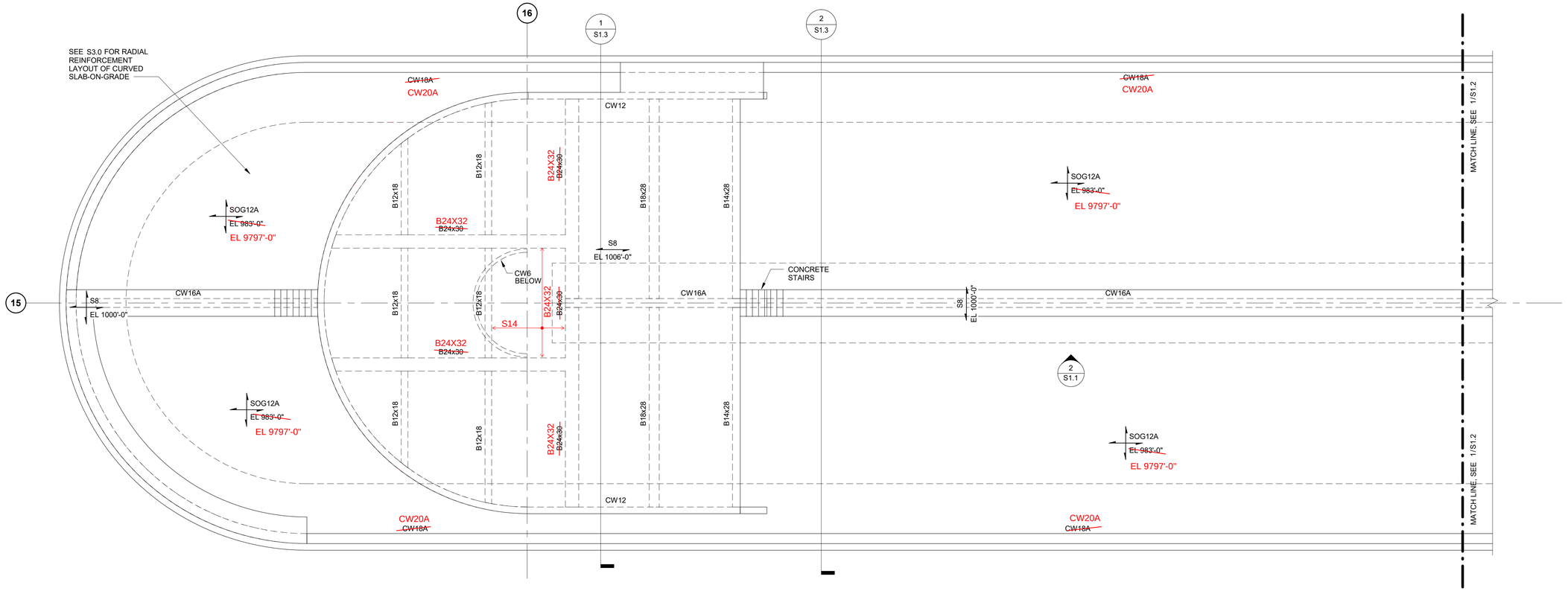
PACE
Advanced Water Engineering
17520 Newhope Street, Suite 200
Fountain Valley, CA 92708
P: (714) 481-7300 | www.pacewater.com

41% DESIGN - ISSUED FOR REVIEW

SHEET
S1.0

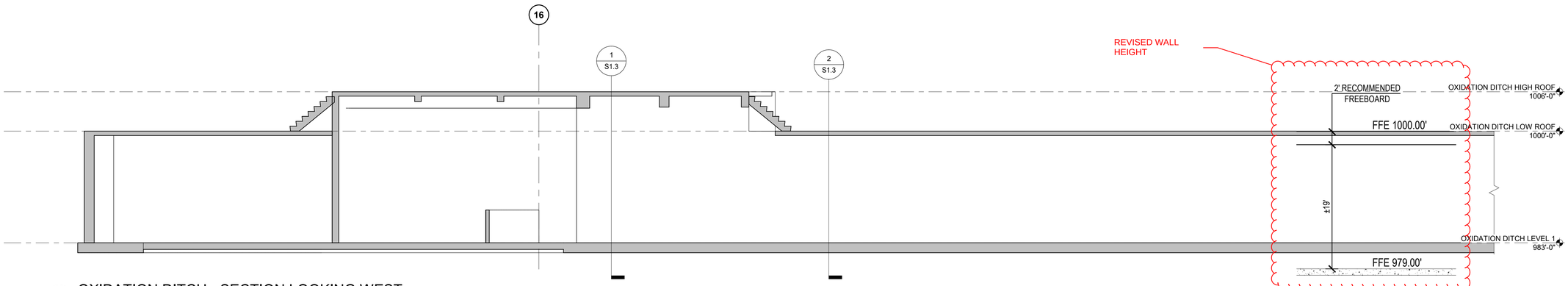
JOB No. 238195

12/8/2023 12:07:45 AM
C:\Users\mtwhite\Desktop\Revit Local Files\2023\238195.00 - Hanford Treatment Plant\238195.00_R23_Hanford Treatment Plant_mwhite.rvt



1 OXIDATION DITCH HIGH ROOF - South

1/8" = 1'-0"



2 OXIDATION DITCH - SECTION LOOKING WEST

1/8" = 1'-0"

SLAB NOTE SOG12A:

12" CONCRETE SLAB-ON-GRADE REINFORCED w/ #6 @ 9" OC TRANSVERSE, T&B AND #5 @ 8" OC LONGITUDINAL, T&B

SLAB NOTE SOG12R:

12" CONCRETE SLAB-ON-GRADE REINFORCED w/ #7 @ 12" OC RADIAL, TOP AND #6 @ 12" OC CIRCULAR TOP

SLAB NOTE S8:

8" CONCRETE SLAB REINFORCED w/ #5 @ 8" OC T&B IN SPAN DIRECTION AND #4 @ 12" OC T&B IN SECONDARY CONDITION.

WALL NOTE CW16A:

16" CONCRETE WALL REINFORCED w/ #7 @ 12" OC VERT EF, AND #4 @ 8" OC HORIZ EF

#5

8"

SLAB NOTE SOG18A:

18" CONCRETE SLAB-ON-GRADE REINFORCED w/ #8 @ 9" OC TRANSVERSE, T&B AND #6 @ 8" OC LONGITUDINAL, T&B

SLAB NOTE SOG18R:

18" CONCRETE SLAB-ON-GRADE REINFORCED w/ #7 @ 12" OC RADIAL, T&B AND #6 @ 12" OC CIRCULAR T&B

WALL NOTE CW12:

12" CONCRETE WALL REINFORCED w/ #6 @ 6" OC VERT EF, AND #4 @ 8" OC HORIZ EF

WALL NOTE CW18A:

18" CONCRETE WALL REINFORCED w/ #8 @ 8" OC VERT EF, AND #4 @ 8" OC HORIZ EF (STRAIGHT PORTION) OR #7 @ 8" OC HORIZ EF (CURVED PORTION)

SLAB NOTE S14:

14" CONCRETE SLAB REINFORCED w/ #6 @ 8" OC T&B EA WAY

WALL NOTE CW20A:

20" CONCRETE WALL REINFORCED w/ #8 @ 4" OC VERT EF, & #5 @ 8" OC HORIZ EF (STRAIGHT PORTION) OR #7 @ 5" OC HORIZ EF (CURVED PORTION)

PROGRESS SET - NOT FOR PERMIT OR CONSTRUCTION

No.	BY	DATE	REVISIONS

THESE DRAWINGS ARE THE PROPERTY OF P.A.C.E. AND SHALL NOT BE REPRODUCED IN ANY MANNER NOR BE USED FOR CONSTRUCTION UNLESS STAMPED "ISSUED FOR CONSTRUCTION".

PREPARED BY
PROJECT ENGINEER
P.C.E. No.
EXP.

DRAWN Author
DESIGNED
Checker
CHECKED
Approver

SCALE As indicated

DATE 12/01/23

1"

TITLE **OXIDATION DITCH PLAN AND SECTION - SOUTH**

JOB **HANFORD WWTP UPGRADES** HANFORD CA

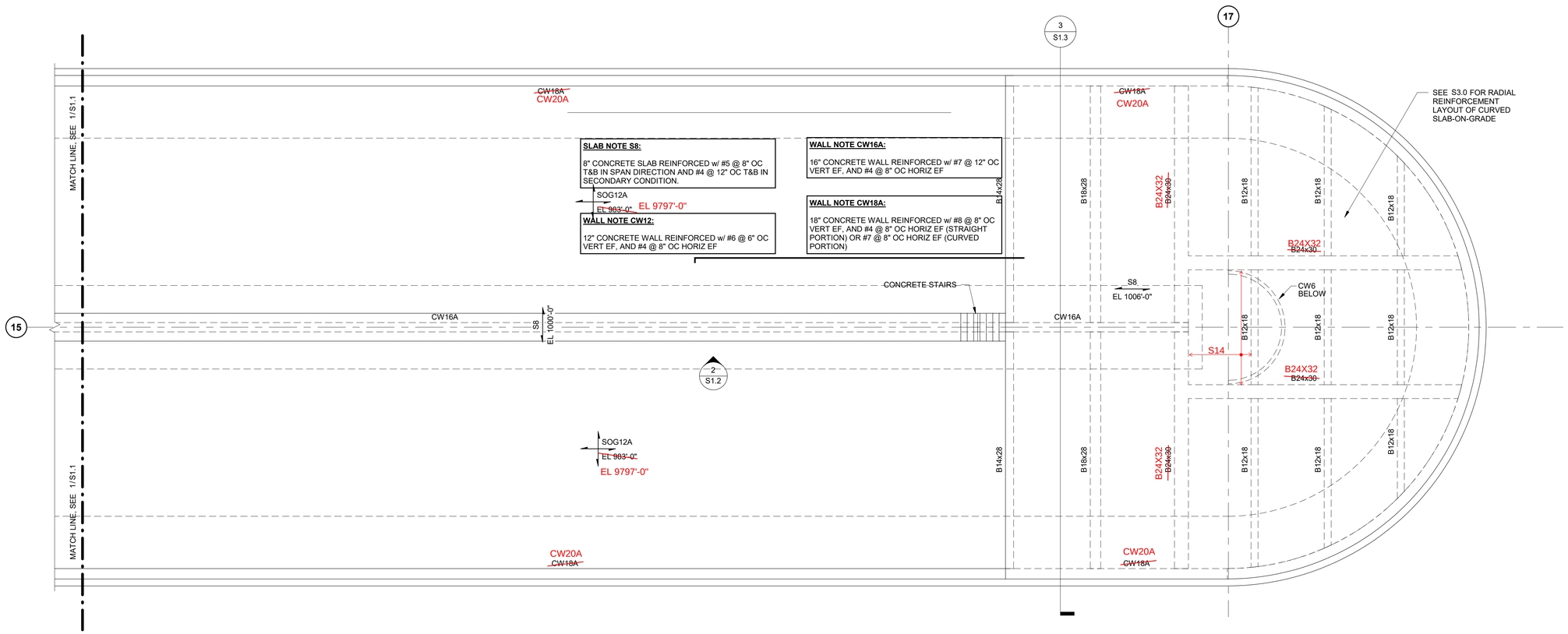
OPTERRA ENERGY SERVICES

PACE Advanced Water Engineering
17520 Newhope Street, Suite 200
Fountain Valley, CA 92708
P: (714) 481-7300 | www.pacewater.com

SHEET **S1.1R**

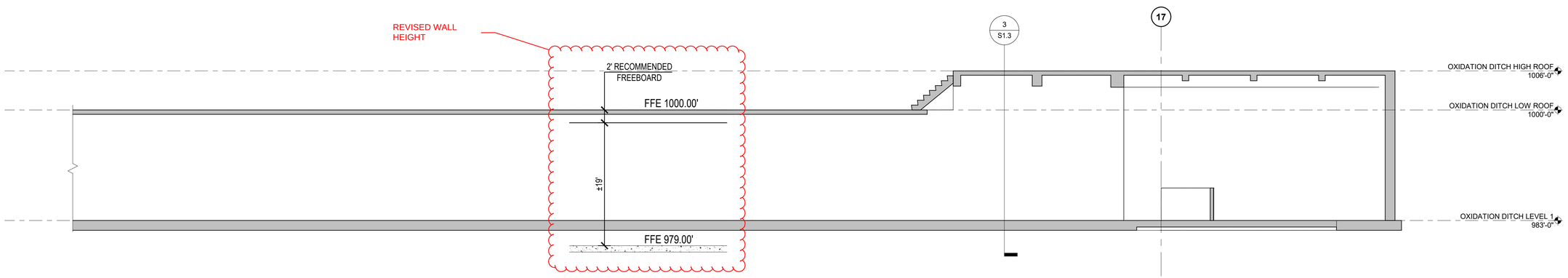
JOB No. 238195

12/8/2023 12:07:45 AM
C:\Users\mtwhite\Desktop\Revit Local Files\2023\238195.00 - Hanford Treatment Plant\238195.00_R23_Hanford Treatment Plant_mwhite.rvt



1 OXIDATION DITCH HIGH ROOF - North

1/8" = 1'-0"



2 OXIDATION DITCH - SECTION LOOKING WEST

1/8" = 1'-0"

SLAB NOTE SOG12A:

12" CONCRETE SLAB-ON-GRADE REINFORCED w/ #6 @ 9" OC TRANSVERSE, T&B AND #5 @ 8" OC LONGITUDINAL, T&B

SLAB NOTE SOG12R:

12" CONCRETE SLAB-ON-GRADE REINFORCED w/ #7 @ 12" OC RADIAL, TOP AND #6 @ 12" OC CIRCULAR TOP

SLAB NOTE S8:

8" CONCRETE SLAB REINFORCED w/ #5 @ 8" OC T&B IN SPAN DIRECTION AND #4 @ 12" OC T&B IN SECONDARY CONDITION.

WALL NOTE CW16A:

16" CONCRETE WALL REINFORCED w/ #7 @ 12" OC VERT EF, AND #4 @ 8" OC HORIZ EF

SLAB NOTE SOG18A:

18" CONCRETE SLAB-ON-GRADE REINFORCED w/ #8 @ 9" OC TRANSVERSE, T&B AND #6 @ 8" OC LONGITUDINAL, T&B

SLAB NOTE SOG18R:

18" CONCRETE SLAB-ON-GRADE REINFORCED w/ #7 @ 12" OC RADIAL, T&B AND #6 @ 12" OC CIRCULAR T&B

WALL NOTE CW12:

12" CONCRETE WALL REINFORCED w/ #6 @ 6" OC VERT EF, AND #4 @ 8" OC HORIZ EF

WALL NOTE CW18A:

18" CONCRETE WALL REINFORCED w/ #8 @ 8" OC VERT EF, AND #4 @ 8" OC HORIZ EF (STRAIGHT PORTION) OR #7 @ 8" OC HORIZ EF (CURVED PORTION)

SLAB NOTE S14:

14" CONCRETE SLAB REINFORCED w/ #6 @ 8" OC T&B EA WAY

WALL NOTE CW20A:

20" CONCRETE WALL REINFORCED w/ #8 @ 4" OC VERT EF, & #5 @ 8" OC HORIZ EF (STRAIGHT PORTION) OR #7 @ 5" OC HORIZ EF (CURVED PORTION)

#5 8"

PROGRESS SET - NOT FOR PERMIT OR CONSTRUCTION

No.	BY	DATE	REVISIONS

THESE DRAWINGS ARE THE PROPERTY OF P.A.C.E. AND SHALL NOT BE REPRODUCED IN ANY MANNER NOR BE USED FOR CONSTRUCTION UNLESS STAMPED "ISSUED FOR CONSTRUCTION".

PREPARED BY
PROJECT ENGINEER
R.C.E. No.
EXP.
DRAWN Author
DESIGNED Checker
CHECKED Approver
SCALE As indicated
DATE 12/01/23

TITLE **OXIDATION DITCH PLAN AND SECTION - NORTH**

1"

JOB **HANFORD WWTP UPGRADES** HANFORD CA

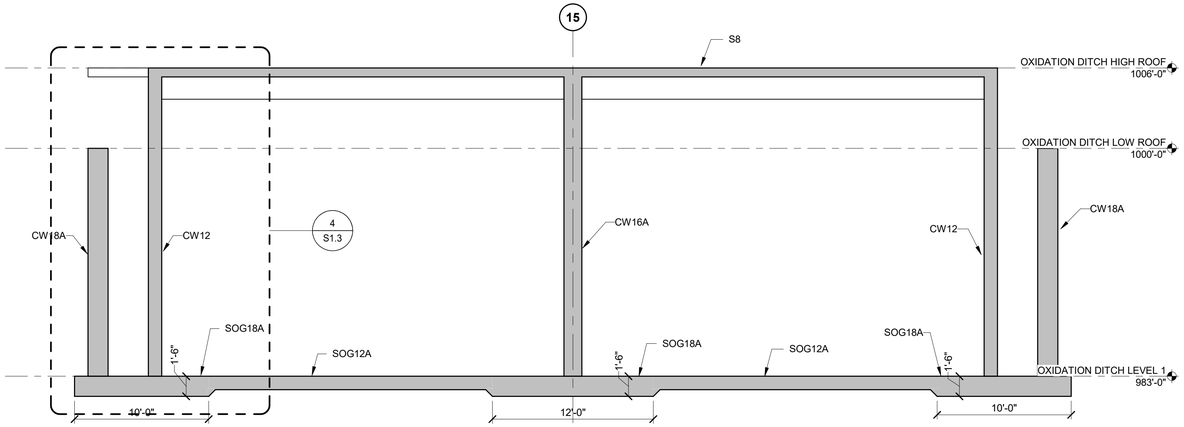
OPTERRA ENERGY SERVICES

PACE Advanced Water Engineering
17520 Newhope Street, Suite 200
Fountain Valley, CA 92708
P: (714) 481-7300 | www.pacewater.com

SHEET **S1.2R**

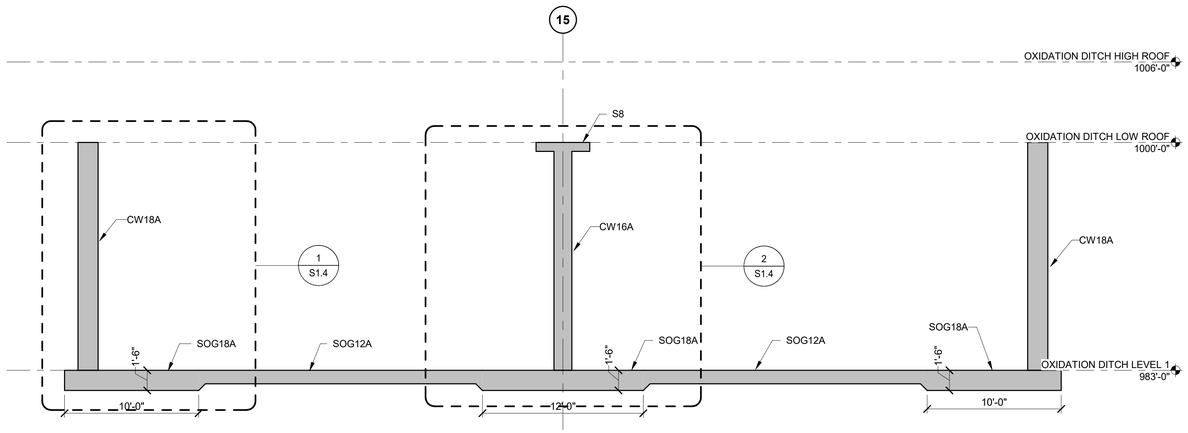
JOB No. 238195

12/8/2023 12:07:46 AM
C:\Users\mtwhite\Desktop\Revit Local Files\20232\238195.00 - Hanford Treatment Plant\238195.00_R23_Hanford Treatment Plant_mwhite.rvt



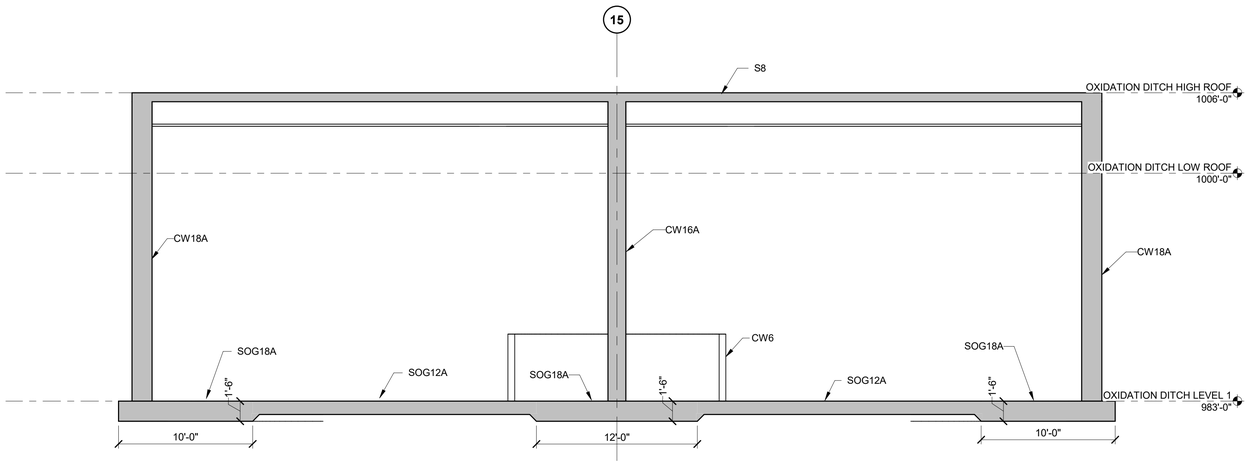
1 OXIDATION TANK SECTION - LOOKING NORTH

3/16" = 1'-0"



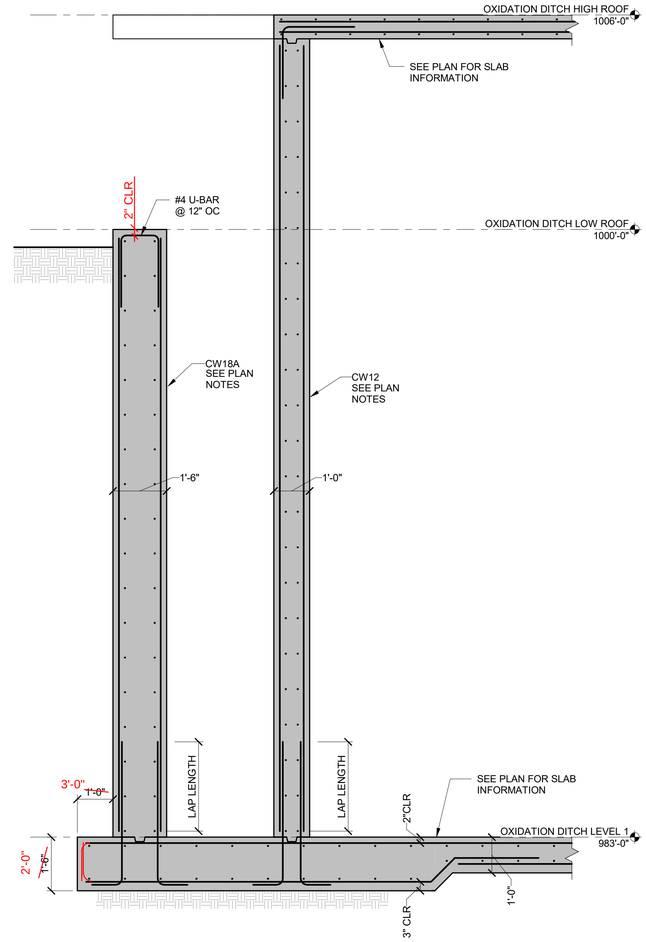
2 OXIDATION TANK SECTION - LOOKING NORTH

3/16" = 1'-0"



3 OXIDATION TANK SECTION - LOOKING NORTH

3/16" = 1'-0"



4 EXTERIOR WALL SECTION

1/2" = 1'-0"

PROGRESS SET - NOT FOR PERMIT OR CONSTRUCTION

No.	BY	DATE	REVISIONS

THESE DRAWINGS ARE THE PROPERTY OF P.A.C.E. AND SHALL NOT BE REPRODUCED IN ANY MANNER NOR BE USED FOR CONSTRUCTION UNLESS STAMPED "ISSUED FOR CONSTRUCTION".

PREPARED BY
PROJECT ENGINEER
R.C.E. No.
EXP.

DRAWN Author
DESIGNED
CHECKED Approver
SCALE As indicated
DATE 12/04/23

1"

TITLE **OXIDATION TANK SECTIONS**

JOB **HANFORD WWTP UPGRADES** CA
HANFORD

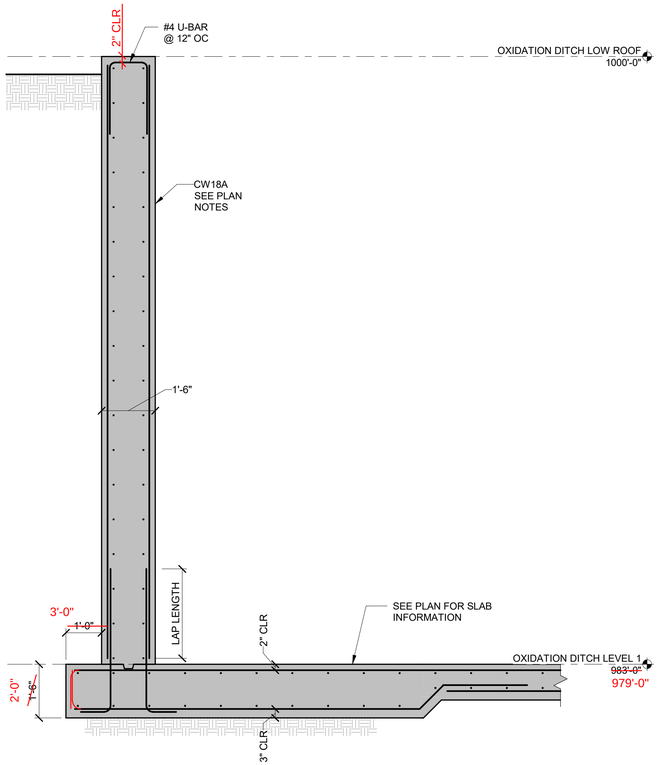
OPTERRA ENERGY SERVICES

PACE Advanced Water Engineering
17520 Newhope Street, Suite 200
Fountain Valley, CA 92708
P: (714) 481-7300 | www.pacewater.com

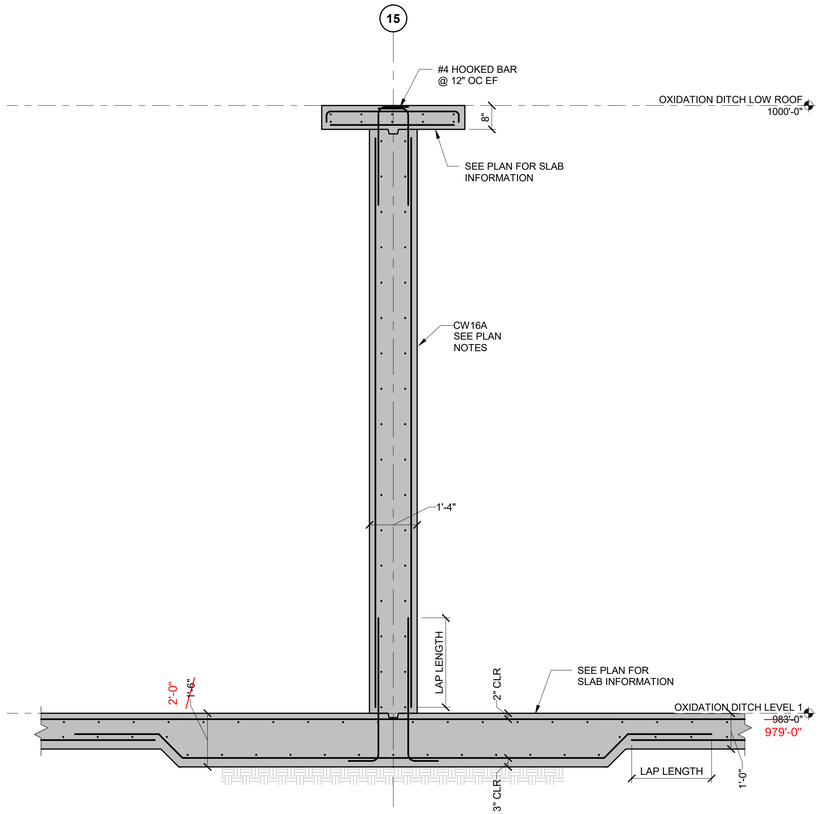
SHEET **S1.3R**

JOB No. 238195

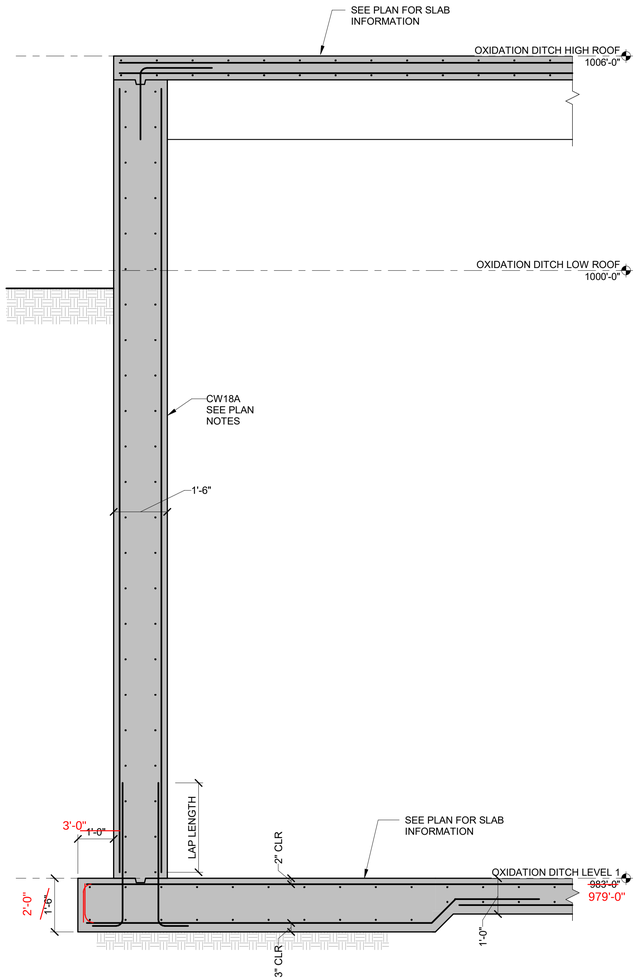
12/8/2023 12:07:47 AM
C:\Users\mtwhite\Desktop\Revit Local Files\2023\238195.00 - Hanford Treatment Plant\238195.00_R23_Hanford Treatment Plant_mwhite.rvt



1 TYPICAL EXTERIOR WALL SECTION
1/2" = 1'-0"



2 TYPICAL INTERIOR WALL ELEVATION
1/2" = 1'-0"



3 EXTERIOR WALL SECTION
1/2" = 1'-0"

PROGRESS SET - NOT FOR PERMIT OR CONSTRUCTION

No.	BY	DATE	REVISIONS

THESE DRAWINGS ARE THE PROPERTY OF P.A.C.E. AND SHALL NOT BE REPRODUCED IN ANY MANNER NOR BE USED FOR CONSTRUCTION UNLESS STAMPED "ISSUED FOR CONSTRUCTION".

PREPARED BY
PROJECT ENGINEER
R.C.E. No.
EXP.

DRAWN Author
DESIGNED Checker
CHECKED Approver
SCALE 1/2" = 1'-0"
DATE 12/07/23

1"

TITLE **OXIDATION TANK SECTIONS**

JOB **HANFORD WWTP UPGRADES** CA
HANFORD

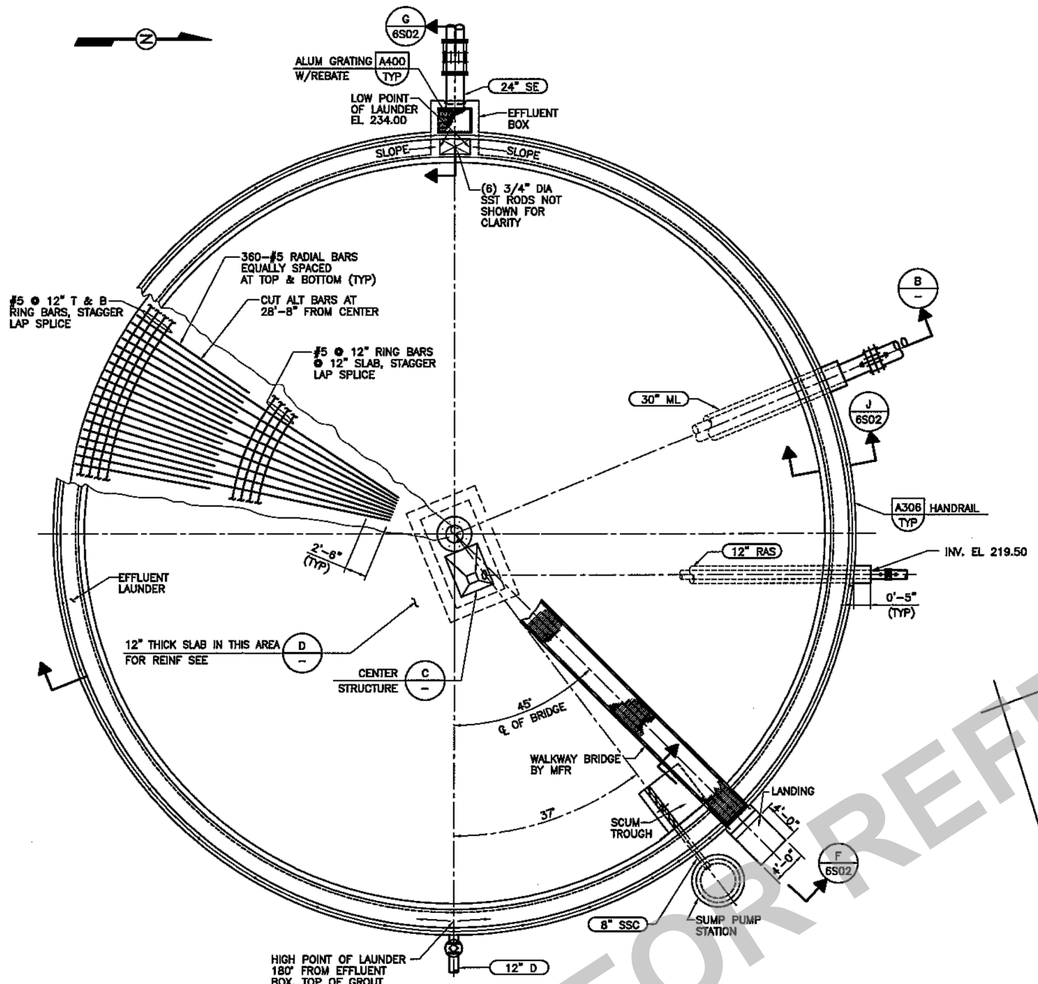
OPTERRA ENERGY SERVICES

PACE Advanced Water Engineering
17520 Newhope Street, Suite 200
Fountain Valley, CA 92708
P: (714) 481-7300 | www.pacewater.com

SHEET **S1.4R**

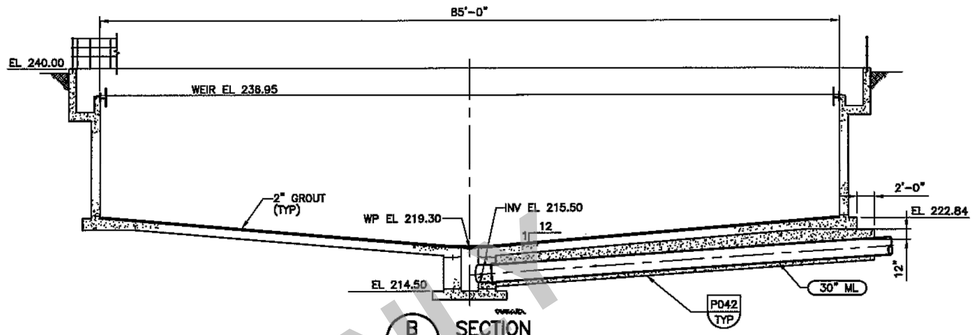
JOB No. 238195

12/8/2023 12:07:47 AM
C:\Users\mtwhite\Desktop\Revit Local Files\2023\238195.00 - Hanford Treatment Plant\238195.00_R23_Hanford Treatment Plant_mwhite.rvt



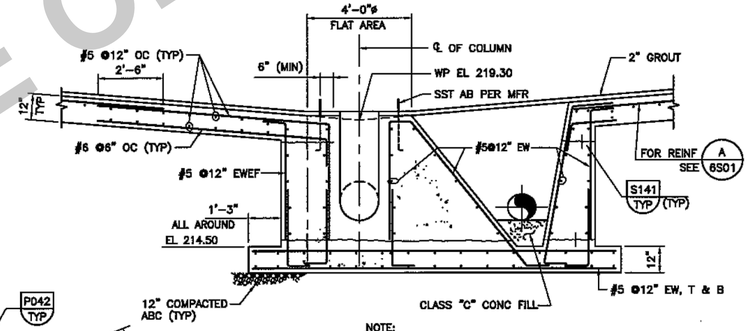
A — PLAN — SECONDARY SED. BASIN NO. 4

1/8" = 1'-0"
FSHF145



B — SECTION

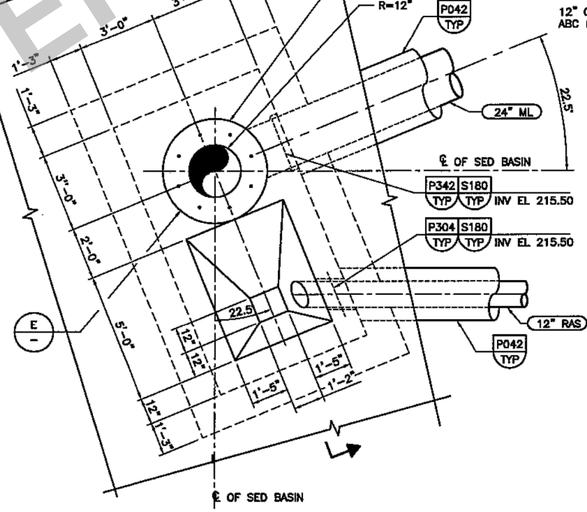
1/8" = 1'-0"
FSHF125



NOTE:
WP = WORKING POINT

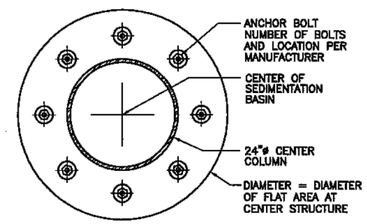
D — SECTION — CENTER STRUCTURE

3/8" = 1'-0"
FSHF142



C — PLAN — CENTER STRUCTURE OF SEDIMENTATION NO.4

3/8" = 1'-0"
FSHF126



E — CENTER COLUMN BASE DETAIL

3/4" = 1'-0"
FSHF143

NOTES:

1. SEE DWG 6M02 FOR ORIENTATION OF SECONDARY SEDIMENTATION BASIN NO. 3
2. COORDINATE POINTS FOR SECONDARY SEDIMENTATION BASIN NO. 3 ARE 218 AND 219

FOR REFERENCE ONLY

NO	BY	DATE	REVISIONS	DATE	APP.
A					
B					
C					
D					
E					
F					

THESE DRAWINGS ARE THE PROPERTY OF P.A.C.E. AND SHALL NOT BE REPRODUCED IN ANY MANNER NOR USED FOR CONSTRUCTION UNLESS STAMPED "ISSUED FOR CONSTRUCTION".

PREPARED BY: ANDY KOMOR
REGISTERED PROFESSIONAL ENGINEER NO. CXXXXX
EXPIRATION DATE: XX/XX/XXXX
DRAWN BY: T.G
SCALE: AS SHOWN
DESIGN BY: A.T.K
CHECKED BY: A.T.K
DATE: NOV 2025

SHEET TITLE: CLARIFIER PLAN

OWNER: CITY OF HANFORD
PROJECT: HANFORD WASTEWATER TREATMENT FACILITY UPGRADES
CALIFORNIA
KINGS COUNTY

PREPARED BY:
PACE
Advanced Water Engineering
17520 Newhope Street, Suite 200 | Fountain Valley, CA 92708
P: (714) 481-7300 | www.pacewater.com

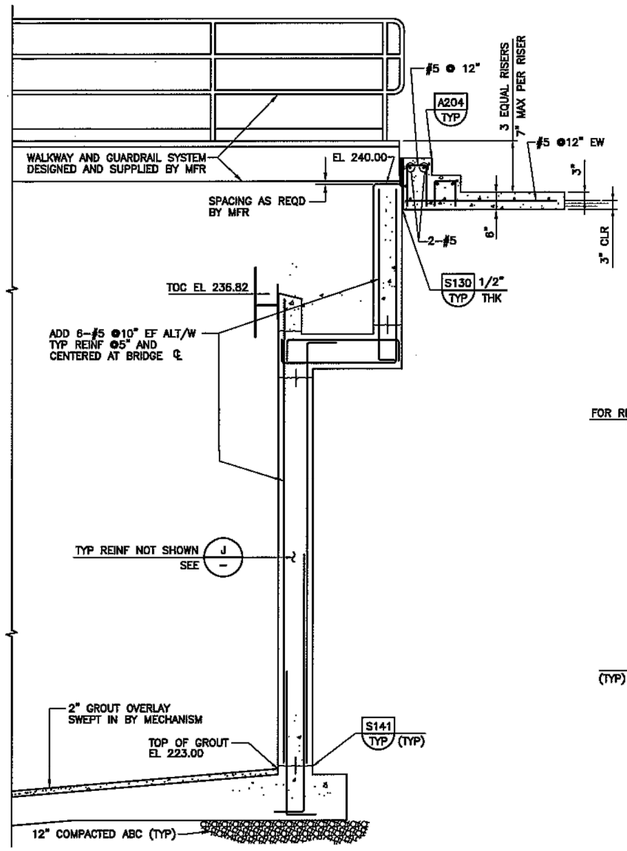
SHEET
S3.0

PACE JOB NO. C058-10

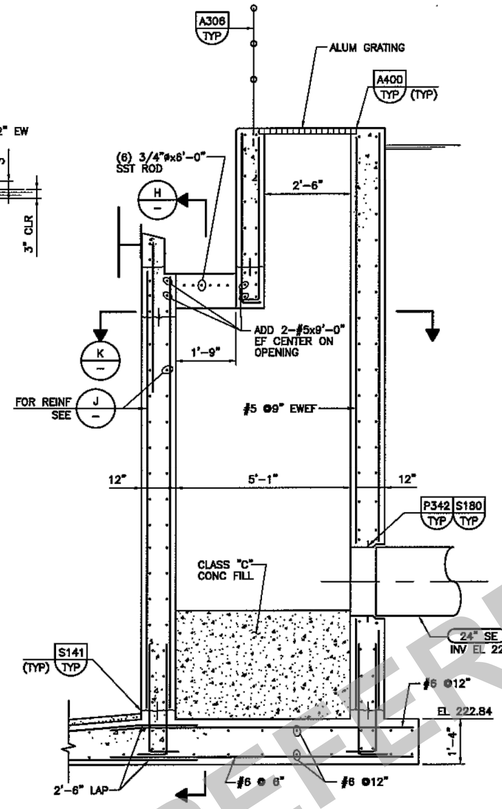
OPTERRA ENERGY SERVICES

42% PLANS - ISSUED FOR REVIEW

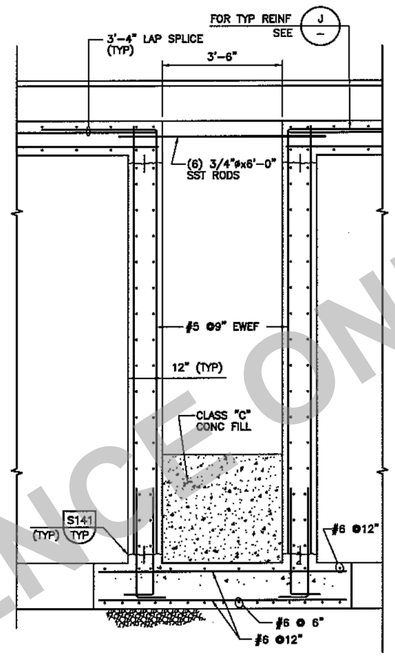
Xrefs: C058-00 SIX24.dwg
Dimscale = 24, LTscale = 1, PSltscale = 1, ACAD Ver. = 24.0s (LMS Tech), Viewtain = 1
w:\C058\engineering\C058-10\sheets\C058-10-S3.0.dwg, Tab: S3.0 - by rmmills on 11/24/25 at 4:09:50 PM



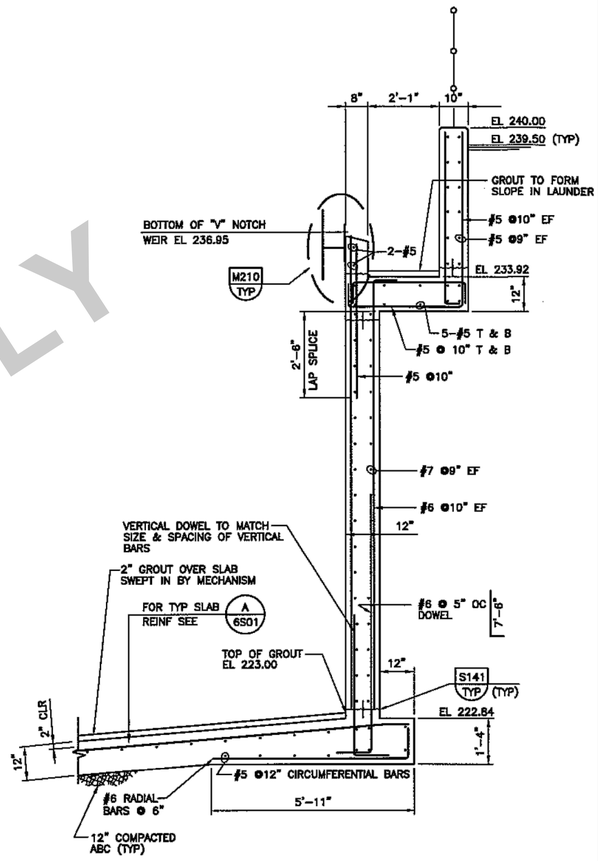
F 6S01 SECTION
1/2" = 1'-0"
FSHF135



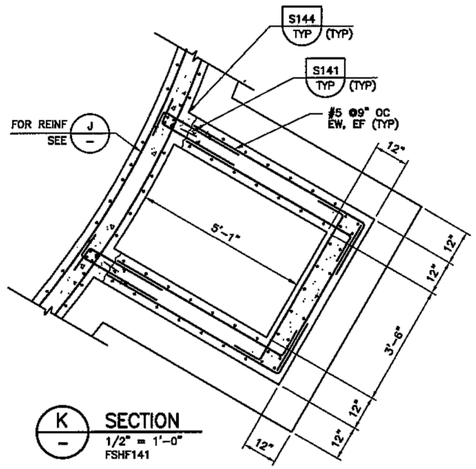
G 6S01 SECTION – EFFLUENT BOX
1/2" = 1'-0"
FSHF136



H – SECTION – EFFLUENT BOX
1/2" = 1'-0"
FSHF137



J – J 6S01 SECTION
1/2" = 1'-0"
FSHF138



K – SECTION
1/2" = 1'-0"
FSHF141

DRAWINGS | DESIGNED LHA/SDS | CITY OF HANFORD, CALIFORNIA | VERIFY SCALES | JOB NO. 6132A.10

FOR REFERENCE ONLY

OPTERRA ENERGY SERVICES

NO	BY	DATE	REVISIONS	DATE	APP.
A					
B					
C					
D					
E					

PREPARED BY: ANDY KOMOR
REGISTERED PROFESSIONAL ENGINEER NO. CXXXXX
EXPIRATION DATE: XX/XX/XXX
DRAWN BY: T.G
SCALE: AS SHOWN
DESIGN BY: A.T.K
CHECKED BY: A.T.K
DATE: NOV 2025

SHEET TITLE: CLARIFIER SECTIONS I

OWNER: CITY OF HANFORD
PROJECT: HANFORD WASTEWATER TREATMENT FACILITY UPGRADES
KINGS COUNTY CALIFORNIA

PREPARED BY: PACE Advanced Water Engineering
17520 Newhope Street, Suite 200 | Fountain Valley, CA 92708
P: (714) 481-7300 | www.pacewater.com

SHEET S3.1

PACE JOB NO. C058-10

THESE DRAWINGS ARE THE PROPERTY OF P.A.C.E. AND SHALL NOT BE REPRODUCED IN ANY MANNER NOR USED FOR CONSTRUCTION UNLESS STAMPED "ISSUED FOR CONSTRUCTION".

42% PLANS - ISSUED FOR REVIEW

Xrefs: C058-00 S0G24.dwg
Dimscale = 24, LTscale = 1, PSltscale = 1, ACAD Ver. = 24.2s (LMS Tech), Viewtwin = 1

w:\C058\engineering\C058-10\sheets\C058-10-S03.dwg - Tab: S3.1 - by mmills on 11/24/25 at 4:09:59 PM

Xrefs: C058-00 36X24.dwg
Dimscale = 24; LTscale = 1; PSltscale = 1; ACAD Ver. = 24.2s (LMS Tech); Visretain = 1

OPTERRA ENERGY SERVICES

SHEET
S4.1

PACE JOB NO. C058-10

PREPARED BY:
PACE
Advanced Water Engineering
17520 Newhope Street, Suite 200 | Fountain Valley, CA 92708
P: (714) 481-7300 | www.pacewater.com

OWNER:
CITY OF HANFORD

PROJECT:
HANFORD
WASTEWATER TREATMENT
FACILITY UPGRADES
KINGS COUNTY CALIFORNIA

SHEET TITLE:
1"
CHEMICAL STORAGE
BUILDING PLANS

PREPARED BY:	ANDY KOMOR
REGISTERED PROFESSIONAL ENGINEER NO.	CXXXXX
EXPIRATION DATE:	XX/XX/XXXX
DRAWN BY: T.G	SCALE: AS SHOWN
DESIGN BY: A.T.K	
CHECKED BY: A.T.K	DATE: NOV 2025

NO	BY	DATE	REVISIONS	DATE	APP.
1					
2					
3					
4					
5					

w:\C058\engineering\C058-10\sheets\C058-10-S0.0.dwg - Tab: S4.1 - by mmills on 11/24/25 at 4:09:50 PM

42% PLANS - ISSUED FOR REVIEW

THESE DRAWINGS ARE THE PROPERTY OF P.A.C.E. AND SHALL NOT BE REPRODUCED IN ANY MANNER NOR USED FOR CONSTRUCTION UNLESS STAMPED "ISSUED FOR CONSTRUCTION".

EXHIBIT I

GEOTECHNICAL REPORT

HANFORD WASTEWATER TREATMENT PLANT
HANFORD, CALIFORNIA

GEOTECHNICAL EXPLORATION

SUBMITTED TO
Mr. Andy Komor
Pacific Advanced Civil Engineering, Inc.
17520 Newhope Street, Suite 200
Fountain Valley, CA 92708

PREPARED BY
ENGEO Incorporated

September 26, 2023

PROJECT NO.
23933.000.001

Copyright © 2023 by ENGEO Incorporated. This document may not be reproduced in whole or in part by any means whatsoever, nor may it be quoted or excerpted without the express written consent of ENGEO Incorporated.

ENGEO
Expect Excellence

Project No.
23933.000.001

September 26, 2023

Mr. Andy Komor
Pacific Advanced Civil Engineering, Inc.
17520 Newhope Street, Suite 200
Fountain Valley, CA 92708

Subject: Hanford Wastewater Treatment Plant
Hanford, California

GEOTECHNICAL EXPLORATION

Dear Mr. Komor:

We prepared this geotechnical report for the proposed wastewater treatment plant expansion project located in Hanford, California. We characterized the subsurface conditions at the site to provide the enclosed geotechnical recommendations for design.

Our experience and that of our profession clearly indicate that the risk of costly design, construction, and maintenance problems can be significantly lowered by retaining the design geotechnical engineering firm to review the project plans and specifications and provide geotechnical observation and testing services during construction. Please let us know when working drawings are nearing completion, and we will be glad to discuss these additional services with you.

If you have any questions or comments regarding this report, please call and we will be glad to discuss them with you.

Sincerely,

ENGEO Incorporated

Chase Dunn

Steve Harris, GE

REGISTERED PROFESSIONAL ENGINEER
STEVE HARRIS
No. 2804
GEOTECHNICAL
STATE OF CALIFORNIA

cmd/sdh/cjn

TABLE OF CONTENTS

LETTER OF TRANSMITTAL

1.0 INTRODUCTION 1
1.1 PURPOSE AND SCOPE 1
1.2 PROJECT LOCATION 1
1.3 PROJECT DESCRIPTION 1

2.0 FINDINGS 1
2.1 GEOLOGY AND SEISMICITY 1
2.1.1 Geology 1
2.1.2 Seismicity 2
2.2 FIELD EXPLORATION 2
2.2.1 Borings 2
2.2.2 Cone Penetration Tests 3
2.3 SURFACE CONDITIONS 3
2.4 SUBSURFACE CONDITIONS 3
2.5 GROUNDWATER CONDITIONS 3
2.6 LABORATORY TESTING 4
2.7 SOIL CORROSION POTENTIAL 4

3.0 CONCLUSIONS 5
3.1 SEISMIC HAZARDS 6
3.1.1 Ground Rupture 6
3.1.2 Ground Shaking 6
3.1.3 Ground Lurching 6
3.1.4 Flooding 6
3.1.5 Liquefaction 6
3.1.1 Dynamic Densification 7
3.2 2022 CBC SEISMIC DESIGN PARAMETERS 7

4.0 EARTHWORK RECOMMENDATIONS 8
4.1 GENERAL SITE CLEARING AND OVEREXCAVATION 8
4.2 OVER-OPTIMUM SOIL MOISTURE CONDITIONS 8
4.3 ACCEPTABLE FILL 9
4.4 FILL COMPACTION 9
4.4.1 Grading in Structural Areas 9
4.4.2 Underground Utility Backfill 9
4.4.3 Surface Drainage 10

5.0 FOUNDATION RECOMMENDATIONS – AUXILLARY BUILDINGS AND OXIDATION DITCH 10
5.1 AT-GRADE FOUNDATION LATERAL RESISTANCE 11
5.2 AT-GRADE STRUCTURE SETTLEMENT 11
5.3 INTERIOR SLAB-ON-GRADE CONSTRUCTION 11
5.3.1 Slab Moisture Vapor Reduction 12
5.4 EXTERIOR FLATWORK 12

TABLE OF CONTENTS (Continued)

6.0 FOUNDATION RECOMMENDATIONS – WASTEWATER CLARIFIERS 12

6.1 CONTINUOUS RINGWALL FOOTING 12
6.2 INTERIOR CLARIFIER SLAB 13
6.3 CLARIFIER LATERAL RESISTANCE 13
6.4 CLARIFIER SETTLEMENT 13
6.5 SUBSURFACE DRAINAGE 13

7.0 PAVEMENT DESIGN 13

7.1 FLEXIBLE PAVEMENT 13

8.0 RETAINING AND SOUNDWALLS 14

8.1 LATERAL SOIL PRESSURES 14

9.0 LIMITATIONS AND UNIFORMITY OF CONDITIONS 15

SELECTED REFERENCES

FIGURES

APPENDIX A – Boring Logs, Cone Penetration Tests

APPENDIX B – Laboratory Test Data

APPENDIX C – Liquefaction Analysis

1.0 INTRODUCTION

1.1 PURPOSE AND SCOPE

We prepared this geotechnical report for design of the proposed wastewater treatment plant expansion project in Hanford, California. Our scope of services included a review of previously published maps and reports regarding geological and geotechnical characteristics of the subject site, subsurface field exploration, soil laboratory testing, engineering analysis, development of recommendations, and report preparation.

This report was prepared for the exclusive use of our client and their consultants for design of this project. If any changes are made in the character, design, or layout of the development, we must be contacted to review the conclusions and recommendations contained in this report to evaluate whether modifications are recommended. This document may not be reproduced in whole or in part by any means whatsoever, nor may it be quoted or excerpted without our express written consent.

1.2 PROJECT LOCATION

The site is located southeast of the intersection of Houston Avenue and S 11th Avenue in Hanford, California, as shown on the Vicinity Map, Figure 1. The future improvements are located just east of the existing oxidation ditch and sludge thickeners on the west side of the wastewater plant. Figure 2 shows our exploration locations.

1.3 PROJECT DESCRIPTION

Based on our review of the proposed site plan prepared by PACE, dated June 2023, we understand site improvements will consist of two 100-foot-diameter wastewater clarifiers and an additional oxidation ditch. In addition, we understand an adjacent chemical and electrical building will be constructed consisting of a filtering system and lift pumps.

2.0 FINDINGS

2.1 GEOLOGY AND SEISMICITY

2.1.1 Geology

We present the following discussion of site geology based on our subsurface exploration and review of the California Division of Mines and Geology, *Geologic map of California: Fresno sheet* (Matthews, R.A. and Burnett, J.L., 1965).

The site is located in the Great Valley geomorphic province. The Great Valley is an elongate, northwest-trending structural trough bound by the Coast Range on the west and the Sierra Nevada on the east. The Great Valley has been, and is presently being, filled with sediments primarily derived from the Sierra Nevada. Soil in the Great Valley province can be up to 10 kilometers thick near the central portions of the Central Valley, including the vicinity of the subject property.

Our review of the previously referenced geologic map indicate that near-surface geology consists of Holocene-aged Fan Deposits (Qf) and Quaternary Basin Deposits (Qb). These deposits are reported to consist of interbedded clay, silt, sand, and gravel.

2.1.2 Seismicity

The site is located in an area of moderate seismicity. No known active faults cross the site, and the property is not located within an Alquist-Priolo Earthquake Fault Zone; however, large (>M_W7) earthquakes have historically occurred in the Bay Area to the west and along the margins of the Central Valley and many earthquakes of low magnitude occur every year. The two nearest earthquake faults zoned as active by the State of California Geological Survey are the Great Valley fault, located approximately 25 miles west, and the San Andreas fault, located approximately 52 miles southwest (Blake, 2006). The Great Valley fault is a blind thrust fault with no known surface expression; the postulated fault location had been based on historical regional seismic activity and isolated subsurface information.

TABLE 2.1.2-1: Faults Capable of Producing Significant Ground Shaking at the Site
Latitude: 36.295838, **Longitude:** -119.650516

FAULT NAME	DISTANCE FROM SITE (miles)	DIRECTION FROM SITE	MAXIMUM MOMENT MAGNITUDE
Great Valley	25	West	6.9
San Andreas	52	Southwest	7.0
San Juan	56	Southwest	7.0

Portions of the Great Valley fault are considered seismically active thrust faults; however, since the Great Valley fault segments are not known to extend to the ground surface, the State of California has not defined Earthquake Fault Zones around postulated traces. The Great Valley fault is considered capable of causing significant ground shaking at the site, but the recurrence interval is believed longer than for more distant, strike-slip faults. Recent studies suggest that this boundary fault may have been the cause of the Vacaville-Winters earthquake sequence of April 1892 (Eaton, 1986; Wong and Biggar, 1989; Moores and others, 1991).

2.2 FIELD EXPLORATION

In accordance with our agreement, we performed five cone penetration tests (CPTs) and four boring explorations. The approximate locations of the explorations are shown on the Site Plan (Figure 2). The locations of our explorations are approximate and were estimated by utilizing smart phones equipped with GPS; they should be considered accurate only to the degree implied by the method used.

2.2.1 Borings

We retained a track-mounted drill rig and crew to advance the borings using hollow-stem auger methods with a diameter of approximately 8 inches. The borings were advanced to depths of approximately 31½ feet below existing grade. An ENGEO representative logged the borings in the field and collected soil samples using either 2.5-inch outside diameter (O.D.) Modified California-type split-spoon sampler fitted with 6-inch-long stainless-steel liners, or a 2-inch O.D. standard penetration test (SPT) split-spoon sampler. The samplers were advanced with a 140-pound hammer with a 30-inch drop, employing an automatic hammer system. The penetration of the samplers into the native materials was field recorded as the number of blows

needed to drive the sampler 18 inches in 6-inch increments. Blow count results on the boring logs were recorded as the number of blows required for the last 1 foot of penetration.

We used field logs to develop the boring logs included in Appendix A. The boring logs depict subsurface conditions within the borings at the time the exploration was conducted. Subsurface conditions at other locations may differ from conditions occurring at these boring locations and the passage of time may result in altered subsurface conditions. In addition, stratification lines represent the approximate boundaries between soil types; the transitions may be gradual or gradational.

2.2.2 Cone Penetration Tests

We retained a CPT rig to perform CPTs to maximum depths of approximately 50 feet. The soundings were performed with a 10-square-centimeter end area 10-ton subtraction digital cone with a pore pressure and seismic transducer. The area of the friction sleeve is 150 square centimeters and the average unequal end area ratio is 0.8. The cone, connected with a series of rods, is pushed into the ground at a constant rate. Cone readings are taken at approximately 5-cm intervals with a penetration rate of 2 cm per second in accordance with ASTM D3441. Measurements include the tip resistance to penetration of the cone (Qc), the resistance of the surface sleeve (Fs), and pore pressure (U) (Robertson and Campanella, 1988). CPT logs are presented in Appendix A.

2.3 SURFACE CONDITIONS

Based on our site reconnaissance, the site is currently being used as an active wastewater treatment facility for the City of Hanford. Existing features and structures on-site in the vicinity of the proposed expansion consists of oxidation ditches, sludge thickeners, sludge beds, sludge lagoons, and a pump station. Site topography is relatively level on the paved surfaces with elevations ranging from approximately Elevation 220 feet on the northern boundary to approximately 216 feet on the southern boundary (MSL). However, existing basins and a supernatant pit in the vicinity of our exploration range from approximately 5 to 8 feet deep. Please refer to the Site Plan, Figure 2, for more information on site features.

2.4 SUBSURFACE CONDITIONS

In our subsurface explorations, we encountered primarily loose to medium dense sand with varying amounts of fine contents within approximately 15 feet of the surface of the site. Interbedded layers of sandy lean clay and silt approximately 3-feet-thick were encountered near 15 and 20 feet below the existing ground surface. Below the above, we encountered medium dense sand with varying amounts of fine contents to the maximum depth explored of approximately 31½ feet. Refer to the site plan and exploration logs included in Appendix A for specific subsurface conditions at each location. The logs graphically depict the subsurface conditions encountered at the time of the exploration. The boring logs contain the soil type, color, consistency, and visual classification in general accordance with the Unified Soil Classification System (USCS).

2.5 GROUNDWATER CONDITIONS

We observed groundwater in some of our subsurface explorations; however, we believe that this was perched groundwater influenced from nearby detention basins and lagoons. We summarize our observations in the table below.

TABLE 2.5-1: Groundwater Observations

EXPLORATION LOCATION	APPROX. DEPTH TO GROUNDWATER (feet)
CPT-01	41
CPT-02	42
CPT-03	36
CPT-04	40
CPT-05	38

We reviewed well log data publicly available through the State of California, Sustainable Groundwater Management Program website (sgma.water.ca.gov) for water wells. Groundwater measurements within the vicinity of the project site indicate that the static water level is approximately between 100 and 170 feet below existing ground surface.

Fluctuations in the level of groundwater may occur due to variations in rainfall, irrigation practice, and other factors not evident at the time measurements were made. It should be noted, explorations were not left open for extended periods of time to allow for pore pressures and groundwater levels to equalize, therefore, judgment should be taken if levels are used in design.

2.6 LABORATORY TESTING

We performed laboratory tests on selected soil samples to evaluate their engineering properties. For this project, we performed moisture content, density, strength, and sieve testing. Moisture contents, dry densities, percent fines, and strengths are recorded on the boring logs in Appendix A; laboratory data is included in Appendix B.

2.7 SOIL CORROSION POTENTIAL

As part of this study, we obtained two representative soil samples and submitted to a qualified analytical lab for determination of pH, resistivity, sulfate, and chloride. The results are included in Appendix B and summarized in the table below.

TABLE 2.7-1: Corrosivity Test Results

SAMPLE LOCATION	DEPTH	PH	RESISTIVITY (OHMS-CM)	CHLORIDE (MG/KG)	SULFATE (MG/KG)
1-B02	2	8.35	2480	10.2	53.3
1-B04	2	8.39	1630	2.1	15.5

The 2022 CBC references the 2019 American Concrete Institute Manual, ACI 318-19, Section 19.3.1 for concrete durability requirements. ACI Table 19.3.1.1 provides the following exposure categories and classes, and Table 19.3.2.1 provides requirements for concrete in contact with soil based upon the exposure class.

TABLE 2.7-2: ACI Table 19.3.1.1: Exposure Categories and Classes

CATEGORY	CLASS	CONDITION
Freezing and thawing (F)	F0	Concrete not exposed to freezing-and-thawing cycles
	F1	Concrete exposed to freezing-and-thawing cycles with limited exposure to water

CATEGORY	CLASS	CONDITION
	F2	Concrete exposed to freezing-and-thawing cycles with frequent exposure to water
	F3	Concrete exposed to freezing-and-thawing cycles with frequent exposure to water and exposure to deicing chemicals
CATEGORY	**CLASS**	**WATER-SOLUBLE SULFATE (SO_4^{2-}) IN SOIL, % BY MASS[1]** / **DISSOLVED SULFATE (SO_4^{2-}) IN WATER MG/KG (PPM)[2]**
Sulfate (S)	S0	$SO_4^{2-} < 0.10$ / $SO_4^{2-} < 150$
	S1	$0.10 \leq SO_4^{2-} < 0.20$ / $150 \leq SO_4^{2-} \leq 1,500$ or seawater
	S2	$0.20 \leq SO_4^{2-} \leq 2.00$ / $1,500 \leq SO_4^{2-} \leq 10,000$
	S3	$SO_4^{2-} > 2.00$ / $SO_4^{2-} > 10,000$
CATEGORY	**CLASS**	**CONDITION**
In contact with water (W)	W0	Concrete dry in service
	W1	Concrete in contact with water where low permeability is not required
	W2	Concrete in contact with water where low permeability is required
Corrosion protection of reinforcement (C)	C0	Concrete dry or protected from moisture
	C1	Concrete exposed to moisture but not to an external source of chlorides
	C2	Concrete exposed to moisture and an external source of chlorides from deicing chemicals, salt, brackish water, seawater, or spray from these sources

[1] Percent sulfate by mass in soil determined by ASTM C1580
[2] Concentration of dissolved sulfates in water in ppm determined by ASTM D516 or ASTM D4130

Considering the S0 'Not Applicable' sulfate exposure, there is no requirement for cement type or water-cement ratio; however, a minimum concrete compressive strength of 2,500 psi is specified by the building code. For this sulfate range, we recommend Type II cement and a concrete mix design for foundations and building slabs-on-grade that incorporates a maximum water-cement ratio of 0.50. It should be noted, however, that the structural engineering design requirements for concrete may result in more stringent concrete specifications.

The maximum reported chloride concentration was 10.2 mg/kg, per California Department of Transportation Test No. 422. Generally, chloride concentrations greater than 300 mg/kg are considered sufficient to attack steel embedded in a concrete mortar. Given the deep groundwater and low levels of chloride within the surficial soil, we consider the site to have a "C0" Classification chloride exposure.

If desired to investigate this further, we recommend a corrosion consultant be retained to evaluate if specific corrosion recommendations are advised for the project.

3.0 CONCLUSIONS

From a geotechnical engineering viewpoint, in our opinion, the site is suitable for the proposed improvements, provided the geotechnical recommendations in this report are properly incorporated into them design plans and specifications. The primary geotechnical concern that could affect development at the site is potentially collapsible near-surface soil. We summarize our conclusions below.

3.1 SEISMIC HAZARDS

Potential seismic hazards resulting from a nearby moderate to major earthquake generally include ground rupture or surface faulting, ground shaking, liquefaction, and ground lurching. The following sections present a discussion regarding the risk of these hazards as they apply to the site. Based on topographic and lithologic data, the risk of regional subsidence or uplift, seismic settlement from densification and lateral spreading, tsunamis, or seiches is considered low to negligible at the site.

3.1.1 Ground Rupture

No known active faults cross the property and the site is not located within an Earthquake Fault Special Study Zone. Based on this, it is our opinion that ground rupture is unlikely at the subject property.

3.1.2 Ground Shaking

An earthquake of moderate magnitude generated by nearby faults and or the Great Valley fault is likely to cause strong ground shaking at the site. The intensity of shaking is dependent on the magnitude of the event, the distance to its zone of rupture, and local geologic conditions. Other faults capable of producing strong ground shaking at the site are also nearby, and the likelihood of the site experiencing strong ground shaking during the lifetime of the project is relatively high.

3.1.3 Ground Lurching

Ground lurching is a result of the rolling motion imparted to the ground surface during energy released by an earthquake. Such rolling motion can cause ground cracks to form in weaker soil. The potential for the formation of these cracks is considered greater at contacts between deep alluvium and bedrock. Such an occurrence is possible at the site as in other locations in the Central Valley, but based on the site location, it is our opinion that the offset is expected to be minor. We provide recommendations for foundation and pavement design in this report that are intended to reduce the potential for adverse impacts from lurch cracking.

3.1.4 Flooding

Based on site elevation and distance from water sources, flooding is not expected at the subject site; however, the civil engineer should review pertinent information relating to possible flood levels for the subject site based on final pad elevations and provide appropriate design measures for development of the project, if recommended.

3.1.5 Liquefaction

Soil liquefaction results from loss of strength during cyclic loading, such as imposed by earthquakes. Soil most susceptible to liquefaction is clean, loose, saturated, uniformly graded, fine-grained sand. Empirical evidence indicates that loose to medium-dense gravel, silty sand, and low- to moderate-plasticity silt and clay may be susceptible to liquefaction. In addition, sensitive high-plasticity soil may be susceptible to significant strength loss (cyclic softening) as a result of significant cyclic loading.

We evaluated the liquefaction potential of the site soil with CPT data using methods published by by Robertson (2009). The cyclic stress ratio (CSR) was estimated for a peak ground acceleration (PGA_M) value of 0.42g, which is the mapped maximum considered earthquake (MCE) geometric mean peak ground acceleration based on the 2016 ASCE 7 Standard for a Site Class D. We also used a moment magnitude (M_w) of 6.9 in our analysis, which corresponds to the maximum magnitude for the Great Valley fault based on the United States Geological Survey (USGS) national seismic hazard maps.

Appendix C includes the results of our CPT-based liquefaction analysis. Consequences of liquefaction may include surface disruption, settlement, and downdrag on deep foundations. Based on the results of our analysis and the depth of groundwater in the vicinity of the project site, the risk of surface disruption is low.

Based on our analysis, a maximum total settlement of less than ½ inch is possible due to liquefaction under a design-level earthquake. We provide specific recommendations for differential settlement in Section 7.0.

3.1.1 Dynamic Densification

Densification of loose granular soil above the groundwater table can cause settlement due to earthquake-induced vibrations. We evaluated the potential for dry-sand densification using Cliq software and estimated negligible volumetric strain of the near-surface sand layers under the design-level earthquake. Based on our analysis, it is our opinion the risk for dry-sand settlement is low to negligible.

3.2 2022 CBC SEISMIC DESIGN PARAMETERS

The 2022 CBC utilizes seismic design criteria established in the ASCE/SEI Standard “Minimum Design Loads and Associated Criteria for Buildings and Other Structures,” (ASCE 7-16). Based on the subsurface conditions encountered, we characterized the site as Site Class D in accordance with Chapter 20 of ASCE 7-16 .

ASCE 7-16 requires a site-specific ground-motion hazard analysis for Site Class D sites with a mapped S_1 value greater than or equal to 0.2; however, Section 11.4.8 of ASCE 7-16 and Supplement No. 3 provide an exception to this requirement. A site-specific ground-motion hazard analysis is not required where the value of the parameter S_{M1} determined by Equation 11.4-2 and shown in Table 3.2-1 is increased by 50 percent for developing the mapped Risk-Targeted Maximum Considered Earthquake (MCE_R) spectral response, calculating S_{D1}, and evaluating C_s in accordance with Chapter 12 of ASCE 7-16.

In Table 3.2-1 below, we provide the CBC seismic parameters based on the United States Geological Survey’s (USGS’) Seismic Design Maps for your use.

TABLE 3.2-1: 2022 CBC Seismic Design Parameters, Latitude: 36.295838 Longitude: -119.650516

PARAMETER	VALUE
Site Class	D
Mapped MCE_R Spectral Response Acceleration at Short Periods, S_S (g)	0.753
Mapped MCE_R Spectral Response Acceleration at 1-second Period, S_1 (g)	0.272
Site Coefficient, F_A	1.2
Site Coefficient, F_V	2.06*

PARAMETER	VALUE
MCE_R Spectral Response Acceleration at Short Periods, S_{MS} (g)	0.904
MCE_R Spectral Response Acceleration at 1-second Period, S_{M1} (g)	0.560*
Design Spectral Response Acceleration at Short Periods, S_{DS} (g)	0.603
Design Spectral Response Acceleration at 1-second Period, S_{D1} (g)	0.374*
Mapped MCE Geometric Mean (MCE_G) Peak Ground Acceleration, PGA (g)	0.326
Site Coefficient, F_{PGA}	1.274
MCE_G Peak Ground Acceleration adjusted for Site Class effects, PGA_M (g)	0.416
Long period transition-period, T_L	12

*The parameters above should only be used for calculation of T_s, determination of Seismic Design Category, and, when taking the exceptions under Items 1 and 2 of ASCE 7-16 Section 11.4.8. (Supplement Number 3 https://ascelibrary.org/doi/epdf/10.1061/9780784414248.sup3).

We recommend that we collaborate with the structural engineer of record to further evaluate the effects of taking the exception on the structural design and identify the need for performing a site-specific ground-motion hazard analysis. We can prepare a proposal for a site-specific ground-motion hazard analysis, if requested.

4.0 EARTHWORK RECOMMENDATIONS

The relative compaction and optimum moisture content of soil and aggregate base referred to in this report are based on the most recent ASTM D1557 test method. Compacted soil is not acceptable if it is unstable. It should exhibit only minimal flexing or pumping, as determined by an ENGEO representative.

As used in this report, the term “moisture condition” refers to adjusting the moisture content of the soil by either drying if too wet or adding water if too dry. We define “structural areas” in Section 4.0 of this report as any area sensitive to settlement of compacted soil. These areas include, but are not limited to, the wastewater clarifiers, oxidation ditches, pump stations, sidewalks, pavement areas, and walls.

4.1 GENERAL SITE CLEARING AND OVEREXCAVATION

Areas to be developed should be cleared of all surface and subsurface deleterious materials (if any is observed), including debris, shrubs, dry surface soil, and associated roots. Clean and backfill excavations extending below the planned finished site grades with suitable material compacted to the recommendations presented in Section 4.0. ENGEO should be retained to observe and test all backfilling.

Following clearing, the site should be stripped to remove surface organic materials. Strip organics from the ground surface to a depth of at least 2 to 3 inches below the surface. Remove stripping’s from the site or use them in landscape fill.

4.2 OVER-OPTIMUM SOIL MOISTURE CONDITIONS

The contractor should anticipate encountering excessively over-optimum (wet) soil moisture conditions during winter or spring grading, or during or following periods of rain. Wet soil can make proper compaction difficult or impossible. Wet soil conditions can be mitigated by:

1. Frequent spreading and mixing during warm dry weather,

2. Mixing with drier materials,
3. Mixing with a lime or cement product, or
4. Stabilizing with aggregate or geotextile stabilization fabric, or both.

Options 3 and 4 should be evaluated by ENGEO prior to implementation.

4.3 ACCEPTABLE FILL

On-site soil material is suitable as fill material provided it is processed to remove concentrations of organic material, debris, and particles greater than 6 inches in maximum dimension. Non-expansive import fill should have a plasticity index less than 12. ENGEO should be allowed to sample and test proposed imported fill materials at least 5 days prior to delivery to the site.

4.4 FILL COMPACTION

4.4.1 Grading in Structural Areas

Perform subgrade compaction prior to fill placement, following cutting operations, and in areas left at grade as follows.

1. Scarify to a depth of at least 8 inches.

2. Moisture condition soil to at least 1 percentage point above the optimum moisture content.

3. Compact the subgrade to at least 92 percent relative compaction. Compact the upper 6 inches of finish pavement subgrade to at least 95 percent relative compaction prior to aggregate base placement.

After the subgrade soil has been compacted, place and compact acceptable fill as follows.

1. Spread fill in loose lifts that do not exceed 8 inches.

2. Moisture condition lifts to at least 1 percentage point above the optimum moisture content.

3. Compact fill to a minimum of 92 percent relative compaction; Compact the upper 6 inches of fill in pavement areas to 95 percent relative compaction prior to aggregate base placement.

Compact the pavement Caltrans Class 2 Aggregate Base section to at least 95 percent relative compaction (ASTM D1557). Moisture condition aggregate base to or slightly above the optimum moisture content prior to compaction.

4.4.2 Underground Utility Backfill

4.4.2.1 General

The contractor is responsible for conducting trenching and shoring in accordance with Cal/OSHA requirements. Project consultants involved in utility design should specify pipe-bedding materials.

4.4.2.2 Structural Areas

Place and compact trench backfill as follows.

1. Trench backfill should have a maximum particle size of 6 inches.

2. Moisture condition trench backfill to at least 1 percentage point above the optimum moisture content. Moisture condition backfill outside the trench.

3. Place fill in loose lifts not exceeding 12 inches.

4. Compact fill to a minimum of 92 percent relative compaction (ASTM D1557).

Jetting of backfill is not an acceptable means of compaction.

4.4.3 Surface Drainage

The project civil engineer is responsible for designing surface drainage improvements. With regard to geotechnical engineering issues, we recommend that finish grades be sloped away from buildings and pavements to the maximum extent practical. As a minimum, we recommend the following.

1. Discharge roof downspouts into closed conduits and direct away from foundations to appropriate drainage devices.

2. Do not allow water to pond near foundations, pavements, or exterior flatwork.

5.0 FOUNDATION RECOMMENDATIONS – AUXILLARY BUILDINGS AND OXIDATION DITCH

We developed structural improvement recommendations for the proposed at-grade electrical and chemical buildings and center oxidation ditch using data obtained from our field exploration and engineering analysis. The proposed structures can be supported on a conventional continuous strip and isolated interior footing foundation system with slab-on-grade floors bearing in compacted native soil.

We provide minimum footing dimensions as follows in the table below.

TABLE 5.0-1: Minimum Footing Dimensions

FOOTING TYPE	*MINIMUM DEPTH (Inches)	MINIMUM WIDTH (Inches)
Continuous / Isolated	18	12

*Below lowest adjacent pad grade

Design foundations recommended above for a maximum allowable bearing pressure of 3,000 pounds per square foot (psf) for dead-plus-live loads. Increase this bearing capacity by one-third for the short-term effects of wind or seismic loading.

The maximum allowable bearing pressure is a net value; the weight of the footing may be neglected for design purposes. All footings located adjacent to utility trenches should have their bearing surfaces below an imaginary 1:1 (horizontal:vertical) plane projected upward from the bottom edge of the trench to the footing.

Footing trenches should be cleared of all loose materials, and soil exposed in footing excavations should not be allowed to desiccate prior to placing concrete. The geotechnical engineer's field representative should observe the footing trenches prior to concrete placement. The geotechnical engineer should review foundation plans when they become available.

5.1 AT-GRADE FOUNDATION LATERAL RESISTANCE

Lateral loads may be resisted by friction along the base (between the structure and the native soil) and by passive pressure along the sides of foundations. The structural engineer should design the footing layout and steel reinforcement using the criteria presented below.

- Lateral Passive Resistance ..... 300 pcf
- Base Friction Coefficient 0.30
  (1) Depth associated with the start of passive is taken below adjacent finish grade.
  (2) May be increased by ⅓ for total loads including wind and seismic.
  (3) Ignore upper 12 inches of passive resistance unless confined by pavement or slab.
  (4) If passive resistance is used in combination with base friction, reduce passive resistance by ½.
  (5) The above values are considered ultimate values (no factors of safety have been applied)

Passive lateral pressure should not be used for footings on or above slopes.

5.2 AT-GRADE STRUCTURE SETTLEMENT

Provided our report recommendations are followed and given the proposed construction (Section 1.3), we estimate total and differential settlements will be minimal. Additionally, we anticipate the majority of settlement will occur during construction and commissioning. At the time of our report, detailed drawings of the proposed structures have yet to be provided, once drawings are available, we should be allowed to review and provide updated settlement analysis and recommendations as appropriate.

Total liquefaction-induced settlements during the design-level seismic event are estimated to be less than ½ inch with negligible differential settlement across the proposed structures. The foundations should be designed to accommodate the seismically induced settlement without collapse of the structure.

5.3 INTERIOR SLAB-ON-GRADE CONSTRUCTION

We recommend that interior concrete floors be underlain by a minimum of 4 inches of Class 2 Aggregate Base. The base should be compacted to at least 95 percent relative compaction (ASTM D1557) to provide firm, uniform support for the slab-on-grade.

The project structural engineer should determine the appropriate thickness, concrete strength, and reinforcement of the interior slab-on-grade. The contractor should notify and consult with the structural engineer if slab-on-grade floors will be subject to construction traffic or equipment loads. Additional slab thickness or reinforcement may be needed if the slab-on-grade floors are subject to construction loads.

Post-construction cracking of concrete slabs-on-grade is inherent in any project. The structural engineer should determine the maximum control joint spacing to minimize cracking.

5.3.1 Slab Moisture Vapor Reduction

When buildings are constructed with concrete slabs, water vapor from beneath the slab will migrate through the concrete and into the building. This water vapor can be reduced but not stopped. Vapor transmission can negatively affect floor coverings and lead to increased moisture within a building. When water vapor migrating through the mat would be undesirable, we recommend the following to reduce, but not stop, water vapor transmission upward through slab-on-grade floors.

Install a vapor retarder membrane directly beneath the slab. Seal the vapor retarder at all seams and pipe penetrations. Vapor retarders shall conform to Class A in the current ASTM E1745 “Standard Specification for Plastic Water Vapor Retarders used in Contact with Soil or Granular Fill under Concrete Slabs.”

5.4 EXTERIOR FLATWORK

Exterior flatwork includes items such as concrete sidewalks, steps, and outdoor courtyards exposed to foot traffic only. Provide a minimum concrete flatwork thickness of 4 inches or as determined by the City of Hanford. Construct control and construction joints in accordance with current Portland Cement Association Guidelines.

6.0 FOUNDATION RECOMMENDATIONS – WASTEWATER CLARIFIERS

We developed structural improvement recommendations using data obtained from our field exploration, laboratory test results, and engineering analysis. The proposed clarifier structures should be supported on continuous footings in accordance with the recommendations below.

6.1 CONTINUOUS RINGWALL FOOTING

The proposed wastewater clarifiers may be supported on continuous “ringwall” spread footings bearing in compacted fill. Provide minimum footing dimensions as follows.

TABLE 6.1-1: Minimum Footing Dimensions

*MINIMUM DEPTH (inch)	MINIMUM WIDTH (inch)
24	18

*Below lowest adjacent pad grade

Design foundations recommended above for a maximum net allowable bearing pressure of 3,000 pounds per square foot (psf) for dead-plus-live loads and including the overburden water pressure. Increase this bearing capacity by one-third for the short-term effects of wind or seismic loading.

The maximum allowable bearing pressure is a net value; the weight of the footing may be neglected for design purposes. All footings located adjacent to utility trenches should have their bearing surfaces below an imaginary 1:1 (horizontal:vertical) plane projected upward from the bottom edge of the trench to the footing.

6.2 INTERIOR CLARIFIER SLAB

We recommend interior concrete for the tank be supported by at least 6 inches of aggregate base. The structural engineer should provide final design thickness and additional reinforcement, as necessary, for the intended structural loads.

6.3 CLARIFIER LATERAL RESISTANCE

Lateral loads may be resisted by friction along the base (between the structure and the native soil) and by passive pressure along the sides of foundations. The structural engineer should design the footing layout and steel reinforcement using the criteria presented below.

- Lateral Passive Resistance .....300 pcf
- Base Friction Coefficient 0.30

(1) Depth associated with the start of passive is taken below adjacent finish grade.
(2) May be increased by ⅓ for total loads including wind and seismic.
(3) Ignore upper 12 inches of passive resistance unless confined by pavement or slab.
(4) If passive resistance is used in combination with base friction, reduce passive resistance by ½.
(5) The above values are considered ultimate values (no factors of safety have been applied)

Passive lateral pressure should not be used for footings on or above slopes.

6.4 CLARIFIER SETTLEMENT

Provided our report recommendations are followed, and given the proposed construction (Section 1.3), estimated total and differential settlement (across the clarifier) from static loading will be negligible. Based on the proposed depth to the bottom of the clarifiers, excavation of loose near-surface sand will eliminate the possibility for dry-sand settlement from static loading conditions.

6.5 SUBSURFACE DRAINAGE

To mitigate the potential detrimental impacts of water leakage from the clarifier, consideration may be given to providing a subsurface drainage system. If desired, a perimeter subdrain could be provided along the inside edge of the ring footing. This subdrain should consist of a minimum 4-inch-diameter perforated pipe encapsulated by a clean, free-draining crushed rock or gravel layer at least 12 inches wide surrounded by filter fabric, or a 12-inch-wide layer of Class 2 permeable material. As an alternative to the gravel drain, a prefabricated subdrain system can be used.

7.0 PAVEMENT DESIGN

7.1 FLEXIBLE PAVEMENT

Because surface soil varies across the site, it is our opinion that an R-value of 20 is applicable for preliminary design. Using estimated traffic indexes for various pavement-loading requirements, we developed recommended pavement sections using Topic 633 of the Caltrans Highway Design Manual (including the asphalt factor of safety), presented in the table below.

TABLE 7.1-1: Recommended Asphalt Concrete Pavement Sections

TRAFFIC INDEX	SECTION	
	ASPHALT CONCRETE (inches)	CLASS 2 AGGREGATE BASE (inches)
4	2½	6
5	3	8
6	3½	10
7	4	12
8	5	14
9	5½	16

The civil engineer should determine the appropriate traffic indexes based on the estimated traffic loads and frequencies.

Compact finish subgrade and aggregate base in accordance with Section 4.4.1. Aggregate base should meet the requirements for ¾-inch maximum Class 2 AB in accordance with Section 26 of the latest Caltrans Standard Specifications.

8.0 RETAINING AND SOUNDWALLS

8.1 LATERAL SOIL PRESSURES

Proposed conventional retaining walls and sound walls should be designed to resist lateral earth pressures from adjoining natural materials and/or backfill and from any surcharge loads. Provided that adequate drainage is included as recommended below, walls not restrained at the top should be designed for active lateral loading conditions, while walls restrained at the top should be designed for at-rest lateral loading conditions. The recommended lateral equivalent fluid pressures for retaining and sound wall design are presented below.

TABLE 8.1-1: Retaining/Sound Wall Design Parameters (Drained)

BACKFILL SLOPE CONDITION	ACTIVE PRESSURE (pcf)	AT-REST PRESSURE (pcf)
Level	40	60
4:1	45	65
3:1	50	70

In accordance with 2022 California Building Code requirements, foundation walls and retaining walls supporting more than 6 feet of backfill height are to be designed for dynamic seismic lateral earth pressures corresponding to design earthquake ground motions. We recommend a dynamic seismic lateral earth pressure corresponding to an equivalent fluid pressure of 17 pcf for a yielding (unrestrained) wall design and 23 pcf for a non-yielding (restrained) wall design. When considering seismic earth pressures for retaining walls, the recommended seismic earth pressure increment should be added to the active earth pressures provided above.

Appropriate surcharge loads from buildings, hardscape, and vehicles should be incorporated when the surcharge loading is situated above a 1:1 (horizontal:vertical) line of projection extending up the rear base edge of the bottom of the footing. A uniform horizontal surcharge load of 50 percent of the vertical surcharge load should be assumed to act over the height of the wall.

If adequate drainage is not provided, we recommend that an additional equivalent fluid pressure of 40 pcf be added to the values recommended above for both restrained and unrestrained walls. Damp-proofing of the walls should be included in areas where wall moisture would be problematic.

Passive pressures acting on foundations may be assumed as 300 pounds per cubic foot (pcf) provided that the area in front of the wall is level for a distance of at least 10 feet or three times the depth of foundation, whichever is greater. The friction factor for sliding resistance may be assumed as 0.30. The upper 1 foot of soil should be excluded from passive pressure computations unless it is confined by pavement or a concrete slab. Passive pressures should be reduced by ½ if used in combination with sliding friction.

9.0 LIMITATIONS AND UNIFORMITY OF CONDITIONS

This report presents geotechnical recommendations for design of the improvements discussed in Section 1.3 for the proposed Hanford Wastewater Treatment Plant project. If changes occur in the nature or design of the project, we should be allowed to review this report and provide additional recommendations, if any. It is the responsibility of the owner to transmit the information and recommendations of this report to the appropriate organizations or people involved in design of the project, including but not limited to developers, owners, buyers, architects, engineers, and designers. The conclusions and recommendations contained in this report are solely professional opinions and are valid for a period of no more than 2 years from the date of report issuance.

We strived to perform our professional services in accordance with generally accepted principles and practices currently employed in the area; there is no warranty, express or implied. There are risks of earth movement and property damages inherent in building on or with earth materials. We are unable to eliminate all risks; therefore, we are unable to guarantee or warrant the results of our services.

This report is based upon field and other conditions discovered at the time of report preparation. We developed this report with limited subsurface exploration data. We assumed that our subsurface exploration data are representative of the actual subsurface conditions across the site. Considering possible underground variability of soil and groundwater, additional costs may be required to complete the project. We recommend that the owner establish a contingency fund to cover such costs. If unexpected conditions are encountered, ENGEO must be notified immediately to review these conditions and provide additional and/or modified recommendations, as necessary.
Our services did not include excavation sloping or shoring, soil volume change factors, flood potential, or a geohazard exploration. In addition, our geotechnical exploration did not include work to determine the existence of possible hazardous materials. If any hazardous materials are encountered during construction, the proper regulatory officials must be notified immediately.

This document must not be subject to unauthorized reuse, that is, reusing without written authorization of ENGEO. Such authorization is essential because it requires ENGEO to evaluate the document's applicability given new circumstances, not the least of which is passage of time.

Actual field or other conditions will necessitate clarifications, adjustments, modifications, or other changes to ENGEO's documents. Therefore, ENGEO must be engaged to prepare the necessary clarifications, adjustments, modifications, or other changes before construction activities commence or further activity proceeds. If ENGEO's scope of services does not include on-site construction observation, or if other persons or entities are retained to provide such services,

ENGEO cannot be held responsible for any or all claims arising from or resulting from the performance of such services by other persons or entities, and from any or all claims arising from or resulting from clarifications, adjustments, modifications, discrepancies, or other changes necessary to reflect changed field or other conditions.

We determined the lines designating the interface between layers on the exploration logs using visual observations. The transition between the materials may be abrupt or gradual. The exploration logs contain information concerning samples recovered, indications of the presence of various materials such as clay, sand, silt, rock, existing fill, etc., and observations of groundwater encountered. The field logs also contain our interpretation of the subsurface conditions between sample locations. Therefore, the logs contain both factual and interpretative information. Our recommendations are based on the contents of the final logs, which represent our interpretation of the field logs.

SELECTED REFERENCES

American Concrete Institute. (2011). Building Code Requirements for Structural Concrete (ACI 318-11) and Commentary.

American Society of Civil Engineers. (2010). Minimum Design Loads for Buildings and Other Structures. ASCE Standard, ASCE/SEI 7-10.

Bryant, W. and Hart, E. (2007). Special Publication 42, *Fault-Rupture Hazard Zones in California*, Interim Revision 2007, California Department of Conservation.

California Building Standards Commission. (2022). California Building Code 2022, Volumes 1 and 2, Sacramento, California.

California Geologic Survey, 2008, Special Publication 117A, Guidelines for Evaluating and Mitigating Seismic Hazards in California.

ENGEO. 2023. Geotechnical Report, River Islands – Phase 2 Water Tanks and Pump Station, Lathrop, California; August 15, 2023. Project No. 5044.001.016.

Matthews, R.A. and Burnett, J.L., 1965, Geologic map of California: Fresno sheet: California Division of Mines and Geology, scale 1:250000.

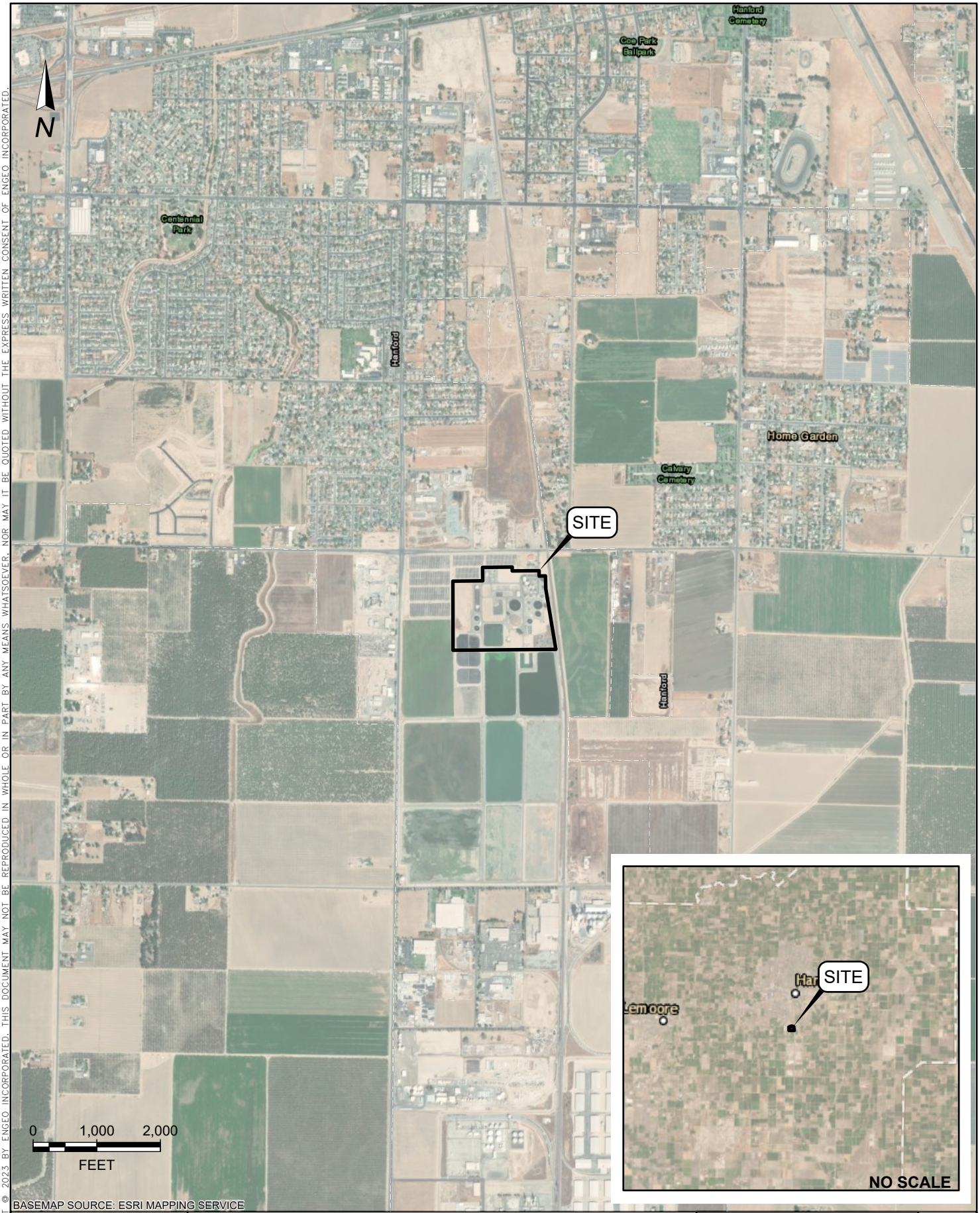
Robertson, P. K., and Campanella, R. G. (1988). Guidelines for geotechnical design using CPT and CPTU. *Soil Mechanics Series No*, *120*.

Robertson, P.K. (2009). “Performance based earthquake design using the CPT.” Gregg Drilling & Testing Inc.

Youd, T.L., et al. (2001). Liquefaction Resistance of Soils; Summary report from the 1996 NCEER and 1998 NCEER/NSF workshops on evaluation of liquefaction resistance of soils. Journal of Geotechnical and Geoenvironmental Engineering. April 2001. p. 297-313.

FIGURES

FIGURE 1: Vicinity Map
FIGURE 2: Site Plan
FIGURE 3: Regional Geologic Map
FIGURE 4: Regional Faulting and Seismicity Map



BASEMAP SOURCE: ESRI MAPPING SERVICE

COPYRIGHT © 2023 BY ENGEO INCORPORATED. THIS DOCUMENT MAY NOT BE REPRODUCED IN WHOLE OR IN PART BY ANY MEANS WHATSOEVER. NOR MAY IT BE QUOTED WITHOUT THE EXPRESS WRITTEN CONSENT OF ENGEO INCORPORATED.

ENGEO Expect Excellence

VICINITY MAP

HANFORD WASTEWATER TREATMENT PLANT

HANFORD, CALIFORNIA

PROJECT NO. :	23933.000.001
SCALE:	AS SHOWN
DRAWN BY: QRL	CHECKED BY: SDH

FIGURE NO. 1

PATH: G:\DRAFTING\PROJECTS_22000 TO 23999\23933\23933000001\GEOTECH\GEX\HANFORD WASTEWATER TREATMENT PLANT – GEX.APRX
LAYOUT: VICINITY USER: QLIANG

ORIGINAL FIGURE PRINTED IN COLOR

BASEMAP SOURCE: GOOGLE EARTH MAPPING SERVICE 2022

COPYRIGHT © 2023 BY ENGEO INCORPORATED. THIS DOCUMENT MAY NOT BE REPRODUCED IN WHOLE OR IN PART BY ANY MEANS WHATSOEVER, NOR MAY IT BE QUOTED WITHOUT THE EXPRESS WRITTEN CONSENT OF ENGEO INCORPORATED.

ENGEO Expect Excellence

SITE PLAN

HANFORD WASTEWATER TREATMENT PLANT

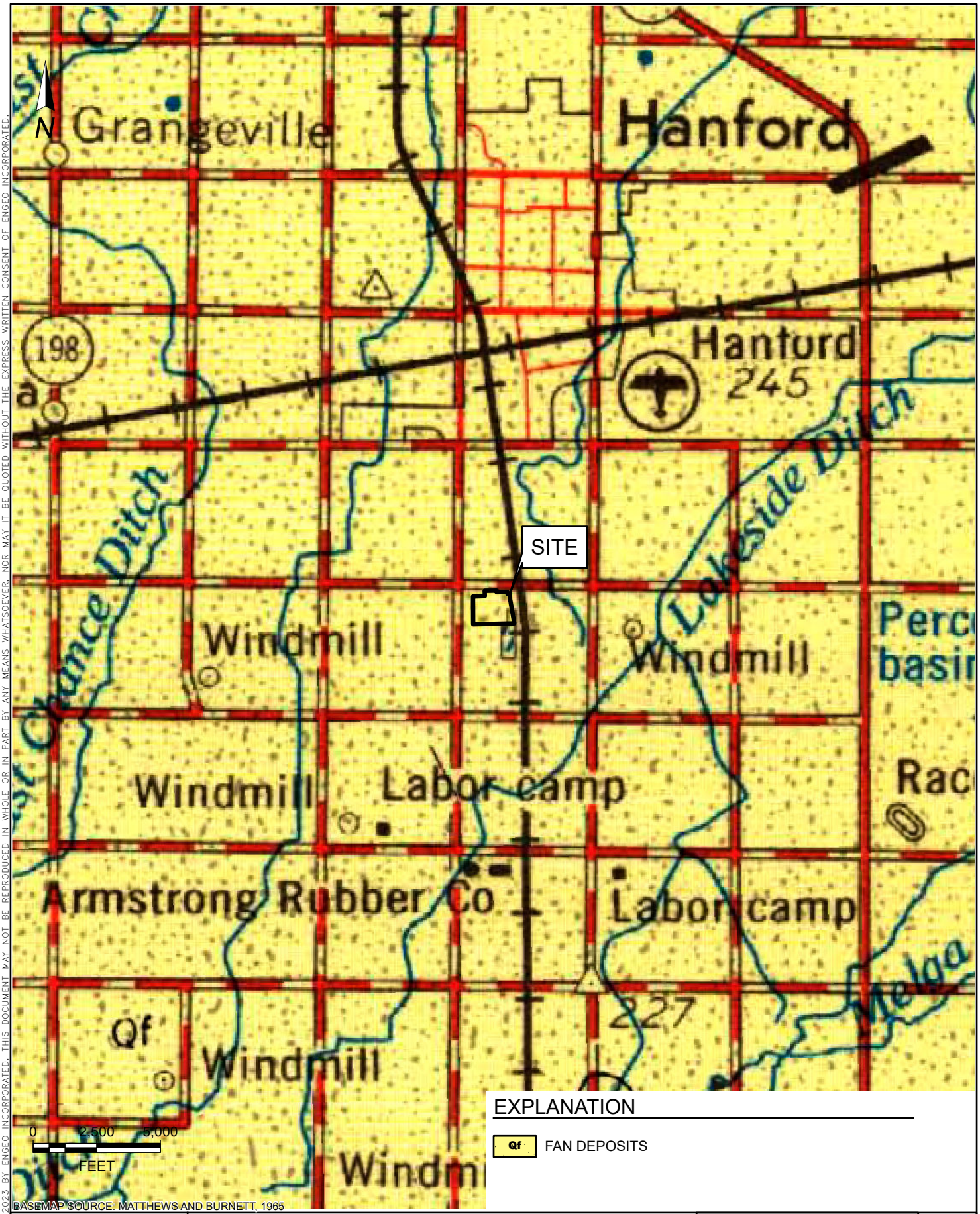
HANFORD, CALIFORNIA

PROJECT NO. :	23933.000.001
SCALE:	AS SHOWN
DRAWN BY: QRL	CHECKED BY: SDH

FIGURE NO. 2

PATH: G:\DRAFTING\PROJECTS_22000 TO 23999\23933\23933000001\GEOTECH\GEX\HANFORD WASTEWATER TREATMENT PLANT – GEX.APRX
LAYOUT: SITE PLAN PORTRAIT LETTER 8.5 X 11 USER: QLIANG

ORIGINAL FIGURE PRINTED IN COLOR



BASEMAP SOURCE: MATTHEWS AND BURNETT, 1965

COPYRIGHT © 2023 BY ENGEO INCORPORATED. THIS DOCUMENT MAY NOT BE REPRODUCED IN WHOLE OR IN PART BY ANY MEANS WHATSOEVER, NOR MAY IT BE QUOTED WITHOUT THE EXPRESS WRITTEN CONSENT OF ENGEO INCORPORATED.

ENGEO
Expect Excellence

REGIONAL GEOLOGIC MAP

HANFORD WASTEWATER TREATMENT PLANT

HANFORD, CALIFORNIA

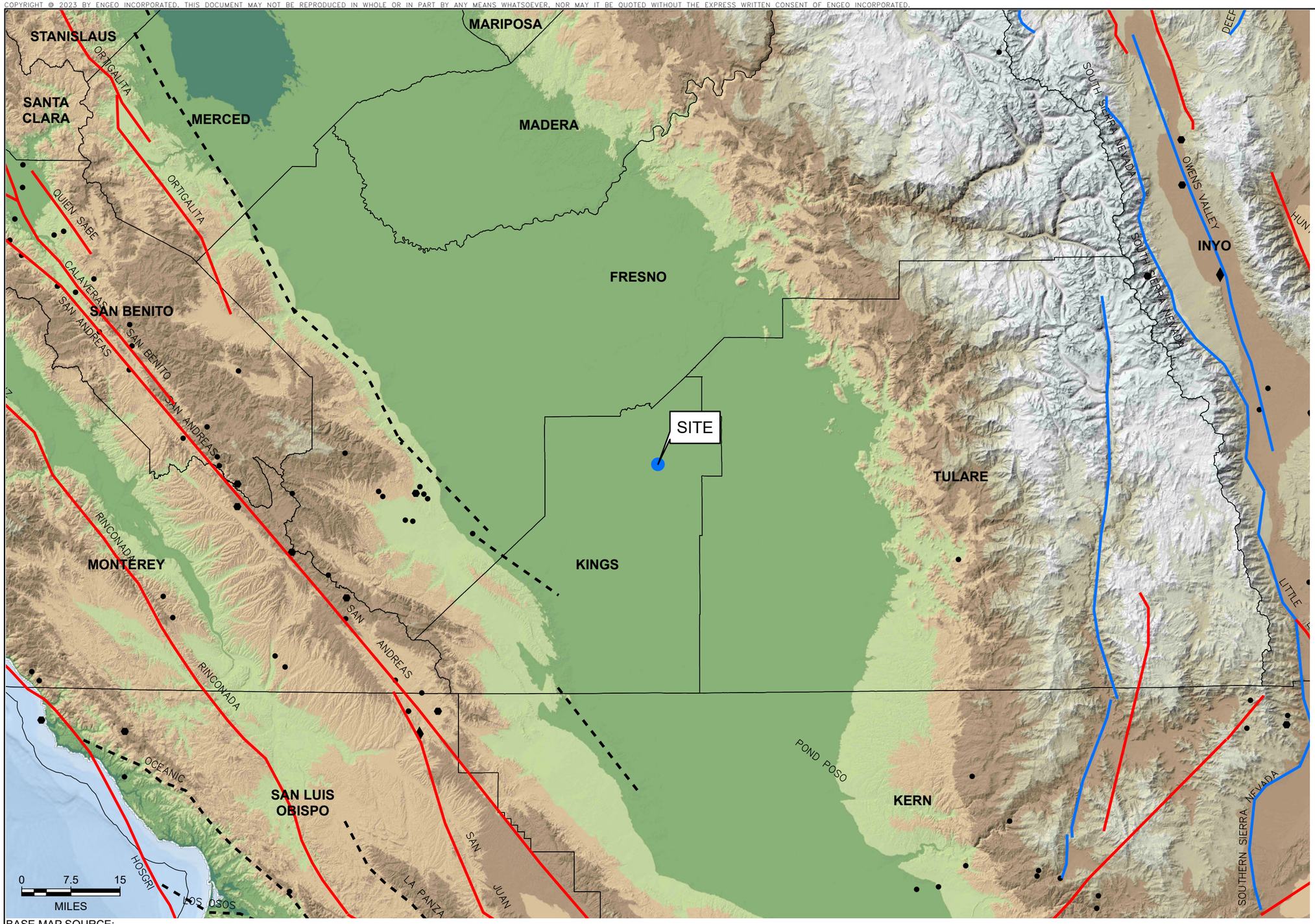
PROJECT NO. :	23933.000.001
SCALE:	AS SHOWN
DRAWN BY: QRL	CHECKED BY: SDH

FIGURE NO. 3

PATH: G:\DRAFTING\PROJECTS_22000 TO 23999\23933\23933000001\GEOTECH\GEX\HANFORD WASTEWATER TREATMENT PLANT – GEX.APRX
LAYOUT: GEOLOGIC USER: QLIANG

ORIGINAL FIGURE PRINTED IN COLOR

COPYRIGHT © 2023 BY ENGEO INCORPORATED. THIS DOCUMENT MAY NOT BE REPRODUCED IN WHOLE OR IN PART BY ANY MEANS WHATSOEVER, NOR MAY IT BE QUOTED WITHOUT THE EXPRESS WRITTEN CONSENT OF ENGEO INCORPORATED.



EXPLANATION

- Project Site

FAULT TYPES

- Normal
- Reverse
- Strike Slip
- Thrust

EARTHQUAKE

- Magnitude 7+
- Magnitude 6-7
- Magnitude 5-6

BASE MAP SOURCE:
Color Hill shade Image Based on the National Elevation Data Set (NED) at 30 Meter Resolution
Uniform California Earthquake Rupture Forecast, Version 3 (UCERF3)

ENGEO Expect Excellence

REGIONAL FAULTING AND SEISMICITY MAP

HANFORD WASTEWATER TREATMENT PLANT
HANFORD, CALIFORNIA

PROJECT NO. :	23933.000.001
SCALE:	AS SHOWN
DRAWN BY: QRL	CHECKED BY: SDH

FIGURE NO. 4

PATH: G:\DRAFTING\PROJECTS_22000 TO 23999\23933\23933000001\GEOTECH\GEX\HANFORD WASTEWATER TREATMENT PLANT – GEX.APRX
LAYOUT: FAULT&SEISMICITY USER: QLIANG

ORIGINAL FIGURE PRINTED IN COLOR

APPENDIX A

KEY TO BORING LOGS
BORING LOGS
CONE PENETRATION TESTS

KEY TO BORING LOGS

MAJOR TYPES			DESCRIPTION
COARSE-GRAINED SOILS MORE THAN HALF OF MAT'L LARGER THAN #200 SIEVE	GRAVELS MORE THAN HALF COARSE FRACTION IS LARGER THAN NO. 4 SIEVE SIZE	CLEAN GRAVELS WITH LESS THAN 5% FINES	GW - Well graded gravels or gravel-sand mixtures GP - Poorly graded gravels or gravel-sand mixtures
		GRAVELS WITH OVER 12 % FINES	GM - Silty gravels, gravel-sand and silt mixtures GC - Clayey gravels, gravel-sand and clay mixtures
	SANDS MORE THAN HALF COARSE FRACTION IS SMALLER THAN NO. 4 SIEVE SIZE	CLEAN SANDS WITH LESS THAN 5% FINES	SW - Well graded sands, or gravelly sand mixtures SP - Poorly graded sands or gravelly sand mixtures
		SANDS WITH OVER 12 % FINES	SM - Silty sand, sand-silt mixtures SC - Clayey sand, sand-clay mixtures
FINE-GRAINED SOILS MORE THAN HALF OF MAT'L SMALLER THAN #200 SIEVE	SILTS AND CLAYS LIQUID LIMIT 50 % OR LESS		ML - Inorganic silt with low to medium plasticity CL - Inorganic clay with low to medium plasticity OL - Low plasticity organic silts and clays
	SILTS AND CLAYS LIQUID LIMIT GREATER THAN 50 %		MH - Elastic silt with high plasticity CH - Fat clay with high plasticity OH - Highly plastic organic silts and clays
	HIGHLY ORGANIC SOILS		PT - Peat and other highly organic soils

For fine-grained soils with 15 to 29% retained on the #200 sieve, the words "with sand" or "with gravel" (whichever is predominant) are added to the group name.

For fine-grained soil with >30% retained on the #200 sieve, the words "sandy" or "gravelly" (whichever is predominant) are added to the group name.

GRAIN SIZES

U.S. STANDARD SERIES SIEVE SIZE					CLEAR SQUARE SIEVE OPENINGS			
200	40	10	4	3/4 "	3"	12"		
SILTS AND CLAYS	SAND			GRAVEL			COBBLES	BOULDERS
	FINE	MEDIUM	COARSE	FINE	COARSE			

RELATIVE DENSITY

SANDS AND GRAVELS	BLOWS/FOOT (S.P.T.)
VERY LOOSE	0-4
LOOSE	4-10
MEDIUM DENSE	10-30
DENSE	30-50
VERY DENSE	OVER 50

CONSISTENCY

SILTS AND CLAYS	STRENGTH*
VERY SOFT	0-1/4
SOFT	1/4-1/2
MEDIUM STIFF	1/2-1
STIFF	1-2
VERY STIFF	2-4
HARD	OVER 4

SAMPLER SYMBOLS

- Modified California (3" O.D.) sampler
- California (2.5" O.D.) sampler
- S.P.T. - Split spoon sampler
- Shelby Tube
- Dames and Moore Piston
- Continuous Core
- Bag Samples
- Grab Samples
- NR No Recovery

MOISTURE CONDITION

DRY	Dusty, dry to touch
MOIST	Damp but no visible water
WET	Visible freewater

LINE TYPES

- ———— Solid - Layer Break
- – – – – – Dashed - Gradational or approximate layer break

GROUNDWATER SYMBOLS

- Groundwater level during drilling
- Stabilized groundwater level

(S.P.T.) Number of blows of 140 lb. hammer falling 30" to drive a 2-inch O.D. (1-3/8 inch I.D.) sampler

* Unconfined compressive strength in tons/sq. ft., asterisk on log means determined by pocket penetrometer

ENGEO Expect Excellence

ENGEO
Expect Excellence

LOG OF BORING 1-B01

LATITUDE: 36.295346 LONGITUDE: -119.650238

Geotechnical Exploration
Wastewater Treatment Plant
Hanford, California
23933.000.001

DATE DRILLED: 8/28/2023
HOLE DEPTH: Approx. 31½ ft.
HOLE DIAMETER: 8.0 in.
SURF ELEV (MSL): Approx. 217 ft.

LOGGED / REVIEWED BY: CM. Dunn / ZAC
DRILLING CONTRACTOR: Moore Twining Associates
DRILLING METHOD: Hollow Stem Auger
HAMMER TYPE: 140 lb. Auto Trip

Depth in Feet	Elevation in Feet	Sample Type	DESCRIPTION	Log Symbol	Water Level	Blow Count/Foot	Atterberg Limits: Liquid Limit	Atterberg Limits: Plastic Limit	Atterberg Limits: Plasticity Index	Fines Content (% passing #200 sieve)	Moisture Content (% dry weight)	Dry Unit Weight (pcf)	Shear Strength (psf) *field approximation	Unconfined Strength (tsf) *field approximation	Strength Test Type
			ASPHALT CONCRETE (AC)												
			AGGREGATE BASE (AB)												
			SILTY SAND (SM), dark grayish brown, medium dense, moist, fine-grained sand, 20-30% fines			36									
	215														
			decreasing fines content			34									
5			grades to loose, 40-49% fines			9					17				
	210														
10						8				41	12				
	205														
			LEAN CLAY WITH SAND (CL), brown, stiff to very stiff, moist, medium plasticity, 15-25% fine-grained sand, contains iron oxide												
15						22								2.0*	PP
			SILTY SAND (SM), dark brownish gray, loose to medium dense, moist, fine-grained sand							24	10				
	200														
			SILT WITH SAND (ML), gray, very stiff, moist, low plasticity, 15-25% fine-grained sand, contains iron oxide												
20															

LOG - GEOTECHNICAL_SU+QU W/ ELEV 1-B01_1-B04.GPJ ENGEO INC.GDT 9/19/23

ENGEO
Expect Excellence

LOG OF BORING 1-B01

LATITUDE: 36.295346 LONGITUDE: -119.650238

Geotechnical Exploration
Wastewater Treatment Plant
Hanford, California
23933.000.001

DATE DRILLED: 8/28/2023
HOLE DEPTH: Approx. 31½ ft.
HOLE DIAMETER: 8.0 in.
SURF ELEV (MSL): Approx. 217 ft.

LOGGED / REVIEWED BY: CM. Dunn / ZAC
DRILLING CONTRACTOR: Moore Twining Associates
DRILLING METHOD: Hollow Stem Auger
HAMMER TYPE: 140 lb. Auto Trip

Depth in Feet	Elevation in Feet	Sample Type	DESCRIPTION	Log Symbol	Water Level	Blow Count/Foot	Atterberg Limits: Liquid Limit	Atterberg Limits: Plastic Limit	Atterberg Limits: Plasticity Index	Fines Content (% passing #200 sieve)	Moisture Content (% dry weight)	Dry Unit Weight (pcf)	Shear Strength (psf) *field approximation	Unconfined Strength (tsf) *field approximation	Strength Test Type
			SILT WITH SAND (ML), gray, very stiff, moist, low plasticity, 15-25% fine-grained sand, contains iron oxide			13					24			3.25*	PP
	195		SILTY SAND (SM), brownish gray, medium dense to dense, wet, fine-grained sand, 40-49% fines, contains iron oxide												
25						26					22	105			
	190		POORLY GRADED SAND (SP), gray, medium dense, moist, fine-grained sand, <5% fines												
30						17									
			Bottom of boring at approximately 31½ feet below existing ground surface. Groundwater not encountered during drilling.												

LOG - GEOTECHNICAL_SU+QU W/ ELEV 1-B01_1-B04.GPJ ENGEO INC.GDT 9/19/23

ENGEO
Expect Excellence

LOG OF BORING 1-B02

LATITUDE: 36.295354 LONGITUDE: -119.649758

Geotechnical Exploration
Wastewater Treatment Plant
Hanford, California
23933.000.001

DATE DRILLED: 8/28/2023
HOLE DEPTH: Approx. 31½ ft.
HOLE DIAMETER: 8.0 in.
SURF ELEV (MSL): Approx. 217 ft.

LOGGED / REVIEWED BY: CM. Dunn / ZAC
DRILLING CONTRACTOR: Moore Twining Associates
DRILLING METHOD: Hollow Stem Auger
HAMMER TYPE: 140 lb. Auto Trip

Depth in Feet	Elevation in Feet	Sample Type	DESCRIPTION	Log Symbol	Water Level	Blow Count/Foot	Atterberg Limits: Liquid Limit	Atterberg Limits: Plastic Limit	Atterberg Limits: Plasticity Index	Fines Content (% passing #200 sieve)	Moisture Content (% dry weight)	Dry Unit Weight (pcf)	Shear Strength (psf) *field approximation	Unconfined Strength (tsf) *field approximation	Strength Test Type
			ASPHALT CONCRETE (AC)												
			AGGREGATE BASE (AB)												
			SILTY SAND (SM), dark brown, medium dense, moist, fine- to medium-grained sand, 20-30% fines, weak cementation			36					11	121			
	215					16									
5			SANDY SILT (ML), dark brown, medium stiff to stiff, moist, non-plastic, fine- to medium-grained sand			8				50	12				
	210														
			SILTY SAND (SM), dark brown, loose, moist, fine- to medium-grained sand			8				18	8				
10															
	205														
			SILT WITH SAND (ML), brownish gray, medium stiff, moist, low plasticity, fine-grained sand, contains clay fines			6				85	28	94		1.0*	PP
15															
	200		SILTY SAND (SM), brown, moist, fine-grained sand, 30-40% fines												
20															

LOG - GEOTECHNICAL_SU+QU W/ ELEV 1-B01_1-B04.GPJ ENGEO INC.GDT 9/19/23

ENGEO
Expect Excellence

LOG OF BORING 1-B02

LATITUDE: 36.295354 LONGITUDE: -119.649758

Geotechnical Exploration
Wastewater Treatment Plant
Hanford, California
23933.000.001

DATE DRILLED: 8/28/2023
HOLE DEPTH: Approx. 31½ ft.
HOLE DIAMETER: 8.0 in.
SURF ELEV (MSL): Approx. 217 ft.

LOGGED / REVIEWED BY: CM. Dunn / ZAC
DRILLING CONTRACTOR: Moore Twining Associates
DRILLING METHOD: Hollow Stem Auger
HAMMER TYPE: 140 lb. Auto Trip

Depth in Feet	Elevation in Feet	Sample Type	DESCRIPTION	Log Symbol	Water Level	Blow Count/Foot	Atterberg Limits: Liquid Limit	Atterberg Limits: Plastic Limit	Atterberg Limits: Plasticity Index	Fines Content (% passing #200 sieve)	Moisture Content (% dry weight)	Dry Unit Weight (pcf)	Shear Strength (psf) *field approximation	Unconfined Strength (tsf) *field approximation	Strength Test Type
			SANDY SILT (ML), gray, very stiff, moist, low plasticity, 30-40% fine-grained sand			16								3.25*	PP
	195		SILTY SAND (SM), gray, medium dense, moist, fine-grained sand, 25-35% fines												
			grades to 15-25% fines, contains iron oxide			32									
25			grades to 40-49% fines												
	190														
			SILT WITH SAND (ML), gray, very stiff, moist, low plasticity, 15-25% fine-grained sand, contains iron oxide												
30						19								2.5*	PP
			Bottom of boring at approximately 31½ feet below existing ground surface. Groundwater not encountered during drilling.												

LOG - GEOTECHNICAL_SU+QU W/ ELEV 1-B01_1-B04.GPJ ENGEO INC.GDT 9/19/23

ENGEO
Expect Excellence

LOG OF BORING 1-B03

LATITUDE: 36.29596 LONGITUDE: -119.650093

Geotechnical Exploration
Wastewater Treatment Plant
Hanford, California
23933.000.001

DATE DRILLED: 8/28/2023
HOLE DEPTH: Approx. 31½ ft.
HOLE DIAMETER: 8.0 in.
SURF ELEV (MSL): Approx. 215 ft.

LOGGED / REVIEWED BY: CM. Dunn / ZAC
DRILLING CONTRACTOR: Moore Twining Associates
DRILLING METHOD: Hollow Stem Auger
HAMMER TYPE: 140 lb. Auto Trip

Depth in Feet	Elevation in Feet	Sample Type	DESCRIPTION	Log Symbol	Water Level	Blow Count/Foot	Atterberg Limits: Liquid Limit	Atterberg Limits: Plastic Limit	Atterberg Limits: Plasticity Index	Fines Content (% passing #200 sieve)	Moisture Content (% dry weight)	Dry Unit Weight (pcf)	Shear Strength (psf) *field approximation	Unconfined Strength (tsf) *field approximation	Strength Test Type
			SANDY SILT (ML), brownish gray, hard, moist, low plasticity to non-plastic, 35-45% fine-grained sand, moderate cementation			25								>4.5*	PP
			SILTY SAND (SM), brownish gray, medium dense, moist, fine-grained sand, 35-45% fines, weak cementation			24									
5	210		SANDY SILT (ML), brownish gray, medium stiff, moist, non-plastic, fine-grained sand			5				50	13				
10	205		SILT WITH SAND (ML), brownish gray, medium stiff, moist, low plasticity, fine-grained sand			6				75	25				
			SILTY SAND (SM), grayish brown, loose to medium dense, moist, fine-grained sand, 20-30% fines												
15	200					12					16	112			
			SANDY SILT (ML), grayish brown, very stiff, moist, non-plastic, 30-40% fine-grained sand											2.5*	PP
			SILTY SAND (SM), brownish gray, moist, fine-grained sand, 20-30% fines												
20	195														

LOG - GEOTECHNICAL_SU+QU W/ ELEV 1-B01_1-B04.GPJ ENGEO INC.GDT 9/19/23

ENGEO
Expect Excellence

LOG OF BORING 1-B03

LATITUDE: 36.29596 LONGITUDE: -119.650093

Geotechnical Exploration
Wastewater Treatment Plant
Hanford, California
23933.000.001

DATE DRILLED: 8/28/2023
HOLE DEPTH: Approx. 31½ ft.
HOLE DIAMETER: 8.0 in.
SURF ELEV (MSL): Approx. 215 ft.

LOGGED / REVIEWED BY: CM. Dunn / ZAC
DRILLING CONTRACTOR: Moore Twining Associates
DRILLING METHOD: Hollow Stem Auger
HAMMER TYPE: 140 lb. Auto Trip

Depth in Feet	Elevation in Feet	Sample Type	DESCRIPTION	Log Symbol	Water Level	Blow Count/Foot	Atterberg Limits: Liquid Limit	Atterberg Limits: Plastic Limit	Atterberg Limits: Plasticity Index	Fines Content (% passing #200 sieve)	Moisture Content (% dry weight)	Dry Unit Weight (pcf)	Shear Strength (psf) *field approximation	Unconfined Strength (tsf) *field approximation	Strength Test Type
			SILT (ML), gray, very stiff, moist, low plasticity, fine-grained sand			16	35	24	11	96					
25	190		POORLY GRADED SAND (SP), brownish gray, medium dense, moist, fine-grained sand, <5% fines			21									
30	185		SILTY SAND (SM), grayish brown, medium dense, moist, fine-grained sand, 15-25% fines			17									
			Bottom of boring at approximately 31½ feet below existing ground surface. Groundwater not encountered during drilling.												

LOG - GEOTECHNICAL_SU+QU W/ ELEV 1-B01_1-B04.GPJ ENGEO INC.GDT 9/19/23

ENGEO
Expect Excellence

LOG OF BORING 1-B04

LATITUDE: 36.296409 LONGITUDE: -119.65025

Geotechnical Exploration
Wastewater Treatment Plant
Hanford, California
23933.000.001

DATE DRILLED: 8/28/2023
HOLE DEPTH: Approx. 31½ ft.
HOLE DIAMETER: 8.0 in.
SURF ELEV (MSL): Approx. 220 ft.

LOGGED / REVIEWED BY: CM. Dunn / ZAC
DRILLING CONTRACTOR: Moore Twining Associates
DRILLING METHOD: Hollow Stem Auger
HAMMER TYPE: 140 lb. Auto Trip

Depth in Feet	Elevation in Feet	Sample Type	DESCRIPTION	Log Symbol	Water Level	Blow Count/Foot	Atterberg Limits: Liquid Limit	Atterberg Limits: Plastic Limit	Atterberg Limits: Plasticity Index	Fines Content (% passing #200 sieve)	Moisture Content (% dry weight)	Dry Unit Weight (pcf)	Shear Strength (psf) *field approximation	Unconfined Strength (tsf) *field approximation	Strength Test Type
			ASPHALT CONCRETE (AC)												
			AGGREGATE BASE (AB)												
			SILTY SAND (SM), grayish brown, medium dense, moist, fine- to medium-grained sand, 20-30% fines			39					12	121			
						15									
5	215		grades to 30-40% fines												
			grades to loose to medium dense, fine-grained sand			10				38					
10	210					12					19	105			
15	205		LEAN CLAY WITH SAND (CL), brown, very stiff, moist, low to medium plasticity, fine-grained sand, contains thin lenses of clean sand			18				82	27	94	2166		UU
			POORLY GRADED SAND (SP), yellowish brown, medium dense, moist, fine- to coarse-grained sand												
20	200														

LOG - GEOTECHNICAL_SU+QU W/ ELEV 1-B01_1-B04.GPJ ENGEO INC.GDT 9/19/23

ENGEO
Expect Excellence

LOG OF BORING 1-B04

LATITUDE: 36.296409 LONGITUDE: -119.65025

Geotechnical Exploration
Wastewater Treatment Plant
Hanford, California
23933.000.001

DATE DRILLED: 8/28/2023
HOLE DEPTH: Approx. 31½ ft.
HOLE DIAMETER: 8.0 in.
SURF ELEV (MSL): Approx. 220 ft.

LOGGED / REVIEWED BY: CM. Dunn / ZAC
DRILLING CONTRACTOR: Moore Twining Associates
DRILLING METHOD: Hollow Stem Auger
HAMMER TYPE: 140 lb. Auto Trip

Depth in Feet	Elevation in Feet	Sample Type	DESCRIPTION	Log Symbol	Water Level	Blow Count/Foot	Atterberg Limits: Liquid Limit	Atterberg Limits: Plastic Limit	Atterberg Limits: Plasticity Index	Fines Content (% passing #200 sieve)	Moisture Content (% dry weight)	Dry Unit Weight (pcf)	Shear Strength (psf) *field approximation	Unconfined Strength (tsf) *field approximation	Strength Test Type
			POORLY GRADED SAND (SP), yellowish brown, medium dense, moist, fine- to coarse-grained sand			17				5					
25	195		grades to yellowish gray, fine- to medium-grained sand			16									
30	190		SANDY SILT (ML), gray, very stiff, moist, low plasticity to non-plastic, 40-49% fine-grained sand			21									
			Bottom of boring at approximately 31½ feet below existing ground surface. Groundwater not encountered during drilling.												

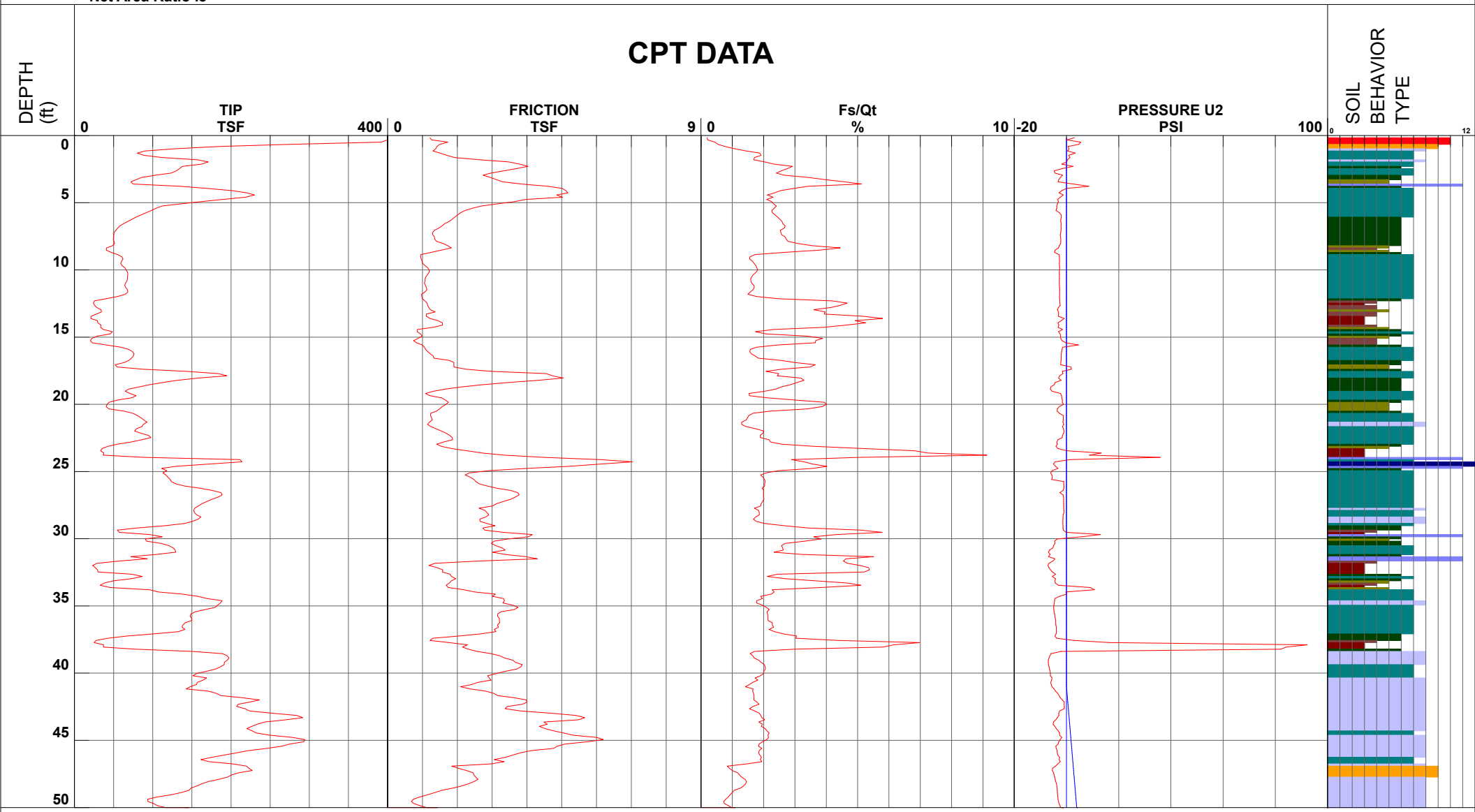
LOG - GEOTECHNICAL_SU+QU W/ ELEV 1-B01_1-B04.GPJ ENGEO INC.GDT 9/19/23

Engeo Inc.

Project	Hanford Wastewater Treatment Plant	Operator	JM-GM	Filename	SDF(254).cpt
Job Number	23933.000.001	Cone Number	DDG1627	GPS	
Hole Number	CPT-01	Date and Time	8/24/2023 8:33:23 AM	Maximum Depth	50.69 ft
EST GW Depth During Test		41.00 ft			

Net Area Ratio .8

CPT DATA



1 - sensitive fine grained
2 - organic material
3 - clay
4 - silty clay to clay
5 - clayey silt to silty clay
6 - sandy silt to clayey silt
7 - silty sand to sandy silt
8 - sand to silty sand
9 - sand
10 - gravelly sand to sand
11 - very stiff fine grained (*)
12 - sand to clayey sand (*)

Cone Size 15cm²

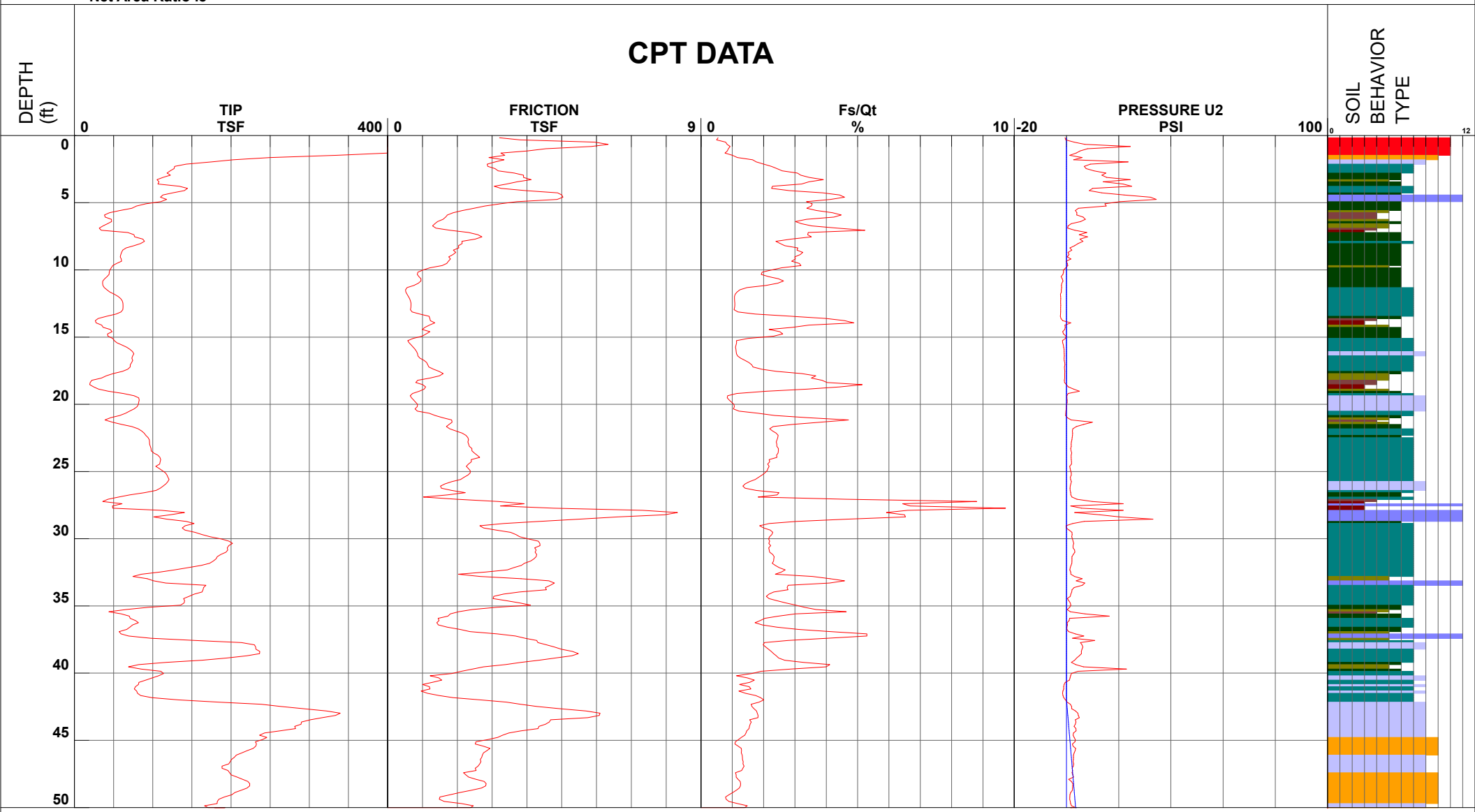
S*Soil behavior type and SPT based on data from UBC-1983

Engeo Inc.

Project	Hanford Wastewater Treatment Plant	Operator	JM-GM	Filename	SDF(255).cpt
Job Number	23933.000.001	Cone Number	DDG1627	GPS	
Hole Number	CPT-02	Date and Time	8/24/2023 9:20:48 AM	Maximum Depth	50.85 ft
EST GW Depth During Test		42.00 ft			

Net Area Ratio .8

CPT DATA



1 - sensitive fine grained
2 - organic material
3 - clay
4 - silty clay to clay
5 - clayey silt to silty clay
6 - sandy silt to clayey silt
7 - silty sand to sandy silt
8 - sand to silty sand
9 - sand
10 - gravelly sand to sand
11 - very stiff fine grained (*)
12 - sand to clayey sand (*)

Cone Size 15cm²

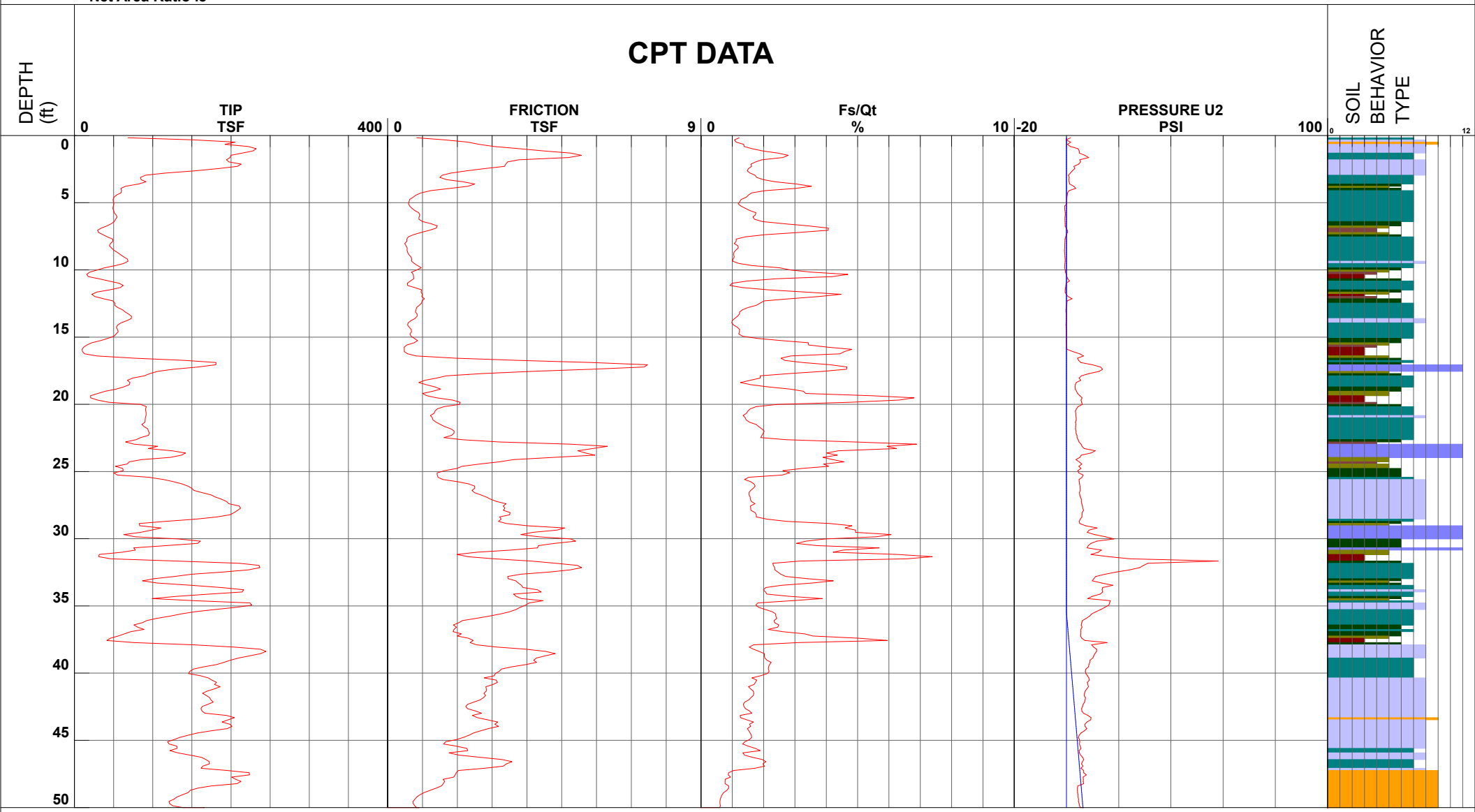
S*Soil behavior type and SPT based on data from UBC-1983

Engeo Inc.

Project	Hanford Wastewater Treatment Plant	Operator	JM-GM	Filename	SDF(257).cpt
Job Number	23933.000.001	Cone Number	DDG1627	GPS	
Hole Number	CPT-03	Date and Time	8/24/2023 10:50:36 AM	Maximum Depth	50.69 ft
EST GW Depth During Test		35.50 ft			

Net Area Ratio .8

CPT DATA



1 - sensitive fine grained
2 - organic material
3 - clay
4 - silty clay to clay
5 - clayey silt to silty clay
6 - sandy silt to clayey silt
7 - silty sand to sandy silt
8 - sand to silty sand
9 - sand
10 - gravelly sand to sand
11 - very stiff fine grained (*)
12 - sand to clayey sand (*)

Cone Size 15cm²

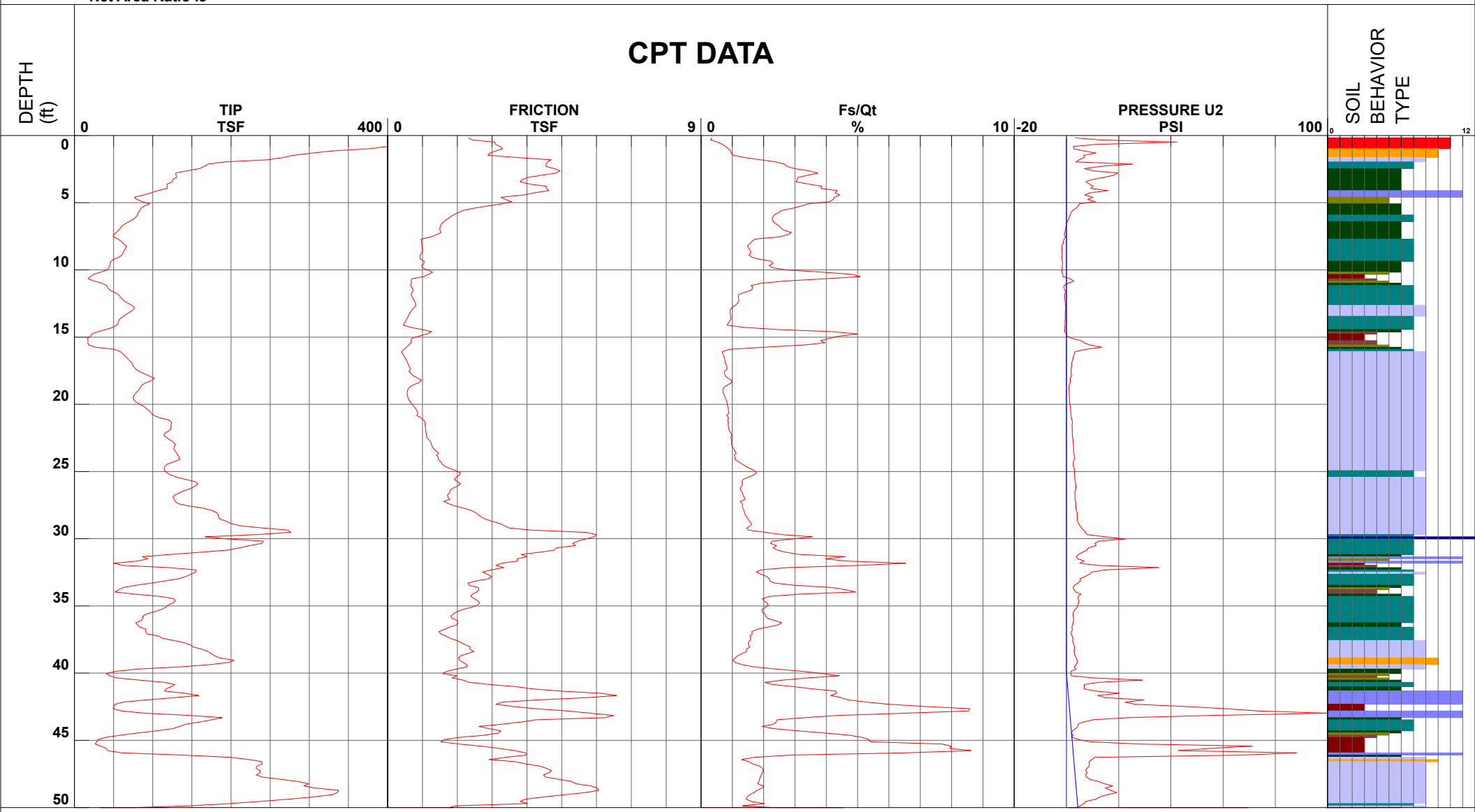
S*Soil behavior type and SPT based on data from UBC-1983

Engeo Inc.

Project	Hanford Wastewater Treatment Plant	Operator	JM-GM	Filename	SDF(256).cpt
Job Number	23933.000.001	Cone Number	DDG1627	GPS	
Hole Number	CPT-04	Date and Time	8/24/2023 9:59:53 AM	Maximum Depth	50.69 ft
EST GW Depth During Test		40.00 ft			

Net Area Ratio .8

CPT DATA



1 - sensitive fine grained
2 - organic material
3 - clay
4 - silty clay to clay
5 - clayey silt to silty clay
6 - sandy silt to clayey silt
7 - silty sand to sandy silt
8 - sand to silty sand
9 - sand
10 - gravelly sand to sand
11 - very stiff fine grained (*)
12 - sand to clayey sand (*)

Cone Size 15cm²

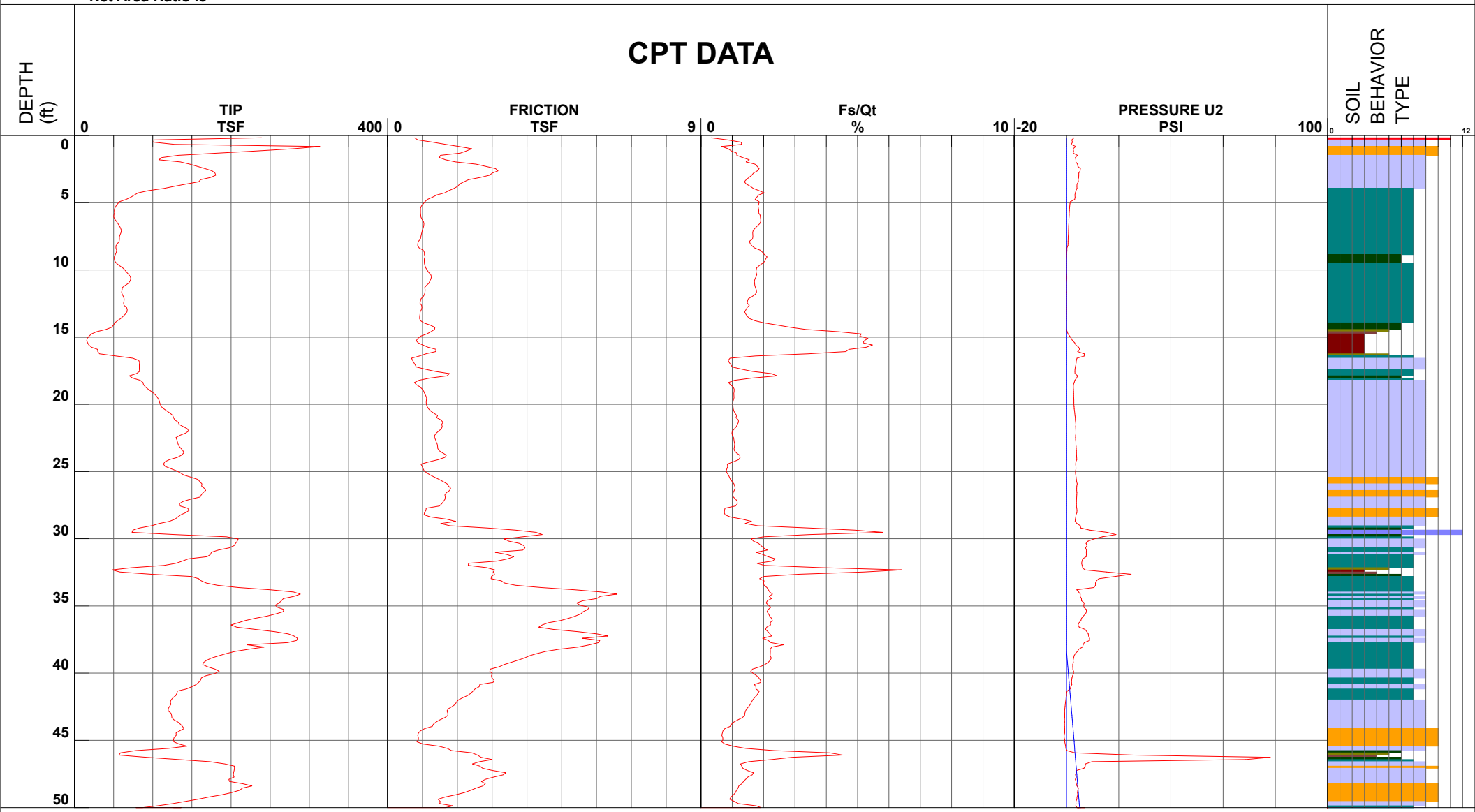
S*Soil behavior type and SPT based on data from UBC-1983

Engeo Inc.

Project	Hanford Wastewater Treatment Plant	Operator	JM-GM	Filename	SDF(258).cpt
Job Number	23933.000.001	Cone Number	DDG1627	GPS	
Hole Number	CPT-05	Date and Time	8/24/2023 11:44:48 AM	Maximum Depth	50.85 ft
EST GW Depth During Test		38.40 ft			

Net Area Ratio .8

CPT DATA



1 - sensitive fine grained
2 - organic material
3 - clay
4 - silty clay to clay
5 - clayey silt to silty clay
6 - sandy silt to clayey silt
7 - silty sand to sandy silt
8 - sand to silty sand
9 - sand
10 - gravelly sand to sand
11 - very stiff fine grained (*)
12 - sand to clayey sand (*)

Cone Size 15cm²

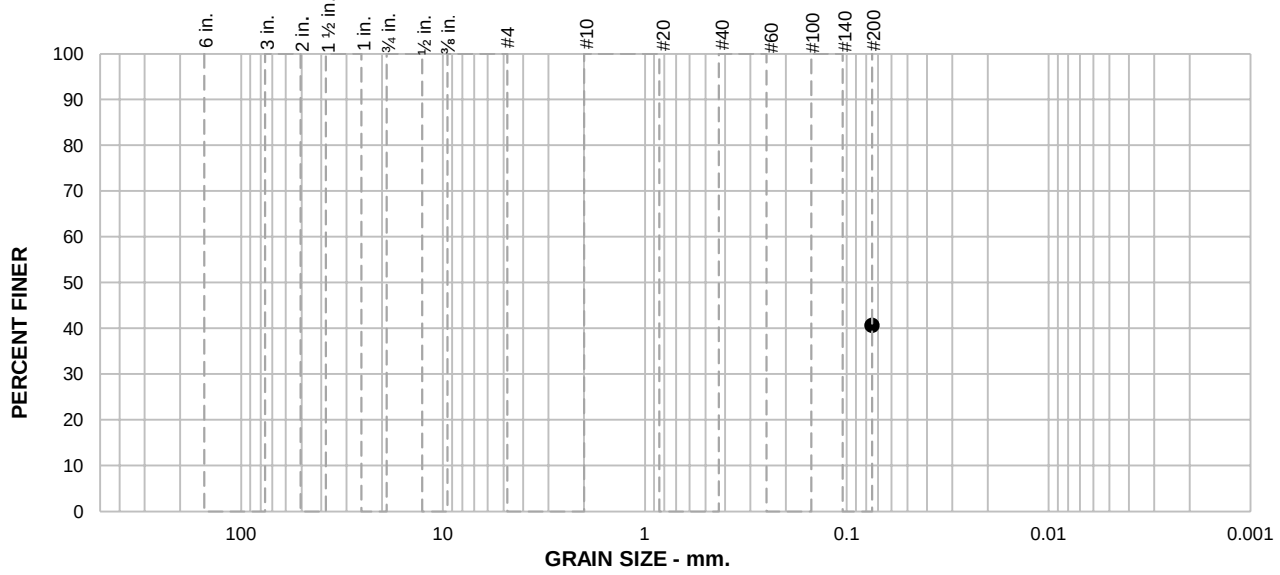
S*Soil behavior type and SPT based on data from UBC-1983

APPENDIX B

LABORATORY TEST DATA

PARTICLE SIZE DISTRIBUTION REPORT

ASTM D1140, Method B



SAMPLE ID: 1-B01@10.5-11.5

DEPTH (ft): 10.5-11.5

LOCATION: 1-B01

% +75mm	% GRAVEL		% SAND			% FINES	
	COARSE	FINE	COARSE	MEDIUM	FINE	SILT	CLAY
						40.6	

SIEVE SIZE	PERCENT FINER	SPEC.* PERCENT	PASS? (X=NO)
#200	40.6		

SOIL DESCRIPTION

See exploration logs

ATTERBERG LIMITS

PL = LL = PI =

COEFFICIENTS

D_{90} = D_{85} = D_{60} =
D_{50} = D_{30} = D_{15} =
D_{10} = C_u = C_c =

CLASSIFICATION

USCS =

REMARKS

Silt/clay division of 0.002mm used

Soak time = 180 min
Dry sample weight = 422.7 g
Largest particle size < No. 4 Sieve

* (no specification provided)

ENGEO
Expect Excellence

CLIENT: PACE - Pacific Advanced Civil Engineering, Inc.

PROJECT NAME: Hanford Wastewater Treatment Plant

PROJECT NO: 23933.000.001 PH001

PROJECT LOCATION: Hanford, CA

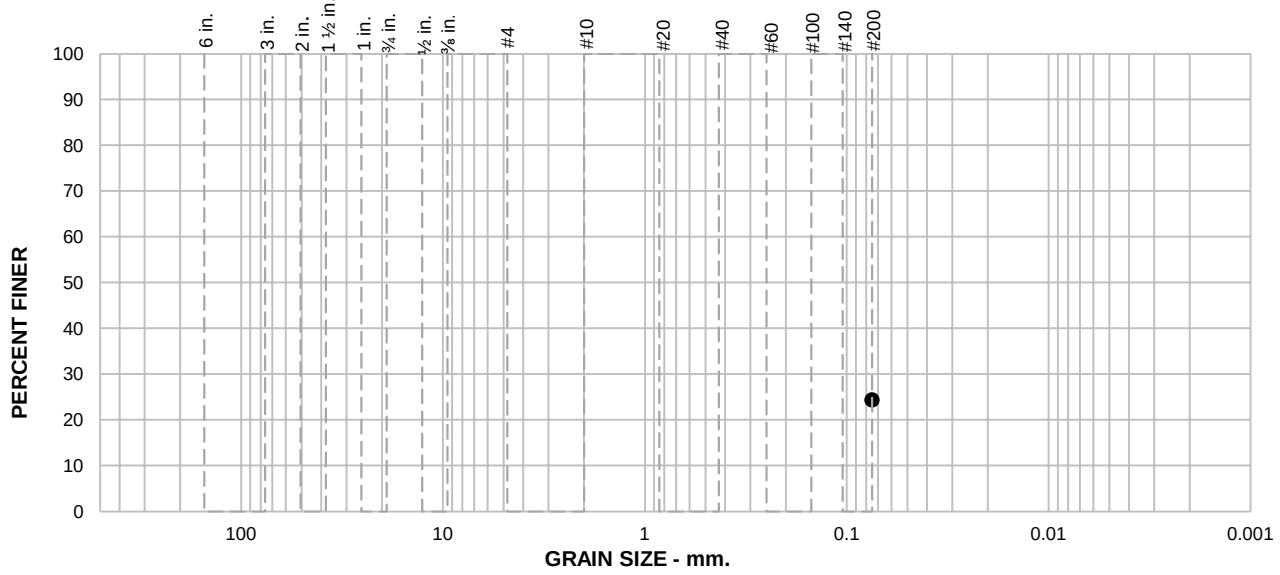
REPORT DATE: 9/12/2023

TESTED BY: V. Nunez

REVIEWED BY: K. Lecce

PARTICLE SIZE DISTRIBUTION REPORT

ASTM D1140, Method B



SAMPLE ID: 1-B01@16-16.5

DEPTH (ft): 16-16.5

LOCATION: 1-B01

% +75mm	% GRAVEL		% SAND			% FINES	
	COARSE	FINE	COARSE	MEDIUM	FINE	SILT	CLAY
						24.4	

SIEVE SIZE	PERCENT FINER	SPEC.* PERCENT	PASS? (X=NO)
#200	24.4		

SOIL DESCRIPTION

See exploration logs

ATTERBERG LIMITS

PL = LL = PI =

COEFFICIENTS

D_{90} = D_{85} = D_{60} =
D_{50} = D_{30} = D_{15} =
D_{10} = C_u = C_c =

CLASSIFICATION

USCS =

REMARKS

Silt/clay division of 0.002mm used

Soak time = 180 min
Dry sample weight = 322.3 g
Largest particle size < No. 4 Sieve

* (no specification provided)

ENGEO
Expect Excellence

CLIENT: PACE - Pacific Advanced Civil Engineering, Inc.

PROJECT NAME: Hanford Wastewater Treatment Plant

PROJECT NO: 23933.000.001 PH001

PROJECT LOCATION: Hanford, CA

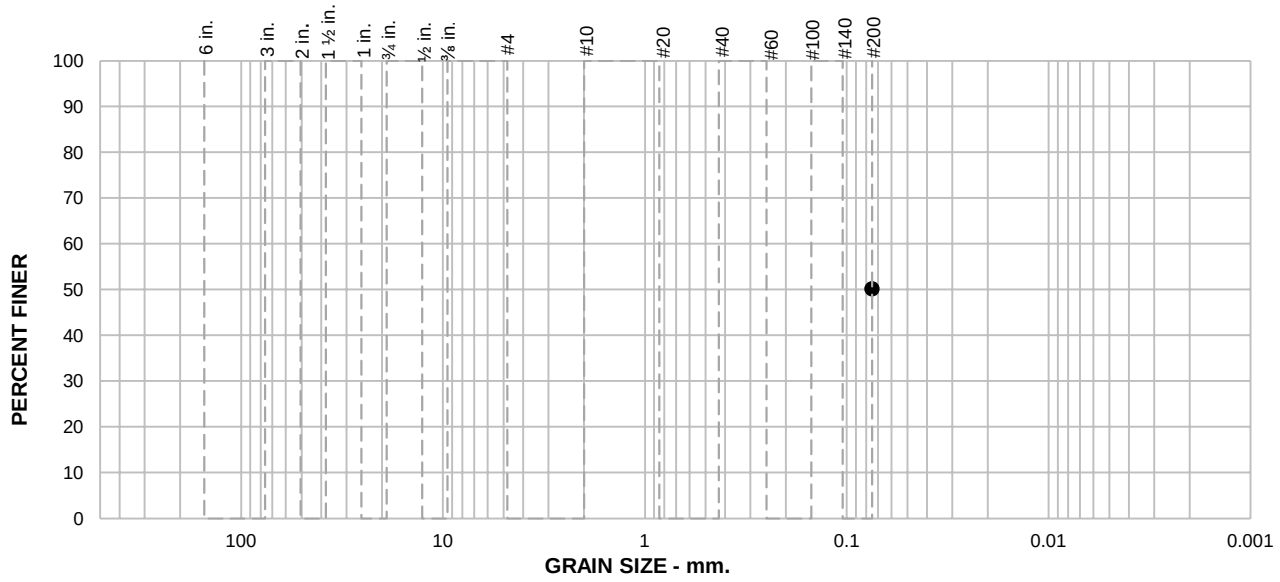
REPORT DATE: 9/12/2023

TESTED BY: V. Nunez

REVIEWED BY: K. Lecce

PARTICLE SIZE DISTRIBUTION REPORT

ASTM D1140, Method B



SAMPLE ID: 1-B02@5.5-6.5

DEPTH (ft): 5.5-6.5

LOCATION: 1-B02

% +75mm	% GRAVEL		% SAND			% FINES	
	COARSE	FINE	COARSE	MEDIUM	FINE	SILT	CLAY
						50.2	

SIEVE SIZE	PERCENT FINER	SPEC.* PERCENT	PASS? (X=NO)
#200	50.2		

SOIL DESCRIPTION

See exploration logs

ATTERBERG LIMITS

PL = LL = PI =

COEFFICIENTS

D_{90} = D_{85} = D_{60} =
D_{50} = D_{30} = D_{15} =
D_{10} = C_u = C_c =

CLASSIFICATION

USCS =

REMARKS

Silt/clay division of 0.002mm used

Soak time = 180 min
Dry sample weight = 489.3 g
Largest particle size < No. 4 Sieve

* (no specification provided)

ENGEO
Expect Excellence

CLIENT: PACE - Pacific Advanced Civil Engineering, Inc.

PROJECT NAME: Hanford Wastewater Treatment Plant

PROJECT NO: 23933.000.001 PH001

PROJECT LOCATION: Hanford, CA

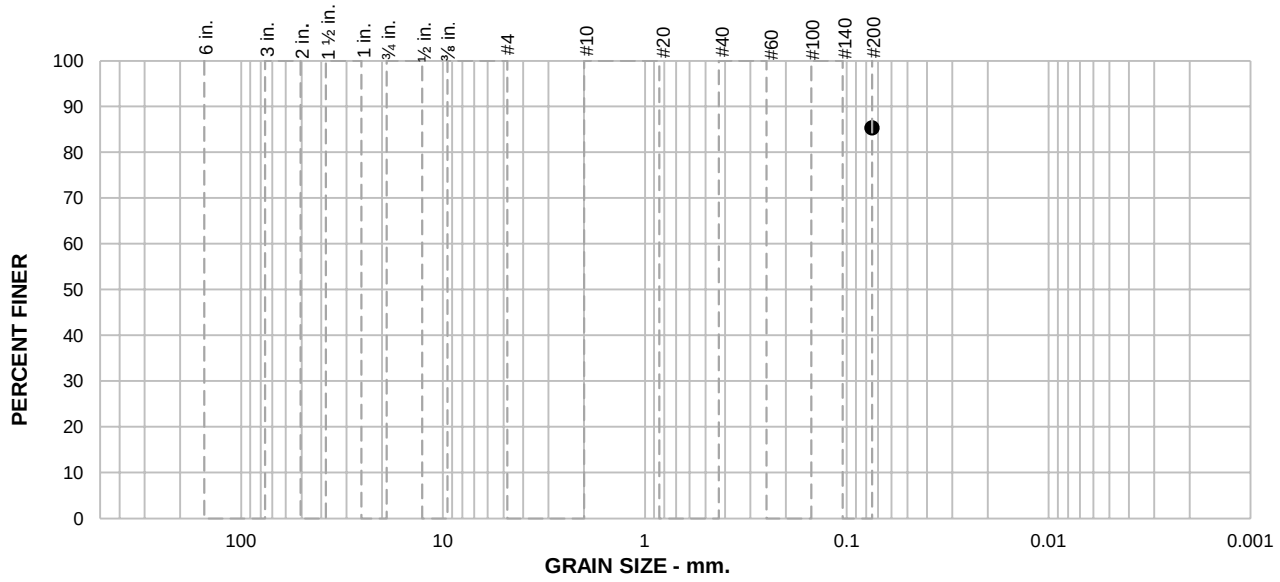
REPORT DATE: 9/12/2023

TESTED BY: V. Nunez

REVIEWED BY: K. Lecce

PARTICLE SIZE DISTRIBUTION REPORT

ASTM D1140, Method B



SAMPLE ID: 1-B02@15.5-16

DEPTH (ft): 15.5-16

LOCATION: 1-B02

% +75mm	% GRAVEL		% SAND			% FINES	
	COARSE	FINE	COARSE	MEDIUM	FINE	SILT	CLAY
						85.3	

SIEVE SIZE	PERCENT FINER	SPEC.* PERCENT	PASS? (X=NO)
#200	85.3		

SOIL DESCRIPTION

See exploration logs

ATTERBERG LIMITS

PL = LL = PI =

COEFFICIENTS

D_{90} = D_{85} = D_{60} =
D_{50} = D_{30} = D_{15} =
D_{10} = C_u = C_c =

CLASSIFICATION

USCS =

REMARKS

Silt/clay division of 0.002mm used

Soak time = 180 min
Dry sample weight = 307.5 g
Largest particle size < No. 4 Sieve

* (no specification provided)

ENGEO
Expect Excellence

CLIENT: PACE - Pacific Advanced Civil Engineering, Inc.

PROJECT NAME: Hanford Wastewater Treatment Plant

PROJECT NO: 23933.000.001 PH001

PROJECT LOCATION: Hanford, CA

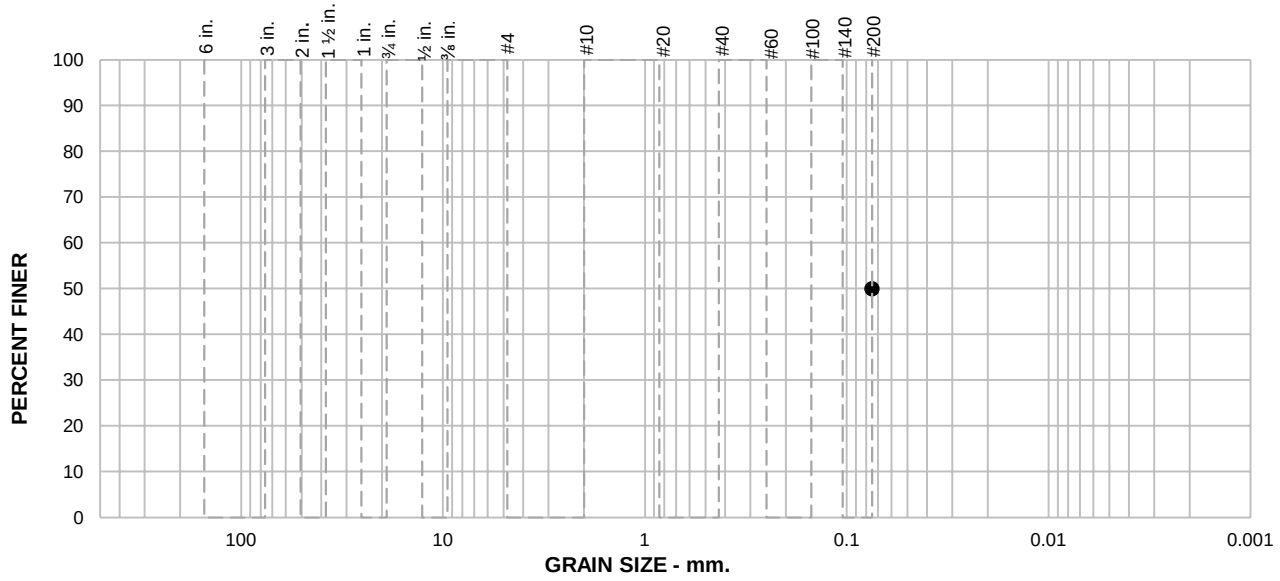
REPORT DATE: 9/12/2023

TESTED BY: V. Nunez

REVIEWED BY: K. Lecce

PARTICLE SIZE DISTRIBUTION REPORT

ASTM D1140, Method B



SAMPLE ID: 1-B03@5.5-6

DEPTH (ft): 5.5-6

LOCATION: 1-B03

% +75mm	% GRAVEL		% SAND			% FINES	
	COARSE	FINE	COARSE	MEDIUM	FINE	SILT	CLAY
						50	

SIEVE SIZE	PERCENT FINER	SPEC.* PERCENT	PASS? (X=NO)
#200	50		

SOIL DESCRIPTION

See exploration logs

ATTERBERG LIMITS

PL = LL = PI =

COEFFICIENTS

D_{90} = D_{85} = D_{60} =
D_{50} = #DIV/0! D_{30} = D_{15} =
D_{10} = C_u = C_c =

CLASSIFICATION

USCS =

REMARKS

Silt/clay division of 0.002mm used

Soak time = 180 min
Dry sample weight = 511.1 g
Largest particle size < No. 4 Sieve

* (no specification provided)

ENGEO
Expect Excellence

CLIENT: PACE - Pacific Advanced Civil Engineering, Inc.

PROJECT NAME: Hanford Wastewater Treatment Plant

PROJECT NO: 23933.000.001 PH001

PROJECT LOCATION: Hanford, CA

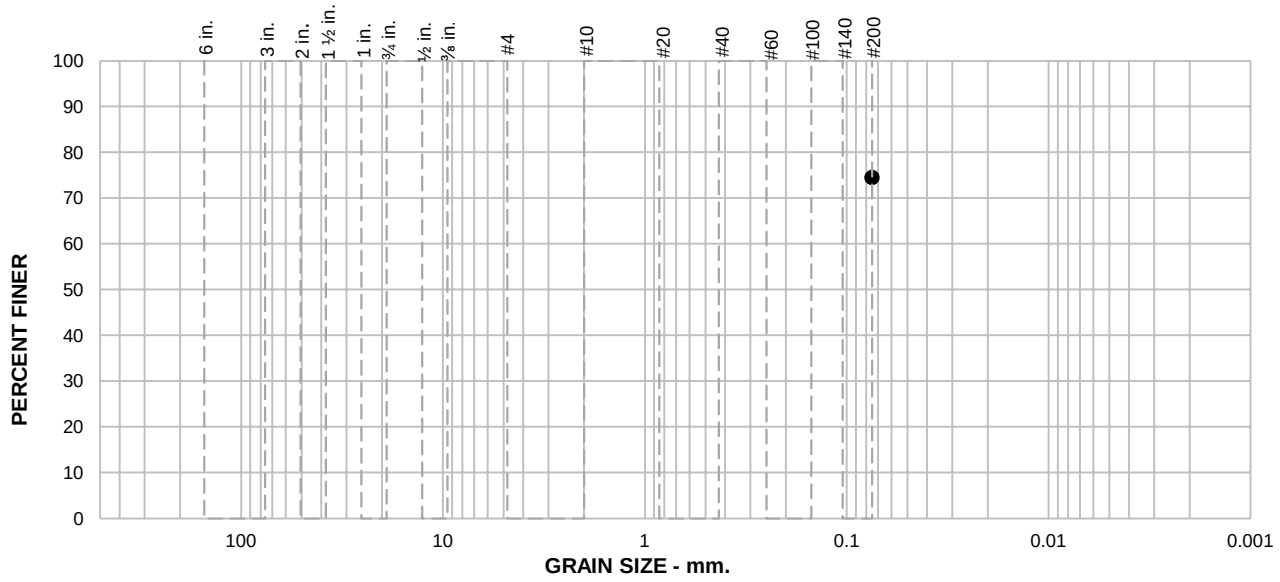
REPORT DATE: 9/12/2023

TESTED BY: V. Nunez

REVIEWED BY: K. Lecce

PARTICLE SIZE DISTRIBUTION REPORT

ASTM D1140, Method B



SAMPLE ID: 1-B03@10.5-11.5

DEPTH (ft): 10.5-11.5

LOCATION: 1-B03

% +75mm	% GRAVEL		% SAND			% FINES	
	COARSE	FINE	COARSE	MEDIUM	FINE	SILT	CLAY
						74.5	

SIEVE SIZE	PERCENT FINER	SPEC.* PERCENT	PASS? (X=NO)
#200	74.5		

SOIL DESCRIPTION

See exploration logs

ATTERBERG LIMITS

PL = LL = PI =

COEFFICIENTS

D_{90} = D_{85} = D_{60} =
D_{50} = D_{30} = D_{15} =
D_{10} = C_u = C_c =

CLASSIFICATION

USCS =

REMARKS

Silt/clay division of 0.002mm used

Soak time = 180 min
Dry sample weight = 400 g
Largest particle size < No. 4 Sieve

* (no specification provided)

ENGEO
Expect Excellence

CLIENT: PACE - Pacific Advanced Civil Engineering, Inc.

PROJECT NAME: Hanford Wastewater Treatment Plant

PROJECT NO: 23933.000.001 PH001

PROJECT LOCATION: Hanford, CA

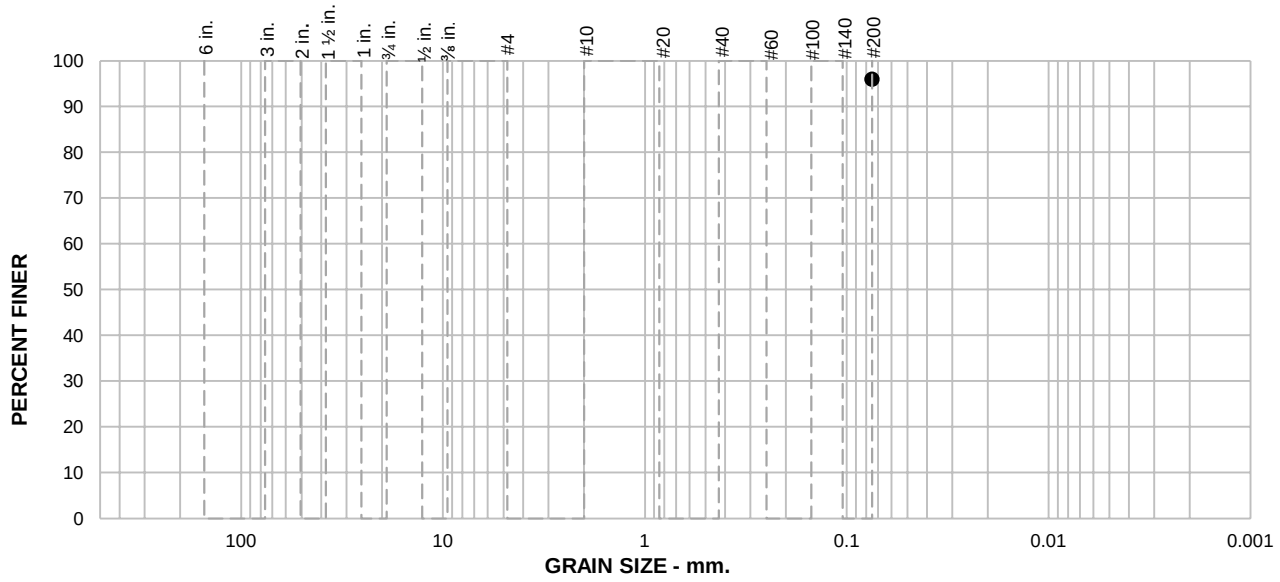
REPORT DATE: 9/12/2023

TESTED BY: V. Nunez

REVIEWED BY: K. Lecce

PARTICLE SIZE DISTRIBUTION REPORT

ASTM D1140, Method B



SAMPLE ID: 1-B03@20.5-21.5

DEPTH (ft): 20.5-21.5

LOCATION: 1-B03

% +75mm	% GRAVEL		% SAND			% FINES	
	COARSE	FINE	COARSE	MEDIUM	FINE	SILT	CLAY
						96.0	

SIEVE SIZE	PERCENT FINER	SPEC.* PERCENT	PASS? (X=NO)
#200	96.0		

SOIL DESCRIPTION

See exploration logs

ATTERBERG LIMITS

PL = 24 LL = 35 PI = 11

COEFFICIENTS

D_{90} = D_{85} = D_{60} =
D_{50} = D_{30} = D_{15} =
D_{10} = C_u = C_c =

CLASSIFICATION

USCS = CL

REMARKS

Silt/clay division of 0.002mm used
PI: ASTM D4318, Wet Method
USCS: ASTM D2487

Soak time = 180 min
Dry sample weight = 77 g
Largest particle size < No. 4 Sieve

* (no specification provided)

ENGEO
Expect Excellence

CLIENT: PACE - Pacific Advanced Civil Engineering, Inc.

PROJECT NAME: Hanford Wastewater Treatment Plant

PROJECT NO: 23933.000.001 PH001

PROJECT LOCATION: Hanford, CA

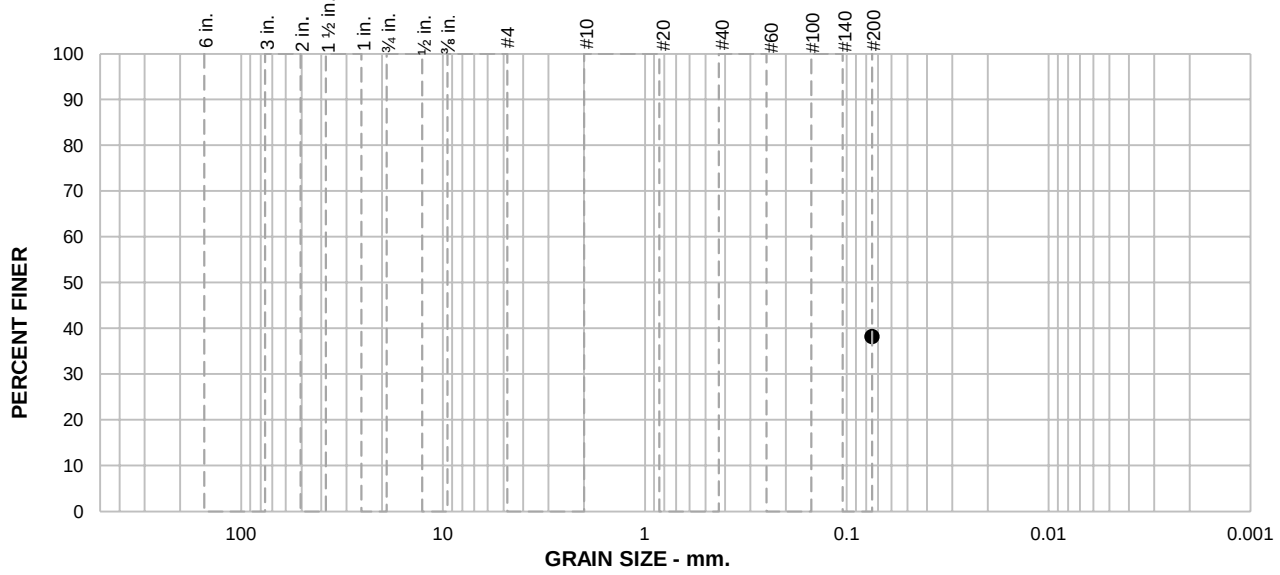
REPORT DATE: 9/12/2023

TESTED BY: V. Nunez

REVIEWED BY: K. Lecce

PARTICLE SIZE DISTRIBUTION REPORT

ASTM D1140, Method B



SAMPLE ID: 1-B04@7-8

DEPTH (ft): 7-8

LOCATION: 1-B04

% +75mm	% GRAVEL		% SAND			% FINES	
	COARSE	FINE	COARSE	MEDIUM	FINE	SILT	CLAY
						38.2	

SIEVE SIZE	PERCENT FINER	SPEC.* PERCENT	PASS? (X=NO)
#200	38.2		

SOIL DESCRIPTION

See exploration logs

ATTERBERG LIMITS

PL = LL = PI =

COEFFICIENTS

D_{90} = D_{85} = D_{60} =
D_{50} = D_{30} = D_{15} =
D_{10} = C_u = C_c =

CLASSIFICATION

USCS =

REMARKS

Silt/clay division of 0.002mm used

Soak time = 180 min
Dry sample weight = 423.5 g
Largest particle size < No. 4 Sieve

* (no specification provided)

ENGEO
Expect Excellence

CLIENT: PACE - Pacific Advanced Civil Engineering, Inc.

PROJECT NAME: Hanford Wastewater Treatment Plant

PROJECT NO: 23933.000.001 PH001

PROJECT LOCATION: Hanford, CA

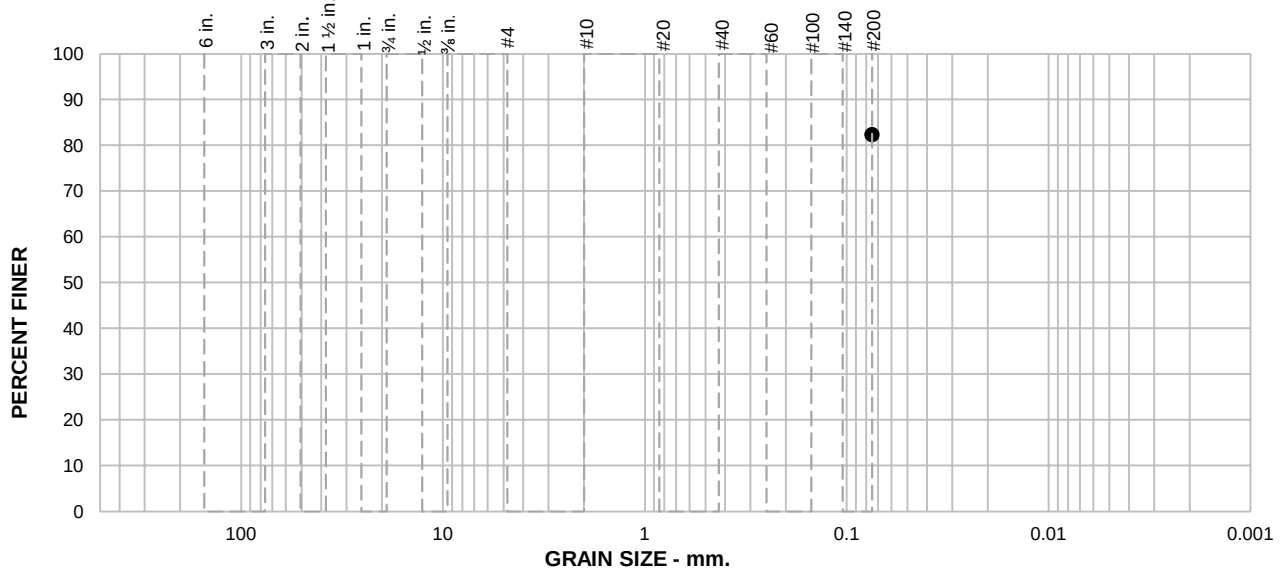
REPORT DATE: 9/12/2023

TESTED BY: V. Nunez

REVIEWED BY: K. Lecce

PARTICLE SIZE DISTRIBUTION REPORT

ASTM D1140, Method B



SAMPLE ID: 1-B04@15.5-16

DEPTH (ft): 15.5-16

LOCATION: 1-B04

% +75mm	% GRAVEL		% SAND			% FINES	
	COARSE	FINE	COARSE	MEDIUM	FINE	SILT	CLAY
						82.3	

SIEVE SIZE	PERCENT FINER	SPEC.* PERCENT	PASS? (X=NO)
#200	82.3		

SOIL DESCRIPTION

See exploration logs

ATTERBERG LIMITS

PL = LL = PI =

COEFFICIENTS

D_{90} = D_{85} = D_{60} =
D_{50} = D_{30} = D_{15} =
D_{10} = C_u = C_c =

CLASSIFICATION

USCS =

REMARKS

Silt/clay division of 0.002mm used

Soak time = 180 min
Dry sample weight = 261.6 g
Largest particle size < No. 4 Sieve

* (no specification provided)

ENGEO
Expect Excellence

CLIENT: PACE - Pacific Advanced Civil Engineering, Inc.

PROJECT NAME: Hanford Wastewater Treatment Plant

PROJECT NO: 23933.000.001 PH001

PROJECT LOCATION: Hanford, CA

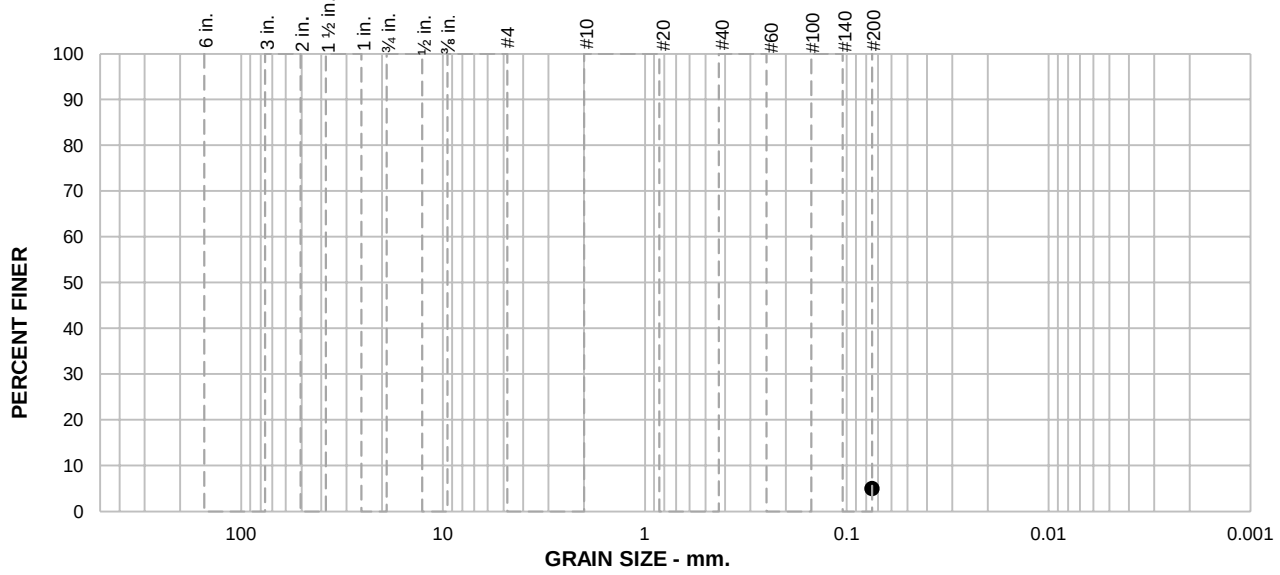
REPORT DATE: 9/12/2023

TESTED BY: V. Nunez

REVIEWED BY: K. Lecce

PARTICLE SIZE DISTRIBUTION REPORT

ASTM D1140, Method B



SAMPLE ID: 1-B04@20.5-21.5

DEPTH (ft): 20.5-21.5

LOCATION: 1-B04

% +75mm	% GRAVEL		% SAND			% FINES	
	COARSE	FINE	COARSE	MEDIUM	FINE	SILT	CLAY
						5.0	

SIEVE SIZE	PERCENT FINER	SPEC.* PERCENT	PASS? (X=NO)
#200	5.0		

SOIL DESCRIPTION

See exploration logs

ATTERBERG LIMITS

PL = LL = PI =

COEFFICIENTS

D_{90} = D_{85} = D_{60} =
D_{50} = D_{30} = D_{15} =
D_{10} = C_u = C_c =

CLASSIFICATION

USCS =

REMARKS

Silt/clay division of 0.002mm used

Soak time = 180 min
Dry sample weight = 233.9 g
Largest particle size < No. 4 Sieve

* (no specification provided)

ENGEO
Expect Excellence

CLIENT: PACE - Pacific Advanced Civil Engineering, Inc.

PROJECT NAME: Hanford Wastewater Treatment Plant

PROJECT NO: 23933.000.001 PH001

PROJECT LOCATION: Hanford, CA

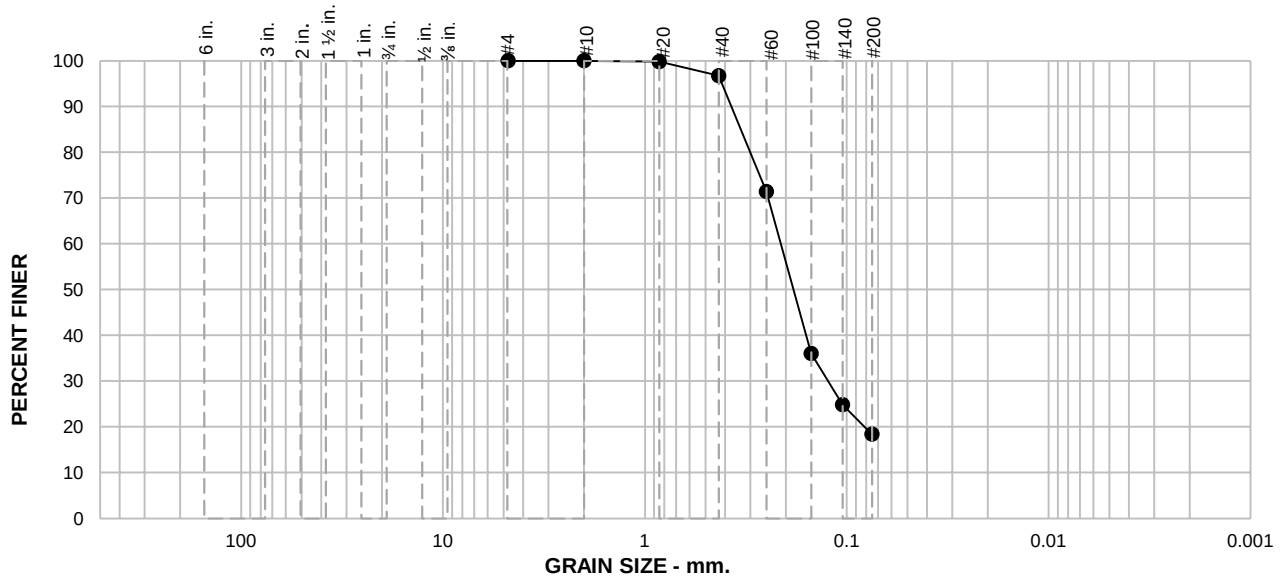
REPORT DATE: 9/12/2023

TESTED BY: V. Nunez

REVIEWED BY: K. Lecce

PARTICLE SIZE DISTRIBUTION REPORT

ASTM D6913, Method B



SAMPLE ID: 1-B02@10.5-11.5

DEPTH (ft): 10.5-11.5

LOCATION: 1-B02

% +75mm	% GRAVEL		% SAND			% FINES	
	COARSE	FINE	COARSE	MEDIUM	FINE	SILT	CLAY
				3.3	78.3	18.4	

SIEVE SIZE	PERCENT FINER	SPEC.* PERCENT	PASS? (X=NO)
#4	100.0		
#10	100.0		
#20	99.8		
#40	96.7		
#60	71.4		
#100	36.0		
#140	24.8		
#200	18.4		

SOIL DESCRIPTION

See exploration logs

ATTERBERG LIMITS

PL = LL = PI =

COEFFICIENTS

D_{90} = 0.3725 mm D_{85} = 0.3346 mm D_{60} = 0.2121 mm

D_{50} = 0.1836 mm D_{30} = 0.1239 mm D_{15} =

D_{10} = C_u = C_c =

CLASSIFICATION

USCS =

REMARKS

Silt/clay division of 0.002mm used

* (no specification provided)

CLIENT: PACE - Pacific Advanced Civil Engineering, Inc.

PROJECT NAME: Hanford Wastewater Treatment Plant

PROJECT NO: 23933.000.001 PH001

PROJECT LOCATION: Hanford, CA

REPORT DATE: 9/12/2023

TESTED BY: V. Nunez

REVIEWED BY: K. Lecce

MOISTURE CONTENT REPORT
ASTM D2216

SAMPLE ID	1-B01	1-B01	1-B01	1-B01	1-B02	1-B02	1-B03	1-B03
DEPTH (ft.)	5.5-6.5	10.5-11.5	16-16.5	20.5-21.5	5.5-6.5	10.5-11.5	5.5-6	10.5-11.5
METHOD A OR B	B	B	B	B	B	B	B	B
MOISTURE CONTENT (%)	17.0	12.1	10.3	23.9	12.3	7.6	12.6	25.0

SAMPLE ID								
DEPTH (ft.)								
METHOD A OR B								
MOISTURE CONTENT (%)								

SAMPLE ID								
DEPTH (ft.)								
METHOD A OR B								
MOISTURE CONTENT (%)								

ENGEO
Expect Excellence

CLIENT: PACE - Pacific Advanced Civil Engineering, Inc.
PROJECT NAME: Hanford Wastewater Treatment Plant
PROJECT NO: 23933.000.001 PH001
PROJECT LOCATION: Hanford, CA
REPORT DATE: 9/12/2023
TESTED BY: V. Nunez
REVIEWED BY: K. Lecce

MOISTURE-DENSITY DETERMINATION REPORT
ASTM D7263

SAMPLE ID	1-B01	1-B02	1-B02	1-B03	1-B04	1-B04		
DEPTH (ft.)	25.5-26.5	2.5-3	15.5-16	15.5-16	2.5-3	10.5-11		
METHOD A OR B	B	B	B	B	B	B		
MOISTURE CONTENT (%)	22.4	11.3	27.7	15.6	11.7	18.5		
DRY DENSITY (pcf)	105.3	121.1	94.4	111.6	121.4	105.0		

SAMPLE ID								
DEPTH (ft.)								
METHOD A OR B								
MOISTURE CONTENT (%)								
DRY DENSITY (pcf)								

SAMPLE ID								
DEPTH (ft.)								
METHOD A OR B								
MOISTURE CONTENT (%)								
DRY DENSITY (pcf)								

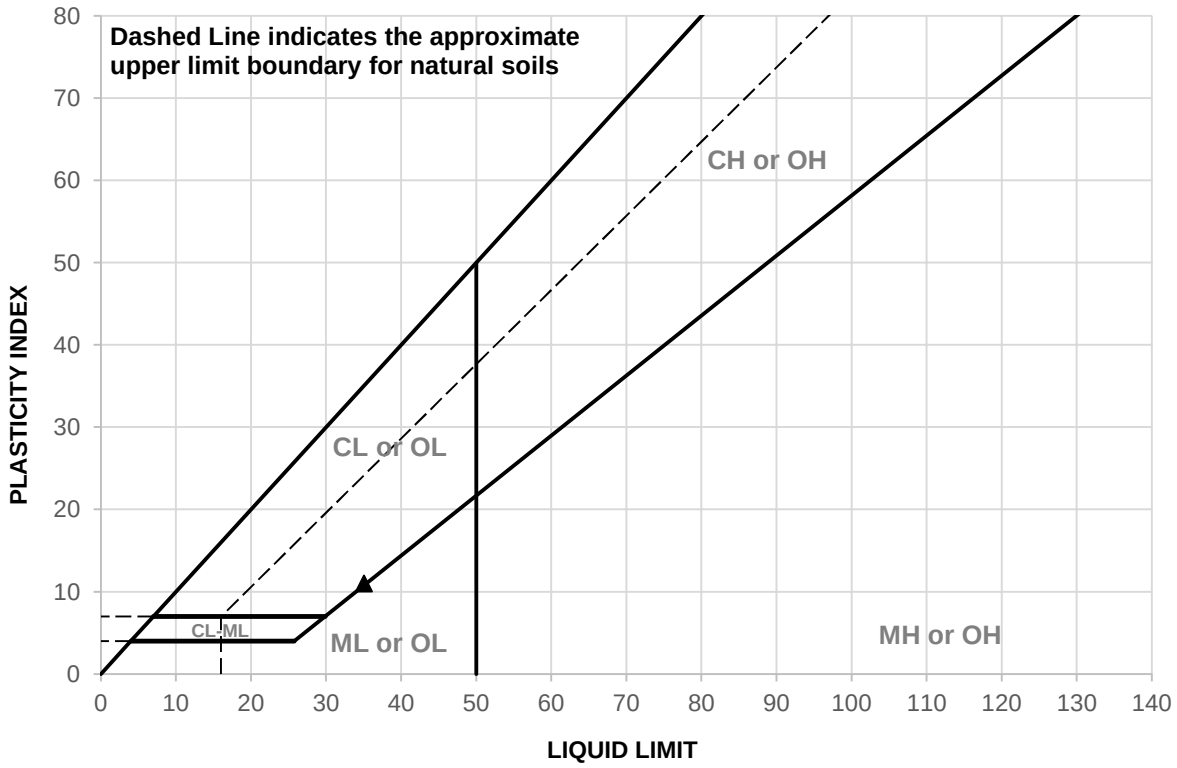
SAMPLE ID								
DEPTH (ft.)								
METHOD A OR B								
MOISTURE CONTENT (%)								
DRY DENSITY (pcf)								

SAMPLE ID								
DEPTH (ft.)								
METHOD A OR B								
MOISTURE CONTENT (%)								
DRY DENSITY (pcf)								

ENGEO
Expect Excellence

CLIENT: PACE - Pacific Advanced Civil Engineering, Inc.
PROJECT NAME: Hanford Wastewater Treatment Plant
PROJECT NO: 23933.000.001 PH001
PROJECT LOCATION: Hanford, CA
REPORT DATE: 9/12/2023
TESTED BY: V. Nunez
REVIEWED BY: K. Lecce

LIQUID AND PLASTIC LIMITS TEST REPORT
ASTM D4318



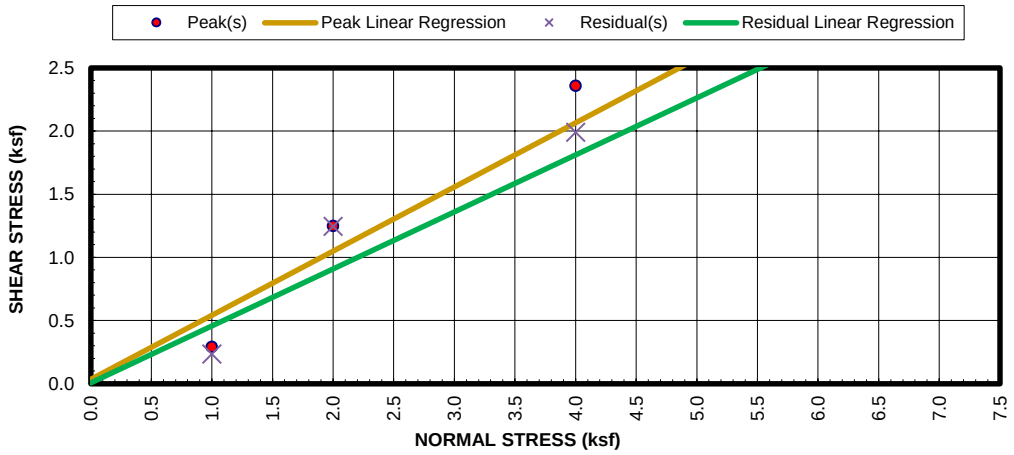
	SAMPLE ID	DEPTH (ft)	MATERIAL DESCRIPTION	LL	PL	PI
▲	1-B03@20.5-21.5	20.5-21.5	See exploration logs	35	24	11

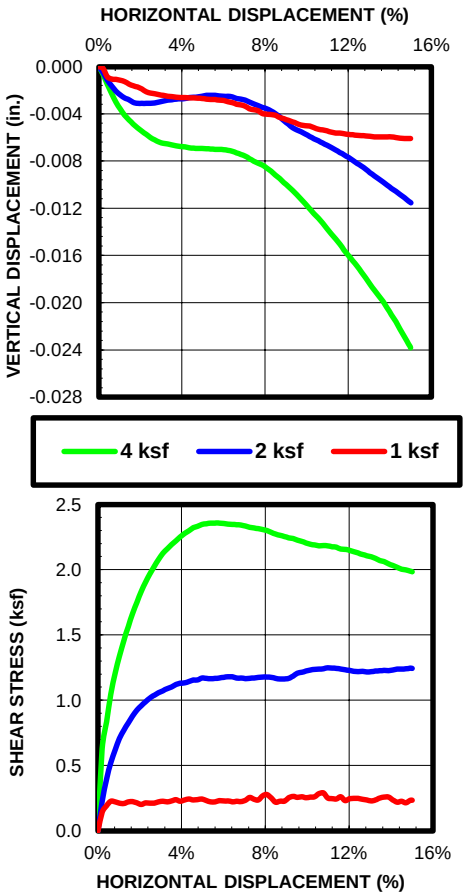
	SAMPLE ID	TEST METHOD	REMARKS
▲	1-B03@20.5-21.5	PI: ASTM D4318, Wet Method	

ENGEO Expect Excellence

CLIENT: PACE - Pacific Advanced Civil Engineering, Inc.
PROJECT NAME: Hanford Wastewater Treatment Plant
PROJECT NO: 23933.000.001 PH001
PROJECT LOCATION: Hanford, CA
REPORT DATE: 9/12/2023
TESTED BY: V. Nunez
REVIEWED BY: K. Lecce

CONSOLIDATED DRAINED DIRECT SHEAR
ASTM D3080





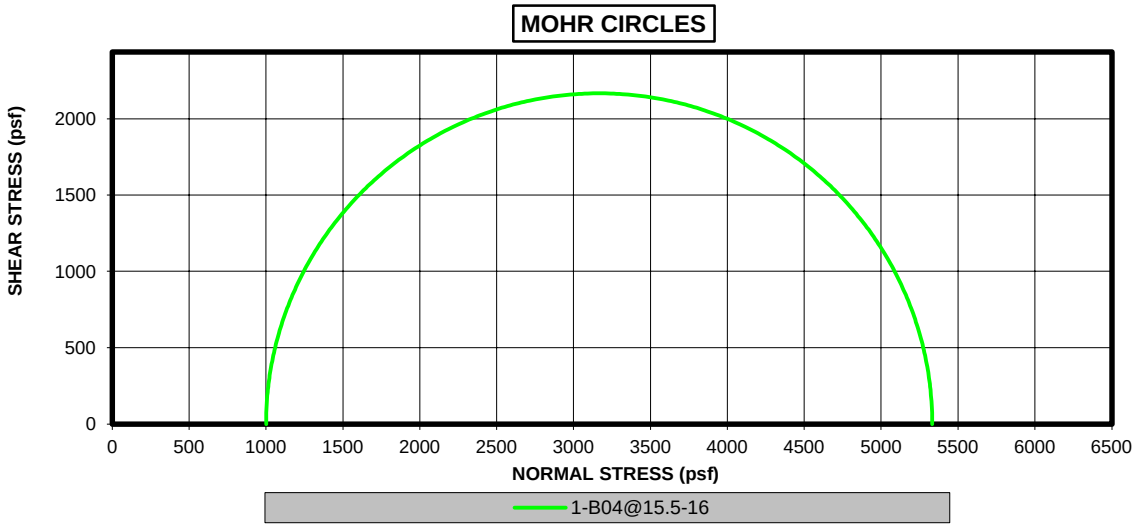
	SPECIMEN			
INITIAL PARAMETERS	**4 ksf**	**2 ksf**	**1 ksf**	
MOISTURE (%)	10.35	8.25	7.65	
DRY DENSITY (PCF)	114.49	110.50	110.55	
VOID RATIO	0.503	0.558	0.557	
SATURATION (%)	56.69	40.77	37.85	
DIAMETER (IN.)	2.415	2.415	2.415	
HEIGHT (IN.)	0.987	0.982	0.986	
DIAMETER-TO-HEIGHT RATIO	2.447	2.459	2.449	
SPECIFIC GRAVITY (ASTM D854)	2.757	2.757	2.757	
FINAL PARAMETERS	**4 ksf**	**2 ksf**	**1 ksf**	
MOISTURE (%)	16.75	19.07	19.24	
DRY DENSITY (PCF)	117.73	112.81	112.46	
VOID RATIO	0.462	0.526	0.530	
SATURATION (%)	100.00	100.00	100.00	
DIAMETER (IN.)	2.415	2.415	2.415	
HEIGHT (IN.)	0.960	0.962	0.976	
NORMAL STRESS (ksf)	4.00	2.00	1.00	
PEAK STRESS (ksf)	2.36	1.25	0.29	
PEAK STRAIN (%)	5.59	10.97	10.77	
RESIDUAL STRESS (ksf)	1.99	1.25	0.23	
RESIDUAL STRAIN (%)	15.00	15.00	15.00	
RATE (IN/MIN)	0.00181	0.00181	0.00181	
DIAMETER-TO-HEIGHT RATIO	2.516	2.510	2.474	

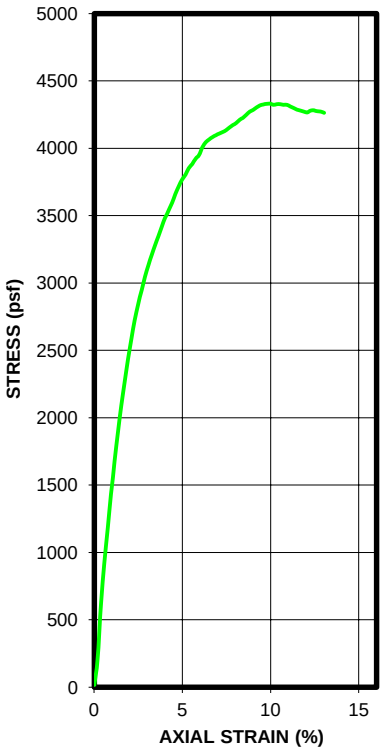
SPECIMEN INFORMATION		STRENGTH PARAMETERS	ϕ°	C(psf)
SAMPLE ID:	1-B04@16-16.5			
DEPTH (ft):	16-16.5 ft	PEAK:	26.9	34.5
SAMPLE TYPE:	In-situ	RESIDUAL:	24.3	6.7
DESCRIPTION:	See exploration logs	ASTM D4318		
		LIQUID LIMIT	n/a	
		PLASTIC LIMIT:	n/a	
REMARKS:	Consolidation data inconclusive. Default minimum shear rates used per ASTM D3080			

ENGEO
Expect Excellence

CLIENT: Pace - Pacific Advanced Civil Engineering, Inc.
PROJECT NAME: Hanford Wastewater Treatment Plant
PROJECT NO: 23933.000.001 PH001
PROJECT LOCATION: Hanford, CA
REPORT DATE: 9/11/2023
TESTED BY: K. Lecce
REVIEWED BY: D. Bryant

ISOTROPIC UNCONSOLIDATED UNDRAINED TRIAXIAL REPORT
ASTM D2850



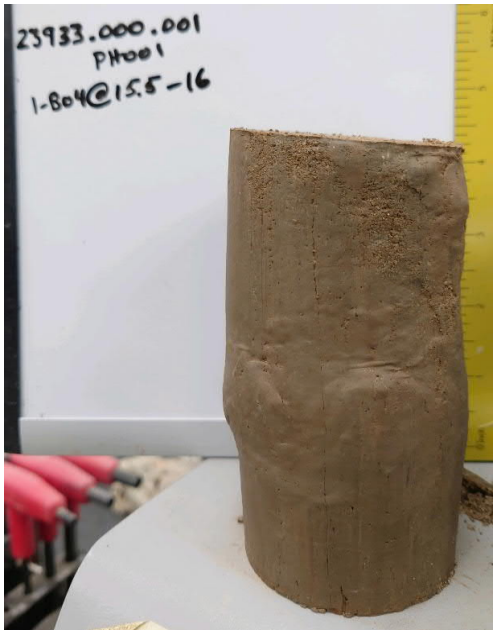


	SPECIMEN			
INITIAL PARAMETERS	**1-B04@15.5-16**			
MOISTURE (%)	27.31			
DRY DENSITY (PCF)	94.30			
SATURATION (%)	92.70			
VOID RATIO	0.801			
DIAMETER (IN.)	2.380			
HEIGHT (IN.)	5.220			
DIAMETER-TO-HEIGHT RATIO	2.193			
LIQUID LIMIT (ASTM D4318)				
PLASTIC LIMIT (ASTM D4318)				
SPECIFIC GRAVITY (ASTM D854)	2.720			
FINAL PARAMETERS	**1-B04@15.5-16**			
MOISTURE (%)	27.31			
SATURATION (%)	92.70			
STRAIN RATE (%/MIN.)	0.958			
PEAK DEVIATOR STRESS (PSF)	4332.5			
AXIAL STRAIN AT FAILURE (%)	9.962			
CELL PRESSURE				
CELL PRESSURE (PSF)	999.4			
BACK PRESSURE (PSF)	n/a			
PRINCIPLE STRESSES AT FAILURE				
σ1 (PSF)	5331.9			
σ3 (PSF)	999.4			
COHESION AT FAILURE WITH A ZERO FRICTION ANGLE (Ø=0)				
COHESION, C (PSF)	2166.3			
REMARKS				

ENGEO
Expect Excellence

CLIENT: PACE - Pacific Advanced Civil Engineering, Inc.
PROJECT NAME: Hanford Wastewater Treatment Plant
PROJECT NO: 23933.000.001 PH001
PROJECT LOCATION: Hanford, CA
REPORT DATE: 9/12/2023
TESTED BY: V. Nunez
REVIEWED BY: K. Lecce

ISOTROPIC UNCONSOLIDATED UNDRAINED TRIAXIAL REPORT
ASTM D2850



CLIENT: PACE - Pacific Advanced Civil Engineering, Inc.
PROJECT NAME: Hanford Wastewater Treatment Plant
PROJECT NO: 23933.000.001 PH001
PROJECT LOCATION: Hanford, CA
REPORT DATE: 9/12/2023
TESTED BY: V. Nunez
REVIEWED BY: K. Lecce

APPENDIX C

LIQUEFACTION ANALYSIS

ENGEO Incorporated
17278 Golden Valley Parkway
Lathrop, California

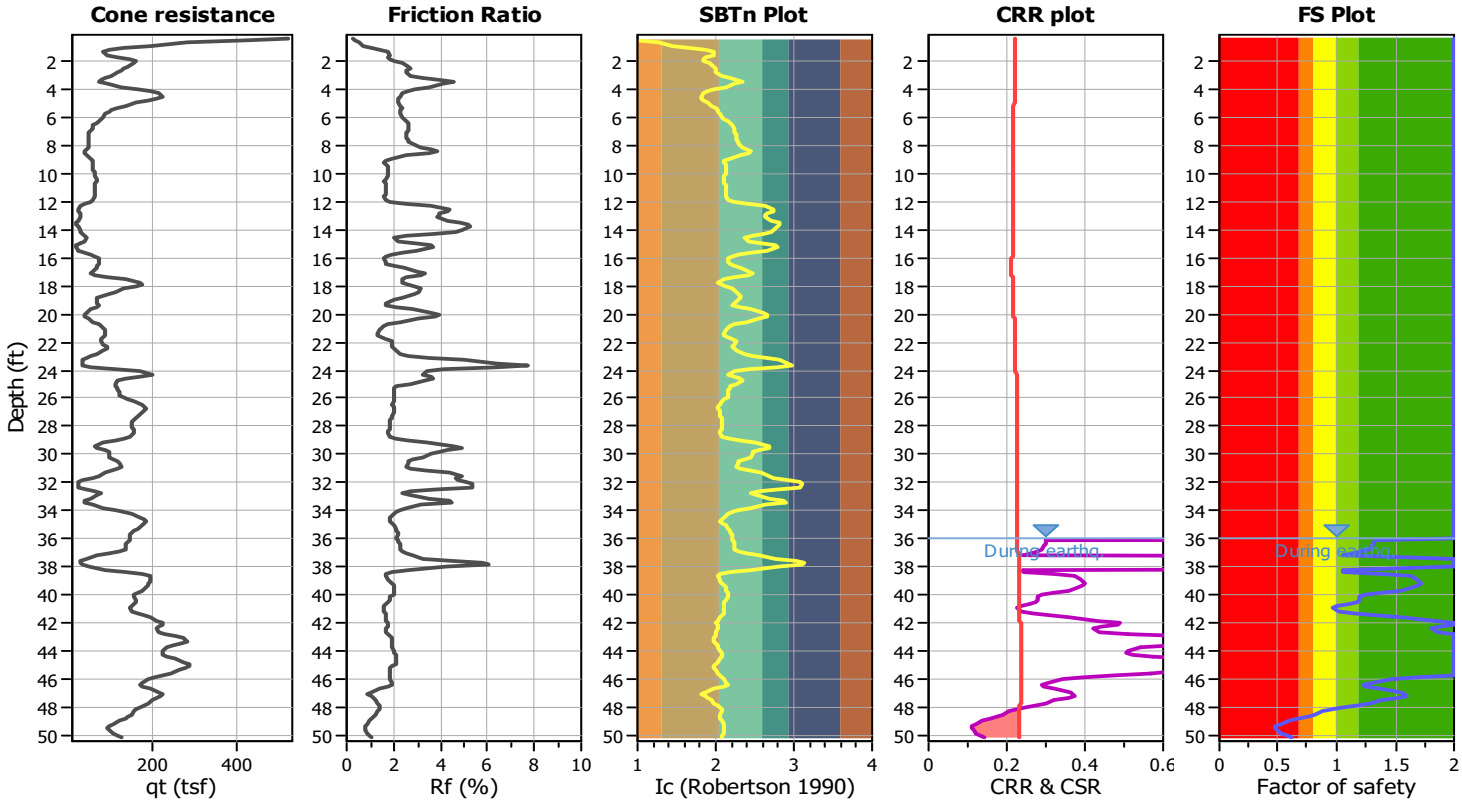
LIQUEFACTION ANALYSIS REPORT

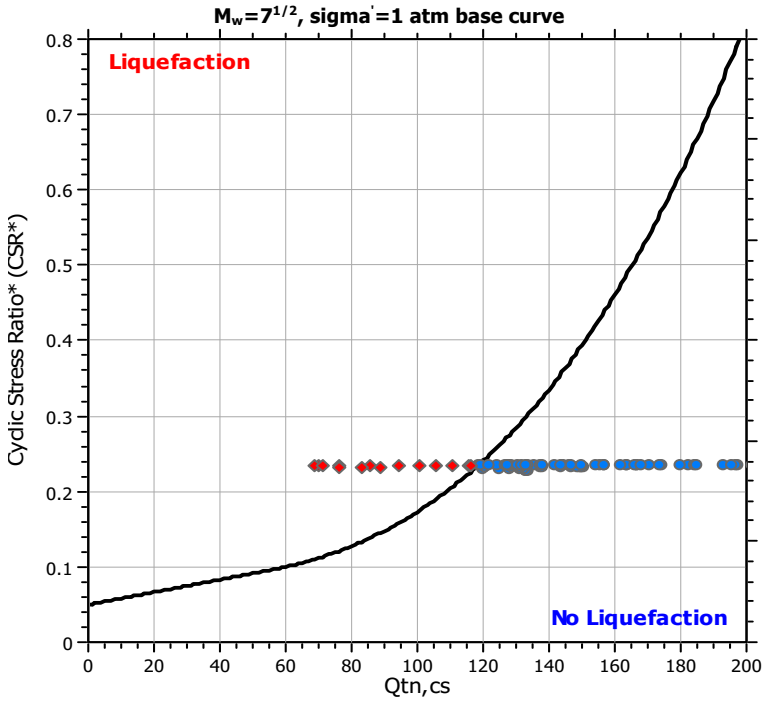
Project title : Hanford Wastewater Treatment Plant **Location : Hanford, California**

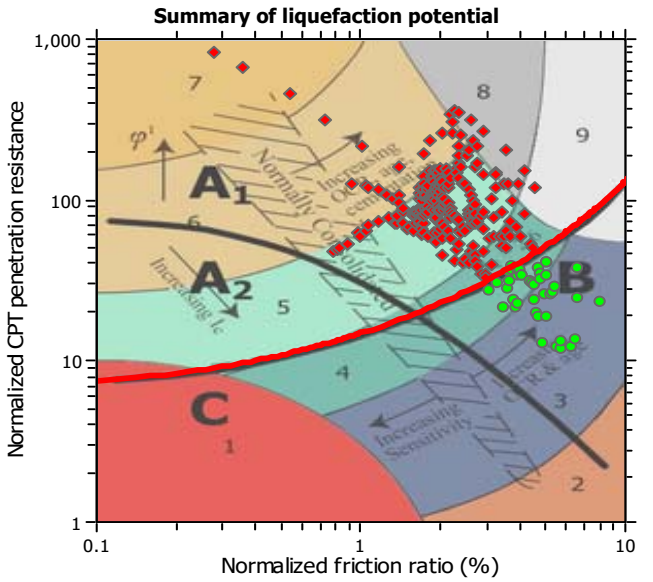
CPT file : CPT-01

Input parameters and analysis data

Analysis method:	NCEER (1998)	G.W.T. (in-situ):	36.00 ft	Use fill:	No	Clay like behavior applied:	Sands only
Fines correction method:	NCEER (1998)	G.W.T. (earthq.):	36.00 ft	Fill height:	N/A		
Points to test:	Based on Ic value	Average results interval:	3	Fill weight:	N/A	Limit depth applied:	No
Earthquake magnitude M_w:	6.90	Ic cut-off value:	2.60	Trans. detect. applied:	No	Limit depth:	N/A
Peak ground acceleration:	0.42	Unit weight calculation:	Based on SBT	K_σ applied:	Yes	MSF method:	Method based

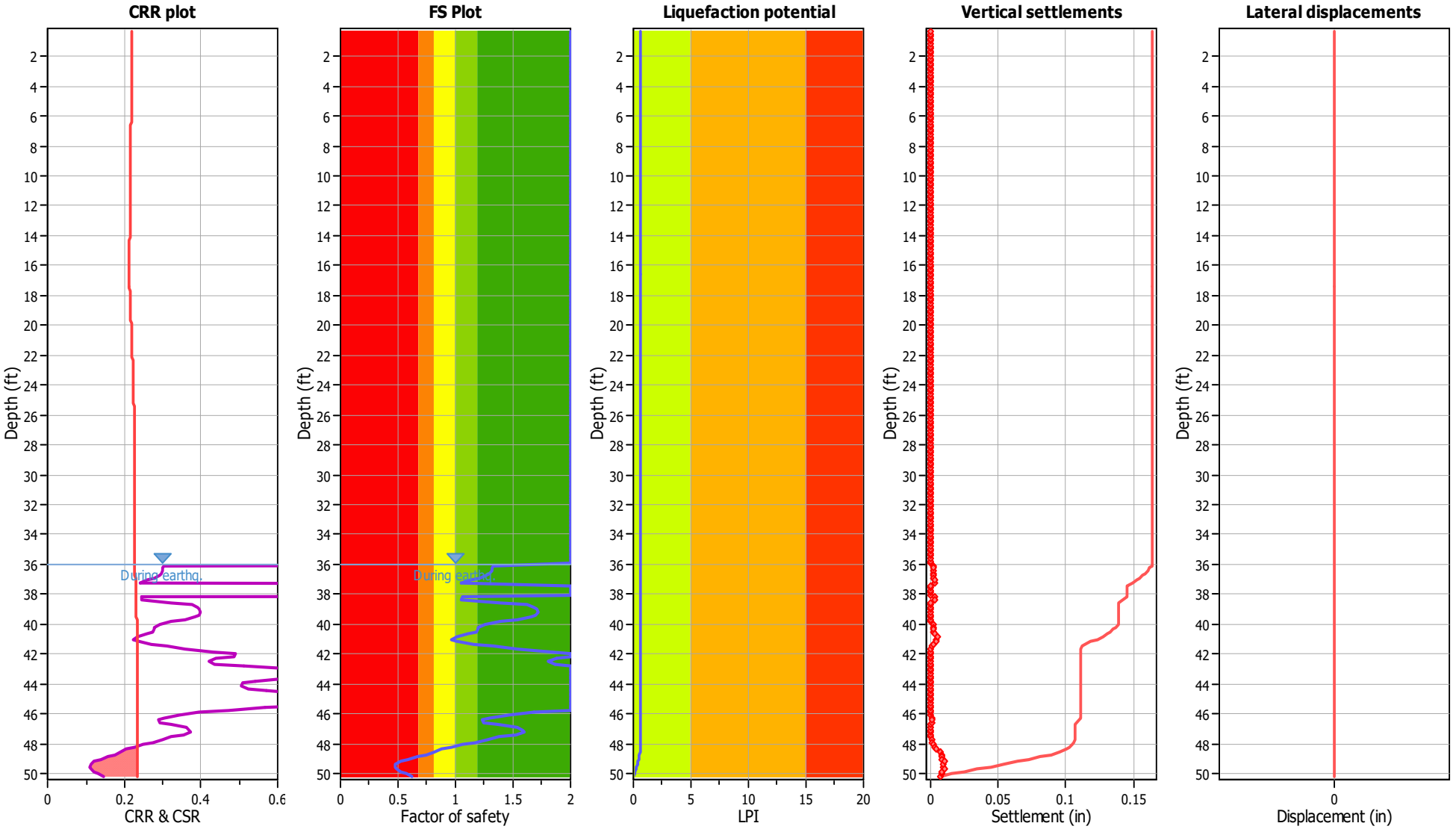






Zone A_1: Cyclic liquefaction likely depending on size and duration of cyclic loading
Zone A_2: Cyclic liquefaction and strength loss likely depending on loading and ground geometry
Zone B: Liquefaction and post-earthquake strength loss unlikely, check cyclic softening
Zone C: Cyclic liquefaction and strength loss possible depending on soil plasticity, brittleness/sensitivity, strain to peak undrained strength and ground geometry

Liquefaction analysis overall plots



Input parameters and analysis data

Analysis method:	NCEER (1998)	Depth to water table (erthq.):	36.00 ft	Fill weight:	N/A
Fines correction method:	NCEER (1998)	Average results interval:	3	Transition detect. applied:	No
Points to test:	Based on Ic value	Ic cut-off value:	2.60	K_σ applied:	Yes
Earthquake magnitude M_w:	6.90	Unit weight calculation:	Based on SBT	Clay like behavior applied:	Sands only
Peak ground acceleration:	0.42	Use fill:	No	Limit depth applied:	No
Depth to water table (insitu):	36.00 ft	Fill height:	N/A	Limit depth:	N/A

F.S. color scheme

- Almost certain it will liquefy
- Very likely to liquefy
- Liquefaction and no liq. are equally likely
- Unlike to liquefy
- Almost certain it will not liquefy

LPI color scheme

- Very high risk
- High risk
- Low risk

ENGEO Incorporated
17278 Golden Valley Parkway
Lathrop, California

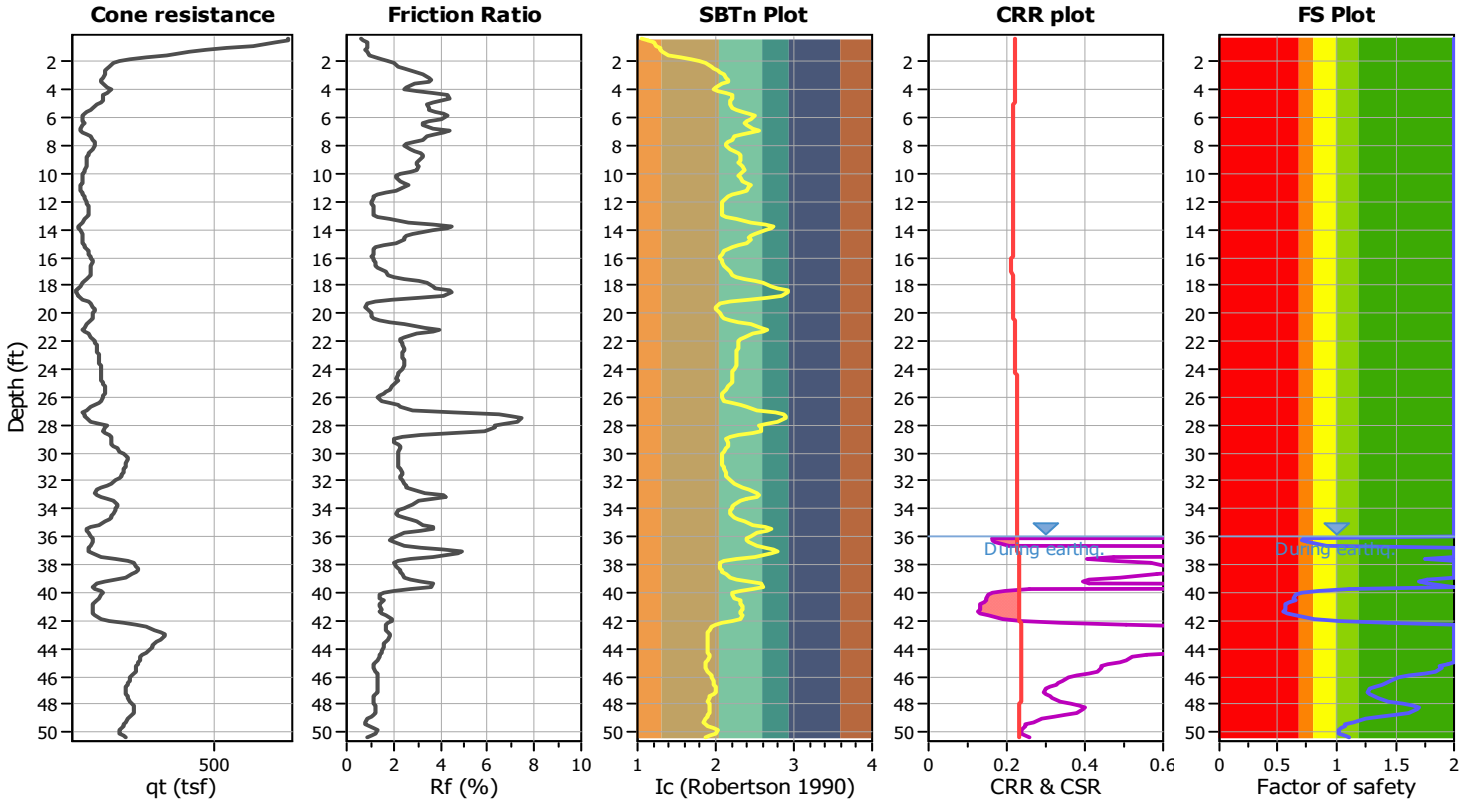
LIQUEFACTION ANALYSIS REPORT

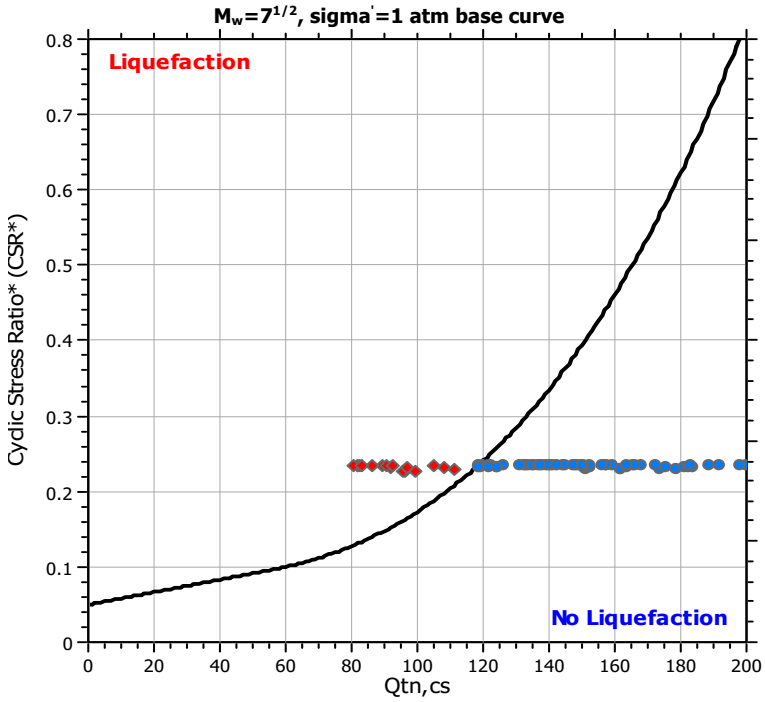
Project title : Hanford Wastewater Treatment Plant **Location : Hanford, California**

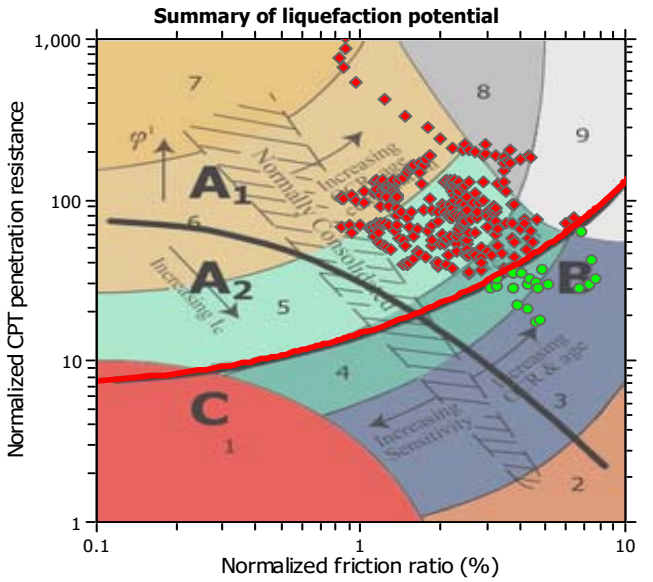
CPT file : CPT-02

Input parameters and analysis data

Analysis method:	NCEER (1998)	G.W.T. (in-situ):	36.00 ft	Use fill:	No	Clay like behavior applied:	Sands only
Fines correction method:	NCEER (1998)	G.W.T. (earthq.):	36.00 ft	Fill height:	N/A	Limit depth applied:	No
Points to test:	Based on Ic value	Average results interval:	3	Fill weight:	N/A	Limit depth:	N/A
Earthquake magnitude M_w:	6.90	Ic cut-off value:	2.60	Trans. detect. applied:	No	MSF method:	Method based
Peak ground acceleration:	0.42	Unit weight calculation:	Based on SBT	K_σ applied:	Yes		

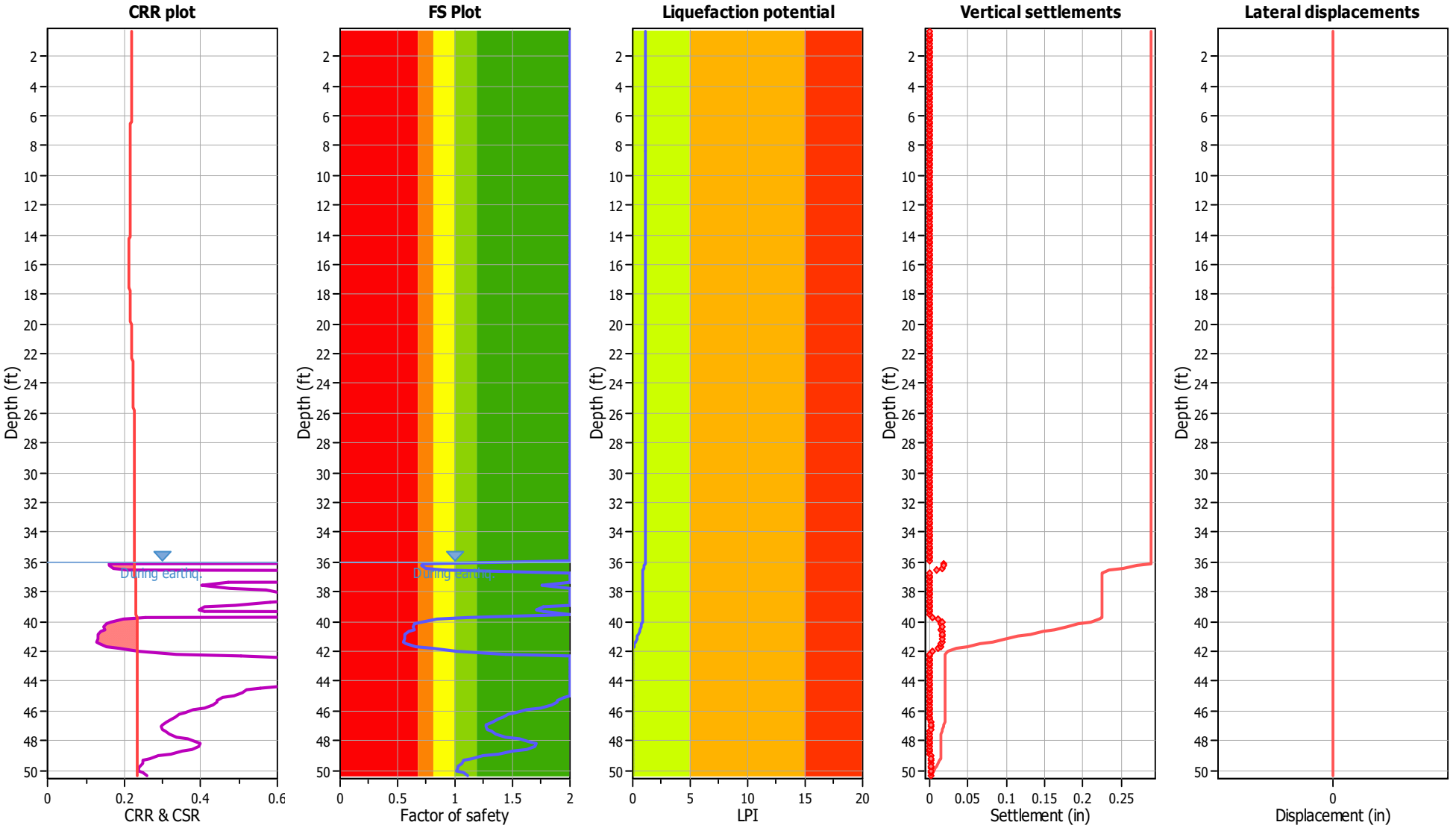






Zone A_1: Cyclic liquefaction likely depending on size and duration of cyclic loading
Zone A_2: Cyclic liquefaction and strength loss likely depending on loading and ground geometry
Zone B: Liquefaction and post-earthquake strength loss unlikely, check cyclic softening
Zone C: Cyclic liquefaction and strength loss possible depending on soil plasticity, brittleness/sensitivity, strain to peak undrained strength and ground geometry

Liquefaction analysis overall plots



Input parameters and analysis data

Analysis method:	NCEER (1998)	Depth to water table (erthq.):	36.00 ft	Fill weight:	N/A
Fines correction method:	NCEER (1998)	Average results interval:	3	Transition detect. applied:	No
Points to test:	Based on Ic value	Ic cut-off value:	2.60	K_σ applied:	Yes
Earthquake magnitude M_w:	6.90	Unit weight calculation:	Based on SBT	Clay like behavior applied:	Sands only
Peak ground acceleration:	0.42	Use fill:	No	Limit depth applied:	No
Depth to water table (insitu):	36.00 ft	Fill height:	N/A	Limit depth:	N/A

F.S. color scheme

- Almost certain it will liquefy
- Very likely to liquefy
- Liquefaction and no liq. are equally likely
- Unlike to liquefy
- Almost certain it will not liquefy

LPI color scheme

- Very high risk
- High risk
- Low risk

ENGEO Incorporated
17278 Golden Valley Parkway
Lathrop, California

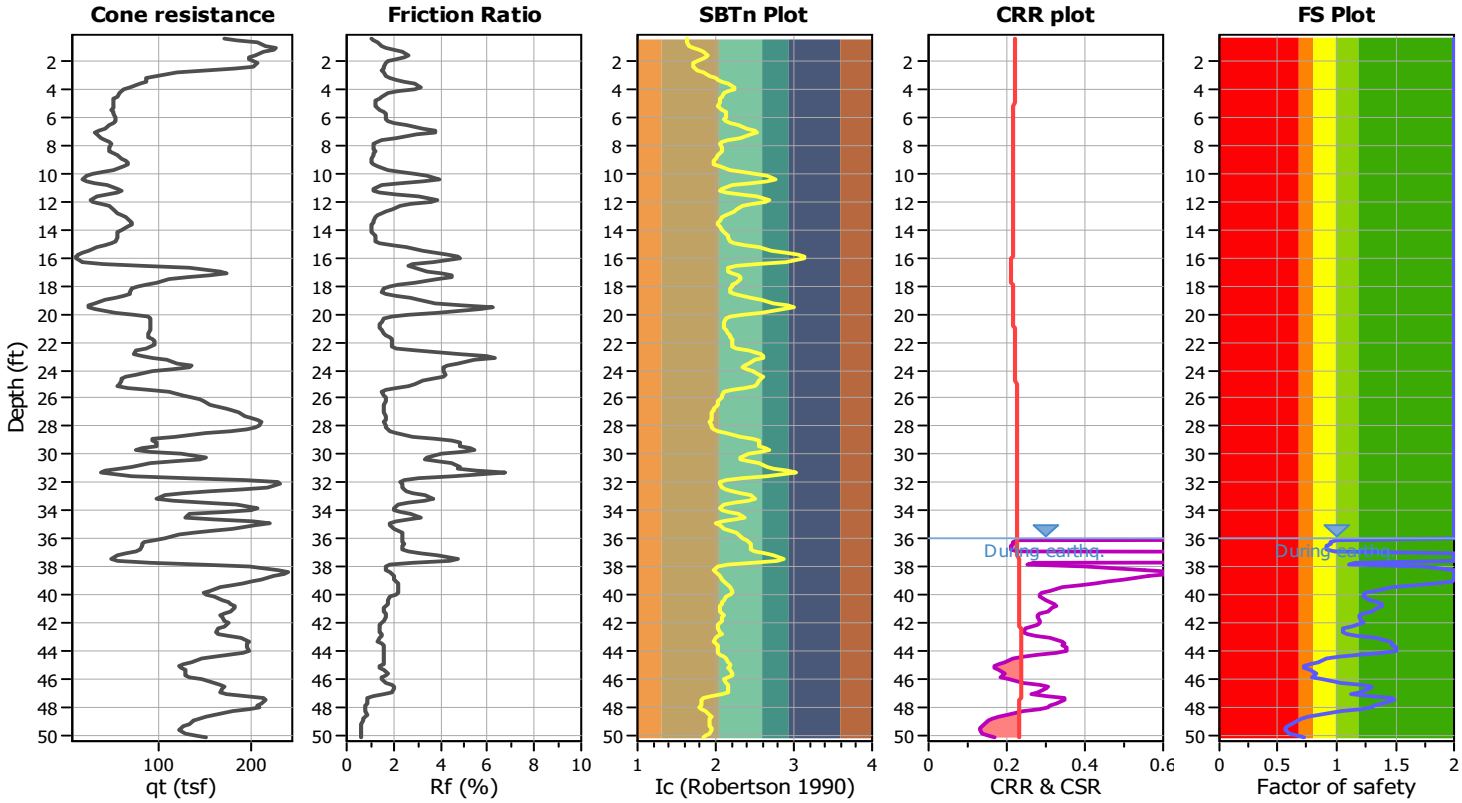
LIQUEFACTION ANALYSIS REPORT

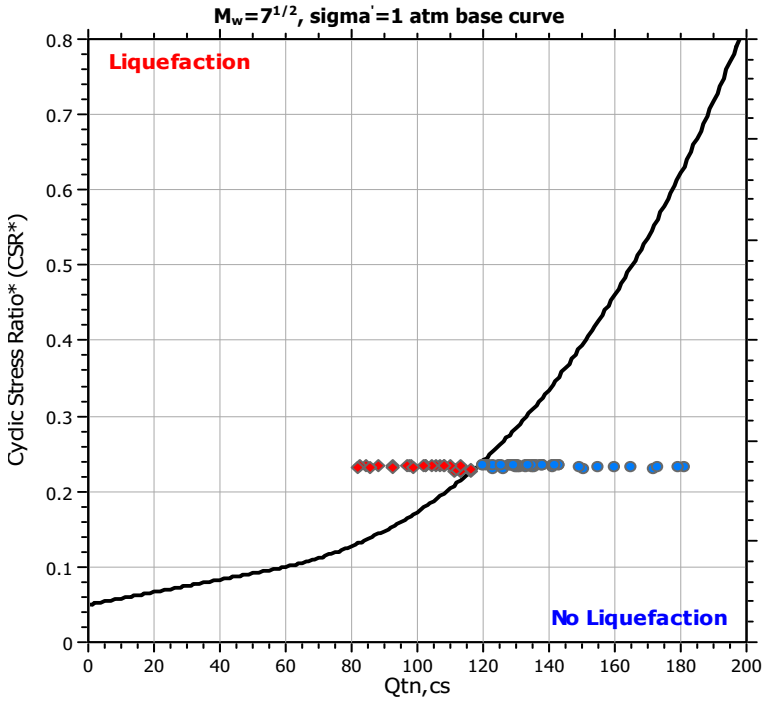
Project title : Hanford Wastewater Treatment Plant **Location : Hanford, California**

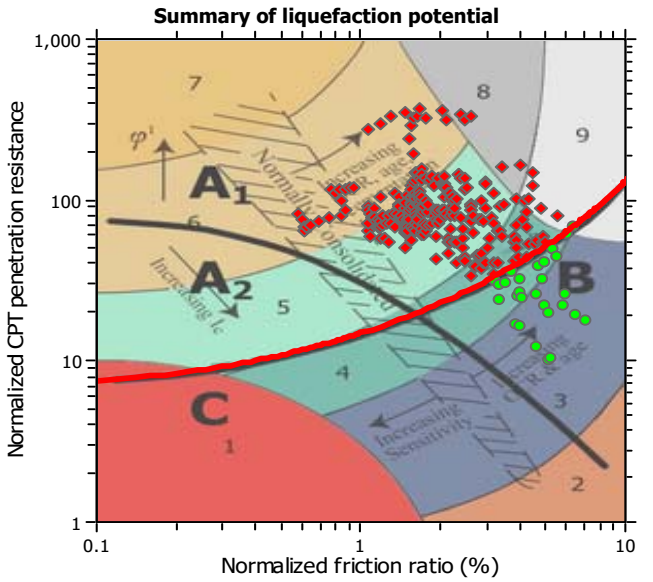
CPT file : CPT-03

Input parameters and analysis data

Analysis method:	NCEER (1998)	G.W.T. (in-situ):	36.00 ft	Use fill:	No	Clay like behavior applied:	Sands only
Fines correction method:	NCEER (1998)	G.W.T. (earthq.):	36.00 ft	Fill height:	N/A	Limit depth applied:	No
Points to test:	Based on Ic value	Average results interval:	3	Fill weight:	N/A	Limit depth:	N/A
Earthquake magnitude M_w:	6.90	Ic cut-off value:	2.60	Trans. detect. applied:	No	MSF method:	Method based
Peak ground acceleration:	0.42	Unit weight calculation:	Based on SBT	K_σ applied:	Yes		

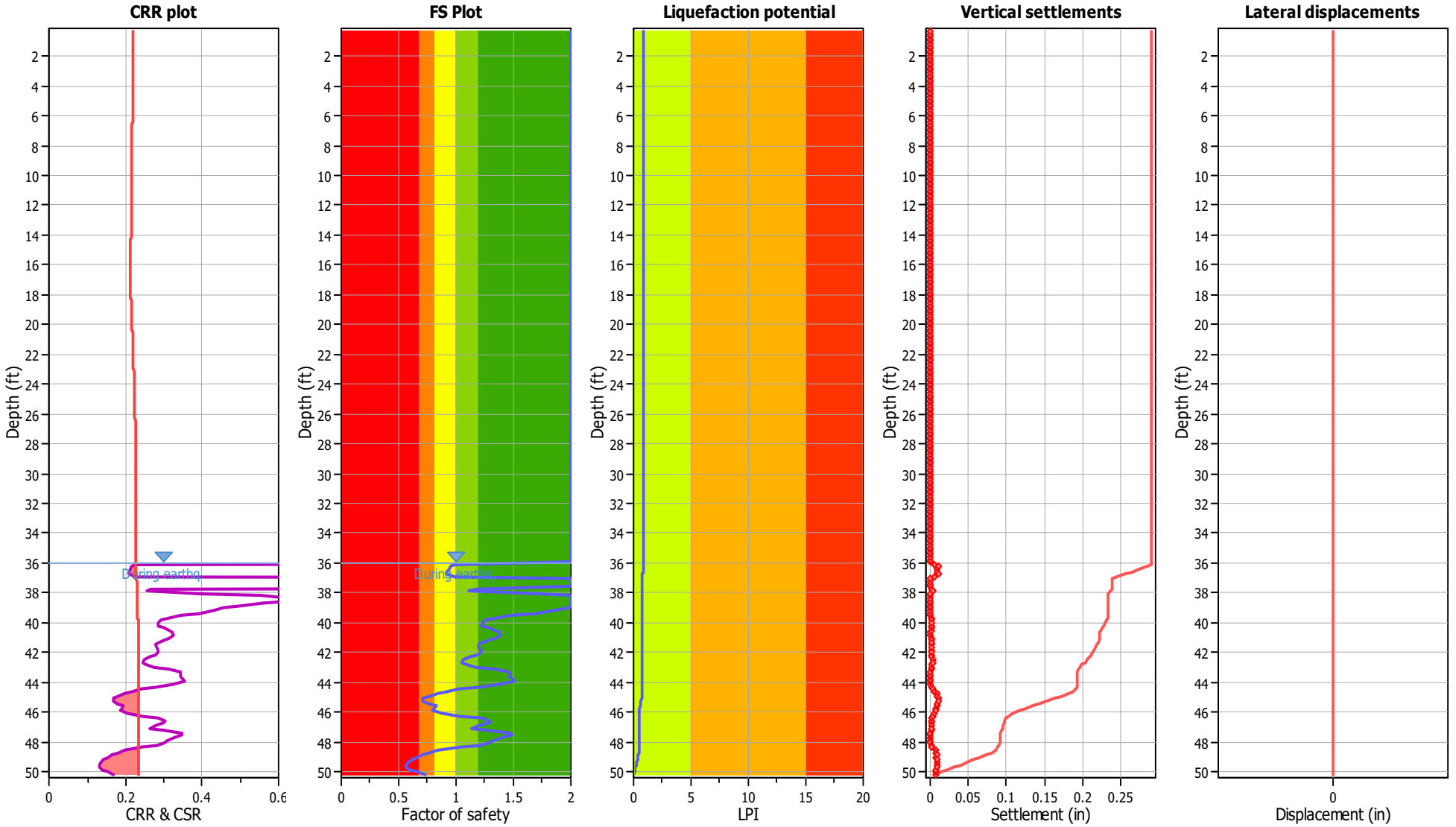






Zone A_1: Cyclic liquefaction likely depending on size and duration of cyclic loading
Zone A_2: Cyclic liquefaction and strength loss likely depending on loading and ground geometry
Zone B: Liquefaction and post-earthquake strength loss unlikely, check cyclic softening
Zone C: Cyclic liquefaction and strength loss possible depending on soil plasticity, brittleness/sensitivity, strain to peak undrained strength and ground geometry

Liquefaction analysis overall plots



Input parameters and analysis data

Analysis method:	NCEER (1998)	Depth to water table (erthq.):	36.00 ft	Fill weight:	N/A
Fines correction method:	NCEER (1998)	Average results interval:	3	Transition detect. applied:	No
Points to test:	Based on Ic value	Ic cut-off value:	2.60	K_σ applied:	Yes
Earthquake magnitude M_w:	6.90	Unit weight calculation:	Based on SBT	Clay like behavior applied:	Sands only
Peak ground acceleration:	0.42	Use fill:	No	Limit depth applied:	No
Depth to water table (insitu):	36.00 ft	Fill height:	N/A	Limit depth:	N/A

F.S. color scheme

- Almost certain it will liquefy
- Very likely to liquefy
- Liquefaction and no liq. are equally likely
- Unlike to liquefy
- Almost certain it will not liquefy

LPI color scheme

- Very high risk
- High risk
- Low risk

ENGEO Incorporated
17278 Golden Valley Parkway
Lathrop, California

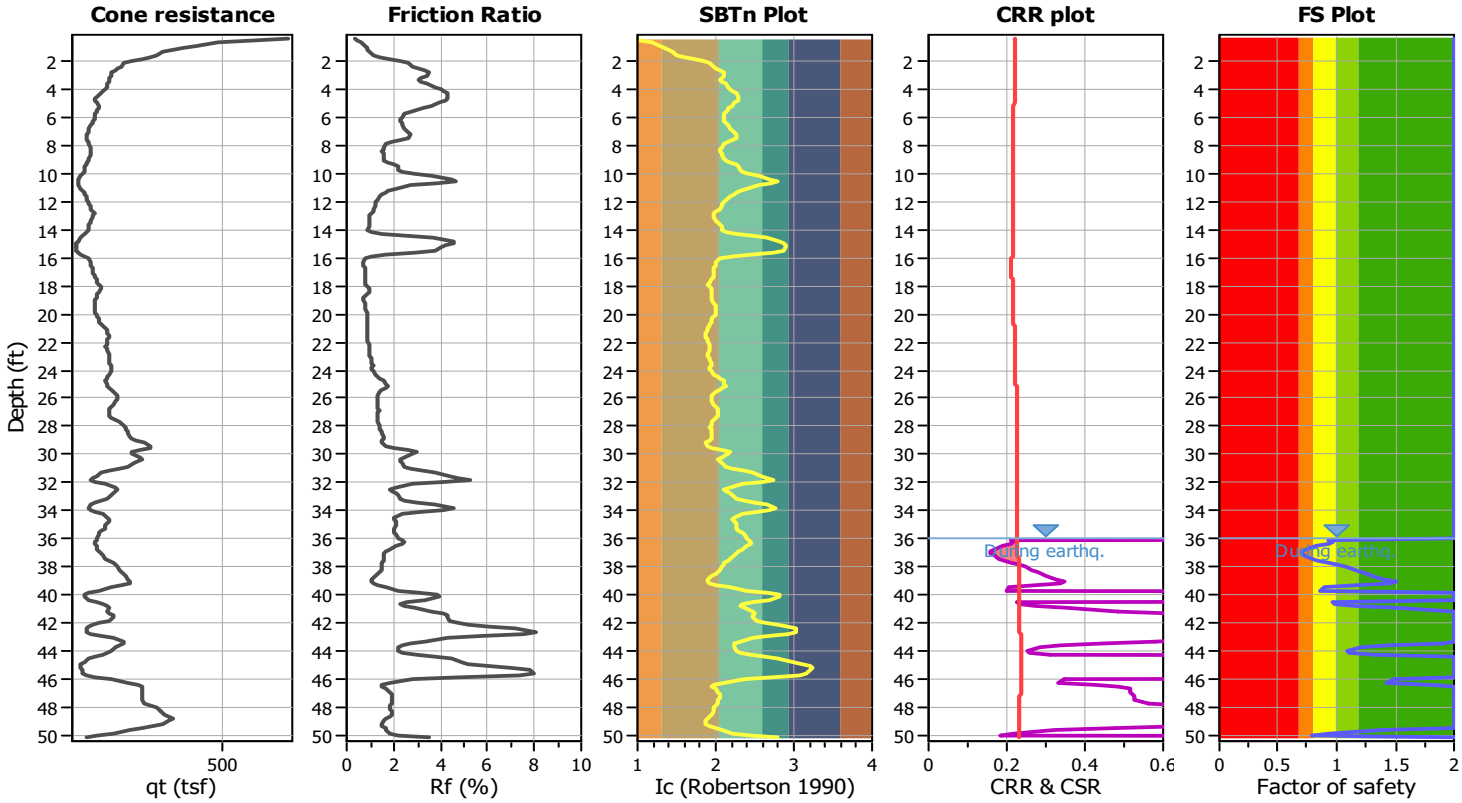
LIQUEFACTION ANALYSIS REPORT

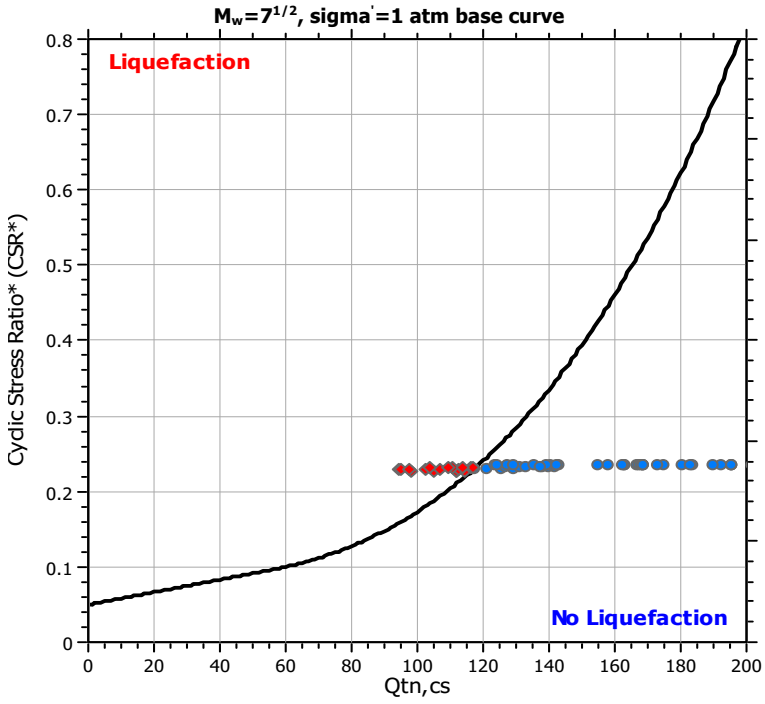
Project title : Hanford Wastewater Treatment Plant **Location : Hanford, California**

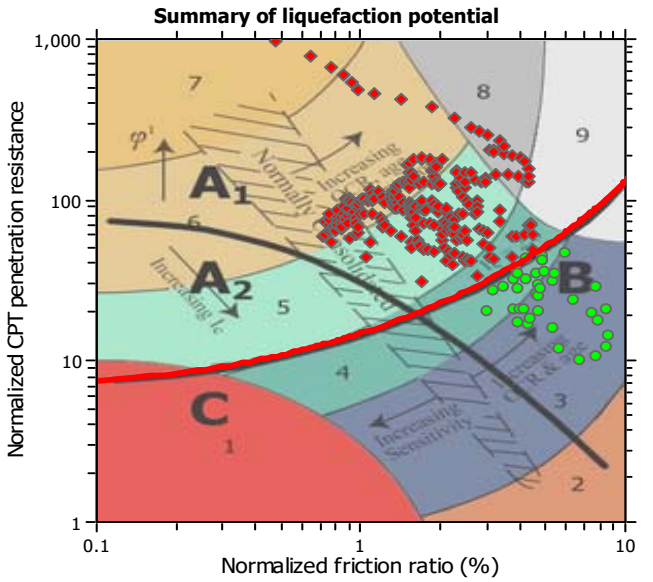
CPT file : CPT-04

Input parameters and analysis data

Analysis method:	NCEER (1998)	G.W.T. (in-situ):	36.00 ft	Use fill:	No	Clay like behavior applied:	Sands only
Fines correction method:	NCEER (1998)	G.W.T. (earthq.):	36.00 ft	Fill height:	N/A	Limit depth applied:	No
Points to test:	Based on Ic value	Average results interval:	3	Fill weight:	N/A	Limit depth:	N/A
Earthquake magnitude M_w:	6.90	Ic cut-off value:	2.60	Trans. detect. applied:	No	MSF method:	Method based
Peak ground acceleration:	0.42	Unit weight calculation:	Based on SBT	K_σ applied:	Yes		

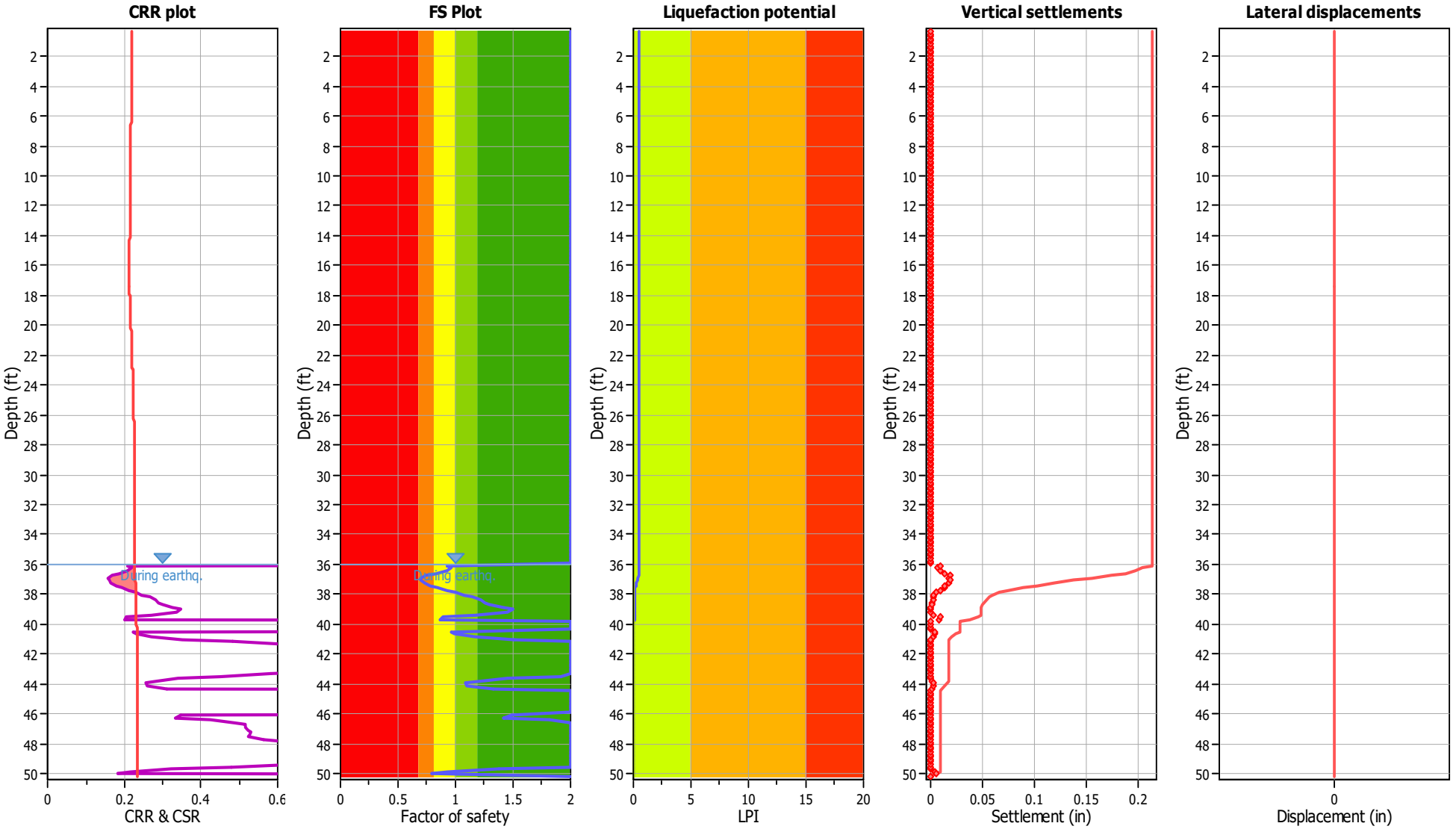






Zone A_1: Cyclic liquefaction likely depending on size and duration of cyclic loading
Zone A_2: Cyclic liquefaction and strength loss likely depending on loading and ground geometry
Zone B: Liquefaction and post-earthquake strength loss unlikely, check cyclic softening
Zone C: Cyclic liquefaction and strength loss possible depending on soil plasticity, brittleness/sensitivity, strain to peak undrained strength and ground geometry

Liquefaction analysis overall plots



Input parameters and analysis data

Analysis method:	NCEER (1998)	Depth to water table (erthq.):	36.00 ft	Fill weight:	N/A
Fines correction method:	NCEER (1998)	Average results interval:	3	Transition detect. applied:	No
Points to test:	Based on Ic value	Ic cut-off value:	2.60	K_σ applied:	Yes
Earthquake magnitude M_w:	6.90	Unit weight calculation:	Based on SBT	Clay like behavior applied:	Sands only
Peak ground acceleration:	0.42	Use fill:	No	Limit depth applied:	No
Depth to water table (insitu):	36.00 ft	Fill height:	N/A	Limit depth:	N/A

F.S. color scheme

- Almost certain it will liquefy
- Very likely to liquefy
- Liquefaction and no liq. are equally likely
- Unlike to liquefy
- Almost certain it will not liquefy

LPI color scheme

- Very high risk
- High risk
- Low risk

ENGEO Incorporated
17278 Golden Valley Parkway
Lathrop, California

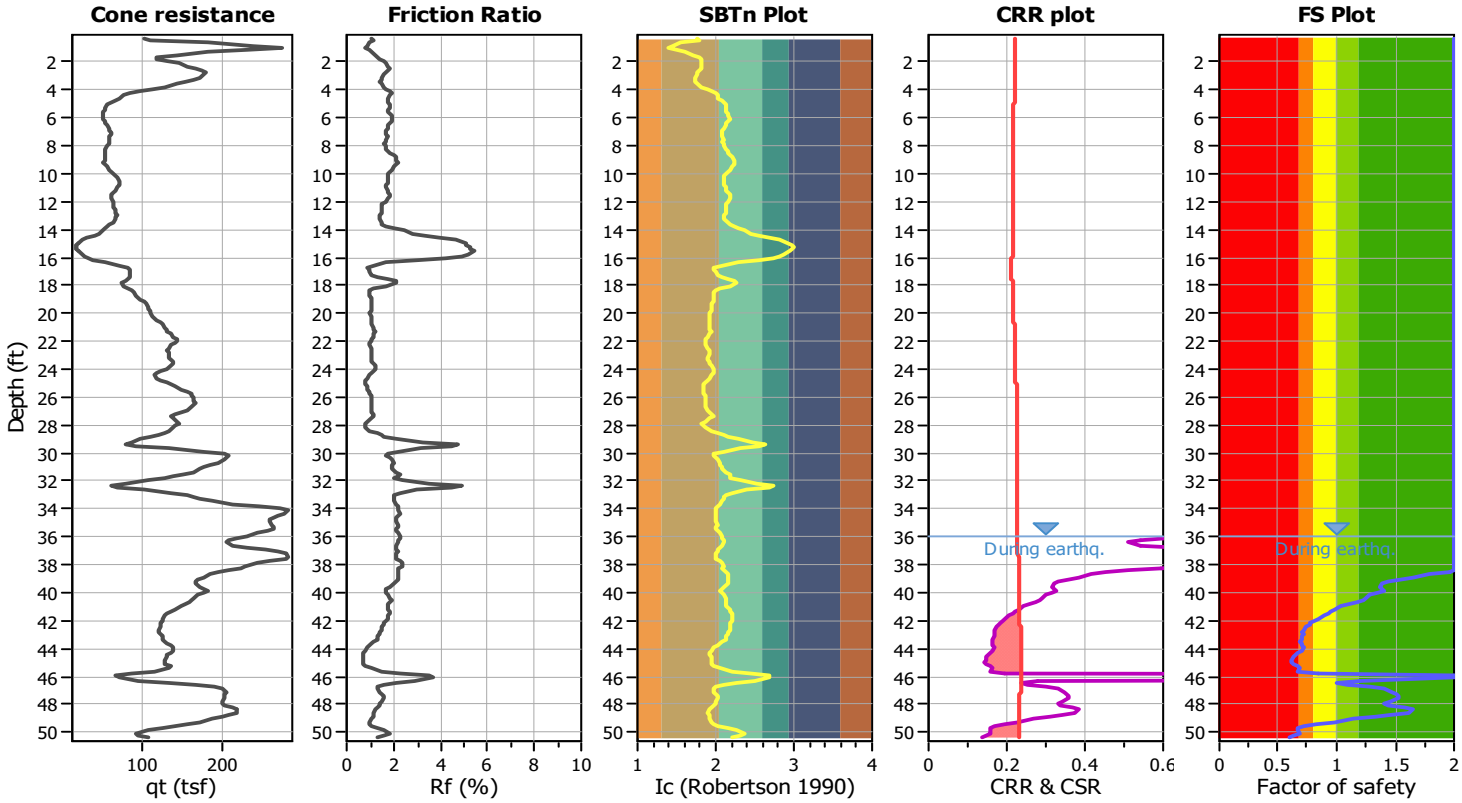
LIQUEFACTION ANALYSIS REPORT

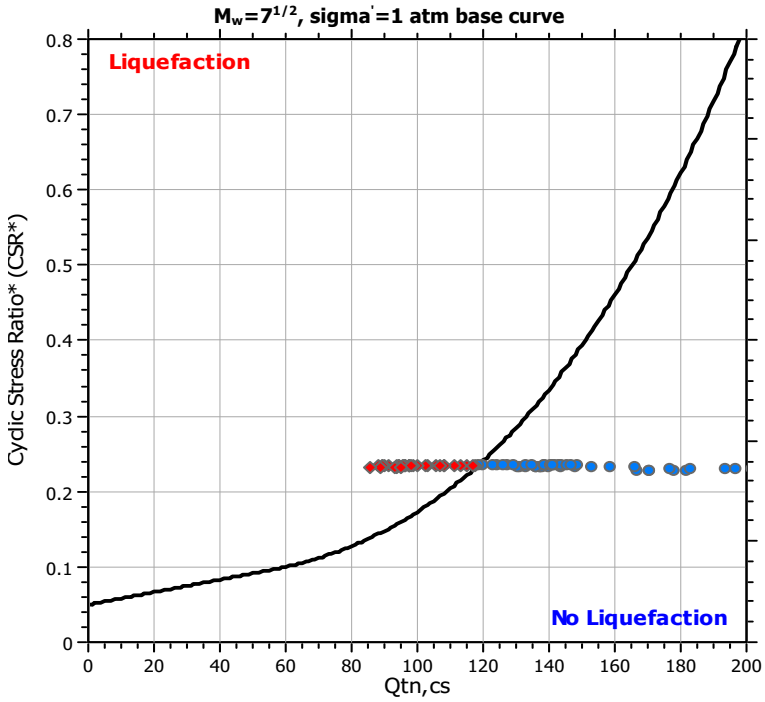
Project title : Hanford Wastewater Treatment Plant **Location : Hanford, California**

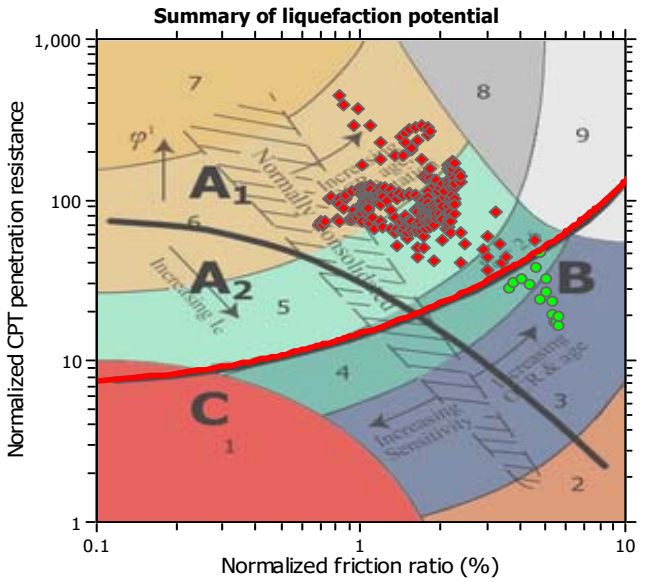
CPT file : CPT-05

Input parameters and analysis data

Analysis method:	NCEER (1998)	G.W.T. (in-situ):	36.00 ft	Use fill:	No	Clay like behavior applied:	Sands only
Fines correction method:	NCEER (1998)	G.W.T. (earthq.):	36.00 ft	Fill height:	N/A	Limit depth applied:	No
Points to test:	Based on Ic value	Average results interval:	3	Fill weight:	N/A	Limit depth:	N/A
Earthquake magnitude M_w:	6.90	Ic cut-off value:	2.60	Trans. detect. applied:	No	MSF method:	Method based
Peak ground acceleration:	0.42	Unit weight calculation:	Based on SBT	K_σ applied:	Yes		

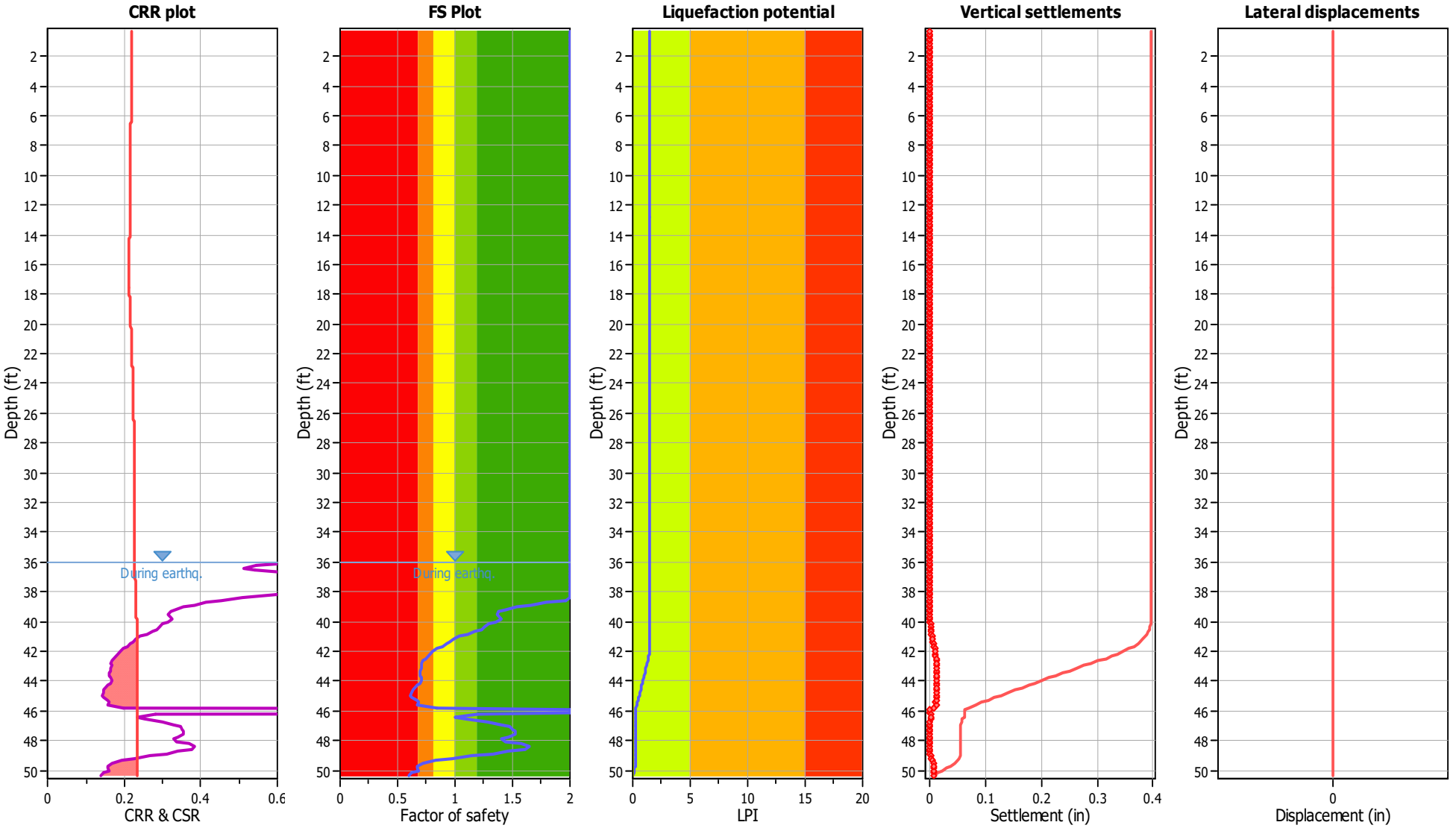






Zone A_1: Cyclic liquefaction likely depending on size and duration of cyclic loading
Zone A_2: Cyclic liquefaction and strength loss likely depending on loading and ground geometry
Zone B: Liquefaction and post-earthquake strength loss unlikely, check cyclic softening
Zone C: Cyclic liquefaction and strength loss possible depending on soil plasticity, brittleness/sensitivity, strain to peak undrained strength and ground geometry

Liquefaction analysis overall plots



Input parameters and analysis data

Analysis method:	NCEER (1998)	Depth to water table (erthq.):	36.00 ft	Fill weight:	N/A
Fines correction method:	NCEER (1998)	Average results interval:	3	Transition detect. applied:	No
Points to test:	Based on Ic value	Ic cut-off value:	2.60	K_σ applied:	Yes
Earthquake magnitude M_w:	6.90	Unit weight calculation:	Based on SBT	Clay like behavior applied:	Sands only
Peak ground acceleration:	0.42	Use fill:	No	Limit depth applied:	No
Depth to water table (insitu):	36.00 ft	Fill height:	N/A	Limit depth:	N/A

F.S. color scheme

- Almost certain it will liquefy
- Very likely to liquefy
- Liquefaction and no liq. are equally likely
- Unlike to liquefy
- Almost certain it will not liquefy

LPI color scheme

- Very high risk
- High risk
- Low risk

ENGEO
Expect Excellence

www.engeo.com

EXHIBIT J

BIOWIN MODELING SUMMARY

BioWin Modeling Summary

November 5, 2025

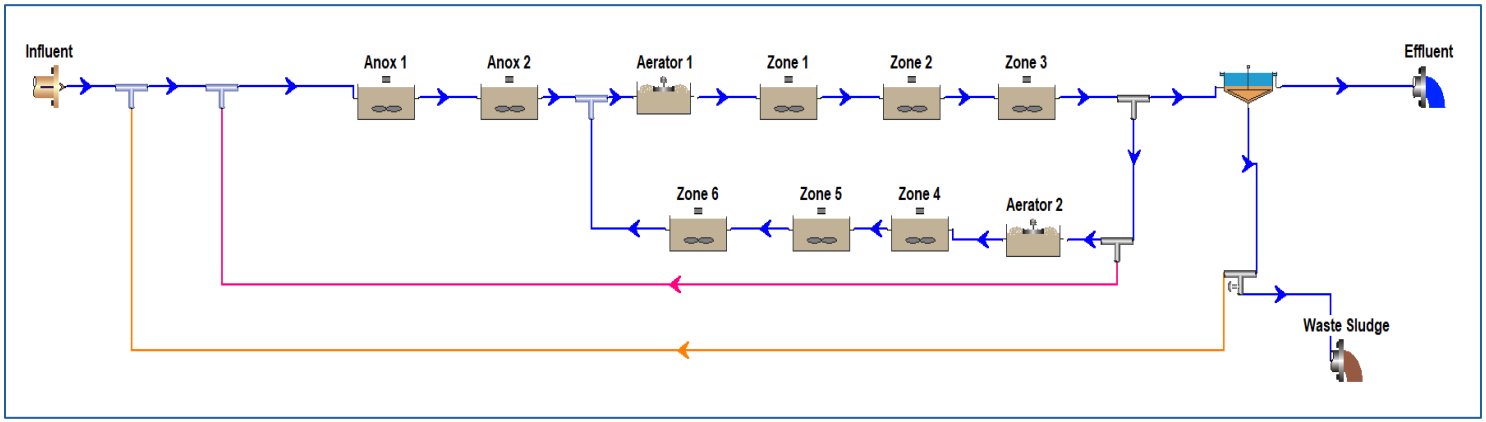


Fig. 1: Model configuration used with two aerators with similar dissolved oxygen setpoints in Aerator Zones.

Table 1: Distribution of oxidation among different biological zones

Oxidation Ditch			Volume (MG)
Anoxic Zone	10%	Anox 1	0.20
		Anox 2	0.20
Aeration Zone	22.5%	Aerator 1	0.45
		Aerator 2	0.45
Non-Aeration Zone	67.5%	Zone 1	0.45
		Zone 2	0.45
		Zone 3	0.45
		Zone 4	0.45
		Zone 5	0.45
		Zone 6	0.45
Total			**4.0**

Table 2: Summary of effluent limitations (As Monthly Average)

Water Quality Parameter	Units	Standards
Biochemical Oxygen Demand (BOD), 5-day @ 20°Celsius	mg/L	40
Total Suspended Solids (TSS)	mg/L	40

Table 3: Scenarios tested

Scenario 1 *High Strength Wastewater Influent* Flow = 4.6 MGD (57% of total Inflow) BOD = 413 mg/L TKN = 68 mgN/L	**Scenario 2** *Medium Strength Wastewater Influent* Flow = 5.0 MGD (57% of total Inflow) BOD = 350 mg/L TKN = 42 mgN/L

Table 4: Water quality criteria used for Biowin modeling.

Influent	Units	Scenarios	
		Scenario 1 (High Strength Wastewater)	Scenario 2 (Med Strength Wastewater)
Temperature	°C	20.00	20.00
Total BOD	mgBOD/L	413.00	350.00
TSS	mg/L	90	90
VSS	mg/L	60	60
TKN	mgN/L	68	42
Ammonia	mg/L	57	35
Nitrate N	mgN/L	0	0
Total Phosphorus	mgP/L	8.00	8.00
pH	unitless	7.33	7.33
Alkalinity	mg/L	277.17	277.17
Calcium mg/L	mg/L	80.00	80.00
Magnesium	mg/L	15.00	15.00
Dissolved Oxygen	mg/L	0.00	0.00

Table 5.1: Biological reactor parameters and Biowin modelling results.

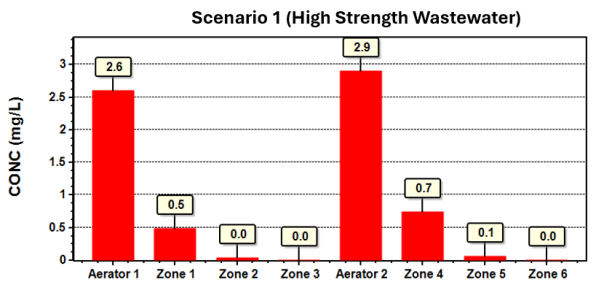
Parameters	Unit	Scenarios	
		Scenario 1 (High Strength Wastewater)	Scenario 2 (Med Strength Wastewater)
Secondary Basin (Oxidation Ditch)			
Flow	MGD	4.6	5.0
Water Depth	feet	19	
Total Anoxic Volume	MG	0.4	
Total Ditch Aeration+Anoxic Volume	MG	3.6	
Total Volume	MG	4.0	
HRT	hours	21	19
SRT	days	11.0	10.0
MLSS	mg/L	4860	4336
Process Flows			
Internal Recycle Rate (Zone 3 to Anoxic)	x Qin	3.0	3.0
RAS Flow	x Qin	0.75	0.75
	MGD	3.45	3.75
WAS Flow	% Qin	3.0	3.2
	MGD	0.14	0.16

Table 6: Biological reactor parameters and Biowin modelling results.

Parameters	Unit	Scenarios	
		Scenario 1 (High Strength Wastewater)	Scenario 2 (Med Strength Wastewater)
Aeration			
Surface Aerators with Denit credits	HP	Average = 244 (DO = 2.8 mg/L)	Average = 204 (DO = 2.7 mg/L)
Clarifier Parameters			
Surface Overflow rate Per Clarifier	gal/(ft^2 d)	389.83	425.13
Solids Loading Rate Per Clarifier	lb/(ft^2 d)	23.59	25.17
Waste Sludge			
Flow	MGD	0.14	0.16
TSS	mg/L	11,108	9,907
Total Sludge Produced	lb/d	13,163	13,166

Table 5: Effluent Quality by Biowin modelling.

Parameters	Unit	Scenarios	
		Scenario 1 (High Strength Wastewater)	Scenario 2 (Med Strength Wastewater)
Flow	MGD	4.5	4.8
BOD	mgBOD/L	5.7	5.0
TSS	mg/L	17.2	15.4
Ammonia (NH3)	mgN/L	1.1	0.9
Nitrate	mgN/L	0	0
Nitrite	mgN/L	0.12	0.02
Nitrate Plus Nitrite	mgN/L	0.12	0.02
Total Nitrogen	mgN/L	4.03	3.1
Total Phosphorus	mgP/L	0.8	0.8
pH	unitless	7.37	7.49
Alkalinity	mmol/L	3.0	4.2
Alkalinity	mg/L	151	209



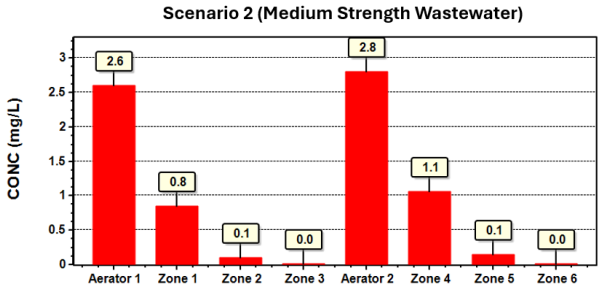


EXHIBIT K

BASELINE DESIGN DOCUMENTS

1. Exhibit B-2 - Basis of Design, only with respect to performance requirements

2. Exhibit B – Wastewater Treatment Plant Upgrades (Scope of Work)

3. Exhibit H – Preliminary Drawings
    a. Hanford WWTP Upgrades – C Sheets 25_12_09
    b. Hanford WWTP Upgrades – E Sheets 25_12_09
    c. Hanford WWTP Upgrades – G Sheets 25_12_09
    d. Hanford WWTP Upgrades – I Sheets 25_12_09
    e. Hanford WWTP Upgrades – M Sheets 25_12_09
    f. Hanford WWTP Upgrades – S Sheets 25_12_09

4. Exhibit I – Geotechnical Report (ENGEO 23_09_26)

5. Exhibit J – BioWin Modeling Summary

AGENDA
STAFF REPORT

MEETING DATE: 5/19/2026	**AGENDA SECTION:** CONSENT CALENDAR

SUBJECT:
Approval of the Minutes of the April 7, 2026 Meeting

RECOMMENDATION:

Recommendation: Approve the Minutes of the April 7, 2026, Meeting

BACKGROUND:

-

FISCAL IMPACT:

N/A

ATTACHMENTS:
1. April 7, 2026 Meeting Minutes

City Council Regular Meeting
Minutes
April 7, 2026 7:00 PM
Council Chambers
400 N. Douty St.

4:00 PM CALL TO ORDER STUDY SESSION AND CLOSED SESSION:

Mayor Kairis called the study session and closed session to order at 4:00 p.m.

ROLL CALL BY THE CITY CLERK:

Present:	Absent:
Council Member Mark Kairis Council Member Travis Paden Council Member Lou Martinez Council Member Kimber Regan Council Member Nancy Howze	

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. Annual Comparison of Hanford Police Department Operational Statistics – 2024 and 2025

It was the Council's consensus to meet in Closed Session before the Study Session. The Study Session was reconvened at 4:23 p.m.

Police Chief Huddleston and Captain Lutz presented the Annual Comparison of Hanford Police Department Operational Statistics for 2024 and 2025 for the Council's review and feedback. Staff responded to questions from the Council. No action was required, the presentation was for information purposes only.

B. Heroes Park update and funding discussion and potential action to decline the Land and Water Conservation Fund (LWCF) Grant from the National Park Service for approximately $1.9 million for Phase 1 of the Heroes Park project, which is $4 million less than the requested amount, saving the City approximately $4 million in unfunded construction costs

Presenting staff: Assistant Engineer Robert Buchanon, Associate Engineer Jaklin Hart, Park and Community Services

Director Brad Albert and Utilities and Engineering Director Frank Senteno.

Staff discussed the schedule risk associated with the LWCF obligation and recommended declining the LWCF Grant for Phase 1 of the Heroes Park Project to achieve savings in unfunded construction costs. Staff responded to questions and comments from the Council. After much discussion and feedback, the Council provided direction.

Motion to Approve.

RESULT:	**Passed (UNANIMOUS)**
MOVER:	Council Member Travis Paden
SECONDER:	Council Member Nancy Howze
AYES:	Mark Kairis, Travis Paden, Lou Martinez, Kimber Regan, Nancy Howze

Council adjourned the Study Session at 5:43 p.m.

CLOSED SESSION FOR DISCUSSION OF THE FOLLOWING:

A. CONFERENCE WITH LEGAL COUNSEL-PROPERTY NEGOTIATIONS (GC 54956.8)
APNs: 012045001, 012045010, 012045004, 012045005, 012046019, 012046005, 012046006, 012046007, 012045001, 012045009, 012045008, 012045007, 012045006, 012045007
Negotiating Party: Solis Martin Vieyra & Araujo Fanny Castro, Miya Farms, PRE 4 LLC, MCMASTER, WILLIAM T & KATHLEEN S H/W, EBERT JEANNINE, ALANIS, RICHARD & LINDA TRUST,
Agency Negotiators: Chris Tavarez, Jason Waters, and Nick Matoian

B. CONFERENCE WITH LEGAL COUNSEL-PROPERTY NEGOTIATIONS (GC 54956.8)
Address: 109 E. Eighth Street
Negotiating Party: Carnegie Museum of Kings County
Agency Negotiators: Chris Tavarez, Jason Waters, and Ty Mizote

C. CONFERENCE WITH LEGAL COUNSEL — EXISTING LITIGATION (GC 54956.9(d)(1))
Request for Settlement Authority for workers compensation claim HAN240012

D. CONFERENCE WITH LEGAL COUNSEL-ANTICIPATED LITIGATION (54956.9 (d)(2))
1 Case.

E. CONFERENCE WITH LEGAL COUNSEL-ANTICIPATED LITIGATION (GC 54956.9(d)(4))
1 Case.

CALL TO ORDER REGULAR SESSION:

Mayor Kairis called the meeting to order at 7:00 p.m.

ROLL CALL:

Present:	Absent:
Council Member Mark Kairis Council Member Travis Paden	

Council Member Lou Martinez Council Member Kimber Regan Council Member Nancy Howze	

INVOCATION:

The invocation was led Dr. Pat Newton.

FLAG SALUTE:

The flag salute was led by

RECOGNITION:

A. Proclamation Celebrating Arbor Day and the planting of new trees at city parks.

Mayor Kairis presented the proclamation to the Parks Division Staff.

B. Proclamation declaring April as Financial Literacy Month in the City of Hanford

Mayor Kairis presented the proclamation to Valley Strong Representatives Debbie Willams and Jason Usher.

PUBLIC COMMENT:

This is the time for citizens to comment on subject matters within the jurisdiction of the Hanford City Council. 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. State law does not allow the Council to discuss or take action on issues not on the agenda, except that members of the Council or staff may briefly respond to statements made or questions posed by persons exercising their public testimony rights (Gov. Code sec. 54954.2). A maximum of three minutes is allowed for each speaker. Please begin your comments by stating your name and providing your city of residence.

Daniel Leon commented on false charges against a mentally disabled man and stated he intends to file a lawsuit. He also provided a handout regarding his public comment.

Dan Fonteno introduced himself and stated that he is a lobbyist interested in participating in related activities. He also commented on the Farmers' Equity Act.

Alex Dwiggins commented on General Business item A and spoke in support of staff's recommendation.

Bob Ramos commented on the East Lacey Blvd. project and provided his suggestions about how it could be improved.

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.

Motion to Approve.

RESULT:	**Passed (UNANIMOUS)**
MOVER:	Council Member Travis Paden
SECONDER:	Council Member Nancy Howze
AYES:	Mark Kairis, Travis Paden, Lou Martinez, Kimber Regan, Nancy Howze

A. Waive reading in full of resolutions and ordinances and approval and adoption of same by reading the title only.

B. Public Works: Purchase of one (1) 2026 Ford F-250 from Keller Ford of Hanford, CA in the amount of $58,888.29 and approval of appropriation of $58,889 from Fleet Reserves (0448) to fully fund the purchase.

C. Utilities and Engineering: Second reading and adoption of 26-03 for levying special taxes within the City of Hanford Community Facilities District No. 2025-2 (Public Maintenence Services)

D. Police: Authorization to apply for the Board of State and Community Corrections (BSCC) Proposition 64 Public Health and Safety (PH&S) Grant Program for up to $1,000,000 to be used to fund the total compensation of a Cannabis Enforcement Officer (CEO) and related expenses for the full five-year grant term and to purchase a patrol vehicle for the CEO; and if awarded, approve Resolution 26-19-R for the acceptance of the grant, amend the budget to recognize the grant, appropriate up to $1,000,000 in the General Fund for the Police Department, and authorize the City Manager or Police Chief to execute the grant agreement.

PUBLIC HEARING:

A. Public Works: PUBLIC HEARING – To receive ballots and public testimony on proposed funding changes/assessment increases for 2026/27 of the Quail Run Estates Landscape and Lighting Maintenance Assessment District in the City of Hanford. Following close of Public Hearing, ballots will be opened and tabulated, with results certified and reported prior to the close of the City Council Regular Session. Authorization for staff to implement assessment changes based on certified results.

Mayor Kairis opened the Public Hearing at 7:25 p.m. and called for the staff report. Public Works Director Russ Steling and Deputy Public Works Director Alvin Dias presented the staff report for the Council's review and approval. The Council discussed the process of increasing fees and emphasized that it is necessary. The Council also commended staff for their outreach efforts. The public hearing was closed at 7:47 p.m.

Public Comment:
IN-FAVOR
Rebecca Thomas spoke in support of the increase and thanked the city for the public outreach.
Shelby Hauge spoke in support of the fee increase.
OPPOSED
Lannette Hefly spoke in opposition.

LAD ballot results were 42 votes approved, 55 votes disapproved, and 1 unmarked ballot. The results were certified by the City Clerk and did not pass the proposed increases to the balloted Landscape & Lighting Maintenance District for placement on the 2026/27 Kings County property tax roll.

B. Public Works: PUBLIC HEARING – To receive ballots and public testimony on proposed funding changes/assessment increases for 2026/27 of the Cielo En Tierra Landscape and Lighting Maintenance Assessment District in the City of Hanford. Following close of Public Hearing, ballots will be opened and tabulated, with results certified and reported prior to the close of the City Council Regular Session. Authorization for staff to implement assessment changes based on certified results.

Mayor Kairis opened the Public Hearing at 7:48 p.m. and called for the staff report. Public Works Director Russ Steling and Deputy Public Works Director Alvin Dias presented the staff report. Staff answered questions from the Council. The public hearing was closed at 8:00 p.m.

Public Comment:
IN-FAVOR
Alex Dwiggins spoke in favor.

OPPOSED
None.

LAD ballot results were 6 votes approved and 20 votes disapproved. The results were certified by the City Clerk and did not pass the proposed increases to the balloted Landscape & Lighting Maintenance District for placement on the 2026/27 Kings County property tax roll.

C. Public Works: PUBLIC HEARING – To receive ballots and public testimony on the proposed rate increase for the City of Hanford Refuse Division. Following the close of the Public Hearing, ballots will be opened and tabulated, with results certified and reported prior to the close of the City Council Regular Session. Authorization for staff to implement rate increases based on certified results.

Mayor Kairis opened the public hearing at 8:01 p.m. and called for the staff report. Public Works Director Russ Sterling presented the staff report for the Council's review and feedback. City Manager Tavarez discussed the current staff need for additional staff. Council emphasized the need to improve the City's trash management practices, increase public education on waste disposal methods, and address the associated costs. They also discussed the concern about potential privatization. The public hearing was closed at 9:00 p.m.

Public Comment:
Ken Hartright spoke in opposition.
Bob Ramos questioned the cannabis tax revenue and the Measure H funds. He also expressed concerns regarding the tax increases.
Nick Wagner questioned the cannabis tax revenue. He also asked if developers could pay some of the city's costs.
Omar Juaciao provided his feedback about the current refuse services.

Motion to Approve.

RESULT:	**Passed (UNANIMOUS)**
MOVER:	Council Member Nancy Howze
SECONDER:	Council Member Travis Paden
AYES:	Mark Kairis, Travis Paden, Lou Martinez, Kimber Regan, Nancy Howze

GENERAL BUSINESS:

A. Utilities and Engineering: Authorize a Change Order for $565,000.00 to the existing Professional Engineering Services contract with QK for Complete Streets Design services on East Lacey Boulevard (10th Avenue to Sierra Drive)

The meeting was approved to be extended until 9:30 p.m.

City Engineer Lisa Dock discussed the design change for the council's review and approval. She also addressed the Council's questions and comments. Council Members Paden and Regan provided their input on the design.

Motion to Approve.

RESULT:	**Passed (UNANIMOUS)**
MOVER:	Council Member Nancy Howze
SECONDER:	Council Member Kimber Regan
AYES:	Mark Kairis, Travis Paden, Lou Martinez, Kimber Regan, Nancy Howze

B. Administration: Authorization to apply for the Extreme Heat and Community Resilience Program (EHCRP) Round 2 Grant through the Governor's Office of Land Use and Climate Innovation (LCI) for $2.5 to $4 million to enhance the East Lacey Corridor Improvement Project; and if awarded, amend the budget to recognize the grant and appropriate in the Gas Tax Fund.

Community Relations Manager Brian Johnson and Utilities and Engineering Director Frank Senteno discussed the Extreme Heat and Community Resilience Program (EHCRP) Round 2 Grant to enhance the East Lacey Corridor Improvement Project. Vice Mayor Howze spoke in support of the grant. Council Member Paden expressed concerns and stated that he did not support the median trees. Staff responded to questions from the Council.

Motion to Approve.

RESULT:	**Passed (UNANIMOUS)**
MOVER:	Council Member Travis Paden
SECONDER:	Council Member Mark Kairis
AYES:	Mark Kairis, Travis Paden, Lou Martinez, Kimber Regan, Nancy Howze

C. Parks and Community Services: Receive the presentation of the proposed July 4th Hanford's Freedom Fest & Fireworks Show, adopt proposed fees as outlined in the report, and appropriate $77,000 from the General Fund to support the event and authorize the City Manager to execute the contract with Fireworks America

The meeting was approved to be extended until 10:10 p.m.

Parks and Community Services Director Brad Albert discussed the event and proposed fees for the Council's review and approval. The Council provided input on the entry revenue suggestions.

The Council recommended that there is no entry fee for children and seniors. After much discussion, the Council provided their input and recommendations.

Motion to Approve as amended. (Youth (0–17) and Seniors (65+) Free)

RESULT:	**Passed (UNANIMOUS)**
MOVER:	Council Member Nancy Howze
SECONDER:	Council Member Travis Paden
AYES:	Mark Kairis, Travis Paden, Lou Martinez, Kimber Regan, Nancy Howze

COUNCIL REPORTS/GENERAL REPORTS:

Brief information-only reports from City Council and/or Staff, including committee reports and reports by City Council related to meetings attended at City expenses (AB1234).

Council Member Paden requested that the Council Reports/General Reports section be moved earlier on the agenda to allow Council Members to give their reports earlier in the meeting rather than at the end. City Manager Tavarez advised that discussion of this item would return on May 5, 2026.

A. INFORMATION REPORT — MARCH WARRANT REGISTER

ITEMS FOR FUTURE AGENDAS:

At this time, any Council Member may ask a question for clarification or may request a matter, which is not otherwise scheduled on a City Council agenda, to be placed on a future agenda. The Council Member referring the item shall provide sufficient information as to the nature of the item. The City Council, by concurrence of a majority, may direct the City Manager to put the item on a future agenda. (GOV. CODE SEC. 54954.2)

A. Council Future Agenda Items

None.

B. Upcoming Events and Important Dates:

April 17: Mother + Son Dance 6:00 pm - 9:00 pm Tickets and Information
April 18: Father + Daughter Dance 6:00 pm - 9:00 pm Tickets and Information
April 21: Regular City Council Meeting
2026 National Community Survey Now Available More Information and Survey

ADJOURNMENT:

Materials related to an item on this Agenda submitted to the City Council after distribution of the agenda packet are available to public inspection in the City Clerk's Office located at 319 N. Douty Street, Hanford, California 93230, during normal business hours. Such agendas are also available at the city's website, www.cityofhanfordca.com subject to staff's

ability to post the agenda 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 City Clerk's office, 559-585-2515, 319 N. Douty Street, Hanford, California 93230, at least 2 days prior to the meeting {28 CFR 35.102.35.104 ADA Title II}

Mayor Kairis adjourned the meeting at 10:13 p.m.

Respectfully submitted,
Natalie Corral
City Clerk

AGENDA
STAFF REPORT

MEETING DATE: 5/19/2026	**AGENDA SECTION:** CONSENT CALENDAR

SUBJECT:
Approval of the Minutes of the April 21, 2026, Meeting.

RECOMMENDATION:

Recommendation: Approve the minutes of the April 21, 2026, Meeting.

BACKGROUND:

-

FISCAL IMPACT:

N/A

ATTACHMENTS:

1. April 21, 2026 Meeting Minutes

City Council Regular Meeting
Minutes
April 21, 2026 7:00 PM
Council Chambers
400 N. Douty St.

4:00 PM CALL TO ORDER STUDY SESSION AND CLOSED SESSION:

Mayor Kairis called the study session and closed session to order at 4:03 p.m.

ROLL CALL BY THE CITY CLERK:

Present:	Absent:
Council Member Mark Kairis Council Member Travis Paden Council Member Lou Martinez Council Member Nancy Howze	Council Member Kimber Regan

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.*

Cheyne Strawn expressed concerns about increased taxes and stated that the community is frustrated with repeated tax rate hikes.

Judy Scott shared feedback she has received from the community and stated that she does not support asking residents for additional funding. She expressed concerns about the park becoming a regional park and that the community prefers walking and biking trails.

William Harmon questioned why the property has not been returned to parkland use. He stated that residents on Rogers Road believe the park concept is unnecessary and commented that the exercise area is not being used.

Mickey Stoddard commented on his involvement with the Parks and Rec Commission, Parks Master Plan, and the development of Hidden Valley Park.

.

Mark Pratter stated that there is no community consensus supporting a tax increase. He stated that little progress has been made since the previous council direction on the park and suggested completing improvements with limited funding.

Bob Ramos talked about a discussion regarding the donated land and expressed concern that there may be an intent to sell it. He emphasized the need to preserve parkland for the community. He also provided recommendations for the project.

Rusty Brookshire stated that Hidden Valley Park needs to be completed.

Anna Brookshire provided suggestions for financing the park and expressed her concerns with the tax increases. She suggested using Measure H funds.

Francisco Ramirez referenced the 2021 Council direction to keep the property as parkland. He also questioned the cannabis tax revenue and questioned how those funds are being used. He stated that the revenue should provide additional support for the Hidden Valley Park project. He stated that he supports expanding park amenities.

City Attorney Ty Mizote shared information regarding the City's purchase of Hidden Valley Park in 1967 and clarified that the property was purchased, not donated.

STUDY SESSION:

A. Presentation on a potential ballot measure to fund large-scale parks and recreation capital projects, prioritizes the proposed capital projects, provide feedback, and consider an appropriation of $33,250 from the General Fund for professional polling services with FM3, which may be fully or partially reimbursed.

It was the Council's consensus to meet in Closed Session before the Study Session. The Study Session was reconvened at 4:23 p.m.

Parks and Community Services Director Brad Albert provided background information and discussed major projects and funding options. FM3 consultant Nathan Henry discussed the recommendation to conduct polling services and reviewed the challenges related to the city's needs and the cost of developing the land. Following discussion, Dir. Albert and Mr. Henry answered questions from the Council. By consensus, the Council provided direction to move forward with polling services through FM3.

Mayor Kairis adjourned the Study Session at 5:15 p.m.

Motion to Approve

RESULT:	**Passed (UNANIMOUS)**
MOVER:	Council Member Lou Martinez
SECONDER:	Council Member Travis Paden
AYES:	Mark Kairis, Travis Paden, Lou Martinez, Nancy Howze
ABSENT:	Kimber Regan

CLOSED SESSION FOR DISCUSSION OF THE FOLLOWING:

A. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION (GC 54956.9)(d)(1))

Linda Rose Moon v. City of Hanford, et al., Kings County Superior Court Case No. 25CU0514.

B. CONFERENCE WITH LEGAL COUNSEL-PROPERTY NEGOTIATIONS (GC 54956.8)

APNs: 012045001, 012045010, 012045004, 012045005, 012046019, 012046005, 012046006, 012046007, 012045001, 012045009, 012045008, 012045007, 012045006, 012045007
Negotiating Party: Solis Martin Vieyra & Araujo Fanny Castro, Miya Farms, PRE 4 LLC, MCMASTER, WILLIAM T & KATHLEEN S H/W, EBERT JEANNINE, ALANIS, RICHARD & LINDA TRUST,
Agency Negotiators: Chris Tavarez, Jason Waters, and Nick Matoian

C. CONFERENCE WITH LEGAL COUNSEL-ANTICIPATED LITIGATION (54956.9 (d)(4))

1 Potential case.

D. CONFERENCE WITH LEGAL COUNSEL-PROPERTY NEGOTIATIONS (GC 54956.8)

Address: 109 E. Eighth Street
Negotiating Party: Carnegie Museum of Kings County
Agency Negotiators: Chris Tavarez, Jason Waters, and Ty Mizote

CALL TO ORDER REGULAR SESSION:

Mayor Kairis called the meeting to order at 7:00 p.m.

ROLL CALL:

Present:	Absent:
Council Member Mark Kairis Council Member Travis Paden Council Member Lou Martinez Council Member Nancy Howze	Council Member Kimber Regan

INVOCATION:

The invocation was led by Adam Mederios.

FLAG SALUTE:

The flag salute was led by Council Member Martinez.

CLOSED SESSION ACTION REPORT:

None.

PUBLIC COMMENT:

This is the time for citizens to comment on subject matters within the jurisdiction of the Hanford City Council. 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. State law does not allow the Council to discuss or take action on issues not on the agenda, except that members of the Council or staff may briefly respond to statements made or questions posed by persons exercising their public testimony rights (Gov. Code sec. 54954.2). A maximum of three minutes is allowed for each speaker. Please begin your comments by stating your name and providing your city of residence.

Estephanie Madrigal provided two packets to be given to the Chief of Police and the City Manager.

Daniel Leon commented on an incident involving one of his family members. He also spoke about findings in surrounding police departments.

Kayla Castaneda commented on the process of becoming a food vendor and stated that the requirements of the Kings County Health Department are conflicting. She also provided copies of an email sent to city staff containing additional information.

Anna Brookshire questioned the grant funds that were approved at the last meeting.

Bob Ramos commented on General Business Item B and expressed support for the item. He also stated he does not support the cost of jet fuel.

Larry Faria stated he does not support a jet fuel upgrade at this time.

Onan Champi commented on the Urban Forest Master Plan and spoke in opposition.

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.

Motion to Approve.

RESULT:	**Passed (UNANIMOUS)**
MOVER:	Council Member Travis Paden
SECONDER:	Council Member Nancy Howze
AYES:	Mark Kairis, Travis Paden, Lou Martinez, Nancy Howze
ABSENT:	Kimber Regan

A. Waive reading in full of resolutions and ordinances and approval and adoption of same by reading the title only.

B. City Clerk: Approval of the Minutes of the March 3, 2026 Meeting

C. City Clerk: Approval of the Minutes of the March 17, 2026 Meeting

D. Public Works: Award of a three (3) year contract for City Uniform Services to Vestis Uniforms and Workplace Supplies in the amount of $66,503.53 per year, with two (2) one-year options to extend the contract, at an agreed-upon price.

E. Police: Approval of the purchase of two (2) 2026 Jeep Grand Cherokee Administration Vehicles from Sager Dodge (Hanford, CA), five (5) 2026 Dodge Durango Patrol Vehicles from National Auto Fleet Group (Watsonville, CA), and required upfitting from Cook's Communications for all vehicles for a total cost of $575,708.90, and an appropriation of $5,708.90 from the Fleet Replacement Reserves to fully fund the purchase.

PUBLIC HEARING:

A. Community Development: Kings Garden Apartments TEFRA (Tax Equity and Fiscal Responsibility Act)

Mayor Kairis opened the public hearing at 7:18 p.m. and called for the staff report. Housing Analyst Sandra Lerma presented the staff report for the Council's review and approval. Staff clarified the requirements from the city. Travis Cooper of the Finance Authority, attending virtually, answered questions from the Council. The public hearing was closed at 7:23 p.m.

Public Comment:
None.

Motion to Approve.

RESULT:	**Passed (UNANIMOUS)**
MOVER:	Council Member Travis Paden
SECONDER:	Council Member Nancy Howze
AYES:	Mark Kairis, Travis Paden, Lou Martinez, Nancy Howz
ABSENT:	Kimber Regan

GENERAL BUSINESS:

A. Parks and Community Services: Adoption of the Urban Forest Master Plan

The Parks and Community Services Director, Brad Albert, provided background information for revisiting the item and discussed the city's goals. Kevin Cullinen, Dudek Project Manager, addressed concerns expressed during the public comment period at a previous City Council meeting. Director Albert and Mr. Cullinen emphasized that the document is a living, working document that will continue to be updated. They further clarified that the document is a plan, not an adopted ordinance.

Motion to Approve.

RESULT:	**Passed (UNANIMOUS)**
MOVER:	Council Member Nancy Howze
SECONDER:	Council Member Travis Paden
AYES:	Mark Kairis, Travis Paden, Lou Martinez, Nancy Howze
ABSENT:	Kimber Regan

B. Public Works: Authorization for the City Manager to enter into a contract with Cushman Contracting Services of Goleta, CA in the amount of $2,140,290 for the construction of the Hanford Municipal Airport fueling island project and review, discuss, and approve proposed funding options, appropriation(s) from the General Fund and Airport Facility Trust and potential reimbursement.

Council Member Paden recused himself from the discussion and vote.

Finance Manager Destiny Borba and Public Works Director Russ Sterling presented the recommendations for the Council's review and approval. Council Member Martinez spoke in favor of including jet fuel. City Manager Tavarez clarified the recommendations and options and mentioned that Council Member Regan supports both recommendations.

Motion to Approve.

RESULT:	**Passed (UNANIMOUS)**
MOVER:	Council Member Nancy Howze
SECONDER:	Council Member Lou Martinez
AYES:	Mark Kairis, Lou Martinez, Nancy Howze
ABSENT:	Kimber Regan

COUNCIL REPORTS/GENERAL REPORTS:

Brief information-only reports from City Council and/or Staff, including committee reports and reports by City Council related to meetings attended at City expenses (AB1234).

The Council Members discussed the events and meetings they attended.

ITEMS FOR FUTURE AGENDAS:

At this time, any Council Member may ask a question for clarification or may request a matter, which is not otherwise scheduled on a City Council agenda, to be placed on a future agenda. The Council Member referring the item shall provide sufficient information as to the nature of the item. The City Council, by concurrence of a majority, may direct the City Manager to put the item on a future agenda. (GOV. CODE SEC. 54954.2)

None.

A. Council Future Agenda Items

B. Upcoming Events and Important Dates:

May 5: Regular City Council Meeting
May 12: Special City Council Meeting
May 19: Regular City Council Meeting
2026 National Community Survey Now Available More Information and Survey

ADJOURNMENT:

Materials related to an item on this Agenda submitted to the City Council after distribution of the agenda packet are available to public inspection in the City Clerk's Office located at 319 N. Douty Street, Hanford, California 93230, during normal business hours. Such agendas are also available at the city's website, www.cityofhanfordca.com subject to staff's ability to post the agenda 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 City Clerk's office, 559-585-2515, 319 N. Douty Street, Hanford, California 93230, at least 2 days prior to the meeting {28 CFR 35.102.35.104 ADA Title II}

Mayor Kairs adjourned the meeting at 8:42 p.m.

Respectfully submitted,
Natalie Corral
City Clerk

AGENDA
STAFF REPORT

MEETING DATE: 5/19/2026	**AGENDA SECTION:** CONSENT CALENDAR

SUBJECT:
Approval of Resolution No. 26-31-R Renewing Participation in the 2027 Kings County Abandoned Vehicle Abatement Service Fee Program

---

RECOMMENDATION:

Recommendation: That the City Council approve Resolution 26-31-R, extending the service fee for the Kings County Abandoned Vehicle Abatement Program and Service Authority.

Recommended Motion: I move to approve Resolution 26-31-R, extending the service fee for the Kings County Abandon Vehicle Abatement Program and Service Authority.

BACKGROUND:

The Abandoned Vehicle Abatement (AVA) Program was established in 1973, which charged a one-dollar service fee on all registered vehicles in California. The funds are used to abate abandoned vehicles in accordance with City ordinances and the State of California Vehicle Code.

Kings County Association of Governments (KCAG) is the designated Abandoned Vehicle Abatement Service Authority for the Kings region and is responsible for administering the Kings County Abandoned Vehicle Abatement (AVA) Program. The current AVA program is set to expire following a ten-year period on May 31, 2027. Under prior laws, Assembly Bill 468, Chapter 389, and the Statutes of 2007, the extension of AVA program fees in California is allowed. Pursuant to California Vehicle Code Section 9250.7(g), the sunset provision of the $1 fee collected for the AVA program. This program service fee may be extended in increments of up to ten (10) years if the County Board of Supervisors, by a two-thirds vote, and a majority of the cities having a majority of the incorporated population within the county adopt resolutions providing for the extension of the fee. Each county is required to submit a letter of intent with a new resolution to the CA Department of Motor Vehicles (DMV) formally requesting the extension.

If approved, KCAG will submit the approved resolutions and a formal letter requesting a ten-year extension to the DMV by the deadline of July 1, 2026. This will extend the AVA program fee, effective June 1, 2027, to May 31, 2037.

FISCAL IMPACT:

The City receives approximately $6,500 annually from this program for its abandoned vehicle program

ATTACHMENTS:

1. 26-31-R
2. KCAVASA Program Letter to the City Manager

RESOLUTION NO. 26-31-R

IN THE MATTER OF EXTENDINGTHE SERVICE FEE FOR THE KINGSCOUNTY ABANDONED VEHICLE ABATEMENT PROGRAM AND SERVICE AUTHORITY

WHEREAS, the Abandoned Vehicle Abatement Program was established under Section 22710 of the California Vehicle Code; and

WHEREAS, the Kings County Abandoned Vehicle Abatement Program and Service Authority were created pursuant to a Joint Powers Agreement between the County of Kings and the cities of Avenal, Corcoran, Hanford and Lemoore on June 25, 1996; and

WHEREAS, pursuant to its authority under Section 9250.7 of the California Vehicle Code, the County of Kings established a service fee of one dollar ($1) on vehicles registered to owners in Kings County to fund the Service Authority; and

WHEREAS, pursuant to Section 9250.7 of the California Vehicle Code, the service fee shall remain in effect only for a period of 10 years from the date that the actual collection of the fee commenced unless the fee is extended pursuant to this subdivision, and the fee may be extended in increments of up to 10 years each if the board of supervisors of the county, by a two-thirds vote, and a majority of the cities having a majority of the incorporated population within the county, adopt resolutions providing for the extension of the fee; and

WHEREAS, the service fee was extended in 2017; and

WHEREAS, without a new extension, the service fee will expire on May 31, 2027; and

WHEREAS, the City of Hanford finds the service fee is necessary to provide funding for the proper removal and disposal of abandoned vehicles.

NOW, THEREFORE, BE IT RESOLVED, that the City of Hanford approves the extension of the one dollar ($1) vehicle registration service fee for a period of 10 years upon the expiration of the current fee.

The foregoing Resolution was adopted on a motion by _____, and seconded by _____, at a regular meeting held on the _____ day of _____ 2026, by the following vote:

AYES: _____

NOES: _____

ABSTAIN: _____

ABSENT: _____

_____
MARK KAIRIS
MAYOR of the City of Hanford

Attest:

_____
NATALIE CORRAL
CITY CLERK

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

I, Natalie Corral, City Clerk of the City of Hanford, do hereby certify the foregoing Resolution was duly passed and adopted at a regular meeting of the City Council of the City ofHanford held on the 19h day of May, 2026.

Date: _____

_____
City Clerk

Kings County
Association of Governments

210 E. 7th Street, Suite 202
Hanford, CA 93230
Tel. (559) 852-2654
Fax (559) 852-4433
www.kingscog.org

Member Agencies: Cities of Avenal, Corcoran, Hanford and Lemoore, County of Kings

February 26, 2026

Chris Tavarez, City Manager
c/o Natalie Corral, City Clerk
319 N. Douty St.
Hanford, CA 93230

RE: 2027 Renewal of the Kings County Abandoned Vehicle Abatement Service Fee Program

Dear Mr. Tavarez,

Kings County Association of Governments (KCAG) is the designated Abandoned Vehicle Abatement Service Authority for the Kings region and is responsible for administering the Kings County Abandoned Vehicle Abatement (AVA) Program. The current AVA program is set to expire following a ten year period on May 31, 2027. Under prior laws Assembly Bill 468, Chapter 389, and the Statutes of 2007, the extension of AVA program fees in California is allowed. Pursuant to California Vehicle Code Section 9250.7(g), the sunset provision of the $1 fee collected for the AVA program. This program service fee may be extended in increments of up to ten (10) years if the County Board of Supervisors, by a two-thirds vote, and a majority of the cities having a majority of the incorporated population within the county adopt resolutions providing for the extension of the fee. Each county is required to submit a letter of intent with a new resolution to the CA Department of Motor Vehicles (DMV) formally requesting the extension.

KCAG has prepared a draft resolution for participating member agencies to take before their respective approving authorities. If approved, Staff will submit the signed resolutions and a formal letter requesting a ten year extension to the DMV by the deadline of July 1, 2026. This will extend the AVA program fee effective June 1, 2027 to May 31, 2037.

If your City Council approves by resolution to extend the County's AVA program service fee, you must submit a signed resolution to KCAG no later than Tuesday, May 5, 2026. If you have any questions regarding this matter, please contact Terri King at (559) 852-2654 or myself at (559) 852-2657.

Sincerely,

KINGS COUNTY ASSOCIATION OF GOVERNMENTS
Terri King, Executive Director

Teresa Nickell

Teresa Nickell, Regional Planner

cc: Gavino Barrera, Code Compliance Officer

H:\KCAVASA\Renewal 2027\KCAVASA Program Reso_Ltr.docx

AGENDA
STAFF REPORT

MEETING DATE: 5/19/2026	**AGENDA SECTION:** CONSENT CALENDAR

SUBJECT:
Adopt a Resolution Approving a Historic Resources Application HRA0022-26 for 295 N. Redington Street (APN 012-052-001) – Kindred Care

RECOMMENDATION:

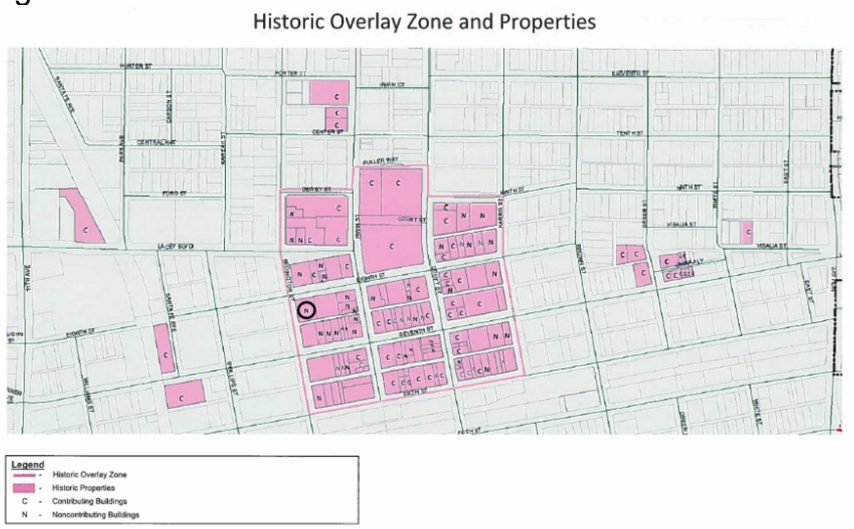
Recommendation: Staff recommends that the City Council, by motion, adopt Resolution 26-27-R conditionally approving Historic Resources Permit 0022-26.

Recommended Motion: I move to adopt Resolution 26-27-R conditionally approving Historic Resources Permit 0022-26.

BACKGROUND:

The property is a noncontributing building located in the Historic District, shown below in Figure 1– circled in black.

Figure 1



“Noncontributing building” means a structure within a historic district which, in its present condition, does not contribute to the sense of time and place of the immediate area and the district. "Noncontributing building" may include those buildings constructed after the time period featured in a historic district or buildings in which the historical characteristics have been irreparably modified.

"Noncontributing building" may also include buildings which, while noncontributing at present, may become contributing through the application of appropriate design criteria.

In accordance with the Municipal Code Section 17.48, alterations to the exterior of a building located within the Historic Overlay Zone are required to be approved through a Historic Resources Permit, which must be approved by the City Council.

Section 17.48.040

> No improvement or exterior architectural feature of any improvement shall be constructed or altered or enlarged which is located in the Historic Overlay District or identified as a historic site outside the District, unless a permit is issued pursuant to the terms of this chapter. The section shall not apply to any interior alteration which has no effect on the condition or appearance of any exterior architectural feature of an improvement. No structure listed on a State or National Register shall be moved or demolished, unless a permit is issued pursuant to the terms of this chapter.

Section 17.48.070

A. A historic resource permit shall be required for any alteration of the exterior features of a building within a designated historic district, or a designated historic building or site, or to construct a new building or improvements upon property within a designated historic district except as otherwise provided in this Chapter 17.48, the City Council shall determine whether a historic resources permit shall be issued. A permit shall not be required for ordinary maintenance and repairs as defined in this section.

B. Permit Procedures. An application for a historic resource permit shall be made on a form prescribed by the Community Development Department and shall be accompanied by the fees established by resolution of the City Council. The application shall include the information required by Section 17.60.020 for site plan review, complete elevation drawings of the proposed alterations, samples of proposed colors and materials, color photographs of all sides of any existing improvement, building or structure on the site, and such other information as may be required by the Community Development Department. If applicable, the application shall include the information required by Chapter 17.58 (permit for conditional uses) and Chapter 17.62 (planned unit development).

Applications for permits requiring City Council approval shall be placed on the next regular meeting of the City Council. The City Council may approve, approve with conditions, or deny the permit.

Building Description

According to historic records, maintained by the Community Development Department, it is estimated the building was constructed in 1972, although Assessor records suggest the building was constructed in 1950.

In 1987, Historic Resources Permit 87-23 was approved, which proposed the installation of triangular red vinyl awnings and the repainting of the building to light gray, similar to the approved HC-172. Historic photographs included in the project proposal for Historic Resources Permit 87-23 indicate the preexisting awnings to be metal cantilevered canopies. The awnings proposed in this project closely resemble the original metal cantilevered canopies. See Figure 2. Historic Resource Permits 88-09,

93-11, and 98-16 were approved proposals to add and/or change signage and the color of awnings. Presently, the building is painted gray with a black parapet flashing and a black awning. See Figure 3.

Figure 2: Historic Photograph depicting metal cantilevered canopies

Figure 3: Current Street view 295 N. Redington Street

Proposal

The applicant of 295 N. Redington Street, located on the Southeast corner of Redington and Eighth St., proposes to repaint the existing CMU wall white, existing CMU block pop-outs and columns gray, existing parapet flashing gray, and repaint the existing privacy screen, as shown in **Attachment 1**. Site modifications will include the installation of a new pre-manufactured metal awning over the storefront and above existing windows, new composite wood backdrop for signage, and a new exit door within the east-facing wall.

Evaluation

17.48.150 Design criteria

B. Design Guidelines. The following design guidelines are to be used to formulate plans for the

rehabilitation, preservation, and continued use of old buildings consistent with the intent of this chapter. The guidelines apply to buildings of all occupancy and construction types, sizes and materials and to all permanent and temporary construction on the exterior of historic buildings as well as new attached or adjacent construction.

9. Contemporary design for alterations and additions to existing buildings, structures or sites shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material and such design is compatible with the size, scale, color, materials and character of the property, neighborhood or environment.

Analysis: Since the addition of a new exit door on the east-facing exterior wall of the building does not destroy significant historical, architectural or cultural material, and the design of the door is compatible with the existing exit door at the rear of the building, the addition of the door can be approved.

C. Rehabilitation Standards. The provisions of this subsection are intended to provide reasonable design for the rehabilitation of historic buildings so that the basic historic and architectural presentation of the buildings is retained and enhanced.

1. Storefronts.

a. Where original old store fronts remain, their appearance should not be altered. Such store fronts should be repaired and preserved. Where store fronts have been altered, the original design should be determined by examining photographs from the period and by investigating any original architectural fabric which remains beneath the changes. As much original material and detail should be retained in the rehabilitation as possible. Retention of cast iron elements is particularly important for structural and waterproofing reasons. Wood or stone steps, stone sills, and other elements which contribute to the character of store front entries should be preserved.

Analysis: The storefront of this building has been altered through the approval of previous Historic Resource Permits which changed awning materials. After examining photographs from the building's earliest use in the Community Development historic file, it can be determined the original material of the awning was a metal cantilevered canopy. Therefore, installing a new pre-manufactured metal cantilevered canopy would be rehabilitating the storefront so that the historic presentation of the building may be retained.

C. Rehabilitation Standards. The provisions of this subsection are intended to provide reasonable design for the rehabilitation of historic buildings so that the basic historic and architectural presentation of the buildings is retained and enhanced.

5. Building Materials.

a. Brick.

i. Brick is a dominant building material in the historic district. Brick should be treated and maintained in a manner which will preserve it and should not be treated in a manner which will deface it or accelerate deterioration. Brick should not be covered by synthetic brick or stone, or wood shingles, by wood or aluminum siding, or by synthetic materials of any other kind.

Analysis: As the bricks of the front CMU wall are currently covered by a synthetic painted façade, the

removal of the painted façade and repainting of the bricks underneath will restore the appearance of the dominant building material of the historic district.

E. General Building Standards. The standards set forth in this subsection should be applied to all alterations or new construction in the historic district.

1. Color.

   a. Exterior colors should harmonize with other colors on the same building and on the streetscape. Exterior colors should complement the colors of neighboring buildings and should be selected to be mutually supportive and beneficial to the overall historic character of the streetscape.

   b. Where wood or metal surfaces of windows, doors, porches and details, other than cornices, are to be painted, the following colors shall be used: During the early twentieth century, muted colors and earth colors were favored. They included gray, dark brown, dark green, blue gray, beige, brick red, and terra cotta. A slightly grayish-white paint, was frequently used for major surface areas and for details. This grayish-white is an appropriate choice for window sash and frames and for other details. In some instances, black or dark gray may be appropriate for the fixed window or door frame. If the original color of a cornice cannot be determined, grayish-white, buff or sandstone color are preferred choices.

   c. Where brick has been painted, repainting in a color which approximates that of the natural brick is appropriate. Mortar joints might also be suggested in a color approximating the natural color of the mortar (not a pure white). Depending on the paint history of a building, grayish-white paint may be an acceptable alternative for the façade. Where brick was unpainted and remains unpainted, the use of paint on the exterior shall be discouraged, since unpainted brick is a strong design tradition in the historic district.

   d. Paint colors which were not produced or used during the early twentieth century should be discouraged in the historic district. Bright, new colors are to be avoided, even when used sparingly.

Analysis: As the brick of CMU wall and wall elements are currently painted, repainting of the CMU wall and wall elements is acceptable. The proposed gray paint color for CMU pop-outs, CMU columns, and parapet flashing aligns with the muted colors favored in the early twentieth century. Although the paint color white is not explicitly called out as an approved color, it can be argued that white is not necessarily a bright color. In the approval of HRA 87-23 which proposed a red vinyl awning, argued red could be allowed as the building is a stand-alone, non-contributing building with no historical significance on the far edge of the Historic District. These factors also support the approval of the use of white as a paint color.

Conclusion:

Since the proposal complies with the requirements of the Historic Resource Overlay District standard, as described above, staff recommends approval of the Historic Resource Permit as proposed.

FINDINGS FOR APPROVAL

In accordance with Section 17.48 of the Hanford Municipal Code, staff recommends conditional approval of Historic Resources Permit HRA0022-26, and that the conditional approval of the historic resources permit will allow private investment in the Downtown area, enhance property values, allow the increase of economic and financial benefits to the City and its property owners and inhabitants, and make the following findings:

1. That the proposed rehabilitation of the façade will not impact the Historic Overlay Zone since the façade improvements will be consistent with the Historic Overlay Zone Design Guidelines for a noncontributing building built after 1935 in the Historic Overlay Zone District.

2. That the proposed project will provide a complementary setting and environment in the Historic District.

3. That the proposed project will rehabilitate the façade in a way that restores the historic presentation of the awning from the first historical use.

4. That the proposed project will promote and encourage continued private ownership and utilization of structures so that the objectives set forth in this section can be attained under this policy.

5. That the request will not adversely affect the public health, safety, and general welfare of the citizens of Hanford

RECOMMENDATION – CONDITIONS OF APPROVAL

The City Council may approve, approve with conditions, or deny the permit.

Staff recommends that the City Council adopt Resolution 26-27-R conditionally approving Historic Resources Permit No. 0022-26, with the following conditions:

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

2. That the alterations to the site be completed in accordance with the proposed changes. Future changes may be approved by the Community Development Director or forwarded to the City Council for review.

3. Signage will be reviewed at the time of sign permit submittal. Signage shall meet size requirements as stated in Sections 17.48 and 17.56 of the Municipal Code. If required standards are not met, proposed signage shall be reviewed by City Council through a new historic resources permit.

Applicant:

Carlos Reyes

2206 E. Monte Verde Ct.

Visalia, CA 93292

Owner:

Elizabeth Zayas

810 W. Main St. Unit: Suite D

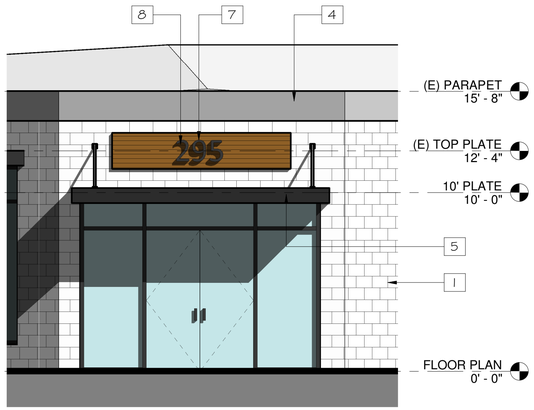
Visalia, CA 93291

FISCAL IMPACT:

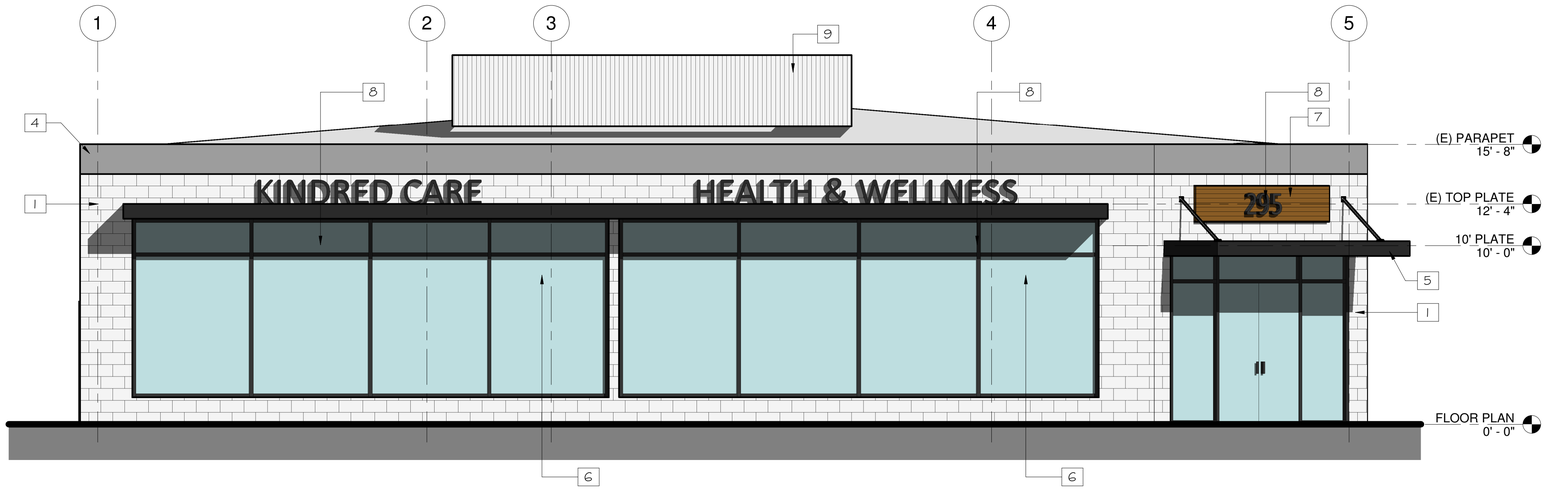
No Impact

ATTACHMENTS:

1. Attachment 1 HRA0022-26



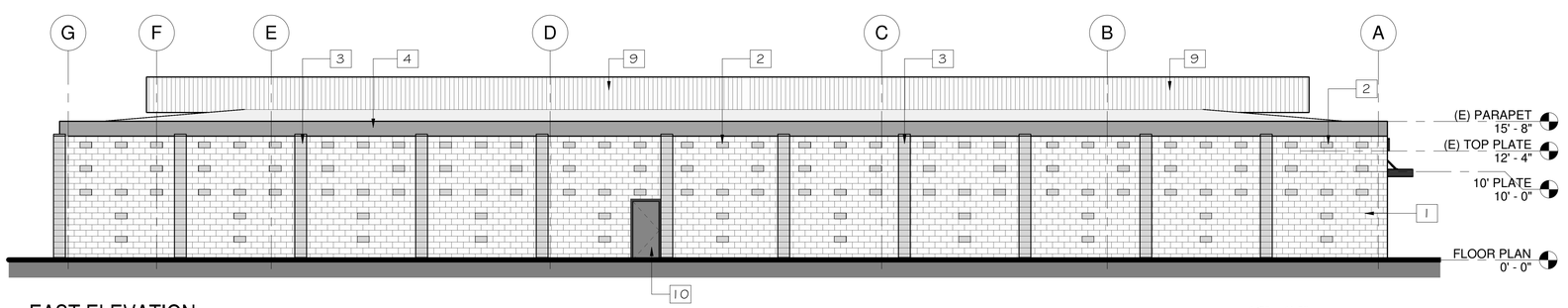
NW ELEVATION 1/4" = 1'-0"



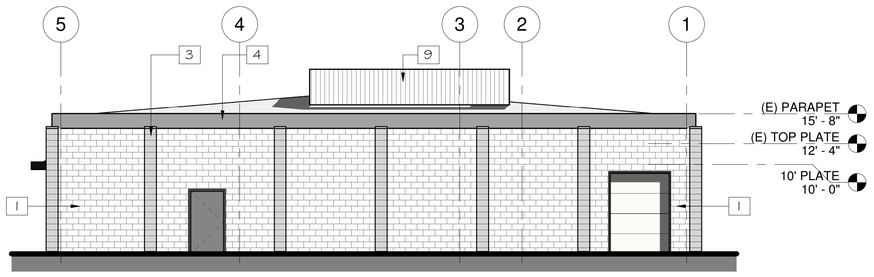
NORTH ELEVATION 1/4" = 1'-0"

EXTERIOR FINISH SCHEDULE

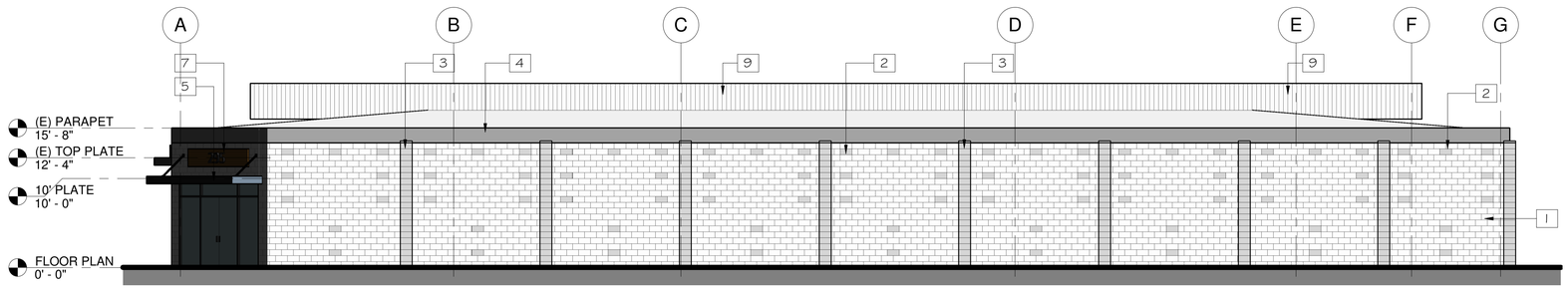
1	EXISTING EXTERIOR CMU WALL, PAINT WHITE
2	EXISTING EXTERIOR CMU BLOCK POP-OUTS, PAINT GRAY
3	EXISTING EXTERIOR CMU COLUMNS, PAINT GRAY
4	EXISTING PARAPET FLASHING, PAINT GRAY
5	NEW PRE MANUFACTURED AWNING ANCHORED TO BUILDING OVER EXISTING STOREFRONT DOORS
6	NEW AWNING AT EXISTING STOREFRONT WINDOWS
7	COMPOSITE WOOD BACKDROP FOR SIGNAGE
8	SIGNAGE, PER SEPERATE PERMIT
9	EXISTING PRIVACY SCREEN AT MECHANICAL UNITS, RE-PAINT
10	NEW EXIT DOOR IN EXISTING MASONRY WALL. REFER TO STRUCTURAL



EAST ELEVATION 1/8" = 1'-0"



SOUTH ELEVATION 1/8" = 1'-0"



WEST ELEVATION 1/8" = 1'-0"

VISION
& DESIGN GROUP

Vision & Design Group
carlos@vdg.design
(559) 679-9246
vdg.design

NOT FOR CONSTRUCTION

REVISIONS

REV	DATE	DRAWN	NOTES
A	02/24/2026	XX	DRAFT RELEASE

EXTERIOR ELEVATIONS

OWNER:

KINDRED CARE H&W
295 N REDINGTON ST
HANFORD, CA 93230
(760) 835-9448

PROJECT:

KINDRED CARE H&W TENANT IMPROVEMENT
295 N REDINGTON ST
HANFORD, CA 93230

DRAWN BY:	Carlos
CHECKED BY:	Carlos
DATE:	2/25/2025
JOB NO:	25.1006

A300

AGENDA
STAFF REPORT

MEETING DATE: 5/19/2026	**AGENDA SECTION:** CONSENT CALENDAR

SUBJECT:
Road Abandonment No. 2026-01, a recommendation to adopt Resolution 26-24-R, a Resolution of Intention to Vacate 8,145 square feet of dedicated street right-of-way on Millerton Street (an undeveloped road) and set June 16, 2026 as the date for public hearing. Location: The project is located on Millerton Street, east of S. Alpine Avenue, Tract 881 Unit II.

RECOMMENDATION:

Recommendation: Staff recommends that the City Council adopt Resolution No. 26-24-R, in order to:

1. Declare the City Council's intent to abandon approximately 8,145 square feet of right-of-way, Millerton Street, an undeveloped street.
2. Set the public hearing for June 19, 2026 for Roadway Abandonment No. 2026-01.
3. Direct staff to notice and post the declaration of intent to abandon, in accordance with the requirements of the Streets & Highways code.

Recommended Motion: I move to adopt Resolution No. 26-24-R.

BACKGROUND:

Abandonment No. 2026-01 is a request by San Joaquin Valley Homes to abandon approximately 8,145 square feet of right-of-way, Millerton Street, an undeveloped street, as shown in **Figure 1** (and Attachment 1).

The road abandonment is sought to abandon the portion of Millerton Street located south of lots 215 and 216 of Tract 865 Unit II in order for the developer to finalize Tract 865 Unit II and allow issuance of the Notice of Completion for this tract. The cost of utility connection within Millerton Street to accommodate development of these two remaining lots exceeded the developer's ability, due to utility connection costs associated with only developing a portion of the street and therefore, the intent is to abandon the right-of-way, merge the lots with the property to the east, and develop these lots with future Tract 912, when funds are in place to develop Millerton Street wholly. In order to ensure adequate access to the slough/basin to the south, an access easement will be granted to the City – **Attachment 2.**

Tract 865 Unit II is attached for reference – Attachment 3.

Tentative Tract 912 is attached for reference – Attachment 4.

Figure 1: Area to be Abandoned

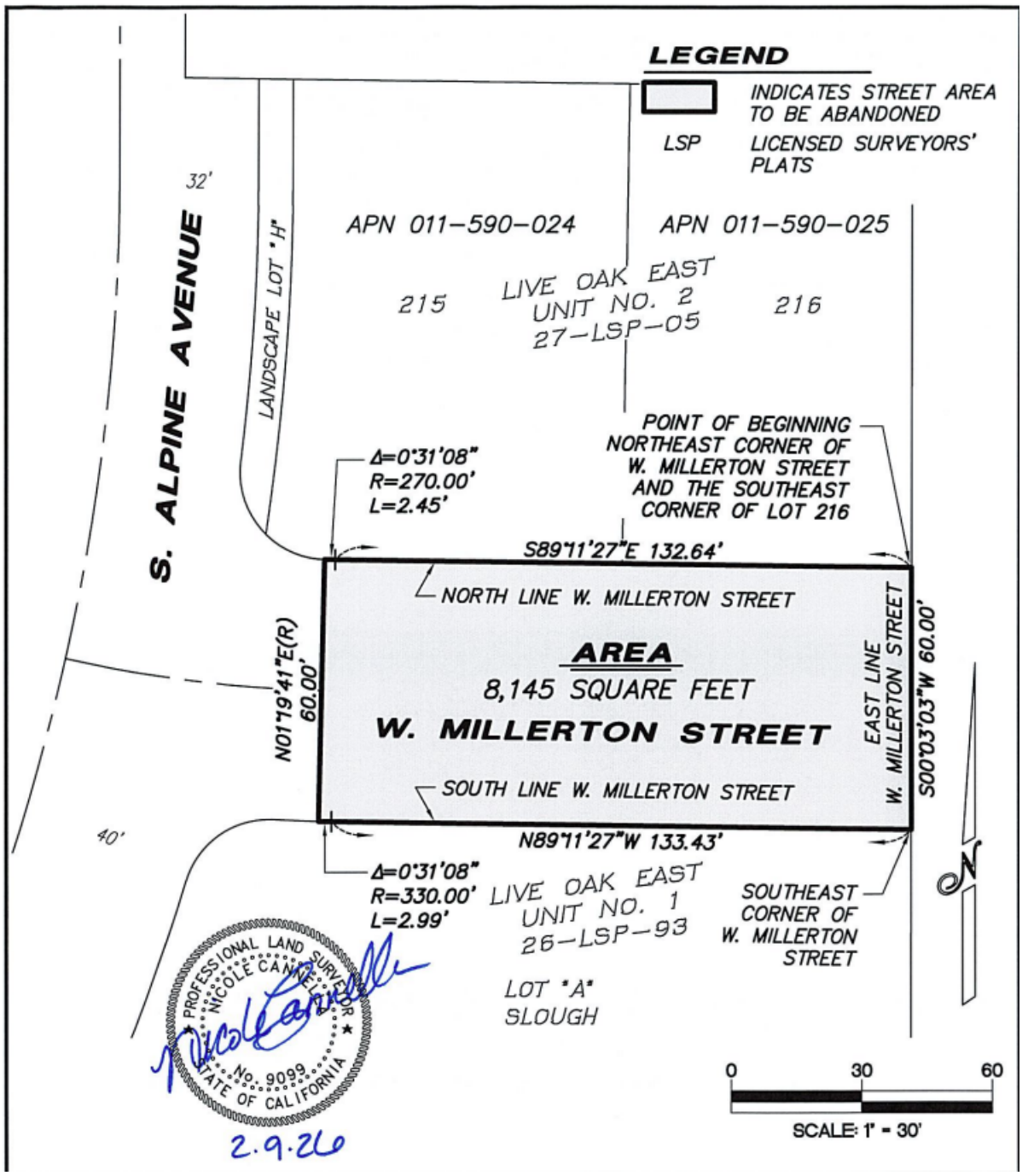
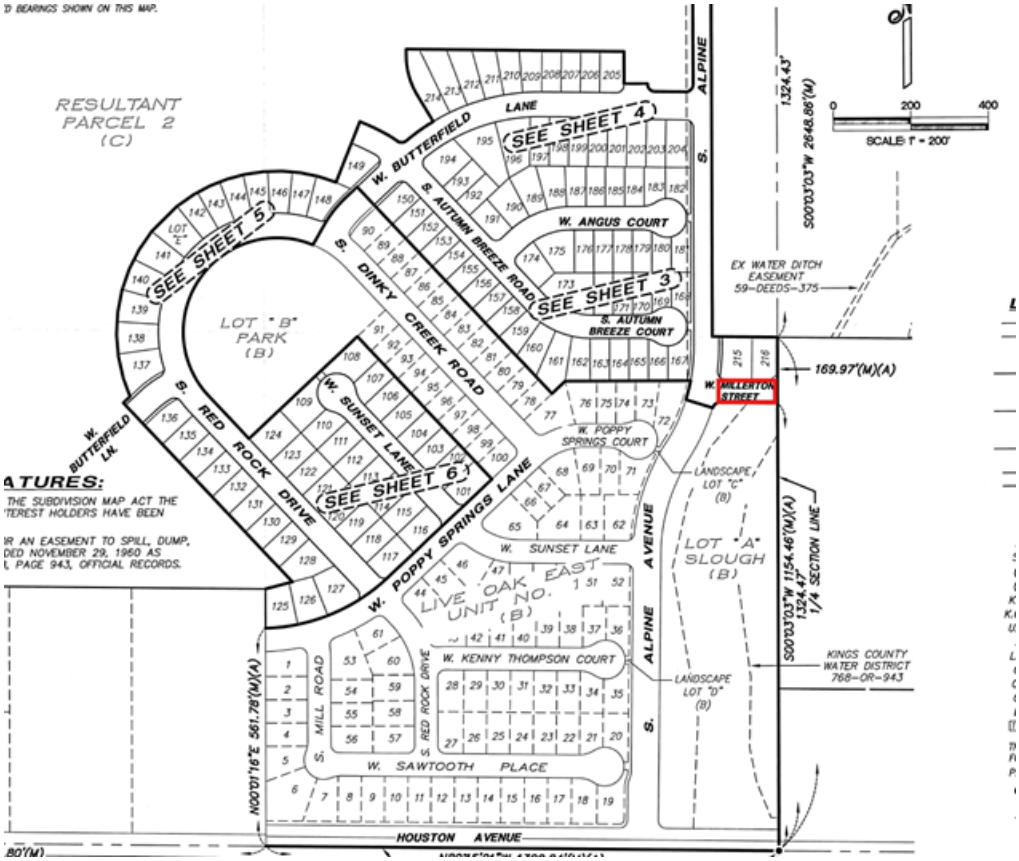


Figure 2: Aerial Showing Abandonment Location (proposed abandonment area shown in red)

Figure 3:
Tract 865 Unit II
(proposed abandonment area shown in red)



PROJECT EVALUATION

The Planning Commission made a finding of General Plan consistency for the Road Abandonment on April 28, 2026. Resolution No. 2026-06 is attached – **Attachment 7.**

General Plan Designation and Zoning for the Area:

The General Plan designates the property to the north of the area to be abandoned as Low-Density Residential. The property is zoned R-L-5 Low-Density Residential, in accordance with the Low-Density designation. The area to the south is designated as Open Space and zoned CO Conservation, as shown in **Figure 3** and **Figure 4**.

Figure 3. General Plan Land Use Designation

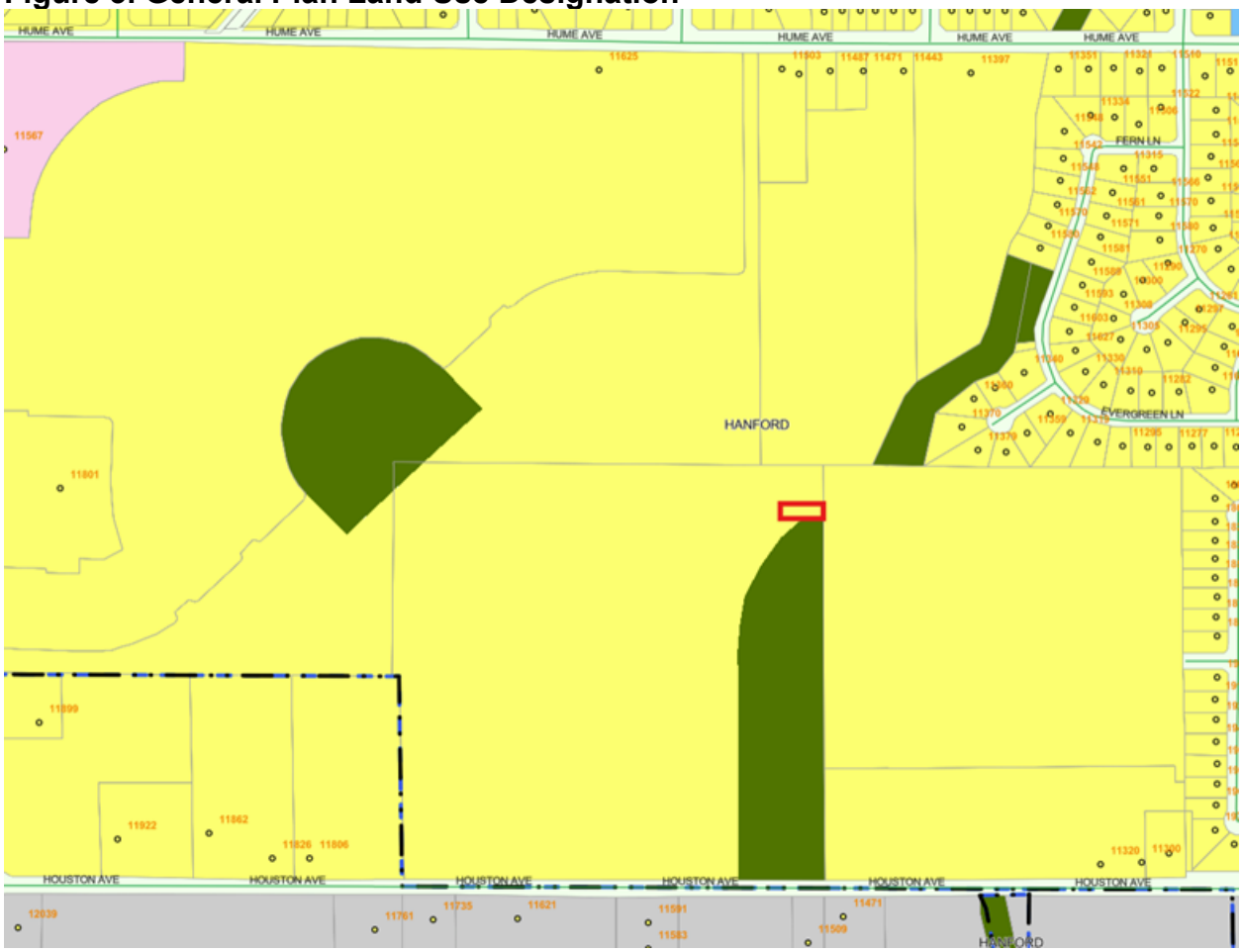
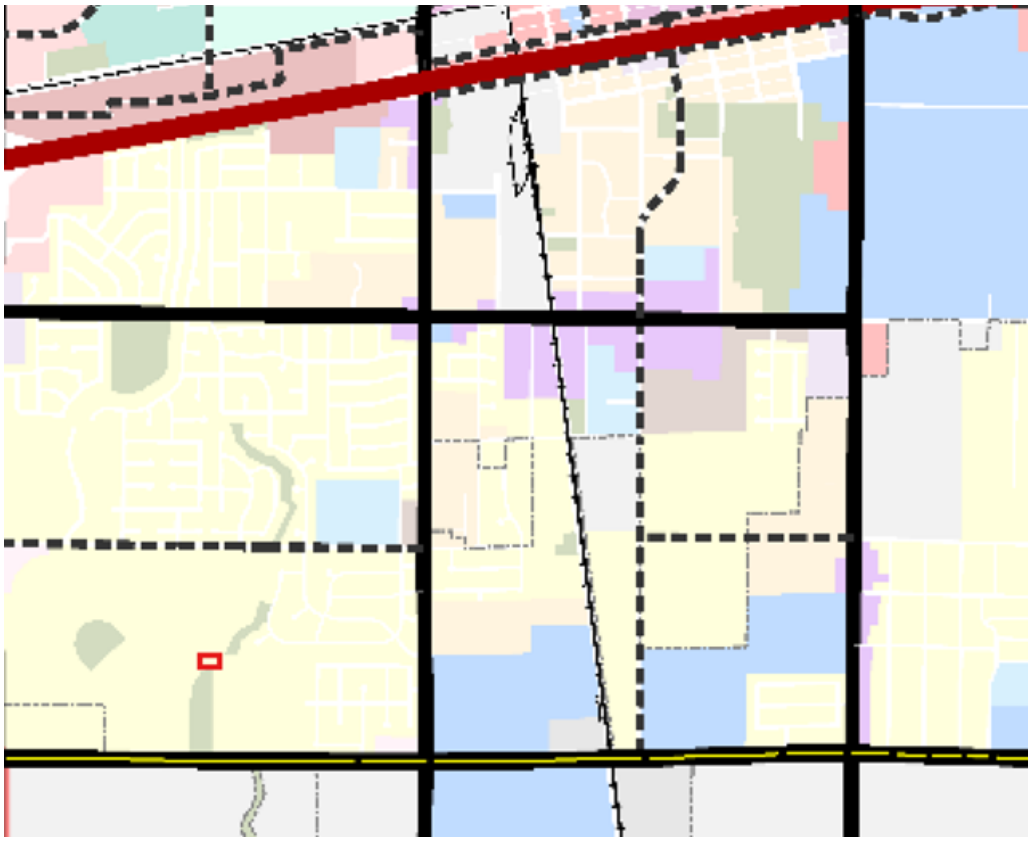


Figure 4. Zone District

General Plan Conformity

The Planning Commission determined conformity of the proposal with the General Plan on April 28, 2026.

Figure 5: Circulation Map



Millerton Street is designated as a local road and is therefore not shown on the Circulation map. The proposed roadway abandonment would not limit circulation, as the portion of the street proposed to be abandoned is undeveloped and does not provide connectivity to adjacent roadways. Therefore, the proposed abandonment does not conflict with the General Plan.

Section 65402(a) of the Government Code pertaining to Conservation and Planning states, in part, the following: “If a general plan or part thereof has been adopted, no real property shall be acquired by dedication or otherwise for street, square, park or other public purposes, and no real property shall be disposed of, **no street shall be vacated or abandoned**, and no public building or structure shall be constructed or authorized, if the adopted general plan or part thereof applies thereto, **until** the location, purpose and extent of such acquisition or disposition, **such street vacation or abandonment**, or such public building or structure **have been submitted to and reported upon by the planning agency as to conformity with said adopted general plan or part thereof**.” (emphasis added)

Interpretation of Zone Boundary Line

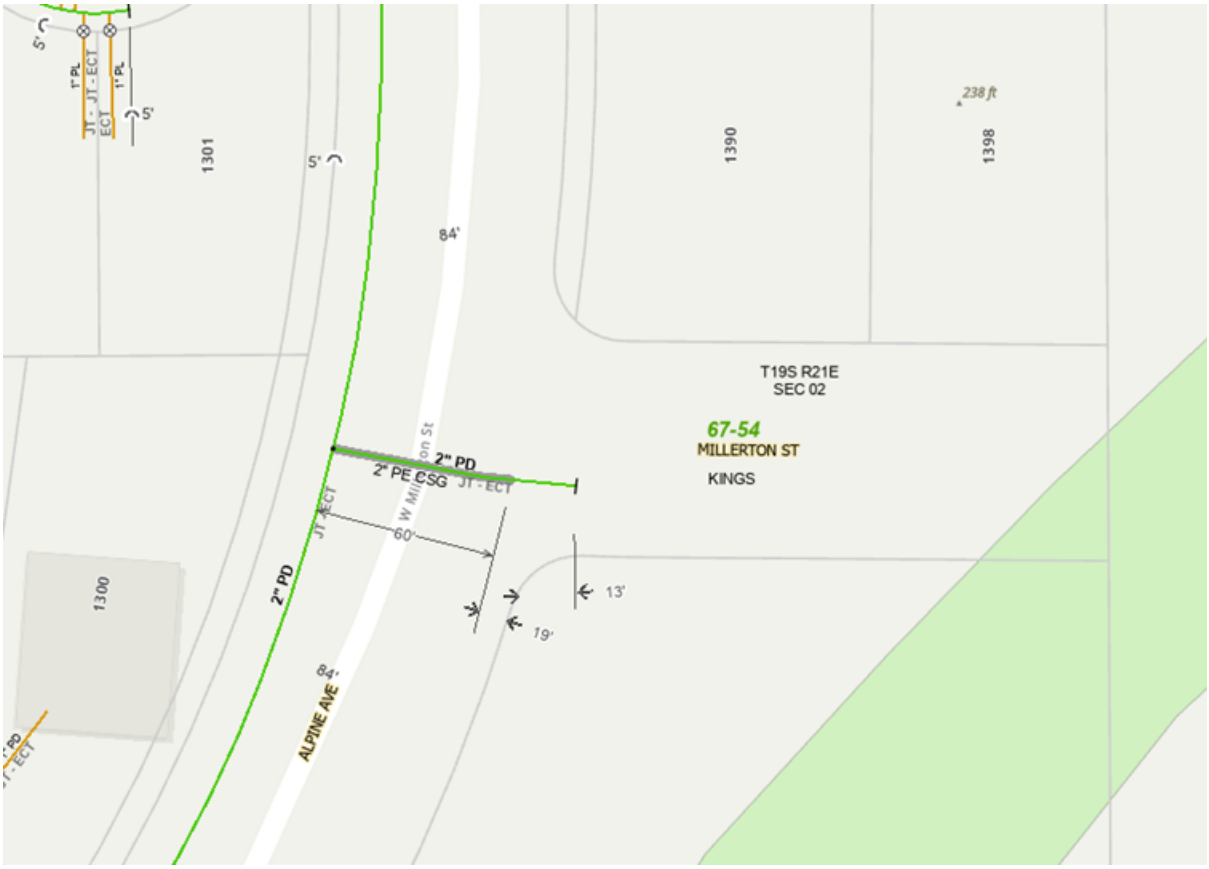
An additional finding of ambiguity was made by the Planning Commission, determining that the area of abandonment and the adjacent property be designated in the General Plan as Low-Density Residential and zoned R-L-5 Low-Density Residential.

Procedure for Abandonment

The California Streets and Highways Code governs the procedure for road and alley way abandonment. The procedure requires that a "Notice of Intent to Abandon” is adopted by the City Council prior to holding a public hearing to abandon the street.

The "Notice of Intent to Abandon", if approved, would be published in the Hanford Sentinel following the City Council's May 19th meeting, as well as being posted on the area to be abandoned for the two-week period. Concurrently, staff will notify by mail all property owners within 300 feet of the abandonment.

On April 1, 2026, planning staff notified all utility companies that may be affected by the proposed roadway abandonment. A fourteen (14) day response time for the utility companies was allowed. A response was received by Southern California Gas Company (dated April 2, 2026) noting that SoCal Gas has a 2-inch plastic main crossing Alpine Ave on the south side of Millerton St. SoCalGas company requested that their rights must remain intact if the street vacation affected this facility. The response letter is attached as **Attachment 5.**



Upon review by the Engineering and Surveying Divisions, the main remains unaffected by the proposed abandonment; therefore, no easement is required.

Environmental Review

This project is categorically exempt from further environmental review, as per Section 15305/Class 5 of the California Environmental Quality Act (CEQA) Guidelines. There are no exceptions to this exemption, as per Section 15300.2 Exceptions of the California Environmental Quality Act (CEQA) Guidelines. A Notice of Exemption has been prepared and is attached as **Attachment 6**.

Condtions of Approval

Anticipated conditions of approval for the road abandonment will be incorporated into the resolution following the item's pubilc hearing on June 16, 2026 including the following:

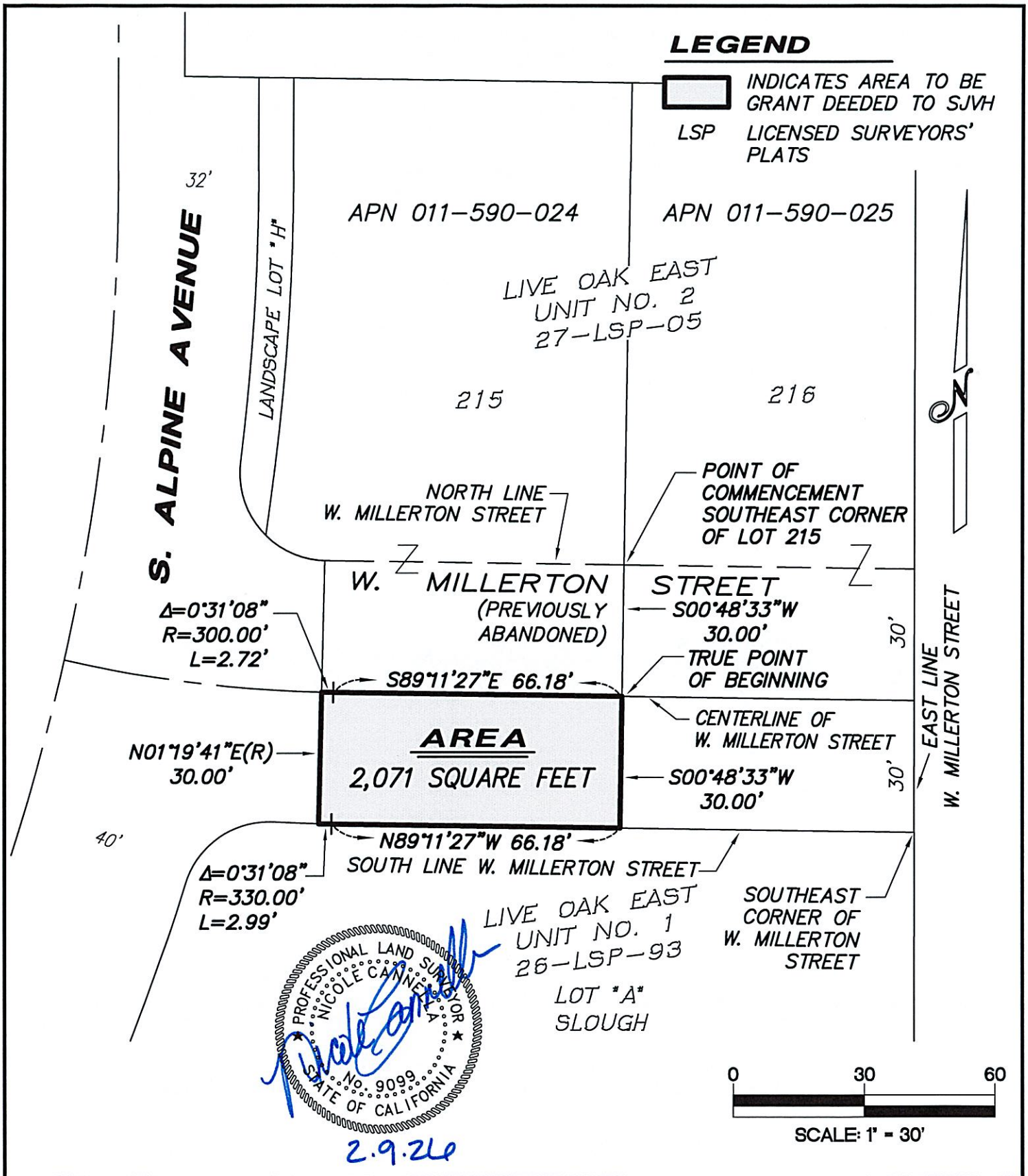
1. That a Stormwater Pollution Prevention Plan be developed for the abandonment area.
2. That the abandonment area be kept free of weeds and debris.
3. That the developer is responsible for all costs associated with the abandonment, including, but not limited to recording fees and review by the City Attorney.
4. That a timber barricade be maintained, prohibiting access to and through Millerton Street.
5. That an access easement be recorded and maintained for continued City access to the slough/basin.

Staff Recommendation:
Staff recommends that the City Council adopt Resolution No. 26-24-R, in order to:
1. Declare the City Council's intent to abandon approximately 8,145 square feet of right-of-way, Millerton Street, an undeveloped street.
2. Set the public hearing for June 19, 2026 for Roadway Abandonment No. 2026-01.
3. Direct staff to notice and post the declaration of intent to abandon, in accordance with the requirements of the Streets & Highways code.

FISCAL IMPACT:

No Impact

ATTACHMENTS:
1. Road Abandonment No. 2026-01
2. Access Easement
3. Tract 865-II
4. TT 912
5. So Cal Gas Utility Consultation
6. Notice of Exemption No. 2026-25
7. Resolution 26-24 Declaration of Intention to Abandon and Set a Public Hearing



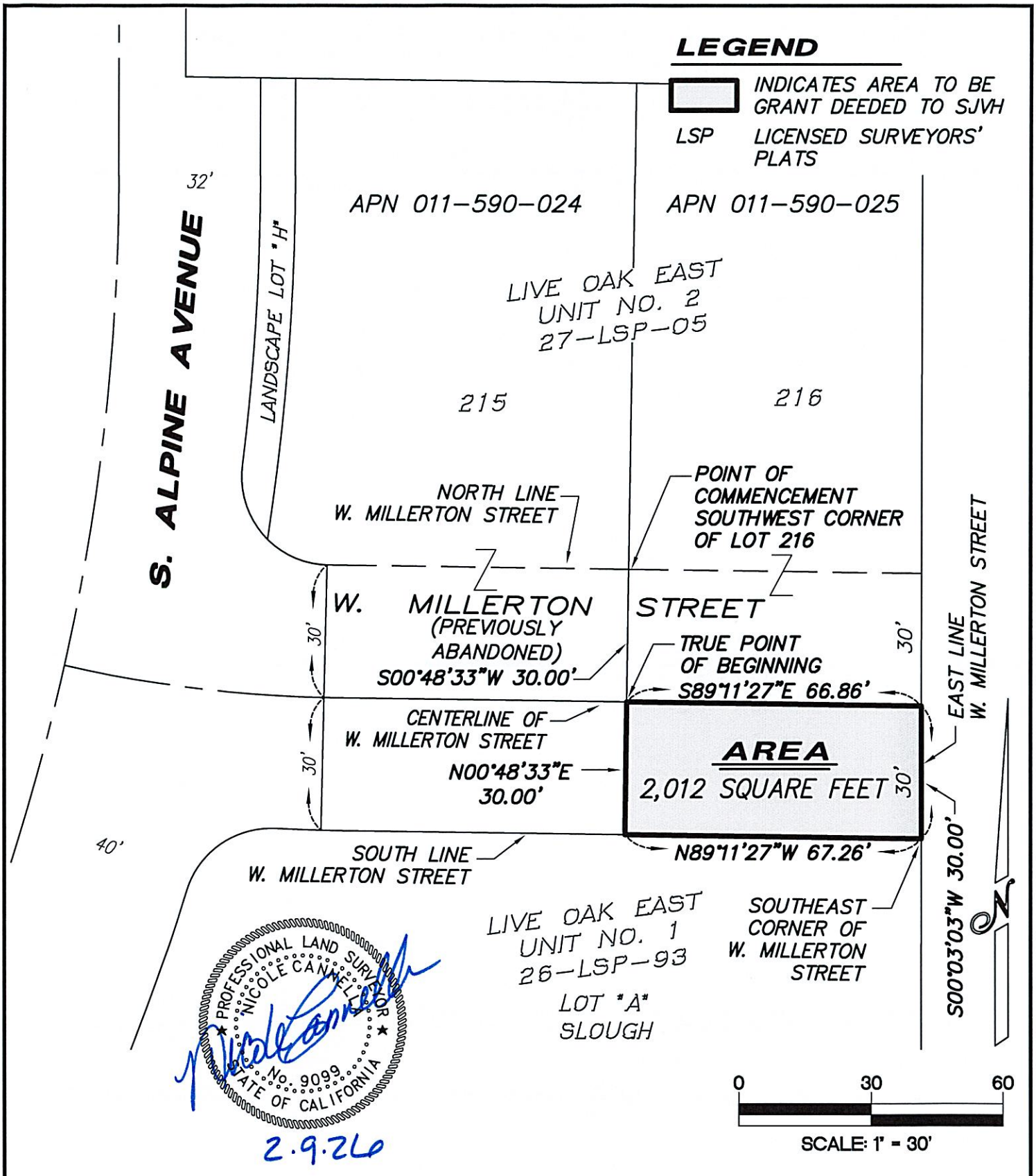
NorthStar Engineering Group, Inc.
• CIVIL ENGINEERING • SURVEYING • PLANNING •
620 12th Street Modesto, CA 95354
(209) 524-3525 Phone (209) 524-3526 Fax

PLAT TO ACCOMPANY LEGAL DESCRIPTION

LYING IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 19 SOUTH, RANGE 21 EAST, MOUNT DIABLO MERIDIAN.

CITY OF HANFORD, COUNTY OF KINGS, STATE OF CALIFORNIA

JOB NO:	J13-1238
SCALE:	AS SHOWN
DR BY:	NC
FILE:	13-1238 lots 215-216 south side easements.dwg
DATE:	February 9, 2026



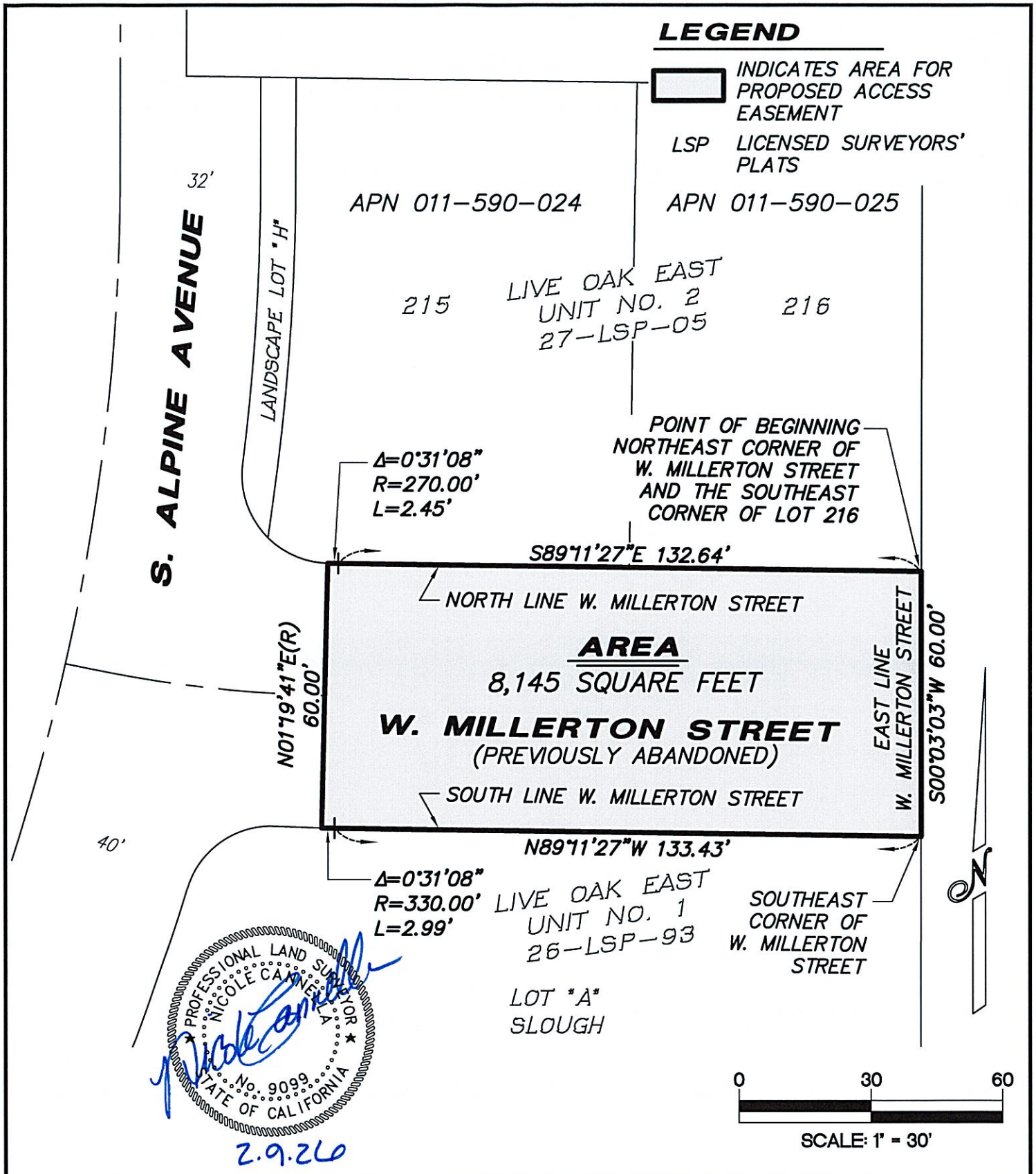
NorthStar Engineering Group, Inc.
• CIVIL ENGINEERING • SURVEYING • PLANNING •
620 12th Street Modesto, CA 95354
(209) 524-3525 Phone (209) 524-3526 Fax

PLAT TO ACCOMPANY LEGAL DESCRIPTION

LYING IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 19 SOUTH, RANGE 21 EAST, MOUNT DIABLO MERIDIAN.

CITY OF HANFORD, COUNTY OF KINGS, STATE OF CALIFORNIA

JOB NO:	J13-1238
SCALE:	AS SHOWN
DR BY:	NC
FILE:	13-1238 lots 215-216 south side easements.dwg
DATE:	February 9, 2026



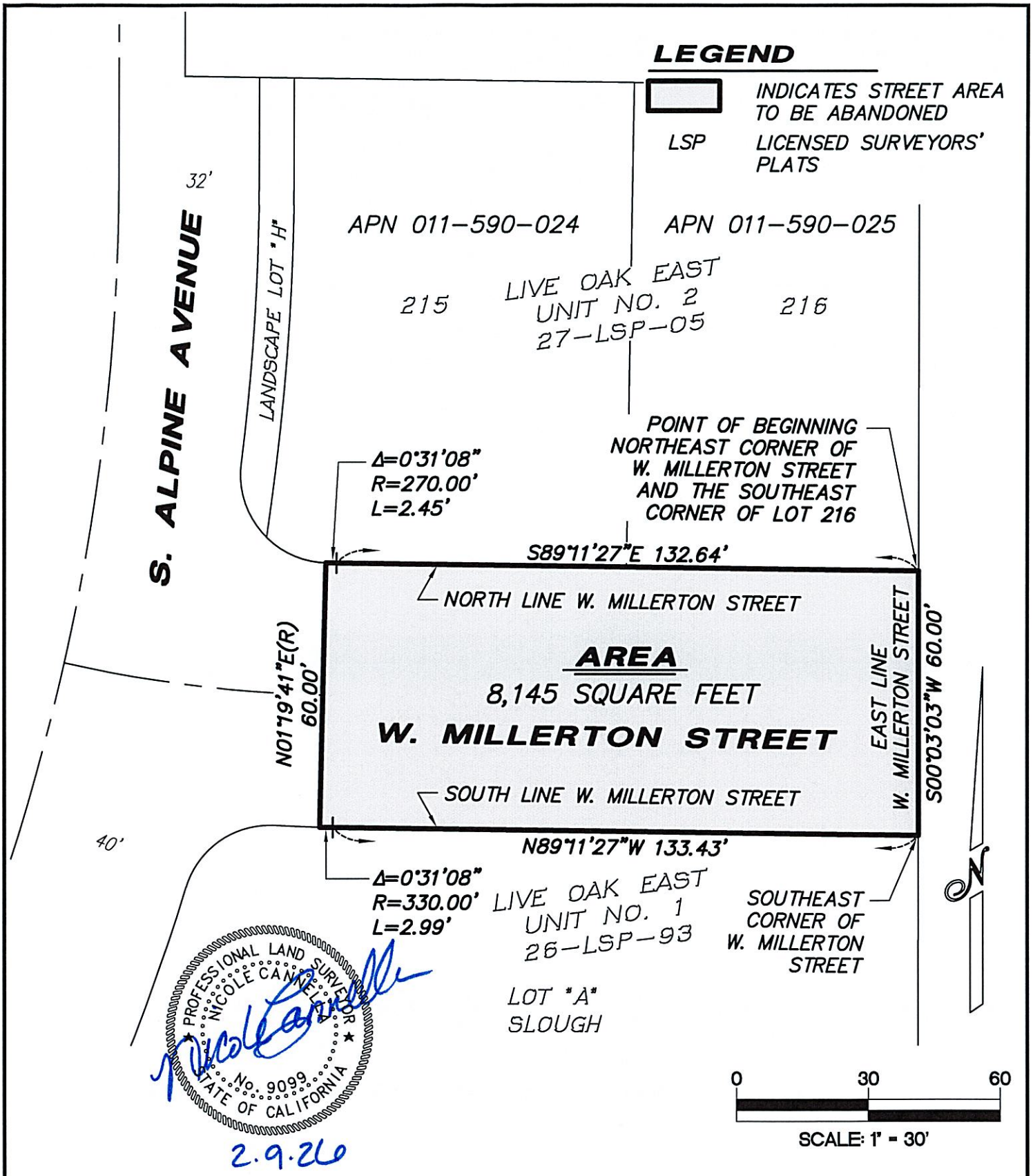
NorthStar Engineering Group, Inc.
• CIVIL ENGINEERING • SURVEYING • PLANNING •
620 12th Street Modesto, CA 95354
(209) 524-3525 Phone (209) 524-3526 Fax

PLAT TO ACCOMPANY LEGAL DESCRIPTION

LYING IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 19 SOUTH, RANGE 21 EAST, MOUNT DIABLO MERIDIAN.

CITY OF HANFORD, COUNTY OF KINGS, STATE OF CALIFORNIA

JOB NO:	J13-1238
SCALE:	AS SHOWN
DR BY:	NC
FILE:	13-1238 lots 215-216 easements.dwg
DATE:	February 9, 2026



PROFESSIONAL LAND SURVEYOR NICOLE CANNELLA No. 9099 STATE OF CALIFORNIA

2.9.26

NorthStar Engineering Group, Inc.
• CIVIL ENGINEERING • SURVEYING • PLANNING •
620 12th Street Modesto, CA 95354
(209) 524-3525 Phone (209) 524-3526 Fax

PLAT TO ACCOMPANY LEGAL DESCRIPTION

LYING IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 19 SOUTH, RANGE 21 EAST, MOUNT DIABLO MERIDIAN.

CITY OF HANFORD, COUNTY OF KINGS, STATE OF CALIFORNIA

JOB NO:	J13-1238
SCALE:	AS SHOWN
DR BY:	NC
FILE:	13-1238 lots 215-216 easements.dwg
DATE:	February 9, 2026

EXHIBIT "A"

ACCESS EASEMENT

LEGAL DESCRIPTION

Being a portion of W. Millerton Street as shown on that certain map entitled "Tract No. 865 Live Oak East Unit No. 2" recorded on June 2, 2022, in Volume 27 of Licensed Surveyors' Plats, at Page 05, Document No. 2210639, Kings County Records, situate in the Southwest Quarter of Section 2, Township 19 South, Range 21 East, Mount Diablo Meridian, County of Kings, California, said property being more particularly described as follows:

BEGINNING at the Northeast corner of said W. Millerton Street (previously abandoned), said point being also the southeast corner of Lot 216 as shown on said Live Oak East Unit No. 2 final map; thence

Along the East line of said W. Millerton Street (previously abandoned), South 00°03'03" West 60.00 feet to the Southeast corner of said W. Millerton Street (previously abandoned); thence

Along the South line of said W. Millerton Street (previously abandoned), North 89°11'27" West 133.43 feet to the beginning of a curve concave to the Northeast, having a radius of 330.00 feet and having a central angle of 00°31'08"; thence

Continuing along said South line of W. Millerton Street (previously abandoned) and along the arc of said curve, 2.99 feet to a radial line of said curve which bears North 01°19'41" East; thence

Leaving said South line of W. Millerton Street (previously abandoned), on the prolongation of said radial 60.00 feet to a point on the North line of said W. Millerton Street (previously abandoned), said point being also the beginning of a non-tangent curve concave to the Northeast, having a radius of 270.00 feet to which beginning a radial line bears South 01°19'41" West and having a central angle of 00°31'08"; thence

Along said North line of W. Millerton Street (previously abandoned) and being also the arc of said curve, 2.45 feet; thence

Continuing along said North line, South 89°11'27" East 132.64 feet to the **POINT OF BEGINNING**.

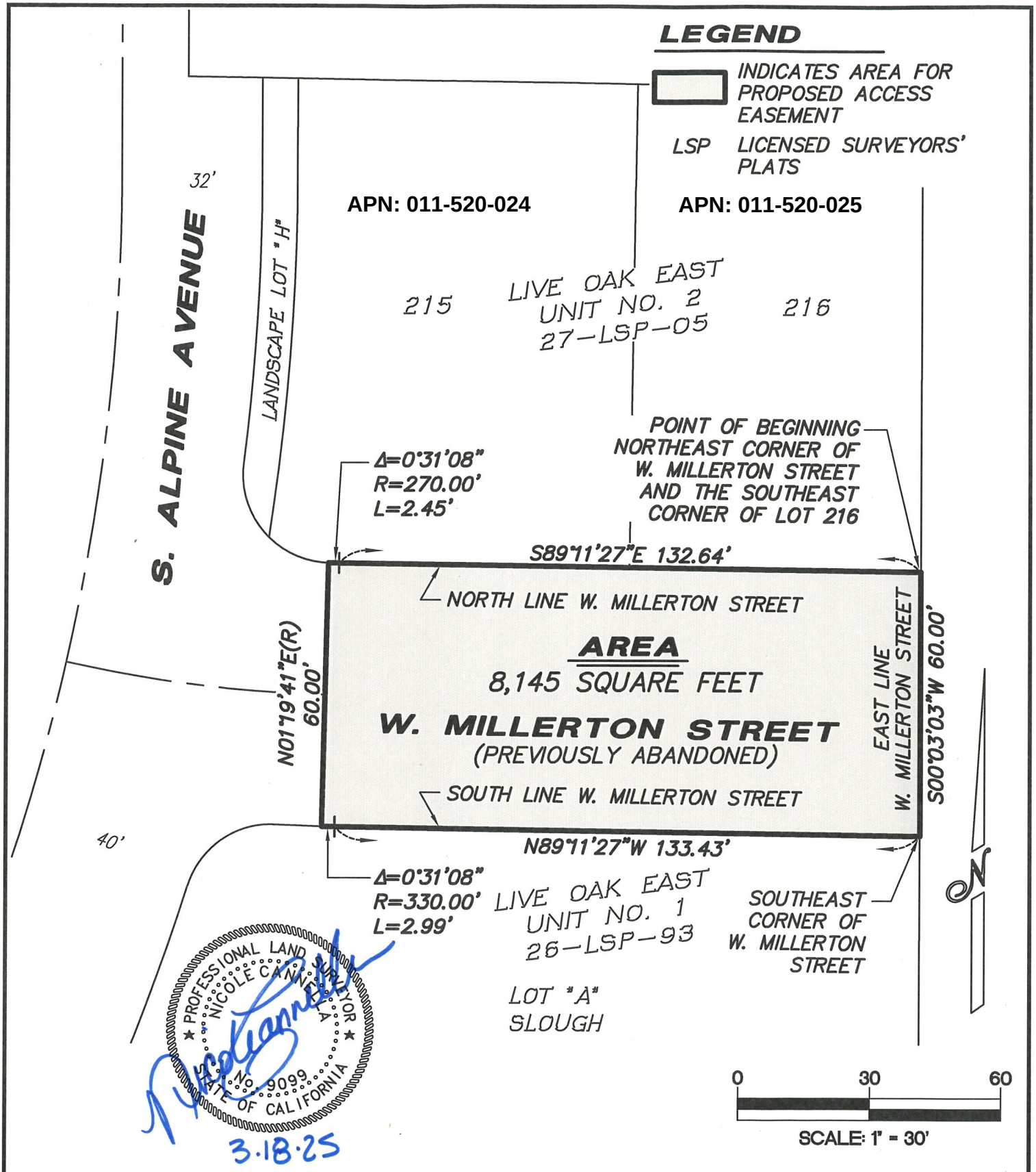
Containing 8,145 square feet, more or less.

SUBJECT TO all easements and/or rights-of-way of record.

This legal description as described is delineated on the accompanying "Plat to Accompany Legal Description" and made a part hereof for reference purposes.

Nicole Cannella, P.L.S. 9099

3.18.25



NorthStar
Engineering Group, Inc.
• CIVIL ENGINEERING • SURVEYING • PLANNING •
620 12th Street Modesto, CA 95354
(209) 524-3525 Phone (209) 524-3526 Fax

PLAT TO ACCOMPANY LEGAL DESCRIPTION

LYING IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 19 SOUTH, RANGE 21 EAST, MOUNT DIABLO MERIDIAN.

CITY OF HANFORD, COUNTY OF KINGS, STATE OF CALIFORNIA

JOB NO:	J13-1238
SCALE:	AS SHOWN
DR BY:	NC
FILE:	13-1238 lots 215-216 easements.dwg
DATE:	March 13, 2025

12/19/2024

==========

ACCESS EASEMENT (ENTIRE WIDTH)

North: 3493.1691 East : 10333.0719
Line Course: S 00°03'03" W 60.00' North: 3433.1639 East : 10333.0185
Line Course: N 89°11'27" W 133.43' North: 3435.0482 East : 10199.5970

Curve Delta: 00°31'08" Radius: 330.00 Length: 2.99 Tangent: 1.49
Chord: N 88°55'53" W 2.99
Radial In: N 00°48'33" E
Radial Out: S 01°19'41" W RP North: 3765.0153 East: 10204.2572
End North: 3435.1039 East: 10196.6091

Line Course: N 01°19'41" E 60.00' North: 3495.0878 East : 10197.9996

Curve Delta: 00°31'08" Radius: 270.00 Length: 2.45 Tangent: 1.22
Chord: S 88°55'53" E 2.45
Radial In: N 01°19'41" E
Radial Out: S 00°48'33" W RP North: 3765.0153 East: 10204.2572
End North: 3495.0422 East: 10200.4443

Line Course: S 89°11'27" E 132.64' North: 3493.1691 East : 10333.0719

Perimeter: 391.51 AREA: 8,145 SF 0.187 ACRES

Mapcheck Closure - (Uses listed courses, radii, and deltas)
Error Closure: 0.00015 Course: N89°51'48"W
Error North: -0.00000 East: 0.00015
Precision 1:2,587,424.83

OWNERS' STATEMENT:

WE, THE UNDERSIGNED, DO HEREBY STATE THAT WE ARE THE OWNERS OF, OR HAVE SOME RIGHT, TITLE OR INTEREST IN AND TO THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION SHOWN UPON THIS MAP AND THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID PROPERTY AND THAT WE CONSENT TO THE MAKING OF SAID MAP AND SUBDIVISION AS SHOWN WITHIN THE DISTINCTIVE BORDER LINES.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED IN FEE FOR PUBLIC PURPOSES:
ALL PUBLIC STREETS, LOTS A, B, C, D, E, F, G AND H AS SHOWN UPON SAID MAP WITHIN SAID SUBDIVISION AND
THOSE CERTAIN STRIPS OF LAND DESIGNATED AS "FUTURE STREETS", RESERVING TO OURSELVES, FOR THE USE OF OURSELVES, AND THE SUCCESSIVE OWNERS, ALL ORDINARY USES OF SAID LAND UNTIL SUCH TIME AS THE PROPER LEGISLATIVE BODY SHALL ACCEPT DEDICATION OF, OR ACQUIRE ADDITIONAL RIGHT OF WAY, TO CONSTITUTE THE PERMANENT WIDTH AND/OR EXTENSION OF THOSE STREETS HAVING A PARTIAL WIDTH AND/OR DEAD-ENDING, AS SHOWN HEREON.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES:
ALL PUBLIC UTILITY EASEMENTS AS SHOWN UPON SAID MAP WITHIN SAID SUBDIVISION.

RELINQUISH TO THE CITY OF HANFORD ALL ACCESS RIGHTS FROM LOTS AT THE PROPERTY LINES BACKING OR SIDING ONTO:
S. ALPINE AVENUE AND BUTTERFIELD LANE, EXCEPT FOR PEDESTRIAN WALKWAYS, AS SHOWN UPON SAID MAP WITHIN SAID SUBDIVISION.

OWNERS: PRESIDIO JJR STERLING OAKS 104, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS TO AN UNDIVIDED 35 PERCENT INTEREST AND PRESIDIO JJR HIDDEN OAKS 104, LLC A DELAWARE LIMITED LIABILITY COMPANY, AS TO AN UNDIVIDED 65 PERCENT INTEREST

BY: Joseph A Leal DATE 03/21/2022
JOSEPH A. LEAL, PRESIDENT
(PRINT NAME AND TITLE)

BY: Joseph A Leal DATE 03/21/2022
JOSEPH A. LEAL, PRESIDENT
(PRINT NAME AND TITLE)

NOTARY'S ACKNOWLEDGEMENT:

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA
COUNTY OF TULARE } S.S.
ON MARCH 21, 2022, BEFORE ME, AMANDA RAMOS, A NOTARY PUBLIC,
PERSONALLY APPEARED JOSEPH A. LEAL,
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/~~ARE~~ SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/~~HER~~/THEIR AUTHORIZED CAPACITY(~~IES~~), AND THAT BY HIS/~~HER~~/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER **PENALTY OF PERJURY** UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.
WITNESS MY HAND: Amanda Ramos PRINTED NAME: AMANDA RAMOS
PRINCIPAL COUNTY OF BUSINESS: TULARE MY COMMISSION EXPIRES: 04/10/2022
COMMISSION NUMBER: 2234275

TAX COLLECTOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE PROVISIONS OF ARTICLE 8 OF CHAPTER 4 OF THE GOVERNMENT CODE HAVE BEEN COMPLIED WITH REGARDING DEPOSITS.

JAMES P. ERB, C.P.A., DIRECTOR OF FINANCE

BY Meagan Campbell DEPUTY 2/23/2022 DATE

AGRICULTURAL STATEMENT:

IF YOUR REAL PROPERTY IS NEAR PROPERTY USED FOR AGRICULTURAL OPERATIONS, YOU MAY BE SUBJECT TO INCONVENIENCES OR DISCOMFORTS ARISING FROM SUCH OPERATIONS, ON ANY 24 HOUR BASIS. SAID DISCOMFORTS MAY INCLUDE, BUT NOT BE LIMITED TO EQUIPMENT NOISES, ODORS FROM MANURE OR OTHER CHEMICALS, AND DUST OR SMOKE. THE CITY OF HANFORD HAS DETERMINED THAT THE USE OF REAL PROPERTY FOR AGRICULTURAL OPERATIONS IS A HIGH PRIORITY AND FAVORED USE TO THE CITY AND THE COUNTY AND WILL NOT BE CONSIDERED A NUISANCE FOR THOSE INCONVENIENCES OR DISCOMFORTS ARISING FROM AGRICULTURAL OPERATIONS, PROVIDED SUCH OPERATIONS ARE CONSISTENT WITH ACCEPTED CUSTOMS, STANDARDS AND LAWS.

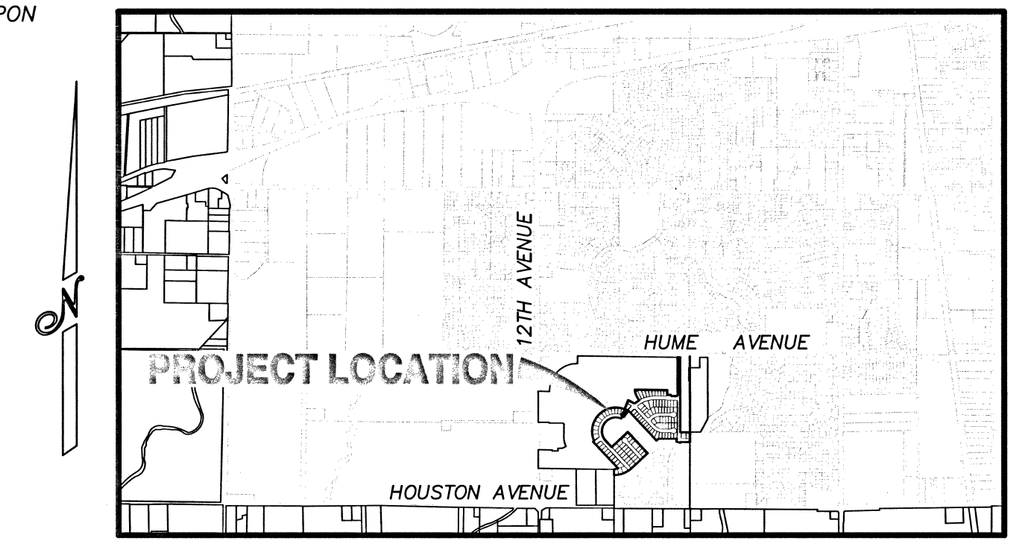
K:\J13-1238 Live Oak East\dwg\Mapping\SUBDIVSION\PHASE 2\13-1238 Live Oak East - PH2 - SHT1 CERT.dwg

COUNTY TRACT No. 865

LIVE OAK EAST UNIT NO. 2

LYING IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 19 SOUTH, RANGE 21 EAST, M.D.B.&M. CITY OF HANFORD, COUNTY OF KINGS, CALIFORNIA
AUGUST, 2021

NORTHSTAR ENGINEERING GROUP, INC.
620 12th Street, Modesto, CA 95354
(209) 524-3525



VICINITY MAP
NOT TO SCALE

SEE SHEET 7 FOR LEGAL DESCRIPTION

NOTARY'S ACKNOWLEDGEMENT:

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA
COUNTY OF TULARE } S.S.
ON MARCH 21, 2022, BEFORE ME, AMANDA RAMOS, A NOTARY PUBLIC,
PERSONALLY APPEARED JOSEPH A. LEAL,
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/~~ARE~~ SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/~~THEY~~ EXECUTED THE SAME IN HIS/~~HER~~/~~THEIR~~ AUTHORIZED CAPACITY(~~IES~~), AND THAT BY HIS/~~HER~~/~~THEIR~~ SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER **PENALTY OF PERJURY** UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.
WITNESS MY HAND: Amanda Ramos PRINTED NAME: AMANDA RAMOS
PRINCIPAL COUNTY OF BUSINESS: TULARE MY COMMISSION EXPIRES: 04/10/2022
COMMISSION NUMBER: 2234275

CITY CLERK'S CERTIFICATE:

THIS IS TO CERTIFY THAT AT A REGULAR MEETING OF THE HANFORD CITY COUNCIL HELD ON THE 5 DAY April, 2022, AN ORDER WAS DULY AND REGULARLY MADE AND ENTERED APPROVING THIS MAP AND SUBDIVISION AND ACCEPTING, SUBJECT TO IMPROVEMENT, ON BEHALF OF THE PUBLIC, THE STREETS, LOTS A, B, C, D, E, F, G AND H AND EASEMENTS INCLUDED WITHIN THE BOUNDARIES OF THE SUBDIVISION SHOWN UPON THIS MAP.

DATED THIS 18 DAY OF April, 2022.

NATALIE CORRAL, CITY CLERK

SURVEYOR'S STATEMENT:

THE SURVEY FOR THIS MAP WAS MADE BY ME OR UNDER MY DIRECTION ON OCTOBER 13, 2018, AND THE SURVEY IS TRUE AND COMPLETE AS SHOWN.
THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF JJR MANAGEMENT SERVICES, INC ON APRIL 29, 2020. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE MAY 31, 2022, THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

DATED THIS 22nd DAY OF February, 2022

NICOLE CANNELLA, P.L.S. 9099

PROFESSIONAL LAND SURVEYOR NICOLE CANNELLA No. 9099 STATE OF CALIFORNIA

CITY ENGINEER'S STATEMENT:

I, JOHNATHAN L. DOYEL, HEREBY STATE THAT I HAVE CAREFULLY EXAMINED THE ANNEXED MAP, THAT THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, AND ANY APPROVED ALTERATIONS THEREOF AND THAT ALL PROVISIONS OF ANY LOCAL ORDINANCES AND SECTIONS 66425 THROUGH 66450 OF THE GOVERNMENT CODE APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH.

DATED THIS 25th DAY OF April, 2022

JOHNATHAN L. DOYEL, CITY ENGINEER C-62044

REGISTERED PROFESSIONAL ENGINEER JOHNATHAN L. DOYEL C 62044 EXP. CIVIL STATE OF CALIFORNIA

ACTING CITY SURVEYOR'S STATEMENT:

I, JOHN B. HARDIN, HEREBY STATE THAT I HAVE CAREFULLY EXAMINED THE ANNEXED MAP, THAT I AM SATISFIED THAT SAID MAP IS TECHNICALLY CORRECT, AND IN ACCORDANCE WITH SECTIONS 66425 THROUGH 66450 INCLUSIVE, OF THE GOVERNMENT CODE.

DATED THIS 14th DAY OF April, 2022

JOHN B. HARDIN, R.C.E. 21753
ACTING FOR THE CITY OF HANFORD

REGISTERED PROFESSIONAL ENGINEER JOHN B. HARDIN No. 21753 Exp. 9-30-23 CIVIL STATE OF CALIFORNIA

PLANNING COMMISSION CERTIFICATE:

APPROVED BY THE HANFORD PLANNING COMMISSION IN ACCORDANCE WITH THE REQUIREMENTS OF LAW IN DULY AUTHORIZED MEETING HELD November 10, 2020.

DATED THIS 29th DAY OF April, 2022.

MARY BEATIE, INTERIM COMMUNITY DEVELOPMENT DIRECTOR

RECORDER'S STATEMENT:

DOCUMENT NO. 22101039 FEE PAID $95.00
RECORDED AT THE REQUEST OF NORTHSTAR ENGINEERING GROUP, INC.
ON THIS 2nd DAY OF June, 2022
AT 22 MINUTES PAST 9 O'CLOCK A .M. IN
VOLUME 27 OF LICENSED SURVEYORS' PLATS, AT PAGE 05,
KINGS COUNTY RECORDS

KRISTINE LEE, COUNTY RECORDER BY: Reuevas DEPUTY

SHEET 1 OF 7

TRACT NO. 865
LIVE OAK EAST UNIT NO. 2

LYING IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 19 SOUTH, RANGE 21 EAST, M.D.B.&M. CITY OF HANFORD, COUNTY OF KINGS, CALIFORNIA
AUGUST, 2021

NORTHSTAR ENGINEERING GROUP, INC.
620 12th Street, Modesto, CA 95354
(209) 524-3525

REFERENCES:

(A) D.N. 2020-21003, K.C.R.

(B) LIVE OAK EAST UNIT NO. 1 - 26 - LSP - 93, K.C.R.

(C) D.N. 2123158, K.C.R.

NOTES:

1. ALL LINES ADJACENT TO CURVES ARE TANGENT UNLESS A RADIAL BEARING IS SHOWN.
2. SEE SHEET 7 OF 7 FOR UNIT BOUNDARY.

LEGEND:

- SET 3/4"x30" IRON PIPE, TAGGED LS 9099, U.O.N.
- SET STREET INTERSECTION SURVEY MONUMENT PER CITY OF HANFORD STANDARD DRAWING NO. GE-14 WITH 2" BRONZE SURVEY MARKER STAMPED L.S. 9099
- SET 1.00 FOOT WITNESS CORNER (3/4" x 24" IRON PIPE TAGGED L.S. 9099) MEASURED ALONG THE LOT LINE, FROM ACTUAL LOT CORNER, U.O.N.
- SET 3.00 FOOT WITNESS CORNER (3/4" x 24" IRON PIPE TAGGED L.S. 9099) MEASURED ALONG THE LOT LINE, FROM ACTUAL LOT CORNER, U.O.N.
- SET 3/4" x 30" IRON PIPE TAGGED L.S. 9099 AT ALL LOT CORNERS U.O.N.
- FOUND MONUMENT AS NOTED
- FOUND STREET INTERSECTION SURVEY MONUMENT PER CITY OF HANFORD STANDARD DRAWING NO. GE-14 WITH 2" BRONZE SURVEY MARKER STAMPED L.S. 9099 (B) UNLESS OTHERWISE NOTED.

FD	FOUND
SFN	SEARCHED, FOUND NOTHING
(A)	SEE REFERENCES
(M)	MEASURED
K.C.R.	KINGS COUNTY RECORDS
K.C.C.R.	KINGS COUNTY CORNER RECORDS
U.O.N.	UNLESS OTHERWISE NOTED
PM	PARCEL MAP
L.S.P.	LICENSED SURVEYORS' PLATS
O.R.	OFFICIAL RECORDS
Calc.	CALCULATED FROM RECORD
GLO	GENERAL LAND OFFICE
D.N.	DOCUMENT NUMBER
1234	STREET ADDRESS NUMBER

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES:

P.U.E.	PUBLIC UTILITY EASEMENT NOW OFFERED FOR DEDICATION
⊛	AREA NOW OFFERED FOR DEDICATION FOR PUBLIC STREET AND UTILITY PURPOSES.
▲	AREA NOW OFFERED FOR DEDICATION FOR PUBLIC UTILITY AND LANDSCAPE PURPOSES.

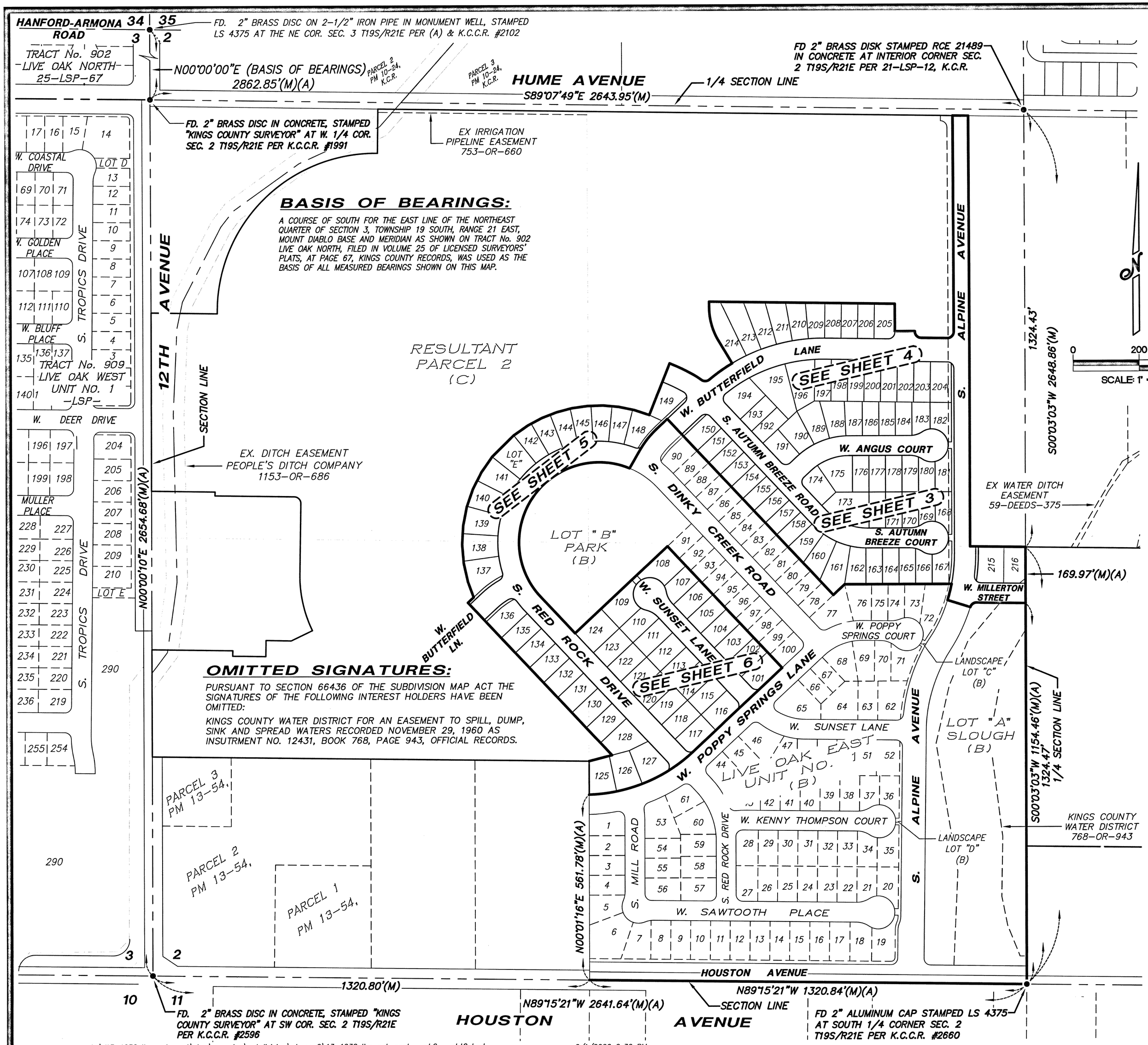
BASIS OF BEARINGS:

A COURSE OF SOUTH FOR THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 19 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN AS SHOWN ON TRACT No. 902 LIVE OAK NORTH, FILED IN VOLUME 25 OF LICENSED SURVEYORS' PLATS, AT PAGE 67, KINGS COUNTY RECORDS, WAS USED AS THE BASIS OF ALL MEASURED BEARINGS SHOWN ON THIS MAP.

OMITTED SIGNATURES:

PURSUANT TO SECTION 66436 OF THE SUBDIVISION MAP ACT THE SIGNATURES OF THE FOLLOWING INTEREST HOLDERS HAVE BEEN OMITTED:

KINGS COUNTY WATER DISTRICT FOR AN EASEMENT TO SPILL, DUMP, SINK AND SPREAD WATERS RECORDED NOVEMBER 29, 1960 AS INSUTRMENT NO. 12431, BOOK 768, PAGE 943, OFFICIAL RECORDS.



NOTES:

1. ALL LINES ADJACENT TO CURVES ARE TANGENT UNLESS A RADIAL BEARING IS SHOWN.
2. SEE SHEET 2 OF 7 FOR BASIS OF BEARINGS, REFERENCES, LEGEND AND NOTES.

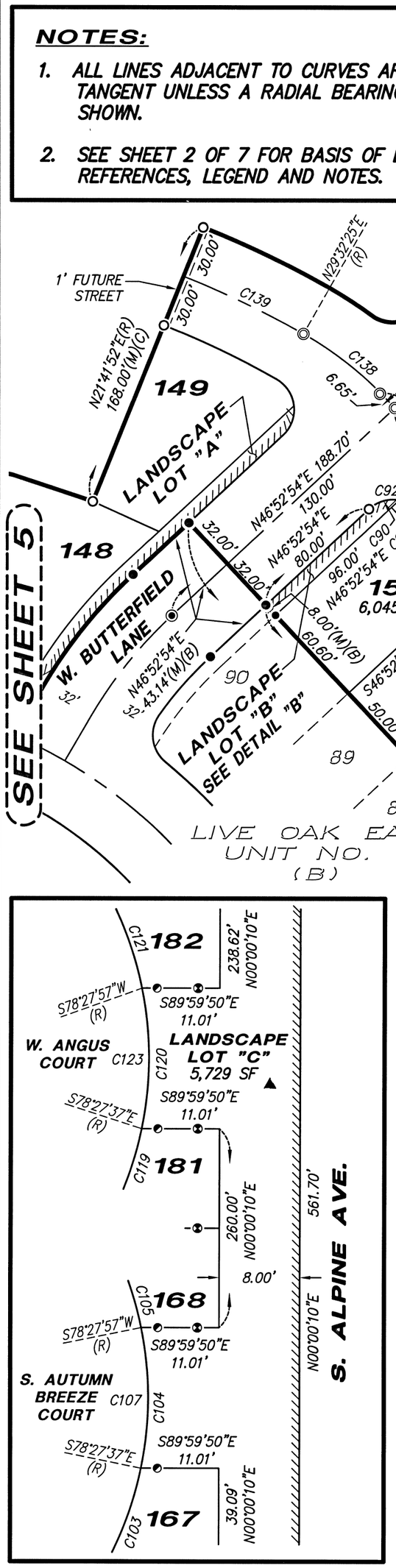
TRACT NO. 865
LIVE OAK EAST UNIT NO. 2

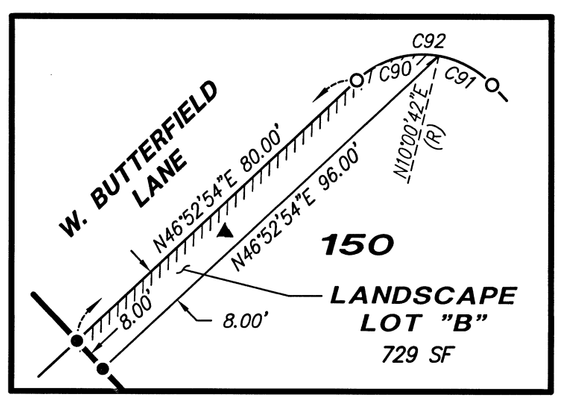
LYING IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 19 SOUTH, RANGE 21 EAST, M.D.B.&M. CITY OF HANFORD, COUNTY OF KINGS, CALIFORNIA
AUGUST, 2021

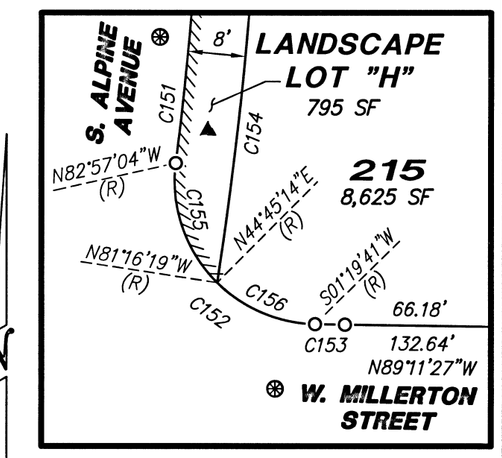
NORTHSTAR ENGINEERING GROUP, INC.
620 12th Street, Modesto, CA 95354
(209) 524-3525

CURVE TABLE:

CURVE	DELTA	RADIUS	LENGTH
C1	2°20'02"	330.00'	13.44'
C2	75°45'45"	20.00'	26.45'
C3	6°10'34"	468.00'	50.45'
C77	94°24'32"	20.00'	32.95'
C85	36°00'10"	20.00'	12.57'
C86	53°07'48"	20.00'	18.55'
C87	89°07'59"	20.00'	31.11'
C88	11°12'06"	468.00'	91.50'
C90	53°07'48"	20.00'	18.55'
C91	36°52'12"	20.00'	12.87'
C92	90°00'00"	20.00'	31.42'
C93	11°27'06"	230.00'	45.97'
C94	11°23'35"	230.00'	45.73'
C95	11°08'33"	230.00'	44.73'
C96	11°41'52"	230.00'	46.96'
C97	1°11'38"	230.00'	4.79'
C98	46°52'44"	230.00'	188.18'
C99	13°56'10"	70.00'	17.03'
C100	19°37'16"	70.00'	23.97'
C101	33°33'26"	70.00'	41.00'
C102	34°09'38"	50.00'	29.81'
C103	77°51'35"	50.00'	67.95'
C104	23°04'26"	50.00'	20.14'
C105	66°55'34"	50.00'	58.40'
C106	45°05'39"	50.00'	39.35'
C107	247°06'52"	50.00'	215.65'
C108	11°27'36"	70.00'	14.00'
C109	22°05'50"	70.00'	27.00'
C110	33°33'26"	70.00'	41.00'
C111	90°00'00"	20.00'	31.42'
C112	8°48'59"	170.00'	26.16'
C113	34°18'17"	170.00'	101.78'
C114	43°07'16"	170.00'	127.94'
C115	22°05'50"	70.00'	27.00'
C116	11°27'36"	70.00'	14.00'
C117	33°33'26"	70.00'	41.00'
C118	45°05'39"	50.00'	39.35'
C119	66°55'34"	50.00'	58.40'
C120	23°04'26"	50.00'	20.14'
C121	83°41'44"	50.00'	73.04'
C122	28°19'31"	50.00'	24.72'
C123	247°06'52"	50.00'	215.65'
C124	28°00'18"	70.00'	34.21'
C125	5°33'08"	70.00'	6.78'
C126	33°33'26"	70.00'	41.00'
C127	2°22'02"	230.00'	9.50'
C128	12°27'20"	230.00'	50.00'
C129	12°25'52"	230.00'	49.90'
C130	13°18'39"	230.00'	53.43'
C131	2°33'23"	230.00'	10.26'
C132	43°07'16"	230.00'	173.10'
C133	90°00'00"	20.00'	31.42'
C134	11°23'56"	460.00'	91.52'
C135	46°52'44"	200.00'	163.64'
C136	43°07'16"	200.00'	150.52'
C137	43°59'17"	500.00'	383.87'
C138	17°20'29"	200.00'	60.53'
C139	7°50'33"	552.00'	75.56'
C147	4°37'02"	500.00'	40.29'
C148	12°45'38"	500.00'	111.36'
C149	17°22'40"	500.00'	151.65'
C150	11°53'43"	300.00'	62.28'
C151	7°02'46"	532.00'	65.42'
C152	95°43'15"	20.00'	33.41'
C153	0°31'08"	270.00'	2.45'
C154	8°43'31"	540.00'	82.23'
C155	52°17'42"	20.00'	18.25'
C156	43°25'33"	20.00'	15.16'







TRACT NO. 865
LIVE OAK EAST UNIT NO. 2

LYING IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 19 SOUTH, RANGE 21 EAST, M.D.B.&M. CITY OF HANFORD, COUNTY OF KINGS, CALIFORNIA
AUGUST, 2021

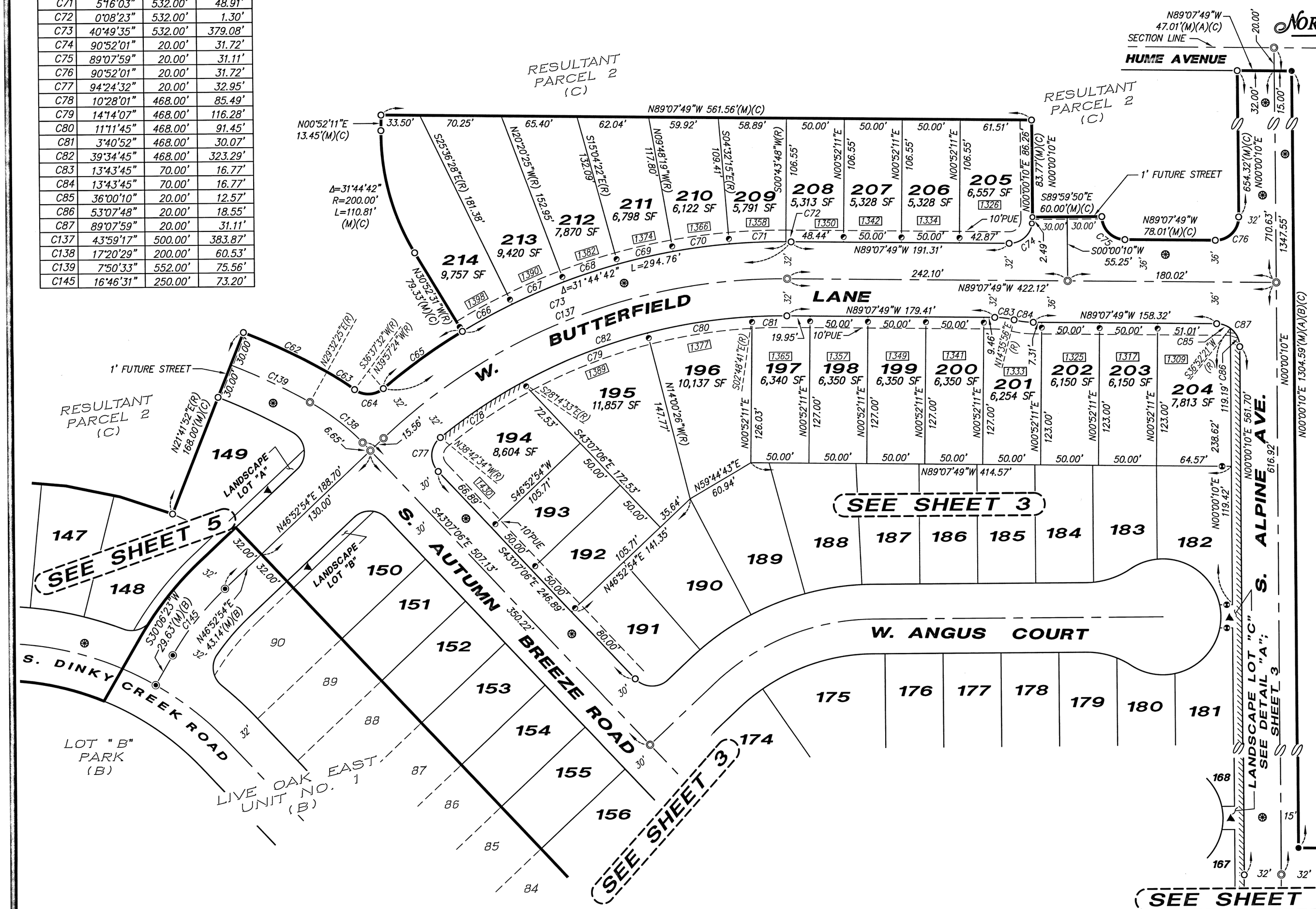
NORTHSTAR ENGINEERING GROUP, INC.
620 12th Street, Modesto, CA 95354
(209) 524-3525

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH
C62	7°50'33"	582.00'	79.66'
C63	7°05'07"	230.00'	28.44'
C64	76°34'56"	20.00'	26.73'
C65	9°04'52"	532.00'	84.32'
C66	5°16'03"	532.00'	48.91'
C67	5°16'03"	532.00'	48.91'
C68	5°16'03"	532.00'	48.91'
C69	5°16'03"	532.00'	48.91'
C70	5°16'04"	532.00'	48.91'
C71	5°16'03"	532.00'	48.91'
C72	0°08'23"	532.00'	1.30'
C73	40°49'35"	532.00'	379.08'
C74	90°52'01"	20.00'	31.72'
C75	89°07'59"	20.00'	31.11'
C76	90°52'01"	20.00'	31.72'
C77	94°24'32"	20.00'	32.95'
C78	10°28'01"	468.00'	85.49'
C79	14°14'07"	468.00'	116.28'
C80	11°11'45"	468.00'	91.45'
C81	3°40'52"	468.00'	30.07'
C82	39°34'45"	468.00'	323.29'
C83	13°43'45"	70.00'	16.77'
C84	13°43'45"	70.00'	16.77'
C85	36°00'10"	20.00'	12.57'
C86	53°07'48"	20.00'	18.55'
C87	89°07'59"	20.00'	31.11'
C137	43°59'17"	500.00'	383.87'
C138	17°20'29"	200.00'	60.53'
C139	7°50'33"	552.00'	75.56'
C145	16°46'31"	250.00'	73.20'

NOTES:

1. ALL LINES ADJACENT TO CURVES ARE TANGENT UNLESS A RADIAL BEARING IS SHOWN.
2. SEE SHEET 2 OF 7 FOR BASIS OF BEARINGS, REFERENCES AND NOTES.



LEGEND:

- SET 3/4"x30" IRON PIPE, TAGGED LS 9099, U.O.N.
- SET STREET INTERSECTION SURVEY MONUMENT PER CITY OF HANFORD STANDARD DRAWING NO. GE-14 WITH 2" BRONZE SURVEY MARKER STAMPED L.S. 9099
- SET 1.00 FOOT WITNESS CORNER (3/4" x 24" IRON PIPE TAGGED L.S. 9099) MEASURED ALONG THE LOT LINE, FROM ACTUAL LOT CORNER, U.O.N.
- SET 3.00 FOOT WITNESS CORNER (3/4" x 24" IRON PIPE TAGGED L.S. 9099) MEASURED ALONG THE LOT LINE, FROM ACTUAL LOT CORNER, U.O.N.
- SET 3/4" x 30" IRON PIPE TAGGED L.S. 9099 AT ALL LOT CORNERS U.O.N.
- FOUND MONUMENT AS NOTED
- FOUND STREET INTERSECTION SURVEY MONUMENT PER CITY OF HANFORD STANDARD DRAWING NO. GE-14 WITH 2" BRONZE SURVEY MARKER STAMPED L.S. 9099 (B) UNLESS OTHERWISE NOTED.

FD	FOUND
SFN	SEARCHED, FOUND NOTHING
(A)	SEE REFERENCES
(M)	MEASURED
K.C.R.	KINGS COUNTY RECORDS
K.C.C.R.	KINGS COUNTY CORNER RECORDS
U.O.N.	UNLESS OTHERWISE NOTED
PM	PARCEL MAP
L.S.P.	LICENSED SURVEYORS' PLATS
O.R.	OFFICIAL RECORDS
Calc.	CALCULATED FROM RECORD
GLO	GENERAL LAND OFFICE
D.N.	DOCUMENT NUMBER
1234	STREET ADDRESS NUMBER

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES:

P.U.E.	PUBLIC UTILITY EASEMENT NOW OFFERED FOR DEDICATION
⊛	AREA NOW OFFERED FOR DEDICATION FOR PUBLIC STREET AND UTILITY PURPOSES.
▲	AREA NOW OFFERED FOR DEDICATION FOR PUBLIC UTILITY AND LANDSCAPE PURPOSES.

k:\j13-1238 live oak east\dwg\mapping\subdivision\phase 2\13-1238 live oak east - ph2 - fm sht4 1/26/2022 8:09 AM

NOTES:

1. ALL LINES ADJACENT TO CURVES ARE TANGENT UNLESS A RADIAL BEARING IS SHOWN.
2. SEE SHEET 2 OF 7 FOR BASIS OF BEARINGS, LEGEND, REFERENCES AND NOTES.

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH
C5	155°37'34"	242.00'	657.32'
C22	16°46'31"	250.00'	73.20'
C23	16°24'06"	290.00'	83.02'
C24	13°18'13"	282.00'	65.48'
C25	51°35'48"	20.00'	18.01'
C26	25°51'07"	20.00'	9.02'
C27	77°26'55"	20.00'	27.03'
C28	9°27'54"	306.00'	50.55'
C29	11°37'13"	306.00'	62.06'
C30	11°37'12"	306.00'	62.06'
C31	11°37'13"	306.00'	62.06'
C32	11°49'00"	306.00'	63.11'
C33	12°43'39"	306.00'	67.97'
C34	8°47'41"	306.00'	46.97'
C35	8°47'41"	306.00'	46.97'
C36	8°47'41"	306.00'	46.97'
C37	8°47'41"	306.00'	46.97'
C38	8°47'41"	306.00'	46.97'
C39	8°47'41"	306.00'	46.97'
C40	6°39'07"	306.00'	35.53'
C41	128°17'24"	306.00'	685.16'
C42	25°51'07"	20.00'	9.02'
C43	51°35'48"	20.00'	18.01'
C44	77°26'55"	20.00'	27.03'
C45	16°24'07"	290.00'	83.02'
C46	3°28'18"	282.00'	17.09'
C47	13°18'13"	282.00'	65.48'
C58	53°07'48"	20.00'	18.55'
C59	54°17'18"	20.00'	18.95'
C60	107°25'06"	20.00'	37.50'
C61	7°45'56"	522.00'	70.75'
C138	17°20'29"	200.00'	60.53'
C139	7°50'33"	552.00'	75.56'
C140	16°46'31"	274.00'	80.22'
C141	139°44'34"	274.00'	668.28'
C142	6°42'24"	274.00'	32.07'
C143	16°46'31"	274.00'	80.22'
C144	156°31'05"	274.00'	748.50'
C145	16°46'31"	250.00'	73.20'
C146	24°22'26"	242.00'	102.95'

TRACT NO. 865
LIVE OAK EAST UNIT NO. 2

LYING IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 19 SOUTH, RANGE 21 EAST, M.D.B.&M. CITY OF HANFORD, COUNTY OF KINGS, CALIFORNIA
AUGUST, 2021

NORTHSTAR ENGINEERING GROUP, INC.
620 12th Street, Modesto, CA 95354
(209) 524-3525

SCALE: 1" = 60'

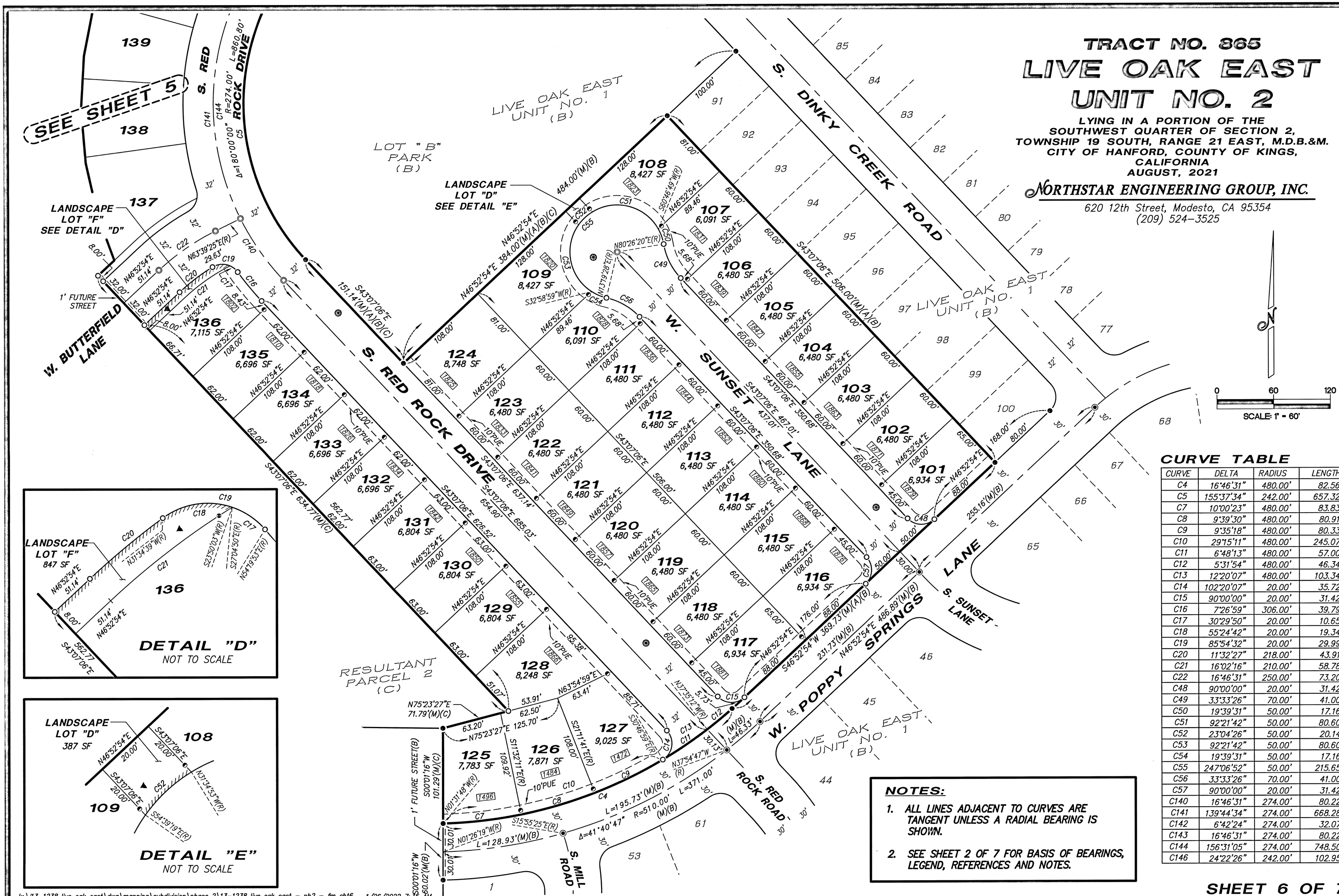
SHEET 5 OF 7

k:\j13-1238 live oak east\dwg\mapping\subdivision\phase 2\13-1238 live oak east - ph2 - fm sht5 1/26/2022 7:34 AM

TRACT NO. 865
LIVE OAK EAST UNIT NO. 2

LYING IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 19 SOUTH, RANGE 21 EAST, M.D.B.&M.
CITY OF HANFORD, COUNTY OF KINGS, CALIFORNIA
AUGUST, 2021

NORTHSTAR ENGINEERING GROUP, INC.
620 12th Street, Modesto, CA 95354
(209) 524-3525



0 60 120
SCALE: 1" = 60'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH
C4	16°46'31"	480.00'	82.56'
C5	155°37'34"	242.00'	657.32'
C7	10°00'23"	480.00'	83.83'
C8	9°39'30"	480.00'	80.91'
C9	9°35'18"	480.00'	80.33'
C10	29°15'11"	480.00'	245.07'
C11	6°48'13"	480.00'	57.00'
C12	5°31'54"	480.00'	46.34'
C13	12°20'07"	480.00'	103.34'
C14	102°20'07"	20.00'	35.72'
C15	90°00'00"	20.00'	31.42'
C16	7°26'59"	306.00'	39.79'
C17	30°29'50"	20.00'	10.65'
C18	55°24'42"	20.00'	19.34'
C19	85°54'32"	20.00'	29.99'
C20	11°32'27"	218.00'	43.91'
C21	16°02'16"	210.00'	58.78'
C22	16°46'31"	250.00'	73.20'
C48	90°00'00"	20.00'	31.42'
C49	33°33'26"	70.00'	41.00'
C50	19°39'31"	50.00'	17.16'
C51	92°21'42"	50.00'	80.60'
C52	23°04'26"	50.00'	20.14'
C53	92°21'42"	50.00'	80.60'
C54	19°39'31"	50.00'	17.16'
C55	247°06'52"	50.00'	215.65'
C56	33°33'26"	70.00'	41.00'
C57	90°00'00"	20.00'	31.42'
C140	16°46'31"	274.00'	80.22'
C141	139°44'34"	274.00'	668.28'
C142	6°42'24"	274.00'	32.07'
C143	16°46'31"	274.00'	80.22'
C144	156°31'05"	274.00'	748.50'
C146	24°22'26"	242.00'	102.95'

NOTES:

1. ALL LINES ADJACENT TO CURVES ARE TANGENT UNLESS A RADIAL BEARING IS SHOWN.
2. SEE SHEET 2 OF 7 FOR BASIS OF BEARINGS, LEGEND, REFERENCES AND NOTES.

k:\13-1238 live oak east\dwg\mapping\subdivision\phase 2\13-1238 live oak east - ph2 - fm sht6 1/26/2022 7:35 AM

TRACT NO. 865
LIVE OAK EAST
UNIT NO. 2

LYING IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 19 SOUTH, RANGE 21 EAST, M.D.B.&M. CITY OF HANFORD, COUNTY OF KINGS, CALIFORNIA
AUGUST, 2021

NORTHSTAR ENGINEERING GROUP, INC.
620 12th Street, Modesto, CA 95354
(209) 524-3525

LEGAL DESCRIPTION:

BEING A PORTION OF PARCELS 2 AND 3 AS DESCRIBED IN GRANT DEED TO IMPLACABLE PROPERTIES, LLC RECORDED ON OCTOBER 30, 2020 AS DOCUMENT NO. 2021004, KINGS COUNTY RECORDS, SITUATE IN THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 19 SOUTH, RANGE 21 EAST, MOUNT DIABLO MERIDIAN, COUNTY OF KINGS, CALIFORNIA, SAID PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 2; THENCE

ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 2, SOUTH 89°15'21" EAST 1320.80 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 2; THENCE

ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2, NORTH 00°01'16" EAST 561.78 FEET TO THE SOUTHERLY MOST CORNER OF SAID PARCEL 3 AND THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE

CONTINUING ALONG SAID WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2, BEING ALSO THE WESTERLY LINE OF SAID PARCEL 3, NORTH 00°01'16" EAST 101.29 FEET TO THE NORTHEAST CORNER OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 2; THENCE

NORTH 75°23'27" EAST 71.79 FEET; THENCE NORTH 43°07'06" WEST 634.77 FEET; THENCE NORTH 46°52'54" EAST 23.77 FEET; THENCE NORTH 20°06'31" WEST 50.53 FEET; THENCE NORTH 12°38'48" WEST 57.23 FEET; THENCE NORTH 04°43'11" WEST 57.23 FEET; THENCE NORTH 03°12'27" EAST 57.23 FEET; THENCE NORTH 11°08'04" EAST 57.23 FEET; THENCE NORTH 19°03'41" EAST 57.23 FEET; THENCE NORTH 26°59'18" EAST 57.23 FEET; THENCE NORTH 34°54'56" EAST 57.23 FEET; THENCE NORTH 45°14'34" EAST 91.77 FEET; THENCE NORTH 55°14'04" EAST 52.40 FEET; THENCE NORTH 62°09'54" EAST 47.69 FEET; THENCE NORTH 68°46'09" EAST 47.69 FEET; THENCE NORTH 75°22'25" EAST 47.69 FEET; THENCE NORTH 81°58'41" EAST 47.69 FEET; THENCE NORTH 88°34'57" EAST 47.69 FEET; THENCE SOUTH 84°48'48" EAST 47.69 FEET; THENCE SOUTH 78°12'32" EAST 47.69 FEET; THENCE SOUTH 71°36'16" EAST 47.69 FEET; THENCE NORTH 21°41'52" EAST 168.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 582.00 FEET TO WHICH A RADIAL LINE BEARS NORTH 21°41'52" EAST AND HAVING A CENTRAL ANGLE OF 07°50'33"; THENCE

ALONG THE ARC OF SAID CURVE, 79.66 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 230.00 FEET TO WHICH A RADIAL LINE BEARS NORTH 29°32'25" EAST AND HAVING A CENTRAL ANGLE OF 07°05'07"; THENCE

ALONG THE ARC OF SAID CURVE, 28.44 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 20.00 FEET TO WHICH A RADIAL LINE BEARS SOUTH 36°37'32" WEST AND HAVING A CENTRAL ANGLE OF 76°34'56"; THENCE

ALONG THE ARC OF SAID CURVE, 26.73 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID PARCEL 3, SAID POINT BEING ALSO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 532.00 FEET TO WHICH A RADIAL LINE BEARS NORTH 39°57'24" WEST AND HAVING A CENTRAL ANGLE OF 09°04'53"; THENCE

ALONG SAID SOUTHERLY LINE OF PARCEL 3, BEING ALSO THE ARC OF SAID CURVE, 84.32 FEET; THENCE

LEAVING SAID SOUTH LINE OF PARCEL 3, NORTH 30°52'31" WEST 79.33 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 200.00 FEET AND HAVING A CENTRAL ANGLE OF 31°44'42"; THENCE

ALONG THE ARC OF SAID CURVE, 110.81 FEET; THENCE

NORTH 00°52'11" EAST 13.45 FEET; THENCE

SOUTH 89°07'49" EAST 561.56 FEET; THENCE

SOUTH 00°00'10" WEST 83.77 FEET; THENCE

SOUTH 89°59'50" EAST 60.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 20.00 FEET TO WHICH A RADIAL LINE BEARS NORTH 89°59'50" WEST AND HAVING A CENTRAL ANGLE OF 89°07'59"; THENCE

ALONG THE ARC OF SAID CURVE, 31.11 FEET; THENCE

SOUTH 89°07'49" EAST 78.01 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 20.00 FEET AND HAVING A CENTRAL ANGLE OF 90°52'01"; THENCE

ALONG THE ARC OF SAID CURVE, 31.72 FEET; THENCE

NORTH 00°00'10" EAST 654.32 FEET TO A POINT 20.00 FEET DISTANT AT RIGHT ANGLES FROM THE NORTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 2, BEING ALSO THE NORTHWEST CORNER OF SAID PARCEL 2; THENCE

ALONG THE NORTH LINE OF SAID PARCEL 2, PARALLEL WITH SAID QUARTER SECTION LINE, SOUTH 89°07'49" EAST 47.01 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 2; THENCE

ALONG THE EAST LINE OF SAID PARCEL 2, SOUTH 00°00'10" WEST 1304.59 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 2, BEING ALSO THE NORTHEASTERLY CORNER OF SAID PARCEL 2; THENCE

ALONG SAID NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2, BEING ALSO THE NORTH LINE OF SAID PARCEL 2, SOUTH 89°11'39" EAST 167.55 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 2; THENCE

ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2, BEING ALSO THE EAST LINE OF SAID PARCEL 2, SOUTH 00°03'03" WEST 170.01 FEET; THENCE

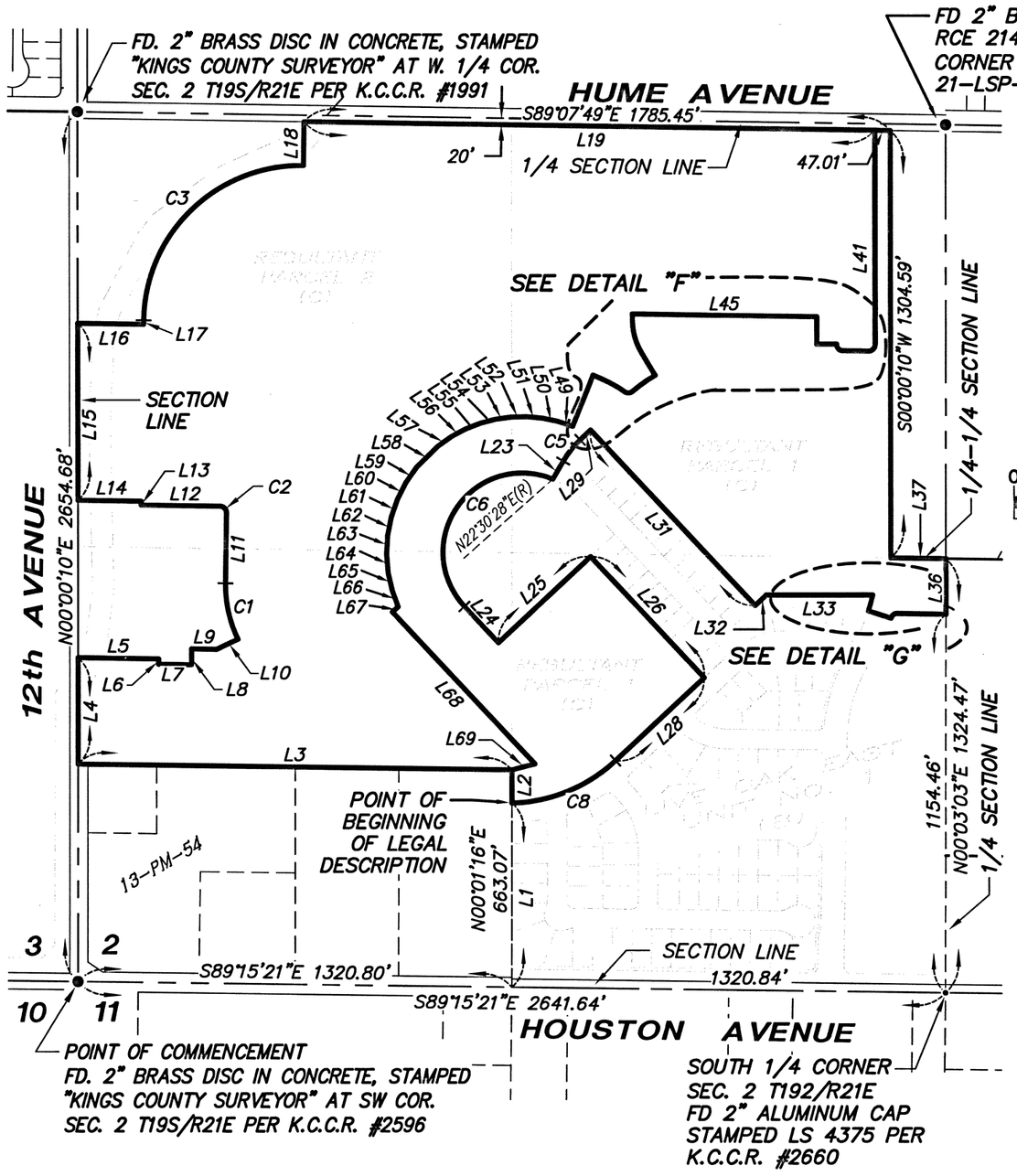
ALONG THE SOUTHERLY LINE OF SAID PARCEL 2 THE FOLLOWING EIGHT (8) COURSES:

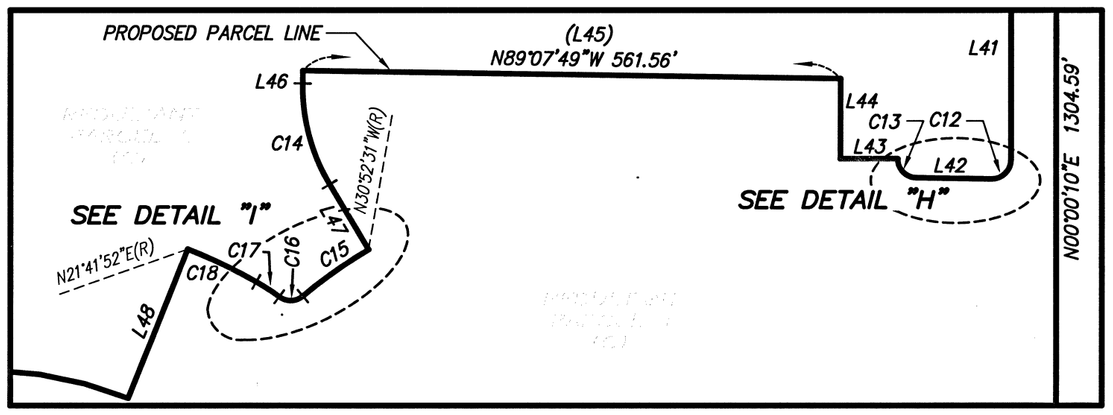
1) LEAVING SAID EAST LINES, NORTH 89°11'27" WEST 133.43 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 330.00 FEET AND HAVING A CENTRAL ANGLE OF 02°20'02"; THENCE
2) ALONG THE ARC OF SAID CURVE, 13.44 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 20.00 FEET, TO WHICH A RADIAL LINE BEARS SOUTH 03°08'35" WEST AND HAVING A CENTRAL ANGLE OF 75°45'45"; THENCE
3) ALONG THE ARC OF SAID CURVE, 26.45 FEET; THENCE
4) NORTH 72°37'10" WEST 72.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 468.00 FEET, TO WHICH A RADIAL LINE BEARS SOUTH 72°37'10" EAST AND HAVING A CENTRAL ANGLE OF 06°10'34"; THENCE
5) ALONG THE ARC OF SAID CURVE, 50.45 FEET; THENCE
6) NORTH 89°59'50" WEST 323.23 FEET; THENCE
7) SOUTH 46°52'54" WEST 46.89 FEET; THENCE
8) NORTH 43°07'06" WEST 733.17 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID PARCEL; THENCE

ALONG SAID SOUTHERLY LINE OF PARCEL 3 THE FOLLOWING NINE (9) COURSES:

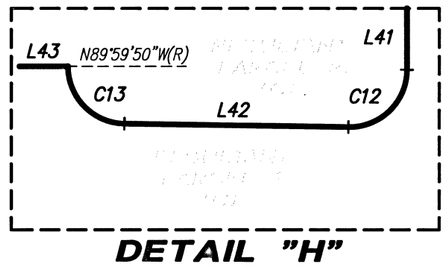
1) SOUTH 46°52'54" WEST 43.14 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 282.00 FEET AND HAVING A CENTRAL ANGLE OF 16°46'31";
2) ALONG THE ARC OF SAID CURVE, 82.56 FEET;
3) SOUTH 30°06'23" WEST 63.75 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 242.00 FEET TO WHICH A RADIAL LINE BEARS NORTH 22°30'28" EAST AND HAVING A CENTRAL ANGLE OF 155°37'34"; THENCE
4) ALONG THE ARC OF SAID CURVE, 657.32 FEET;
5) SOUTH 43°07'06" EAST 151.14 FEET;
6) NORTH 46°52'54" EAST 384.00 FEET;
7) SOUTH 43°07'06" EAST 506.00 FEET;
8) SOUTH 46°52'54" WEST 369.73 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 480.00 FEET AND HAVING A CENTRAL ANGLE OF 41°35'18"; THENCE
9) ALONG THE ARC OF SAID CURVE, 348.41 FEET TO THE POINT OF BEGINNING.

CONTAINING 26.39 ACRES MORE OR LESS

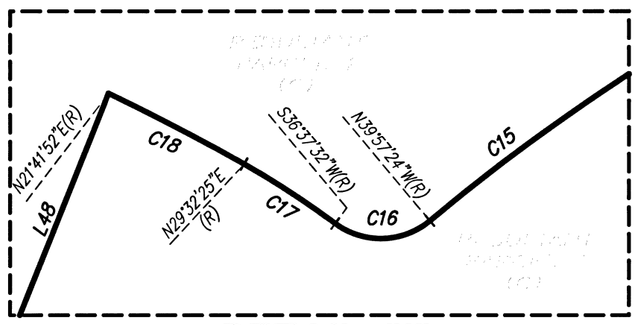




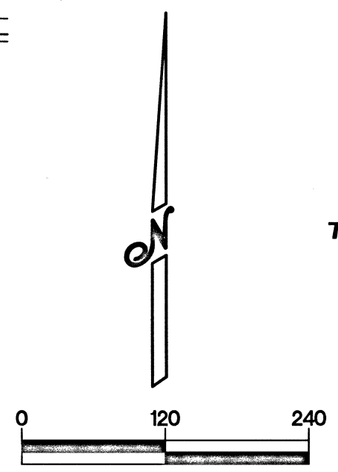
DETAIL "F"
NOT TO SCALE

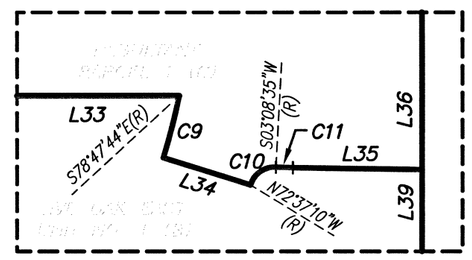


DETAIL "H"
NOT TO SCALE



DETAIL "I"
NOT TO SCALE





DETAIL "G"
NOT TO SCALE

NOTES:

1. ALL LINES ADJACENT TO CURVES ARE TANGENT UNLESS A RADIAL BEARING IS SHOWN.
2. SEE SHEET 2 OF 7 FOR BASIS OF BEARINGS, REFERENCES, LEGEND AND NOTES.

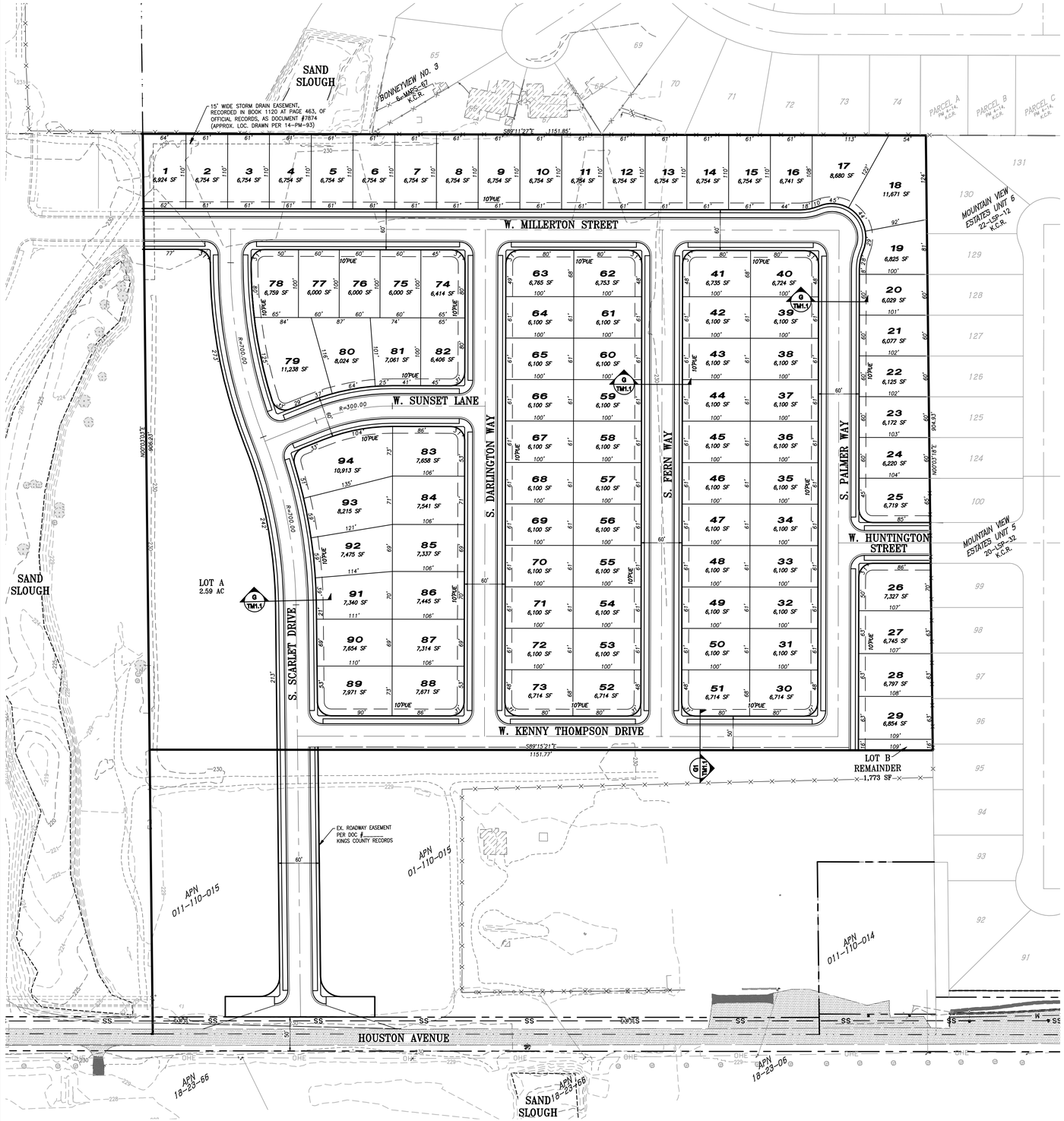
LINE TABLE

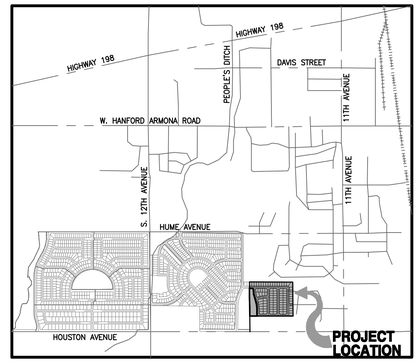
LINE	BEARING	LENGTH
L1	N00°01'16"E	561.78'
L2	N00°01'16"E	101.29'
L3	N89°13'54"W	1321.02'
L4	N00°00'10"E	324.72'
L5	S89°07'49"E	244.92'
L6	S00°52'11"W	16.71'
L7	S89°07'49"E	100.00'
L8	N00°52'11"E	48.86'
L9	S88°50'31"E	76.23'
L10	N64°18'21"E	71.43'
L11	N00°52'11"E	214.65'
L12	N89°07'49"W	240.00'
L13	N00°52'11"E	11.71'
L14	N89°07'49"W	192.18'
L15	N00°00'10"E	540.06'
L16	S89°07'49"E	200.36'
L17	N00°52'11"E	12.14'
L18	N00°52'11"E	134.00'
L19	S89°07'49"E	1738.45'
L20	S00°00'10"W	654.32'
L23	S30°06'23"W	63.75'
L24	S43°07'06"E	151.14'
L25	N46°52'54"E	384.00'
L26	S43°07'06"E	506.00'
L28	S46°52'54"W	369.73'
L29	N46°52'54"E	43.14'
L31	S43°07'06"E	733.17'
L32	N46°52'54"E	46.89'
L33	S89°59'50"E	323.23'
L34	S72°37'10"E	72.00'
L35	S89°11'27"E	133.43'
L36	N00°03'03"E	170.01'
L37	N89°11'39"W	167.55'
L41	S00°00'10"W	654.32'
L42	N89°07'49"W	78.01'
L43	S89°59'50"E	60.00'
L44	N00°00'10"E	83.77'
L45	N89°07'49"W	561.56'
L46	N00°52'11"E	13.45'
L47	N30°52'31"W	79.33'
L48	N21°41'52"E	168.00'
L49	S71°36'16"E	47.69'
L50	S78°12'32"E	47.69'
L51	S84°48'48"E	47.69'
L52	N88°34'57"E	47.69'
L53	N81°58'41"E	47.69'
L54	N75°22'25"E	47.69'
L55	N68°46'09"E	47.69'
L56	N62°09'54"E	47.69'
L57	N55°14'04"E	52.40'
L58	N45°14'34"E	91.77'
L59	N34°54'56"E	57.23'
L60	N26°59'18"E	57.23'
L61	N19°03'41"E	57.23'
L62	N11°08'04"E	57.23'
L63	N03°12'27"E	57.23'
L64	N04°43'11"W	57.23'
L65	N12°38'48"W	57.23'
L66	N20°06'31"W	50.53'
L67	N46°52'54"E	23.77'
L68	S43°07'06"E	634.77'
L69	N75°23'27"E	71.79'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH
C1	26°33'50"	380.00'	176.18'
C2	90°00'00"	20.00'	31.42'
C3	90°00'00"	480.00'	753.98'
C5	16°46'31"	282.00'	82.56'
C6	155°37'34"	242.00'	657.32'
C8	41°35'18"	480.00'	348.41'
C9	6°10'34"	468.00'	50.45'
C10	75°45'45"	20.00'	26.45'
C11	2°20'02"	330.00'	13.44'
C12	90°52'01"	20.00'	31.72'
C13	89°07'59"	20.00'	31.11'
C14	31°44'42"	200.00'	110.81'
C15	9°04'53"	532.00'	84.32'
C16	76°34'56"	20.00'	26.73'
C17	7°05'07"	230.00'	28.44'
C18	7°50'33"	582.00'	79.66'

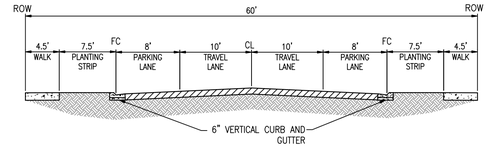
LIVE OAK EAST
VESTING TENTATIVE SUBDIVISIO MAP 912
HANFORD, CALIFORNIA





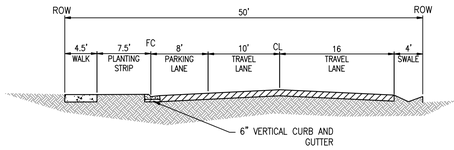
VICINITY MAP

N.T.S



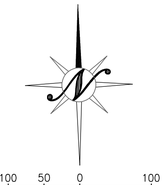
60' LOCAL STREET (CROSS SECTION G OF THE LIVE OAK MASTER PLAN)

G REFERENCE FIGURES 4-2 & 4.10 OF THE LIVE OAK MASTER PLAN
N.T.S.



50' HALF WIDTH LOCAL STREET (MODIFIED CROSS SECTION G OF THE LIVE OAK MASTER PLAN)

G1 REFERENCE FIGURES 4-2 & 4.10 OF THE LIVE OAK MASTER PLAN
N.T.S.



PROJECT INFORMATION

OWNER/SUBDIVIDER:
BMH, INC.
707 ALDRIDGE ROAD, SUITE B
VACAVILLE, CA 95688
PHONE: (707) 451-8111
ATTN: TOM WHALEN

ENGINEER:
NORTHSTAR ENGINEERING GROUP, INC.
620 12TH STREET MODESTO, CA 95354
PHONE: (209) 524-3525
FAX: (209) 524-3526
ATTN: ANTHONY DE MELO, P.E.

SITE INFORMATION:

1. LEGAL DESCRIPTION: LEGAL DESCRIPTION OF ALL EXISTING PARCELS WITHIN PROJECT AREA ARE CONTAINED WITHIN THE PRELIMINARY REPORTS SUBMITTED WITH THIS APPLICATION.
2. ASSESSOR'S PARCEL NUMBERS AND ADDRESSES: 011-110-016
3. APPROXIMATE SITE SIZE: NET 24.0 ± ACRES.
4. PROPOSED USE: 94 SINGLE FAMILY RESIDENCES.
5. EXISTING USE: AGRICULTURE
6. EXISTING GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL.
7. EXISTING ZONING DESIGNATION: R-1-6.
8. PROPOSED MINIMUM LOT SIZES: 60'x100' – 94 UNITS
9. STREET NAMES TO BE APPROVED BY CITY OF HANFORD STAFF.
10. ALL EXISTING STRUCTURES AND TREES WITHIN THE BOUNDARY OF THE PROJECT SITE TO BE REMOVED IN ACCORDANCE WITH CITY OF HANFORD STANDARDS AND SPECIFICATIONS.
11. ALL CONTOURS SHOWN IN 1' INCREMENTS.
12. THE PROPERTY LINE DISTANCES, BEARINGS AND ALL OTHER DIMENSIONS SHOWN ON THIS MAP HAVE BEEN TAKEN FROM DEEDS, ASSESSOR'S MAPS, OR G.I.S.
13. LOT "A" TO BE DEVELOPED AS COMMUNITY OPEN SPACE, DEDICATED TO AND MAINTAINED BY THE CITY OF HANFORD.
14. ALL STREET SECTIONS AND MODIFIED SECTIONS ON THIS MAP ARE FROM THE LIVE OAK MASTER PLAN.

STATEMENT OF SUBDIVIDER:

15. ALL IMPROVEMENTS AND PUBLIC UTILITIES TO BE MADE OR INSTALLED AT THE TIME OF DEVELOPMENT. ALL IMPROVEMENTS TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF HANFORD STANDARDS AND SPECIFICATIONS UNLESS OTHERWISE NOTED.
16. WATER, SEWER, STORM DRAIN AND STREETS ARE TO BE PUBLIC IMPROVEMENTS.

UTILITY/SERVICE PROVIDERS:
WATER: CITY OF HANFORD
SEWER: CITY OF HANFORD
STORM DRAIN: CITY OF HANFORD
GAS: SOUTHERN CALIFORNIA GAS COMPANY
ELECTRICITY: SOUTHERN CALIFORNIA EDISON
FIRE PROTECTION: CITY OF HANFORD
TELEPHONE: SBC

17. IN ACCORDANCE WITH SECTION 66456.1 OF THE "SUBDIVISION MAP ACT", THE OWNER RESERVES THE RIGHT TO FILE FOR MULTIPLE FINAL MAPS.
18. PURSUANT TO SECTION 66452.6 OF THE "SUBDIVISION MAP ACT", THE TERM OF THIS MAP MAY EXTEND 10 YEARS.

LEGEND

	EXISTING	PROPOSED
BOUNDARY LINE		
SECTION LINE		N/A
BARBED WIRE FENCE		N/A
WOOD FENCE		N/A
CHAIN LINK FENCE		N/A
TREES		N/A
TREE CLUSTERS		N/A
1' CONTOURS	230'	N/A
ASPHALT		N/A
POWER POLE	PP	N/A
STRUCTURE		N/A
MASONRY WALL		N/A
CURB, GUTTER AND SIDEWALK		

COPYRIGHT © 2014 NORTHSTAR ENGINEERING GROUP, INC

CALL BEFORE YOU DIG USA 800-227-2600

REGISTERED PROFESSIONAL ENGINEER ANTHONY DE MELO No. 61374 STATE OF CALIFORNIA

PRELIMINARY NOT FOR CONSTRUCTION

REVISIONS

NO.	DESCRIPTIONS	DATE	APPROVED

VESTING TENTATIVE SUBDIVISION MAP 912
COVER SHEET
LIVE OAK EAST
PHASE 3 - TRACT 912
HANFORD, CALIFORNIA

NorthStar Engineering Group, Inc.
• CIVIL ENGINEERING • SURVEYING • PLANNING •
620 12th Street Modesto, CA 95354
(209) 524-3525 Phone (209) 524-3526 Fax

JOB #:	13-1238
DATE:	09/08/2015
SCALE:	AS SHOWN
DRAWN:	KM
DESIGN:	KM
CHK'D:	TD

SHEET NUMBER

TM1.1

PLOTTED: 09/08/2015 13:11 PLOTTED BY: Stemelo
DWGNAME: F:\13-1238 Live Oak East\Planning\TM\TM3\TM1.1.dwg

HANFORD
CALIFORNIA

April 1, 2026

NOTIFICATION OF ROAD ABANDONMENT

City of Hanford Water
Pacific Gas & Electric
Southern California Edison Company
Southern California Gas Company
SBC
Comcast

RE: Notification to Utilities concerning Road Abandonment No. 2026-01

The Community Development Department of the City of Hanford is requesting your comments concerning Road Abandonment No. 2026-01. The application was filed by the City of Hanford requesting the following:

Abandonment of approximately 8,145 square feet of dedicated street right-of-way on Millerton Street, east of S. Alpine Avenue.

See enclosed Exhibits and legal descriptions.

Please review this project and provide any comments and/or recommendations that you feel are appropriate, including any scientific or factual information that would be useful in our evaluation. It is the lead agency (City of Hanford) opinion that a Categorical Exemption (Section 15305.a) should be processed in accordance with the California Environmental Quality Act (CEQA) Guidelines. CEQA Guidelines Section 15305.a allows for minor alterations in land use limitations in areas with a slope of less than 20% and includes minor lot line adjustments not resulting in the creation of any new parcel.

It is requested that your comments, if any, be transmitted to this office, by **Friday, April 17, 2026**. Failure to comment will indicate approval of the project and no additional information will be sent to you. If you have any questions or concerns regarding this project please call me at (559) 585-2578.

Sincerely,

COMMUNITY DEVELOPMENT DEPARTMENT

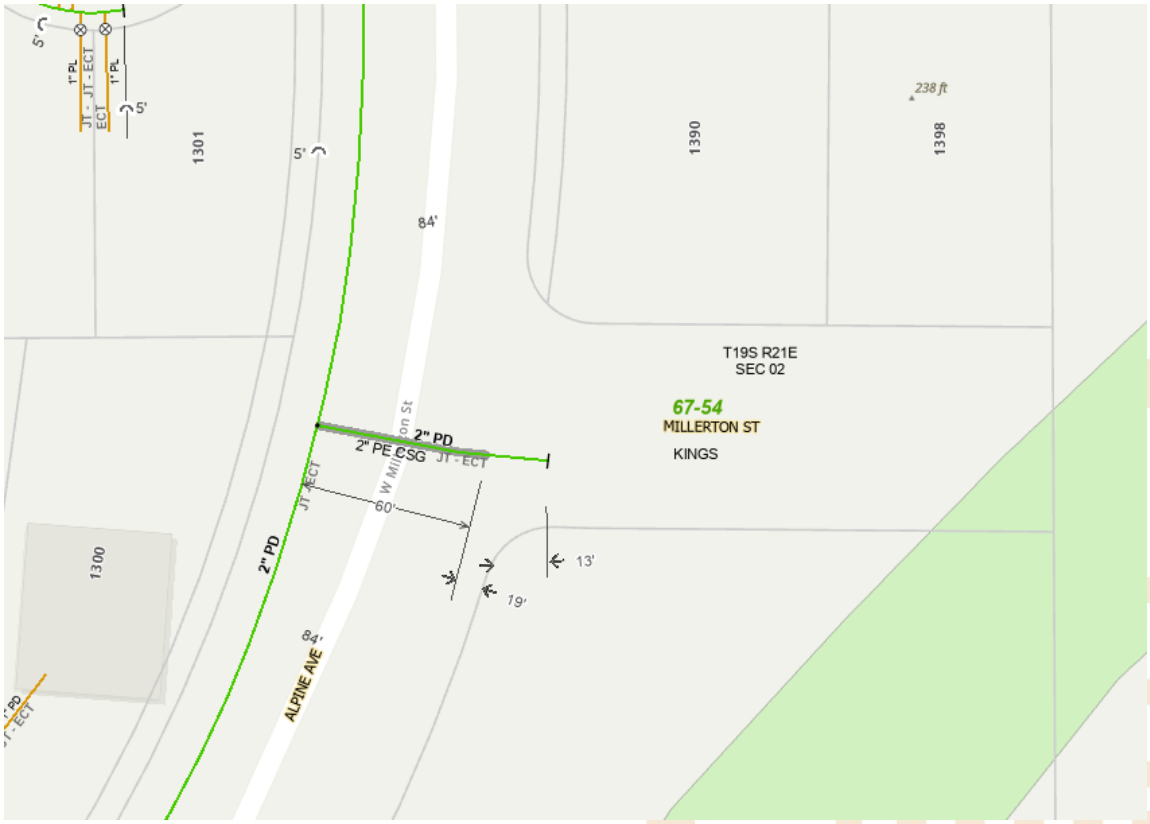
Gabrielle Myers
Principal Planner

I (do) ~~(do not)~~ have comments regarding this Road Abandonment Application

Jeff Goforth	SoCal Gas	04/02/26
Signature	Agency	Date

Attachment
cc: File

SoCal Gas has a 2-inch plastic main crossing Alpine Ave on the south side of Millerton St. SCG's rights must remain in tact if the street vacation affects this facility.



Notice of Exemption 2026-25

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
317 North Douty Street
Hanford, CA 93230

Project Title: Roadway Abandonment No. 2026-01

Project Location –
Millerton Street, East of Alpine Avenue

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

Description of Nature, Purpose and Beneficiaries of Project: Finding of Conformity for Roadway Abandonment No. 2026-01, a request by San Joaquin Valley Homes to abandon approximately 8,145 square feet of right-of-way, Millerton Street, an undeveloped street. The recommendation also includes a finding of ambiguity clarification pertaining to the land use and zoning on the abandoned property.

Name of Public Agency Approving Project: City of Hanford, Planning Division

Name of Person or Agency Carrying Out Project: CM Construction Services

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: Minor alterations in land use limitations (CEQA Guidelines, Section 15305/Class 5)
☐ Statutory Exemption. State code number:

Reasons why project is exempt:
The City of Hanford determined the project to be exempt from environmental review pursuant to Section 15305 of the California Environmental Quality Act (CEQA) Guidelines. Section 15305 states that Class 5 exemptions consist of projects characterized as minor alterations in land use limitations. This project involves the abandonment of a roadway that will not result in the creation of new lots or increased densities.

Lead Agency
Contact Person: Gabrielle Myers Area Code/ Telephone: (559) 585-2578

Signature: _____ Date: April 24, 2026 Title: Principal Planner

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

RESOLUTION NO. 26-24-R

PUBLIC NOTICE PERTAINING TO A PUBLIC HEARING TO DECLARE THE INTENTION OF THE CITY COUNCIL TO ABANDON APPROXIMATELY 8,145 SQUARE FEET OF RIGHT OF WAY, MILLERTON STREET, AN UNDEVELOPED STREET, LOCATED EAST OF S. ALPINE AVENUE, ALONG MILLERTON STREET.

NOTICE IS HEREBY GIVEN that on May 19, 2026, the City Council of the City of Hanford declares its intention to abandon approximately 8,145 square feet of right-of-way, Millerton Street, an undeveloped street, located east of S. Alpine Avenue, along Millerton Street, which is described as depicted in Exhibit A.

Roadway Abandonment No. 2026-01 is set for public hearing before the Hanford City Council on **Tuesday, June 16, 2026** at 7:00 pm or thereafter in the City Council Chambers located in the Civic Auditorium at 400 N. Douty Street in Hanford, California, at which time and place any person interested in or objecting to the proposed abandonment may appear and be heard.

As per the California Environmental Quality Act (CEQA) Guidelines Section 15305(a) the project is categorically exempt, and a Notice of Exemption was prepared.

All interested persons may appear to present testimony at the hearings. If you challenge any action or decision by the Hanford City Council regarding the subject of the public hearing described in this notice in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Hanford City Council at, or prior to, the public hearing.

Council Members

AYES: _____

NOES: _____

ABSTAIN: _____

ABSENT: _____

APPROVED

_____
MAYOR of the City of Hanford

ATTEST:

_____
Natalie Corral

CITY CLERK

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

I, Natalie Corral, City Clerk of the City of Hanford, do hereby certify the foregoing resolution was duly passed at a regular meeting of the City Council of the City of Hanford on the 19th of May 2026.

Dated:_____ _____
Natalie Corral
City Clerk

EXHIBIT "A"

RIGHT OF WAY ABANDONMENT

(PORTION OF W. MILLERTON STREET)

LEGAL DESCRIPTION

Being a portion of W. Millerton Street as shown on that certain map entitled "Tract No. 865 Live Oak East Unit No. 2" recorded on June 2, 2022, in Volume 27 of Licensed Surveyors' Plats, at Page 05, Document No. 2210639, Kings County Records, situate in the Southwest Quarter of Section 2, Township 19 South, Range 21 East, Mount Diablo Meridian, County of Kings, California, said property being more particularly described as follows:

BEGINNING at the Northeast corner of said W. Millerton Street, said point being also the southeast corner of Lot 216 as shown on said Live Oak East Unit No. 2 final map; thence

Along the East line of said W. Millerton Street, South 00°03'03" West 60.00 feet to the Southeast corner of said W. Millerton Street; thence

Along the South line of said W. Millerton Street, North 89°11'27" West 133.43 feet to the beginning of a curve concave to the Northeast, having a radius of 330.00 feet and having a central angle of 00°31'08"; thence

Continuing along said South line of W. Millerton Street and along the arc of said curve, 2.99 feet to a radial line of said curve which bears North 01°19'41" East; thence

Leaving said South line of W. Millerton Street, on the prolongation of said radial 60.00 feet to a point on the North line of said W. Millerton Street, said point being also the beginning of a non-tangent curve concave to the Northeast, having a radius of 270.00 feet to which beginning a radial line bears South 01°19'41" West and having a central angle of 00°31'08"; thence

Along said North line of W. Millerton Street and being also the arc of said curve, 2.45 feet; thence

Continuing along said North line, South 89°11'27" East 132.64 feet to the **POINT OF BEGINNING**.

Containing 8,145 square feet, more or less.

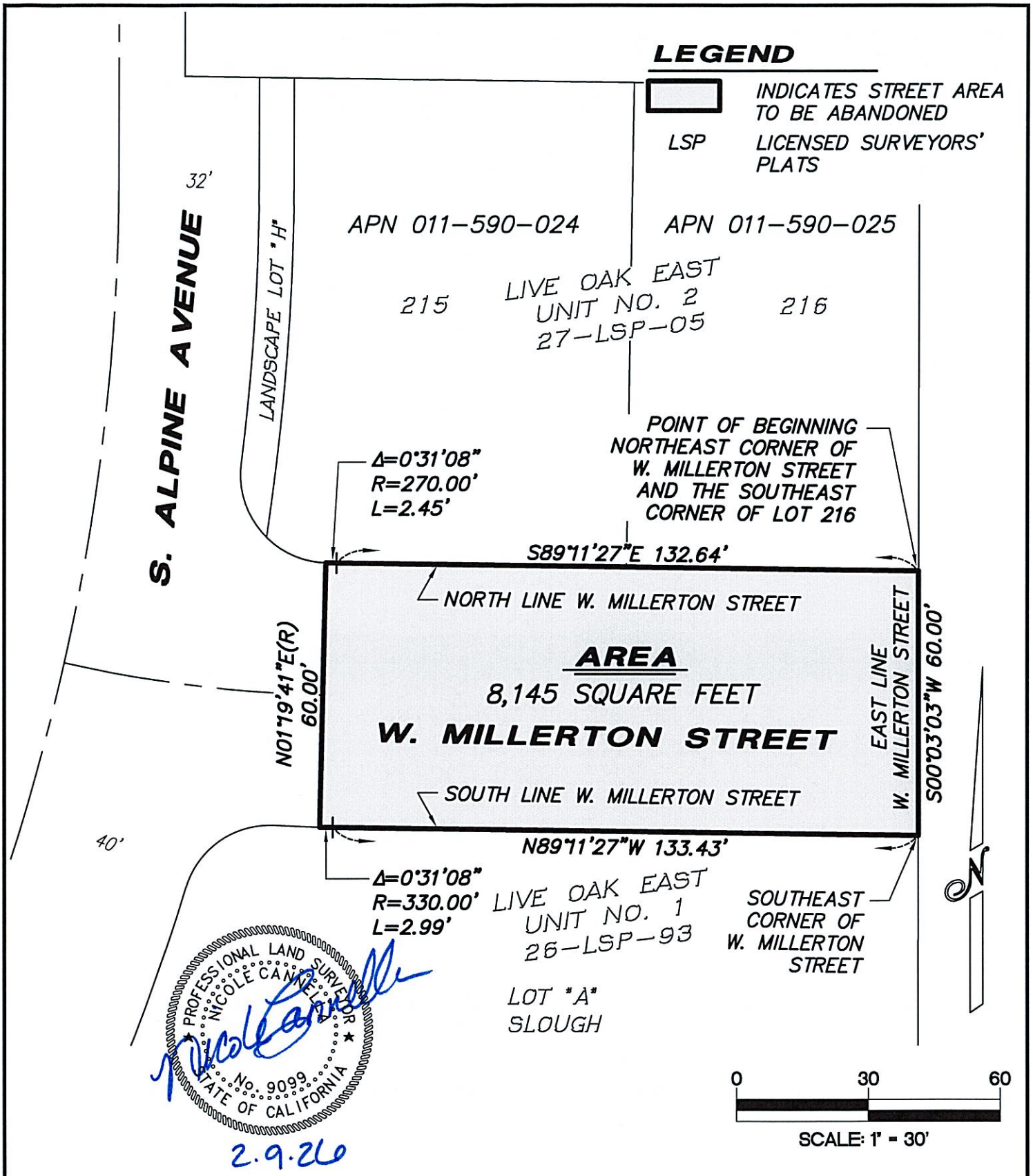
SUBJECT TO all easements and/or rights-of-way of record.

This legal description as described is delineated on the accompanying "Plat to Accompany Legal Description" and made a part hereof for reference purposes.

Nicole Cannella

Nicole Cannella, P.L.S. 9099

3.18.25



PROFESSIONAL LAND SURVEYOR NICOLE CANNELLA No. 9099 STATE OF CALIFORNIA

2.9.26

NorthStar Engineering Group, Inc.
• CIVIL ENGINEERING • SURVEYING • PLANNING •
620 12th Street Modesto, CA 95354
(209) 524-3525 Phone (209) 524-3526 Fax

PLAT TO ACCOMPANY LEGAL DESCRIPTION

LYING IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 19 SOUTH, RANGE 21 EAST, MOUNT DIABLO MERIDIAN.

CITY OF HANFORD, COUNTY OF KINGS, STATE OF CALIFORNIA

JOB NO:	J13-1238
SCALE:	AS SHOWN
DR BY:	NC
FILE:	13-1238 lots 215-216 easements.dwg
DATE:	February 9, 2026

AGENDA
STAFF REPORT

MEETING DATE: 5/19/2026	**AGENDA SECTION:** CONSENT CALENDAR

SUBJECT:
Approval of a Change Order in the amount of $25,000 with Sysco Foods for the Purchase of Softball Concessions Product Increasing the Total Blanket Purchase Order to $73,000, and an additional appropriation of $20,000 from the General Fund to be offset by Concession Revenues.

RECOMMENDATION:

Recommendation: Staff recommends that the City Council approve a change order in the amount of $25,000 with Sysco Foods for the purchase of softball concessions product increasing the total blanket purchase order to $73,000, and an additional appropriation $20,000 from the General Fund to be offset by concession revenues.

Recommended Motion: I motion that the City Council approve a change order in the amount of $25,000 with Sysco Foods for the purchase of softball concessions product increasing the total blanket purchase order to $73,000, and an additional appropriation of $20,000 from the General Fund to be offset by concession revenues.

BACKGROUND:

The Parks and Community Services Department operates concession services at the Hanford Softball Complex, the 10th Avenue softball field, and Harris Street Ball Park during youth sports leagues, tournaments, and other community events. Due to increased participation and expanded concession operations, concession sales and product demand have significantly exceeded initial projections for the fiscal year.

The current blanket purchase order with Sysco Foods is for $48,000. The proposed change order would increase the total blanket purchase order amount above $50,000 requiring Council approval. The department is approaching the blanket purchase order limit earlier than anticipated due to increased concession activity and expanded tournament scheduling at 10th Avenue and Harris Ball Park. Attendance has been consistently high, and concession sales have been strong throughout the current season. Resulting in increased demand for concession inventory, including food products, beverages, snack items, and disposable supplies necessary to support daily operations and tournaments.

Approval of the proposed change order will allow staff to continue purchasing concession inventory through Sysco Foods in an efficient and cost-effective manner, ensuring uninterrupted concession operations through the remainder of the fiscal year.

FISCAL IMPACT:

While this amount was not originally budgeted for, the additional appropriation of $20,000 from the General Fund is offset by higher-than-anticipated concession revenues from higher tournament activity and concession sales.

ATTACHMENTS:
None

AGENDA
STAFF REPORT

MEETING DATE: 5/19/2026	**AGENDA SECTION:** CONSENT CALENDAR

SUBJECT:
Adoption of Resolution 26-29-R authorizing the submission of a grant application for the Centennial Drive Safety Improvements Project in the amount of $6,343,000 through California Transportation Commission's Active Transportation Program (ATP), and amend the budget to recognize the grant funding, appropriate $6,343,000 from the Gas Tax fund (including 11.47% local match of $727,543), if the ATP Grant is awarded to the City; and appropriate $49,960 from the Gas Tax Fund for grant writing consultant services from Ardurra Consulting

---

RECOMMENDATION:

Recommendation:
That the City Council, by motion:
1. Adopt Resolution No. 26-29-R authorizing the submission of a grant application for the Centennial Drive Safety Improvements Project in the amount of $6,343,000 through the California Transportation Commission's Active Transportation Program (ATP).
2. Amend the budget to recognize the grant funding, appropriate $6,343,000 from the Gas Tax Fund (including a 11.47% local match of $727,543) if the ATP Grant is awarded to the City.
3. Request an appropriation of $49,960 from the Gas Tax Fund (0044) for grant writing consultant assistance from Ardurra Consulting.

Recommended Motion:
I make a motion to
1. Adopt Resolution No. 26-29-R authorizing the submission of a grant application for the Centennial Drive Safety Improvements Project in the amount of $6,343,000 through the California Transportation Commission's Active Transportation Program (ATP).
2. Amend the budget to recognize the grant funding, appropriate $6,343,000 from the Gas Tax Fund (including a 11.47% local match of $727,543) if the ATP Grant is awarded to the City.
3. Request an appropriation of $49,960 from the Gas Tax Fund (0044) for grant writing consultant assistance from Ardurra Consulting.

BACKGROUND:

Centennial Drive serves as a key north-south connector and provides access to multiple community facilities, including recreational fields and school zones. In response to safety concerns at the intersection of Centennial Drive near the Softball Field entrance, the City commissioned a traffic study by Peters Engineers. Although the pedestrian volume at the location did not warrant a marked crosswalk, the study recommended enhanced crossing treatments due to high vehicle speeds and

roadway width.

City staff has developed a conceptual project scope for Centennial Drive from Lacey Boulevard to Fargo Avenue including:

- Installation of curb bulb-outs and Rectangular Rapid Flashing Beacons (RRFBs) to increase pedestrian visibility and safety at the Softball Field intersection; and
- Class 2B protected bike lanes on Centennial Drive from Lacey Boulevard to Fargo Avenue; and
- Pedestrian crossing improvements at the intersection of Centennial Drive and the Softball Field entrance; and
- Traffic-calming improvements at locations along Centennial Drive for the length of the project.

The proposed enhancements are consistent with the Hanford Active Transportation Plan (ATP) 2025, which calls for safe, connected multimodal infrastructure and improved access to recreational and educational destinations, and encourages increased use of active modes of transportation, such as walking and biking. Staff has been working with Ardurra Consultants for grant application support at a proposed cost of $49,960.

This project is currently unfunded. City staff intends to submit a competitive ATP grant application before the June 22, 2026 deadline in the amount of $6,343,000 for project design and construction phases (Attachment 2). The City has received multiple letters of support from residents and school stakeholders to strengthen the application. The ATP grant program requires that the city provide an 11.47% match of the fund request. If the project is awarded the grant, the Federal cost share (88.53%) will be $5,518,410, and the City cost share (11.47%) will be $727,543.

Staff recommends adopting Resolution No. 26-29-R to formally support the Centennial Drive Safety Improvements Project and authorize the submittal of the ATP grant application. These improvements will enhance safety, support active transportation goals, and increase accessibility for residents and students.

FISCAL IMPACT:

An appropriation of $49,960 from the Gas Tax Fund (0044) is requested for grant writing consultant assistance from Ardurra Consultants. NO GENERAL FUND $ IS PROPOSED.

If awarded, the ATP Grant would support the construction of the proposed improvements. Per the grant requirements, the City must provide a 11.47% match in funding. An appropriation of $6,343,000 funding from the Gas Tax Fund (0044) is requested to provide the 11.47% match ($727,543) if the ATP grant is awarded to the City.

ATTACHMENTS:

1. Resolution 26-29-R Centennial ATP
2. Centennial Bikeway Improvements Estimated Project Costs

RESOLUTION 26-29-R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HANFORD STATING THE CITY'S SUPPORT FOR THE ACTIVE TRANSPORATION (ATP) GRANT PROGRAM TO FUND SAFETY IMPROVEMENTS ON CENTENNIAL DRIVE FROM LACEY BOULEVARD TO GRANGEVILLE BOULEVARD

At a regular meeting of the City Council of the City of Hanford duly called and held on May 19, 2026, at 7:00 p.m. in the Council Chambers of the Civic Auditorium, it was moved by Council Member_____, and seconded by Council Member_____, and duly carried, that the following resolution be adopted:

WHEREAS, the City of Hanford has approved the East Lacey Bicycle and Pedestrian Improvements project from 10th Avenue to east of Sierra Drive; and

WHEREAS, the proposed project provides protected bicycle and pedestrian pathways along the corridor where current conditions have no sidewalk for pedestrians or bike lanes marked along the corridor; and

WHEREAS, the recommended improvements include installation of curb and gutter and sidewalk and a combination of protect bicycle lanes and shared pedestrian and bicycle paths to improve safety and visibility; and

WHEREAS, City Council has approved a Complete Streets Design project that would include the installation of improvements including sidewalks, protected bicycle lanes and pathways, bus transit stops, and safety lighting; and

WHEREAS, these improvements support the City's goals as outlined in the Hanford Active Transportation Plan (ATP) 2025, which establishes a long-term vision for a well-connected, safe, and accessible multimodal network that encourages walking and bicycling throughout Hanford; and

WHEREAS, the proposed improvements would improve connections to Downtown

Hanford and commercial areas, including to the future High Speed Rail Station, and is consistent with the ATP's recommendations for expanded safe routes and pedestrian safety enhancements near key destinations; and

WHEREAS, the project is currently under funded and City staff intends to pursue a grant application under the U.S. Department of Transportation's Safe Streets and Roads for All (SS4A) program, due May 26, 2026, to secure additional funding for construction; and

WHEREAS, public letters of support have been collected from residents and local schools to strengthen the grant application and demonstrate community need.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Hanford supports the East Lacey Boulevard Bicycle and Pedestrian Improvements Project and authorizes staff to submit an application to the SS4A grant program for project funding.

Passed and adopted at a regular meeting of the City Council of the City of Hanford duly called and held on May 19, 2026, by the following vote:

AYES: _____

NOES: _____

ABSTAIN: _____

ABSENT: _____

APPROVED: _____
MAYOR of the City of Hanford

ATTEST: _____
NATALIE CORRAL
CITY CLERK

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

I, NATALIE CORRAL, City Clerk of the City of Hanford, do hereby certify the foregoing Resolution was duly passed and adopted at the regular meeting of the City Council of the City of Hanford, held on _____, 2026

Date: _____

_____
NATALIE CORRAL
CITY CLERK

BUDGET INFORMATION - Construction Programs

NOTE: Certain Federal assistance programs require additional computations to arrive at the Federal share of project costs eligible for participation. If such is the case, you will be notified.

COST CLASSIFICATION	a. Total Cost	b. Costs Not Allowable for Participation	c. Total Allowable Costs (Columns a-b)
1. Administrative and legal expenses	$ 200,300.00	$	$ 200,300.00
2. Land, structures, rights-of-way, appraisals, etc.	$ 420,720.00	$	$ 420,720.00
3. Relocation expenses and payments	$	$	$
4. Architectural and engineering fees	$ 808,380.00	$	$ 808,380.00
5. Other architectural and engineering fees	$	$	$
6. Project inspection fees	$ 386,100.00	$	$ 386,100.00
7. Site work	$ 191,000.00	$	$ 191,000.00
8. Demolition and removal	$ 470,000.00	$	$ 470,000.00
9. Construction	$ 2,897,000.00	$	$ 2,897,000.00
10. Equipment	$	$	$
11. Miscellaneous	$ 93,000.00	$	$ 93,000.00
12. SUBTOTAL *(sum of lines 1-11)*	$ 5,466,500.00	$	$ 5,466,500.00
13. Contingencies	$ 876,500.00	$	$ 876,500.00
14. SUBTOTAL	$ 6,343,000.00	$	$ 6,343,000.00
15. Project (program) income	$	$	$
16. TOTAL PROJECT COSTS *(subtract #15 from #14)*	$ 6,343,000.00	$	$ 6,343,000.00

FEDERAL FUNDING

17. Federal assistance requested, calculate as follows: (Consult Federal agency for Federal percentage share.) Enter the resulting Federal share.	Enter eligible costs from line 16c Multiply X 87 %	$ 5,518,410.00

AGENDA
STAFF REPORT

MEETING DATE: 5/19/2026	**AGENDA SECTION:** CONSENT CALENDAR

SUBJECT:
Adoption of Resolution No 26-28-R authorizing the submission of a grant application for the East Lacey Boulevard Bicycle and Pedestrian Safety Improvements project in the amount of $15,000,000 through the U.S. Department of Transportation's Safe Streets and Roads for All (SS4A) program, and amend the budget to recognize the grant funding, appropriate $15,000,000 from the Gas Tax-RMRA Fund (including 20% local match of $3,000,000), if the SS4A grant is awarded to the City.

RECOMMENDATION:

Recommendation:
That the City Council, by motion:
1. Adopt Resolution No. 26-28-R authorizing a grant application in the amount of $15,000,000 for the East Lacey Boulevard Bicycle and Pedestrian Improvement Project through the U.S. Department of Transportation's Safe Streets and Roads for All (SS4A) program.
2. Amend the budget to recognize the grant funding, appropriate $15,000,000 from the Gas Tax-RMRA Fund (including 20% local match of $3,000,000), if the SS4A grant is awarded to the City.

Recommended Motion:
I move to:
1. Adopt Resolution No. 26-28-R authorizing a grant application in the amount of $15,000,000 for the East Lacey Boulevard Bicycle and Pedestrian Improvement Project through the U.S. Department of Transportation's Safe Streets and Roads for All (SS4A) program.
2. Amend the budget to recognize the grant funding, appropriate $15,000,000 from the Gas Tax-RMRA Fund (including 20% local match of $3,000,000), if the SS4A grant is awarded to the City.

BACKGROUND:

The East Lacey Boulevard Bicycle and Pedestrian Improvement Project extends from 10th Avenue to east of Sierra Drive. This is an approved project that provides curb, gutter, and sidewalks, protected bicycle lanes, transit bus stops, safety lighting and traffic-calming improvements to become a Complete Streets design providing safe modes of transportation for all users.

The SS4A grant program aims to significantly reduce or eliminate roadway fatalities and serious injuries. The program focuses heavily on projects that demonstrate a clear, direct impact on improvement safety projects that reduce severe injury and fatality risks.

East Lacey Boulevard is an excellent candidate for the grant program as there have been multiple injury accidents over the past years, and the proposed improvements will provide significant strides to improve safety along the corridor.

Staff intends to submit a competitive grant application before the May 26, 2026, deadline. The City is actively working with Ardurra Consulting on the grant application for support in strengthening the application.

Staff recommends adopting Resolution No. 26-28-R to formally support the East Lacey Boulevard Bicycle and Pedestrian Safety Improvement and authorize the SS4A grant application. These improvements will enhance safety, support active transportation goals, and increase accessibility for businesses and residents.

Construction of the East Lacey Boulevard street improvements from 10th Avenue to east of Sierra Drive project is planned to begin in 2028.

FISCAL IMPACT:

The application submittal deadline for the SS4A grant is May 26, 2026. Staff is receiving grant application support from Ardurra Consultants in the amount of $35,380 utilizing existing East Lacey Boulevard Capital Improvement project budget from the Gas Tax Fund (26650000-823619).

If awarded, the SS4A grant would support the construction of the proposed improvements including the railroad crossing, center medians, landscaping and irrigation, and the East Lacey Boulevard intersection with 10th Avenue. Per the grant requirements, the City must provide a 20% match in funding. An appropriation of $15,000,000 of funding is requested from the Gas Tax-RMRA Fund, (including a 20% local match of $3,000,000) if the SS4A grant is awarded to the City.

ATTACHMENTS:

1. Resolution 26-28-R

RESOLUTION 26-28-R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HANFORD STATING THE CITY'S SUPPORT FOR THE SAFE STREETS AND ROADS FOR ALL (SS4A) GRANT PROGRAM TO FUND SAFETY IMPROVEMENTS ON EAST LACEY BOULEVARD FROM 10TH AVENUE TO STATE ROUTE 43

At a regular meeting of the City Council of the City of Hanford duly called and held on May 19, 2026, at 7:00 p.m. in the Council Chambers of the Civic Auditorium, it was moved by Council Member_____, and seconded by Council Member_____, and duly carried, that the following resolution be adopted:

WHEREAS, the City of Hanford has approved the East Lacey Bicycle and Pedestrian Improvements project from 10th Avenue to east of Sierra Drive; and

WHEREAS, the proposed project provides protected bicycle and pedestrian pathways along the corridor where current conditions have no sidewalk for pedestrians or bike lanes marked along the corridor; and

WHEREAS, the recommended improvements include installation of curb and gutter and sidewalk and a combination of protect bicycle lanes and shared pedestrian and bicycle paths to improve safety and visibility; and

WHEREAS, City Council has approved a Complete Streets Design project that would include the installation of improvements including sidewalks, protected bicycle lanes and pathways, bus transit stops, and safety lighting; and

WHEREAS, these improvements support the City's goals as outlined in the Hanford Active Transportation Plan (ATP) 2025, which establishes a long-term vision for a well-connected, safe, and accessible multimodal network that encourages walking and bicycling throughout Hanford; and

WHEREAS, the proposed improvements would improve connections to Downtown

Hanford and commercial areas, including to the future High Speed Rail Station, and is consistent with the ATP's recommendations for expanded safe routes and pedestrian safety enhancements near key destinations; and

WHEREAS, the project is currently under funded and City staff intends to pursue a grant application under the U.S. Department of Transportation's Safe Streets and Roads for All (SS4A) program, due May 26, 2026, to secure additional funding for construction; and

WHEREAS, public letters of support have been collected from residents and local schools to strengthen the grant application and demonstrate community need.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Hanford supports the East Lacey Boulevard Bicycle and Pedestrian Improvements Project and authorizes staff to submit an application to the SS4A grant program for project funding.

Passed and adopted at a regular meeting of the City Council of the City of Hanford duly called and held on May 19, 2026, by the following vote:

AYES: _____

NOES: _____

ABSTAIN: _____

ABSENT: _____

APPROVED: _____
MAYOR of the City of Hanford

ATTEST: _____
NATALIE CORRAL
CITY CLERK

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

I, NATALIE CORRAL, City Clerk of the City of Hanford, do hereby certify the foregoing Resolution was duly passed and adopted at the regular meeting of the City Council of the City of Hanford, held on _____, 2026

Date: _____

_____
NATALIE CORRAL
CITY CLERK

AGENDA
STAFF REPORT

MEETING DATE: 5/19/2026	**AGENDA SECTION:** CONSENT CALENDAR

SUBJECT:
Approval of a Notice of Completion for Tract No. 881 Unit 1 located at the southeast corner of Alpine Avenue and Hume Avenue and the Sand Slough Interconnect Project located on Houston Avenue west of Alpine Avenue and a reimbursement to Presidio JJR Hidden Oaks II 130, LLC in the amount of $399,726.12 from the Storm Drain Fund for the construction of the improvements.

RECOMMENDATION:

Recommendation:
That the City Council, by motion,

1. Approve the attached Notice of Completion for Tract 881, Unit No. 1 and authorize the Mayor to execute and the City Clerk to attest and file said Notice with the Kings County Recorder's Office
2. Approve the attached Notice of Completion for the Sand Slough Interconnect Project and authorize the Mayor to execute and the City Clerk to attest and file said Notice with Kings County Recorder's Office.
3. Authorize a reimbursement for the construction of the Sand Slough Interconnect Project to Presidio JJR Hidden Oaks II 130, LLC in the amount of $399,726.12 from the Storm Drain Fund.

Recommended Motion:
I make a motion that the City Council,

1. Approve the attached Notice of Completion for Tract 881, Unit No. 1 and authorize the Mayor to execute and the City Clerk to attest and file said Notice with the Kings County Recorder's Office
2. Approve the attached Notice of Completion for the Sand Slough Interconnect Project and authorize the Mayor to execute and the City Clerk to attest and file said Notice with Kings County Recorder's Office.
3. Authorize a reimbursement for the construction of the Sand Slough Interconnect Project to Presidio JJR Hidden Oaks II 130, LLC in the amount of $399,726.12 from the Storm Drain Fund.

BACKGROUND:

NOC - Live Oak East, Hidden Oaks, Tract No. 881 Unit 1:

Live Oak East, Hidden Oaks, Tract No. 881 Unit 1, is a 56-lot single-family residential development located at the southeast corner of Alpine Avenue and Hume Avenue, as shown on the attached Final Map (Attachment 1) and Aerial Map (Attachment 2). The Final Map for Tract No. 881 Unit 1 was approved by the Hanford City Council on December 19, 2023.

The developer, Presidio JJR Hidden Oaks II 130, LLC (San Joaquín Valley Homes), has completed all required public improvements for the subdivision per the Subdivision Agreement (Attachment 3), and has provided a Warranty Bond provided in the acceptable form of a Maintenance Bond (Attachment 4) in the amount of $470,130.04, representing ten percent (10%) of the total improvement costs for the subdivision development. The Warranty Bond is held for one year following the recording of the Notice of Completion and serves as a warranty for the public improvements installed under the Subdivision Agreement.

Per the Subdivision agreement, the developer is responsible for payment of applicable Traffic Impact Study (TIS) fees associated with the project. As identified in the Live Oak Development traffic analysis, developments within the Live Oak area are required to contribute a proportionate share toward future improvements to the 13th Avenue and State Route 198 interchange. The fee was due at the time of building permits, but was not collected. Therefore, the amount is being assessed with the Notice of Completion.

This phase, consisting of 56 single-family residential lots, is subject to a per-lot fee of $523.48, resulting in a total TIS obligation of **$29,314.88** (56 lots × $523.48), which will be applied toward the project's fair share of the Live Oak Development requirement of 36% share regional transportation improvements.

Therefore, the SH198 at 13th Avenue Interchange fee identified in the Live Oak Development Traffic Impact Analysis to be paid by the developer: **$29,314.88**

Upon Council approval, the Mayor will execute a Notice of Completion (Attachment 5), and the City Clerk will file the notice with Kings County Recorder's office.

Reimbursement - Houston Avenue Sand Slough Interconnect Pipeline

On February 18, 2025, City Council approved a construction contract and authorized a reimbursement in the amount of $461,681.00 to Presidio JJR Hidden Oaks II 130, LLC for the construction of the Houston Ave Sand Slough Interconnect pipeline and Culvert (CIP 823624). The Developer's contractor was subsequently notified to proceed with construction of the improvements.

The project installed a storm drain pipe, culvert crossing on Houston Avenue, and inlet and outfall structures that provide a connection from the north end of the existing Sand Slough to the existing Live Oak East storm drainage basin (Attachment 6). The connection provides additional storm water capacity to the Sand Slough stormwater storage basin south of Houston Avenue, and manages storm water capacities between the two sloughs.

The Sand Slough Interconnect pipeline and culvert construction was completed on April 15, 2026.

There was (1) contract change order on this project (Attachment 7), which is summarized as follows;

- Change in Trench Paving Scope and Additional Soils Testing for a net decrease of

$32,640.00

The total amount of the contract change order resulted in a net decrease in the final contract price to be $429,041.00, which is the reimbursement amount to be paid to Presidio JJR Hidden Oaks II 130, LLC for the Houston Ave Sand Slough Interconnect improvements.

The project was initially approved to proceed with construction in February 2025 and experienced multiple delays due to various issues, including weather and conflicts found with existing utilities in Houston Avenue. The project was initially to be completed in 45 days. A contract extension was approved in October 2025 to winterize the project due to weather, with a remobilization in March 2026. Additional delays occurred due to a required redesign of pipe alignment and trench paving on Houston Avenue due to utility conflicts found during construction. The project was completed on April 15, 2026.

A copy of the Final Project Construction and Finance History for the Sand Slough Interconnect Project (Attachment 8) is attached for reference

Reimbursement and fees for Tract 881 Unit 1 and Sand Slough Interconnect Project are due to JRR Presidio Hidden Oaks II 130 LLC and are summarized below for payment:

Houston Ave Sand Slough Interconnect Pipeline - Budget Summary:

FY 23/24 Budget	$151,130.00
Additional appropriation approved 2/18/25	$363,099.00
Total Budget:	**$514,229.00**
Project Costs:	
Construction Award 2/18/2025	$461,681.00
Change Order #1	-$32,640.00
Total Reimbursement Due:	**$429,041.00**
Balance Remaining:	$85,188.00

Any remaining funds will be unencumbered and returned to the originating fund source (0359 Storm Drain Capital Fund). The fund is used for needed capital storm water projects.

Upon Council approval, the Mayor will execute the attached Notice of Completion (Attachment 9), and the City Clerk will file the notice with Kings County Recorder's office.

FISCAL IMPACT:

For Tract 881 Unit 1, all required right-of-way dedications and easements for Tract No. 881 Unit 1, Presidio JJR Hidden Oaks II 130, LLC (San Joaquín Valley Homes) Subdivision, were provided at no cost to the City. All subdivision improvements were constructed at the developer's expense.

Maintenance of public improvements within this subdivision shall be funded through Community

Facilities District No. 2022-01 (Live Oak), which includes the annexation of Tract No. 881 Unit 1 into the District. The CFD provides for the ongoing maintenance of improvements such as landscaping, irrigation, lighting, and related infrastructure, as outlined in the Engineer's Report and associated district documents. The establishment and annexation into the CFD ensures that all applicable properties within the subdivision will share in the cost of maintaining these public improvements through the levy of annual special taxes, replacing the previous use of a Landscape and Lighting Assessment District for similar developments.

As noted above, the developer is responsible for payment of applicable Traffic Impact Study (TIS) fees associated with the project. As identified above, the fee for the TIS obligation is a credit of **$29,314.88**.

For the Sand Slough Interconnect project, the reimbursement due to the Developer as noted above is $**429,041.00.**

Therefore, the total reimbursement due to JRR Presidio Hidden Oaks II 130 LLC is **$399,726.12** to be funded from the Storm Drain Fund.

ATTACHMENTS:

1. Tract 881-1: Recorded Final Map
2. Tract 881-1: Aerial Map
3. Tract 881-1: Subdivision Agreement (Signed)
4. Tract 881-1: Maintenance Bonds
5. Tract 881-1: NOC Recorders Form
6. Tract 881-1: NOC Recorders Form
7. Sand Slough Improvement plan
8. Executed Contract Change Order
9. NOC Finance report - Sand Slough Interconnect
10. NOC - Recording Original - Sand Slough Interconnect

OWNERS' STATEMENT:

WE, THE UNDERSIGNED, DO HEREBY STATE THAT WE ARE THE OWNERS OF, OR HAVE SOME RIGHT, TITLE OR INTEREST IN AND TO THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION SHOWN UPON THIS MAP AND THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID PROPERTY AND THAT WE CONSENT TO THE MAKING OF SAID MAP AND SUBDIVISION AS SHOWN WITHIN THE DISTINCTIVE BORDER LINES.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED IN FEE FOR PUBLIC PURPOSES:
ALL PUBLIC STREETS, LOTS C, F, G AND H AS SHOWN UPON SAID MAP WITHIN SAID SUBDIVISION AND THOSE CERTAIN STRIPS OF LAND DESIGNATED AS "FUTURE STREETS", RESERVING TO OURSELVES, FOR THE USE OF OURSELVES, AND THE SUCCESSIVE OWNERS, ALL ORDINARY USES OF SAID LAND UNTIL SUCH TIME AS THE PROPER LEGISLATIVE BODY SHALL ACCEPT DEDICATION OF, OR ACQUIRE ADDITIONAL RIGHT OF WAY, TO CONSTITUTE THE PERMANENT WIDTH AND/OR EXTENSION OF THOSE STREETS HAVING A PARTIAL WIDTH AND/OR DEAD-ENDING, AS SHOWN HEREON.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES:
ALL PUBLIC UTILITY EASEMENTS AND THE 2-FOOT BLOCK WALL EASEMENT AS SHOWN UPON SAID MAP WITHIN SAID SUBDIVISION.

RELINQUISH TO THE CITY OF HANFORD ALL ACCESS RIGHTS FROM LOTS AT THE PROPERTY LINES BACKING OR SIDING ONTO:
HUME AVENUE, S. ALPINE AVENUE AND BUTTERFIELD LANE, EXCEPT FOR PEDESTRIAN WALKWAYS, AS SHOWN UPON SAID MAP WITHIN SAID SUBDIVISION.

OWNERS: PRESIDIO JJR HIDDEN OAKS II 130, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: Joseph A Leal DATE 10/27/2023
JOSEPH A. LEAL, PRESIDENT
(PRINT NAME AND TITLE)

BY: _____ DATE _____
(PRINT NAME AND TITLE)

NOTARY'S ACKNOWLEDGEMENT:

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA
COUNTY OF TULARE } S.S.

ON OCTOBER 27, 2023, BEFORE ME, AMANDA RAMOS, A NOTARY PUBLIC,
PERSONALLY APPEARED JOSEPH A. LEAL
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER **PENALTY OF PERJURY** UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND: Amanda Ramos PRINTED NAME: AMANDA RAMOS
PRINCIPAL COUNTY OF BUSINESS: TULARE MY COMMISSION EXPIRES: 04/10/2026
COMMISSION NUMBER: 2396938

TAX COLLECTOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE PROVISIONS OF ARTICLE 8 OF CHAPTER 4 OF THE GOVERNMENT CODE HAVE BEEN COMPLIED WITH REGARDING DEPOSITS.

ERIK URENA, C.P.A., DIRECTOR OF FINANCE

BY Daisy Mugaña DEPUTY 11/02/2023 DATE

RIGHT TO FARM:

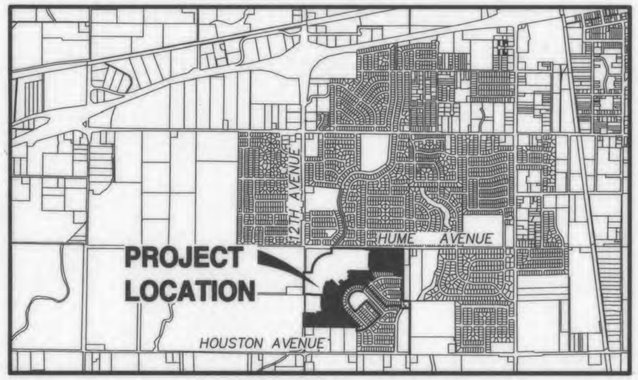
IF YOUR REAL PROPERTY IS NEAR PROPERTY USED FOR AGRICULTURAL OPERATIONS, YOU MAY BE SUBJECT TO INCONVENIENCES OR DISCOMFORTS ARISING FROM SUCH OPERATIONS, ON ANY 24 HOUR BASIS. SAID DISCOMFORTS MAY INCLUDE, BUT NOT BE LIMITED TO EQUIPMENT NOISES, ODORS FROM MANURE OR OTHER CHEMICALS, AND DUST OR SMOKE. THE CITY OF HANFORD HAS DETERMINED THAT THE USE OF REAL PROPERTY FOR AGRICULTURAL OPERATIONS IS A HIGH PRIORITY AND FAVORED USE TO THE CITY AND THE COUNTY AND WILL NOT BE CONSIDERED A NUISANCE FOR THOSE INCONVENIENCES OR DISCOMFORTS ARISING FROM AGRICULTURAL OPERATIONS, PROVIDED SUCH OPERATIONS ARE CONSISTENT WITH ACCEPTED CUSTOMS, STANDARDS AND LAWS.

K:\J13-1238 Live Oak East\DWG\Mapping\SUBDIVISION\PHASE 3 HIDDEN OAK\13-1238 Live Oak East - Hidden Oak - SHT1 CERT.dwg

TRACT NO. 881
LIVE OAK EAST HIDDEN OAKS UNIT NO. 1

LYING IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 19 SOUTH, RANGE 21 EAST, M.D.B.&M. CITY OF HANFORD, COUNTY OF KINGS, CALIFORNIA
DECEMBER, 2021

NORTHSTAR ENGINEERING GROUP, INC.
620 12th Street, Modesto, CA 95354
(209) 524-3525



VICINITY MAP
NOT TO SCALE

SEE SHEET 6 FOR LEGAL DESCRIPTION

NOTARY'S ACKNOWLEDGEMENT:

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA
COUNTY OF _____ } S.S.

ON _____, BEFORE ME, _____, A NOTARY PUBLIC,
PERSONALLY APPEARED _____
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER **PENALTY OF PERJURY** UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND: _____ PRINTED NAME: _____
PRINCIPAL COUNTY OF BUSINESS: _____ MY COMMISSION EXPIRES: _____
COMMISSION NUMBER: _____

CITY CLERK'S CERTIFICATE:

THIS IS TO CERTIFY THAT AT A REGULAR MEETING OF THE HANFORD CITY COUNCIL HELD ON THE 19th DAY December, 2023, AN ORDER WAS DULY AND REGULARLY MADE AND ENTERED APPROVING THIS MAP AND SUBDIVISION AND ACCEPTING, SUBJECT TO IMPROVEMENT, ON BEHALF OF THE PUBLIC, THE STREETS, LOTS C, F, G AND H AND EASEMENTS INCLUDED WITHIN THE BOUNDARIES OF THE SUBDIVISION SHOWN UPON THIS MAP.

DATED THIS 19 DAY OF December, 2023.

Nemal
NATALIE CORRAL, CITY CLERK

SURVEYOR'S STATEMENT:

THE SURVEY FOR THIS MAP WAS MADE BY ME OR UNDER MY DIRECTION ON OCTOBER 13, 2018, AND THE SURVEY IS TRUE AND COMPLETE AS SHOWN.
THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF JJR MANAGEMENT SERVICES, INC ON APRIL 29, 2020. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE MAY 31, 2022, THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

DATED THIS 23rd DAY OF October, 2023

Nicole Cannella
NICOLE CANNELLA P.L.S. 9099
Nicole Cannella P.L.S 9099

PROFESSIONAL LAND SURVEYOR NICOLE CANNELLA No. 9099 STATE OF CALIFORNIA

CITY ENGINEER'S STATEMENT:

I, LISA A. DOCK, HEREBY STATE THAT I HAVE CAREFULLY EXAMINED THE ANNEXED MAP, THAT THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, AND ANY APPROVED ALTERATIONS THEREOF AND THAT ALL PROVISIONS OF ANY LOCAL ORDINANCES AND SECTIONS 66425 THROUGH 66450 OF THE GOVERNMENT CODE APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH.

DATED THIS 22 DAY OF December, 2023

Lisa Dock
LISA A. DOCK, CITY ENGINEER R.C.E. 68225

REGISTERED PROFESSIONAL ENGINEER LISA A. DOCK 68225 Expires 9.30.24 CIVIL STATE OF CALIFORNIA

ACTING CITY SURVEYOR'S STATEMENT:

I, MICHAEL RAY SUTHERLAND, HEREBY STATE THAT I HAVE CAREFULLY EXAMINED THE ANNEXED MAP, THAT I AM SATISFIED THAT SAID MAP IS TECHNICALLY CORRECT, AND IN ACCORDANCE WITH SECTIONS 66425 THROUGH 66450 INCLUSIVE, OF THE GOVERNMENT CODE.

DATED THIS 6TH DAY OF DECEMBER, 2023

Michael Ray Sutherland
MICHAEL RAY SUTHERLAND, P.L.S. 5815
ACTING FOR THE CITY OF HANFORD

PROFESSIONAL LAND SURVEYOR MICHAEL RAY SUTHERLAND No. 5815 STATE OF CALIFORNIA

PLANNING COMMISSION CERTIFICATE:

APPROVED BY THE HANFORD PLANNING COMMISSION IN ACCORDANCE WITH THE REQUIREMENTS OF LAW IN DULY AUTHORIZED MEETING HELD August 9, 2023.

DATED THIS 11 DAY OF January, 2024.

Jason Waters
JASON WATERS, COMMUNITY DEVELOPMENT DIRECTOR

RECORDER'S STATEMENT:

DOCUMENT NO. 2400948 FEE PAID $93.00
RECORDED AT THE REQUEST OF NORTHSTAR ENGINEERING GROUP, INC.
ON THIS 18th DAY OF January, 2024
AT 54 MINUTES PAST 11 O'CLOCK A.M. IN
VOLUME 27 OF LICENSED SURVEYORS' PLATS, AT PAGE 40,
KINGS COUNTY RECORDS

KRISTINE LEE, COUNTY RECORDER BY: Justine Sumaya DEPUTY

SHEET 1 OF 6

TRACT NO. 881
LIVE OAK EAST HIDDEN OAKS UNIT NO. 1

LYING IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 19 SOUTH, RANGE 21 EAST, M.D.B.&M. CITY OF HANFORD, COUNTY OF KINGS, CALIFORNIA
DECEMBER, 2021

NORTHSTAR ENGINEERING GROUP, INC.
620 12th Street, Modesto, CA 95354
(209) 524-3525

REFERENCES:

(A) D.N. 2020–21003, K.C.R.
(B) LIVE OAK EAST UNIT NO. 1 – 26 – LSP – 93, K.C.R.
(C) D.N. 2123158, K.C.R.
(D) LIVE OAK EAST UNIT NO. 2 – 27 – LSP – 05, K.C.R.
(E) LOT LINE ADJUSTMENT _____

NOTES:

1. ALL LINES ADJACENT TO CURVES ARE TANGENT UNLESS A RADIAL BEARING IS SHOWN.
2. SEE SHEET 6 OF 6 FOR UNIT BOUNDARY.

LEGEND:

- SET 3/4"x30" IRON PIPE, TAGGED LS 9099, U.O.N.
- SET STREET INTERSECTION SURVEY MONUMENT PER CITY OF HANFORD STANDARD DRAWING NO. GE–14 WITH 2" BRONZE SURVEY MARKER STAMPED L.S. 9099
- SET 1.00 FOOT WITNESS CORNER (3/4" x 24" IRON PIPE TAGGED L.S. 9099) MEASURED ALONG THE LOT LINE, FROM ACTUAL LOT CORNER, U.O.N.
- SET 3.00 FOOT WITNESS CORNER (3/4" x 24" IRON PIPE TAGGED L.S. 9099) MEASURED ALONG THE LOT LINE, FROM ACTUAL LOT CORNER, U.O.N.
- SET 3/4" x 30" IRON PIPE TAGGED L.S. 9099 AT ALL LOT CORNERS U.O.N.
- FOUND MONUMENT AS NOTED

FD	FOUND
SFN	SEARCHED, FOUND NOTHING
(A)	SEE REFERENCES
(M)	MEASURED
K.C.R.	KINGS COUNTY RECORDS
K.C.C.R.	KINGS COUNTY CORNER RECORDS
U.O.N.	UNLESS OTHERWISE NOTED
PM	PARCEL MAP
L.S.P.	LICENSED SURVEYORS' PLATS
O.R.	OFFICIAL RECORDS
Calc.	CALCULATED FROM RECORD
GLO	GENERAL LAND OFFICE
D.N.	DOCUMENT NUMBER
1234	STREET ADDRESS NUMBER

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES:

P.U.E.	PUBLIC UTILITY EASEMENT NOW OFFERED FOR DEDICATION
⊛	AREA NOW OFFERED FOR DEDICATION FOR PUBLIC STREET AND UTILITY PURPOSES.
▲	AREA NOW OFFERED FOR DEDICATION FOR PUBLIC UTILITY AND LANDSCAPE PURPOSES.

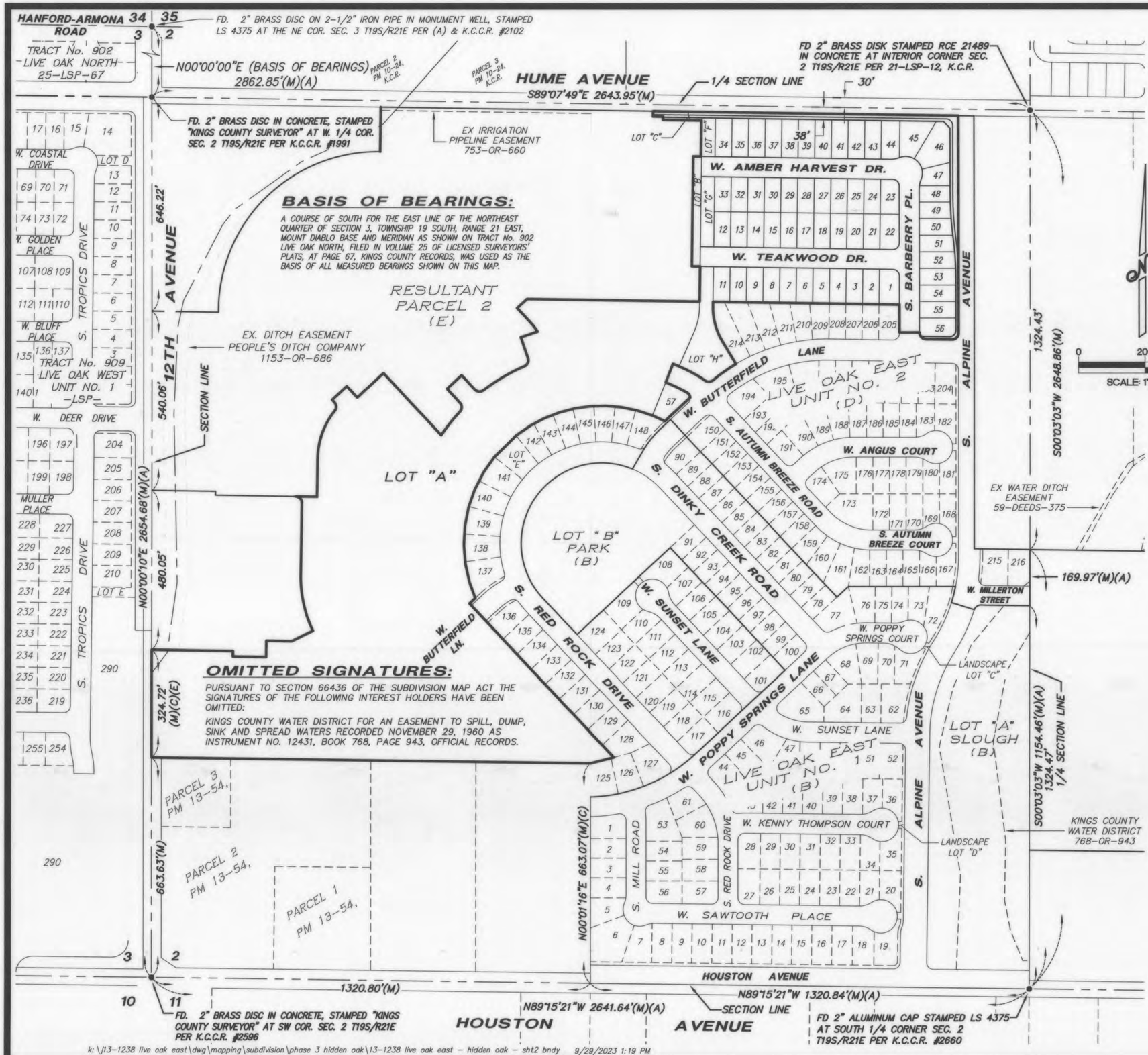
BASIS OF BEARINGS:

A COURSE OF SOUTH FOR THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 19 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN AS SHOWN ON TRACT No. 902 LIVE OAK NORTH, FILED IN VOLUME 25 OF LICENSED SURVEYORS' PLATS, AT PAGE 67, KINGS COUNTY RECORDS, WAS USED AS THE BASIS OF ALL MEASURED BEARINGS SHOWN ON THIS MAP.

OMITTED SIGNATURES:

PURSUANT TO SECTION 66436 OF THE SUBDIVISION MAP ACT THE SIGNATURES OF THE FOLLOWING INTEREST HOLDERS HAVE BEEN OMITTED:

KINGS COUNTY WATER DISTRICT FOR AN EASEMENT TO SPILL, DUMP, SINK AND SPREAD WATERS RECORDED NOVEMBER 29, 1960 AS INSTRUMENT NO. 12431, BOOK 768, PAGE 943, OFFICIAL RECORDS.



k:\13–1238 live oak east\dwg\mapping\subdivision\phase 3 hidden oak\13–1238 live oak east – hidden oak – sht2 bndy 9/29/2023 1:19 PM

SHEET 2 OF 6

TRACT NO. 881
LIVE OAK EAST
HIDDEN OAKS
UNIT NO. 1

LYING IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 19 SOUTH, RANGE 21 EAST, M.D.B.&M. CITY OF HANFORD, COUNTY OF KINGS, CALIFORNIA
DECEMBER, 2021

NORTHSTAR ENGINEERING GROUP, INC.
620 12th Street, Modesto, CA 95354
(209) 524-3525

MONUMENT LEGEND:

- SET 3/4"x30" IRON PIPE, TAGGED LS 9099, U.O.N.
- SET STREET INTERSECTION SURVEY MONUMENT PER CITY OF HANFORD STANDARD DRAWING NO. GE-14 WITH 2" BRONZE SURVEY MARKER STAMPED L.S. 9099
- SET 1.00 FOOT WITNESS CORNER (3/4" x 24" IRON PIPE TAGGED L.S. 9099) MEASURED ALONG THE LOT LINE, FROM ACTUAL LOT CORNER, U.O.N.
- SET 3.00 FOOT WITNESS CORNER (3/4" x 24" IRON PIPE TAGGED L.S. 9099) MEASURED ALONG THE LOT LINE, FROM ACTUAL LOT CORNER, U.O.N.
- SET 3/4" x 30" IRON PIPE TAGGED L.S. 9099 AT ALL LOT CORNERS U.O.N.
- FOUND 3/4" IRON PIPE TAGGED LS 9099 U.O.N.
- FOUND 2" BRONZE SURVEY MARKER STAMPED LS 9099 IN MONUMENT WELL U.O.N.

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH
C3	31°44'42"	200.00'	110.81'
C4	90°52'01"	20.00'	31.72'
C5	89°07'59"	20.00'	31.11'
C7	9°04'53"	532.00'	84.32'
C8	76°34'56"	20.00'	26.73'
C9	7°05'07"	230.00'	28.44'
C10	7°50'33"	582.00'	79.66'
C21	5°54'47"	582.00'	60.06'
C23	22°45'27"	200.00'	79.44'
C24	89°07'59"	20.00'	31.11'
C25	7°28'33"	1000.00'	130.48'
C26	7°28'33"	1000.00'	130.48'
C27	53°07'48"	20.00'	18.55'
C28	36°00'09"	20.00'	12.57'
C29	90°52'01"	20.00'	31.72'
C30	1°24'15"	1008.00'	24.70'
C31	2°50'45"	1008.00'	50.07'
C32	2°51'23"	1008.00'	50.25'
C33	0°22'10"	1008.00'	6.50'
C34	7°28'33"	1008.00'	131.52'
C35	2°31'50"	992.00'	43.81'
C36	2°53'37"	992.00'	50.10'
C37	2°03'06"	992.00'	35.52'
C38	7°28'33"	992.00'	129.43'
C39	22°43'20"	70.00'	27.76'
C40	52°34'15"	50.00'	45.88'
C41	45°51'52"	50.00'	40.02'
C42	36°08'32"	50.00'	31.54'
C43	134°34'39"	50.00'	117.44'
C44	15°44'19"	70.00'	19.23'
C45	6°59'01"	70.00'	8.53'
C46	22°43'20"	70.00'	27.76'
C47	89°07'59"	20.00'	31.11'
C48	90°52'01"	20.00'	31.72'
C49	89°07'59"	20.00'	31.11'

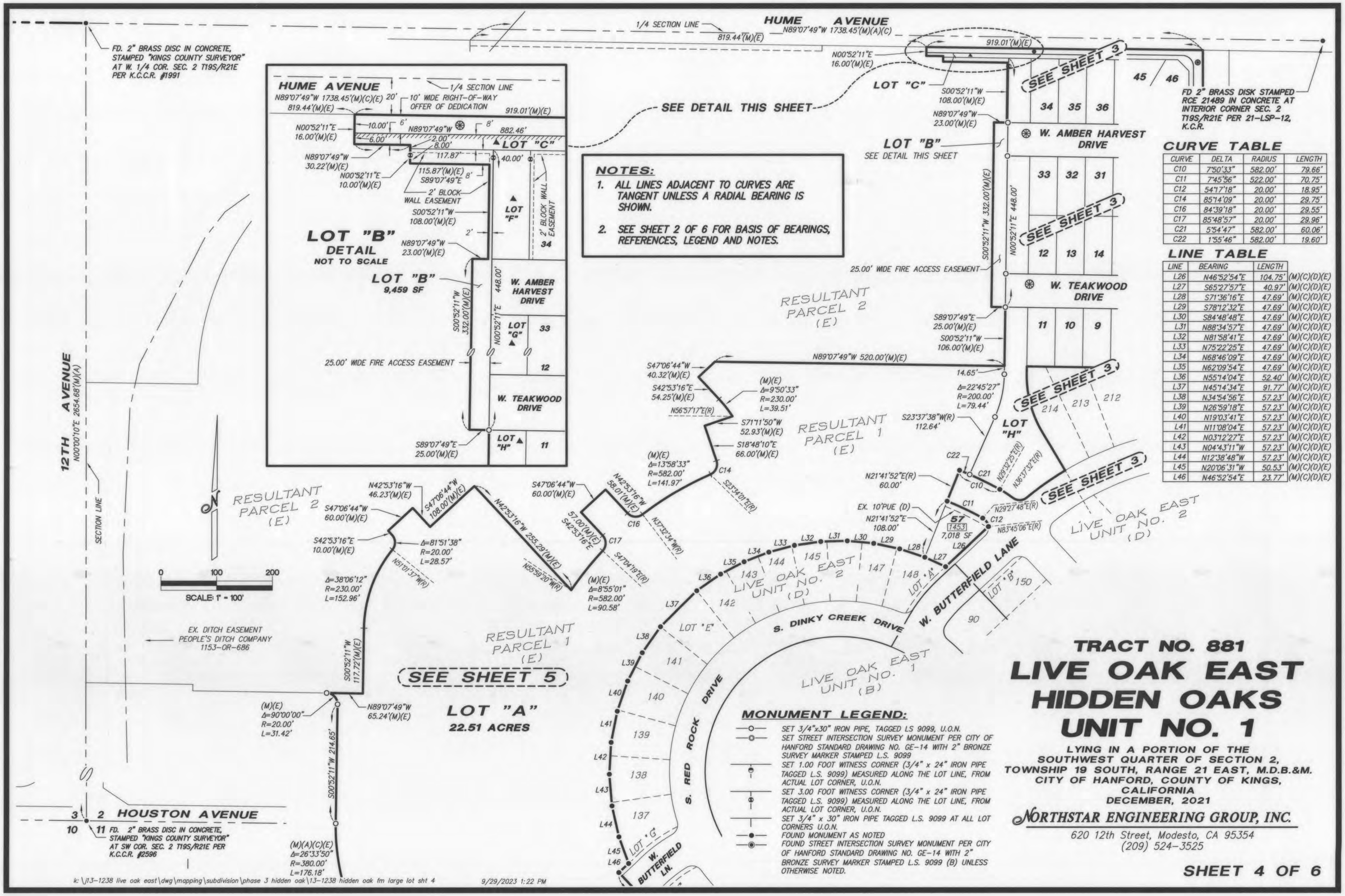
NOTES:

1. ALL LINES ADJACENT TO CURVES ARE TANGENT UNLESS A RADIAL BEARING IS SHOWN.
2. SEE SHEET 2 OF 6 FOR BASIS OF BEARINGS, REFERENCES, LEGEND AND NOTES.

SCALE: 1" = 60'

9/29/2023 1:21 PM

k:\13-1238 live oak east\dwg\mapping\subdivision\phase 3 hidden oak\13-1238 hidden oak fm base sht 3



NOTES:

1. ALL LINES ADJACENT TO CURVES ARE TANGENT UNLESS A RADIAL BEARING IS SHOWN.
2. SEE SHEET 2 OF 6 FOR BASIS OF BEARINGS, REFERENCES, LEGEND AND NOTES.

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH
C10	7°50'33"	582.00'	79.66'
C11	7°45'56"	522.00'	70.75'
C12	54°17'18"	20.00'	18.95'
C14	85°14'09"	20.00'	29.75'
C16	84°39'18"	20.00'	29.55'
C17	85°48'57"	20.00'	29.96'
C21	5°54'47"	582.00'	60.06'
C22	1°55'46"	582.00'	19.60'

LINE TABLE

LINE	BEARING	LENGTH	
L26	N46°52'54"E	104.75'	(M)(C)(D)(E)
L27	S65°27'57"E	40.97'	(M)(C)(D)(E)
L28	S71°36'16"E	47.69'	(M)(C)(D)(E)
L29	S78°12'32"E	47.69'	(M)(C)(D)(E)
L30	S84°48'48"E	47.69'	(M)(C)(D)(E)
L31	N88°34'57"E	47.69'	(M)(C)(D)(E)
L32	N81°58'41"E	47.69'	(M)(C)(D)(E)
L33	N75°22'25"E	47.69'	(M)(C)(D)(E)
L34	N68°46'09"E	47.69'	(M)(C)(D)(E)
L35	N62°09'54"E	47.69'	(M)(C)(D)(E)
L36	N55°14'04"E	52.40'	(M)(C)(D)(E)
L37	N45°14'34"E	91.77'	(M)(C)(D)(E)
L38	N34°54'56"E	57.23'	(M)(C)(D)(E)
L39	N26°59'18"E	57.23'	(M)(C)(D)(E)
L40	N19°03'41"E	57.23'	(M)(C)(D)(E)
L41	N11°08'04"E	57.23'	(M)(C)(D)(E)
L42	N03°12'27"E	57.23'	(M)(C)(D)(E)
L43	N04°43'11"W	57.23'	(M)(C)(D)(E)
L44	N12°38'48"W	57.23'	(M)(C)(D)(E)
L45	N20°06'31"W	50.53'	(M)(C)(D)(E)
L46	N46°52'54"E	23.77'	(M)(C)(D)(E)

MONUMENT LEGEND:

- SET 3/4"x30" IRON PIPE, TAGGED LS 9099, U.O.N.
- SET STREET INTERSECTION SURVEY MONUMENT PER CITY OF HANFORD STANDARD DRAWING NO. GE-14 WITH 2" BRONZE SURVEY MARKER STAMPED L.S. 9099
- SET 1.00 FOOT WITNESS CORNER (3/4" x 24" IRON PIPE TAGGED L.S. 9099) MEASURED ALONG THE LOT LINE, FROM ACTUAL LOT CORNER, U.O.N.
- SET 3.00 FOOT WITNESS CORNER (3/4" x 24" IRON PIPE TAGGED L.S. 9099) MEASURED ALONG THE LOT LINE, FROM ACTUAL LOT CORNER, U.O.N.
- SET 3/4" x 30" IRON PIPE TAGGED L.S. 9099 AT ALL LOT CORNERS U.O.N.
- FOUND MONUMENT AS NOTED
- FOUND STREET INTERSECTION SURVEY MONUMENT PER CITY OF HANFORD STANDARD DRAWING NO. GE-14 WITH 2" BRONZE SURVEY MARKER STAMPED L.S. 9099 (B) UNLESS OTHERWISE NOTED.

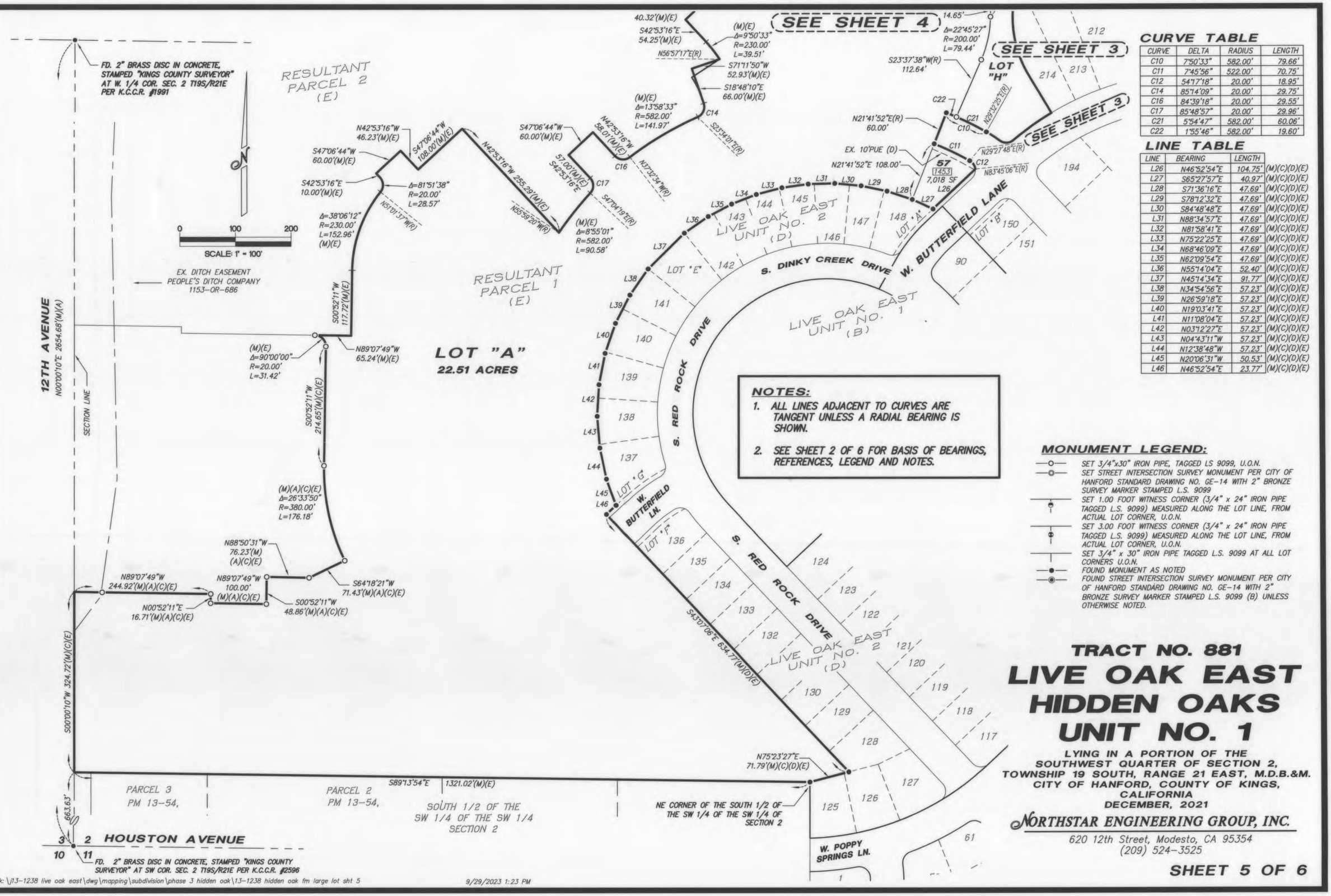
TRACT NO. 881
LIVE OAK EAST HIDDEN OAKS UNIT NO. 1

LYING IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 19 SOUTH, RANGE 21 EAST, M.D.B.&M. CITY OF HANFORD, COUNTY OF KINGS, CALIFORNIA
DECEMBER, 2021

NORTHSTAR ENGINEERING GROUP, INC.
620 12th Street, Modesto, CA 95354
(209) 524-3525

SHEET 4 OF 6

k:\13-1238 live oak east\dwg\mapping\subdivision\phase 3 hidden oak\13-1238 hidden oak fm large lot sht 4 9/29/2023 1:22 PM



CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH
C10	7°50'33"	582.00'	79.66'
C11	7°45'56"	522.00'	70.75'
C12	54°17'18"	20.00'	18.95'
C14	85°14'09"	20.00'	29.75'
C16	84°39'18"	20.00'	29.55'
C17	85°48'57"	20.00'	29.96'
C21	5°54'47"	582.00'	60.06'
C22	1°55'46"	582.00'	19.60'

LINE TABLE

LINE	BEARING	LENGTH	
L26	N46°52'54"E	104.75'	(M)(C)(D)(E)
L27	S65°27'57"E	40.97'	(M)(C)(D)(E)
L28	S71°36'16"E	47.69'	(M)(C)(D)(E)
L29	S78°12'32"E	47.69'	(M)(C)(D)(E)
L30	S84°48'48"E	47.69'	(M)(C)(D)(E)
L31	N88°34'57"E	47.69'	(M)(C)(D)(E)
L32	N81°58'41"E	47.69'	(M)(C)(D)(E)
L33	N75°22'25"E	47.69'	(M)(C)(D)(E)
L34	N68°46'09"E	47.69'	(M)(C)(D)(E)
L35	N62°09'54"E	47.69'	(M)(C)(D)(E)
L36	N55°14'04"E	52.40'	(M)(C)(D)(E)
L37	N45°14'34"E	91.77'	(M)(C)(D)(E)
L38	N34°54'56"E	57.23'	(M)(C)(D)(E)
L39	N26°59'18"E	57.23'	(M)(C)(D)(E)
L40	N19°03'41"E	57.23'	(M)(C)(D)(E)
L41	N11°08'04"E	57.23'	(M)(C)(D)(E)
L42	N03°12'27"E	57.23'	(M)(C)(D)(E)
L43	N04°43'11"W	57.23'	(M)(C)(D)(E)
L44	N12°38'48"W	57.23'	(M)(C)(D)(E)
L45	N20°06'31"W	50.53'	(M)(C)(D)(E)
L46	N46°52'54"E	23.77'	(M)(C)(D)(E)

NOTES:

1. ALL LINES ADJACENT TO CURVES ARE TANGENT UNLESS A RADIAL BEARING IS SHOWN.
2. SEE SHEET 2 OF 6 FOR BASIS OF BEARINGS, REFERENCES, LEGEND AND NOTES.

MONUMENT LEGEND:

- SET 3/4"x30" IRON PIPE, TAGGED LS 9099, U.O.N.
- SET STREET INTERSECTION SURVEY MONUMENT PER CITY OF HANFORD STANDARD DRAWING NO. GE-14 WITH 2" BRONZE SURVEY MARKER STAMPED L.S. 9099
- SET 1.00 FOOT WITNESS CORNER (3/4" x 24" IRON PIPE TAGGED L.S. 9099) MEASURED ALONG THE LOT LINE, FROM ACTUAL LOT CORNER, U.O.N.
- SET 3.00 FOOT WITNESS CORNER (3/4" x 24" IRON PIPE TAGGED L.S. 9099) MEASURED ALONG THE LOT LINE, FROM ACTUAL LOT CORNER, U.O.N.
- SET 3/4" x 30" IRON PIPE TAGGED L.S. 9099 AT ALL LOT CORNERS U.O.N.
- FOUND MONUMENT AS NOTED
- FOUND STREET INTERSECTION SURVEY MONUMENT PER CITY OF HANFORD STANDARD DRAWING NO. GE-14 WITH 2" BRONZE SURVEY MARKER STAMPED L.S. 9099 (B) UNLESS OTHERWISE NOTED.

TRACT NO. 881
LIVE OAK EAST HIDDEN OAKS UNIT NO. 1

LYING IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 19 SOUTH, RANGE 21 EAST, M.D.B.&M. CITY OF HANFORD, COUNTY OF KINGS, CALIFORNIA
DECEMBER, 2021

NORTHSTAR ENGINEERING GROUP, INC.
620 12th Street, Modesto, CA 95354
(209) 524-3525

SHEET 5 OF 6

k:\j13-1238 live oak east\dwg\mapping\subdivision\phase 3 hidden oak\13-1238 hidden oak fm large lot sht 5 9/29/2023 1:23 PM

TRACT NO. 881
LIVE OAK EAST HIDDEN OAKS UNIT NO. 1

LYING IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 19 SOUTH, RANGE 21 EAST, M.D.B.&M. CITY OF HANFORD, COUNTY OF KINGS, CALIFORNIA
DECEMBER, 2021

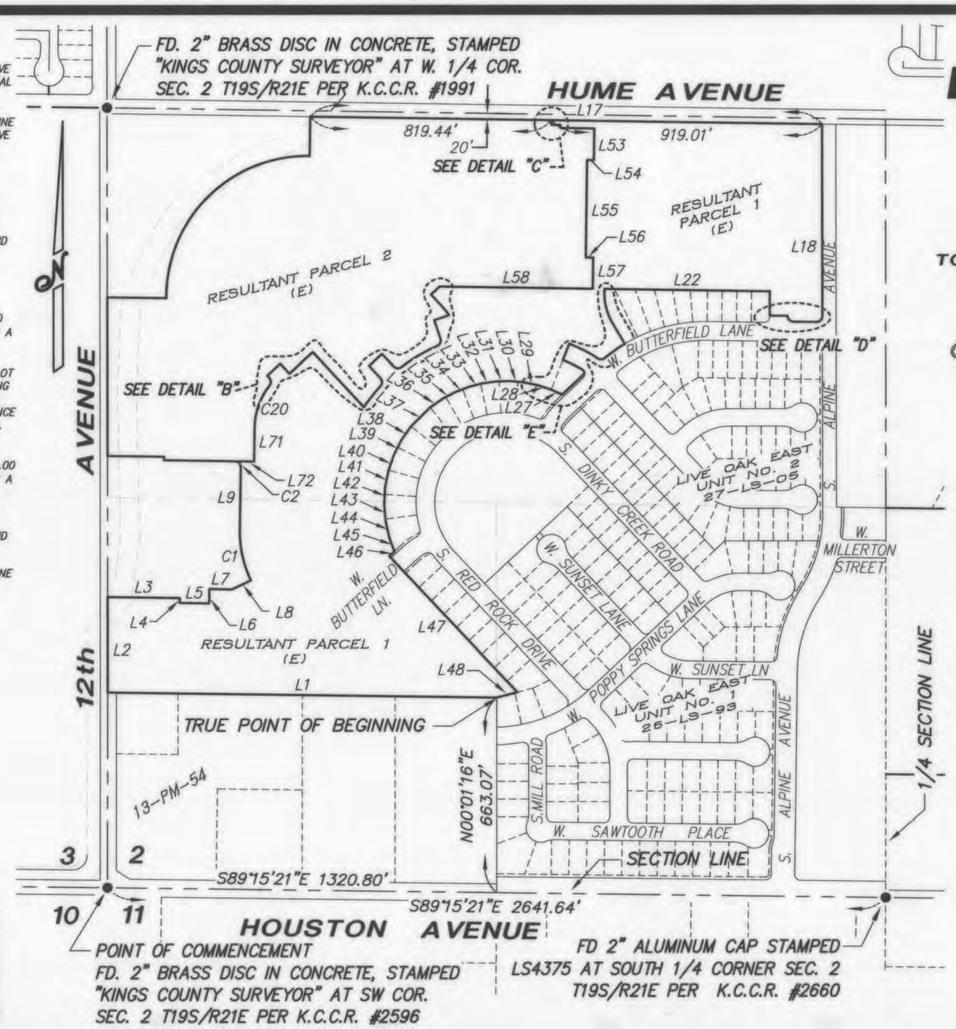
NORTHSTAR ENGINEERING GROUP, INC.
620 12th Street, Modesto, CA 95354
(209) 524-3525

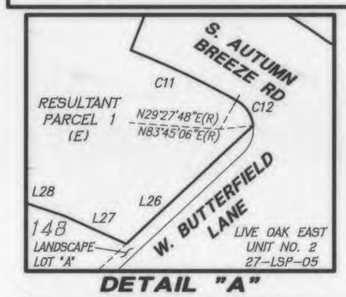
LEGAL DESCRIPTION:

BEING ALL OF LOT 149 AS SHOWN ON THE MAP ENTITLED "LIVE OAK EAST UNIT NO. 2" RECORDED IN VOLUME 27 OF LICENSED SURVEYORS PLATS, AT PAGE 05, KINGS COUNTY RECORDS AND A PORTION OF PARCEL 2 AS DESCRIBED IN GRANT DEED TO IMPLACABLE PROPERTIES, LLC RECORDED ON AUGUST 30, 2022 AS DOCUMENT NO. 2216244, KINGS COUNTY RECORDS, SITUATE IN THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 19 SOUTH, RANGE 21 EAST, MOUNT DIABLO MERIDIAN, COUNTY OF KINGS, CALIFORNIA, SAID PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 2; THENCE
ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 2, SOUTH 89°15'21" EAST 1320.80 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 2; THENCE
ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2, NORTH 00°01'16" EAST 663.07 FEET TO THE NORTHEAST CORNER OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 2, SAID POINT BEING ALSO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE
ALONG THE NORTH LINE OF SAID SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2, BEING ALSO THE SOUTHERLY LINE OF SAID PARCEL 2, NORTH 89°13'54" WEST 1321.02 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 2, BEING ALSO THE SOUTHWEST CORNER OF SAID PARCEL 2; THENCE
ALONG THE WEST LINE OF SAID SECTION 2, BEING ALSO THE WEST LINE OF SAID PARCEL 2, NORTH 00°00'10" EAST 324.72 FEET; THENCE
ALONG THE WESTERLY LINE OF SAID PARCEL 2 THE FOLLOWING SEVENTEEN (17) COURSES:
1) SOUTH 89°07'49" EAST 244.92 FEET;
2) SOUTH 00°52'11" WEST 16.71 FEET;
3) SOUTH 89°07'49" EAST 100.00 FEET;
4) NORTH 00°52'11" EAST 48.86 FEET;
5) SOUTH 88°50'31" EAST 76.23 FEET;
6) NORTH 64°18'21" EAST 71.43 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY TO THE LEFT, HAVING A RADIUS OF 380.00 FEET, TO WHICH A RADIAL LINE BEARS SOUTH 64°18'21" WEST AND HAVING A CENTRAL ANGLE OF 26°33'50"; THENCE
7) ALONG THE ARC OF SAID CURVE, 176.18 FEET;
8) NORTH 00°52'11" EAST 214.65 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY TO THE LEFT, HAVING A RADIUS OF 20.00 FEET AND HAVING A CENTRAL ANGLE OF 90°00'00"; THENCE
9) ALONG THE ARC OF SAID CURVE, 31.42 FEET; THENCE
LEAVING SAID WESTERLY LINE OF PARCEL 2, SOUTH 89°07'49" EAST 65.24 FEET; THENCE
NORTH 00°52'11" EAST 117.72 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 230.00 FEET AND HAVING A CENTRAL ANGLE OF 38°06'12"; THENCE
ALONG THE ARC OF SAID CURVE, 152.96 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 20.00 FEET TO WHICH A RADIAL LINE BEARS SOUTH 51°01'37" EAST AND HAVING A CENTRAL ANGLE OF 81°51'38"; THENCE
ALONG THE ARC OF SAID CURVE, 28.57 FEET; THENCE
NORTH 42°53'16" WEST 10.00 FEET; THENCE
NORTH 47°06'44" EAST 60.00 FEET; THENCE
SOUTH 42°53'16" EAST 46.23 FEET; THENCE
NORTH 47°06'44" EAST 108.00 FEET; THENCE
SOUTH 42°53'16" EAST 255.29 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 582.00 FEET TO WHICH A RADIAL LINE BEARS NORTH 55°59'20" WEST AND HAVING A CENTRAL ANGLE OF 08°55'02"; THENCE
ALONG THE ARC OF SAID CURVE, 90.58 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 20.00 FEET TO WHICH A RADIAL LINE BEARS SOUTH 47°04'19" EAST AND HAVING A CENTRAL ANGLE OF 85°48'57"; THENCE
ALONG THE ARC OF SAID CURVE, 29.96 FEET; THENCE
NORTH 42°53'16" WEST 57.00 FEET; THENCE
NORTH 47°06'44" EAST 60.00 FEET; THENCE
SOUTH 42°53'16" EAST 58.01 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 20.00 FEET AND HAVING A CENTRAL ANGLE OF 84°39'19"; THENCE
ALONG THE ARC OF SAID CURVE, 29.55 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 582.00 FEET TO WHICH A RADIAL LINE BEARS NORTH 37°32'34" WEST AND HAVING A CENTRAL ANGLE OF 13°58'33"; THENCE
ALONG THE ARC OF SAID CURVE, 141.97 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 20.00 FEET TO WHICH A RADIAL LINE BEARS SOUTH 23°34'01" EAST AND HAVING A CENTRAL ANGLE OF 85°14'09"; THENCE
ALONG THE ARC OF SAID CURVE, 29.75 FEET; THENCE
NORTH 18°48'10" WEST 66.00 FEET; THENCE
NORTH 71°11'50" EAST 52.93 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 230.00 FEET TO WHICH A RADIAL LINE BEARS NORTH 56°57'17" EAST AND HAVING A CENTRAL ANGLE OF 09°50'33"; THENCE
ALONG THE ARC OF SAID CURVE, 39.51 FEET; THENCE
NORTH 42°53'16" WEST 54.25 FEET; THENCE
NORTH 47°06'44" EAST 40.32 FEET; THENCE
SOUTH 89°07'49" EAST 520.00 FEET; THENCE
NORTH 00°52'11" EAST 106.00 FEET; THENCE
NORTH 89°07'49" WEST 25.00 FEET; THENCE
NORTH 00°52'11" EAST 332.00 FEET; THENCE
SOUTH 89°07'49" EAST 23.00 FEET; THENCE
NORTH 00°52'11" EAST 108.00 FEET; THENCE
NORTH 89°07'49" WEST 115.87 FEET; THENCE
NORTH 00°52'11" EAST 10.00 FEET; THENCE
NORTH 89°07'49" WEST 30.22 FEET; THENCE
NORTH 00°52'11" EAST 16.00 FEET TO A POINT 20.00 FEET DISTANT AT RIGHT ANGLES FROM THE NORTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 2, BEING ALSO A POINT ON THE NORTH LINE OF SAID PARCEL 2; THENCE
ALONG SAID NORTH LINE OF PARCEL 2, PARALLEL WITH SAID QUARTER SECTION LINE, SOUTH 89°07'49" EAST 919.01 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 2; THENCE
ALONG THE EAST LINE OF SAID PARCEL 2, SOUTH 00°00'10" WEST 654.32 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 20.00 FEET AND HAVING A CENTRAL ANGLE OF 90°52'01"; THENCE
ALONG THE ARC OF SAID CURVE, 31.72 FEET;
NORTH 89°07'49" WEST 78.01 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 20.00 FEET AND HAVING A CENTRAL ANGLE OF 89°07'59"; THENCE
ALONG THE ARC OF SAID CURVE, 31.11 FEET; THENCE
NORTH 89°59'50" WEST 60.00 FEET; THENCE
NORTH 00°00'10" EAST 83.77 FEET; THENCE
NORTH 89°07'49" WEST 561.56 FEET; THENCE
SOUTH 00°52'11" WEST 13.45 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 200.00 FEET AND HAVING A CENTRAL ANGLE OF 31°44'42"; THENCE
ALONG THE ARC OF SAID CURVE, 110.81 FEET; THENCE
SOUTH 30°52'31" EAST 79.33 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF SAID PARCEL 2 AND THE BEGINNING OF A NONTANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 532.00 FEET TO WHICH A RADIAL LINE BEARS NORTH 30°52'31" WEST AND HAVING A CENTRAL ANGLE OF 09°04'53"; THENCE
ALONG THE ARC OF SAID CURVE, 84.32 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 20.00 FEET TO WHICH A RADIAL LINE BEARS SOUTH 39°57'24" EAST AND HAVING A CENTRAL ANGLE OF 76°34'56"; THENCE
LEAVING SAID SOUTHEASTERLY LINE OF PARCEL 2, ALONG THE ARC OF SAID CURVE, 26.73 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 230.00 FEET TO WHICH A RADIAL LINE BEARS NORTH 36°37'32" EAST AND HAVING A CENTRAL ANGLE OF 07°05'07"; THENCE
ALONG THE ARC OF SAID CURVE, 28.44 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 582.00 FEET TO WHICH A RADIAL LINE BEARS NORTH 29°32'25" EAST AND HAVING A CENTRAL ANGLE OF 07°50'33"; THENCE
ALONG THE ARC OF SAID CURVE, 79.66 FEET; THENCE
SOUTH 21°41'52" WEST 60.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 149 AND THE BEGINNING OF A CURVE CONCAVE TO SOUTHWESTERLY, HAVING A RADIUS OF 522.00 FEET TO WHICH A RADIAL LINE BEARS NORTH 21°41'52" EAST AND HAVING A CENTRAL ANGLE OF 07°45'56"; THENCE
ALONG THE NORTHERLY, EASTERLY AND SOUTHERLY LINE OF SAID LOT 149, THE FOLLOWING FOUR (4) COURSES:
1) ALONG THE ARC OF SAID CURVE, 70.75 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE TO SOUTHWESTERLY, HAVING A RADIUS OF 20.00 FEET TO WHICH A RADIAL LINE BEARS NORTH 29°27'48" EAST AND HAVING A CENTRAL ANGLE OF 54°17'18"; THENCE
2) ALONG THE ARC OF SAID CURVE, 18.95 FEET; THENCE
3) SOUTH 46°52'54" WEST 104.75 FEET; THENCE
4) NORTH 65°27'57" WEST 40.97 FEET TO SOUTHWESTERLY CORNER OF SAID LOT 149, BEING ALSO A POINT ON THE SOUTHEASTERLY LINE OF SAID PARCEL 2; THENCE
ALONG THE EASTERLY LINE OF SAID PARCEL 2, THE FOLLOWING TWENTY-ONE (21) COURSES:
1) NORTH 71°36'16" WEST 47.69 FEET; THENCE
2) NORTH 78°12'32" WEST 47.69 FEET; THENCE
3) NORTH 84°48'48" WEST 47.69 FEET; THENCE
4) SOUTH 88°34'57" WEST 47.69 FEET; THENCE
5) SOUTH 81°58'41" WEST 47.69 FEET; THENCE
6) SOUTH 75°22'25" WEST 47.69 FEET; THENCE
7) SOUTH 68°46'09" WEST 47.69 FEET; THENCE
8) SOUTH 62°09'54" WEST 47.69 FEET; THENCE
9) SOUTH 55°14'04" WEST 52.40 FEET; THENCE
10) SOUTH 45°14'34" WEST 91.77 FEET; THENCE
11) SOUTH 34°54'56" WEST 57.23 FEET; THENCE
12) SOUTH 26°59'18" WEST 57.23 FEET; THENCE
13) SOUTH 19°03'41" WEST 57.23 FEET; THENCE
14) SOUTH 11°08'04" WEST 57.23 FEET; THENCE
15) SOUTH 03°12'27" WEST 57.23 FEET; THENCE
16) SOUTH 04°43'11" EAST 57.23 FEET; THENCE
17) SOUTH 12°38'48" EAST 57.23 FEET; THENCE
18) SOUTH 20°06'31" EAST 50.53 FEET; THENCE
19) SOUTH 46°52'54" WEST 23.77 FEET; THENCE
20) SOUTH 43°07'06" EAST 634.77 FEET; THENCE
21) SOUTH 75°23'27" WEST 71.79 FEET TO THE POINT OF BEGINNING.
CONTAINING 33.99 ACRES MORE OR LESS

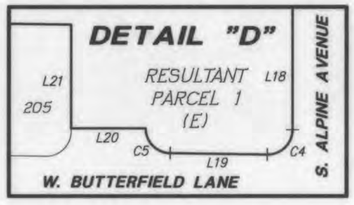
NOTES:

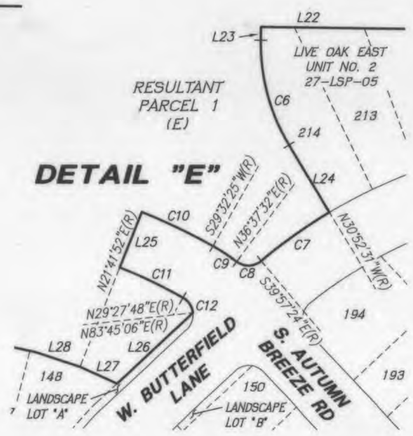
1. ALL LINES ADJACENT TO CURVES ARE TANGENT UNLESS A RADIAL BEARING IS SHOWN.
2. SEE SHEET 2 OF 6 FOR BASIS OF BEARINGS, REFERENCES, LEGEND AND NOTES.

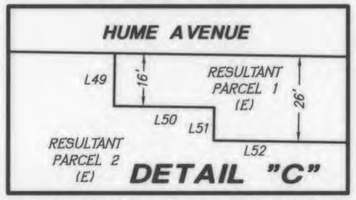




DETAIL "A"







LINE TABLE

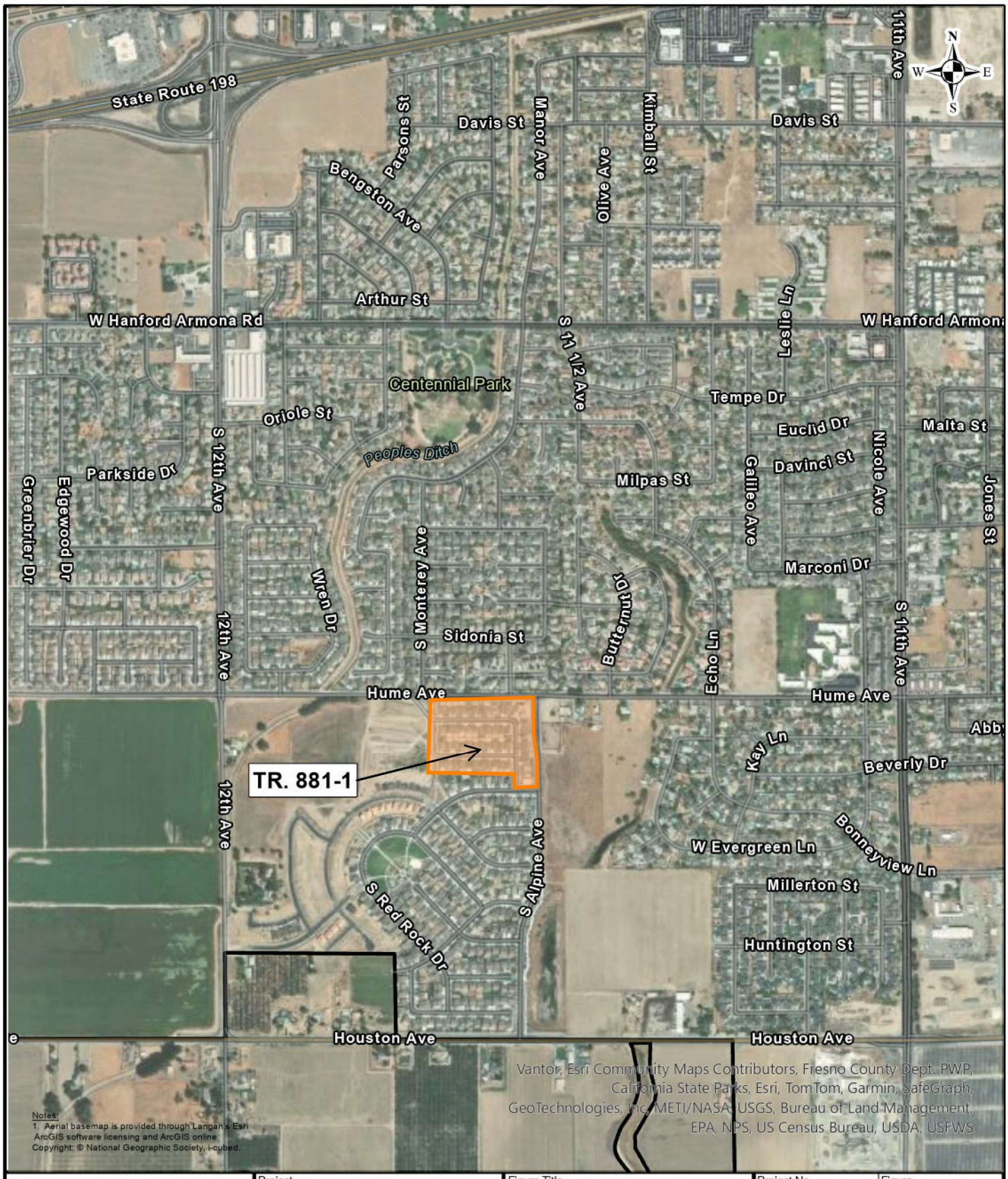
LINE	BEARING	LENGTH
L1	N89°13'45"W	1321.02'
L2	N00°00'10"E	324.72'
L3	S89°07'49"E	244.92'
L4	S00°52'11"W	16.71'
L5	S89°07'49"E	100.00'
L6	N00°52'11"E	48.86'
L7	S88°50'31"E	76.23'
L8	N64°18'21"E	71.43'
L9	N00°52'11"E	214.65'
L10	N89°07'49"W	240.00'
L11	N00°52'11"E	11.71'
L12	N89°07'49"W	192.18'
L13	N00°00'10"E	540.06'
L14	S89°07'49"E	200.36'
L15	N00°52'11"E	12.14'
L16	N00°52'11"E	134.00'
L17	S89°07'49"E	1738.45'
L18	S00°00'10"W	654.32'
L19	N89°07'49"W	78.01'
L20	N89°59'50"W	60.00'
L21	N00°00'10"W	83.77'
L22	N89°07'49"W	561.56'
L23	S00°52'11"W	13.45'
L24	S30°52'31"E	79.33'
L25	S21°41'52"W	60.00'
L26	S46°52'54"W	104.75'
L27	N65°27'57"W	40.97'
L28	N71°36'16"W	47.69'
L29	N78°12'32"W	47.69'
L30	N84°48'48"W	47.69'
L31	S88°34'57"W	47.69'
L32	S81°58'41"W	47.69'
L33	S75°22'25"W	47.69'
L34	S68°46'09"W	47.69'
L35	S62°09'54"W	47.69'
L36	S55°14'04"W	52.40'
L37	S45°14'34"W	91.77'
L38	S34°54'56"W	57.23'
L39	S26°59'18"W	57.23'
L40	S19°03'41"W	57.23'
L41	S11°08'04"W	57.23'
L42	S03°12'27"W	57.23'
L43	S04°43'11"E	57.23'
L44	S12°38'48"E	57.23'
L45	S20°06'31"E	50.53'
L46	S46°52'54"W	23.77'
L47	S43°07'06"E	634.77'
L48	S75°23'27"W	71.79'
L49	S00°52'11"W	16.00'
L50	S89°07'49"E	30.22'
L51	S00°52'11"W	10.00'
L52	S89°07'49"E	115.87'
L53	S00°52'11"W	108.00'
L54	N89°07'49"W	23.00'
L55	S00°52'11"W	332.00'
L56	S89°07'49"E	25.00'
L57	S00°52'11"W	106.00'
L58	N89°07'49"W	520.00'
L59	S47°06'44"W	40.32'
L60	S42°53'16"E	54.25'
L61	S71°11'50"W	52.93'
L62	S18°48'10"E	66.00'
L63	N42°53'16"W	58.01'
L64	S47°06'44"W	60.00'
L65	S42°53'16"E	57.00'
L66	N42°53'16"W	255.29'
L67	S47°06'44"W	108.00'
L68	N42°53'16"W	46.23'
L69	S47°06'44"W	60.00'
L70	S42°53'16"E	10.00'
L71	S00°52'11"W	117.72'
L72	N89°07'49"W	65.24'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH
C1	26°33'50"	380.00'	176.18'
C2	90°00'00"	20.00'	31.42'
C3	90°00'00"	480.00'	753.98'
C4	90°52'01"	20.00'	31.72'
C5	89°07'59"	20.00'	31.11'
C6	31°44'42"	200.00'	110.81'
C7	9°04'53"	532.00'	84.32'
C8	76°34'56"	20.00'	26.73'
C9	7°05'07"	230.00'	28.44'
C10	7°50'33"	582.00'	79.66'
C11	7°45'56"	522.00'	70.75'
C12	54°17'18"	20.00'	18.95'
C13	9°50'33"	230.00'	39.51'
C14	85°14'09"	20.00'	29.75'
C15	13°58'33"	582.00'	141.97'
C16	84°39'19"	20.00'	29.55'
C17	85°48'57"	20.00'	29.96'
C18	8°55'02"	582.00'	90.58'
C19	81°51'38"	20.00'	28.57'
C20	38°06'12"	230.00'	152.96'

k:\13-1238 live oak east\dwg\mapping\subdivision\phase 3 hidden oak\13-1238 live oak east - hidden oak - sht 6 bndy 10/6/2023 10:39 AM

SHEET 6 OF 6



Vantor, Esri Community Maps Contributors, Fresno County Dept. PWP, California State Parks, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, USFWS

Notes:
1. Aerial basemap is provided through Langan's Esri ArcGIS software licensing and ArcGIS online.
Copyright: © National Geographic Society, i-cubed.

HANFORD
CALIFORNIA

900 South 10th Avenue
Hanford, CA 93230

T: 559-585-2500 www.cityofhanfordca.com

Project
LIVE OAK EAST SUBDIVISION
HANFORD
KINGS COUNTY CALIFORNIA

Figure Title
LIVE OAK EAST, HIDDEN OAKS, TRACT NO. 881 UNIT 1

Project No.	TR.881-1
Date	4/27/2026
Scale	1" = 1,280'
Drawn By	RB
Figure	1

© 2026 City of Hanford

Path: C:\Users\RBuchanan\OneDrive - City of Hanford\Robert Buchanan\GIS Pro\GIS Pro\GIS Pro.aprx

CITY OF HANFORD
SUBDIVISION AGREEMENT

TRACT 881 UNIT I – LIVE OAK EAST PHASE I

THIS SUBDIVISION AGREEMENT ("Agreement") is made and entered into this 21st **day of** November**, 2023, by and between PRESIDIO JJR HIDDEN OAK II 130, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ("SUBDIVIDER"), and the City of Hanford, a Municipal Corporation ("CITY").**

RECITALS

A. The SUBDIVIDER has presented to the CITY a final map of the proposed Subdivision of certain real property located within the city limits of the City and more particularly described in Exhibit "A" which has been filed with the City Engineer and is made a part hereof by reference ("Final Map") and identified as Tract No. 881 Unit I ("SUBDIVISION"). The real property is to be developed in accordance with subdivision improvement plans, which have been filed with the City Engineer and are made a part hereof by reference and identified as Exhibit "B" ("Improvement Plans"). SUBDIVIDER has requested that the CITY accept and approve the Final Map and the dedications delineated and shown on the Final Map for the use and purposes specified thereon, and otherwise approve the Final Map in order that the same may be recorded as required by law.

B. The CITY requires as a condition precedent to the acceptance and approval of the Final Map, the dedication of such streets and easements as are delineated and shown on the Final Map, and deems the same as necessary for the public use, and requires that any and all streets and easements delineated and shown thereon shall be improved by the construction thereon and the installation therein of the improvements specified herein.

C. Certain public improvements are required to be made by SUBDIVIDER in accordance with the approved tentative map of the SUBDIVISION. Section 66462 of the California Government Code provides, as a condition precedent to the approval of the Final Map, that the City Council shall require the SUBDIVIDER to enter into an agreement to complete said public improvements.

D. Chapter 16.24.070 of the Hanford Municipal Code requires the SUBDIVIDER to enter into an agreement with the CITY to perform and complete the work and matters as hereinafter described in this Agreement, in conformance with Sections 16.24.010 through 16.24.120, inclusive of the Hanford Municipal Code, which Sections by reference are incorporated into this Agreement and made a part hereof.

NOW THEREFORE, it is hereby agreed as follows:

1. Improvements.

SUBDIVIDER shall complete all required public improvements in the Subdivision as identified in Exhibit "B" of this Agreement (collectively "IMPROVEMENTS") and in accordance with all of the requirements and standards as set forth in the approval or conditional approval of the Tentative Map of the SUBDIVISION, the Hanford Municipal Code, all applicable laws, codes and regulations and the terms and conditions of this Agreement. In accordance with Section 16.24.110 of the Hanford Municipal Code, all of the Improvements shall be completed no later than two (2) years from the date of approval of this Agreement by the City of Hanford. A request to extend the time for completion of the Improvements must be in written form and received by the CITY not less than thirty (30) days prior to expiration of this Agreement and shall include facts in support of the request for such extension of time. Only the City Council shall have the authority to extend such time period. The extension period shall not exceed twelve (12) months.

Within thirty (30) days after the SUBDIVIDER notifies the City Engineer that the required work has been completed, the City Engineer shall inspect such work, and if such work has been performed in the required manner and in accordance with this Agreement, the Final Map, the Hanford Municipal Code and all other applicable laws, codes and regulations, the City Engineer shall advise the City Council that the public improvements are ready for acceptance by the CITY.

2. Inspection.

The CITY shall inspect all work in accordance with Section 16.24.100 of the Hanford Municipal Code including the SUBDIVIDER'S conformance with CITY Standards and

Specifications and any and all conditions, standards or requirements identified at the preconstruction conference held prior to commencing construction.

CITY shall schedule a preliminary final inspection and a deficiency list shall be compiled and submitted to the SUBDIVIDER for correction. Upon completion of all corrections or additional work as outlined by the deficiency list, the SUBDIVIDER shall certify in writing that all corrections have been completed and request a final inspection. Upon finding that all items have been corrected and upon receipt of as-built improvement plans, the Improvements may be provisionally accepted by the CITY pending approval of the final map and subdivision agreement for Tract No. 881 Unit I, by the City Council.

The completion of corrections indicated by the deficiency list shall not relieve the SUBDIVIDER from the responsibility of correcting any deficiency not shown on the list that may be subsequently discovered. Should the CITY require payment of additional engineering and inspection fees and costs for improvements constructed after the stated date of completion, the SUBDIVIDER must pay said additional fees and costs prior to acceptance by the City Council of the IMPROVEMENTS.

3. Costs and Fees.

The SUBDIVIDER shall be responsible for the work, including without limitation, the costs identified in the IMPROVEMENT COST ESTIMATE attached hereto and made a part hereof and identified as Exhibit "C" to this Agreement. SUBDIVIDER agrees to the amount thereof and agrees to pay, when due, all amounts identified therein, including without limitation, all CITY engineering and inspection fees.

4. Security.

SUBDIVIDER agrees to furnish security, which complies with Section 66499 et. seq. of the California Government Code, in such amounts as are fixed by the CITY, to guarantee the faithful performance of this Agreement, including without limitation, the construction of the

IMPROVEMENTS and to guarantee payment to contractors, subcontractors, laborers, material men and other persons employed in the performance of the work under this Agreement. In the sole discretion of the CITY and with the written authorization of the CITY, the sureties provided by the SUBDIVIDER may be released in whole or in part in the following manner:

(a) Faithful performance sureties, not in excess of one-hundred percent (100%) of the estimated costs of the individual items of public improvements, may be released or the required surety amounts may be reduced as work is satisfactorily completed and tentatively accepted by the CITY.

(b) Forty-five (45) days after recordation of the Notice of Completion for the Subdivision, the sureties securing the payment to contractors and subcontractors and to persons furnishing labor, materials, or equipment may be released if claims, including without limitation, stop notices have not been filed.

(c) Ten percent (10%) of the total faithful performance surety, retained as the public improvement warranty, may be released one year after the Notice of Completion has been recorded. In the alternative, SUBDIVIDER shall provide CITY with new warranty security of not less than ten percent (10%) of the Improvement Cost Estimate identified in Exhibit "C" hereto, which security shall have a term of one (1) year from the date of recordation of the Notice of Completion.

In accordance with Section 16.24.080 of the Hanford Municipal Code, the SUBDIVIDER shall furnish, in writing, proof of adequate security deposit to all utility companies for the installation of electricity, gas, telephone, cable television and any other utility which charges are not part of the Improvement Cost Estimate set forth in Exhibit "C."

No final map shall be signed by the City Engineer or recorded until all improvement securities required by Section 16.24.080 of the Hanford Municipal Code and under this Agreement have been received and approved. The form of securities shall be one or the combination of forms as approved by the CITY.

5. Liability.

a. SUBDIVIDER, at SUBDIVIDER's own cost and expense, shall procure and maintain, for the duration of this Agreement, the following insurance policies.

i. Workers Compensation Coverage. As required by the State of California, with Statutory Limits, and Employer's Liability Insurance with a limit of no less than ONE MILLION AND NO/100 DOLLARS ($1,000,000) per accident for bodily injury or disease.

ii. Commercial General Liability (CGL) Coverage. Insurance Services Office (ISO) Form CG 0001, including products and completed operations, with a limit of no less than TWO MILLION AND NO/100 DOLLARS ($2,000,000) per occurrence for bodily injury, personal injury, and property damage, and a general aggregate limit of no less than FOUR MILLION AND NO/100 DOLLARS ($4,000,000).

iii. Automobile Liability Coverage. ISO Form Number CA 0001 covering any auto (Code 1), or if SUBDIVIDER has no owned autos, Code 8 (hired) and 9 (non-owned),with a limit no less than ONE MILLION AND NO/100 DOLLARS ($1,000,000) per accident for bodily injury and property damage.

If SUBDIVIDER maintains higher limits than the minimums shown above, the City requires and shall be entitled to coverage for the higher limits maintained by SUBDIVIDER.

SUBDIVIDER's insurance policies shall be "occurrence" policies and not "claims-made."

SUBDIVIDER may maintain an Umbrella policy in conjunction with the insurance policies referenced above. In such case, SUBDIVIDER shall be deemed to have satisfied the insurance requirements of this contract as long as: (i) the coverage limits of the Umbrella policy and of the underlying liability policy(ies), when combined, satisfy each of the per occurrence and aggregate requirements identified in this section; and (ii) coverage under the Umbrella policy is as broad as and includes all incidents and events covered by the underlying insurance that it supplements.

b. Any deductibles or self-insured retentions must be declared to and approved by the City.

c. The policies are to contain, or be endorsed to contain, the following provisions:

i. The City and its officers, officials, employees, and volunteers are to be covered as additional insureds on the CGL and automobile liability policies with respect to liability arising out of work or operations performed by or on behalf of SUBDIVIDER including materials, parts, or equipment furnished in connection with such work or operations; products used by SUBDIVIDER; or automobiles owned, leased, hired or borrowed by SUBDIVIDER. General liability coverage can be provided in the form of an endorsement to SUBDIVIDER's insurance at least as broad as ISO Form CG 20 10 11 85 or if not available, through the addition of both CG 20 10, CG 20 26, CG 20 33 or CG 20 38 *and* CG 20 37 if a later edition is used. The coverage shall contain no special limitations on the scope of protection afforded to the City and its officers, officials, employees or volunteers.

ii. For any claims related to this Agreement, SUBDIVIDER's insurance coverage shall be primary coverage at least as broad as ISO CG 20 01 04 13 as to the City and its officers, officials, employees, and volunteers. Any insurance or self-insurance maintained by the City and/or its officers, officials, employees, or volunteers shall be in excess of SUBDIVIDER's insurance and shall be non-contributory.

iii. Each insurance policy required above shall provide that coverage shall not be canceled or modified, except with fifteen (15) days prior written notice to the City.

Insurance is to be placed with insurers with a current A.M. Best's rating of no less than A:VII.

SUBDIVIDER shall furnish the City with original certificates and amendatory endorsements or copies of the applicable policy language effecting coverage required by this clause. All certificates and endorsements are to be received and approved by the City before work

commences. However, failure to obtain the required documents prior to the work beginning shall not waive the SUBDIVIDER's obligation to provide them. The City reserves the right to require complete, certified copies of all required insurance policies, including endorsements required by these specifications, at any time.

d. SUBDIVIDER hereby grants to the City and its officers, officials, employees, and volunteers a waiver of any right to subrogation which any insurer of SUBDIVIDER may acquire against the City and/or its officers, officials, employees, and volunteers by virtue of the payment of any loss under such insurance. SUBDIVIDER agrees to obtain endorsements necessary to effect this waiver of subrogation, but this provision applies regardless of whether or not the City has received a waiver of subrogation endorsement from the insurer.

e. The City reserves the right to modify the insurance requirements contained in this contract, including, without limitation, coverage limits, based on the nature of the risk, prior experience, insurer, coverage, or other special circumstances.

6. Indemnification.

SUBDIVIDER hereby agrees to and shall protect, indemnify and hold harmless the CITY and all officials, officers, agents, representatives and employees thereof from and against any and all liability, loss, claims or damages of whatsoever kind or character, including attorneys' fees and costs of all types, to the extent arising out of, or related, directly or indirectly, to the work to be performed pursuant to this Agreement or the acts or omissions of the SUBDIVIDER, SUBDIVIDER's independent contractors, employees, representatives, agents and invitees. These indemnification and hold-harmless provisions shall be in full force and effect regardless of whether or not there shall be insurance policies covering such damages, claims, or liability. This indemnification shall be binding upon the SUBDIVIDER whether or not there are any allegations

of fault, negligence or liability of the parties indemnified hereunder and shall survive the completion of construction of the IMPROVEMENTS.

SUBDIVIDER agrees that the use of any and all public streets and improvements, which are part of the Subdivision, shall be at all times, prior to the final acceptance by the CITY, the sole and exclusive risk of the SUBDIVIDER.

7. **Permits and Compliance.**

Should SUBDIVIDER be required to perform any work within any public rights-of-way or easements located beyond the Subdivision limits, SUBDIVIDER shall satisfy any and all requirements, other than the payment of fees, as necessary to obtain an encroachment permit for said work.

SUBDIVIDER shall make arrangements for the relocation of all overhead and underground public utility facilities that interfere with the construction of the IMPROVEMENTS. The SUBDIVIDER shall be responsible for the full cost of relocating such facilities.

The SUBDIVIDER shall repair any damage to public streets or other public property or improvements resulting from or incidental to, the construction of the Improvements, or in lieu of making such repairs, the SUBDIVIDER shall pay to the CITY the full cost of such repairs.

Building permits for individual lots of the Subdivision will not be issued until all underground utilities are installed within the public right-of-way, the trenches have been backfilled, and an approved all-weather road is constructed for street frontage and access.

No occupancy permit for any dwelling to be constructed within the Subdivision shall be issued until all Improvements are completed and accepted by the City Council.

In accordance with Section 16.24.090 of the Hanford Municipal Code, construction methods and materials for all Improvements shall conform to the Standards and

Specifications of the CITY. Construction shall not commence until required Improvement Plans have been approved by the City Engineer and payment of all fees have been received by the CITY.

The IMPROVMENTS shall be constructed in accordance with all applicable street, plumbing, building, electrical and zoning codes and any other codes, rules or regulations of the CITY and the State of California.

The SUBDIVIDER shall require contractors and subcontractors to provide and maintain barricades and warning signs to protect and warn the public of construction hazards. Traffic control shall conform to a traffic control plan approved by the City Engineer. If, in the opinion of the City Engineer, proper barricades and warning signs are not being provided, the Contractor will be required to immediately stop work until proper traffic control is provided and approved by the City Engineer.

The SUBDIVIDER shall require all contractors and subcontractors to conform to the applicable provisions of the California Occupational Safety and Health Act ("OSHA"). Onsite inspection of the work will be requested of OSHA officials, and all work subject to this Agreement shall immediately stop if, in the opinion of the City Engineer, any such work is being performed in violation of OSHA or when appropriate safety measures are not being utilized for said work.

The SUBDIVIDER and its contractors and subcontractors shall pay for any materials, provisions and other supplies used in, upon, for, or about the performance of the work to be performed hereunder and for any and all work or labor associated therewith and for all amounts due under the Workers' Compensation and the unemployment insurance acts and all other applicable laws or regulations of the State of California or the United States with respect to such work or labor, including without limitation, as required by Section 3200 of the California Labor Code and Section 4200 of the California Government Code.

9. <u>Scheduling</u>.

It shall be the responsibility of the SUBDIVIDER to coordinate all work performed by its contractors and subcontractors, such as scheduling the sequence of operations and the determination of liability if one operation delays another. In no case shall representatives of the CITY be placed in the position of making decisions that are the responsibility of the SUBDIVIDER. It shall further be the responsibility of the SUBDIVIDER to give the City Engineer written notice not less than two (2) working days in advance of the actual date on which work is to be started. Failure on the part of the SUBDIVIDER to notify the City Engineer may cause delay for which the SUBDIVIDER shall be solely responsible.

10. <u>Soil and Dust Control Provisions</u>.

The SUBDIVIDER is responsible for arrangement for and payment of all CITY-required soil tests at locations as determined by the City Engineer. Payment for said tests shall be made directly by the SUBDIVIDER to the certified testing firm of the SUBDIVIDER's choice. Adequate dust control shall be maintained by the SUBDIVIDER on all streets within and outside of the Subdivision on which work is required to be performed under this Agreement, from the time work is first commenced until all work is completed. "Adequate dust control" as used herein shall mean the sprinkling of the streets with water or approved dust palliative with sufficient frequency to prevent the scattering of dust by wind or the activity of vehicles and equipment onto any street area or private property adjacent to the Subdivision. Whenever, in the opinion of the City Engineer, adequate dust control is not being maintained on any street or streets or other areas of the Subdivision, the City Engineer shall give notice to the SUBDIVIDER to comply with the provisions herein, or, at the election of the City Engineer, notice may be mailed to the SUBDIVIDER at his address on file with the City Engineer. If, within twenty-four (24) hours after personal service or within forty-eight (48) hours after mailing of notice, the SUBDIVIDER has not commenced to maintain adequate dust control or at any time

thereafter fails to maintain adequate dust control, the City Engineer may, without further notice of any kind, cause any street or streets to be sprinkled with water or an approved dust palliative as may be deemed necessary by the City Engineer to eliminate the scattering of dust. Such dust control shall be performed by equipment and personnel of the CITY or by contract as the City Engineer shall determine, and the SUBDIVIDER agrees to pay to CITY, upon receipt of the billing, therefore, the entire cost to the CITY of such dust control.

When the surfacing on any existing street is disturbed, the surfacing shall be immediately replaced with temporary surfacing and permanently paved within fourteen (14) calendar days thereafter. The streets shall be maintained in a safe and passable condition at all times between the commencement of construction of IMPROVEMENTS and final completion thereof.

11. Reimbursement.

If the City Municipal Code provides SUBDIVIDER with the right to receive cash reimbursement or impact fee credit because of the construction of certain improvements or the oversizing thereof, SUBDIVIDER must request payment of the cash reimbursement or preparation of a reimbursement agreement, whichever is applicable, or the impact fee credit prior to the date of final acceptance of all subdivision improvements by the City Council. Such request must be made in writing and received by the City Engineer prior to the date of final acceptance of the IMPROVMENTS by City Council. SUBDIVIDER agrees that should it fail to make such written request by the date identified herein, SUBDIVIDER forever waives its right to request and receive any cash reimbursement, reimbursement agreement or impact fee credit.

12. Prevailing Wage Laws, Rules and Regulations.

SUBDIVIDER shall comply with and shall require all contractors to comply with all prevailing wage laws, rules and regulations applicable to the SUBDIVISION. Unless otherwise advised in writing by the City, SUBDIVIDER shall be solely responsible for making any and all decisions regarding any portion or aspect of the SUBDIVISION including, without

limitation, any form of reimbursement by the City to the SUBDIVIDER or any contractor, that will require the payment of prevailing wages. Further, SUBDIVIDER will be solely responsible for the payment of any claims, fines, penalties, reimbursements, payments or any other actions that may be initiated against applicant or any contractor as a result of failure to pay prevailing wages.

SUBDIVIDER shall defend, indemnify and hold harmless the City of Hanford, its officials, officers, employees, representatives, agents and attorneys from and against any and all claims, damages, losses, judgments, liabilities, expenses and other costs, including, without limitation, litigation costs and attorney's fees arising out of, to the extent resulting from any violation or claim of violation of any prevailing wage law, rule or regulation applicable to any portion or aspect of the SUBDIVISION. SUBDIVIDERS's obligation to defend, indemnify and hold the City harmless specifically includes, but is not limited to, any suit or administrative action against the City which claims a violation of any prevailing wage law, rule or regulation applicable to any portion or aspect of the SUBDIVISION.

SUBDIVIDERS's obligations to defend, indemnify and hold the City, its officials, officers, employees, representatives, agents and attorneys harmless as set forth herein, shall include, but shall not be limited to, staff time, copying costs, court costs, the costs of any judgments or awards against the City for damages, losses, litigation costs or attorney fees arising out of any violation or claim of violation of any prevailing wage law, rule or regulation applicable to any portion or aspect of the SUBDIVISION and costs of any settlement representing damages, litigation costs and attorney's fees to be paid to other parties arising out of any such proceeding or suit.

The City may, at any time, require the SUBDIVIDER to reimburse the City for costs that have been, or which the City reasonably anticipates will be, incurred by the City during the course of any action. SUBDIVIDER shall reimburse the City within thirty (30) days of receipt of an itemized written invoice from the City for costs actually incurred. Failure of the

SUBDIVIDER to timely reimburse the City shall be considered a material violation of the conditions of approval of the SUBDIVISION.

13. Sole and Only Agreement.

This Agreement supersedes any and all other agreements, either oral or in writing, between the parties hereto with respect to the matters set forth herein and contains all of the covenants and agreements between the parties regarding such matters. Each party to this Agreement acknowledges that no representations, inducements, promises or agreements, orally or in writing, have been made by any party or anyone acting on behalf of any party which are not embodied in this Agreement, and no other agreement, statement or promises shall be valid or binding.

14. Severability.

If any provision of this Agreement is held by a court of competent jurisdiction to be invalid, void or unenforceable, the remaining provisions shall nevertheless continue in full force and effect without being impaired or invalidated in any way.

15. Attorneys' Fees.

If an action at law or inequity is necessary to enforce or interpret the terms of this Agreement, the prevailing party shall be entitled to reasonable attorneys' fees, costs and necessary disbursements in addition to any other reasonable relief to which he may be entitled. With respect to any suit, action or proceeding arising out of or related to this Agreement or the documentation related hereto, the parties hereby submit to the jurisdiction and venue of the Superior Court, of County of Kings, State of California for any proceeding arising hereunder.

16. Successors and Assigns.

The covenants and agreements contained in this Agreement shall be binding upon and shall inure to the benefit of the heirs, successors and assigns of the parties hereto. This

Agreement shall not be assignable by SUBDIVIDER without the express prior written consent of CITY.

17. **Governing Law.**

This Agreement shall be construed and governed pursuant to the laws of the State of California.

18. **Time of the Essence.**

Time is of the essence of this Agreement.

IN WITNESS WHEREOF, the parties have executed this Agreement on the 21st **day of** NOVEMBER**, 2023.**

SUBDIVIDER:

Presidio JJR Hidden Oaks II 130, LLC
A Delaware Limited Liability Company
By: JJR Management Service, Inc.
A California Corporation
It's Operating Manager

By: _____
Joseph A. Leal, President

CITY OF HANFORD APPROVAL:

By: _____
Lisa Dock, PE
City Engineer, City of Hanford

ATTEST:

By: _____
Natalie Corral
City Clerk, City of Hanford

EXHIBIT "C"

SUBDIVISION IMPROVEMENT COST ESTIMATE

In accordance with Section 16.24.080 of the Hanford Municipal Code, estimated construction costs used in this Agreement are increased for projected inflation computed to the estimated mid-point of construction.

	ESTIMATED CONSTRUCTION COST
Sanitary Sewers	
Construction of sanitary sewer mains, manholes and appurtenances as shown on the approved improvement plans in accordance with City Standards and Specifications.	$259,723.20
Storm Sewers	
Construction of storm drain mains, manholes, catch basins and disposal facilities as shown on the approved improvement plan in accordance with City Standards.	$251,869.20
Water System	
Construction of water mains, hydrants, services and appurtenances as shown on the approved Improvement Plans in accordance with City Standards and Specifications.	$238,205.44
Curb and Gutter and Other Concrete Construction	
Construction of curb and gutter, sidewalk, wheelchair ramps, drive approaches, valley gutter and other concrete improvements as shown on the approved Improvement Plans in accordance with City Standards and Specifications.	$348,005.55
Street Surfacing	
Construct Type "B" asphalt concrete surfacing over Class II aggregate base as shown on the approved Improvement Plans in accordance with City Standards and Specifications.	$378,407.66

Street Lighting

Install street lighting as shown on the approved Improvement Plans in accordance with City Standards and Specifications.	**$56,760.00**

Street Barricades

Install street barricades as shown on the approved Improvement Plans in accordance with City Standards and Specifications.	**$6,930.00**

Fencing, Landscaping, and Irrigation System

Construct fencing, block walls and install landscape and irrigation system improvements, misc. as shown on the approved Improvement Plans in accordance with City Standards and Specifications.	**$1,554,359.40**

Monuments and Lot Markers

Install permanent monuments and lot markers in accordance with City Standards and Specifications.	**$17,001.60**

Engineering Services

Engineering, surveying, & geotechnical services associated with Completion of the Subdivision Improvements.	**$137,392.20**

Earthwork Improvements

• **Excavation & Compaction**	**$22,176.00**
• **Subgrade Compaction & Fine Grade**	**$120,358.13**
• **Final Lot Grading**	**$258,397.92**
• **Utility Trenching**	**$887,040.00**
• **Total Improvements subject to Plan Review & Insp. Fees**	**$4,536,626.31**

Private Utilities

• **Applicant Install Utilities Onsite Construct**	**$164,674.11**

Total Estimated Improvement Cost (To be bonded with Final Map)	**$4,701,300.42**

SECURITY REQUIREMENTS

Performance	**$4,701,300.42**
Labor and Materials	**$2,350,650.21**
Warranty (Minimum 12-mo. from N.O.C.)	**$470,130.04**

City Engineering Plan Review and Inspection Fee Schedule

City Engineering and Inspection Fees are established by Council Resolution No.1902, and are set forth below:

(1) 6% of first	$ 5,000.00	$ 300.00
(2) 5% of next	$ 20,000.00	$ 1,000.00
(3) 4.5% of next	$ 75,000.00	$ 3,375.00
(4) 3.5% of next	$150,000.00	$ 5,250.00
(5) 2% over	$250,000.00	$ 89,026.01

Total City Engineering Review and Inspection Fee obligation	$ 98,951.01
Fee balance payable with this Agreement Acct. #001-2010-4937	$ 98,951.01

NOTE:

- Engineering Plan Review & Inspection Fees are based on estimated cost of Improvements, including all items constructed both prior to & following posting of security.
- Private utility costs are not included in determination of City Engineering Plan Review and Inspection fee calculation.

Note: Additional fees and charges will be payable prior to approval of Final Map and Final Subdivision Agreement by the City Council, including:

12th Ave. Sewer Benefit District, Acct. #161-2161-5494 (27.25 Ac @ $1,734.30/Ac)	$ 7,747.28
Street Sign Fee, Acct. #001-2010-4937 (9 @ $200.00 Ea.) (Per intersection cost for sign blades furnished by City.)	$ 400.00
Final Map Review Fee, Acct. #001-2010-4937 (Determined at completion of final map review.)	$ x.xx
Engineering Plan Review & Inspection Fees, Acct. #001-2010-4937	$98,951.01
Storm Drainage Impact Fees, Acct. #184-2184-5504 (N/A) (Onsite drainage Basin provided, no impact to existing City drainage facilities)	$ 0.00
Building Dept. block wall plan review fees paid from Acct. #001-2010-4937	$ 1,864.73
SUBTOTAL	$108,963.02
PAID	$ 0.00
BALANCE DUE:	$ 108,963.02

ACKNOWLEDGMENT

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

State of California
County of Tulare)

On November 21, 2023 before me, Amanda Ramos, Notary Public
(insert name and title of the officer)

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

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

WITNESS my hand and official seal.

AMANDA RAMOS
Notary Public - California
Tulare County
Commission # 2396938
My Comm. Expires Apr 10, 2026

Signature _____ **(Seal)**

Bond Number: 4458579
Premium (One (1) Year): **Included in cost of Performance Bond**

MAINTENANCE BOND

KNOW ALL MEN BY THESE PRESENTS: That Presidio JJR Hidden Oak II 130, LLC, A Delaware Liability Company as Principal, and Markel Insurance Company, a corporation organized and existing under the laws of the State of Illinois and duly authorized to transact a general surety business in the State of California, hereinafter called the Surety, are held and firmly bound unto the City of Hanford hereinafter called Obligee, in an amount not to exceed FOUR HUNDRED SEVENTY THOUSAND ONE HUNDRED THIRTY And 04/100 DOLLARS ($ 470,130.04), collectively, lawful money of the United States of America, for the payment of which sum, well and truly to be made, we bind ourselves, our heirs, executors, administrators, successors, and assigns, jointly and severally, firmly by these presents.

WHEREAS, on the 8th day of December 20 23, the above named Principal entered into an agreement with the Obligee for:

Tract 881 Unit 1 - Live Oak East Phase 1

WHEREAS, under the terms of said agreement, Principal is required to guarantee replacement and repair of improvements as described therein for a period of One (1) year(s) from and after the date of completion and acceptance of said improvements;

NOW, THEREFORE, If the above Principal for a period of One (1) year(s) from and after the date of completion and acceptance of same by said Obligee, replace any and all defects in said work resulting from defective materials or defective workmanship, then the above obligation to be void; otherwise to remain in full force and effect.

Any claims upon this bond must be made prior to the expiration of the one (1) year maintenance period.

Dated this December 8th, 2023

PRINCIPAL:

Presidio JJR Hidden Oak II 130, LLC, A Delaware Liability Company

By: _____

SURETY:

Markel Insurance Company

By: _____
Albert Melendez, Attorney-in-Fact

MARKEL INSURANCE COMPANY CORPORATE SEAL ILLINOIS

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

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

State of California
County of Orange }

On DEC 08 2023, before me, Christina Rogers, Notary Public,

personally appeared Albert Melendez

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

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

CHRISTINA ROGERS
Notary Public - California
Orange County
Commission # 2463205
My Comm. Expires Sep 14, 2027

WITNESS my hand and official seal.

SIGNATURE Christina Rogers

PLACE NOTARY SEAL ABOVE

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of attached document

Title or type of document: _____

_____

_____

Document Date: _____ Number of Pages: _____

Signer(s) Other than Named Above: _____

ACKNOWLEDGMENT

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

State of California
County of Tulare)

On December 11, 2023 before me, Amanda Ramos, Notary Public
(insert name and title of the officer)

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

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

WITNESS my hand and official seal.

AMANDA RAMOS
Notary Public - California
Tulare County
Commission # 2396938
My Comm. Expires Apr 10, 2026

Signature _____ (Seal)

POA# 510869

JOINT LIMITED POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That SureTec Insurance Company, a Corporation duly organized and existing under the laws of the State of Texas and having its principal office in the County of Harris, Texas and Markel Insurance Company (the "Company"), a corporation duly organized and existing under the laws of the state of Illinois, and having its principal administrative office in Glen Allen, Virginia, does by these presents make, constitute and appoint:

Jennifer Anaya, Erik Johansson, Melissa Lopez, Christina Rogers, Albert Melendez, Joaquin Perez

Their true and lawful agent(s) and attorney(s)-in-fact, each in their separate capacity if more than one is named above, to make, execute, seal and deliver for and on their own behalf, individually as a surety or jointly, as co-sureties, and as their act and deed any and all bonds and other undertaking in suretyship provided, however, that the penal sum of any one such instrument executed hereunder shall not exceed the sum of:

Twenty Five Million and 00/100 Dollars ($25,000,000.00)

This Power of Attorney is granted and is signed and sealed under and by the authority of the following Resolutions adopted by the Board of Directors of SureTec Insurance Company and Markel Insurance Company:

"RESOLVED, That the President, any Senior Vice President, Vice President, Assistant Vice President, Secretary, Assistant Secretary, Treasurer or Assistant Treasurer and each of them hereby is authorized to execute powers of attorney, and such authority can be executed by use of facsimile signature, which may be attested or acknowledged by any officer or attorney, of the company, qualifying the attorney or attorneys named in the given power of attorney, to execute in behalf of, and acknowledge as the act and deed of the SureTec Insurance Company and Markel Insurance Company, as the case may be, all bond undertakings and contracts of suretyship, and to affix the corporate seal thereto."

IN WITNESS WHEREOF, Markel Insurance Company and SureTec Insurance Company have caused their official seal to be hereunto affixed and these presents to be signed by their duly authorized officers on the 13th day of February , 2023 .

SureTec Insurance Company

By: _____
Michael C. Keimig, President

Markel Insurance Company

By: _____
Lindey Jennings, Vice President

State of Texas
County of Harris:

On this 13th day of February , 2023 A. D., before me, a Notary Public of the State of Texas, in and for the County of Harris, duly commissioned and qualified, came THE ABOVE OFFICERS OF THE COMPANIES, to me personally known to be the individuals and officers described in, who executed the preceding instrument, and they acknowledged the execution of same, and being by me duly sworn, disposed and said that they are the officers of the said companies aforesaid, and that the seals affixed to the proceeding instrument are the Corporate Seals of said Companies, and the said Corporate Seals and their signatures as officers were duly affixed and subscribed to the said Instrument by the authority and direction of the said companies, and that Resolutions adopted by the Board of Directors of said Companies referred to in the preceding instrument is now in force.

IN TESTIMONY WHEREOF, I have hereunto set my hand, and affixed my Official Seal at the County of Harris, the day and year first above written.

XENIA RIVAS
Notary Public State of Texas
Commission # 129117659
Commission Expires 9/10/24

By: _____
Xenia Rivas, Notary Public
My commission expires 9/10/2024

We, the undersigned Officers of SureTec Insurance Company and Markel Insurance Company do herby certify that the original POWER OF ATTORNEY of which the foregoing is a full, true and correct copy is still in full force and effect and has not been revoked.

IN WITNESS WHEREOF, we have hereunto set our hands, and affixed the Seals of said Companies, on the 8th day of December , 2023 .

SureTec Insurance Company

By: _____
M. Brent Beaty, Assistant Secretary

Markel Insurance Company

By: _____
Andrew Marquis, Assistant Secretary

Any instrument issued in excess of the penalty stated above is totally void and without any validity. 510869
For verification of the authority of this Power you may call (713)812-0800 on any business day between 8:30 AM and 5:00 PM CST.

MARKEL

September 29, 2022

Bond Obligees
Project Owners
General Contractors

RE: Digital Seal Authority and Enforceability Notice

To whom it may concern:

The use of an electronic image of the corporate seal of Markel Insurance Company or SureTec Insurance Company (the "Digital Seal"), and the attachment of the Digital Seal to any surety bond issued by Markel Insurance Company or SureTec Insurance Company is authorized by the company. Markel Insurance Company and SureTec Insurance Company acknowledge and agree that the Digital Seal may be affixed to any Surety bond and relied upon to the same extent as if a raised corporate seal was attached to the bond.

Delivery of a digital copy of this Digital Seal Authority and Enforceability Notice, executed electronically, to an Obligee or Obligee's representative, shall constitute effective execution and delivery of this notice and shall have the same legal effect as a delivery of a tangible original of the notice with my original "wet" signature.

If you require further verification you may call our Home Office Underwriting Center at 1-800-732-0999 or send a verification request to bondverification@markel.com.

In Witness Whereof, this has been executed by the Executive Vice President and Chief Underwriting Officer, Surety for each of Markel Insurance Company and SureTec Insurance Company.

Lindey Jennings, EVP Chief Underwriting Officer

MARKEL INSURANCE COMPANY CORPORATE SEAL ILLINOIS

SURETEC INSURANCE COMPANY TEXAS

Markel Surety
Markel Insurance Company | SureTec Insurance Company
[illegible]
www.markel.com

RECORDING REQUESTED BY:
CITY OF HANFORD

When recorded return to:

City Clerk
City of Hanford
315 North Douty Street
Hanford, California 93230-3951

G.C. 27361.3 - Fee NIL

NOTICE OF COMPLETION

TO WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED AS FOLLOWS:

1. The work of Improvement is located near: Southeast corner of Alpine Avenue and Hume Avenue, in the City of Hanford

2. The Improvement is particularly described as: Tract 881 Unit 1 Subdivision Infrastructure Improvements.

3. The date of completion of the work of Improvement: 4/16/26

4. The Owner of the work of Improvement: City of Hanford

5. The nature of the owner's interest or estate: Fee Simple

6. The name of the original contractor for the work of Improvement: Presidio JJR Hidden Oaks II 130, LLC (San Joaquín Valley Homes)

7. The surety for the work of Improvement: Markle Insurance Company – Bond 4458579

8. Accepted by minute action of the City Council of the City of Hanford on: _____, 2026.

I certify under penalty of perjury that the foregoing is true and correct.

Dated this _____day of _____, 2026.

BY: _____

Mark Kairis, Mayor
City of Hanford, County of Kings, State of California

I, the undersigned, say:
I am the person who signed the foregoing notice. I have read the above notice and know its contents, and the facts stated therein are true of my own knowledge.

I declare under penalty of perjury that the foregoing is true and correct.

Executed at Hanford, California, this _____day of _____ 2025.

BY: _____
Mark Kairis, Mayor
City of Hanford, County of Kings, State of California

Authority: Section 1181 Civil Code

RECORDING REQUESTED BY:
CITY OF HANFORD

When recorded return to:

City Clerk
City of Hanford
315 North Douty Street
Hanford, California 93230-3951

G.C. 27361.3 - Fee NIL

NOTICE OF COMPLETION

TO WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED AS FOLLOWS:

1. The work of Improvement is located near: Southeast corner of Alpine Avenue and Hume Avenue, in the City of Hanford

2. The Improvement is particularly described as: Tract 881 Unit 1 Subdivision Infrastructure Improvements.

3. The date of completion of the work of Improvement: 4/16/26

4. The Owner of the work of Improvement: City of Hanford

5. The nature of the owner's interest or estate: Fee Simple

6. The name of the original contractor for the work of Improvement: Presidio JJR Hidden Oaks II 130, LLC (San Joaquín Valley Homes)

7. The surety for the work of Improvement: Markle Insurance Company – Bond 4458579

8. Accepted by minute action of the City Council of the City of Hanford on: _____ , 2026.

I certify under penalty of perjury that the foregoing is true and correct.

Dated this _____day of _____, 2026.

BY: _____
Mark Kairis, Mayor
City of Hanford, County of Kings, State of California

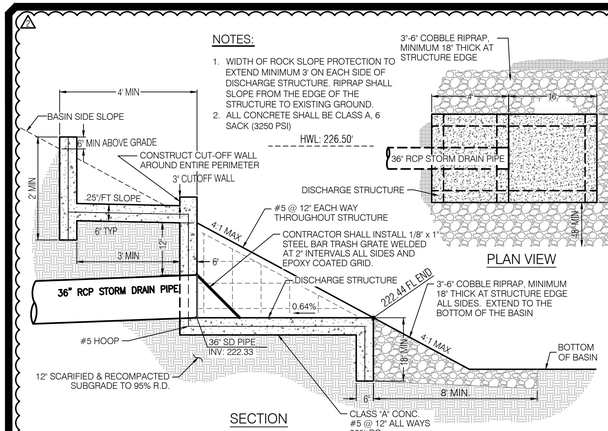
I, the undersigned, say:
I am the person who signed the foregoing notice. I have read the above notice and know its contents, and the facts stated therein are true of my own knowledge.

I declare under penalty of perjury that the foregoing is true and correct.

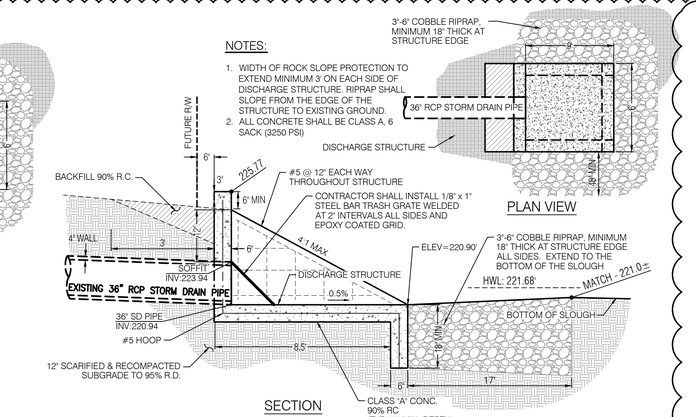
Executed at Hanford, California, this _____day of _____ 2025.

BY: _____
Mark Kairis, Mayor
City of Hanford, County of Kings, State of California

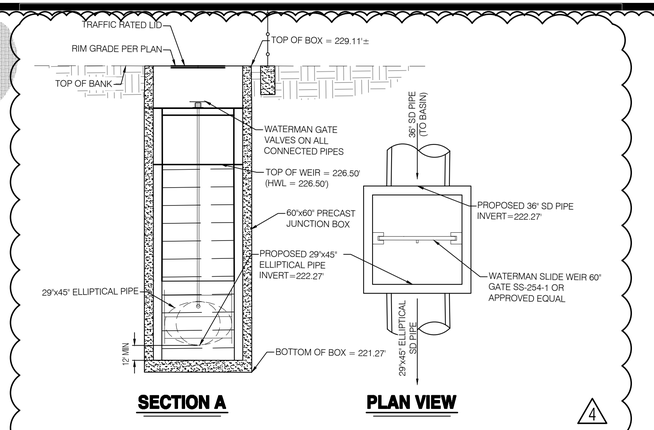
Authority: Section 1181 Civil Code



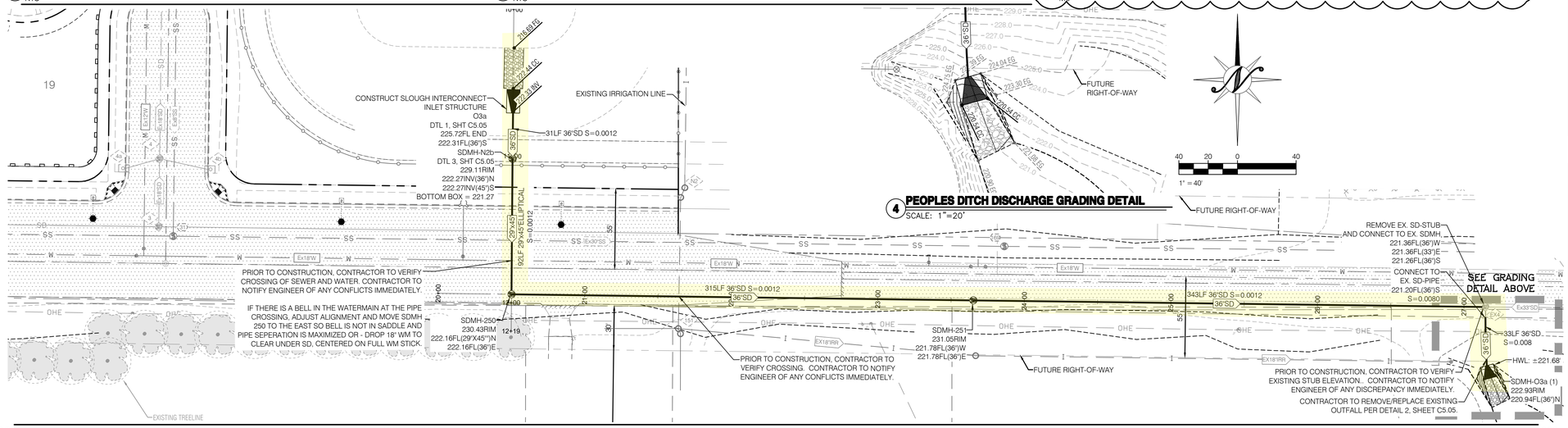
1 **SLOUGH INTERCONNECT INLET DETAIL - 03A**
NTS



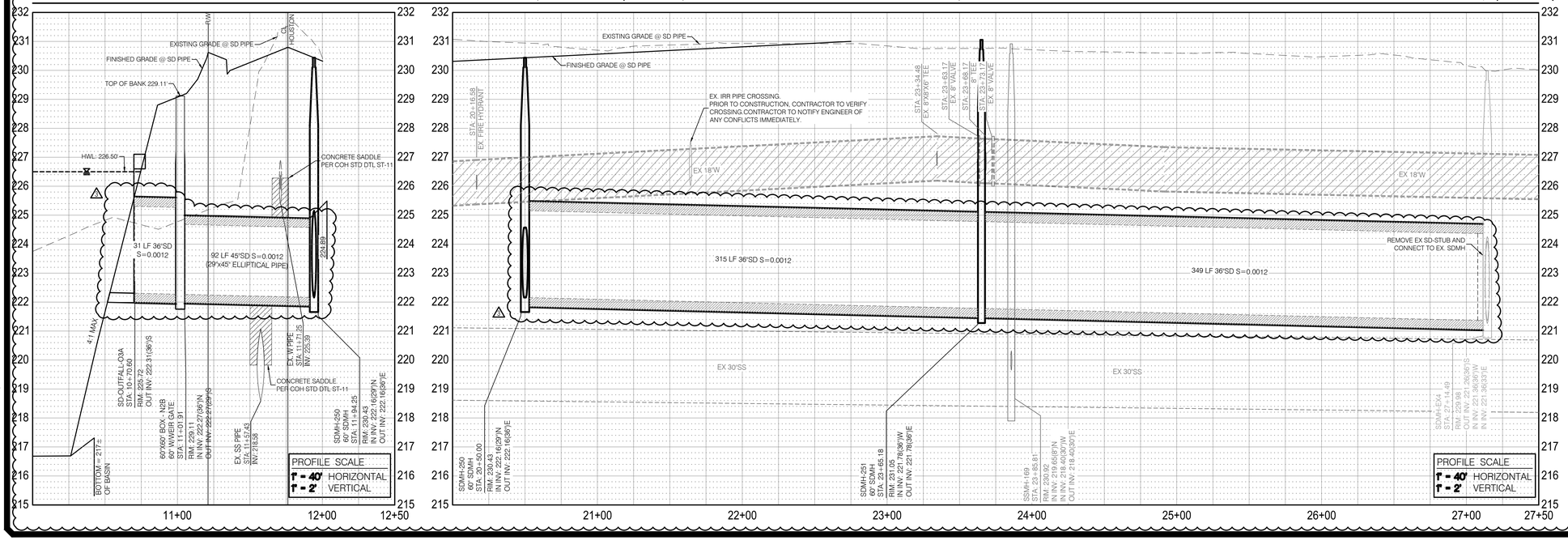
2 **PEOPLES DITCH DISCHARGE PAD DETAIL - 04A**
NTS



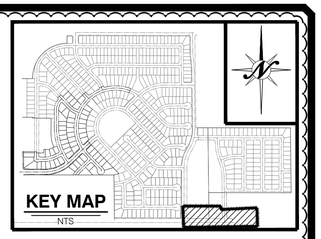
3 **60"X60" PRECAST JUNCTION/WIER BOX WITH WEIR GATE VALVE - N2B**
NTS



4 **PEOPLES DITCH DISCHARGE GRADING DETAIL**
SCALE: 1"=20'



KEY MAP


NTS

UTILITY GENERAL NOTES

1. CONTRACTOR SHALL PROTECT EXISTING MANHOLES, INLETS, CLEANOUTS, WATER VALVES, FIRE HYDRANTS, AND/OR WATER SERVICES DURING THE COURSE OF CONSTRUCTION AND REPAIR AND/OR REPLACE IF DAMAGED AT THE CONTRACTOR'S EXPENSE. CONTRACTOR SHALL ADJUST EXISTING MANHOLES, INLETS, CLEANOUTS, WATER VALVES AND/OR FIRE HYDRANTS TO FINISH GRADE PER THESE PLANS; SEE GRADING PLANS FOR ADDITIONAL GRADING INFORMATION.
2. CONTRACTOR SHALL CONNECT TO EXISTING STORM MAIN, SEWER MAIN, WATER MAIN, MANHOLE, AND/OR STUB. IF NECESSARY CONTRACTOR SHALL REMOVE EXISTING BLOWOFF OR CLEANOUT. CONTRACTOR SHALL EXCAVATE EXISTING SEWER MAINS, STORM DRAIN MAINS, WATER MAINS, MANHOLES, AND/OR STUBS AT ALL PROPOSED POINTS OF CONNECTION OF LINES AND LATERALS PRIOR TO CONSTRUCTION TO VERIFY THE HORIZONTAL AND VERTICAL ALIGNMENT PRIOR TO THE INSTALLATION OF ANY PORTION OF THE PROPOSED UTILITY SYSTEM. CONTRACTOR SHALL INFORM THE ENGINEER OF ANY DISCREPANCIES IMMEDIATELY.
3. ALL TRENCHING AND REPATCHING FOR PROPOSED UTILITY LINES AND LATERALS SHALL BE IN STRICT ACCORDANCE WITH CITY OF HANFORD STANDARD DETAILS ST-8 AND ST-10 (WHERE APPLICABLE) AND THE CITY OF HANFORD STANDARD SPECIFICATIONS.
4. UTILITIES TO BE LOCATED IN THE STREET IN ACCORDANCE WITH CROSS SECTION "UT" ON SHEET C1.03 AND CITY OF HANFORD STANDARD DETAIL ST-41.
5. LANDSCAPE SLEEVES SHOWN ON PLANS FOR CLARITY, CONTRACTOR TO CONFIRM LOCATIONS WITH MOST RECENT LANDSCAPE PLANS.
6. CONTRACTOR SHALL INSTALL CONCRETE SUPPORT FOR PIPES WITH LESS THAN 1' OF SEPARATION.

STORM GENERAL NOTES

1. ALL CONNECTIONS TO EXISTING STORM DRAIN MAINS, MANHOLES, AND STUBS TO BE PERFORMED IN STRICT CONFORMANCE TO CITY OF HANFORD STANDARDS AND SPECIFICATIONS.
2. CONTRACTOR SHALL INSTALL STORM DRAIN MANHOLE OR STORM DRAIN DROP MANHOLE (WHERE APPLICABLE) PER CITY OF HANFORD STANDARD DETAILS SS-11 AND SS-14 AND THE CITY OF HANFORD STANDARD SPECIFICATIONS.
3. CONTRACTOR SHALL INSTALL STORM DRAIN CURB INLET CATCH BASIN PER CITY OF HANFORD STANDARD DETAIL SD-17 AND SD-17A (FOR CATCH BASINS DEEPER THAN 6, SEE DETAIL SD-17A), AND THE CITY OF HANFORD STANDARD SPECIFICATIONS.

APPROVALS

APPROVED SUBJECT TO THE DATA SHOWN, THE CITY OF HANFORD AND THE UNDERSIGNED ARE NOT RESPONSIBLE FOR ERRORS AND/OR OMISSIONS THAT MAY BE PRESENT ON THESE PLANS.

CITY ENGINEER DATE

NO.	DESCRIPTIONS	DATE	APPROVED
1	ADDED SLOUGH INTERCONNECT UTILITY PLAN SHEET	12/14/2022	
2	REVISED SLOUGH INTERCONNECT UTILITY PLAN SHEET	11/07/2023	
3	REVISED 24" SD PIPE TO 36" AND 29"X45" ELLIPTICAL PIPES	11/07/2023	
4	CHANGE TO WEIR BOX - 60"X60" AND CORRECTIONS	10/11/2024	

REVISIONS

CALL BEFORE YOU DIG USA 800.227.2600

REGISTERED PROFESSIONAL ENGINEER CHRISTOPHER RIC VANDERHOEF No. 69350 CIVIL STATE OF CALIFORNIA

SLOUGH INTERCONNECT UTILITY PLAN

IMPROVEMENT PLANS FOR LIVE OAK EAST PHASE 2 TRACT 865-2 HANFORD, CALIFORNIA

North Star Engineering Group, Inc.
• CIVIL ENGINEERING • SURVEYING • PLANNING •
620 12th Street Modesto, CA 95354
(209) 524-3525 Phone (209) 524-3526 Fax

JOB #:	13-1236
DATE:	07/28/2022
SCALE:	AS SHOWN
DRAWN:	BT / EP
DESIGN:	BT / CV
CHK'D:	APD

SHEET NUMBER

C5.05

COPYRIGHT © 2022 NORTHSTAR ENGINEERING GROUP, INC.

PLOTTED: 10/11/2024 10:03 PLOTTED BY: Epimshell
DRAWING: P:\13-1236 Live Oak East\Civil\e-Tract\P25\C5.05 UTL.dwg

CITY OF HANFORD

Public Works - Utilities & Engineering - 900 S. 10th Ave, Hanford Ca 93230

CONTRACT CHANGE ORDER - REPORT

ENGINEERING DIVISION

CONTRACT CHANGE ORDER No.: *CCO#1*

PROJECT NAME: *Houston Sand Slough Interconnect*

CONTRACTOR: *Presidio JJR, San Jaoquin Valley Homes*

PROJECT NUMBER: *823624*

YOU ARE HEREBY DIRECTED TO MAKE THE HEREIN DESCRIBED CHANGES FROM THE PLANS AND SPECIFICATIONS OR DO THE FOLLOWING DESCRIBED WORK NOT INCLUDED IN THE PLANS AND SPECIFICATIONS ON THIS CONTRACT.

NOTE: THIS CHANGE ORDER IS NOT EFFECTIVE UNTIL APPROVED BY THE CITY.

Contract Amount: $ *461,681.00*

CCO#1: $ *(32,640.00)*

DESCRIPTION OF WORK TO BE DONE, ESTIMATE OF QUANTITIES AND PRICES TO BE PAID. SEGREGATE BETWEEN ADDITIONAL WORK AT CONTRACT PRICE, AGREED PRICE AND FORCE ACCOUNT. UNLESS OTHERWISE STATED, RATES FOR RENTAL OF EQUIPMENT COVER ONLY SUCH TIME AS EQUIPMENT IS ACTUALLY USED AND NO ALLOWANCE WILL BE MADE FOR IDLE TIME.

CHANGE REQUESTED BY: *City of Hanford*

THE LAST PERCENTAGE SHOWN IS THE NET ACCUMULATED INCREASE OR DECREASE FROM THE ORIGINAL QUANTITY IN THE ENGINEER'S ESTIMATE.

Change in Trench Paving Scope & Testing

The City modified the scope of work for the Houston Sand Slough Interconnect project related to trench paving for the 36-inch storm drain pipe. Following this modification, the contractor's bid reflected a credit of $39,440.89.

Additionally, the contractor had inadvertently omitted the cost of required soils testing from the original bid, which amounted to $11,600. After discussion, Frank and SJVH agreed to split this cost, resulting in an added $5,800 to the credit.

After accounting for these adjustments, the total Change Order credit for this work is $ (32,640.00)

NET INCREASE OF THIS CHANGE: $ *(32,640.00)*

CONTRACT TOTAL, INCLUDING THIS CHANGE: $ *429,041.00*

Lisa Dock	1/20/26
CITY ENGINEER (LISA DOCK)	DATE
	1-20-'26
PUBLIC WORKS or UTILITY & ENGINEERING DIRECTOR (RUSS STERLING or FRANK SENTENO)	DATE
N/A	*N/A*
INTERIM CITY MANAGER (Chris Tavarez)	DATE

WE, THE UNDERSIGNED CONTRACTOR, HAVE GIVEN CAREFUL CONSIDERATION TO THE CHANGE PROPOSED AND HEREBY AGREE IF THIS PROPOSAL IS APPROVED, THAT WE WILL PROVIDE ALL EQUIPMENT, FURNISH ALL MATERIALS, EXCEPT AS MAY OTHERWISE BE NOTED ABOVE, AND PERFORM ALL SERVICES NECESSARY FOR THE WORK ABOVE SPECIFIED, AND WILL ACCEPT AS FULL PAYMENT THEREFOR THE PRICES

San Joaquin Valley Homes / Nicolas Peters	Nicolas Peters	*1/16/25*
CONTRACTOR'S NAME	SIGNATURE FOR APPROVAL	DATE

IF THE CONTRACTOR DOES NOT SIGN ACCEPTANCE OF THIS ORDER, HIS ATTENTION IS DIRECTED TO THE REQUIREMENTS OF THE SPECIFICATIONS AS TO PROCEEDING WITH THE ORDERED WORK AND FILING A WRITTEN PROTEST WITHIN THE TIME THEREIN SPECIFIED.

CITY OF HANFORD

Public Works - Utilities & Engineering - 900 S. 10th Ave, Hanford Ca 93230

CONTRACT CHANGE ORDER - SUMMARY

ENGINEERING DIVISION

PROJECT NAME: *Houston Sand Slough Interconnect*
PROJECT NUMBER: *823624*
CONTRACTOR: *Presidio JJR, San Jaoquin Valley Homes*
CONTRACT AWARD AMOUNT: *$ 461,681.00*
PROJECT BUDGET: *$ 461,681.00*
CONTINGENCY: *$ 46,168.00*

Contract Change Order No.		Amount $	% of Contingency	Total $$ from CCO's	% of Contingency used (total)	% of Project	Contract total (including change)	Approval Needed? City Manager	Approval Needed? City Council
CCO#1	*Change in Trench Paving Scope & Testing*	*$ (32,640.00)*	-70.70%	$ (32,640.00)	-70.70%	-7.07%	$ 429,041.00	FALSE	FALSE
CCO#2		*$ -*	0.00%	$ (32,640.00)	-70.70%	-7.07%	$ 429,041.00	FALSE	FALSE
CCO#3		*$ -*	0.00%	$ (32,640.00)	-70.70%	-7.07%	$ 429,041.00	FALSE	FALSE
CCO#4		*$ -*	0.00%	$ (32,640.00)	-70.70%	-7.07%	$ 429,041.00	FALSE	FALSE
CCO#5		*$ -*	0.00%	$ (32,640.00)	-70.70%	-7.07%	$ 429,041.00	FALSE	FALSE

TOTAL: $ (32,640.00)

Outlook

RE: Scope Adjustment of the Houston Slough

From Steve Coodey <scoodey@hanfordca.gov>

Date Tue 01/13/2026 9:14 AM

To Nicolas Peters <npeters@sjvhomes.com>

Cc Adrian Rubalcaba <arubalcaba@hanfordca.gov>; Robert Buchanan <rbuchanan@hanfordca.gov>; Frank Senteno <fsenteno@hanfordca.gov>

Nic,
As discussed in our meeting, we would like you to provide pricing based on the following reduced scope:

1. Excavate the proposed trench width and include a T-cut of 6" on each side per City Standard Detail ST-10 for both AB and AC. Thickness of AB will be a minimum of 10" or match existing, whichever is greater. AC thickness will be a minimum of 3" or match existing, whichever is greater.
2. Install piping per the adjusted alignment due to the AT&T conduit interfering with the initial alignment.
3. Install additional manhole required due to the offset in alignment.
4. Reduce the soils testing cost by removing the rebar testing. The City will accept manufacturers certifications. City agrees to split cost 50/50 for soils testing.
5. Pave trench with ¾" PG64-10 HMA
6. Heater-remix the AC within the recently reconstructed area. No need to heater-remix the old AC outside of the project boundary.
7. Restripe to original as necessary.

City staff will make contact today with County personnel to verify that they will accept a slurry seal at a later date.

Thank you,

Steve Coodey
Assistant Engineer
Phone: (559) 585-2582

Outlook

Re: Scope Adjustment of the Houston Slough

From Nicolas Peters <npeters@sjvhomes.com>
Date Fri 01/16/2026 8:53 AM
To Steve Coodey <scoodey@hanfordca.gov>
Cc Adrian Rubalcaba <arubalcaba@hanfordca.gov>; Robert Buchanan <rbuchanan@hanfordca.gov>; Frank Senteno <fsenteno@hanfordca.gov>; Doug Vigario <dvigario@sjvhomes.com>

2 attachments (576 KB)
Slough Interconnect CO 1 REVISED.pdf; Krazan Quote.pdf;

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.
Revised - Missed a negative sign.

Steve,

We've completed our review of the revised scope and have attached the updated pricing for the City's consideration:

1. Slough Interconnect – Change Order 1 (Revised to reflect scope below):

- Updated trench and storm drain scope total: **-$38,440.89**
- Reflects the reduced trench restoration per City Standard Detail ST-10, AC trench patch, aggregate base, the additional manhole, demo, sawcutting, and restriping based on the adjusted pipe alignment.

2. Construction Testing (Krazan-amended):

- Updated total: **$11,600**, with SJV Homes' share being **$5,800** per the agreed 50/50 split.

Total: -$32,640.89

Please review these quotes closely to ensure all components of the revised scope are captured to the City's satisfaction. If we are not submitting things correctly or need to adjust the way the quotes are written, please provide direction. If the County determines that we need to add the slurry seal to the scope, we can produce an additional change order at that time. However, the scope provided needs to be completed regardless for the project to move the forward.

Please provide confirmation of you acceptances of the proposed change orders so we can lock in the restart date and get this project moving again.

Thanks,

Nic Peters
Entitlement Manager
Cell – (559)699-5906

Date: 1/14/2026
Bond Rate:
Addendum:
RFI's:
Specialty: Storm Drain, Sewer, Waterlines
Contractor/ Builder: San Joaquin Valley Homes
Attn: Doug Vigario
Wage Rate: Non Prevailing Wage
Project: Slough Interconnect

STORM DRAIN	$ (38,440.89)
CHANGE ORDER 1 =	**$ (38,440.89)**
	1

Category	Description (Detail)	BID QTY'S			TOTAL
		QUANTIY	UNIT	UNIT PRICE	
STORM DRAIN					
	60" DIA. SDMH	1	EA	$ 12,543.35	$ 12,543.35
	ASPHALT PERM PATCH/ 2" GRIND & OVERLAY	-1	LS	$ 119,200.00	$ (119,200.00)
	A/C TRENCH PERM. PATCH (724'X6') (4344 SF)	4344	SF	$ 7.49	$ 32,536.56
	DEMO (724'X6')	4344	SF	$ 2.05	$ 8,905.20
	RESTIRPE	1	LS	$ 3,600.00	$ 3,600.00
	SAW CUT ROAD	1462	LF	$ 2.00	$ 2,924.00
	10" AGG BASE	270	TONS	$ 75.00	$ 20,250.00
				SUB TOTAL	**$ (38,440.89)**

* 6" ASPHALT PATCH BACK w/ 10" AGG BASE. 6' WIDE PREMANENT PATCHBACK FOR LENGTH OF THE TRENCH w/ 6" TEE CUT.

Krazan

GEOTECHNICAL ENGINEERING • ENVIRONMENTAL ENGINEERING • CONSTRUCTION TESTING AND INSPECTIONS

November 20, 2025 KA Proposal No. T25785CAF

JJR Management Services, Inc.
5607 Avenida De Los Robles
Visalia, CA 93291
Attn: Jim Robinson

Phone: (559) 732-2660
Email: jrobinson@sjvhomes.com

RE: CONSTRUCTION TESTING & INSPECTION SERVICES ESTIMATE AND FEE SCHEDULE
SJVH SD Slough Interconnect Project (Live Oak)
Alpine and Houston Avenues
Hanford, California

Dear Mr. Robinson:

We are submitting this fee estimate for professional construction testing services on the above-referenced project. Our fee schedule and General Conditions below itemizes each area of work with unit cost breakdowns.

******As shown on the following table, the anticipated unit cost for our services for this project:***

Scope: Special Testing & Inspections	*Day*	*Units*	*Rates*	*Total*
Compaction Earthwork	14	8	$75.00	$8,400.00
Lab: Maximum Density Curve	0	3	$225.00	$675.00
Reinforcing Steel / Rebar	[redacted]			
Reinforcing Concrete Inspection / Sampling	5	4	$75.00	$1,500.00
Concrete Compressive Strength	0	5	$125.00	$625.00
Report Preparation	0	2	$75.00	$150.00
Engineering Review	0	2	$125.00	$250.00
			Estimated Testing and Inspection Total	**$13,100.00**

Updated Total: $11,600
Split 50/50 = $5,800

Inclusions, Exclusions and Clarifications

- These above prices are good for 30 days from the date of this proposal.
- Services will be performed on a "time and materials" basis. Any total estimates provided in this proposal are merely estimates and are not a guaranteed maximum price.
- The stated labor rates **DO NOT** reflect the current General Prevailing Wage Determination made by the State of California Director of Industrial Relations Pursuant to California Labor Code Part 7, Chapter 1, Article 2, Sections 1770, 1773 and 1773.1. Determination: NC-63-3-9-2024-1, dated June 25, 2025. Please notify our office if the project is subject to prevailing wage so that we can provided a revised proposal.

Lisa Dock

From: Frank Senteno
Sent: Monday, February 10, 2025 4:13 PM
To: npeters@sjvhomes.com
Cc: Lisa Dock; Jason Waters
Subject: Houston Avenue Slough Interconnect Pipe

Nicolas

The item to appropriate funding for construction are scheduled for the February 18 Council Agenda.
We received your 3-bids but also was advised by our staff that you are asking 20% of construction cost in the amount $ 92,426.20 for Developer related overhead reimbursement for project management and design costs. I have researched our project records and agreements and nowhere does it state that the City reimburses for soft costs or specifically for this item of work. Further, our Development Impact Fee Program reimburses per unit cost and has no provisions for the reimbursement of soft costs. Additionally, SJVH was required to construct the SD Pipe under Houston to connect the existing Sloughs as part of the Development Agreement. Therefore, engineering and other O/H costs are borne by the Developer.

Staff will thus be revising the Council Agenda item accordingly.

Sincerely

HANFORD
CALIFORNIA
WHERE TRADITION MEETS TOMORROW

Frank Senteno, P.E.
Utilities and Engineering Department Director

Phone: (559) 585-2567
Email: fsenteno@hanfordca.gov

900 South 10th Avenue
Hanford, CA 93230

www.hanford.city

City of **H A N F O R D**
CALIFORNIA 93230
CITY OFFICES 319 NORTH DOUTY STREET

FINAL PROJECT CONSTRUCTION AND FINANCE HISTORY

PROJECT: Sand Slough Interconnect Project

CONTRACTOR: Golden Valley Pipeline
PO Box 510
Tulare, CA 93275

CONTRACT DATES:

Council Award	February 18, 2025
Contractor Started Work	February 19, 2025
Contract Time of Completion	April 15, 2026
Contractor Completed Work	April 15, 2026

CONTRACT CHANGE ORDERS:

- **Change Order No. 1 -** Change in Trench Paving Scope and Additional Soils Testing for a net decrease of $32,641.00
- **Project Winterization:** October 2025 – March 2026

FINANCIAL HISTORY:

SOURCE OF BUDGET FUNDING	**AMOUNT**
FY 22/23 Capital Improvement Budget	$ 151,130.00
Additional appropriation approved 2/18/2025	$ 363,.99.00
Total Budget Funding	**$ 514,229.00**

CONSTRUCTION COSTS

Contract – Total Bid Award	$ 461,681.00
CCO #1 – Modified Trench Paving and Soils Testing (Credit)	-$32,640.00
Total Construction Cost (Reimbursement to Presidio JJR Hidden Oak II 130, LLC)	**$ 429,041.00**
Fund Balance:	**$ 85,188.00**

RECORDING REQUESTED BY:
CITY OF HANFORD

When recorded return to:

City Clerk
City of Hanford
315 North Douty Street
Hanford, California 93230-3951

G.C. 27361.3 - Fee NIL

NOTICE OF COMPLETION

TO WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED AS FOLLOWS:

1. The work of Improvement is located at: Houston Avenue east of 12th Avenue at Sand Slough crossing, in Hanford CA.

2. The Improvement is particularly described as: construct culvert ditch crossing on Houston Avenue at the Sand Slough crossing east of 12th Avenue

3. The date of completion of the work of Improvement: April 15, 2026.

4. The Owner of the work of Improvement: City of Hanford.

5. The nature of the owner's interest or estate: Fee Simple Title.

6. The name of the original contractor for the work of Improvement:
   Golden Valley Pipeline.

7. The surety for the work of Improvement: Market Insurance Company of Illinois, and licensed in California

8. All work for this project has been completed.

9. Accepted by minute action of the City Council of the City of Hanford on: May 19, 2026

I certify under penalty of perjury that the foregoing is true and correct.
Dated this 19th day of May, 2026

BY: _____
Mark Kairis, Mayor
City of Hanford, County of Kings, State of California

I, the undersigned, say:
I am the person who signed the foregoing notice. I have read the above notice and know its contents, and the facts stated therein are true of my own knowledge.

I declare under penalty of perjury that the foregoing is true and correct.

Executed at Hanford, California, this ____ day of _____, 2026.

BY: _____
Mark Kairis, Mayor
City of Hanford, County of Kings, State of California

Authority: Section 1181 Civil Code

AGENDA
STAFF REPORT

MEETING DATE: 5/19/2026	**AGENDA SECTION:** CONSENT CALENDAR

SUBJECT:
Authorization for the City Manager to enter into a contract with HFI Inc of Los Angeles, CA for the exterior painting of the Longfield Center, Coe Park Building, and City Hall in the amount of $60,700 to be funded by the Building Reserves Fund.

RECOMMENDATION:

Recommendation: It is recommended that the City Council, by motion, authorize the City Manager to enter into a contract with HFI Inc of Los Angeles, CA for the exterior painting of the Longfield Center, Coe Park Building, and City Hall in the amount of $60,700 to be funded by Building Reserves Fund.

Recommended Motion: I move to authorize the City Manager to enter into a contract with HFI Inc of Los Angeles, CA for the exterior painting of the Longfield Center, Coe Park Building, and City Hall in the amount of $60,700 to be funded by the Building Reserves Fund.

BACKGROUND:

Currently, in the City of Hanford's Capital Improvement Program Fiscal Years 2026-2027 budget there are three City facility painting projects, with Longfield Center and Coe Park Building budgeted in FY26, and City Hall budgeted in FY27. These facilities have all had the scope of work and the lead and asbestos testing completed. The Longfield Center and City Hall are free of asbestos or lead, while the Coe Park Building contains traces of lead paint on the exterior eaves, fascia, and window trimming. The Coe Park Building lead paint is intact and will not require remediation, allowing the existing paint to be encapsulated with new paint by a certified painting contractor.

These facilities are due to be painted to preserve the condition of the exterior and reduce the need for more extensive prep work. The Coe Park Building was last painted in 2004, City Hall in 2011, and Longfield Center in 2012. Due to similarity in project scopes, staff believed that combining the three facilities into a single Request for Bids (RFB) would help reduce the overall cost of the project with decreased mobilization fees and greater quantity of work. To allow the projects to be completed simultaneously, staff proposed advancing the City Hall Exterior Repaint and Door Refinishing Project from Fiscal Year 2027 to Fiscal Year 2026 but it was ultimately not neccesary.

Staff created a Request for Quotation (RFQ 2026-18). On April 1, 2026, the City solicited quotes by posting the RFQ on Bid-Net. Contractors were able to receive all related documents, addendum, plan holder lists, and award information. All bid documents were required to be included in Bidnet Direct's California Purchasing Group website submission to be valid at the time of bid opening.

On April 14, 2026, a non-mandatory pre-bid job walk was held at 315 N. Douty St. Staff were present

to review specifications, review the mandatory requirements imposed by the State of California Department of Industrial Relations, and answer any questions. Several contractors attended the pre-bid meeting.

On April 21, 2026, the City received bids from sixteen (16) contractors (bid summary attached). HFI Inc, of Los Angeles, CA. was the qualified low bidder for the City Buildings Paint Project.

Staff have reviewed the submitted bids and will be able to complete all three (3) facilities simultaneously, utilizing the FY26 budget, and without needing to advance funding from the FY 2027 CIP budget to complete the City Hall Exterior Repaint and Door Refinishing Project. The budget for Fiscal Year 2027 can be released for other needed facility repairs.

These projects will require a Public Works maintenance contract and, therefore, are subject to State of California prevailing wages, registration with the Department of Industrial Relations and submission of certified payroll to the Labor Commissioner, as well as other requirements outlined in the City's Labor Compliance Manual which will be a part of the project specifications.

FISCAL IMPACT:

The table below shows funding within the Building Reserves Fund. These projects are already included in the City's Capital Improvement Program for FY26-27. The combined total project cost for all three facilities is $60,700 which is below thee FY26 budget amount of $73,905. This results in a cost savings of $13,205 in FY26 and a total cost saving for FY26-27 of $45,996.

Fund	Project Title	FY26 Budget	FY27 Budget	HFI Inc Bid Amount	Cost Savings or Increase
0417	Longfield Center Repaint Exterior	$65,160		$27,000	$38,160
0417	Coe Park Repaint Exterior	$8,745		$9,700	($955)
0417	City Hall Repaint Exterior and Refinish Doors		$32,791	$24,000	$8,791
	Total:	$73,905	$32,791	$60,700	$45,996

i

ATTACHMENTS:

1. RFQ 2026-18 City Hall Paint Project

2. RFQ 2026-18 Bid Results
3. HFI Inc Bid
4. Longfield-Center-Lead-Paint-Survey-Report-Final
5. Coe-Park-Exterior-Lead-Paint-Survey-Report-Final
6. City-Hall-Exterior-Lead-Paint-Survey-Report-Final
7. Longfield Center Spec
8. COE Park Facility Spec
9. City Hall Spec

CITY OF HANFORD, CA
REQUEST FOR QUOTATION (RFQ 2026-18)
EXTERIOR PAINTING OF THREE (3) CITY BUILDINGS

Date: April 1, 2026

The City of Hanford is seeking quotes from qualified and licensed contractors to perform all tasks associated with repainting the exterior of three City of Hanford buildings as described in the project specifics listed below. As set forth in CLC section 1771.4 (a)(1), notice is hereby given that this project is a public work, subject to compliance monitoring and enforcement by the Department of Industrial Relations, including payment of California Prevailing Wages and other requirements outlined in this request for quote and attached Exhibits. The contract, if awarded, will be to the lowest responsive/responsible bidder in the amount of the Lump Sum Bid.

Submit Quotes No Later Than:	**2:00 p.m. on Tuesday, April 28, 2026**
Submit Quotes Electronically:	rshaw@hanfordca.gov

Project Specifics:

- Scope of Work — Exhibit A-1
  Map of Locations — Exhibit A-2
  Photos — Exhibit A-3
  Painting Specs/Reports — Exhibit A-4
- Time of Completion — No later than June 30, 2026
- Pre-Bid Job-Walk — April 14, 2026 at 10:00 a.m. at 315 N. Douty, Hanford, CA
- Questions Deadline — April 21, 2026 at 2:00 p.m. submitted online at https://www.bidnetdirect.com/california/cityofhanford

Bidding Contractor must:

- Be licensed in accordance with the provisions of the State of California Business and Professions Code and hold a valid C-33 Contractor's License.
- Bidder is responsible for verifying and submitting with the bid proposal, at minimum, that the bid proposal is signed, that all addenda issued are received, and that the bid bond is included with the proposal. Bids will be considered non-responsive if these items are not included with the original bid submittal.
- Bidder must be currently registered with the State of California Department of Industrial Relations in compliance with SB854. Quotes submitted by unregistered contractors or listing unregistered subcontractors will be rejected.
- Submit bid on form furnished by City of Hanford in this document.

Awarded Contractor is required to:

- Abide by the City's General Contract provisions and submit insurance certificates as required by this RFQ (see Exhibit B-1)
- Abide by all local, state, and federal laws applicable to this work
- Review subcontractor requirements with each subcontractor
- Include DIR provisions in all contracts with subcontractors
- Post wages at jobsite.
- Furnish electronic certified payroll records for this project to the Labor Commissioner.

CITY OF HANFORD, CA
REQUEST FOR QUOTATION (RFQ 2026-18) EXTERIOR PAINTING OF THREE (3) CITY BUILDINGS
BID/QUOTE FORM

In compliance with the City's solicitation of Request for Quotation dated April 1, 2026 the undersigned BIDDER hereby proposes to furnish all materials, equipment, tools, labor, appurtenances and incidentals required for the above-stated project as set forth in the RFQ, including all exhibits and related contract documents therefore, and to perform all work in the manner and time prescribed therein.

BIDDER declares that this proposal is based upon careful examination of the work site, specifications/ drawings, and the contract requirements. If this proposal is accepted for award, BIDDER agrees to enter into a contract with CITY at the unit and/or total bid amount prices set forth on the bid form. The City reserves the right to accept or reject any or all quotes and to waive any informalities or irregularities in responses.

BIDDER understands that a bid is required for the entire work and that final compensation under the contract will be based upon the actual quantities of work satisfactorily completed. It is agreed that the unit and/or lump sum prices bid include all appurtenant labor, materials, expenses, taxes, and fees. In the case of discrepancies in amounts bid, unit prices shall govern over extended amounts.

BIDDER hereby agrees to execute a contract within ten (10) working days, or such further time as may be allowed in writing by the Purchasing Division, after receiving notification of the acceptance of this Bid, and it is hereby mutually understood and agreed that in case the BIDDER does not, said Purchasing Division may proceed to award the contract to others.

BIDDER agrees to commence the work within ten (10) calendar days after the effective date and to complete the work by June 30, 2026 unless extended in writing by the Purchasing Division.

BIDDER further declares that he/she has not either directly or indirectly entered into any agreement, participated in any collusion, or otherwise taken any action in restraint of free competitive bidding in connection with said bid.

BIDDER acknowledges and understands that if awarded, he/she will comply with all DIR and CLC requirements applicable to this project.

The Low Bidder will be based on the Lowest Total Bid Amount for all 3 locations. After the lowest bidder has been determined, the City reserves the right to award the contract, if it is awarded, to the lowest bidder who is deemed both responsive and responsible and meets all criteria set forth in the bid specifications.

RFQ 2026-18 Exterior Painting of Three (3) City Buildings (as described in this RFQ including all attachments and exhibits)	**Bid Amount** (includes all labor, equipment, materials, taxes and fees)
Longfield Center	$ _____
Coe Park	$ _____
City Hall	$ _____
TOTAL BID AMOUNT	$ _____

BIDDER INFORMATION:

1. _____ 2. _____
Bidding Firm Name Corp/Partner/Sole

3. _____
Business Address City State Zip

_____
Telephone Number Fax Number Email

4. _____
Signature of Authorized Person Date Print Name

PLEASE SEE THE FOLLOWING INSTRUCTIONS REGARDING SIGNATURE:

If the BIDDER is a joint venture, signature must be made by one of the joint venturers, and if one or both of the joint venturers is a partnership or corporation, each participating partnership must sign by a general partner, and each corporation by an authorized officer or employee (if a partnership, by a general partner; if a corporation, by an authorized officer or employee). The title of the person signing must appear after his/her signature. Where BIDDER is a partnership or corporation, the names of all other general partners, or the president or secretary of the corporation and their business addresses must be shown below.

_____
_____
_____
_____
_____

Note: All names must be typewritten under signature. All addresses must be complete with street number, city, state, and zip code.

CONTRACTOR INFORMATION:

License Number: _____ Classification: _____ Expires: _____

Contractor's DIR Registration Number: _____ Expires: _____

Federal Tax ID Number: _____

City of Hanford Business Tax Certificate Number: _____

REFERENCES:

Company Name	Address	Telephone Number	Contact Name
1.			
2.			
3.			

SUBCONTRACTORS:

BIDDER hereby designates below for project, opposite various portions of the work, the names and locations of the places of business of each subcontractor who will perform work or labor in an amount in excess of one half of one percent (1/2 of 1%) of the total bid. All work not listed below shall be performed by the BIDDER. It is understood that the BIDDER, if awarded the contract, shall not substitute any subcontractor in place of the subcontractors herein designated without the approval of the Project Manager.

SUBCONTRACTOR INFORMATION & TRADE CLASSIFICATION (CIRCLE ALL THAT APPLY)

1. Subcontractor Name	Asbestos	Drywall Finisher	Laborers	Roofers
	Boilermaker	Drywall/Lathers	Millwrights	Sheet Metal
Business Address	Bricklayers	Electricians	Operating Eng	Sound/Comm
Email Address	Carpenters	Elevator Mechanic	Painters	Surveyors
	Carpet/Linoleum	Glaziers	Pile Drivers	Teamster
CSLB # Expires	Cement Mason	Iron Worker	Pipe Trades	Tile Worker
DIR Registration Number			Plasterers	Other: _____

2. Subcontractor Name	Asbestos	Drywall Finisher	Laborers	Roofers
	Boilermaker	Drywall/Lathers	Millwrights	Sheet Metal
Business Address	Bricklayers	Electricians	Operating Eng	Sound/Comm
Email Address	Carpenters	Elevator Mechanic	Painters	Surveyors
	Carpet/Linoleum	Glaziers	Pile Drivers	Teamster
CSLB # Expires	Cement Mason	Iron Worker	Pipe Trades	Tile Worker
DIR Registration Number			Plasterers	Other: _____

If additional subcontractors are proposed, please list them on a separate sheet of paper and include the same information as required above.

Proposal Guaranty – Bid Bond

Each proposal shall be accompanied by one of the following forms of bidder's security: cash, certified cashier's check, or a bidder's bond executed by an admitted surety insurer, made payable to the City of Hanford for an amount equal to at least ten percent (10%) of the total bid amount. No bid will be considered unless such cash, certified cashier's check or bidder's bond is attached therewith. Bidder's Bond shall be furnished from an admitted surety insurer listed in the Federal Register.

Pursuant to California Code of Civil Procedure Section 995.120 an "Admitted Surety Insurer" is defined as a corporate insurer or a reciprocal or inter-insurance exchange to which the Insurance Commissioner of the State of California has issued a Certificate of Authority to transact surety insurance in the State of California.

A scanned copy of Bid Bonds must be submitted electronically with the bid through Bidnet prior to bid opening. Original hard copies of Bid Bonds shall be provided by the apparent low bidder within five business days following bid open and can be received at 900 S. 10th Ave. Hanford CA 93230 addressed to City Engineer.

BID GUARANTY BOND

(TO BE EXECUTED BY BIDDER AND SUBMITTED WITH BID)

KNOW ALL MEN BY THESE PRESENTS:

That _____, hereinafter,

called the Principal, and _____, hereinafter.

called the Surety, are jointly and severally held and firmly bound unto the City of Hanford, hereinafter called the Oblige, each in the penal sum of 10 percent (10%) of the total amount of the bid of the Principal for the work, this sum not to exceed, _____Dollars ($_____) of lawful money of the United States for the payment whereof unto the Oblige, the Principal and Surety jointly and severally bind themselves forever firmly by these presents.

WHEREAS the Principal is herewith submitting its offer for the fulfillment of Oblige's contract for:

EXTERIOR PAINTING OF THREE (3) CITY BUILDINGS

NOW THEREFORE, the conditions of this obligation is such that if the Principal is awarded the contract, and if the Principal, within the time specified in the bid for such contract enters into, executes, and delivers to the Oblige an agreement in the form provided herein complete with evidences of insurance, and if the Principal within the time specified in the bid gives to the Oblige the performance and payment bonds on the form provided herein, then this obligation shall be void; otherwise, the Principal and Surety will pay unto the Oblige the difference in money between the total amount of the bid of the Principal and the amount of which the Oblige legally contract with another party to fulfill the contract if the latter amount be in excess of the former, but in no event shall the Surety's liability exceed the penal sum hereof.

AND IT IS HEREBY DECLARED AND AGREED that the Surety shall be liable under this obligation as Principal, and that nothing of any kind or nature whatsoever that will not discharge the Principal shall operate as a discharge or a release of liability of the Surety.

IT IS HEREBY FURTHER DECLARED AND AGREED that this obligation shall be binding upon and insured to the benefit of the Principal, and Surety, and the Oblige and their respective heirs, executors, administrators, successors and assigns.

SIGNED AND SEALED this _____ day of _____ 20___.

(SEAL)

_____
Principal

_____
Signature for Principal

(SEAL)

_____
Surety

_____
Signature for Surety

_____
Title of Signatory

EXHIBIT A-1
SCOPE OF WORK

The City of Hanford is requesting quotes from qualified painting contractors holding a current C-33 State of California Contractors License to perform all tasks as described in RFQ 2026-18, City Hall Painting Project in Hanford, CA. Below is the scope of work for the project.

The project consists of preparing the surfaces and repainting the exterior of three (3) City of Hanford buildings. Locations and descriptions of work are as follows:

1. **Longfield Center (560 S. Douty Street, Hanford, CA)**
    - 10,020 sf building
    - Pressure wash all surfaces to be repainted. This includes the lower CMU's and upper stucco, doors, and trim on the exterior.
    - Scrape loose paint and spot prime as needed.
    - Metal flashing that has been painted shall be prepped and repainted to industry standards with similar colors.
    - Repaint all surfaces with two (2) coats exterior latex enamel in an eggshell or low sheen. Material selection will be specified later in this document.

2. **Coe Park (543 S. Douty Street, Hanford, CA)**
    - 2,410 sf building
    - Pressure washing of all surfaces to be painted. This will include exterior stucco, fascia, doors, trim, and handrails underneath side of patio cover and downspouts.
    - Prepare all surfaces and prime as necessary
    - Repaint all surfaces with two (2) coats of exterior latex enamel with sheen and color to be specified.

3. **City Hall (315 N. Douty Street, Hanford, CA)**
    - 25,500 sf building
    - Pressure washing all painted surfaces on the exterior including stucco, wood trim, doors, window frames and sills, and any flashing that has been previously painted.
    - Repair any loose stucco areas before priming and retexture to approximate match. Apply a stucco bonding agent to the substrate before applying stucco patch.
    - Prime all raw areas.
    - Re-paint all exterior surfaces with two (2) coats of exterior grade latex enamel with sheen and color to be specified.
    - Prepare and re-coat polyurethane on exterior of wood doors.

In all cases appropriate protection is to be provided to non-painted areas and all masking materials and prep debris is to be disposed of properly. A hazardous material report will be provided with this RFB and if indicated appropriate hazardous material handling will be required in all locations during prep and painting. If spraying is to be done, timing and coordination with barricading must be in effect to prevent paint drift to public and City vehicles.

The City is specifying Sherwin Williams paint products. A specification of their products to be applied for each location is provided and shall be followed.

Time of Completion:	Project must be completed by June 30, 2026
Permit Required:	Contractor to Supply if needed
Permitted Work Hours:	7:00 am – 5:00 pm M-F
Prevailing Wage:	Yes
Warranty Required:	Yes

EXHIBIT A-2
MAP OF LOCATIONS

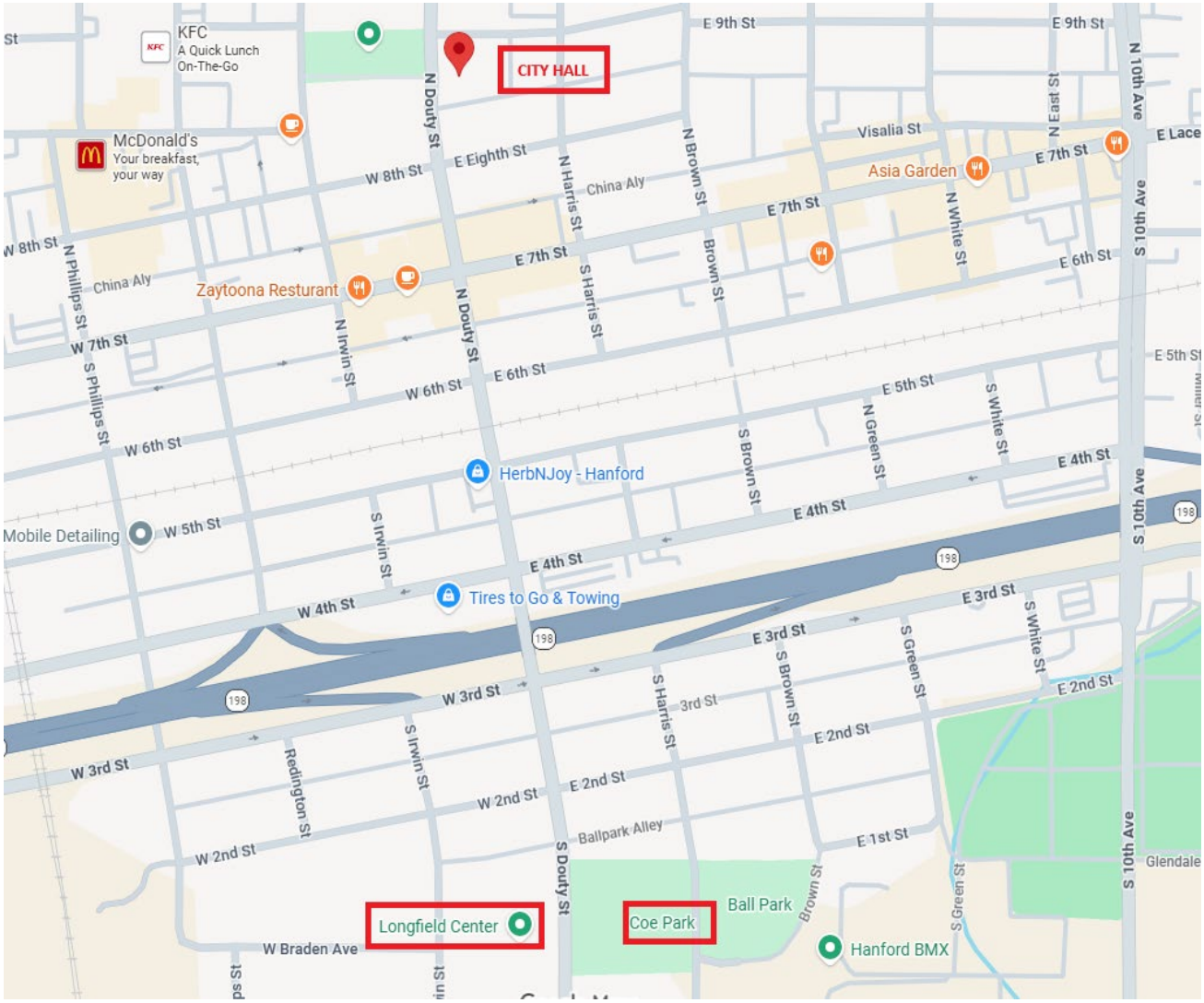


EXHIBIT A-3
PHOTOS

Coe Park Facility

City Hall

Longfield Center

EXHIBIT A-4
PAINTING SPECIFICATIONS AND REPORTS

See attached PDFs.

EXHIBIT B-1
GENERAL CONTRACT PROVISIONS/INSURANCE REQUIREMENTS

1. **Successors and Assigns**
   This Agreement shall be binding upon and shall inure to the benefit of any successors to or assigns of the parties.

2. **Prohibition of Assignment**
   Neither party shall assign, delegate or transfer their rights and duties in this Agreement without the written consent of the other party.

3. **Notice**
   Except as otherwise expressly provided herein, any notice, consent, authorization or other communication to be given hereunder shall be in writing and shall be deemed duly given and received when delivered personally, when transmitted by facsimile or e-mail if receipt is acknowledged by the addressee, one business day after being deposited for next-day delivery with a nationally recognized overnight delivery service, or three business days after being mailed by first class mail, charges and postage prepaid, property addressed to the party to receive such notice at the last address furnished for such purpose by the party to whom notice is directed and addressed as follows:

   CITY OF HANFORD
   319 Douty St.
   Hanford, CA 93230

4. **Independent Contractor**
   It is understood and agreed that Consultant, in the performance of the Services to be performed pursuant to this Agreement, shall act as and be an independent contractor and shall not act as an agent or employee of City. Consultant shall obtain no retirement benefits or other benefits which accrue to City's employees and Consultant hereby expressly waives any claim it may have to any such rights. Nothing in this Agreement shall create or be construed as creating a partnership, joint venture or any other relationship between City and Consultant.

5. **Jurisdiction/Venue/Waiver Of Removal**
   This Agreement shall be administered and interpreted under the laws of the State of California. Jurisdiction of litigation arising from this Agreement shall be in California. Any action brought to interpret or enforce this Agreement, or any of the terms or conditions hereof, shall be brought in Kings County, California. The CONTRACTOR hereby expressly waives any right to remove any action to a county other than Kings County as permitted pursuant to Section 394 of the California Code of Civil Procedure.

6. **Integration/Modification**
   This Agreement and each of the documents and exhibits or attachments referenced herein, which are incorporated by reference, represents the entire understanding of the parties as to those matters contained herein. No prior oral or written understanding shall be of any force or effect with respect to those matters covered hereunder. This Agreement may not be modified or altered except in writing signed by the parties, unless otherwise explicitly authorized.

7. **Compliance with Laws**
   Consultant shall use the proper standard of care in performing the Services and shall comply with all applicable federal, state and local laws, codes, ordinances and regulations in effect at the time the

agreement is executed. In addition, if the request for proposal to provide professional services which are the subject of this Agreement cited any federal or state financial assistance involved in the project for which the Services are provided, the Consultant shall perform all services in accordance with all applicable federal and state laws, rates and regulations in effect at the time the agreement is executed.

8. Insurance Requirements

a. Consultant, at Consultant's own cost and expense, shall procure and maintain, for the duration of this Agreement, the following insurance policies.

i. Workers Compensation Coverage. As required by the State of California, with Statutory Limits, and Employer's Liability Insurance with a limit of no less than ONE MILLION AND NO/100 DOLLARS ($1,000,000) per accident for bodily injury or disease.

ii. Commercial General Liability (CGL) Coverage. Insurance Services Office (ISO) Form CG 0001, including products and completed operations, property damage, bodily injury, and personal & advertising injury with a limit of no less than TWO MILLION AND NO/100 DOLLARS ($2,000,000) per occurrence for bodily injury, personal injury, and property damage, and a general aggregate limit of no less than FOUR MILLION AND NO/100 DOLLARS ($4,000,000).

iii. Automobile Liability Coverage. ISO Form Number CA 0001 covering any auto (Code 1), or if Consultant has no owned autos, Code 8 (hired) and 9 (non-owned),with a limit no less than ONE MILLION AND NO/100 DOLLARS ($1,000,000) per accident for bodily injury and property damage.

If Consultant maintains higher limits than the minimums shown above, City requires and shall be entitled to coverage for the higher limits maintained by Consultant.

Consultant's insurance policies shall be "occurrence" policies and not "claims-made" coverage except for Professional Liability Coverage. "Claims-made" policies must satisfy the following requirements: (i) the retroactive date of coverage must be shown and must precede the effective date of the contract; (ii) coverage shall be maintained and evidence of coverage must be provided for at least five (5) years after completion of the contract work; and (iii) if coverage is canceled or non-renewed and not replaced with another claims-made policy form with a retroactive date preceding the contract effective date, Consultant must purchase "extended reporting" coverage for a minimum of five (5) years after completion of work.

Consultant may use Umbrella or Excess Policies to provide the liability limits as required in this Agreement. This form of insurance will be acceptable provided that all of the Primary and Umbrella or Excess Policies shall provide all of the insurance coverages herein required, including, but not limited to, primary and non-contributory, additional insured, deductibles and self-insured retentions, indemnity, and defense requirements. The Umbrella or Excess policies shall be provided on a true "following form" or broader coverage basis, with coverage at least as broad as provided on the underlying insurance. No insurance policies maintained by any additional insureds, whether primary or excess, and which also apply to a loss covered hereunder, shall be called upon to contribute to a loss until Consultant's primary and excess liability policies are exhausted.

b. Any deductibles or self-insured retentions must be declared to and approved by the City. City may require Consultant to purchase coverage with a lower deductible or retention or provide proof of ability to pay losses and related investigations, claim administration, and defense expenses within the retention. Alternatively, City may require Consultant to provide a financial guarantee satisfactory to City guaranteeing payment of losses and related investigations, claim administration, and defense expenses within the retention.

c. The policies are to contain, or be endorsed to contain, the following provisions:

i. City and its officers, officials, employees, and volunteers are to be covered as additional insureds on the CGL and automobile liability policies with respect to liability arising out of work or operations performed by or on behalf of Consultant including materials, parts, or equipment furnished in connection with such work or operations; products used by Consultant; or automobiles owned, leased, hired or borrowed by Consultant. General liability coverage can be provided in the form of an endorsement to Consultant's insurance at least as broad as ISO Form CG 20 10 11 85 or if not available, through the addition of both CG 20 10, CG 20 26, CG 20 33 or CG 20 38 ***and*** CG 20 37 if a later edition is used. The coverage shall contain no special limitations on the scope of protection afforded to City and its officers, officials, employees or volunteers.

ii. For any claims related to this contract, Consultant's insurance coverage shall be primary coverage at least as broad as ISO CG 20 01 04 13 with respect to City and its officers, officials, employees, and volunteers. Any insurance or self-insurance maintained by City and/or its officers, officials, employees, or volunteers shall be in excess of Consultant's insurance and shall be non-contributory.

iii. Each insurance policy required above shall provide that coverage shall not be canceled, except with notice to City.

Insurance is to be placed with insurers with a current A.M. Best's rating of no less than A:VII.

Consultant shall furnish the City with original certificates and amendatory endorsements or copies of the applicable policy language effecting coverage required by this clause. All certificates and endorsements are to be received and approved by the City before work commences. However, failure to obtain the required documents prior to the work beginning shall not waive the Consultant's obligation to provide them. City reserves the right to require complete, certified copies of all required insurance policies, including endorsements required by these specifications, at any time.

d. Consultant hereby grants to City and its officers, officials, employees, and volunteers a waiver of any right to subrogation which any insurer of Consultant may acquire against the City and/or its officers, officials, employees, and volunteers by virtue of the payment of any loss under such insurance. Consultant agrees to obtain endorsements necessary to effect this waiver of subrogation, but this provision applies regardless of whether or not City has received a waiver of subrogation endorsement from the insurer.

9. Proof of Coverage

Contractor agrees to provide its insurance broker(s) with a full copy of these insurance provisions and provide City on or before the effective date of this Agreement with Certificate(s) of Insurance for all required coverages. Copies of all the required Endorsements shall be attached to the Certificate(s) of Insurance or other evidence of insurance acceptable to the City of Hanford, which shall be provided by contractor's insurance company as evidence of the stipulated coverages. This Proof of Coverage shall then be emailed to the City of Hanford Purchasing department, purchasing@hanfordca.gov.

10. Indemnification

To the fullest extent allowable by law, Consultant agrees to indemnify, defend and hold harmless the City and its officials, officers, employees, agents and volunteers from and against all claims, demands, actions, injuries, liabilities, losses, costs or damages, direct or indirect, and any and all attorneys' fees and other expenses which City or its officials, officers, employees, agents or volunteers may sustain or incur as a consequence of or are in any way related to Consultant's or its owners, directors, officers, managers, employees, agents and subcontractor's willful or negligent acts or omissions in the performance of the services and Consultants responsibilities and obligations to be performed under this agreement or its failure to perform or comply with any of its obligations or responsibilities contained in this agreement;

excluding, however, such liability, claims, losses, damages or expenses arising from City's sole or active negligence or willful acts. This duty to indemnify, defend, and hold harmless shall survive the termination of this agreement.

11. Attorney's Fees

If an action at law or in equity is necessary to enforce or interpret the terms of this Agreement, the prevailing party shall be entitled to reasonable attorneys' fees, costs and necessary disbursements in addition to any other reasonable relief to which he may be entitled. With respect to any suit, action or proceeding arising out of or related to this Agreement, or the documentation related hereto, the parties hereby submit to the jurisdiction and venue of the Superior Court for the County of Kings, State of California for any proceeding arising hereunder.

12. Headings

Section headings are provided for organizational purposes only and do not in any manner affect the scope or intent of the provisions thereunder.

13. Governing Law

This Agreement shall be construed and governed pursuant to the laws of the State of California.

14. Waiver

Waiver of a breach or default under this Agreement shall not constitute a continuing waiver of a subsequent breach of the same or any other provision under this Agreement.

15. Licenses

Consultant represents and warrants to City that it has all licenses, permits, qualifications, and insurance which are legally required of Consultant to lawfully and competently perform the Services. Consultant represents and warrants to City that Consultant shall, at its sole cost and expense, keep in effect or obtain at all times during the term of this Agreement, any licenses, permits, and insurance which are legally required of Consultant to lawfully and competently perform the Services. Consultant shall maintain a City of Hanford business license.

16. Assignment and Subcontracting

The parties recognize that a substantial inducement to City for entering into this Agreement is the reputation, experience and competence of Consultant. Assignments of any or all rights, duties or obligations of the Consultant under this Agreement will be permitted only with the express written consent of the City, which will not be unreasonably withheld. Consultant shall not subcontract any portion of the Services to be performed under this Agreement without the express written consent of the City, which will not be unreasonably withheld. If City consents to such subcontract, Consultant shall be fully responsible to City for all acts or omissions of the subcontractor. Nothing in this Agreement shall: (i) create any contractual relationship between City and subcontractor; (ii) create any obligation on the part of the City to pay or to see to the payment of any monies due to any such subcontractor; (iii) or relieve Consultant of any of its obligations and responsibilities under this Agreement.

17. Firearms Prohibited

Guns may not be carried by contractors /vendors/consultants while working on City of Hanford premises without the expressed written approval of a City of Hanford Department Head, or an exemption in the contract. If a contractor/vendor/consultant is caught carrying a gun, without City permission, their contract will be terminated.

18. Executive Order N-6-22 – Russia Sanctions

On March 4, 2022, Governor Gavin Newsom issued Executive Order N-6-22 (the EO) regarding Economic Sanctions against Russia and Russian entities and individuals. "Economic Sanctions" refers to sanctions imposed by the U.S. government in response to Russia's actions in Ukraine, as well as any sanctions imposed under state law. The EO directs state agencies to terminate contracts with, and to refrain from

entering into any new contracts with, individuals or entities that are determined to be a target of Economic Sanctions. Accordingly, should the State determine Contractor is a target of Economic Sanctions or is conducting prohibited transactions with sanctioned individuals or entities, that shall be grounds for termination of this agreement. The State shall provide Contractor advance written notice of such termination, allowing Contractor at least 30 calendar days to provide a written response. Termination shall be at the sole discretion of the State.

a. Guarantees and Warranties **i**n general all guarantees and warranties specifically called for by the specifications and/or this Agreement shall expressly run to the benefit of the City.

b. One year guarantee besides guarantees required elsewhere, contractor shall and hereby does guarantee the product(s) for a period of one year after the date of acceptance by City. Acceptance will be signified upon full payment to the contractor/vendor.

c. Warranties required by the Request For Bid or this Agreement shall commence on the date of acceptance of the product/work by City, unless otherwise provided in a Certificate of Substantial Completion.

Contractor/Vendor warrants that the materials and equipment furnished under the Agreement will be new and of recent manufacturer unless otherwise specified, and that all product/work will be of good quality, free from faults and defects, and in conformance with the Agreement. Product that does not conform may be considered defective. This warranty excludes remedy for damage or defect caused by abuse, modifications not executed by the successful bidder, improper or insufficient maintenance, improper operation, or normal wear and tear under normal usage.

Contractor/Vendor warrants that title to all materials/equipment/work covered by an application for payment will pass to the City either by incorporation in the construction or upon the receipt of payment by the contractor/vendor, whichever occurs first, free and clear of all liens.

No materials, equipment or supplies for the project shall be purchased by the contractor or subcontractor subject to any mortgage or under the condition of sale contract or other agreement by which an interest is retained by the seller. Successful bidder warrants that it has good title to all materials and supplies and work used by it in the project, free from all liens.

Contractor shall indemnify and hold City harmless from all claims growing out of the lawful demands of subcontractors, laborers, workers, mechanics, material persons, and furnishers of machinery, parts thereof, equipment, power tools, and all supplies, incurred in furtherance of the performance of this Agreement. Contractor shall, at City's request, furnish satisfactory evidence that all obligations of the nature here and above designated have been paid, discharged, or waived. If contractor fails to do so, then City may, after having served written notice on the contractor, either pay directly unpaid bills, of which the City has written notice, or withhold from the contractor's unpaid compensation a sum of money deemed reasonably sufficient to pay any and all such lawful claims until satisfactory evidence is furnished that all liabilities have been fully discharged where upon payment to the contractor shall be resumed, in accordance of the terms of this Agreement, but in no event shall the provisions of this sentence be construed to impose any obligations on the City to either the contractor or its surety. In paying any unpaid bills of the contractor, the City shall be deemed the agent of the contractor and any payment so made by the City shall be considered as payment made under the contract by the City to the contractor and the City shall not be liable to the contractor for any such payments made in good faith.

Any defective work that is either corrected or replaced shall be warrantied and guaranteed for a period of one year from the date of such correction or replacement.

EXHIBIT B-2
DEPARTMENT OF INDUSTRIAL RELATIONS & CALIFORNIA LABOR CODE REGULATIONS

Per the California Labor Code (CLC), the following statements are hereby incorporated into this request for quotes:

- As set forth in CLC section 1771.1(a), all contractors and subcontractors must be currently registered and qualified to perform public work pursuant to CLC section 1725.5 to be qualified to bid, be listed in a bid proposal, or perform any public work for the City of Hanford.

- As set forth in CLC section 1771.4 (a), (1), notice is given that this project is a public work, subject to compliance monitoring and enforcement by the Department of Industrial Relations.

- This project will be subject to all applicable State Wage Determinations. The Contractor will be responsible for paying wages from the State Wage Determinations for all trades. The wages are set forth in the General Prevailing Wage Rates for this project, available from the California Department of Industrial Relations' internet website: http://www.dir.ca.gov/dlsr/PWD/indexlhtm.

- In accordance with the provisions of Section 1770 of the Labor Code, the Director of the Department of Industrial Relations of the State of California has ascertained the general prevailing rate of wage and employer payments for health and welfare, pension, vacation, travel time and subsistence pay as provided in Section 1773.8, apprenticeship or other training programs authorized by Section 3093, and similar purposes applicable to the work to be done. The Contractor must ensure that employees and applicants for employment are not discriminated against because of their race, color, religion, sex, or national origin.

RFQ 2026-18 Bid Results		
Contractor	Location	Bid
HFI Inc	Los Angeles, CA	$60,700
Jc's Painting & Coating Inc.	Fresno, CA	$62,887
Wm. B. Saleh Co	Fresno, CA	$63,994
D&H Painting	Rancho Cardova, CA	$69,553
Affordable Quality Painting inc.	Rancho Cardova, CA	$78,850
Color New Corp	Woodland Hills, CA	$82,000
Cosmic Color Painting	Los Angeles, CA	$84,000
Allstar Painting KD inc.	Grass Valley, CA	$88,888
US National Corp	Pacoima, CA	$95,450
MIH Painting Inc.	Bloomington, CA	$98,999
Perfection Pro Contractors	Santa Clarita, CA	$100,000
RO's Precise Painting, Inc	Sanger, CA	$105,902
Innovation Painting Inc.	Ontario, CA	$108,000
CMA Painting Inc.	Berkeley, CA	$111,000
Pacific Contractors Group Inc.	Canoga Park, CA	$111,000
Polychrome Contractor Inc.	Northridge, CA	$124,500

CITY OF HANFORD, CA
REQUEST FOR QUOTATION (RFQ 2026-18) EXTERIOR PAINTING OF THREE (3) CITY BUILDINGS
BID/QUOTE FORM

In compliance with the City's solicitation of Request for Quotation dated April 1, 2026 the undersigned BIDDER hereby proposes to furnish all materials, equipment, tools, labor, appurtenances and incidentals required for the above-stated project as set forth in the RFQ, including all exhibits and related contract documents therefore, and to perform all work in the manner and time prescribed therein.

BIDDER declares that this proposal is based upon careful examination of the work site, specifications/ drawings, and the contract requirements. If this proposal is accepted for award, BIDDER agrees to enter into a contract with CITY at the unit and/or total bid amount prices set forth on the bid form. The City reserves the right to accept or reject any or all quotes and to waive any informalities or irregularities in responses.

BIDDER understands that a bid is required for the entire work and that final compensation under the contract will be based upon the actual quantities of work satisfactorily completed. It is agreed that the unit and/or lump sum prices bid include all appurtenant labor, materials, expenses, taxes, and fees. In the case of discrepancies in amounts bid, unit prices shall govern over extended amounts.

BIDDER hereby agrees to execute a contract within ten (10) working days, or such further time as may be allowed in writing by the Purchasing Division, after receiving notification of the acceptance of this Bid, and it is hereby mutually understood and agreed that in case the BIDDER does not, said Purchasing Division may proceed to award the contract to others.

BIDDER agrees to commence the work within ten (10) calendar days after the effective date and to complete the work by June 30, 2026 unless extended in writing by the Purchasing Division.

BIDDER further declares that he/she has not either directly or indirectly entered into any agreement, participated in any collusion, or otherwise taken any action in restraint of free competitive bidding in connection with said bid.

BIDDER acknowledges and understands that if awarded, he/she will comply with all DIR and CLC requirements applicable to this project.

The Low Bidder will be based on the Lowest Total Bid Amount for all 3 locations. After the lowest bidder has been determined, the City reserves the right to award the contract, if it is awarded, to the lowest bidder who is deemed both responsive and responsible and meets all criteria set forth in the bid specifications.

RFQ 2026-18 Exterior Painting of Three (3) City Buildings (as described in this RFQ including all attachments and exhibits)	**Bid Amount** (includes all labor, equipment, materials, taxes and fees)
Longfield Center	$ 27,000.00
Coe Park	$ 9,700.00
City Hall	$ 24,000.00
TOTAL BID AMOUNT	$ 60,700.00

BIDDER INFORMATION:

1. Hfi inc — Bidding Firm Name
2. corporation — Corp/Partner/Sole
3. 5101 Santa Monica Blvd ste8 Los Angek CA 90029 — Business Address / City / State / Zip
   818 314 1497 — Telephone Number
   hfiincorporation@gmail.com — Email
4. hamed farzollahi — Signature of Authorized Person
   4/24/2026 — Date
   hamed farzollahi — Print Name
   President

PLEASE SEE THE FOLLOWING INSTRUCTIONS REGARDING SIGNATURE:

If the BIDDER is a joint venture, signature must be made by one of the joint venturers, and if one or both of the joint venturers is a partnership or corporation, each participating partnership must sign by a general partner, and each corporation by an authorized officer or employee (if a partnership, by a general partner; if a corporation, by an authorized officer or employee). The title of the person signing must appear after his/her signature. Where BIDDER is a partnership or corporation, the names of all other general partners, or the president or secretary of the corporation and their business addresses must be shown below.

_____

_____

_____

_____

_____

Note: All names must be typewritten under signature. All addresses must be complete with street number, city, state, and zip code.

CONTRACTOR INFORMATION:

License Number: 1084773 Classification: B & C-33 Expires: 12/31/2027

Contractor's DIR Registration Number: 2000017090 Expires: 2026-06-30

Federal Tax ID Number: 38 4191686

City of Hanford Business Tax Certificate Number: —

REFERENCES:

	Company Name	Address	Telephone Number	Contact Name
1.	Santa Monica District		3104508338	Aida Suezo
2.	Burbank school District		2137180462	Malihch Shokouhi
3.	Glory Church of jesus church	1801 S grand ave los Angeles	2139991113	Marta kim

SUBCONTRACTORS:

BIDDER hereby designates below for project, opposite various portions of the work, the names and locations of the places of business of each subcontractor who will perform work or labor in an amount in excess of one half of one percent (1/2 of 1%) of the total bid. All work not listed below shall be performed by the BIDDER. It is understood that the BIDDER, if awarded the contract, shall not substitute any subcontractor in place of the subcontractors herein designated without the approval of the Project Manager.

SUBCONTRACTOR INFORMATION & TRADE CLASSIFICATION (CIRCLE ALL THAT APPLY)

1. Subcontractor Name N/A	Asbestos	Drywall Finisher	Laborers	Roofers
Business Address N/A	Boilermaker	Drywall/Lathers	Millwrights	Sheet Metal
Email Address N/A	Bricklayers	Electricians	Operating Eng	Sound/Comm
CSLB # Expires N/A	Carpenters	Elevator Mechanic	Painters	Surveyors
DIR Registration Number	Carpet/Linoleum	Glaziers	Pile Drivers	Teamster
	Cement Mason	Iron Worker	Pipe Trades	Tile Worker
			Plasterers	Other: _____

2. Subcontractor Name N/A	Asbestos	Drywall Finisher	Laborers	Roofers
Business Address N/A	Boilermaker	Drywall/Lathers	Millwrights	Sheet Metal
Email Address N/A	Bricklayers	Electricians	Operating Eng	Sound/Comm
CSLB # Expires N/A	Carpenters	Elevator Mechanic	Painters	Surveyors
DIR Registration Number N/A	Carpet/Linoleum	Glaziers	Pile Drivers	Teamster
	Cement Mason	Iron Worker	Pipe Trades	Tile Worker
			Plasterers	Other: _____

If additional subcontractors are proposed, please list them on a separate sheet of paper and include the same information as required above.

BID GUARANTY BOND

(TO BE EXECUTED BY BIDDER AND SUBMITTED WITH BID)

KNOW ALL MEN BY THESE PRESENTS:

That HFI Inc, hereinafter,

called the Principal, and Merchants National Indemnity Company, hereinafter.

called the Surety, are jointly and severally held and firmly bound unto the City of Hanford, hereinafter called the Oblige, each in the penal sum of 10 percent (10%) of the total amount of the bid of the Principal for the work, this sum not to exceed, Seven Thousand and 00/100 Dollars ($ 7,000.00) of lawful money of the United States for the payment whereof unto the Oblige, the Principal and Surety jointly and severally bind themselves forever firmly by these presents.

WHEREAS the Principal is herewith submitting its offer for the fulfillment of Oblige's contract for:

EXTERIOR PAINTING OF THREE (3) CITY BUILDINGS

NOW THEREFORE, the conditions of this obligation is such that if the Principal is awarded the contract, and if the Principal, within the time specified in the bid for such contract enters into, executes, and delivers to the Oblige an agreement in the form provided herein complete with evidences of insurance, and if the Principal within the time specified in the bid gives to the Oblige the performance and payment bonds on the form provided herein, then this obligation shall be void; otherwise, the Principal and Surety will pay unto the Oblige the difference in money between the total amount of the bid of the Principal and the amount of which the Oblige legally contract with another party to fulfill the contract if the latter amount be in excess of the former, but in no event shall the Surety's liability exceed the penal sum hereof.

AND IT IS HEREBY DECLARED AND AGREED that the Surety shall be liable under this obligation as Principal, and that nothing of any kind or nature whatsoever that will not discharge the Principal shall operate as a discharge or a release of liability of the Surety.

IT IS HEREBY FURTHER DECLARED AND AGREED that this obligation shall be binding upon and insured to the benefit of the Principal, and Surety, and the Oblige and their respective heirs, executors, administrators, successors and assigns.

SIGNED AND SEALED this 28th day of April 20 26.

(SEAL)

HFI Inc

Principal

Signature for Principal

Hamed Feizollahi, President

(SEAL)

Merchants National Indemnity Company

Surety

Signature for Surety

Jeremy Crawford, Attorney-In-Fact

Title of Signatory

ACKNOWLEDGMENT

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

State of Minnesota
County of Hennepin)

On 04/28/2026 before me, Maira Motta Gomes Rasmussen
(insert name and title of the officer)

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

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

WITNESS my hand and official seal.

MAIRA MOTTA GOMES RASMUSSEN
Notary Public-Minnesota
My Commission Expires Jan 31, 2027

Signature _____ **(Seal)**

MERCHANTS BONDING COMPANY™

POWER OF ATTORNEY

Know All Persons By These Presents, that MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC., both being corporations of the State of Iowa, and MERCHANTS NATIONAL INDEMNITY COMPANY , an assumed name of Merchants National Bonding, Inc., (herein collectively called the "Companies") do hereby make, constitute and appoint, individually,

Jeremy Crawford

their true and lawful Attorney(s)-in-Fact, to sign its name as surety(ies) and to execute, seal and acknowledge any and all bonds, undertakings, contracts and other written instruments in the nature thereof, on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

This Power-of-Attorney is granted and is signed and sealed by facsimile under and by authority of the By-Laws adopted by the Board of Directors of the Companies.

"The President, Secretary, Treasurer, or any Assistant Treasurer or any Assistant Secretary or any Vice President shall have power and authority to appoint Attorneys-in-Fact, and to authorize them to execute on behalf of the Company, and attach the seal of the Company thereto, bonds and undertakings, recognizances, contracts of indemnity and other writings obligatory in the nature thereof."

"The signature of any authorized officer and the seal of the Company may be affixed by facsimile or electronic transmission to any Power of Attorney or Certification thereof authorizing the execution and delivery of any bond, undertaking, recognizance, or other suretyship o obligations of the Company, and such signature and seal when so used shall have the same force and effect as though manually fixed."

In connection with obligations in favor of the Florida Department of Transportation only, it is agreed that the power and authority hereby given to the Attorney-in-Fact includes any and all consents for the release of retained percentages and/or final estimates on engineering and construction contracts required by the State of Florida Department of Transportation. It is fully understood that consenting to the State of Florida Department of Transportation making payment of the final estimate to the Contractor and/or its assignee, shall not relieve this surety company of any of its obligations under its bond.

In connection with obligations in favor of the Kentucky Department of Highways only, it is agreed that the power and authority hereby given to the Attorney-in-Fact cannot be modified or revoked unless prior written personal notice of such intent has been given to the Commissioner - Department of Highways of the Commonwealth of Kentucky at least thirty (30) days prior to the modification or revocation.

In Witness Whereof, the Companies have caused this instrument to be signed and sealed this 28th day of April , 2026

MERCHANTS BONDING COMPANY (MUTUAL) INCORPORATED -o- 1933

MERCHANTS NATIONAL BONDING, INC. INCORPORATED -o- 2003

MERCHANTS NATIONAL INDEMNITY COMPANY CALIFORNIA

MERCHANTS BONDING COMPANY (MUTUAL)
MERCHANTS NATIONAL BONDING, INC.
MERCHANTS NATIONAL INDEMNITY COMPANY

By Larry Taylor

President

STATE OF IOWA
COUNTY OF DALLAS ss.
On this 28th day of April 2026 , before me appeared Larry Taylor, to me personally known, who being by me duly sworn did say that he is President of MERCHANTS BONDING COMPANY (MUTUAL), MERCHANTS NATIONAL BONDING, INC., and MERCHANTS NATIONAL INDEMNITY COMPANY; and that the seals affixed to the foregoing instrument are the Corporate Seals of the Companies; and that the said instrument was signed and sealed in behalf of the Companies by authority of their respective Boards of Directors.

NOTARIAL SEAL IOWA

Penni Miller
Commission Number 787952
My Commission Expires
January 20, 2027

Notary Public

(Expiration of notary's commission does not invalidate this instrument)

I, Elisabeth Sandersfeld, Secretary of MERCHANTS BONDING COMPANY (MUTUAL), MERCHANTS NATIONAL BONDING, INC., and MERCHANTS NATIONAL INDEMNITY COMPANY do hereby certify that the above and foregoing is a true and correct copy of the POWER-OF-ATTORNEY executed by said Companies, which is still in full force and effect and has not been amended or revoked.

In Witness Whereof, I have hereunto set my hand and affixed the seal of the Companies on this 28th day of April , 2026 .

MERCHANTS BONDING COMPANY (MUTUAL) INCORPORATED -o- 1933

MERCHANTS NATIONAL BONDING, INC. INCORPORATED -o- 2003

MERCHANTS NATIONAL INDEMNITY COMPANY CALIFORNIA

Secretary

POA 0018 (5/25)

FACS
Forensic Analytical Consulting Services

December 4, 2025

Exterior Lead Paint Survey Report

Longfield Center
560 South Douty Street
Hanford, CA 93230

Prepared for:

Randy Shaw, Building Superintendent
City of Hanford – Public Works
900 South 10th Avenue
Hanford, CA 93230
(559) 585-2148 | rshaw@hanfordca.gov

Prepared By:

Chris Chipponeri, Director
Forensic Analytical Consulting Services
2440 West Shaw Avenue, #105
Fresno, CA 93711
(559) 436-0277 | chris.c@facs.com

FACS Project #PJ88526

Contents

List of Acronyms 1

Executive Summary 2

Introduction 3

Scope of Work 3

Site Characterization 3

Survey Methods 3

Regulations 5

Findings and Recommendations 5

Limitations 6

Appendix A: Lead Paint Chip Summary, Sample Chain-of-Custody, Laboratory Results Report, XRF Testing Data and CDPH 8552 Form

Appendix B: Site Photos and Sample Location Drawing

Appendix C: Certifications of Personnel and Laboratory

List of Acronyms

AAS	Atomic Absorption Spectroscopy
ACBM	Asbestos-Containing Building Material
ACCM	Asbestos-Containing Construction Material
ACM	Asbestos-Containing Material
AHERA	Asbestos Hazard Emergency Response Act
AIHA	American Industrial Hygiene Association
CAC	California - Certified Asbestos Consultant
Cal/OSHA	California Occupational Safety and Health Association
CCR	Code of California Regulations
CFR	Code of Federal Regulation
CSST	California – Certified Site Surveillance Technician
DOSH	Department of Occupational Safety and Health
ELAP	Environmental Laboratory Accreditation Program
EPA	Environmental Protection Agency (EPA)
FACS	Forensic Analytical Consulting Services, Inc.
ICP	Inductively Coupled Plasma
LCP	Lead-Containing Paint
LBP	Lead-Based Paint
ND	None Detected
NESHAP	National Emissions Standard Hazardous Air Pollutants
NIOSH	National Institute for Occupational Safety and Health
NIST	National Institute of Science and Technology
NVLAP	National Voluntary Laboratory Accreditation Program
PCM	Phase Contrast Microscopy
PLM	Polarized Light Microscopy
SGS	SGS - Forensic Laboratories
TEM	Transmission Electron Microscopy
TTLC	Total Threshold Limit Concentration
XRF	X-Ray Fluorescence Spectrum Analyzer
<	Less Than Reporting Limit

Executive Summary

Forensic Analytical Consulting Services, Inc. (FACS) was retained by the City of Hanford to perform an exterior lead paint survey at the Longfield Center, located at 560 South Douty Street in Hanford, California. The survey included any suspect lead-containing paints and coatings which may be disturbed during the planned repainting project. A table reporting suspect lead-containing paints or coatings which were identified and sampled is included in Appendix A of this report. The survey was performed on October 30, 2025.

Lead

The following paints do not contain detectable concentrations of lead by laboratory analysis:

- **Beige Paint on CMU Wall**
- **Beige Paint on Stucco Wall**
- **Beige Paint on Metal Support Pole**
- **Brown Paint on Metal Door**

All other paints contained detectable concentrations of lead by XRF analysis.

Please see Appendix A for a complete listing of paint / coating sample data from the work areas and results from this survey. Any paints not included in the survey, or paints with results of 0.00 mg/cm² by XRF analysis without confirming representative laboratory result, must be handled as lead-containing unless sampled and proven otherwise.

FACS recommends that the results of this report be incorporated into any renovation plans provided for this project for informational purposes.

Introduction

Forensic Analytical Consulting Services, Inc. (FACS) was retained by the City of Hanford to perform an exterior lead paint survey at the Longfield Center, located at 560 South Douty Street in Hanford, California. The survey included any suspect lead-containing paints and coatings which may be disturbed during the planned repainting project. The survey was performed from October 30, 2025.

Sampling for asbestos, which was proposed for this project was not required as all paints were intact and disturbance to suspect asbestos-containing materials does not appear to be required to complete the project.

Scope of Work

The purpose of this survey was to identify asbestos-containing materials and lead-containing paints and coatings which may be disturbed during the upcoming repainting project. As noted above, no asbestos-containing materials were identified to be required to be disturbed for this project based on the condition of materials at the time of the survey.

The visual inspection, bulk sampling, and survey documentation were performed by Christian Gonzalez and Ethan McLaughlin. Mr. Gonzalez is a Division of Occupational Safety and Health (DOSH) Certified Asbestos Consultant (CAC #22-7113) and CDPH Certified Lead Inspector/Assessor (LRC-00005460), as required under California regulations. Mr. McLaughlin is a CDPH Certified Lead Sampling Technician (LRC-0001417). The scope of the survey and the services provided by FACS included:

- Performing a visual inspection of the project area to identify accessible lead-containing paints and coatings that will be disturbed during the planned project;
- Performance of a lead paint survey using a SciAps x-ray fluorescence (XRF) spectrum analyzer;
- Collection of bulk paint chip samples for lead laboratory analysis using atomic absorption spectrometry (AAS);
- Ensuring the technical quality of all work by using California Department of Public Health (CDPH) Certified Lead Sampling Technicians and Inspector/Assessors; and
- Consolidating data and findings into a report format.

Site Characterization

The building was comprised of common construction materials such as stucco, concrete masonry units (CMU) and metal and wood components.

Survey Methods

Document Review

No previous documentation was reviewed prior to the inspection. The extent of the planned renovation project was provided via a proposed remodel scope of work by the City of Hanford.

Visual Inspection

Accessible building materials were visually inspected using the methods presented in the Federal AHERA regulations (40 CFR, Part 763). AHERA inspection methodology is required to be used for inspections of K-12 schools and is generally accepted as the industry standard for all ACM inspections regardless of structure or facility type. Suspect ACMs were also physically assessed for friability, condition and possible disturbance factors.

All areas were accessible during this inspection. As noted above, no asbestos-containing materials were identified to be required to be disturbed for this project based on the condition of materials at the time of the survey and no bulk sampling of materials was performed.

Lead Inspection

The client-defined lead inspection was conducted in accordance with the CDPH Lead-Related Construction Program and modeled upon the sampling protocol described in “Chapter 7: Lead Based Paint Inspection” of the HUD Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing (1997 Revision).

Cal/OSHA, in Title 8 California Code of Regulations (CCR) Section 1532.1, Lead in Construction Standard which implements California Labor Code 8716-6717, regulates all construction work where an employee may be occupationally exposed to lead. Paint or materials with any detectable level of lead is considered lead-containing by Cal/OSHA.

XRF Testing Methodology

Surfaces and components were surveyed for lead content utilizing a portable X-ray fluorescence (XRF) analyzer, SciAps X-550Pb, serial number 01149. The XRF analyzer contains a battery powered x-ray cathode source which bombards tested surfaces with X-rays and gamma rays. This external energy source excites any lead atoms within the tested paint or coating, causing their atoms to emit X-ray photons with a characteristic energy profile. The instrument analyzes the emitted energy to identify and quantify the amount of lead in the tested paint or coating, with lead content reported in milligrams per square centimeter.

Testing combinations of homogeneous components in one area are representative of similar components found in other areas with similar construction and painting histories. During this survey, the inspector visually identified the painted or coated component to test, an XRF reading was collected, and the reading was documented in the XRF data table contained in Appendix A. For each test reading, the data table identifies the room equivalent/space designation, the tested component name, the substrate material, the sample location, paint/coating color, condition assessment, and the XRF result expressed as lead content by weight in milligrams per square centimeter (mg/cm^2).

Bulk Sampling Methodology

During this inspection, FACS personnel collected four (4) bulk paint chip samples for laboratory confirmation of lead-content. Each sample was scraped from the substrate it had been applied to using a knife or chisel to obtain sufficient material for analysis. Each sample was given a unique marker number, identified on a chain-of-custody, packaged, and sent via FedEx to SGS in Hayward, California for analysis. SGS is accredited by the American Industrial Hygiene Association’s Environmental Lead Laboratory Accreditation Program for the analysis of lead in bulk paint chips by flame atomic absorption.

Regulations

Lead

Cal/OSHA Lead (8 CCR 1532.1) & CDPH (Title 17)

If paints or coatings containing any detectable concentration of lead will be impacted, a project should be considered regulated by Cal/OSHA as lead-related construction (8 CCR 1532.1).

A contractor who has employees that may be occupationally exposed to lead during a project must perform an initial determination regarding worker exposures to lead, which may be based on personal air monitoring at the start of the project, prior employee monitoring from the past 12 months under workplace conditions closely resembling the current project, or using regulatory trigger tasks and their assigned exposure limits. It is the contractor's responsibility to conduct their initial determination and comply with any relevant Cal/OSHA requirements based on this determination in regard to training, medical monitoring of employees, personal protection equipment and other regulatory requirements.

Workers disturbing existing paints or coatings during a project must have lead awareness or action level training, depending on the initial exposure determination. Workers that will disturb paints with detectable concentrations of lead must use lead-safe engineering controls and work practices regardless of results of any exposure monitoring data. Disturbance of lead-containing paints or coatings must be performed within a contained area to prevent the spread and build-up of lead dust in order to comply with CDPH and keep surfaces as free as practical of accumulation of lead to mee Cal/OSHA requirements. HEPA vacuums, dustless tools or shrouds, and/or intact removal of components should be employed to minimize lead dust generation and properly cleanup work areas following disturbance to lead-containing materials during a project. Waste generated during disturbance to lead-containing materials must be profiled in a hazardous waste determination to ascertain proper disposal requirements.

If the initial determination or initial exposure monitoring shows that workers impacting lead can be expected to be, or are shown to be, exposed to lead above 50 micrograms per cubic meter of air, workers and supervisors must have the requisite training and CDPH lead worker or supervisor certification.

The Cal/OSHA regulation was recently revised and additional requirements must be met by employers with employees that disturb lead paint. Any contractor / employer that may require workers to disturb lead-containing paints found with the project area should ensure that they are familiar and in compliance with the new revisions to the regulation.

Findings and Recommendations

Forensic Analytical Consulting Services, Inc. (FACS) was retained by the City of Hanford to perform an exterior lead paint survey at the Longfield Center, located at 560 South Douty Street in Hanford, California.

Lead

The following paints do not contain detectable concentrations of lead by laboratory analysis:

- **Beige Paint on CMU Wall**
- **Beige Paint on Stucco Wall**
- **Beige Paint on Metal Support Pole**
- **Brown Paint on Metal Door**

All other paints contained detectable concentrations of lead by XRF analysis.

Please see Appendix A for a complete listing of paint / coating sample data from the work areas and results from this survey. Any paints or coatings not included in this report must be assumed to contain lead until sampled and lead-content is confirmed.

Workers that impact paints containing any detectable amount of lead must use lead-safe practices and have valid training for the method of impact to comply with Cal/OSHA, 8 CCR 1532.1. To comply with CDPH requirements, any disturbance to paints or coatings that contain lead must be completed within a contained area to prevent the creation of a lead hazard. To comply with California Department of Toxic Substance Control and Title 22 requirements, any waste streams containing lead must be profiled prior to disposal.

See the Regulations section above for additional information regarding lead compliance.

FACS recommends that the results of this report be incorporated into any renovation plans provided for this project for informational purposes.

Limitations

This investigation is limited to the conditions and practices observed, and information made available to FACS. The methods, conclusions and recommendations provided are based on FACS' judgment, expertise, and the standard of practice for professional service. They are subject to the limitations and variability inherent in the methodology employed. As with all environmental investigations, this investigation is limited to the defined scope and does not purport to set forth all hazards, nor indicate that other hazards do not exist.

Please do not hesitate to contact our office at (559) 436-0277 with any questions or concerns. Thank you for the opportunity to assist the City of Hanford with promoting worker safety and a healthy environment.

Respectfully,
FORENSIC ANALYTICAL

Ethan McLaughlin

Ethan McLaughlin
Environmental Health Specialist, Fresno
CDPH LRC-0001417

Reviewed by:
FORENSIC ANALYTICAL

Chris Chipponeri
Director, Central Valley Offices
Cal/OSHA CAC #10-4633
CDPH LRC-00000782

Appendix A

Lead Paint Chip Summary, Sample Chain-of-Custody, Laboratory Results Report, XRF Testing Data and CDPH Form 8552

Lead Paint Chip Summary (Lab Report #M273534) City of Hanford – Exterior Lead Paint Survey Survey Date: October 30, 2025					
Sample Number	**Component Location**	**Component**	**Color**	**Substrate**	**Analytical Results (weight percent of lead)**
01Pb	Longfield Center Exterior	Wall	Beige	CMU	<0.006
02Pb	Longfield Center Exterior	Wall	Beige	Stucco	<0.006
03Pb	Longfield Center Exterior	Support Pole	Beige	Metal	<0.006
04Pb	Longfield Center Exterior	Door	Brown	Metal	<0.007

Forensic Analytical
ENVIRONMENTAL HEALTH CONSULTANTS

PAINT CHIP SAMPLE REQUEST FORM

Client:	**FR09 FACS FRESNO**	Sampled by:	**Christian Gonzalez** PM: **Chris Chipponeri** Date: **10/30/25**
Contact:	**Chris Chipponeri** Phone: **209-484-4648**	Special Instructions:	Email results to: chris.c@facs.com, Christian.g@facs.com
Site:	**City Hanford Public Works – Longfield Center 560 South Douty St. Hanford, CA 88528**	Turnaround Time:	1-Day ☐ 2-Day ☐ 3-Day ☐ 5-Day ☒ Other ☐ Due Date and Time:
Client No.:	**FACS Job #: PJ88526**	Analysis:	☒ Flame AA (Pb) / ☐ Other:

Sample Number	Sample Location	Component	Color	Substrate	Condition
88526 – 01Pb	Longfield Center Exterior – East Side	Wall	Beige	CMU	I
88526 – 02Pb	Longfield Center Exterior – North Side Center	Wall	Beige	Stucco	I
88526 – 03Pb	Longfield Center Exterior – East Side South End	Support	Beige	Metal	I
88526 – 04Pb	Longfield Center Exterior – West Side North End	Door	Brown	Metal	I

Substrate: wood metal concrete plaster drywall brick

Shipped via: ☒ Fed Ex ☐ Airborne ☐ UPS ☐ US Mail ☐ Courier ☒ Drop Off ☐ Other:

Relinquished by:	*Date & Time:* 10/30/25	*Received by:* MC	*Date & Time:* 10/31/25 10FX Condition Acceptable ☐ Yes ☐ No
Relinquished by: MC	*Date & Time:* 11/5/25 3FX	*Received by:* Nicole Adams	*Date & Time:* 11/6/25 10:04 Condition Acceptable ☒ Yes ☐ No

Metals Analysis of Paints

(AIHA-LAP, LLC Accreditation, Lab ID #101629)

FACS - Fresno
Christian Gonzalez
2440 West Shaw Avenue, #105

Fresno, CA 93711

Client ID: FR09
Report Number: M273534
Date Received: 10/31/25
Date Analyzed: 11/07/25
Date Printed: 11/07/25
First Reported: 11/07/25

Job ID / Site: PJ88528; City of Hanford 543 South Douty Street Hanford CA
Date(s) Collected: 10/30/25

SGSFL Job ID: FR09
Total Samples Submitted: 4
Total Samples Analyzed: 4

Sample Number	Lab Number	Analyte	Result	Result Units	Reporting Limit*	Method Reference
88526-01PB	30963019	Pb	< 0.006	wt%	0.006	EPA 3050B/7000B
88526-02PB	30963020	Pb	< 0.006	wt%	0.006	EPA 3050B/7000B
88526-03PB	30963021	Pb	< 0.006	wt%	0.006	EPA 3050B/7000B
88526-04PB	30963022	Pb	< 0.007	wt%	0.007	EPA 3050B/7000B

* The Reporting Limit represents the lowest amount of analyte that the laboratory can confidently detect in the sample, and is not a regulatory level. The Units for the Reporting Limit are the same as the Units for the Final Results.

Vincent To, Laboratory Supervisor, Carson Laboratory

Analytical results and reports are generated by SGS at the request of and for the exclusive use of the person or entity (client) named on such report. Results, reports or copies of same will not be released by SGS to any third party without prior written request from client. This report applies only to the sample(s) tested. Supporting laboratory documentation is available upon request. This report must not be reproduced except in full, unless approved by SGS. The client is solely responsible for the use and interpretation of test results and reports requested from SGS. SGS is not able to assess the degree of hazard resulting from materials analyzed. SGS reserves the right to dispose of all samples after a period of thirty (30) days, according to all state and federal guidelines, unless otherwise specified. Any modifications that have been made to referenced test methods are documented in SGS Standard Operating Procedures Manual. Sample results have not been blank corrected. Quality control and sample receipt condition were acceptable unless otherwise noted.
Note* Sampling data used in this report was provided by the client as noted on the associated chain of custody form.

20535 South Belshaw Avenue, Carson, CA 90746 | phone: 310.763.2374 / 800.813.9417 Fax: 310.763.4450 | https://www.sgs-ehsusa.com/

FACS 35
Forensic Analytical Consulting Services
CELEBRATING 35 YEARS OF EXCELLENCE · 1986–2021

SURVEY FOR LEAD BASED PAINT

Site Name:	Longfield Center								**Date:**	10/30/25
Address:	560 South Douty Street, Hanford, CA 93230								**FACS Job #:**	PJ88526
Calibration (1.03±0.02):	**Reading 1**	**1.01**	**Reading 2**	**1.03**	**Reading 3**	**1.04**	**Average=**	**1.03**	**Technician:**	Ethan McLaughlin
Calibration (1.03±0.02):	**Reading 1**	**1.05**	**Reading 2**	**1.05**	**Reading 3**	**1.01**	**Average=**	**1.04**	**Inspector/Assessor:**	Christian Gonzalez
Start Time:	**9:15**	**SciAps X-550Pb** | S/N 01149		**Results in red are lead-based paint or coating.**					**Condition Codes:**	
End Time:	**9:35**								**I = Intact, F = Fair, P = Poor**	

No.	Sample Location	Color	Substrate	Component	Condition	XRF Result (mg/cm^2)
1.	Longfield Center – Exterior – East	Beige	CMU	Wall	Intact	0.0
2.	Longfield Center – Exterior – East	Beige	Stucco	Wall	Intact	0.0
3.	Longfield Center – Exterior – East	Black	Metal	Window System	Intact	0.0
4.	Longfield Center – Exterior – East	Black	Metal	Window System	Intact	0.0
5.	Longfield Center – Exterior – East	Black	Metal	Door System	Intact	0.0
6.	Longfield Center – Exterior – East	Beige	Metal	Drain Pipe	Intact	0.01
7.	Longfield Center – Exterior – East	Brown	Metal	Trim	Intact	0.02
8.	Longfield Center – Exterior – North	Beige	CMU	Wall	Intact	0.0
9.	Longfield Center – Exterior – North	Beige	Stucco	Wall	Intact	0.0
10.	Longfield Center – Exterior – North	Beige	Metal	Drain Pipe	Intact	0.01
11.	Longfield Center – Exterior – West	Brown	Metal	Door Frame	Intact	0.0
12.	Longfield Center – Exterior – West	Brown	Metal	Door	Intact	0.0
13.	Longfield Center – Exterior – West	Beige	Stucco	Wall	Intact	0.0
14.	Longfield Center – Exterior – North	Yellow	Metal	Bollard	Intact	0.0
15.	Longfield Center – Exterior – East	Beige	Stucco	Wall	Intact	0.0
16.	Longfield Center – Exterior – East	Beige	CMU	Wall	Intact	0.0
17.	Longfield Center – Exterior – East	Brown	Metal	Door	Intact	0.0
18.	Longfield Center – Exterior – East	Beige	Concrete	Wall	Intact	0.0

LEAD HAZARD EVALUATION REPORT

Section 1 — Date of Lead Hazard Evaluation October 30, 2025

Section 2 — Type of Lead Hazard Evaluation (Check one box only)

☑ Lead Inspection ☐ Risk assessment ☐ Clearance Inspection ☐ Other (specify) _____

Section 3 — Structure Where Lead Hazard Evaluation Was Conducted

Address [number, street, apartment (if applicable)]	City	County	Zip Code
560 South Douty Street	Hanford	Kings	93230

Construction date (year) of structure	Type of structure	Children living in structure?
Uknown	☐ Multi-unit building ☐ School or daycare ☐ Single family dwelling ☑ Other Community Center	☐ Yes ☑ No ☐ Don't Know

Section 4 — Owner of Structure (if business/agency, list contact person)

Name	Telephone number
City of Hanford / Randy Shaw	559-585-2148

Address [number, street, apartment (if applicable)]	City	State	Zip Code
900 South 10th Avenue	Hanford	CA	93230

Section 5 — Results of Lead Hazard Evaluation (check all that apply)

☑ No lead-based paint detected ☐ Intact lead-based paint detected ☐ Deteriorated lead-based paint detected

☑ No lead hazards detected ☐ Lead-contaminated dust found ☐ Lead-contaminated soil found ☐ Other _____

Section 6 — Individual Conducting Lead Hazard Evaluation

Name	Telephone number
Chris Chipponeri	209-551-2000

Address [number, street, apartment (if applicable)]	City	State	Zip Code
313 Banner Court, Suite B	Modesto	CA	95356

CDPH certification number	Signature	Date
LRC-00000782		12/04/25

Name and CDPH certification number of any other individuals conducting sampling or testing (if applicable)

Christian Gonzalez LRC-00005460

Section 7 — Attachments

A. A foundation diagram or sketch of the structure indicating the specifc locations of each lead hazard or presence of lead-based paint;
B. Each testing method, device, and sampling procedure used;
C. All data collected, including quality control data, laboratory results, including laboratory name, address, and phone number.

First copy and attachments retained by inspector

Second copy and attachments retained by owner

Third copy only (no attachments) mailed or faxed to:

California Department of Public Health
Childhood Lead Poisoning Prevention Branch Reports
850 Marina Bay Parkway, Building P, Third Floor
Richmond, CA 94804-6403
Fax: (510) 620-5656

CDPH 8552 (8/19)

Appendix B

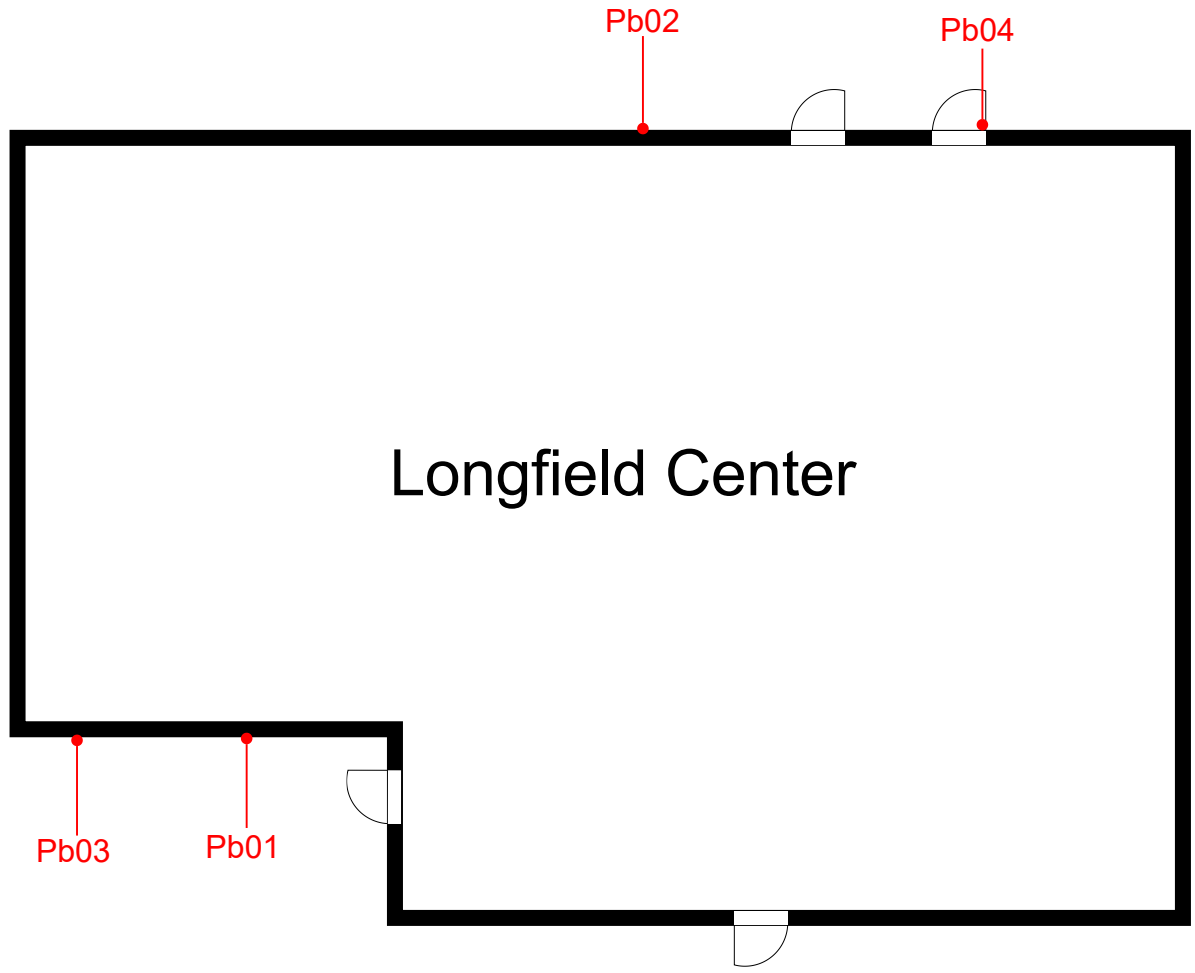
Site Photos and Sample Location Drawing

Beige Paint on CMU Wall

Beige Paint on Stucco Wall

Brown Paint on Metal Door

Wood Canopy



FACS 35
Forensic Analytical Consulting Services
CELEBRATING 35 YEARS OF EXCELLENCE · 1986–2021
2440 West Shaw Avenue
Fresno, California

N

Sample Location

Sample Location Diagram

Longfield Center

CLIENT: City of Hanford

Not Drawn to Scale

LOCATION:
560 South Douty Street
Hanford, CA 93230

FACS PROJECT No.: PJ88526

This is a design drawing and is the property of Forensic Analytical Consulting Services, Inc. It is not intended to replace required architectural or engineering plans.

Appendix C
Certifications of Personnel and Laboratory

State of California
Division of Occupational Safety and Health
Certified Asbestos Consultant

Christian J. Gonzalez

Name

Certification No. 22-7113

Expires on 08/19/2026

This certification was issued by the Division of Occupational Safety and Health as authorized by Sections 7180 et seq of the Business and Professions Code.

Forensic Analytical Consulting Services, Inc.

This is to confirm that

Christian Gonzalez

Has attended the Four hour

AHERA Refresher Course for Asbestos Inspectors

And has completed the requisite training for asbestos accreditation under TSCA Title II

Course Date: 01-29-2025 to 01-29-2025

Certificate Number: PETBIR2025025
Valid Until: January 29, 2026

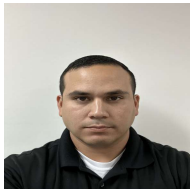
Cal/OSHA Approval Number:CA-025-06

FACS
Forensic Analytical Consulting Services

Fred J. Vinciguerra, Chief Executive Officer
Forensic Analytical Consulting Services, Inc.
21228 Cabot Blvd, Hayward, CA 94545
(800) 677-1483

STATE OF CALIFORNIA
DEPARTMENT OF PUBLIC HEALTH

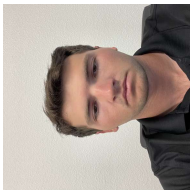
LEAD-RELATED CONSTRUCTION CERTIFICATE

INDIVIDUAL:	CERTIFICATE TYPE:	NUMBER:	EXPIRATION DATE:
 **Christian Gonzalez**	Lead Inspector/Assessor	LRC-00005460	3/25/2026

Disclaimer: This document alone should not be relied upon to confirm certification status. Compare the individual's photo and name to another valid form of government issued photo identification. Verify the individual's certification status by searching for Lead-Related Construction Professionals at www.cdph.ca.gov/programs/clppb or calling (800) 597-LEAD

STATE OF CALIFORNIA
DEPARTMENT OF PUBLIC HEALTH

LEAD-RELATED CONSTRUCTION CERTIFICATE

INDIVIDUAL:	CERTIFICATE TYPE:	NUMBER:	EXPIRATION DATE:
 **Ethan Mclaughlin**	Lead Sampling Technician	LRC-00014177	5/22/2026

Disclaimer: This document alone should not be relied upon to confirm certification status. Compare the individual's photo and name to another valid form of government issued photo identification. Verify the individual's certification status by searching for Lead-Related Construction Professionals at www.cdph.ca.gov/programs/clppb or calling (800) 597-LEAD

STATE OF CALIFORNIA Gavin Newsom, Governor

DEPARTMENT OF INDUSTRIAL RELATIONS
Division of Occupational Safety and Health-Asbestos & Carcinogen Unit
1750 Howe Avenue, Suite 460
Sacramento, CA 95825
(916) 574-2993 Office http://www.dir.ca.gov/dosh/asbestos.html actu@dir.ca.gov

005174633C 339

May 06, 2025

Christopher J Chipponeri
1401 Louise Avenue
Modesto CA 95350

Dear Certified Asbestos Consultant or Technician:

Enclosed is your certification card. **To maintain your certification, you must abide by the rules printed on the back of the certification card.**

Your certification is valid for a period of one year. If you wish to renew your certification, you must apply for renewal at least 60 days before the expiration date shown on your card. [8 CCR 341.15(h)(1)].

Please hold and do not send copies of your required AHERA refresher renewal certificates to our office until you apply for renewal of your certification.

Certificates must be kept current if you are actively working as a CAC or CSST. The grace period is only for those who are not actively working as an asbestos consultant or site surveillance technician.

Please contact our office at the above address or email w any changes in your contact/mailing information within 15 days of the change.

Sincerely,

Dean Mochrie, CAC
Senior Safety Engineer

Attachment: Certification Card

cc: File

Renewal – Card Attached (08/24)

Forensic Analytical Consulting Services, Inc.

This is to confirm that

Chris Chipponeri

Has attended the Four hour

AHERA Refresher Course for Asbestos Inspectors

And has completed the requisite training for asbestos accreditation under TSCA Title II

Course Date: 08-28-2025 to 08-28-2025

Certificate Number: PETBIR2025183
Valid Until: August 28, 2026

Cal/OSHA Approval Number: CA-025-06

FACS
Forensic Analytical Consulting Services

Fred J. Vinciguerra, Chief Executive Officer
Forensic Analytical Consulting Services, Inc.
21228 Cabot Blvd, Hayward, CA 94545
(800) 677-1483

STATE OF CALIFORNIA
DEPARTMENT OF PUBLIC HEALTH

LEAD-RELATED CONSTRUCTION CERTIFICATE

INDIVIDUAL:	CERTIFICATE TYPE:	NUMBER:	EXPIRATION DATE:
Chris Chipponeri	Lead Inspector/Assessor	LRC-00000782	6/20/2026

Disclaimer: This document alone should not be relied upon to confirm certification status. Compare the individual's photo and name to another valid form of government issued photo identification. Verify the individual's certification status by searching for Lead-Related Construction Professionals at www.cdph.ca.gov/programs/clppb or calling (800) 597-LEAD

AIHA Laboratory Accreditation Programs, LLC

acknowledges that

SGS North America

19743 Cabot Blvd. Hayward, CA 94545

Laboratory ID: LAP-101762

along with all premises from which key activities are performed, as listed above, has fulfilled the requirements of the AIHA Laboratory Accreditation Programs, LLC (AIHA LAP) accreditation to the ISO/IEC 17025:2017 international standard, General Requirements for the Competence of Testing and Calibration Laboratories in the following:

LABORATORY ACCREDITATION PROGRAMS

☑	**INDUSTRIAL HYGIENE**	Accreditation Expires: December 01, 2025
☑	**ENVIRONMENTAL LEAD**	Accreditation Expires: December 01, 2025
☑	**ENVIRONMENTAL MICROBIOLOGY**	Accreditation Expires: December 01, 2025
☐	**FOOD**	Accreditation Expires:
☐	**UNIQUE SCOPES**	Accreditation Expires:
☐	**BE FIELD/MOBILE**	Accreditation Expires:

Specific Field(s) of Testing/Method(s) within each Accreditation Program for which the above named laboratory maintains accreditation is outlined on the attached Scope of Accreditation. Continued accreditation is contingent upon successful on-going compliance with ISO/IEC 17025:2017 and AIHA LAP requirements. This certificate is not valid without the attached Scope of Accreditation. Please review the AIHA LAP website (www.aihaaccreditedlabs.org) for the most current Scope.

Cheryl O Morton
Executive Director, AIHA Laboratory Accreditation Programs, LLC

Revision21: 10/24/2023

Date Issued: 09/30/2025

Right People

Right Perspective

Right Now

www.facs.com

FACS
Forensic Analytical Consulting Services

December 4, 2025

Exterior Asbestos and Lead Paint Survey Report for Repainting

Coe Park
543 South Douty Street
Hanford, CA 93230

Prepared for:

Randy Shaw, Building Superintendent
City of Hanford – Public Works
900 S. 10th Avenue
Hanford, CA 93230
559-585-2148 | rshaw@hanfordca.org

Prepared By:

Chris Chipponeri, Director
Forensic Analytical Consulting Services
2440 West Shaw Avenue, Suite 105
Fresno, CA 93711
209-484-4648 | chris.c@facs.com

FACS Project #PJ88527

Contents

List of Acronyms 1

Executive Summary 2

Introduction 3

Scope of Work 3

Site Characterization 3

Survey Methods 3

Regulations 6

Findings and Recommendations 8

Limitations 9

Appendix A: Asbestos Survey Summary, Sample Chain-of-Custody and Laboratory Results Report

Appendix B: Lead Paint Chip Summary, XRF Testing Data, Sample Chain-of-Custody, Laboratory Results Report and CDPH 8552 Form

Appendix C: Site Photos and Sample Location Drawing

Appendix D: Certifications of Personnel and Laboratories

List of Acronyms

AAS	Atomic Absorption Spectroscopy
ACBM	Asbestos-Containing Building Material
ACCM	Asbestos-Containing Construction Material
ACM	Asbestos-Containing Material
AHERA	Asbestos Hazard Emergency Response Act
AIHA	American Industrial Hygiene Association
CAC	California - Certified Asbestos Consultant
Cal/OSHA	California Occupational Safety and Health Association
CCR	Code of California Regulations
CFR	Code of Federal Regulation
CSST	California – Certified Site Surveillance Technician
DOSH	Department of Occupational Safety and Health
ELAP	Environmental Laboratory Accreditation Program
EPA	Environmental Protection Agency (EPA)
FACS	Forensic Analytical Consulting Services, Inc.
ICP	Inductively Coupled Plasma
LCP	Lead-Containing Paint
LBP	Lead-Based Paint
ND	None Detected
NESHAP	National Emissions Standard Hazardous Air Pollutants
NIOSH	National Institute for Occupational Safety and Health
NIST	National Institute of Science and Technology
NVLAP	National Voluntary Laboratory Accreditation Program
PCM	Phase Contrast Microscopy
PLM	Polarized Light Microscopy
SGS	SGS - Forensic Laboratories
TEM	Transmission Electron Microscopy
TTLC	Total Threshold Limit Concentration
XRF	X-Ray Fluorescence Spectrum Analyzer
<	Less Than Reporting Limit

Executive Summary

Forensic Analytical Consulting Services, Inc. (FACS) was retained by the City of Hanford to perform an asbestos and lead paint survey of the exterior building surfaces at Coe Park, located at 543 South Douty Street in Hanford, California. The survey included any suspect asbestos-containing materials (ACM) and suspect lead-containing paints and coatings which may be disturbed during the planned repainting project at this site. A summary list of suspect asbestos-containing materials which were identified and sampled is included in Appendix A of this report. A table reporting suspect lead-containing paints or coatings which were identified and sampled is included in Appendix B of this report. The survey was performed on October 30, 2025.

Asbestos

The following suspect material was sampled during this survey and identified to **not contain** asbestos by laboratory analysis:

- **Seam Sealant**

Please see Appendix A for a complete listing of material samples at the work areas and results from this survey. Any suspect materials not included must be assumed to be asbestos-containing materials until tested and proven not to contain asbestos.

Lead

The following paints/coatings did not contain detectable concentrations of lead above the laboratory's reporting limit:

- **Green – Fascia – Wood – West Canopy**
- **Beige – Wall – Stucco – Teen Center**
- **Beige – Support – Metal – West Canopy**
- **Beige – Door – Metal – Teen Center**
- **Brown – Door – Metal – Restroom Building**
- **Beige – Wall – Concrete Masonry Unit – Restroom Building**

The following paints/coatings were found to be lead-based by XRF analysis:

- **Beige – Rafter – Wood – Teen Center**
- **Beige – Overhang – Wood – Teen Center**
- **Black – Window System – Metal – Teen Center**

All other paints contained detectable concentrations of lead by XRF analysis.

Please see Appendix B for a complete list of paints and coatings sampled during this survey. It should be noted that paints tested may exist at other portions of the building from where sampled and should be handled in accordance with test results.

Any paints not included in the survey, or paints with results of 0.00 mg/cm² by XRF analysis without confirming representative laboratory result, must be handled as lead-containing unless sampled and proven otherwise.

FACS recommends that the results of this report be incorporated into any renovation plans provided for this project for informational purposes.

Introduction

Forensic Analytical Consulting Services, Inc. (FACS) was retained by the City of Hanford to perform an asbestos and lead paint survey of the exterior building surfaces at Coe Park, located at 543 South Douty Street in Hanford, California. The survey included any suspect asbestos-containing materials (ACM) and suspect paints and coatings which may be disturbed during the planned repainting project at this site. The survey was performed on October 30, 2025.

Scope of Work

The purpose of this survey was to identify asbestos-containing materials (ACMs) and lead-containing paints and coatings which may be disturbed during the upcoming exterior repainting project. The visual inspection, bulk sampling, and survey documentation were performed by Christian Gonzalez and Ethan McLaughlin. Mr. Gonzalez is a Division of Occupational Safety and Health (DOSH) Certified Asbestos Consultant (CAC #22-7113) and a California Department of Public Health (CDPH) Certified Lead Inspector / Assessor (LRC-00005460), as required under California regulations. Mr. McLaughlin is a CDPH Certified Lead Sampling Technician (LRC-00014177). The scope of the survey and the services provided by FACS included:

- Performing a visual inspection of the project area to identify accessible suspect asbestos-containing materials (ACMs) and lead-containing paints and coatings that will be disturbed during the planned project;
- Collection of bulk material samples for asbestos laboratory analysis by polarized light microscopy (PLM);
- Performance of a lead paint survey using a SciAps x-ray fluorescence (XRF) spectrum analyzer;
- Collection of bulk paint chip samples for lead laboratory analysis using atomic absorption spectrometry (AAS);
- Ensuring the technical quality of all work by using Asbestos Hazard Emergency Response Act (AHERA) accredited Building Inspectors;
- Ensuring the technical quality of all work by using California Department of Public Health (CDPH) Certified Lead Sampling Technicians and Inspector/Assessors; and
- Consolidating data and findings into a report format.

Site Characterization

Coe Park is comprised of multiple permanent buildings constructed of typical exterior materials such as stucco, concrete masonry units (CMU) and wood. Sampling was limited to exterior suspect materials that may become impacted by prep work for repainting of the exterior building materials.

Survey Methods

Document Review

No previous documentation was reviewed prior to the inspection. The extent of the planned renovation project was provided by the client or architect drawings.

Visual Inspection

Accessible building materials were visually inspected using the methods presented in the Federal AHERA regulations (40 CFR, Part 763). AHERA inspection methodology is required to be used for inspections of K-12 schools and is generally accepted as the industry standard for all ACM inspections regardless of structure or facility type. Suspect ACMs were also physically assessed for friability, condition and possible disturbance factors.

All areas were accessible during this inspection.

Asbestos Inspection

Bulk Sample Collection

Bulk samples of identified homogeneous materials were collected in building areas that may be impacted by the planned renovation/demolition activities. Samples were collected of each separate homogeneous area. A homogeneous area is defined as a surfacing material, thermal system insulation, or miscellaneous material that is uniform in use, color and texture. Examples of homogeneous areas could include:

Vinyl floor tiles
False ceiling panels
Drywall with joint compound
Vinyl sheet flooring

The specific number of samples collected was determined by using the methods required by the Federal AHERA regulations (40 CFR, Part 763.86) as noted below:

1) For Surfacing Material:
   1,000 ft^2 or less - collect 3 samples
   1,001 to 5,000 ft^2 - collect 5 samples
   5,001 ft^2 or greater - collect 7 samples

2) For Thermal System Insulation:
   “In a randomly distributed manner” - collect 3 samples
   6 linear feet of patching or less - collect 1 sample
   cementitious pipe fittings - “In a manner sufficient to determine”

3) For all Miscellaneous Material:
   Collect samples "In a manner sufficient to determine whether material is ACM (asbestos-containing material) or not ACM..."

The suspect ACMs were sampled using a knife, chisel, scraper, drill or other similar coring device suitable to the type of material sampled to cut through its entire thickness and to ensure that a cross-section of the material was obtained. The material was then placed in an appropriately labeled container that was sealed and submitted to SGS-Forensic Laboratories for analysis. A unique sample number (e.g. PJ88528-01A) was assigned to each sample.

Bulk samples will be retained by the laboratory for one month unless otherwise instructed. After this period, the samples will be disposed of appropriately.

Bulk Sample Analysis

A total of two (2) bulk samples were collected from a total of one (1) suspect material. Bulk samples were analyzed by SGS-Forensic Laboratories (SGS) in Hayward, California. SGS is accredited by the California Department of Public Health (CDPH) Environmental Laboratory Accreditation Program (ELAP) and the National Institute of Science and Technology's (NIST) National Voluntary Laboratory Accreditation Program (NVLAP). SGS participates in the National Institute for Occupational Safety and Health (NIOSH) Proficiency Analytical Testing Program and has substantial experience in the analysis of asbestos.

All samples were analyzed using Polarized Light Microscopy with Dispersion Staining (PLM/DS) techniques in accordance with the methodology approved by the U.S. Environmental Protection Agency (EPA). The percentage of asbestos present in the samples was determined on the basis of a visual area estimation. The EPA defines asbestos-containing materials (ACM) as any material containing more than one percent (1%) asbestos as determined using the method specified in Appendix A, Subpart F, 40 CFR Part 763, Section 1, Polarized Light Microscopy (PLM). 40 CFR Part 763 identifies the lower limit of reliable quantification for asbestos using the PLM method as approximately one percent (1%) by volume. Regulations in California (CAL/OSHA Title 8 CCR 1529) define asbestos-containing construction materials (ACCM) as those materials having asbestos content of greater than one tenth of one percent (> 0.1%); therefore, for the purpose of this survey, any amount of asbestos detected will be considered positive. In addition to the percentages, the types of asbestos minerals are also reported. The PLM method is the standard method used to analyze asbestos bulk samples.

When "None Detected" (ND) appears in the laboratory results, it should be interpreted as meaning asbestos was not observed in the sample material.

Lead Inspection

The client-defined lead inspection was conducted in accordance with the CDPH Lead-Related Construction Program and modeled upon the sampling protocol described in “Chapter 7: Lead Based Paint Inspection” of the HUD Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing (1997 Revision).

Cal/OSHA, in Title 8 California Code of Regulations (CCR) Section 1532.1, Lead in Construction Standard which implements California Labor Code 8716-6717, regulates all construction work where an employee may be occupationally exposed to lead. Paint or materials with any detectable level of lead is considered lead-containing by Cal/OSHA.

XRF Testing Methodology

Surfaces and components were surveyed for lead content utilizing a portable X-ray fluorescence (XRF) analyzer, SciAps X-550Pb, serial number 01149. The XRF analyzer contains a battery powered x-ray cathode source which bombards tested surfaces with X-rays and gamma rays. This external energy source excites any lead atoms within the tested paint or coating, causing their atoms to emit X-ray photons with a characteristic energy profile. The instrument analyzes the emitted energy to identify and quantify the amount of lead in the tested paint or coating, with lead content reported in milligrams per square centimeter.

Testing combinations of homogeneous components in one area are representative of similar components found in other areas with similar construction and painting histories. During this survey, the inspector visually identified the painted or coated component to test, an XRF reading was collected, and the reading was documented in the XRF data table contained in Appendix B. For each test reading, the data table identifies the room equivalent/space designation, the tested component name, the substrate

material, the sample location, paint/coating color, condition assessment, and the XRF result expressed as lead content by weight in milligrams per square centimeter (mg/cm^2).

Bulk Sampling Methodology

During this inspection, FACS personnel collected six (6) bulk paint chip samples for laboratory confirmation of lead-content. Each sample was scraped from the substrate it had been applied to using a knife or chisel to obtain sufficient material for analysis. Each sample was given a unique marker number, identified on a chain-of-custody, packaged, and sent via FedEx to SGS in Hayward, California for analysis. SGS is accredited by the American Industrial Hygiene Association's Environmental Lead Laboratory Accreditation Program for the analysis of lead in bulk paint chips by flame atomic absorption.

Regulations

Background

Asbestos is the name of a class of magnesium-silicate minerals that occur in fibrous form. Minerals that are included in this group are chrysotile, crocidolite, amosite, anthophyllite asbestos, tremolite asbestos, and actinolite asbestos. Although the chrysotile minerals are the most common type of asbestos found in the construction industry, all types of asbestos are regulated in the same manner. Asbestos has been used in more than 3,000 different building materials. Asbestos was added to building materials to: increase fire-resistance, insulate against heat, cold and sound, resist corrosion, and increase tensile strength. Common building materials that may contain asbestos include but are not limited to the following: floor tile, resilient sheet flooring, ceiling tile, mastics, roofing materials, fireproofing, acoustical treatments, wallboard, pipe and boiler insulations. Adverse health effects have been associated with the inhalation of airborne asbestos. However, asbestos fibers that are tightly bound in the building material, may not represent an exposure hazard, unless disturbed in such a way that releases airborne fibers (i.e., cutting, drilling, sanding, and other abrasive methods).

Building Surveys

The following is a summary of some current Federal and California State regulations which contain requirements related to the performance of building surveys for asbestos. These summaries are not intended to be all inclusive and do not contain every aspect of the regulations discussed.

U.S. EPA National Emission Standard for Hazardous Air Pollutants (NESHAPs), 40 CFR Part 61

Under the NESHAPs regulation, no visible emissions are allowed during building demolition or renovation activities which involve regulated asbestos-containing materials. For this reason, all buildings must be surveyed for asbestos-containing materials prior to demolition or renovation. The EPA, CARB, and/or the local Air Quality Management District which implements EPA actions, must be notified prior to any building demolition even if no asbestos-containing materials are present. Regulated asbestos-containing material (RACM) is defined as a) any friable material with an asbestos content of greater than one percent, or b) any non-friable material with asbestos content of greater than one percent that will, or could, become friable.

Asbestos Hazard Emergency Response Act (AHERA), 40 CFR Part 763, Subpart E

AHERA requires performance of asbestos surveys and the development of Asbestos Management Plans for all primary and secondary schools in the United States. Although this regulation applies to primary and secondary schools only, the procedures mandated under AHERA are considered the industry

standard and are applied to all surveys performed by FACS unless otherwise specified by the building owner.

Worker Protection

California Assembly Bill AB3713, Health and Safety Code Division 20, Chapter 10.4, Section 25915-25924

The state of California has enacted legislation that requires building owners, employers, lessees, etc. to notify tenants, employees and contractors of the presence of asbestos in both friable and non-friable forms. In addition, preventive maintenance activities must be developed and communicated to these parties. Notification is required 15 days after the identification of ACM in the building, and annually thereafter.

Occupational Safety and Health Administration (OSHA) 29 CFR 1926.1101 and 8 CCR 1529

The Federal and State Occupational Safety and Health Administrations (OSHA) require employers to implement specific work practices which protect workers from airborne asbestos exposure.

Building materials which contain even low levels of asbestos (<1%) can potentially generate significant concentrations of airborne asbestos fibers when disturbed. Therefore, control measures should be instituted which adequately address worker health and safety during planned renovation or demolition activities involving these materials. Cal/OSHA defines asbestos-containing construction materials as those materials having greater than one tenth of one percent asbestos (>0.1%). As stated previously, there is currently no viable method to accurately quantify asbestos at this level.

Hazardous Waste

Building materials reported to contain less than one percent (<1%) of asbestos are not considered hazardous by the U.S. EPA, and hence, may not require removal and disposal prior to demolition or renovation. Regulations may vary, however, between regional air quality management districts and/or other state agencies responsible for implementing EPA's rules. Therefore, local agencies should be contacted for specific ACM definitions and handling requirements. Cal/OSHA may also require special packaging and labeling on containers with asbestos-containing construction materials.

Composite sampling, which may potentially reduce the total asbestos content of the material, is only permitted when sampling joint compound, tape, and gypsum wallboard according to EPA’s Asbestos NESHAP Clarification Regarding Analysis of Multi-Layered Systems (40 CFR Part 61 FRL-4821-7).

Lead

Cal/OSHA Lead (8 CCR 1532.1) & CDPH (Title 17)

If paints or coatings containing any detectable concentration of lead will be impacted, a project should be considered regulated by Cal/OSHA as lead-related construction (8 CCR 1532.1).

A contractor who has employees that may be occupationally exposed to lead during a project must perform an initial determination regarding worker exposures to lead, which may be based on personal air monitoring at the start of the project, prior employee monitoring from the past 12 months under workplace conditions closely resembling the current project, or using regulatory trigger tasks and their assigned exposure limits. It is the contractor’s responsibility to conduct their initial determination and comply with any relevant Cal/OSHA requirements based on this determination in regard to training, medical monitoring of employees, personal protection equipment and other regulatory requirements.

Workers disturbing existing paints or coatings during a project must have lead awareness or action level training, depending on the initial exposure determination. Workers that will disturb paints with detectable concentrations of lead must use lead-safe engineering controls and work practices regardless of results of any exposure monitoring data. Disturbance of lead-containing paints or coatings must be performed within a contained area to prevent the spread and build-up of lead dust in order to comply with CDPH and keep surfaces as free as practical of accumulation of lead to mee Cal/OSHA requirements. HEPA vacuums, dustless tools or shrouds, and/or intact removal of components should be employed to minimize lead dust generation and properly cleanup work areas following disturbance to lead-containing materials during a project. Waste generated during disturbance to lead-containing materials must be profiled in a hazardous waste determination to ascertain proper disposal requirements.

If the initial determination or initial exposure monitoring shows that workers impacting lead can be expected to be, or are shown to be, exposed to lead above 50 micrograms per cubic meter of air, workers and supervisors must have the requisite training and CDPH lead worker or supervisor certification.

The Cal/OSHA regulation was recently revised and additional requirements must be met by employers with employees that disturb lead paint. Any contractor / employer that may require workers to disturb lead-containing paints found with the project area should ensure that they are familiar and in compliance with the new revisions to the regulation.

Findings and Recommendations

Forensic Analytical Consulting Services, Inc. (FACS) was retained by the City of Hanford to perform an asbestos and lead paint survey of the exterior building surfaces at Coe Park, located at 543 South Douty Street in Hanford, California.

Asbestos

The following suspect material was sampled during this survey and identified to **not contain** asbestos by laboratory analysis:

- **Seam Sealant**

Please see Appendix A for a complete listing of materials sampled at the work areas and results from this survey. Any suspect materials not included must be assumed to be asbestos-containing materials until tested and proven not to contain asbestos.

See the Regulations section above for additional information regarding asbestos compliance.

Lead

The following paints/coatings did not contain detectable concentrations of lead above the laboratory's reporting limit:

- **Green – Fascia – Wood – West Canopy**
- **Beige – Wall – Stucco – Teen Center**
- **Beige – Support – Metal – West Canopy**
- **Beige – Door – Metal – Teen Center**
- **Brown – Door – Metal – Restroom Building**
- **Beige – Wall – Concrete Masonry Unit – Restroom Building**

The following paints/coatings were found to be lead-based by XRF analysis:

- **Beige – Rafter – Wood – Teen Center**
- **Beige – Overhang – Wood – Teen Center**
- **Black – Window System – Metal – Teen Center**

All other paints contained detectable concentrations of lead by XRF analysis.

Please see Appendix B for a complete list of paints and coatings sampled during this survey. It should be noted that paints tested may exist at other portions of the building from where sampled and should be handled in accordance with test results.

Any paints not included in the survey, or paints with results of 0.00 mg/cm² by XRF analysis without confirming representative laboratory result, must be handled as lead-containing unless sampled and proven otherwise.

Workers that impact paints containing any detectable amount of lead must use lead-safe practices and have valid training for the method of impact to comply with Cal/OSHA, 8 CCR 1532.1. To comply with CDPH requirements, any disturbance to paints or coatings that contain lead must be completed within a contained area to prevent the creation of a lead hazard. To comply with California Department of Toxic Substance Control and Title 22 requirements, any waste streams containing lead must be profiled prior to disposal.

See the Regulations section above for additional information regarding lead compliance.

FACS recommends that the results of this report be incorporated into any renovation plans provided for this project for informational purposes.

Limitations

This investigation is limited to the conditions and practices observed, and information made available to FACS. The methods, conclusions and recommendations provided are based on FACS' judgment, expertise, and the standard of practice for professional service. They are subject to the limitations and variability inherent in the methodology employed. As with all environmental investigations, this investigation is limited to the defined scope and does not purport to set forth all hazards, nor indicate that other hazards do not exist.

Please do not hesitate to contact our office at 559-436-0277 with any questions or concerns. Thank you for the opportunity to assist he City of Hanford with promoting worker safety and a healthy environment.

Respectfully,
FORENSIC ANALYTICAL

Arturo Sotelo
EHS I, Bakersfield
CDPH LRC-00012005
Cal/OSHA CSST 25-7862

Reviewed by:
FORENSIC ANALYTICAL

Chris Chipponeri
Director, Central Valley Offices
CDPH I/RA LRC-00000782
Cal/OSHA CAC 10-4633

Appendix A

Asbestos Survey Summary, Sample Chain-of-Custody and Laboratory Results Report

Asbestos Survey Summary (Lab Report #B377820) The City of Hanford – Coe Park – Coe Park Exterior Lead Survey Survey Date: October 30, 2025						
Sample Number	**Material Description**	**Location(s) of Material**	**Material Number**	**Asbestos Content (%)**	**Asbestos NESHAP Category**	**Approximate Quantity (ft^2)**
01A,01B	Seam Sealant	Exterior Restroom Building	01	Layer: Grey Non - Fibrous Material: None Detect Layer: Paint: None Detect	NA	NA

Forensic Analytical
ENVIRONMENTAL HEALTH CONSULTANTS

BULK SAMPLE REQUEST FORM

Client: **FR09 FACS FRESNO**	Sampled by: **Christian Gonzalez**	PM: **Chris Chipponeri**	Date: **10/30/25**					
Contact: **Chris Chipponeri** Phone: **209-484-4648**	Special Instructions:	Email results to: chris.c@facs.com, Christian.g@facs.com						
City of Hanford Public Works – Coe Park **543 South Douty St. Hanford, CA 88528**	Turnaround Time:	1-Day ☐	2-Day ☐	3-Day ☐	5-Day ☒	Other ☐	Due Date and Time:	
Client No.: **FACS Job #: PJ88528**	Analysis:	☒ PLM Standard / ☐ Point Count / ☐ Flame AA (Pb) / ☐ Other:						

Sample Number	Material Description	Sample Location	Friable	Cond.	Quantity
88528 – 01A	Seam Sealant	Restroom Building – South Side	No	P	22 Lf
88528 – 01B	Seam Sealant	Restroom Building – North Side	No	P	22 Lf

WB – Wallboard JC - Joint Compound FT - Floor Tile FTM - Floor Tile Mastic BBM - Baseboard Mastic
RSF - Resilient Sheet Flooring CT - Ceiling Tile SAAM - Spray-Applied Acoustical Material WT - Wall Texture

Friable Yes / No Good / Fair / Poor

Shipped via: ☒ Fed Ex ☐ Airborne ☐ UPS ☐ US Mail ☐ Courier ☒ Drop Off ☐ Other:

Relinquished by:	*Date & Time:* 10/30/25	*Received by:* MC	*Date & Time:* 10/31/25 10Fx Condition Acceptable ☐ Yes ☐ No
Relinquished by:	*Date & Time:*	*Received by:*	*Date & Time:* Condition Acceptable ☐ Yes ☐ No

Final Report

Bulk Asbestos Analysis

(EPA Method 40CFR, Part 763, Appendix E to Subpart E and EPA 600/R-93-116, Visual Area Estimation)
NVLAP Lab Code: 101459-0

FACS - Fresno
Chris Chipponeri
2440 West Shaw Avenue, #105

Fresno, CA 93711

Client ID: FR09
Report Number: B377820
Date Received: 10/31/25
Date Analyzed: 11/07/25
Date Printed: 11/07/25
First Reported: 11/07/25

Job ID/Site: PJ88528; City of Hanford 543 South Douty Street Hanford CA

Date(s) Collected: 10/30/2025

SGSFL Job ID: FR09
Total Samples Submitted: 2
Total Samples Analyzed: 2

Sample ID	Lab Number	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer
88525-01A	12834682						
Layer: Grey Non-Fibrous Material			**ND**				
Layer: Paint			**ND**				
Total Percentage Values of Non-Asbestos Fibrous Components: Cellulose (Trace)							
88525-01B	12834683						
Layer: Grey Non-Fibrous Material			**ND**				
Layer: Paint			**ND**				
Total Percentage Values of Non-Asbestos Fibrous Components: Cellulose (Trace)							

Maria E. Casper

Maria Cosper, Laboratory Supervisor, Hayward Laboratory

Note: Limit of Quantification ('LOQ') = 1%. 'Trace' denotes the presence of asbestos below the LOQ. 'ND' = 'None Detected'.

Inhomogeneous samples are separated into homogenous subsamples and analyzed individually. Analytical results and reports are generated by SGS at the request of and for the exclusive use of the person or entity (client) named on such report. Results, reports or copies of same will not be released by SGS to any third party without prior written request from client. This report applies only to the sample(s) tested. Supporting laboratory documentation is available upon request. This report must not be reproduced except in full, unless approved by SGS. The client is solely responsible for the use and interpretation of test results and reports requested from SGS. This report must not be used by the client to claim product endorsement by NVLAP or any other agency of the U.S. Government. SGS is not able to assess the degree of hazard resulting from materials analyzed. SGS reserves the right to dispose of all samples after a period of thirty (30) days, according to all state and federal guidelines, unless otherwise specified. All samples were received in acceptable condition unless otherwise noted.

19743 Cabot Blvd., Hayward, CA 94545 | Phone: 510.887.8828 | https://www.sgs-ehsusa.com/

Appendix B

Lead Paint Chip Summary, XRF Testing Data, Sample Chain-of-Custody, Laboratory Results Report and CDPH 8552 Form

Lead Paint Chip Summary (Lab Report #M273532) The City of Hanford – Coe Park – Coe Park Exterior Lead Survey Survey Date: October 30, 2025					
Sample Number	**Component Location**	**Component**	**Color**	**Substrate**	**Analytical Results (weight percent of lead)**
01Pb	Exterior – West Canopy	Fascia	Green	Wood	<0.008
02Pb	Exterior – Teen Center	Wall	Beige	Stucco	<0.006
03Pb	Exterior – West Canopy	Support	Beige	Metal	<0.006
04Pb	Exterior – Teen Center	Door	Beige	Metal	<0.006
05Pb	Exterior – Restroom Building	Door	Brown	Metal	<0.006
06Pb	Exterior – Restroom Building	Wall	Beige	Concrete Masonry Unit	<0.006

Site Name:	Coe park								**Date:**	10-30-2025
Address:	543 S. Douty St, Hanford CA 93230								**FACS Job #:**	PJ88528
Calibration (1.03±0.02):	**Reading 1**	**1.06**	**Reading 2**	**1.04**	**Reading 3**	**1.06**	**Average=**	1.05	**Technician:**	Ethan McLaughlin
Calibration (1.03±0.02):	**Reading 1**	**1.02**	**Reading 2**	**1.07**	**Reading 3**	**1.05**	**Average=**	1.05	**Inspector/Assessor:**	Christian Gonzalez
Start Time:	**7:58**	**SciAps X-550Pb** | S/N 01149		**Results in red are lead-based paint or coating.**					**Condition Codes: I = Intact, F = Fair, P = Poor**	
End Time:	**8:35**									

No.	Sample Location	Color	Substrate	Component	Condition	XRF Result (mg/cm^2)
1.	Ext – East Canopy (NE)	Beige	Metal	Support	I	0.00
2.	Ext – East Canopy (NE)	Beige	Wood	Ceiling	I	0.00
3.	Ext – East Canopy (NE)	Green	Wood	Fascia	I	0.00
4.	Ext – East Canopy (NE)	Beige	Wood	Ceiling	I	0.00
5.	Ext – East Canopy (W)	Beige	Metal	Rafter	I	0.00
6.	Ext – East Canopy (W)	Beige	Metal	Support	I	0.00
7.	Ext – East Canopy (SW)	Beige	Metal	Support	I	0.00
8.	Ext – East Canopy (SW)	Green	Wood	Fascia	I	0.00
9.	Ext – West Canopy (E)	Grey	Metal	Support	I	0.00
10.	Ext – West Canopy (E)	Grey	Metal	Rafter	I	0.00
11.	Ext – West Canopy (SE)	Green	Wood	Fascia	I	0.00
12.	Ext – West Canopy (NE)	Grey	Metal	Support	I	0.00
13.	Ext – West Canopy (N. Center)	Grey	Metal	Support	I	0.00
14.	Ext – West Canopy (N. Center)	Grey	Metal	Rafter	I	0.00
15.	Ext – West Canopy (N. Center)	Green	Wood	Fascia	I	0.00
16.	Ext – West Canopy (SW)	Green	Metal	Trash Can	I	0.00
17.	Ext – Restroom/Guesthouse (S)	Beige	CMU	Wall	I	0.00
18.	Ext – Restroom/Guesthouse (S)	Green	Wood	Fascia	I	0.00
19.	Ext – Restroom/Guesthouse (S)	Beige	Wood	Wall	I	0.00
20.	Ext – Restroom/Guesthouse (S)	Brown	Metal	Door Trim	I	0.00
21.	Ext – Restroom/Guesthouse (S)	Brown	Metal	Door	I	0.00
22.	Ext – Restroom/Guesthouse (S)	Brown	Metal	Window Doors	I	0.00
23.	Ext – Restroom/Guesthouse (NE)	Beige	Wall	CMU	I	0.00
24.	Ext – Restroom/Guesthouse (NE)	Beige	Wood	Rafter	I	0.00
25.	Ext – Restroom/Guesthouse (NE)	Green	Wood	Fascia	I	0.00
26.	Ext – Restroom/Guesthouse (N. Center)	Beige	Wood	Wall	I	0.00
27.	Ext – Restroom/Guesthouse (N. Center)	Beige	Metal	Conduit	I	0.00
28.	Ext – Teen Center “The Club” (W)	Yellow	Metal	Bollard	I	0.00
29.	Ext – Teen Center “The Club” (W)	Beige	Metal	Handrail	F	0.00
30.	Ext – Teen Center “The Club” (W)	Beige	Stucco	Wall	I	0.00
31.	Ext – Teen Center “The Club” (W)	Beige	Metal	Door	I	0.00

Site Name:	Coe park								**Date:**	10-30-2025
Address:	543 S. Douty St, Hanford CA 93230								**FACS Job #:**	PJ88528
Calibration (1.03±0.02):	**Reading 1**	**1.06**	**Reading 2**	**1.04**	**Reading 3**	**1.06**	**Average=**	1.05	**Technician:**	Ethan McLaughlin
Calibration (1.03±0.02):	**Reading 1**	**1.02**	**Reading 2**	**1.07**	**Reading 3**	**1.05**	**Average=**	1.05	**Inspector/Assessor:**	Christian Gonzalez
Start Time:	**7:58**	**SciAps X-550Pb |** S/N 01149		**Results in red are lead-based paint or coating.**					**Condition Codes: I = Intact, F = Fair, P = Poor**	
End Time:	**8:35**									

No.	Sample Location	Color	Substrate	Component	Condition	XRF Result (mg/cm^2)
32.	Ext – Teen Center “The Club” (W)	Beige	Metal	Door Frame	I	0.00
33.	Ext – Teen Center “The Club” (W)	Beige	Wood	Rafter	I	4.53
34.	Ext – Teen Center “The Club” (W)	Beige	Wood	Overhang	I	3.13
35.	Ext – Teen Center “The Club” (W)	Brown	Metal	Gutter	I	0.01
36.	Ext – Teen Center “The Club” (W)	Beige	Metal	Down Sprout	I	0.03
37.	Ext – Teen Center “The Club” (S)	Beige	Stucco	Wall	I	0.00
38.	Ext – Teen Center “The Club” (S)	Beige	Metal	Door Frame	I	0.00
39.	Ext – Teen Center “The Club” (S)	Beige	Metal	Door	I	0.00
40.	Ext – Teen Center “The Club” (S)	Beige	Wood	Support	P	0.00
41.	Ext – Teen Center “The Club” (S)	Beige	Wood	Header	I	3.76
42.	Ext – Teen Center “The Club” (S)	Yellow	Concrete	Curb/step	I	0.00
43.	Ext – Teen Center “The Club” (S)	Black	Metal	Window System	I	2.91
44.	Ext – Teen Center “The Club” (S)	Beige	Metal	Handrail	I	0.00
45.	Ext – Teen Center “The Club” (E)	Beige	Metal	Crawl Space Hatch	I	0.00
46.	Ext – Teen Center “The Club” (E)	Beige	Stucco	Wall	I	0.00
47.	Ext – Teen Center “The Club” (N)	Beige	Wood	Patio Support	I	0.00
48.	Ext – Teen Center “The Club” (N)	Beige	Wood	Header	I	0.00
49.	Ext – Teen Center “The Club” (N)	Beige	Wood	Fascia	I	0.00
50.	Ext – Trash Cover (E)	Green	CMU	Wall	I	0.00
51.	Ext – Trash Cover (W)	Green	CMU	Wall	I	0.00

Forensic Analytical
ENVIRONMENTAL HEALTH CONSULTANTS

PAINT CHIP SAMPLE REQUEST FORM

Client:	**FR09 FACS FRESNO**	Sampled by:	**Christian Gonzalez** PM: **Chris Chipponeri** Date: **10/30/25**
Contact:	**Chris Chipponeri** Phone: **209-484-4648**	Special Instructions:	Email results to: chris.c@facs.com, Christian.g@facs.com
Site:	**City of Hanford Public Works – Coe Park 543 South Douty St. Hanford, CA 88528**	Turnaround Time:	1-Day ☐ 2-Day ☐ 3-Day ☐ 5-Day ☒ Other ☐ Due Date and Time:
Client No.:	**FACS Job #: PJ88528**	Analysis:	☒ Flame AA (Pb) / ☐ Other:

Sample Number	Sample Location	Component	Color	Substrate	Condition
88528 – 01Pb	West Canopy – North Side West End	Fascia	Green	Wood	F
88528 – 02Pb	Teen Center – West Wall North End	Wall	Beige	Stucco	I
88528 – 03Pb	West Canopy – Southeast	Support	Beige	Metal	I
88528 – 04Pb	Teen Center – South Side	Door	Beige	Metal	I
88528 – 05Pb	Restroom Building – South Side	Door	Brown	Metal	I
88528 – 06Pb	Restroom Building – East Side	Wall	Beige	CMU	I

Substrate: wood metal concrete plaster drywall brick

Shipped via: ☒ Fed Ex ☐ Airborne ☐ UPS ☐ US Mail ☐ Courier ☒ Drop Off ☐ Other:

Relinquished by:	*Date & Time:* 10/30/25	*Received by:* ML	*Date & Time:* 10/31/25 10TX Condition Acceptable ☐ Yes ☐ No
Relinquished by: ML	*Date & Time:* 11/5/25 3TX	*Received by:* Nicole Adams	*Date & Time:* 11/6/25 10.04AM Condition Acceptable ☒ Yes ☐ No

Metals Analysis of Paints

(AIHA-LAP, LLC Accreditation, Lab ID #101629)

FACS - Fresno
Chris Chipponeri
2440 West Shaw Avenue, #105

Fresno, CA 93711

Client ID: FR09
Report Number: M273532
Date Received: 10/31/25
Date Analyzed: 11/07/25
Date Printed: 11/07/25
First Reported: 11/07/25

Job ID / Site: PJ88528; City of Hanford 543 South Douty Street Hanford CA
Date(s) Collected: 10/30/25

SGSFL Job ID: FR09
Total Samples Submitted: 6
Total Samples Analyzed: 6

Sample Number	Lab Number	Analyte	Result	Result Units	Reporting Limit*	Method Reference
88528-01PB	30963007	Pb	< 0.008	wt%	0.008	EPA 3050B/7000B
88528-02PB	30963008	Pb	< 0.006	wt%	0.006	EPA 3050B/7000B
88528-03PB	30963009	Pb	< 0.006	wt%	0.006	EPA 3050B/7000B
88528-04PB	30963010	Pb	< 0.006	wt%	0.006	EPA 3050B/7000B
88528-05PB	30963011	Pb	< 0.006	wt%	0.006	EPA 3050B/7000B
88528-06PB	30963012	Pb	< 0.006	wt%	0.006	EPA 3050B/7000B

* The Reporting Limit represents the lowest amount of analyte that the laboratory can confidently detect in the sample, and is not a regulatory level. The Units for the Reporting Limit are the same as the Units for the Final Results.

Vincent To, Laboratory Supervisor, Carson Laboratory

Analytical results and reports are generated by SGS at the request of and for the exclusive use of the person or entity (client) named on such report. Results, reports or copies of same will not be released by SGS to any third party without prior written request from client. This report applies only to the sample(s) tested. Supporting laboratory documentation is available upon request. This report must not be reproduced except in full, unless approved by SGS. The client is solely responsible for the use and interpretation of test results and reports requested from SGS. SGS is not able to assess the degree of hazard resulting from materials analyzed. SGS reserves the right to dispose of all samples after a period of thirty (30) days, according to all state and federal guidelines, unless otherwise specified. Any modifications that have been made to referenced test methods are documented in SGS Standard Operating Procedures Manual. Sample results have not been blank corrected. Quality control and sample receipt condition were acceptable unless otherwise noted.
Note* Sampling data used in this report was provided by the client as noted on the associated chain of custody form.

LEAD HAZARD EVALUATION REPORT

Section 1 — Date of Lead Hazard Evaluation October 30, 2025

Section 2 — Type of Lead Hazard Evaluation (Check one box only)

☑ Lead Inspection ☐ Risk assessment ☐ Clearance Inspection ☐ Other (specify) _____

Section 3 — Structure Where Lead Hazard Evaluation Was Conducted

Address [number, street, apartment (if applicable)]	City	County	Zip Code
543 South Douty Street	Hanford	Kings	93230

Construction date (year) of structure	Type of structure	Children living in structure?
Uknown	☐ Multi-unit building ☐ School or daycare ☐ Single family dwelling ☑ Other Park Buildings	☐ Yes ☑ No ☐ Don't Know

Section 4 — Owner of Structure (if business/agency, list contact person)

Name	Telephone number
City of Hanford / Randy Shaw	559-585-2148

Address [number, street, apartment (if applicable)]	City	State	Zip Code
900 South 10th Avenue	Hanford	CA	93230

Section 5 — Results of Lead Hazard Evaluation (check all that apply)

☐ No lead-based paint detected ☑ Intact lead-based paint detected ☐ Deteriorated lead-based paint detected

☑ No lead hazards detected ☐ Lead-contaminated dust found ☐ Lead-contaminated soil found ☐ Other _____

Section 6 — Individual Conducting Lead Hazard Evaluation

Name	Telephone number
Chris Chipponeri	209-551-2000

Address [number, street, apartment (if applicable)]	City	State	Zip Code
313 Banner Court, Suite B	Modesto	CA	95356

CDPH certification number	Signature	Date
LRC-00000782		12/04/25

Name and CDPH certification number of any other individuals conducting sampling or testing (if applicable)

Christian Gonzalez LRC-00005460

Section 7 — Attachments

A. A foundation diagram or sketch of the structure indicating the specifc locations of each lead hazard or presence of lead-based paint;
B. Each testing method, device, and sampling procedure used;
C. All data collected, including quality control data, laboratory results, including laboratory name, address, and phone number.

First copy and attachments retained by inspector

Second copy and attachments retained by owner

Third copy only (no attachments) mailed or faxed to:

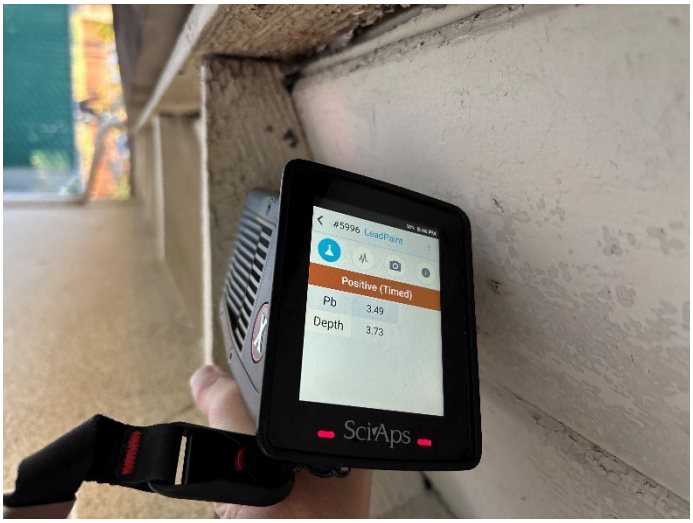
California Department of Public Health
Childhood Lead Poisoning Prevention Branch Reports
850 Marina Bay Parkway, Building P, Third Floor
Richmond, CA 94804-6403
Fax: (510) 620-5656

CDPH 8552 (8/19)

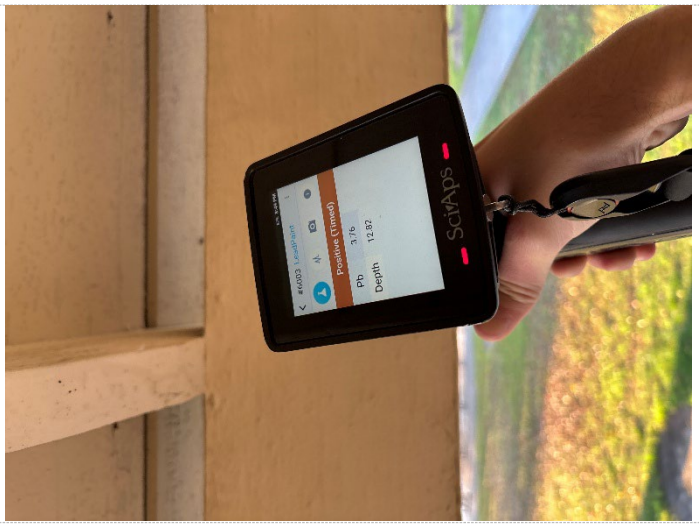
Appendix C

Site Photos and Sample Location Drawing

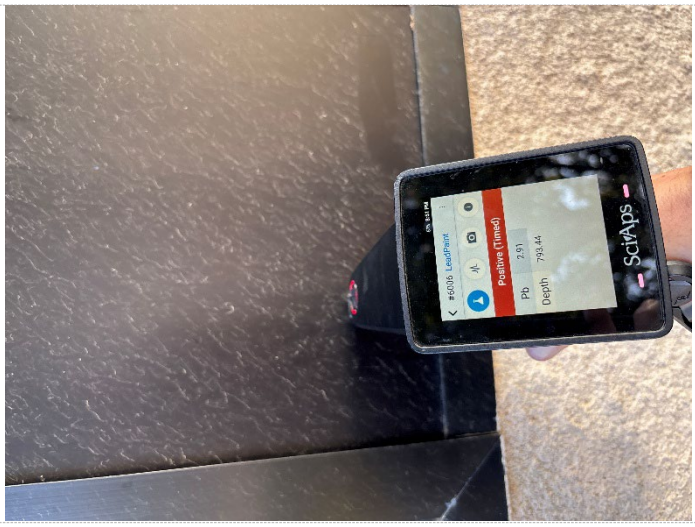
01: Exterior – Positive Reading (Overhang)



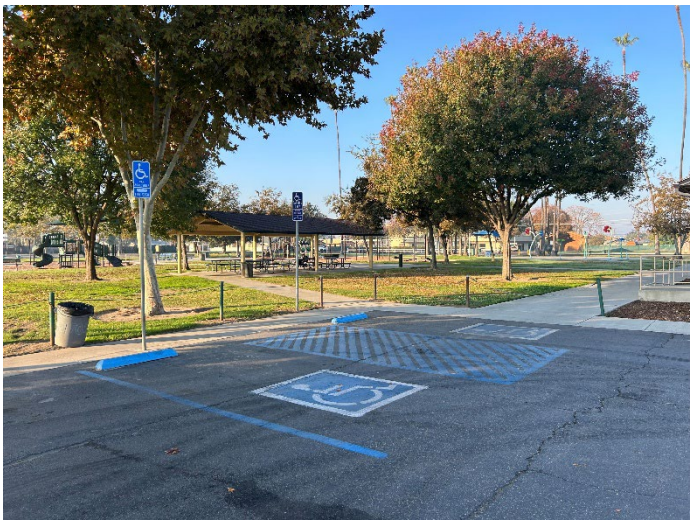
02: Exterior – Positive Reading (Rafter)



03: Exterior – Positive Reading (Header)



04: Exterior – Positive Reading (Window System)



05: Exterior - Street Overview

06: Exterior - Side Overview

07: Exterior – Guesthouse Overview

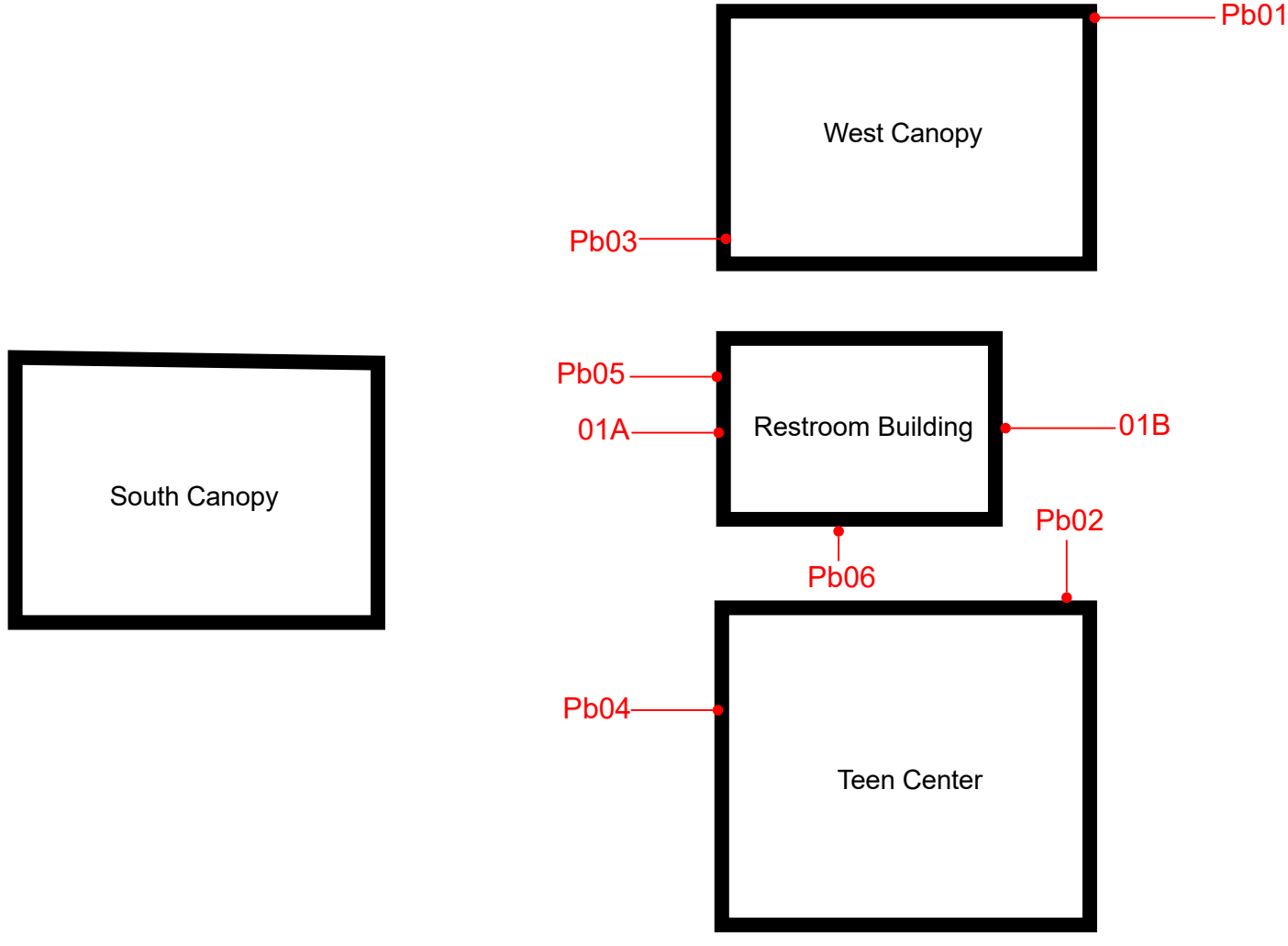
08: Exterior – Front Guesthouse Overview

09: Exterior – Ceiling Overview

10: Exterior - Gutter Overview

11: Exterior – Restroom Building Overview

12: Exterior – “The Club” Building Overview



FACS 35 Forensic Analytical Consulting Services CELEBRATING 35 YEARS OF EXCELLENCE 1986-2021 2440 West Shaw Avenue Fresno, California	N	Sample Location	Sample Location Diagram Coe Park	CLIENT: City of Hanford	Not Drawn to Scale
				LOCATION: 543 South Douty Street Hanford, CA 93230	FACS PROJECT No.: PJ88528

This is a design drawing and is the property of Forensic Analytical Consulting Services, Inc. It is not intended to replace required architectural or engineering plans.

Appendix D
Certifications of Personnel and Laboratories

State of California
Division of Occupational Safety and Health
Certified Asbestos Consultant

Christian J. Gonzalez

Name

Certification No. **22-7113**

Expires on **08/19/2026**

This certification was issued by the Division of Occupational Safety and Health as authorized by Sections 7180 et seq of the Business and Professions Code.

Forensic Analytical Consulting Services, Inc.

This is to confirm that

Christian Gonzalez

Has attended the Four hour

AHERA Refresher Course for Asbestos Inspectors

And has completed the requisite training for asbestos accreditation under TSCA Title II

Course Date: 01-29-2025 to 01-29-2025

Certificate Number: PETBIR2025025
Valid Until: January 29, 2026

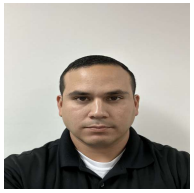
Cal/OSHA Approval Number:CA-025-06

FACS
Forensic Analytical Consulting Services

Fred J. Vinciguerra, Chief Executive Officer
Forensic Analytical Consulting Services, Inc.
21228 Cabot Blvd, Hayward, CA 94545
(800) 677-1483

STATE OF CALIFORNIA
DEPARTMENT OF PUBLIC HEALTH

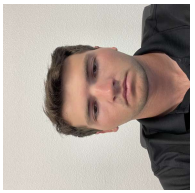
LEAD-RELATED CONSTRUCTION CERTIFICATE

INDIVIDUAL:	CERTIFICATE TYPE:	NUMBER:	EXPIRATION DATE:
 **Christian Gonzalez**	Lead Inspector/Assessor	LRC-00005460	3/25/2026

Disclaimer: This document alone should not be relied upon to confirm certification status. Compare the individual's photo and name to another valid form of government issued photo identification. Verify the individual's certification status by searching for Lead-Related Construction Professionals at www.cdph.ca.gov/programs/clppb or calling (800) 597-LEAD

STATE OF CALIFORNIA
DEPARTMENT OF PUBLIC HEALTH

LEAD-RELATED CONSTRUCTION CERTIFICATE

INDIVIDUAL:	CERTIFICATE TYPE:	NUMBER:	EXPIRATION DATE:
 **Ethan Mclaughlin**	Lead Sampling Technician	LRC-00014177	5/22/2026

Disclaimer: This document alone should not be relied upon to confirm certification status. Compare the individual's photo and name to another valid form of government issued photo identification. Verify the individual's certification status by searching for Lead-Related Construction Professionals at www.cdph.ca.gov/programs/clppb or calling (800) 597-LEAD

STATE OF CALIFORNIA Gavin Newsom, Governor

DEPARTMENT OF INDUSTRIAL RELATIONS
Division of Occupational Safety and Health-Asbestos & Carcinogen Unit
1750 Howe Avenue, Suite 460
Sacramento, CA 95825
(916) 574-2993 Office http://www.dir.ca.gov/dosh/asbestos.html actu@dir.ca.gov

005174633C 339

May 06, 2025

Christopher J Chipponeri
1401 Louise Avenue
Modesto CA 95350

Dear Certified Asbestos Consultant or Technician:

Enclosed is your certification card. **To maintain your certification, you must abide by the rules printed on the back of the certification card.**

Your certification is valid for a period of one year. If you wish to renew your certification, you must apply for renewal at least 60 days before the expiration date shown on your card. [8 CCR 341.15(h)(1)].

Please hold and do not send copies of your required AHERA refresher renewal certificates to our office until you apply for renewal of your certification.

Certificates must be kept current if you are actively working as a CAC or CSST. The grace period is only for those who are not actively working as an asbestos consultant or site surveillance technician.

Please contact our office at the above address or email w any changes in your contact/mailing information within 15 days of the change.

Sincerely,

Dean Mochrie, CAC
Senior Safety Engineer

Attachment: Certification Card

cc: File

Renewal – Card Attached (08/24)

Forensic Analytical Consulting Services, Inc.

This is to confirm that

Chris Chipponeri

Has attended the Four hour

AHERA Refresher Course for Asbestos Inspectors

And has completed the requisite training for asbestos accreditation under TSCA Title II

Course Date: 08-28-2025 to 08-28-2025

Certificate Number: PETBIR2025183
Valid Until: August 28, 2026

Cal/OSHA Approval Number: CA-025-06

FACS
Forensic Analytical Consulting Services

Fred J. Vinciguerra, Chief Executive Officer
Forensic Analytical Consulting Services, Inc.
21228 Cabot Blvd, Hayward, CA 94545
(800) 677-1483

STATE OF CALIFORNIA
DEPARTMENT OF PUBLIC HEALTH

LEAD-RELATED CONSTRUCTION CERTIFICATE

INDIVIDUAL:	CERTIFICATE TYPE:	NUMBER:	EXPIRATION DATE:
Chris Chipponeri	Lead Inspector/Assessor	LRC-00000782	6/20/2026

Disclaimer: This document alone should not be relied upon to confirm certification status. Compare the individual's photo and name to another valid form of government issued photo identification. Verify the individual's certification status by searching for Lead-Related Construction Professionals at www.cdph.ca.gov/programs/clppb or calling (800) 597-LEAD

United States Department of Commerce
National Institute of Standards and Technology

Certificate of Accreditation to ISO/IEC 17025:2017

NVLAP LAB CODE: 101459-0

SGS Forensic Laboratories

Hayward, CA

is accredited by the National Voluntary Laboratory Accreditation Program for specific services, listed on the Scope of Accreditation, for:

Asbestos Fiber Analysis

This laboratory is accredited in accordance with the recognized International Standard ISO/IEC 17025:2017. This accreditation demonstrates technical competence for a defined scope and the operation of a laboratory quality management system (refer to joint ISO-ILAC-IAF Communique on ISO/IEC 17025).

2025-07-01 through 2026-06-30

Effective Dates

For the National Voluntary Laboratory Accreditation Program

SCOPE OF ACCREDITATION TO ISO/IEC 17025:2017

SGS Forensic Laboratories
19743 Cabot Blvd.
Hayward, CA 94545
Ryan Sutliffe
Phone: 702-332-1937
Email: ryan.sutliffe@sgs.com
www.falaboratories.com

ASBESTOS FIBER ANALYSIS — NVLAP LAB CODE 101459-0

Bulk Asbestos Analysis

Code	*Description*
18/A01	EPA -- 40 CFR Appendix E to Subpart E of Part 763, Interim Method of the Determination of Asbestos in Bulk Insulation Samples
18/A03	EPA 600/R-93/116: Method for the Determination of Asbestos in Bulk Building Materials

Airborne Asbestos Analysis

Code	*Description*
18/A02	U.S. EPA's "Interim Transmission Electron Microscopy Analytical Methods-Mandatory and Nonmandatory-and Mandatory Section to Determine Completion of Response Actions" as found in 40 CFR, Part 763, Subpart E, Appendix A.

For the National Voluntary Laboratory Accreditation Program

AIHA Laboratory Accreditation Programs, LLC

acknowledges that

SGS North America

19743 Cabot Blvd. Hayward, CA 94545

Laboratory ID: LAP-101762

along with all premises from which key activities are performed, as listed above, has fulfilled the requirements of the AIHA Laboratory Accreditation Programs, LLC (AIHA LAP) accreditation to the ISO/IEC 17025:2017 international standard, General Requirements for the Competence of Testing and Calibration Laboratories in the following:

LABORATORY ACCREDITATION PROGRAMS

☑	**INDUSTRIAL HYGIENE**	Accreditation Expires: December 01, 2025
☑	**ENVIRONMENTAL LEAD**	Accreditation Expires: December 01, 2025
☑	**ENVIRONMENTAL MICROBIOLOGY**	Accreditation Expires: December 01, 2025
☐	**FOOD**	Accreditation Expires:
☐	**UNIQUE SCOPES**	Accreditation Expires:
☐	**BE FIELD/MOBILE**	Accreditation Expires:

Specific Field(s) of Testing/Method(s) within each Accreditation Program for which the above named laboratory maintains accreditation is outlined on the attached Scope of Accreditation. Continued accreditation is contingent upon successful on-going compliance with ISO/IEC 17025:2017 and AIHA LAP requirements. This certificate is not valid without the attached Scope of Accreditation. Please review the AIHA LAP website (www.aihaaccreditedlabs.org) for the most current Scope.

Cheryl O Morton
Executive Director, AIHA Laboratory Accreditation Programs, LLC

Revision21: 10/24/2023

Date Issued: 09/30/2025

Right People

Right Perspective

Right Now

www.forensicanalytical.com

FACS
Forensic Analytical Consulting Services

December 4, 2025

Exterior Asbestos and Lead Paint Survey Report for Repainting

City Hall
315 North Douty Street
Hanford, CA 93230

Prepared for:

Randy Shaw, Building Superintendent
City of Hanford – Public Works
900 S. 10th Avenue
Hanford, CA 93230
559-585-2148 | rshaw@hanfordca.org

Prepared By:

Chris Chipponeri, Director
Forensic Analytical Consulting Services
2440 West Shaw Avenue, Suite 105
Fresno, CA 93711
209-484-4648 | chris.c@facs.com

FACS Project #PJ88527

Contents

List of Acronyms 1

Executive Summary 2

Introduction 3

Scope of Work 3

Site Characterization 3

Survey Methods 3

Regulations 6

Findings and Recommendations 8

Limitations 9

Appendix A: Asbestos Survey Summary, Sample Chain-of-Custody and Laboratory Results Report

Appendix B: Lead Paint Chip Summary, XRF Testing Data, Sample Chain-of-Custody, Laboratory Results Report and CDPH 8552 Form

Appendix C: Site Photos and Sample Location Drawing

Appendix D: Certifications of Personnel and Laboratories

List of Acronyms

AAS	Atomic Absorption Spectroscopy
ACBM	Asbestos-Containing Building Material
ACCM	Asbestos-Containing Construction Material
ACM	Asbestos-Containing Material
AHERA	Asbestos Hazard Emergency Response Act
AIHA	American Industrial Hygiene Association
CAC	California - Certified Asbestos Consultant
Cal/OSHA	California Occupational Safety and Health Association
CCR	Code of California Regulations
CFR	Code of Federal Regulation
CSST	California – Certified Site Surveillance Technician
DOSH	Department of Occupational Safety and Health
ELAP	Environmental Laboratory Accreditation Program
EPA	Environmental Protection Agency (EPA)
FACS	Forensic Analytical Consulting Services, Inc.
ICP	Inductively Coupled Plasma
LCP	Lead-Containing Paint
LBP	Lead-Based Paint
ND	None Detected
NESHAP	National Emissions Standard Hazardous Air Pollutants
NIOSH	National Institute for Occupational Safety and Health
NIST	National Institute of Science and Technology
NVLAP	National Voluntary Laboratory Accreditation Program
PCM	Phase Contrast Microscopy
PLM	Polarized Light Microscopy
SGS	SGS - Forensic Laboratories
TEM	Transmission Electron Microscopy
TTLC	Total Threshold Limit Concentration
XRF	X-Ray Fluorescence Spectrum Analyzer
<	Less Than Reporting Limit

Executive Summary

Forensic Analytical Consulting Services, Inc. (FACS) was retained by the City of Hanford to perform an asbestos and lead paint survey of the exterior building surfaces at City Hall, located at 315 North Douty Street in Hanford, California. The survey included any suspect asbestos-containing materials (ACM) and suspect lead-containing paints and coatings which may be disturbed during the planned repainting project at this site. A summary list of suspect asbestos-containing materials which were identified and sampled is included in Appendix A of this report. A table reporting suspect lead-containing paints or coatings which were identified and sampled is included in Appendix B of this report. The survey was performed on October 30, 2025.

Asbestos

The following suspect material was sampled during this survey and identified to **not contain** asbestos by laboratory analysis:

- **Stucco**

Please see Appendix A for a complete listing of material samples at the work areas and results from this survey. Any suspect materials not included must be assumed to be asbestos-containing materials until tested and proven not to contain asbestos.

Lead

The following paints/coatings did not contain detectable concentrations of lead above the laboratory's reporting limit:

- **Tan – Wall – Stucco**
- **Brown – Windowsill – Wood**
- **Brown – Door – Wood**

Please see Appendix B for a complete listing of paints and coatings sampled during this survey. It should be noted that paints tested may exist at other portions of the building from where sampled and should be handled in accordance with test results.

Any paints not included in the survey, or paints with results of 0.00 mg/cm² by XRF analysis without confirming representative laboratory result, must be handled as lead-containing unless sampled and proven otherwise.

FACS recommends that the results of this report be incorporated into any renovation plans provided for this project for informational purposes.

Introduction

Forensic Analytical Consulting Services, Inc. (FACS) was retained by the City of Hanford to perform an asbestos and lead paint survey of the exterior building surfaces at City Hall, located at 315 North Douty Street in Hanford, California. The survey included any suspect asbestos-containing materials (ACM) and suspect lead-containing paints and coatings which may be disturbed during the planned repainting project at this site. The survey was performed on October 30, 2025.

Scope of Work

The purpose of this survey was to identify asbestos-containing materials (ACMs) and lead-containing paints and coatings which may be disturbed during the upcoming exterior repainting project. The visual inspection, bulk sampling, and survey documentation were performed by Christian Gonzalez and Ethan McLaughlin. Mr. Gonzalez is a Division of Occupational Safety and Health (DOSH) Certified Asbestos Consultant (CAC #22-7113) and a California Department of Public Health (CDPH) Certified Lead Inspector / Assessor (LRC-00005460), as required under California regulations. Mr. McLaughlin is a CDPH Certified Lead Sampling Technician (LRC-00014177). The scope of the survey and the services provided by FACS included:

- Performing a visual inspection of the project area to identify accessible suspect asbestos-containing materials (ACMs) and lead-containing paints and coatings that will be disturbed during the planned project;
- Collection of bulk material samples for asbestos laboratory analysis by polarized light microscopy (PLM);
- Performance of a lead paint survey using a SciAps x-ray fluorescence (XRF) spectrum analyzer;
- Collection of bulk paint chip samples for lead laboratory analysis using atomic absorption spectrometry (AAS);
- Ensuring the technical quality of all work by using Asbestos Hazard Emergency Response Act (AHERA) accredited Building Inspectors;
- Ensuring the technical quality of all work by using California Department of Public Health (CDPH) Certified Lead Sampling Technicians and Inspector/Assessors; and
- Consolidating data and findings into a report format.

Site Characterization

Hanford City Hall is a typical commercial / municipal building and constructed with normal construction materials such as exterior stucco walls and wood or metal components. Sampling was limited to exterior suspect materials that may become impacted by prep work for repainting of the exterior building materials.

Survey Methods

Document Review

No previous documentation was reviewed prior to the inspection. The extent of the planned renovation project was provided by the client or architect drawings.

Visual Inspection

Accessible building materials were visually inspected using the methods presented in the Federal AHERA regulations (40 CFR, Part 763). AHERA inspection methodology is required to be used for inspections of K-12 schools and is generally accepted as the industry standard for all ACM inspections regardless of structure or facility type. Suspect ACMs were also physically assessed for friability, condition and possible disturbance factors.

All areas were accessible during this inspection.

Asbestos Inspection

Bulk Sample Collection

Bulk samples of identified homogeneous materials were collected in building areas that may be impacted by the planned renovation/demolition activities. Samples were collected of each separate homogeneous area. A homogeneous area is defined as a surfacing material, thermal system insulation, or miscellaneous material that is uniform in use, color and texture. Examples of homogeneous areas could include:

Vinyl floor tiles
False ceiling panels
Drywall with joint compound
Vinyl sheet flooring

The specific number of samples collected was determined by using the methods required by the Federal AHERA regulations (40 CFR, Part 763.86) as noted below:

1) For Surfacing Material:
   1,000 ft^2 or less - collect 3 samples
   1,001 to 5,000 ft^2 - collect 5 samples
   5,001 ft^2 or greater - collect 7 samples

2) For Thermal System Insulation:
   “In a randomly distributed manner” - collect 3 samples
   6 linear feet of patching or less - collect 1 sample
   cementitious pipe fittings - “In a manner sufficient to determine”

3) For all Miscellaneous Material:
   Collect samples "In a manner sufficient to determine whether material is ACM (asbestos-containing material) or not ACM..."

The suspect ACMs were sampled using a knife, chisel, scraper, drill or other similar coring device suitable to the type of material sampled to cut through its entire thickness and to ensure that a cross-section of the material was obtained. The material was then placed in an appropriately labeled container that was sealed and submitted to SGS-Forensic Laboratories for analysis. A unique sample number (e.g. PJ88527-01A) was assigned to each sample.

Bulk samples will be retained by the laboratory for one month unless otherwise instructed. After this period, the samples will be disposed of appropriately.

Bulk Sample Analysis

A total of three (3) bulk samples were collected from a total of one (1) suspect material. Bulk samples were analyzed by SGS-Forensic Laboratories (SGS) in Hayward, California. SGS is accredited by the California Department of Public Health (CDPH) Environmental Laboratory Accreditation Program (ELAP) and the National Institute of Science and Technology's (NIST) National Voluntary Laboratory Accreditation Program (NVLAP). SGS participates in the National Institute for Occupational Safety and Health (NIOSH) Proficiency Analytical Testing Program and has substantial experience in the analysis of asbestos.

All samples were analyzed using Polarized Light Microscopy with Dispersion Staining (PLM/DS) techniques in accordance with the methodology approved by the U.S. Environmental Protection Agency (EPA). The percentage of asbestos present in the samples was determined on the basis of a visual area estimation. The EPA defines asbestos-containing materials (ACM) as any material containing more than one percent (1%) asbestos as determined using the method specified in Appendix A, Subpart F, 40 CFR Part 763, Section 1, Polarized Light Microscopy (PLM). 40 CFR Part 763 identifies the lower limit of reliable quantification for asbestos using the PLM method as approximately one percent (1%) by volume. Regulations in California (CAL/OSHA Title 8 CCR 1529) define asbestos-containing construction materials (ACCM) as those materials having asbestos content of greater than one tenth of one percent (> 0.1%); therefore, for the purpose of this survey, any amount of asbestos detected will be considered positive. In addition to the percentages, the types of asbestos minerals are also reported. The PLM method is the standard method used to analyze asbestos bulk samples.

When "None Detected" (ND) appears in the laboratory results, it should be interpreted as meaning asbestos was not observed in the sample material.

Lead Inspection

The client-defined lead inspection was conducted in accordance with the CDPH Lead-Related Construction Program and modeled upon the sampling protocol described in “Chapter 7: Lead Based Paint Inspection” of the HUD Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing (1997 Revision).

Cal/OSHA, in Title 8 California Code of Regulations (CCR) Section 1532.1, Lead in Construction Standard which implements California Labor Code 8716-6717, regulates all construction work where an employee may be occupationally exposed to lead. Paint or materials with any detectable level of lead is considered lead-containing by Cal/OSHA.

XRF Testing Methodology

Surfaces and components were surveyed for lead content utilizing a portable X-ray fluorescence (XRF) analyzer, SciAps X-550Pb, serial number 01149. The XRF analyzer contains a battery powered x-ray cathode source which bombards tested surfaces with X-rays and gamma rays. This external energy source excites any lead atoms within the tested paint or coating, causing their atoms to emit X-ray photons with a characteristic energy profile. The instrument analyzes the emitted energy to identify and quantify the amount of lead in the tested paint or coating, with lead content reported in milligrams per square centimeter.

Testing combinations of homogeneous components in one area are representative of similar components found in other areas with similar construction and painting histories. During this survey, the inspector visually identified the painted or coated component to test, an XRF reading was collected, and the reading was documented in the XRF data table contained in Appendix B. For each test reading, the data table identifies the room equivalent/space designation, the tested component name, the substrate

material, the sample location, paint/coating color, condition assessment, and the XRF result expressed as lead content by weight in milligrams per square centimeter (mg/cm^2).

Bulk Sampling Methodology

During this inspection, FACS personnel collected three (3) bulk paint chip samples for laboratory confirmation of lead-content. Each sample was scraped from the substrate it had been applied to using a knife or chisel to obtain sufficient material for analysis. Each sample was given a unique marker number, identified on a chain-of-custody, packaged, and sent via FedEx to SGS in Hayward, California for analysis. SGS is accredited by the American Industrial Hygiene Association's Environmental Lead Laboratory Accreditation Program for the analysis of lead in bulk paint chips by flame atomic absorption.

Regulations

Background

Asbestos is the name of a class of magnesium-silicate minerals that occur in fibrous form. Minerals that are included in this group are chrysotile, crocidolite, amosite, anthophyllite asbestos, tremolite asbestos, and actinolite asbestos. Although the chrysotile minerals are the most common type of asbestos found in the construction industry, all types of asbestos are regulated in the same manner. Asbestos has been used in more than 3,000 different building materials. Asbestos was added to building materials to: increase fire-resistance, insulate against heat, cold and sound, resist corrosion, and increase tensile strength. Common building materials that may contain asbestos include but are not limited to the following: floor tile, resilient sheet flooring, ceiling tile, mastics, roofing materials, fireproofing, acoustical treatments, wallboard, pipe and boiler insulations. Adverse health effects have been associated with the inhalation of airborne asbestos. However, asbestos fibers that are tightly bound in the building material, may not represent an exposure hazard, unless disturbed in such a way that releases airborne fibers (i.e., cutting, drilling, sanding, and other abrasive methods).

Building Surveys

The following is a summary of some current Federal and California State regulations which contain requirements related to the performance of building surveys for asbestos. These summaries are not intended to be all inclusive and do not contain every aspect of the regulations discussed.

U.S. EPA National Emission Standard for Hazardous Air Pollutants (NESHAPs), 40 CFR Part 61

Under the NESHAPs regulation, no visible emissions are allowed during building demolition or renovation activities which involve regulated asbestos-containing materials. For this reason, all buildings must be surveyed for asbestos-containing materials prior to demolition or renovation. The EPA, CARB, and/or the local Air Quality Management District which implements EPA actions, must be notified prior to any building demolition even if no asbestos-containing materials are present. Regulated asbestos-containing material (RACM) is defined as a) any friable material with an asbestos content of greater than one percent, or b) any non-friable material with asbestos content of greater than one percent that will, or could, become friable.

Asbestos Hazard Emergency Response Act (AHERA), 40 CFR Part 763, Subpart E

AHERA requires performance of asbestos surveys and the development of Asbestos Management Plans for all primary and secondary schools in the United States. Although this regulation applies to primary and secondary schools only, the procedures mandated under AHERA are considered the industry

standard and are applied to all surveys performed by FACS unless otherwise specified by the building owner.

Worker Protection

California Assembly Bill AB3713, Health and Safety Code Division 20, Chapter 10.4, Section 25915-25924

The state of California has enacted legislation that requires building owners, employers, lessees, etc. to notify tenants, employees and contractors of the presence of asbestos in both friable and non-friable forms. In addition, preventive maintenance activities must be developed and communicated to these parties. Notification is required 15 days after the identification of ACM in the building, and annually thereafter.

Occupational Safety and Health Administration (OSHA) 29 CFR 1926.1101 and 8 CCR 1529

The Federal and State Occupational Safety and Health Administrations (OSHA) require employers to implement specific work practices which protect workers from airborne asbestos exposure.

Building materials which contain even low levels of asbestos (<1%) can potentially generate significant concentrations of airborne asbestos fibers when disturbed. Therefore, control measures should be instituted which adequately address worker health and safety during planned renovation or demolition activities involving these materials. Cal/OSHA defines asbestos-containing construction materials as those materials having greater than one tenth of one percent asbestos (>0.1%). As stated previously, there is currently no viable method to accurately quantify asbestos at this level.

Hazardous Waste

Building materials reported to contain less than one percent (<1%) of asbestos are not considered hazardous by the U.S. EPA, and hence, may not require removal and disposal prior to demolition or renovation. Regulations may vary, however, between regional air quality management districts and/or other state agencies responsible for implementing EPA's rules. Therefore, local agencies should be contacted for specific ACM definitions and handling requirements. Cal/OSHA may also require special packaging and labeling on containers with asbestos-containing construction materials.

Composite sampling, which may potentially reduce the total asbestos content of the material, is only permitted when sampling joint compound, tape, and gypsum wallboard according to EPA’s Asbestos NESHAP Clarification Regarding Analysis of Multi-Layered Systems (40 CFR Part 61 FRL-4821-7).

Lead

Cal/OSHA Lead (8 CCR 1532.1) & CDPH (Title 17)

If paints or coatings containing any detectable concentration of lead will be impacted, a project should be considered regulated by Cal/OSHA as lead-related construction (8 CCR 1532.1).

A contractor who has employees that may be occupationally exposed to lead during a project must perform an initial determination regarding worker exposures to lead, which may be based on personal air monitoring at the start of the project, prior employee monitoring from the past 12 months under workplace conditions closely resembling the current project, or using regulatory trigger tasks and their assigned exposure limits. It is the contractor’s responsibility to conduct their initial determination and comply with any relevant Cal/OSHA requirements based on this determination in regard to training, medical monitoring of employees, personal protection equipment and other regulatory requirements.

Workers disturbing existing paints or coatings during a project must have lead awareness or action level training, depending on the initial exposure determination. Workers that will disturb paints with detectable concentrations of lead must use lead-safe engineering controls and work practices regardless of results of any exposure monitoring data. Disturbance of lead-containing paints or coatings must be performed within a contained area to prevent the spread and build-up of lead dust in order to comply with CDPH and keep surfaces as free as practical of accumulation of lead to mee Cal/OSHA requirements. HEPA vacuums, dustless tools or shrouds, and/or intact removal of components should be employed to minimize lead dust generation and properly cleanup work areas following disturbance to lead-containing materials during a project. Waste generated during disturbance to lead-containing materials must be profiled in a hazardous waste determination to ascertain proper disposal requirements.

If the initial determination or initial exposure monitoring shows that workers impacting lead can be expected to be, or are shown to be, exposed to lead above 50 micrograms per cubic meter of air, workers and supervisors must have the requisite training and CDPH lead worker or supervisor certification.

The Cal/OSHA regulation was recently revised and additional requirements must be met by employers with employees that disturb lead paint. Any contractor / employer that may require workers to disturb lead-containing paints found with the project area should ensure that they are familiar and in compliance with the new revisions to the regulation.

Findings and Recommendations

Forensic Analytical Consulting Services, Inc. (FACS) was retained by the City of Hanford to perform an asbestos and lead paint survey of the exterior building surfaces at City Hall, located at 315 North Douty Street in Hanford, California.

Asbestos

The following suspect material was sampled during this survey and identified to **not contain** asbestos by laboratory analysis:

- **Stucco**

Please see Appendix A for a complete listing of material samples at the work areas and results from this survey. Any suspect materials not included must be assumed to be asbestos-containing materials until tested and proven not to contain asbestos.

See the Regulations section above for additional information regarding asbestos compliance.

Lead

The following paints/coatings did not contain detectable concentrations of lead above the laboratory's reporting limit:

- **Tan – Wall – Stucco**
- **Brown – Windowsill – Wood**
- **Brown – Door – Wood**

Please see Appendix B for a complete listing of paints and coatings sampled during this survey. It should be noted that paints tested may exist at other portions of the building from where sampled and should be handled in accordance with test results.

Any paints not included in the survey, or paints with results of 0.00 mg/cm² by XRF analysis without confirming representative laboratory result, must be handled as lead-containing unless sampled and proven otherwise.

See the Regulations section above for additional information regarding lead compliance.

FACS recommends that the results of this report be incorporated into any renovation plans provided for this project for informational purposes.

Limitations

This investigation is limited to the conditions and practices observed, and information made available to FACS. The methods, conclusions and recommendations provided are based on FACS' judgment, expertise, and the standard of practice for professional service. They are subject to the limitations and variability inherent in the methodology employed. As with all environmental investigations, this investigation is limited to the defined scope and does not purport to set forth all hazards, nor indicate that other hazards do not exist.

Please do not hesitate to contact our office at 559-436-0277 with any questions or concerns. Thank you for the opportunity to assist the City of Hanford with promoting worker safety and a healthy environment.

Respectfully,
FORENSIC ANALYTICAL

Arturo Sotelo
EHS I, Bakersfield
CDPH LRC-00012005
Cal/OSHA CSST 25-7862

Reviewed by:
FORENSIC ANALYTICAL

Chris Chipponeri
Director, Central Valley Offices
CDPH LRC-00000782
Cal/OSHA CAC 10-4633

Appendix A

Asbestos Survey Summary, Sample Chain-of-Custody and Laboratory Results Report

Asbestos Survey Summary (Lab Report #B377281) The City of Hanford – City Hall – City Hall Exterior Lead Survey Survey Date: October 30, 2025						
Sample Number	**Material Description**	**Location(s) of Material**	**Material Number**	**Asbestos Content (%)**	**Asbestos NESHAP Category**	**Approximate Quantity (ft^2)**
01A,01B,01C	Stucco	Exterior West, South, & East Wall	01	Layer: Grey Cementitious Material – None Detect Layer: Paint – None Detect	NA	NA

Forensic Analytical
ENVIRONMENTAL HEALTH CONSULTANTS

BULK SAMPLE REQUEST FORM

Client:	**FR09 FACS FRESNO**	Sampled by:	**Christian Gonzalez** PM: **Chris Chipponeri** Date: **10/30/25**
Contact:	**Chris Chipponeri** Phone: **209-484-4648**	Special Instructions:	Email results to: chris.c@facs.com, Christian.g@facs.com
	City of Hanford Public Works – City Hall 315 North Douty St. Hanford, CA 88528	Turnaround Time:	1-Day ☐ 2-Day ☐ 3-Day ☐ 5-Day ☒ Other ☐ Due Date and Time:
Client No.:	**FACS Job #: PJ88527**	Analysis:	☒ PLM Standard / ☐ Point Count / ☐ Flame AA (Pb) / ☐ Other:

Sample Number	Material Description	Sample Location	Friable	Cond.	Quantity
88527 – 01A	Stucco	City Hall Exterior – West Side South End	No	F	
88527 – 01B	Stucco	City Hall Exterior – South Side Center	No	F	
88527 – 01C	Stucco	City Hall Exterior – East Side South End	No	F	

WB – Wallboard JC - Joint Compound FT - Floor Tile FTM - Floor Tile Mastic BBM - Baseboard Mastic
RSF - Resilient Sheet Flooring CT - Ceiling Tile SAAM - Spray-Applied Acoustical Material WT - Wall Texture

Friable Yes / No — Good / Fair / Poor

Shipped via: ☒ Fed Ex ☐ Airborne ☐ UPS ☐ US Mail ☐ Courier ☒ Drop Off ☐ Other:

Relinquished by:	*Date & Time:* 10/30/25	*Received by:* MC	*Date & Time:* 10/31/25 10AM Condition Acceptable ☐ Yes ☐ No
Relinquished by:	*Date & Time:*	*Received by:*	*Date & Time:* Condition Acceptable ☐ Yes ☐ No

Bulk Asbestos Analysis

(EPA Method 40CFR, Part 763, Appendix E to Subpart E and EPA 600/R-93-116, Visual Area Estimation)
NVLAP Lab Code: 101459-0

FACS - Fresno
Chris Chipponeri
2440 West Shaw Avenue, #105

Fresno, CA 93711

Client ID: FR09
Report Number: B377821
Date Received: 10/31/25
Date Analyzed: 11/07/25
Date Printed: 11/07/25
First Reported: 11/07/25

Job ID/Site: PJ88527; City of Hanford 315 North Douty Street Hanford CA

SGSFL Job ID: FR09
Total Samples Submitted: 3
Total Samples Analyzed: 3

Date(s) Collected: 10/30/2025

Sample ID	Lab Number	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer
88527-01A	12834684						
Layer: Grey Cementitious Material			**ND**				
Layer: Paint			**ND**				
Total Percentage Values of Non-Asbestos Fibrous Components: Cellulose (Trace)							
88527-01B	12834685						
Layer: Grey Cementitious Material			**ND**				
Layer: Paint			**ND**				
Total Percentage Values of Non-Asbestos Fibrous Components: Cellulose (Trace)							
88527-01C	12834686						
Layer: Grey Cementitious Material			**ND**				
Layer: Paint			**ND**				
Total Percentage Values of Non-Asbestos Fibrous Components: Cellulose (Trace)							

Maria Cosper, Laboratory Supervisor, Hayward Laboratory

Note: Limit of Quantification ('LOQ') = 1%. 'Trace' denotes the presence of asbestos below the LOQ. 'ND' = 'None Detected'.

Inhomogeneous samples are separated into homogenous subsamples and analyzed individually. Analytical results and reports are generated by SGS at the request of and for the exclusive use of the person or entity (client) named on such report. Results, reports or copies of same will not be released by SGS to any third party without prior written request from client. This report applies only to the sample(s) tested. Supporting laboratory documentation is available upon request. This report must not be reproduced except in full, unless approved by SGS. The client is solely responsible for the use and interpretation of test results and reports requested from SGS. This report must not be used by the client to claim product endorsement by NVLAP or any other agency of the U.S. Government. SGS is not able to assess the degree of hazard resulting from materials analyzed. SGS reserves the right to dispose of all samples after a period of thirty (30) days, according to all state and federal guidelines, unless otherwise specified. All samples were received in acceptable condition unless otherwise noted.

Appendix B

Lead Paint Chip Summary, XRF Testing Data, Sample Chain-of-Custody, Laboratory Results Report and CDPH 8552 Form

Lead Paint Chip Summary (Lab Report #M273530) The City of Hanford – City Hall – City Hall Exterior Lead Survey Survey Date: October 30, 2025					
Sample Number	**Component Location**	**Component**	**Color**	**Substrate**	**Analytical Results (weight percent of lead)**
01Pb	Exterior	Wall	Tan	Stucco	<0.006
02Pb	Exterior	Windowsill	Brown	Wood	<0.006
03Pb	Exterior	Door	Brown	Wood	<0.006

Site Name:	Handford City Hall								**Date:**	10-30-2025	
Address:	315 N. Douty St, Hanford CA 93230								**FACS Job #:**	PJ88527	
Calibration (1.03±0.02):	**Reading 1**	**1.05**	**Reading 2**	**1.04**	**Reading 3**	**1.06**	**Average=**	**1.05**	**Technician:**	Ethan McLaughlin	
Calibration (1.03±0.02):	**Reading 1**	**1.05**	**Reading 2**	**1.05**	**Reading 3**	**1.05**	**Average=**	**1.05**	**Inspector/Assessor:**	Christian Gonzalez	
Start Time:	**10:07**	**SciAps X-550Pb** | S/N 01149		**Results in red are lead-based paint or coating.**						**Condition Codes: I = Intact, F = Fair, P = Poor**	
End Time:	**10:22**										

No.	**Sample Location**	**Color**	**Substrate**	**Component**	**Condition**	**XRF Result (mg/cm^2)**
1.	Ext – West	Tan	Stucco	Wall	F	0.00
2.	Ext – West	Pink	Stucco	Wall	I	0.00
3.	Ext – West	Green	Stucco	Wall	I	0.00
4.	Ext – West	Burgandy	Cloth	Awning	I	0.00
5.	Ext – West	Brown	Wood	Windowsill	I	0.00
6.	Ext – West	Brown	Wood	Frame	I	0.00
7.	Ext – West	Brown	Wood	Frame	I	0.00

Site Name:	Handford City Hall								**Date:**	10-30-2025
Address:	315 N. Douty St, Hanford CA 93230								**FACS Job #:**	PJ88527
Calibration (1.03±0.02):	**Reading 1**	**1.05**	**Reading 2**	**1.04**	**Reading 3**	**1.06**	**Average=**	**1.05**	**Technician:**	Ethan McLaughlin
Calibration (1.03±0.02):	**Reading 1**	**1.05**	**Reading 2**	**1.05**	**Reading 3**	**1.05**	**Average=**	**1.05**	**Inspector/Assessor:**	Christian Gonzalez
Start Time:	**10:07**		**SciAps X-550Pb |** S/N 01149		**Results in red are lead-based paint or coating.**				**Condition Codes: I = Intact, F = Fair, P = Poor**	
End Time:	**10:22**									

No.	Sample Location	Color	Substrate	Component	Condition	XRF Result (mg/cm^2)
8.	Ext – West	Brown	Wood	Mullion	I	0.00
9.	Ext – West	Brown	Wood	Doorframe	F	0.00
10.	Ext – West	Brown	Wood	Door	F	0.00
11.	Ext – South	Tan	Stucco	Wall	I	0.00
12.	Ext – South	Tan	Metal	Door Frame	I	0.00
13.	Ext – South	Tan	Metal	Door	I	0.00
14.	Ext – East	Tan	Stucco	Wall	I	0.00
15.	Ext – East	Brown	Wood	Door	I	0.00
16.	Ext – East	Brown	Wood	Frame	I	0.00
17.	Ext – East	Tan	Metal	Conduit	I	0.00

Forensic Analytical
ENVIRONMENTAL HEALTH CONSULTANTS

PAINT CHIP SAMPLE REQUEST FORM

Client:	**FR09 FACS FRESNO**	Sampled by:	**Christian Gonzalez** PM: **Chris Chipponeri** Date: **10/30/25**
Contact:	**Chris Chipponeri** Phone: **209-484-4648**	Special Instructions:	Email results to: chris.c@facs.com, Christian.g@facs.com
Site:	**City of Hanford Public Works – City Hall 315 North Douty St. Hanford, CA 88528**	Turnaround Time:	1-Day ☐ 2-Day ☐ 3-Day ☐ 5-Day ☒ Other ☐ Due Date and Time:
Client No.:	**FACS Job #: PJ88527**	Analysis:	☒ Flame AA (Pb) / ☐ Other:

Sample Number	Sample Location	Component	Color	Substrate	Condition
88527 – 01Pb	City Hall Exterior – West Side South End	Wall	Tan	Stucco	F
88527 – 02Pb	City Hall Exterior – West Side South End	Windowsill	Brown	Wood	F
88527 – 03Pb	City Hall Exterior – East Side South End	Door	Brown	Wood	I

Substrate: wood metal concrete plaster drywall brick

Shipped via: ☒ Fed Ex ☐ Airborne ☐ UPS ☐ US Mail ☐ Courier ☒ Drop Off ☐ Other:

Relinquished by:	*Date & Time:* 10/30/25	*Received by:* MC	*Date & Time:* 10/31/25 10FX Condition Acceptable ☐ Yes ☐ No
Relinquished by: MC	*Date & Time:* 11/5/25 3FX	*Received by:* Nicole Adams	*Date & Time:* 11/6/25 10:04A Condition Acceptable ☒ Yes ☐ No

Metals Analysis of Paints

(AIHA-LAP, LLC Accreditation, Lab ID #101629)

FACS - Fresno
Chris Chipponeri
2440 West Shaw Avenue, #105

Fresno, CA 93711

Client ID: FR09
Report Number: M273530
Date Received: 10/31/25
Date Analyzed: 11/07/25
Date Printed: 11/07/25
First Reported: 11/07/25

Job ID / Site: PJ88527; City of Hanford 315 North Douty Street Hanford CA
Date(s) Collected: 10/30/25

SGSFL Job ID: FR09
Total Samples Submitted: 3
Total Samples Analyzed: 3

Sample Number	Lab Number	Analyte	Result	Result Units	Reporting Limit*	Method Reference
88527-01PB	30963003	Pb	< 0.006	wt%	0.006	EPA 3050B/7000B
88527-02PB	30963004	Pb	< 0.006	wt%	0.006	EPA 3050B/7000B
88527-03PB	30963005	Pb	< 0.006	wt%	0.006	EPA 3050B/7000B

* The Reporting Limit represents the lowest amount of analyte that the laboratory can confidently detect in the sample, and is not a regulatory level. The Units for the Reporting Limit are the same as the Units for the Final Results.

Vincent To, Laboratory Supervisor, Carson Laboratory

Analytical results and reports are generated by SGS at the request of and for the exclusive use of the person or entity (client) named on such report. Results, reports or copies of same will not be released by SGS to any third party without prior written request from client. This report applies only to the sample(s) tested. Supporting laboratory documentation is available upon request. This report must not be reproduced except in full, unless approved by SGS. The client is solely responsible for the use and interpretation of test results and reports requested from SGS. SGS is not able to assess the degree of hazard resulting from materials analyzed. SGS reserves the right to dispose of all samples after a period of thirty (30) days, according to all state and federal guidelines, unless otherwise specified. Any modifications that have been made to referenced test methods are documented in SGS Standard Operating Procedures Manual. Sample results have not been blank corrected. Quality control and sample receipt condition were acceptable unless otherwise noted.
Note* Sampling data used in this report was provided by the client as noted on the associated chain of custody form.

20535 South Belshaw Avenue, Carson, CA 90746 | phone: 310.763.2374 / 800.813.9417 Fax: 310.763.4450 | https://www.sgs-ehsusa.com/

LEAD HAZARD EVALUATION REPORT

Section 1 — Date of Lead Hazard Evaluation October 30, 2025

Section 2 — Type of Lead Hazard Evaluation (Check one box only)

☑ Lead Inspection ☐ Risk assessment ☐ Clearance Inspection ☐ Other (specify) _____

Section 3 — Structure Where Lead Hazard Evaluation Was Conducted

Address [number, street, apartment (if applicable)]	City	County	Zip Code
315 North Douty Street	Hanford	Kings	93230

Construction date (year) of structure	Type of structure	Children living in structure?
Uknown	☐ Multi-unit building ☐ School or daycare ☐ Single family dwelling ☑ Other Government Office	☐ Yes ☑ No ☐ Don't Know

Section 4 — Owner of Structure (if business/agency, list contact person)

Name	Telephone number
City of Hanford / Randy Shaw	559-585-2148

Address [number, street, apartment (if applicable)]	City	State	Zip Code
900 South 10th Avenue	Hanford	CA	93230

Section 5 — Results of Lead Hazard Evaluation (check all that apply)

☑ No lead-based paint detected ☐ Intact lead-based paint detected ☐ Deteriorated lead-based paint detected

☑ No lead hazards detected ☐ Lead-contaminated dust found ☐ Lead-contaminated soil found ☐ Other _____

Section 6 — Individual Conducting Lead Hazard Evaluation

Name	Telephone number
Chris Chipponeri	209-551-2000

Address [number, street, apartment (if applicable)]	City	State	Zip Code
313 Banner Court, Suite B	Modesto	CA	95356

CDPH certification number	Signature	Date
LRC-00000782		12/04/25

Name and CDPH certification number of any other individuals conducting sampling or testing (if applicable)

Christian Gonzalez LRC-00005460

Section 7 — Attachments

A. A foundation diagram or sketch of the structure indicating the specifc locations of each lead hazard or presence of lead-based paint;
B. Each testing method, device, and sampling procedure used;
C. All data collected, including quality control data, laboratory results, including laboratory name, address, and phone number.

First copy and attachments retained by inspector

Second copy and attachments retained by owner

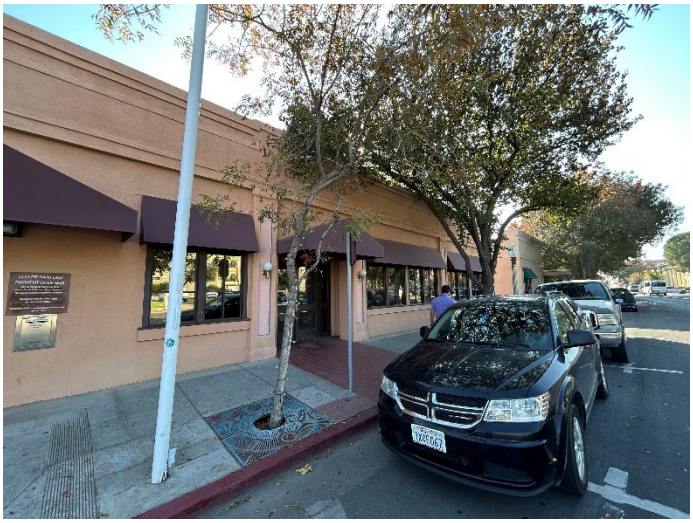
Third copy only (no attachments) mailed or faxed to:

California Department of Public Health
Childhood Lead Poisoning Prevention Branch Reports
850 Marina Bay Parkway, Building P, Third Floor
Richmond, CA 94804-6403
Fax: (510) 620-5656

CDPH 8552 (8/19)

Appendix C

Site Photos and Sample Location Drawing

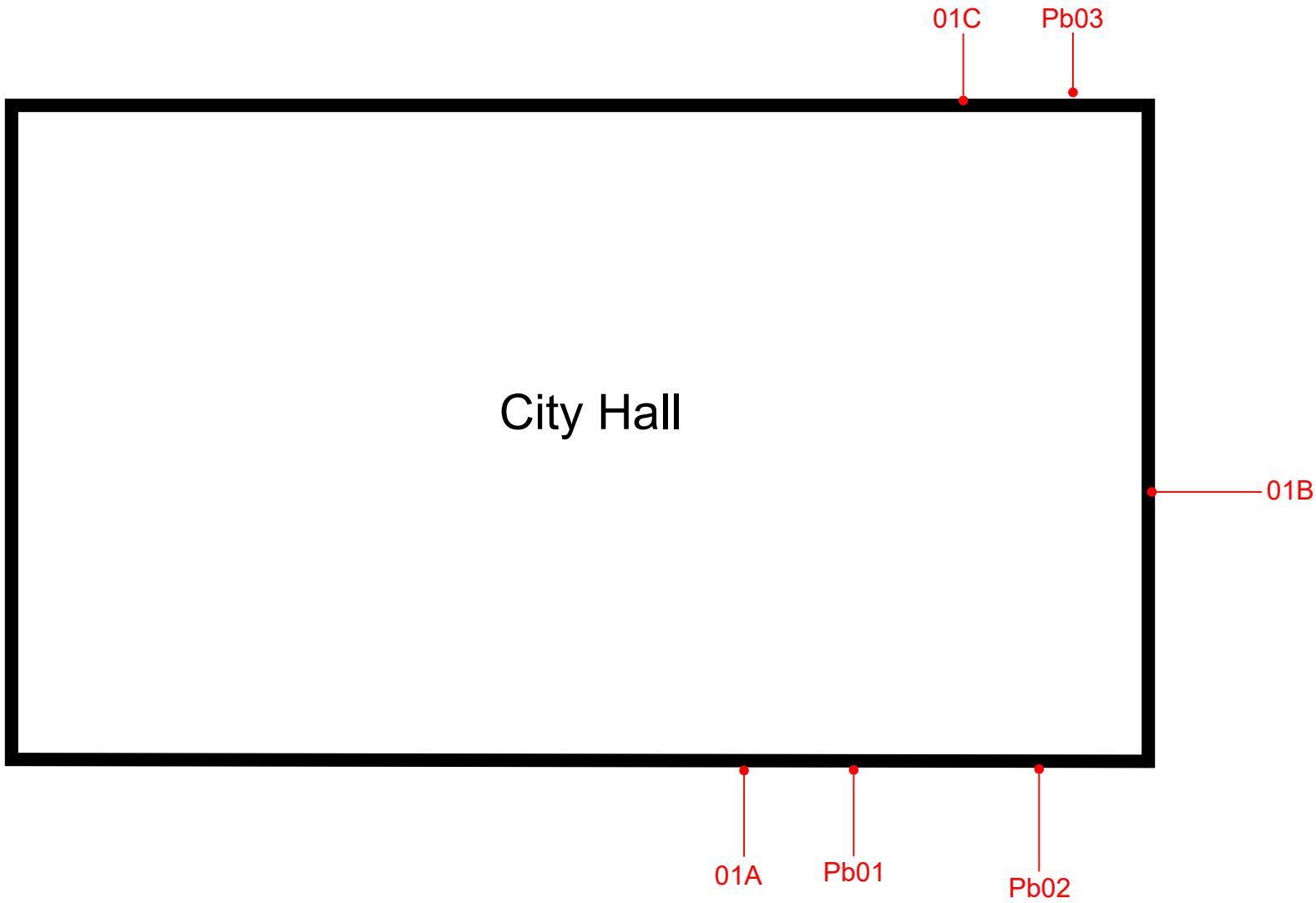


01: Exterior Street View

02: Exterior Front View

03: Exterior Side View

04: Exterior Wall



FACS 35 Forensic Analytical Consulting Services 2440 West Shaw Avenue Fresno, California	N	Sample Location	Sample Location Diagram City Hall	CLIENT: City of Hanford	Not Drawn to Scale
				LOCATION: 315 North Douty Street Hanford, CA 93230	FACS PROJECT No.: PJ88527

This is a design drawing and is the property of Forensic Analytical Consulting Services, Inc. It is not intended to replace required architectural or engineering plans.

Appendix D
Certifications of Personnel and Laboratories

State of California
Division of Occupational Safety and Health
Certified Asbestos Consultant

Christian J. Gonzalez

Name

Certification No. 22-7113

Expires on 08/19/2026

This certification was issued by the Division of Occupational Safety and Health as authorized by Sections 7180 et seq of the Business and Professions Code.

Forensic Analytical Consulting Services, Inc.

This is to confirm that

Christian Gonzalez

Has attended the Four hour

AHERA Refresher Course for Asbestos Inspectors

And has completed the requisite training for asbestos accreditation under TSCA Title II

Course Date: 01-29-2025 to 01-29-2025

Certificate Number: PETBIR2025025
Valid Until: January 29, 2026

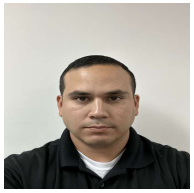
Cal/OSHA Approval Number:CA-025-06

FACS
Forensic Analytical Consulting Services

Fred J. Vinciguerra, Chief Executive Officer
Forensic Analytical Consulting Services, Inc.
21228 Cabot Blvd, Hayward, CA 94545
(800) 677-1483

STATE OF CALIFORNIA
DEPARTMENT OF PUBLIC HEALTH

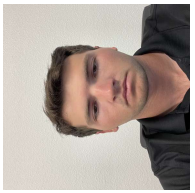
LEAD-RELATED CONSTRUCTION CERTIFICATE

INDIVIDUAL:	CERTIFICATE TYPE:	NUMBER:	EXPIRATION DATE:
 **Christian Gonzalez**	Lead Inspector/Assessor	LRC-00005460	3/25/2026

Disclaimer: This document alone should not be relied upon to confirm certification status. Compare the individual's photo and name to another valid form of government issued photo identification. Verify the individual's certification status by searching for Lead-Related Construction Professionals at www.cdph.ca.gov/programs/clppb or calling (800) 597-LEAD

STATE OF CALIFORNIA
DEPARTMENT OF PUBLIC HEALTH

LEAD-RELATED CONSTRUCTION CERTIFICATE

INDIVIDUAL:	CERTIFICATE TYPE:	NUMBER:	EXPIRATION DATE:
 **Ethan Mclaughlin**	Lead Sampling Technician	LRC-00014177	5/22/2026

Disclaimer: This document alone should not be relied upon to confirm certification status. Compare the individual's photo and name to another valid form of government issued photo identification. Verify the individual's certification status by searching for Lead-Related Construction Professionals at www.cdph.ca.gov/programs/clppb or calling (800) 597-LEAD

STATE OF CALIFORNIA Gavin Newsom, Governor

DEPARTMENT OF INDUSTRIAL RELATIONS
Division of Occupational Safety and Health-Asbestos & Carcinogen Unit
1750 Howe Avenue, Suite 460
Sacramento, CA 95825
(916) 574-2993 Office http://www.dir.ca.gov/dosh/asbestos.html actu@dir.ca.gov

005174633C 339

May 06, 2025

Christopher J Chipponeri
1401 Louise Avenue
Modesto CA 95350

Dear Certified Asbestos Consultant or Technician:

Enclosed is your certification card. **To maintain your certification, you must abide by the rules printed on the back of the certification card.**

Your certification is valid for a period of one year. If you wish to renew your certification, you must apply for renewal at least 60 days before the expiration date shown on your card. [8 CCR 341.15(h)(1)].

Please hold and do not send copies of your required AHERA refresher renewal certificates to our office until you apply for renewal of your certification.

Certificates must be kept current if you are actively working as a CAC or CSST. The grace period is only for those who are not actively working as an asbestos consultant or site surveillance technician.

Please contact our office at the above address or email w any changes in your contact/mailing information within 15 days of the change.

Sincerely,

Dean Mochrie, CAC
Senior Safety Engineer

Attachment: Certification Card

cc: File

Renewal – Card Attached (08/24)

Forensic Analytical Consulting Services, Inc.

This is to confirm that

Chris Chipponeri

Has attended the Four hour

AHERA Refresher Course for Asbestos Inspectors

And has completed the requisite training for asbestos accreditation under TSCA Title II

Course Date: 08-28-2025 to 08-28-2025

Certificate Number: PETBIR2025183
Valid Until: August 28, 2026

Cal/OSHA Approval Number: CA-025-06

FACS
Forensic Analytical Consulting Services

Fred J. Vinciguerra, Chief Executive Officer
Forensic Analytical Consulting Services, Inc.
21228 Cabot Blvd, Hayward, CA 94545
(800) 677-1483

STATE OF CALIFORNIA
DEPARTMENT OF PUBLIC HEALTH

LEAD-RELATED CONSTRUCTION CERTIFICATE

INDIVIDUAL:	CERTIFICATE TYPE:	NUMBER:	EXPIRATION DATE:
Chris Chipponeri	Lead Inspector/Assessor	LRC-00000782	6/20/2026

Disclaimer: This document alone should not be relied upon to confirm certification status. Compare the individual's photo and name to another valid form of government issued photo identification. Verify the individual's certification status by searching for Lead-Related Construction Professionals at www.cdph.ca.gov/programs/clppb or calling (800) 597-LEAD

United States Department of Commerce
National Institute of Standards and Technology

Certificate of Accreditation to ISO/IEC 17025:2017

NVLAP LAB CODE: 101459-0

SGS Forensic Laboratories

Hayward, CA

is accredited by the National Voluntary Laboratory Accreditation Program for specific services, listed on the Scope of Accreditation, for:

Asbestos Fiber Analysis

This laboratory is accredited in accordance with the recognized International Standard ISO/IEC 17025:2017. This accreditation demonstrates technical competence for a defined scope and the operation of a laboratory quality management system (refer to joint ISO-ILAC-IAF Communique on ISO/IEC 17025).

2025-07-01 through 2026-06-30

Effective Dates

For the National Voluntary Laboratory Accreditation Program

SCOPE OF ACCREDITATION TO ISO/IEC 17025:2017

SGS Forensic Laboratories
19743 Cabot Blvd.
Hayward, CA 94545
Ryan Sutliffe
Phone: 702-332-1937
Email: ryan.sutliffe@sgs.com
www.falaboratories.com

ASBESTOS FIBER ANALYSIS — NVLAP LAB CODE 101459-0

Bulk Asbestos Analysis

Code	*Description*
18/A01	EPA -- 40 CFR Appendix E to Subpart E of Part 763, Interim Method of the Determination of Asbestos in Bulk Insulation Samples
18/A03	EPA 600/R-93/116: Method for the Determination of Asbestos in Bulk Building Materials

Airborne Asbestos Analysis

Code	*Description*
18/A02	U.S. EPA's "Interim Transmission Electron Microscopy Analytical Methods-Mandatory and Nonmandatory-and Mandatory Section to Determine Completion of Response Actions" as found in 40 CFR, Part 763, Subpart E, Appendix A.

For the National Voluntary Laboratory Accreditation Program

AIHA Laboratory Accreditation Programs, LLC

acknowledges that

SGS North America

19743 Cabot Blvd. Hayward, CA 94545

Laboratory ID: LAP-101762

along with all premises from which key activities are performed, as listed above, has fulfilled the requirements of the AIHA Laboratory Accreditation Programs, LLC (AIHA LAP) accreditation to the ISO/IEC 17025:2017 international standard, General Requirements for the Competence of Testing and Calibration Laboratories in the following:

LABORATORY ACCREDITATION PROGRAMS

☑	**INDUSTRIAL HYGIENE**	Accreditation Expires: December 01, 2025
☑	**ENVIRONMENTAL LEAD**	Accreditation Expires: December 01, 2025
☑	**ENVIRONMENTAL MICROBIOLOGY**	Accreditation Expires: December 01, 2025
☐	**FOOD**	Accreditation Expires:
☐	**UNIQUE SCOPES**	Accreditation Expires:
☐	**BE FIELD/MOBILE**	Accreditation Expires:

Specific Field(s) of Testing/Method(s) within each Accreditation Program for which the above named laboratory maintains accreditation is outlined on the attached Scope of Accreditation. Continued accreditation is contingent upon successful on-going compliance with ISO/IEC 17025:2017 and AIHA LAP requirements. This certificate is not valid without the attached Scope of Accreditation. Please review the AIHA LAP website (www.aihaaccreditedlabs.org) for the most current Scope.

Cheryl O Morton
Executive Director, AIHA Laboratory Accreditation Programs, LLC

Revision21: 10/24/2023

Date Issued: 09/30/2025

Right People

Right Perspective

Right Now

www.forensicanalytical.com

Product Submittal

Longfield Center

CITY OF HANFORD

Presented By:
Martin Trevizo
SALES- Sales Representative PC Multi-Segment

+1 (559) 647-0466
martin.trevizo@sherwin.com

SHERWIN-WILLIAMS
222 W 7TH ST
HANFORD, CA 93230 4524
(559) 589-6455

July 24, 2025

Product Submittal

Project: Longfield Center
560 S Douty St, Hanford, CA, 93290

Customer: CITY OF HANFORD
315 N DOUTY ST, ATTN ACCOUNTS PAYABLE, HANFORD, CA, 932303903

Dear Randy Shaw:

Thank you for considering Sherwin-Williams products for the Longfield Center project. Included in this package is the Sherwin-Williams submittal for the above referenced project.

Should you require assistance or have any questions or concerns, please contact me at +1 (559) 647-0466 or e-mail me at martin.trevizo@sherwin.com.

Martin Trevizo
SALES- Sales Representative PC Multi- Segment

+1 (559) 647-0466
martin.trevizo@sherwin.com

SHERWIN-WILLIAMS
222 W 7TH ST, HANFORD, CA 93230 4524

Exterior Finishes

Stucco

Primer: LX02W0050 - LXN C&M PRIMER WH
- Secondary Location: Walls

2 Coats: K60W00651 - LATITUDE EXT FL EW
- Secondary Location: Walls

Steel/Ferrous Metal

2 Coats: B53W05151 - PI WB ALK UR SG EW
- Location: Metal doors/trim - Secondary Location: Doors

Reference Pages

Data Pages

Loxon®

Concrete and Masonry Primer-Sealer

US LX02W0050, Canada LX02WQ050 White

CHARACTERISTICS

Loxon Concrete & Masonry Primer-Sealer is an acrylic coating specifically engineered for interior and exterior, above grade, masonry surfaces requiring a high-performance primer. It is highly alkali and efflorescence resistant and can be applied to a surface with a pH of 6 to 13.

Loxon Concrete and Masonry Primer-Sealer:
Seals and adheres to concrete, brick, stucco and plaster.
Conditions porous masonry surfaces.
Use on above grade masonry surfaces for a long-lasting finish.
Apply to masonry and concrete surfaces that are at least 7 days old.
Prevents harm to subsequent coatings by alkalies in the substrate.

For use on these surfaces:

Concrete, Concrete Block, Brick, Stucco, EIFS Fiber Cement Siding, Plaster, Mortar, Exterior Wall Cladding, Tilt-Up/Pre-Cast Concrete

Finish:	0-10 units @ 85°
Color:	White

Coverage:

Wet mils:	5.3-8.0
Dry mils:	2.1-3.2
Coverage:	200-320 sq. ft. per gallon

Coverage on porous & rough stucco 80 square feet per gallon.

Coverage (thin-mil primer application to new construction tilt-up/precast concrete):

Wet mils:	2.7-4.0
Dry mils:	1.1-1.6
Coverage:	400-600 sq. ft. per gallon

Drying Schedule 77°F @ 50% RH:

To touch	4 hours
To recoat	24 hours

Air and surface temperatures must not drop below 40°F for 48 hours after application.

Drying and recoat times are temperature, humidity, and film thickness dependent.

Tinting with CCE only:
For best topcoat color development, use the recommended "P"-shade primer. If desired, up to 4 oz. per gallon of ColorCast Ecotoners can be used to approximate the topcoat color. Check color before use.

Extra White LX02W0050

V.O.C. (less exempt solvents):
less than 50 grams per litre; 0.42 lbs. per gallon
As per 40 CFR 59.406

Volume Solids:	40 ±2%
Weight Solids:	55 ±2%
Weight per Gallon:	10.92 lbs
Flash Point:	N.A.
Vehicle Type:	Acrylic
Shelf Life:	36 months, unopened

COMPLIANCE

As of 07/19/2023, Complies with:

OTC	Yes
OTC Phase II	Yes
S.C.A.Q.M.D.	Yes
CARB	Yes
CARB SCM 2007	Yes
CARB SCM 2020	Yes
Canada	Yes
LEED® v4 & v4.1 Emissions	Yes
LEED® v4 & v4.1 V.O.C.	Yes
EPD-NSF® Certified	Yes
MIR-Product Lens Certified	Yes
MPI®	Yes

APPLICATION

Temperature:
minimum 40°F
The following is a guide. Changes in pressures and tip sizes may be needed for proper spray characteristics. Always purge spray equipment before use with listed reducer. Any reduction must be compatible with the existing environmental and application conditions.

Reducer:	No reduction necessary
Airless Spray:	
Pressure	2000-2700 p.s.i.
Tip	.19 inch
Brush:	nylon-polyester
Roller Cover:	½ to $1^{1/2}$ inch nap synthetic cover

Spray and back roll on porous & rough stucco to achieve required film build and a pin-hole free surface.

For porous block, a coat of Loxon Acrylic Block Surfacer is required to achieve a pinhole free surface.

Apply at temperatures above 40°F. When the air temperature is at 40°F, substrates may be colder; prior to painting, check to be sure the air, surface, and material temperature are above 40°F and at least 5°F above the dew point. Avoid using if rain or snow is expected within 4-6 hours.

Do not apply at air or surface temperatures below 40°F or when air or surface temperatures may drop below 40°F within 48 hours.

For best performance results, avoid painting in direct sun or painting substrates with elevated surface temperatures.

Do not reduce.

May be applied to damp but not to wet surfaces.

APPLICATION TIPS

Apply paint at the recommended film thickness and spreading rate as indicated on the page. Application of coating below minimum recommended spreading rate may adversely affect the coating systems performance.

When spot priming on some surfaces, a non-uniform appearance of the final coat may result, due to differences in holdout between primed and unprimed areas. To avoid this, prime the entire surface rather than spot priming.

For optimal performance, this primer-sealer must be topcoated with a latex, alkyd-oil, water-based epoxy, or solvent based epoxy coating on architectural applications.

For exterior use, this primer-sealer must be topcoated within 14 days to prevent degradation due to weathering.

RECOMMENDED SYSTEMS

Concrete, Masonry, Cement:

1 coat Loxon Concrete & Masonry Primer
2 coats Appropriate Topcoat

Stucco, Fiber Cement Siding, EIFS:

1 coat Loxon Concrete & Masonry Primer
2 coats Appropriate Topcoat

Recommended Architectural Topcoats:

A-100 Exterior Latex
Duration Exterior & Duration Home Interior
Emerald Exterior & Interior
Loxon Masonry Coatings
SuperPaint Exterior & Interior
ProClassic Interior
ProMar Interior

Recommended Industrial Topcoats:

Industrial Enamels
Pro Industrial Series
Water Based Catalyzed Epoxy

Industrial finishes have been tested for architectural applications only. Loxon Concrete and Masonry Primer has not been tested in environments subject to chemical attack. Any recommendations for use in such areas must follow a thorough evaluation of the effects of the environment on the Loxon Concrete and Masonry Primer and topcoat system.

continued on back

Loxon®
Concrete and Masonry Primer-Sealer

SURFACE PREPARATION

WARNING! If you scrape, sand or remove old paint, you may release lead dust. LEAD IS TOXIC. EXPOSURE TO LEAD DUST CAN CAUSE SERIOUS ILLNESS, SUCH AS BRAIN DAMAGE, ESPECIALLY IN CHILDREN. PREGNANT WOMEN SHOULD ALSO AVOID EXPOSURE. Wear a NIOSH-approved respirator to control lead exposure. Clean up carefully with a HEPA vacuum and a wet mop. Before you start, find out how to protect yourself and your family by contacting: US - National Lead Information Hotline at 1-800-424-LEAD or log on to www.epa.gov/lead; Canada - your local health authority.

Remove all surface contamination by washing with an appropriate cleaner, rinse thoroughly and allow to dry. Existing peeled or checked paint should be scraped and sanded to a sound surface. Glossy surfaces should be sanded dull. Stains from water, smoke, ink, pencil, grease, etc. should be sealed with the appropriate primer-sealer. Recognize that any surface preparation short of total removal of the old coating may compromise the service length of the system.

Masonry, Concrete, Stucco:
All new surfaces must cure for at least 7 days. Remove all form release and curing agents. Pressure clean to remove all dirt, dust, grease, oil, loose particles, laitance, foreign material, peeling and defective coatings, chalks, etc. Allow the surface to dry before proceeding. Repair cracks, voids, and other holes with an appropriate patching compound or sealant.

Concrete and mortar must be cured at least 7 days at 75°F. Moisture content must be 15% or lower. On tilt-up and poured-in-place concrete, commercial detergents and sandblasting may be necessary to remove sealers, release compounds, and to provide an anchor pattern. Fill bugholes, air pockets and other voids with an acrylic elastomeric patch or sealant.

Caulking:
Fill gaps between walls, ceilings, crown moldings, and other trim with the appropriate caulk after priming the surface

SURFACE PREPARATION

Mildew:

Prior to attempting to remove mildew, it is always recommended to test any cleaner on a small, inconspicuous area prior to use. Bleach and bleaching type cleaners may damage or discolor existing paint films. Bleach alternative cleaning solutions may be advised.

Mildew may be removed before painting by washing with a solution of 1 part liquid bleach and 3 parts clean water. Apply the solution and scrub the mildewed area. Allow the solution to remain on the surface for 10 minutes. Rinse thoroughly with clean water and allow the surface to dry before painting. Wear protective eyewear, waterproof gloves, and protective clothing. Quickly wash off any of the mixture that comes in contact with your skin. Do not add detergents or ammonia to the bleach-water solution.

PHYSICAL PROPERTIES

Do not paint on wet surfaces.

LX02W0050

Water Vapor Permeance (US):
Method: ASTM D1653 (grains/(hr ft2 in Hg)
Result: 25.79 perms

Flexibility:
Method: ASTM D522 method B, 180° bend, 1/8 inch mandrel
Result: Pass

Alkali Resistance:
Method: ASTM D1308
Result: Pass

Mildew Resistance:
Method: ASTM D3273/D3274
Result: Pass

Efflorescence:
Method: ASTM D7072-04
Result: Pass (None)

Wind-Driven Rain Test:
Method: ASTM D6904-03
Result: Pass

SAFETY PRECAUTIONS

For interior or exterior use.

Protect from freezing.

Do not apply at temperatures below 40°F. Air and surface temperatures must not drop below 40°F for 48 hours after application.

Before using, carefully read **CAUTIONS** on label.

ZINC Use only with adequate ventilation. To avoid overexposure, open windows and doors or use other means to ensure fresh air entry during application and drying. If you experience eye watering, headaches, or dizziness, increase fresh air, or wear respiratory protection (**NIOSH** approved) or leave the area. Avoid contact with eyes and skin. Wash hands after using. Keep container closed when not in use. Do not transfer contents to other containers for storage. **FIRST AID:** In case of eye contact, flush thoroughly with large amounts of water. Get medical attention if irritation persists. If swallowed, call Poison Control Center, hospital emergency room, or physician immediately. **WARNING:** This product contains chemicals known to the State of California to cause cancer and birth defects or other reproductive harm. **DO NOT TAKE INTERNALLY. KEEP OUT OF THE REACH OF CHILDREN.**
HOTW 07/19/2023 LX02W0050 50 46 FRC, SP

CLEANUP INFORMATION

Clean spills, spatters, hands and tools immediately after use with soap and warm clean water. After cleaning, flush spray equipment with compliant cleanup solvent to prevent rusting of the equipment. Follow manufacturer's safety recommendations when using solvents.

The information and recommendations set forth in this Product Data Sheet are based upon tests conducted by or on behalf of The Sherwin-Williams Company. Such information and recommendations set forth herein are subject to change and pertain to the product offered at the time of publication. Consult your Sherwin-Williams representative or visit www.paintdocs.com to obtain the most current version of the PDS and/or an SDS

Latitude™

Exterior Acrylic Flat

K60-650 Series

CHARACTERISTICS

Latitude™ Exterior Acrylic Flat gives painters more flexibility in their schedules and extends the painting season. **Latitude** is formulated with ClimateFlex Technology™, providing exceptional early moisture resistance and smooth application and appearance at extreme temperatures (application at 35°F-120°F (1.7°C - 48.8°C) air, surface and material temperatures) and is resistant to early dirt pick up.
Latitude provides outstanding performance on properly prepared aluminum and vinyl siding, wood siding, clapboard, shakes, shingles, plywood, masonry, and metal.

Key Attributes and Benefits:
ClimateFlex Technology™
Excellent application, flow and leveling
Great dirt pick up resistance

VinylSafe™ paint colors allow you the freedom to choose from 100 color options, including a limited selection of darker colors formulated to resist warping and buckling when applied to a sound, stable vinyl substrate.

Color: Most Colors
Coverage: 350-400 sq. ft. per gallon @ 4 mils wet, 1.4 mils dry

Drying Time, @ 50% RH:

	@35-45°F	@45°F+
Touch:	2 Hours	2 Hours
Recoat:	24-48 hours	4 Hours

Drying and recoat times are temperature, humidity, and film thickness dependent.

Finish: 0-5 units @ 85°

Tinting with CCE only:

Base:	oz. per gallon	Strength
Extra White*	0-7	SherColor
Super White	**DO NOT TINT**	
Deep Base	4-12	SherColor
Ultradeep Base	10-12	SherColor
Light Yellow	0-10	SherColor
Vivid Yellow	0-10	SherColor
Real Red*	0-10	SherColor

*Extra White and Real Red bases may be used without the addition of CCE tint.

Extra White K60W00651
(may vary by color)

V.O.C.(less exempt solvents):
Less than 50 grams per litre; 0.42 lbs. per gallon
As per 40 CFR 59.406

Volume Solids: 34 ±2%
Weight Solids: 51 ±2%
Weight per Gallon: 11.25 lbs
Flash Point: N.A.
Vehicle Type: 100% Acrylic
Shelf Life: 36 months, unopened
WVP Perms (US) 30.84 grains/(hr ft^2 in Hg)

Mildew Resistant
This coating contains agents which inhibit the growth of mildew on the surface of this coating film.

COMPLIANCE

As of 09/22/2022, Complies with :

OTC	Yes
OTC Phase II	Yes
S.C.A.Q.M.D.	Yes
CARB	Yes
CARB SCM 2007	Yes
CARB SCM 2020	Yes
Canada	Yes
LEED® v4 & v4.1 Emissions	N/A
LEED® v4 & v4.1 V.O.C.	Yes
EPD-NSF® Certified	No
MIR-Manufacturer Inventory	No
MPI®	Yes

APPLICATION

When the air temperature is at 35°F (1.7°C), substrates may be colder; prior to painting, check to be sure the air, surface, and material temperature are above 35°F (1.7°C) and at least 5°F above the dew point. Avoid using if rain or snow is expected within 30 minutes.

Do not apply at air or surface temperatures below 35°F (1.7°C) or when air or surface temperatures may drop below 35°F (1.7°C) within 48 hours.

No reduction needed.

Brush:
Use a nylon-polyester brush.

Roller:
Use a high quality 3/8-3/4 inch nap synthetic roller cover.

For specific brushes and rollers, please refer to our Brush and Roller Guide on sherwin-williams.com

Spray - Airless:
Pressure .....2000 p.s.i.
Tip .....0 15-.019 inch

APPLICATION TIPS

Make sure product is completely agitated (mechanically or manually) before use.

Thoroughly follow the recommended surface preparations. Most coating failures are due to inadequate surface preparation or application. Thorough surface preparation will help provide long term protection with **Latitude** coating.

SPECIFICATIONS

Latitude can be self-priming when used directly over existing coatings, or exterior bare drywall, plaster and masonry (with a cured pH of less than 9). The first coat acts like a coat of primer and the second coat provides the final appearance and performance. Please note that some specific surfaces require specialized treatment.

Use on these properly prepared surfaces:

Aluminum & Aluminum Siding[1], **Galvanized Steel**[1]**:**
2 coats Latitude Exterior Acrylic

Concrete Block, CMU, Split face Block:
1 coat Loxon Acrylic Block Surfacer
2 coats Latitude Exterior Acrylic

Brick, Stucco, Cement, Concrete:
1 coat Loxon Concrete & Masonry Primer (if needed)
or
Loxon Conditioner (if needed)
2 coats Latitude Exterior Acrylic

Cement Composition Siding/Panels:
1 coat Loxon Concrete & Masonry Primer (if needed)
or
Loxon Conditioner (if needed)
2 coats Latitude Exterior Acrylic

Plywood:
1 coat Exterior Latex Primer
2 coats Latitude Exterior Acrylic

***Vinyl Siding:**
2 coats Latitude Exterior Acrylic

Wood (Cedar, Redwood):
1 coat Exterior Oil-Based Wood Primer
2 coats Latitude Exterior Acrylic

Knots and some woods, such as redwood and cedar, contain a high amount of tannin, a colored wood extract. For best results on these woods, use a coat of Exterior Oil-Based Wood Primer.

Wood Composition Board - Hardiboard:
Because of the potential for wax bleeding out of the substrate, apply 1 coat of Exterior Oil-Based Wood Primer and then topcoat.

[1] On large expanses of metal siding, the air, surface, and material temperatures must be 50°F (10°) or higher. Standard latex primers cannot be used below 50°F (10°C) or above 100°F (37.7°C). See specific primer label for that product's application limitations.

Other primers may be appropriate.

When repainting involves a drastic color change, a coat of primer will improve the hiding performance of the topcoat color.

continued on back

Latitude™
Exterior Acrylic Flat

SURFACE PREPARATION

WARNING! If you scrape, sand or remove old paint, you may release lead dust. LEAD IS TOXIC. EXPOSURE TO LEAD DUST CAN CAUSE SERIOUS ILLNESS, SUCH AS BRAIN DAMAGE, ESPECIALLY IN CHILDREN. PREGNANT WOMEN SHOULD ALSO AVOID EXPOSURE. Wear a NIOSH-approved respirator to control lead exposure. Clean up carefully with a HEPA vacuum and a wet mop. Before you start, find out how to protect yourself and your family by contacting the National Lead Information Hotline at 1-800-424-LEAD or log on to www.epa.gov/lead.

Remove all surface contamination by washing with an appropriate cleaner, rinse thoroughly and allow to dry. Existing peeled or checked paint should be scraped and sanded to a sound surface. Glossy surfaces should be sanded dull. Stains from water, smoke, ink, pencil, grease, etc. should be sealed with the appropriate primer-sealer. Recognize that any surface preparation short of total removal of the old coating may compromise the service length of the system.

Aluminum and Galvanized Steel:
Wash to remove any oil, grease, or other surface contamination. All corrosion must be removed with sandpaper, wire brush, or other abrading method. On large expanses of metal siding, the air, surface, and material temperatures must be 50°F or higher.

Cement Composition Siding-Panels:
Remove all dirt, dust, grease, oil, loose particles, laitance, foreign material, and peeling or defective coatings. Allow the surface to dry thoroughly. If the surface is new, test it for pH, if the pH is higher than 9, prime with Loxon Concrete & Masonry Primer. After power washing, previously painted masonry may still have a powdery surface that should be sealed with Loxon Conditioner.

Caulking:
Gaps between windows, doors, trim, and other through-wall openings can be filled with the appropriate caulk after priming the surface.

Masonry, Concrete, Cement, Block:
All new surfaces must be cured according to the supplier's recommendations – usually about 30 days. Remove all form release and curing agents. Rough surfaces can be filled to provide a smooth surface. If painting cannot wait 30 days, allow the surface to cure 7 days and prime the surface with Loxon Concrete & Masonry Primer. Cracks, voids, and other holes should be repaired with an elastomeric patch or sealant. Concrete masonry units (CMU) - Surface should be thoroughly clean and dry. Air, material and surface temperatures must be at least 50°F (10°C) before filling. Use Loxon Acrylic Block Surfacer. The filler must be thoroughly dry before topcoating.

Previously Painted Surfaces:
Spot prime bare areas, wait 4 hours, and paint the entire surface. Some specific surfaces require specialized treatment.

SURFACE PREPARATION

Mildew:
Prior to attempting to remove mildew, it is always recommended to test any cleaner on a small, inconspicuous area prior to use. Bleach and bleaching type cleaners may damage or discolor existing paint films. Bleach alternative cleaning solutions may be advised. Mildew may be removed before painting by washing with a solution of 1 part liquid bleach and 3 parts clean water. Apply the solution and scrub the mildewed area. Allow the solution to remain on the surface for 10 minutes. Rinse thoroughly with clean water and allow the surface to dry before painting. Wear protective eyewear, waterproof gloves, and protective clothing. Quickly wash off any of the mixture that comes in contact with your skin. Do not add detergents or ammonia to the bleach-water solution.

Wood:
Sand any exposed wood to a fresh surface. Patch all holes and imperfections with a wood filler or putty and sand smooth. All patched areas must be primed.

Steel:
Rust and mill scale must be removed using sandpaper, wire brush, or other abrading method. Bare steel must be primed the same day as cleaned.

Stucco:
Remove any loose stucco, efflorescence, or laitance. Allow new stucco to cure at least 30 days before painting. If painting cannot wait 30 days, allow the surface to dry 7 days and prime with Loxon Concrete & Masonry Primer. Repair cracks, voids, and other holes with an elastomeric patch or sealant.

***Vinyl or other PVC Building Products:**
Clean the surface thoroughly by scrubbing with warm, soapy water. Rinse thoroughly, if needed prime with appropriate white primer. Do not paint vinyl with any color darker than the original color or having a Light Reflective Value (LRV) of less than 56 unless VinylSafe® Colors are used. If VinylSafe colors are not used the vinyl may warp. Follow all painting guidelines of the vinyl manufacturer when painting. Only paint properly installed vinyl siding. Deviating from the manufacturer's painting guidelines may cause the warranty to be voided.

CAUTIONS

For exterior use only.
Protect from freezing.
Non-Photochemically reactive.

Before using, carefully read **CAUTIONS on label**.

CRYSTALLINE SILICA, ZINC: Use only with adequate ventilation. To avoid overexposure, open windows and doors or use other means to ensure fresh air entry during application and drying. If you experience eye watering, headaches, or dizziness, increase fresh air, or wear respiratory protection (NIOSH approved) or leave the area. Adequate ventilation required when sanding or abrading the dried film. If adequate ventilation cannot be provided wear an approved particulate respirator (NIOSH approved). Follow respirator manufacturer's directions for respirator use. Avoid contact with eyes and skin. Wash hands after using. Keep container closed when not in use. Do not transfer contents to other containers for storage. **FIRST AID:** In case of eye contact, flush thoroughly with large amounts of water. Get medical attention if irritation persists. If swallowed, call Poison Control Center, hospital emergency room, or physician immediately. **WARNING:** This product contains chemicals known to the State of California to cause cancer and birth defects or other reproductive harm. **DO NOT TAKE INTERNALLY. KEEP OUT OF THE REACH OF CHILDREN.**

HOTW 09/22/2022 K60W00651 05 39
FRC, SP

CLEANUP INFORMATION

Clean spills, spatters, hands and tools immediately after use with soap and warm clean water. After cleaning, flush spray equipment with compliant cleanup solvent to prevent rusting of the equipment. Follow manufacturer's safety recommendations when using solvents.

The information and recommendations set forth in this Product Data Sheet are based upon tests conducted by or on behalf of The Sherwin-Williams Company. Such information and recommendations set forth herein are subject to change and pertain to the product offered at the time of publication. Consult your Sherwin-Williams representative or visit www.paintdocs.com to obtain the most current version of the PDS and/or an SDS

Pro Industrial™

Waterbased Alkyd Urethane Enamel Semi-Gloss

B53–5150 Series

CHARACTERISTICS

Pro Industrial Waterbased Alkyd Urethane Enamel is a premium quality interior-exterior enamel formulated with a urethane modified alkyd resin system for high performance. It provides beauty and durability when applied to interior-exterior surfaces such as properly prepared drywall, wood, masonry, and metal. It brings together the convenience and ease of use of a waterborne coating with the performance and coating characteristics of a traditional oil-based enamel.

- Excellent washability, flow and leveling
- Excellent touch up
- Easy application & cleanup
- Resistant to yellowing compared to traditional alkyds
- Suitable for use in USDA inspected facilities

For use on properly prepared: Steel, Galvanized & Aluminum, Drywall, Concrete and Masonry, and Wood.

Finish:	50-70 units @ 60°
Color:	Most Colors

Recommended Spreading Rate per coat:

Wet mils:	4.0-5.0
Dry mils:	1.3-1.7
Coverage:	320-407 sq. ft. per gallon
Theoretical Coverage:	529 sq. ft. per gallon @ 1 mil dry

Approximate spreading rates are calculated on volume solids and do not include any application loss.
Note: Brush or roll application may require multiple coats to achieve maximum film thickness and uniformity of appearance.

Drying Schedule @ 4.0 mils wet, @ 50% RH:
Drying and recoat times are temperature, humidity, and film thickness dependent.

	@77°F
To touch	1-2 hours
To recoat	4 hours

Tinting with CCE only:

Base	**oz. per gallon**	**Strength**
Extra White	0-6	SherColor
Deep Base	4-12	SherColor
Ultradeep Base	10-14	SherColor

Extra White B53W05151
(may vary by color)

V.O.C. (less exempt solvents):
less than 50 grams per litre; 0.42 lbs. per gallon
As per 40 CFR 59.406

Volume Solids:	33 ±2%
Weight Solids:	48 ±2%
Weight per Gallon:	10.64 lbs
Flash Point:	N.A.
Vehicle Type:	Urethane Modified Alkyd
Shelf Life:	36 months, unopened

COMPLIANCE

As of 04/01/2025, Complies with:

OTC	Yes
OTC Phase II	Yes
S.C.A.Q.M.D.	Yes
CARB	Yes
CARB SCM 2007	Yes
CARB SCM 2020	Yes
Canada	Yes
LEED® v4 & v4.1 Emissions	No
LEED® v4 & v4.1 V.O.C.	Yes
EPD-NSF® Certified	Yes
MIR-Manufacturer Inventory	No
MPI®	#169

APPLICATION

Temperature:

minimum	50°F / 10°C
maximum	100°F / 37.8°C
	air, surface and material
	At least 5°F above dew point
Relative humidity:	85% maximum

The following is a guide. Changes in pressures and tip sizes may be needed for proper spray characteristics. Always purge spray equipment before use with listed reducer. Any reduction must be compatible with the existing environmental and application conditions.

Reducer: Water

Airless Spray:

Pressure	2000 p.s.i.
Hose	¼ inch I.D.
Tip	.013-.017 inch
Filter	60 mesh
Reduction:	Not recommended

Brush: Use a nylon-polyester brush such as Purdy® Syntox®.
Roller Cover: Use a 1/4-1/2 inch woven cover such as Purdy® White Dove™.
If specific application equipment is listed above, equivalent equipment may be substituted.

Apply paint at the recommended film thickness and spreading rate as indicated. Application of coating above maximum or below minimum recommended spreading rate may adversely affect coating performance.

No painting should be done immediately after a rain or during foggy weather.

When using spray equipment, use a 50% overlap with each pass of the gun to avoid holidays, bare areas, and pinholes. Apply coating evenly while maintaining a wet edge to prevent lapping.

SPECIFICATIONS

Steel:
1 coat Pro Industrial Pro-Cryl Primer
2 coats Pro Industrial Waterbased Alkyd Urethane

Aluminum & Galvanizing:
1 coat Pro Industrial Pro-Cryl Primer
2 coats Pro Industrial Waterbased Alkyd Urethane

Concrete Block (CMU):
1 coat Pro Industrial Heavy Duty Block Filler
or Loxon Acrylic Block Surfacer
2 coats Pro Industrial Waterbased Alkyd Urethane

Concrete-Masonry:
1 coat Loxon Concrete & Masonry Primer
or 1 coat Loxon Conditioner
2 coats Pro Industrial Waterbased Alkyd Urethane

Drywall:
1 coat ProMar 200 Zero V.O.C. Primer
2 coats Pro Industrial Waterbased Alkyd Urethane

Wood, exterior:
1 coat Exterior Wood Primer
2 coats Pro Industrial Waterbased Alkyd Urethane

Wood, interior:
1 coat Premium Wall & Wood Primer
2 coats Pro Industrial Waterbased Alkyd Urethane

The systems listed above are representative of the product's use, other systems may be appropriate.

continued on back

Pro Industrial™

Waterbased Alkyd Urethane Enamel Semi-Gloss

SURFACE PREPARATION

WARNING! If you scrape, sand or remove old paint, you may release lead dust. LEAD IS TOXIC. EXPOSURE TO LEAD DUST CAN CAUSE SERIOUS ILLNESS, SUCH AS BRAIN DAMAGE, ESPECIALLY IN CHILDREN. PREGNANT WOMEN SHOULD ALSO AVOID EXPOSURE. Wear a NIOSH-approved respirator to control lead exposure. Clean up carefully with a HEPA vacuum and a wet mop. Before you start, find out how to protect yourself and your family by contacting the National Lead Information Hotline at 1-800-424-LEAD or log on to www.epa.gov/lead.

Do not use hydrocarbon solvents for cleaning.

Remove all surface contamination by washing with an appropriate cleaner, rinse thoroughly and allow to dry. Existing peeled or checked paint should be scraped and sanded to a sound surface. Glossy surfaces should be sanded dull. Stains from water, smoke, ink, pencil, grease, etc. should be sealed with the appropriate primer-sealer. Recognize that any surface preparation short of total removal of the old coating may compromise the service length of the system.

Iron & Steel - Minimum surface preparation is Hand Tool Clean per SSPC-SP2. Remove all oil and grease from surface per SSPC-SP1. For better performance, use Commercial Blast Cleaning per SSPC-SP6. Primer recommended for best performance.

Aluminum - Remove all oil, grease, dirt, oxide, and other foreign material per SSPC-SP1. Prime the area the same day as cleaned.

Galvanizing - Allow to weather a minimum of six months prior to coating. Solvent Clean per SSPC-SP1. When weathering is not possible, or the surface has been treated with chromates or silicates, first Solvent Clean per SSPC-SP1 and apply a test patch. Allow paint to dry at least one week before testing adhesion. If adhesion is poor, brush blasting per SSPC-SP16 is necessary to remove these treatments. Rusty galvanizing requires a minimum of Hand Tool Cleaning per SSPC-SP2. Prime the area the same day as cleaned.

Concrete Block - Surface should be thoroughly clean and dry. Air, material, and surface temperatures must be at least 55°F (13°C) before filling. Use Pro Industrial Heavy Duty Block Filler or Loxon Acrylic Block Surfacer. The filler must be thoroughly dry before topcoating.

Masonry – All masonry must be free of dirt, oil, grease, loose paint, mortar, masonry dust, etc. Clean per SSPC-SP13/Nace 6/ ICRI No. 310.2R, CSP 1-3. Poured, troweled, or tilt-up concrete, plaster, mortar, etc. must be thoroughly cured at least 30 days at 75°F. Form release compounds and curing membranes must be removed by brush blasting. Brick must be allowed to weather for one year prior to surface preparation and painting. Prime the area the same day as cleaned. Weathered masonry and soft or porous cement board must be brush blasted or power tool cleaned to remove loosely adhering contamination and to get to a hard, firm surface. Apply one coat Loxon Conditioner, following label recommendations.

Wood - Surface must be clean, dry, and sound. Prime with recommended primer. No painting should be done immediately after a rain or during foggy weather. Knots and pitch streaks must be scraped, sanded and spot primed before full coat of primer is applied. All nail holes or small openings must be properly caulked.

SURFACE PREPARATION

Previously Painted Surface - If in sound condition, clean the surface of all foreign material. Smooth, hard or glossy coatings and surfaces should be dulled by abrading the surface. Apply a test area, allowing paint to dry one week before testing adhesion. If adhesion is poor, additional abrasion of the surface and/or removal of the previous coating may be necessary. Retest surface for adhesion. If paint is peeling or badly weathered, clean surface to sound substrate and treat as a new surface as above. Recognize that any surface preparation short of total removal of the old coating may compromise the service length of the system.

Mildew - Clean mildew from the Surface: Mildew is a fungus that looks like dirt but won't wash off. Mildew must be removed before painting, or it will grow through any new coat of paint. To remove mildew or suspected mildew, scrub surface before painting with a commercial mildew remover following manufacturer's safety instructions.

PERFORMANCE

System Tested: (unless otherwise indicated)
Substrate: **Steel**
Surface Preparation **SSPC-SP10**
Finish: Pro Industrial Waterbased Alkyd Urethane @5.0 W.F.T.

Adhesion:
Method: ASTM D3359 method B
Result: 4B

Pencil Hardness:
Method: ASTM D3363
Result: 4H

Flexibility:
Method: ASTM D522, 180° bend, 1/8 inch mandrel
Result: Pass

Dry Heat Resistance:
Method: ASTM D2485
Result: 200°F

Block Resistance:
Method: Lab assessment
Result: Excellent

Resistance Yellowing:
Method: Lab assessment
Result: Excellent

No painting should be done immediately after a rain or during foggy weather.

Do not paint on wet surfaces.

Check adhesion by applying a test strip to determine the readiness for painting.

SAFETY PRECAUTIONS

Before using, carefully read **CAUTIONS** on label.

Refer to the Safety Data Sheets (SDS) before use.

FOR PROFESSIONAL USE ONLY.

Published technical data and instructions are subject to change without notice. Contact your Sherwin-Williams representative for additional technical data and instructions.

CLEANUP INFORMATION

Clean spills, spatters, hands, and tools immediately after use with soap and warm clean water. After cleaning, flush spray equipment with compliant cleanup solvent to prevent rusting of the equipment. Follow manufacturer's safety recommendations when using solvents.

Danger: Rags, steel wool, other waste soaked with this product, and sanding residue may spontaneously catch fire if improperly discarded. Immediately place rags, steel wool, other waste soaked with this product, and sanding residue in a sealed, water-filled, metal container. Dispose of in accordance with local fire regulation.

HOTW 04/01/2025 B53W05151 06 28 FRC, SP

The information and recommendations set forth in this Product Data Sheet are based upon tests conducted by or on behalf of The Sherwin-Williams Company. Such information and recommendations set forth herein are subject to change and pertain to the product offered at the time of publication. Consult your Sherwin-Williams representative or visit www.paintdocs.com to obtain the most current version of the PDS and/or an SDS

Product Submittal

COE Park Facility

CITY OF HANFORD

Presented By:
Sincerely,

Martin Trevizo
Sherwin-Williams
Sales Representative
SALES- Sales Representative PC Multi-Segment

+1 (559) 647-0466
martin.trevizo@sherwin.com

SHERWIN-WILLIAMS
222 W 7TH ST
HANFORD, CA 93230 4524
(559) 589-6455

March 09, 2026

Product Submittal

Project: COE Park Facility
456 S Douty St, Hanford, CA, 93230

Customer: CITY OF HANFORD
315 N DOUTY ST, ATTN ACCOUNTS PAYABLE, HANFORD, CA, 932303903

Dear Randy Shaw:

Thank you for considering Sherwin-Williams products for the COE Park Facility project. Included in this package is the Sherwin-Williams submittal for the above referenced project.

Should you require assistance or have any questions or concerns, please contact me at +1 (559) 647-0466 or e-mail me at martin.trevizo@sherwin.com.

Sincerely,

Martin Trevizo
Sherwin-Williams
Sales Representative
SALES- Sales Representative PC Multi- Segment

+1 (559) 647-0466
martin.trevizo@sherwin.com

SHERWIN-WILLIAMS
222 W 7TH ST, HANFORD, CA 93230 4524

Exterior Finishes

Stucco

Prime Coat: B51W00620 - PrepRite® ProBlock® Interior/Exterior Latex Primer/Sealer White - Secondary Location: Walls

2 Coats: K60W00651 - LATITUDE EXT FL EW - Secondary Location: Walls

Wood - Exterior

Prime Coat: B51W00620 - PrepRite® ProBlock® Interior/Exterior Latex Primer/Sealer White - Secondary Location: Trim

2 Coats: K62W00651 - LATITUDE EXT SA EW - Secondary Location: Trim

Previously Coated Metal

2 Coats: B53W05151 - PI WB ALK UR SG EW

Primer: B51W00620 - PrepRite® ProBlock® Interior/Exterior Latex Primer/Sealer White

Reference Pages

Data Pages

ProBlock® Premium (Formerly PrepRite® ProBlock®)

All-Purpose Water-Based Interior-Exterior Primer

B51-620 Series

CHARACTERISTICS

ProBlock® Premium All-Purpose Water-Based Interior-Exterior Primer:

- Assures uniform appearance of topcoats
- Fast Dry
- Apply at temperatures down to 35°F
- Assures adhesion of the topcoat to slick, glossy surfaces
- Seals out solvent sensitive stains – tar, solvent based markers, etc.
- Seals minor dried water stains and tannin
- Provides easy "slip" for positioning wallpaper

Use on interior:
• Ceiling Tiles • Paneling • Wall Laminate
• Cured Plaster • Drywall • Varnished Woodwork
• Kitchen Cabinets Ceramic • Wall Tile
• Under Wallcovering

Use on Interior and Exterior:
• Wood • Aluminum • Galvanized Metal
• Previously Painted Surfaces • PVC Piping
• Drywall • Concrete and Masonry • Many Plastics
• Glossy Surfaces • Fiberglass • Copper
• Glazed Block

Color: White & Deep Base
For best color development, use the recommended "p"-shade primer. Check color before use.

Coverage: 400 sq. ft. per gallon @ 4 mils wet;1.4 mils dry

Drying Time, @ 77° F, 50% RH:

Touch:	30 minutes
Recoat as a primer:	1 hour
Recoat as a stain sealer:	4 hours
Recoat to apply wallcovering:	2 hours

Drying and recoat times are temperature, humidity, and film thickness dependent.

Finish: 5-10 units @ 85°

Tinting with CCE Only:

Base	oz. per gallon	Strength
White	0-4	SherColor
Deep Base	4-12	SherColor

White B51W00620
(may vary by color)

V.O.C. (less exempt solvents):
Less than 50 grams per litre; 0.42 lbs. per gallon
As per 40 CFR 59.406

Volume Solids:	35 ±2%
Weight Solids:	52 ±2%
Weight per Gallon:	10.89 lbs
Flash Point:	N.A.
Vehicle Type:	Styrenated Acrylic Latex
Shelf Life:	36 months, unopened

Anti-microbial – This product contains agents which inhibit the growth of microbes on the surface of this paint film.

COMPLIANCE

As of 11/17/2025, Complies with:

OTC	Yes
OTC Phase II	Yes
S.C.A.Q.M.D.	Yes
CARB	Yes
CARB SCM 2007	Yes
CARB SCM 2020	Yes
Canada	Yes
LEED® v4 & v4.1 Emissions	Yes
LEED® v4 & v4.1 V.O.C.	Yes
EPD-NSF® Certified	Yes
MIR-Manufacturer Inventory	Yes

MPI® #3, 3 X-Green™, 6, 17, 17 X-Green™, 39, 134, 134 X-Green™

APPLICATION

When the air temperature is at 35°F, substrates may be colder; prior to painting, check to be sure the air, surface and material temperature is above 35°F and at least 5°F above the dew point. Avoid using if rain or snow is expected within 2-3 hours. Air and surface temperatures must not drop below 35°F for 48 hours after application.

Do not reduce for stain blocking.

Brush:
Use a nylon-polyester brush such as Purdy® XL®.

Roller:
Use a 3/8 inch nap soft woven cover such as Contractor Series® Soft Woven.

For specific brushes and rollers, please refer to our Brush and Roller Guide on sherwin-williams.com

Spray - Airless:

Pressure	2000 p.s.i.
Tip	.015-.021 inch

APPLICATION TIPS

For best topcoat color development, use a recommended "P"-shade primer. Check color before use.

When spot priming on some surfaces, a non-uniform appearance of the final coat may result, due to differences in holdout between primed and unprimed areas. To avoid this, prime the entire surface rather than spot priming.

For optimal performance, this primer must be topcoated with a latex, alkyd-oil, water-based epoxy, or solvent based epoxy coating on architectural applications.

For exterior exposure, this primer must be topcoated within 14 days with architectural latex or oil finishes.

General Priming: ProBlock Premium Primer can be topcoated in 1 hour in non-stain blocking applications.

SPECIFICATIONS

1 coat ProBlock Premium Primer
2 coats appropriate topcoat

Recommended Architectural Topcoats:
All Surface Enamels
A-100® Exterior Latex
Duration® Exterior & Duration Home® Interior
Emerald® Exterior & Interior
Emerald® Urethan Trim Enamel
SuperPaint® Exterior & Interior
ProClassic® Interior Enamels
ProMar® Interior

Recommended Pro Industrial™ Topcoats:
Pro Industrial™ Acrylic Coating
Pro Industrial™ Pre-Cat Epoxy
Pro Industrial™ Pre-Cat Urethane
Pro Industrial™ Waterbased Catalyzed Epoxy

Other topcoats may be appropriate.

continued on back

ProBlock® Premium (Formerly PrepRite® ProBlock®)

All-Purpose Water-Based Interior-Exterior Primer

SURFACE PREPARATION

WARNING! If you scrape, sand or remove old paint, you may release lead dust. LEAD IS TOXIC. EXPOSURE TO LEAD DUST CAN CAUSE SERIOUS ILLNESS, SUCH AS BRAIN DAMAGE, ESPECIALLY IN CHILDREN. PREGNANT WOMEN SHOULD ALSO AVOID EXPOSURE. Wear a NIOSH-approved respirator to control lead exposure. Clean up carefully with a HEPA vacuum and a wet mop. Before you start, find out how to protect yourself and your family by contacting the National Lead Information Hotline at 1-800-424-LEAD or log on to www.epa.gov/lead.

Remove all surface contamination by washing with an appropriate cleaner, rinse thoroughly and allow to dry. Scrape and sand peeled or checked paint to a sound surface. Sand Glossy surfaces dull. Recognize that any surface preparation short of total removal of the old coating may compromise the service length of the system.

Special recommendations:
After priming stained surfaces, allow to dry 4 hours, test a small area for bleeding by applying the topcoat before painting the entire project. If the stain bleeds through, apply a second coast of primer, and allow to dry overnight and retest before topcoating. For a complete primer outside, use appropriate exterior primers.

Caulking:
Fill gaps between walls, ceiling, crown moldings, and other with the appropriate caulk after priming the surface.

Drywall:
Fill cracks and nail holes with patching paste-spackle and sand smooth. Joint compounds must be cured and sanded smooth. Remove all sanding dust.

Fire restoration work:
Thoroughly clean the surface before applying to smoke-stained areas. Apply one or two coats of ProBlock Premium Primer and test a small area for bleeding before painting the entire surface.

Testing:
Always check for compatibility and adhesion to the surface by applying a test patch of 2-3 square feet. Allow to dry thoroughly for 1 week before checking adhesion.

Tile:
Laminate, ceramic, and plastic tiles, and similar glossy surfaces, must be free of all oil, grease, and soap residue. Do not use this product in areas subject to excessive water, e.g.: in showers, around sinks, on counter tops.

On hard, sick, glossy or otherwise hard to paint surfaces, after preparing the surface, apply a test area of this primer, allow to dry properly and test for adhesion.

SURFACE PREPARATION

Mildew:
Clean mildew from the Surface: Mildew is a fungus that looks like dirt but won't wash off. Mildew must be removed before painting, or it will grow through any new coat of paint. To remove mildew or suspected mildew, scrub surface before painting with a commercial mildew remover following manufacturer's safety instructions.

Plaster:
Bare plaster must be cured, usually 30 days, and hard. If panting cannot wait, allow the surface to dry 7 days and prime with Loxon Concrete and Masonry Primer. Soft, porous, or powdery plaster should be treated with a solution of 1 pint household vinegar to 1 gallon of clean water. Repeat until the surface is hard, rinse with clear water and allow to dry.

When used as a primer under wallcovering:
After the wallcovering has been applied and the adhesive has dried and cured, wait at least 21 days before removing the wallcovering to avoid damage to the drywall.

Wood Exterior:
Sand any exposed, weathered wood to a fresh surface. Replace any deteriorated wood. On woods that present potential tannin bleeding, such as redwood and cedar, ProBlock Premium Primer can be used. Care must be taken to determine if tannins will be activated by the water in the coating. To test for bleeding, coat a 4 foot by 4 foot section with the primer. If no bleeding is evident within 4 hours, proceed with complete priming. If bleeding occurs, use Exterior Oil-Based Wood Primer.

For a complete whole house primer outside, use Exterior Latex Wood Primer or Exterior Oil-Based Wood Primer.

CAUTIONS

Protect from freezing.

Non-Photochemically reactive.

Before using, carefully read **CAUTIONS on label**.

CRYSTALLINE SILICA Use only with adequate ventilation. To avoid overexposure, open windows and doors or use other means to ensure fresh air entry during application and drying. If you experience eye watering, headaches, or dizziness, increase fresh air, or wear respiratory protection (**NIOSH** approved) or leave the area. Adequate ventilation required when sanding or abrading the dried film. If adequate ventilation cannot be provided wear an approved particulate respirator (**NIOSH** approved). Follow respirator manufacturer's directions for respirator use. Avoid contact with eyes and skin. Wash hands after using. Keep container closed when not in use. Do not transfer contents to other containers for storage. **FIRST AID:** In case of eye contact, flush thoroughly with large amounts of water. Get medical attention if irritation persists. If swallowed, call Poison Control Center, hospital emergency room, or physician immediately. **DELAYED EFFECTS FROM LONG TERM OVEREXPOSURE.** Abrading or sanding of the dry film may release crystalline silica which has been shown to cause lung damage and cancer under long term exposure. **WARNING:** This product contains chemicals known to the State of California to cause cancer and birth defects or other reproductive harm. **DO NOT TAKE INTERNALLY. KEEP OUT OF THE REACH OF CHILDREN.**

HOTW 11/17/2025 B51W00620 52 00 SP

CLEANUP INFORMATION

Clean spills, spatters, hands and tools immediately after use with soap and clean warm water. After cleaning, flush spray equipment with compliant cleanup solvent to prevent rusting of the equipment. Follow manufacturer's safety recommendations when using solvents.

The information and recommendations set forth in this Product Data Sheet are based upon tests conducted by or on behalf of The Sherwin-Williams Company. Such information and recommendations set forth herein are subject to change and pertain to the product offered at the time of publication. Consult your Sherwin-Williams representative or visit www.paintdocs.com to obtain the most current version of the PDS and/or an SDS

Latitude™

Exterior Acrylic Flat

K60-650 Series

CHARACTERISTICS

Latitude™ Exterior Acrylic Flat gives painters more flexibility in their schedules and extends the painting season. **Latitude** is formulated with ClimateFlex Technology™, providing exceptional early moisture resistance and smooth application and appearance at extreme temperatures (application at 35°F-120°F (1.7°C - 48.8°C) air, surface and material temperatures) and is resistant to early dirt pick up.
Latitude provides outstanding performance on properly prepared aluminum and vinyl siding, wood siding, clapboard, shakes, shingles, plywood, masonry, and metal.

Key Attributes and Benefits:
ClimateFlex Technology™
Excellent application, flow and leveling
Great dirt pick up resistance

VinylSafe™ paint colors allow you the freedom to choose from 100 color options, including a limited selection of darker colors formulated to resist warping and buckling when applied to a sound, stable vinyl substrate.

Color: Most Colors
Coverage: 350-400 sq. ft. per gallon @ 4 mils wet, 1.4 mils dry

Drying Time, @ 50% RH:

	@35-45°F	@45°F+
Touch:	2 Hours	2 Hours
Recoat:	24-48 hours	4 Hours

Drying and recoat times are temperature, humidity, and film thickness dependent.

Finish: 0-5 units @ 85°

Tinting with CCE only:

Base:	oz. per gallon	Strength
Extra White*	0-7	SherColor
Super White	**DO NOT TINT**	
Deep Base	4-12	SherColor
Ultradeep Base	10-12	SherColor
Light Yellow	0-10	SherColor
Vivid Yellow	0-10	SherColor
Real Red*	0-10	SherColor

*Extra White and Real Red bases may be used without the addition of CCE tint.

Extra White K60W00651
(may vary by color)

V.O.C.(less exempt solvents):
Less than 50 grams per litre; 0.42 lbs. per gallon
As per 40 CFR 59.406

Volume Solids: 34 ±2%
Weight Solids: 51 ±2%
Weight per Gallon: 11.25 lbs
Flash Point: N.A.
Vehicle Type: 100% Acrylic
Shelf Life: 36 months, unopened
WVP Perms (US) 30.84 grains/(hr ft^2 in Hg)

Mildew Resistant
This coating contains agents which inhibit the growth of mildew on the surface of this coating film.

COMPLIANCE

As of 09/22/2022, Complies with :

OTC	Yes
OTC Phase II	Yes
S.C.A.Q.M.D.	Yes
CARB	Yes
CARB SCM 2007	Yes
CARB SCM 2020	Yes
Canada	Yes
LEED® v4 & v4.1 Emissions	N/A
LEED® v4 & v4.1 V.O.C.	Yes
EPD-NSF® Certified	No
MIR-Manufacturer Inventory	No
MPI®	Yes

APPLICATION

When the air temperature is at 35°F (1.7°C), substrates may be colder; prior to painting, check to be sure the air, surface, and material temperature are above 35°F (1.7°C) and at least 5°F above the dew point. Avoid using if rain or snow is expected within 30 minutes.

Do not apply at air or surface temperatures below 35°F (1.7°C) or when air or surface temperatures may drop below 35°F (1.7°C) within 48 hours.

No reduction needed.

Brush:
Use a nylon-polyester brush.

Roller:
Use a high quality 3/8-3/4 inch nap synthetic roller cover.

For specific brushes and rollers, please refer to our Brush and Roller Guide on sherwin-williams.com

Spray - Airless:
Pressure .....2000 p.s.i.
Tip .....0 15-.019 inch

APPLICATION TIPS

Make sure product is completely agitated (mechanically or manually) before use.

Thoroughly follow the recommended surface preparations. Most coating failures are due to inadequate surface preparation or application. Thorough surface preparation will help provide long term protection with **Latitude** coating.

SPECIFICATIONS

Latitude can be self-priming when used directly over existing coatings, or exterior bare drywall, plaster and masonry (with a cured pH of less than 9). The first coat acts like a coat of primer and the second coat provides the final appearance and performance. Please note that some specific surfaces require specialized treatment.

Use on these properly prepared surfaces:

Aluminum & Aluminum Siding[1], **Galvanized Steel**[1]**:**
2 coats Latitude Exterior Acrylic

Concrete Block, CMU, Split face Block:
1 coat Loxon Acrylic Block Surfacer
2 coats Latitude Exterior Acrylic

Brick, Stucco, Cement, Concrete:
1 coat Loxon Concrete & Masonry Primer (if needed)
or
Loxon Conditioner (if needed)
2 coats Latitude Exterior Acrylic

Cement Composition Siding/Panels:
1 coat Loxon Concrete & Masonry Primer (if needed)
or
Loxon Conditioner (if needed)
2 coats Latitude Exterior Acrylic

Plywood:
1 coat Exterior Latex Primer
2 coats Latitude Exterior Acrylic

***Vinyl Siding:**
2 coats Latitude Exterior Acrylic

Wood (Cedar, Redwood):
1 coat Exterior Oil-Based Wood Primer
2 coats Latitude Exterior Acrylic

Knots and some woods, such as redwood and cedar, contain a high amount of tannin, a colored wood extract. For best results on these woods, use a coat of Exterior Oil-Based Wood Primer.

Wood Composition Board - Hardiboard:
Because of the potential for wax bleeding out of the substrate, apply 1 coat of Exterior Oil-Based Wood Primer and then topcoat.

[1] On large expanses of metal siding, the air, surface, and material temperatures must be 50°F (10°) or higher. Standard latex primers cannot be used below 50°F (10°C) or above 100°F (37.7°C). See specific primer label for that product's application limitations.

Other primers may be appropriate.

When repainting involves a drastic color change, a coat of primer will improve the hiding performance of the topcoat color.

continued on back

Latitude™
Exterior Acrylic Flat

SURFACE PREPARATION

WARNING! If you scrape, sand or remove old paint, you may release lead dust. LEAD IS TOXIC. EXPOSURE TO LEAD DUST CAN CAUSE SERIOUS ILLNESS, SUCH AS BRAIN DAMAGE, ESPECIALLY IN CHILDREN. PREGNANT WOMEN SHOULD ALSO AVOID EXPOSURE. Wear a NIOSH-approved respirator to control lead exposure. Clean up carefully with a HEPA vacuum and a wet mop. Before you start, find out how to protect yourself and your family by contacting the National Lead Information Hotline at 1-800-424-LEAD or log on to www.epa.gov/lead.

Remove all surface contamination by washing with an appropriate cleaner, rinse thoroughly and allow to dry. Existing peeled or checked paint should be scraped and sanded to a sound surface. Glossy surfaces should be sanded dull. Stains from water, smoke, ink, pencil, grease, etc. should be sealed with the appropriate primer-sealer. Recognize that any surface preparation short of total removal of the old coating may compromise the service length of the system.

Aluminum and Galvanized Steel:
Wash to remove any oil, grease, or other surface contamination. All corrosion must be removed with sandpaper, wire brush, or other abrading method. On large expanses of metal siding, the air, surface, and material temperatures must be 50°F or higher.

Cement Composition Siding-Panels:
Remove all dirt, dust, grease, oil, loose particles, laitance, foreign material, and peeling or defective coatings. Allow the surface to dry thoroughly. If the surface is new, test it for pH, if the pH is higher than 9, prime with Loxon Concrete & Masonry Primer. After power washing, previously painted masonry may still have a powdery surface that should be sealed with Loxon Conditioner.

Caulking:
Gaps between windows, doors, trim, and other through-wall openings can be filled with the appropriate caulk after priming the surface.

Masonry, Concrete, Cement, Block:
All new surfaces must be cured according to the supplier's recommendations – usually about 30 days. Remove all form release and curing agents. Rough surfaces can be filled to provide a smooth surface. If painting cannot wait 30 days, allow the surface to cure 7 days and prime the surface with Loxon Concrete & Masonry Primer. Cracks, voids, and other holes should be repaired with an elastomeric patch or sealant. Concrete masonry units (CMU) - Surface should be thoroughly clean and dry. Air, material and surface temperatures must be at least 50°F (10°C) before filling. Use Loxon Acrylic Block Surfacer. The filler must be thoroughly dry before topcoating.

Previously Painted Surfaces:
Spot prime bare areas, wait 4 hours, and paint the entire surface. Some specific surfaces require specialized treatment.

SURFACE PREPARATION

Mildew:
Prior to attempting to remove mildew, it is always recommended to test any cleaner on a small, inconspicuous area prior to use. Bleach and bleaching type cleaners may damage or discolor existing paint films. Bleach alternative cleaning solutions may be advised. Mildew may be removed before painting by washing with a solution of 1 part liquid bleach and 3 parts clean water. Apply the solution and scrub the mildewed area. Allow the solution to remain on the surface for 10 minutes. Rinse thoroughly with clean water and allow the surface to dry before painting. Wear protective eyewear, waterproof gloves, and protective clothing. Quickly wash off any of the mixture that comes in contact with your skin. Do not add detergents or ammonia to the bleach-water solution.

Wood:
Sand any exposed wood to a fresh surface. Patch all holes and imperfections with a wood filler or putty and sand smooth. All patched areas must be primed.

Steel:
Rust and mill scale must be removed using sandpaper, wire brush, or other abrading method. Bare steel must be primed the same day as cleaned.

Stucco:
Remove any loose stucco, efflorescence, or laitance. Allow new stucco to cure at least 30 days before painting. If painting cannot wait 30 days, allow the surface to dry 7 days and prime with Loxon Concrete & Masonry Primer. Repair cracks, voids, and other holes with an elastomeric patch or sealant.

***Vinyl or other PVC Building Products:**
Clean the surface thoroughly by scrubbing with warm, soapy water. Rinse thoroughly, if needed prime with appropriate white primer. Do not paint vinyl with any color darker than the original color or having a Light Reflective Value (LRV) of less than 56 unless VinylSafe® Colors are used. If VinylSafe colors are not used the vinyl may warp. Follow all painting guidelines of the vinyl manufacturer when painting. Only paint properly installed vinyl siding. Deviating from the manufacturer's painting guidelines may cause the warranty to be voided.

CAUTIONS

For exterior use only.
Protect from freezing.
Non-Photochemically reactive.

Before using, carefully read **CAUTIONS on label**.

CRYSTALLINE SILICA, ZINC: Use only with adequate ventilation. To avoid overexposure, open windows and doors or use other means to ensure fresh air entry during application and drying. If you experience eye watering, headaches, or dizziness, increase fresh air, or wear respiratory protection (NIOSH approved) or leave the area. Adequate ventilation required when sanding or abrading the dried film. If adequate ventilation cannot be provided wear an approved particulate respirator (NIOSH approved). Follow respirator manufacturer's directions for respirator use. Avoid contact with eyes and skin. Wash hands after using. Keep container closed when not in use. Do not transfer contents to other containers for storage. **FIRST AID:** In case of eye contact, flush thoroughly with large amounts of water. Get medical attention if irritation persists. If swallowed, call Poison Control Center, hospital emergency room, or physician immediately. **WARNING:** This product contains chemicals known to the State of California to cause cancer and birth defects or other reproductive harm. **DO NOT TAKE INTERNALLY. KEEP OUT OF THE REACH OF CHILDREN.**

HOTW 09/22/2022 K60W00651 05 39
FRC, SP

CLEANUP INFORMATION

Clean spills, spatters, hands and tools immediately after use with soap and warm clean water. After cleaning, flush spray equipment with compliant cleanup solvent to prevent rusting of the equipment. Follow manufacturer's safety recommendations when using solvents.

The information and recommendations set forth in this Product Data Sheet are based upon tests conducted by or on behalf of The Sherwin-Williams Company. Such information and recommendations set forth herein are subject to change and pertain to the product offered at the time of publication. Consult your Sherwin-Williams representative or visit www.paintdocs.com to obtain the most current version of the PDS and/or an SDS

Latitude™

Exterior Acrylic Satin

K62-650 Series

CHARACTERISTICS

Latitude™ Exterior Acrylic Satin gives painters more flexibility in their schedules and extends the painting season. **Latitude** is formulated with ClimateFlex Technology™, providing exceptional early moisture resistance and smooth application and appearance at extreme temperatures (application at 35°F-120°F (1.7°C - 48.8°C) air, surface and material temperatures) and is resistant to early dirt pick up.
Latitude provides outstanding performance on properly prepared aluminum and vinyl siding, wood siding, clapboard, shakes, shingles, plywood, masonry, and metal.

Key Attributes and Benefits:
ClimateFlex Technology™
Excellent application, flow and leveling
Great dirt pick up resistance

VinylSafe™ paint colors allow you the freedom to choose from 100 color options, including a limited selection of darker colors formulated to resist warping and buckling when applied to a sound, stable vinyl substrate.

Color: Most Colors
Coverage: 350-400 sq. ft. per gallon @ 4 mils wet, 1.4 mils dry

Drying Time, @ 50% RH:

	@35-45°F	@45°F+
Touch:	2 Hours	2 Hours
Recoat:	24-48 hours	4 Hours

Drying and recoat times are temperature, humidity, and film thickness dependent.

Finish: 10-20 units @ 60°

Tinting with CCE only:

Base:	oz. per gallon	Strength
Extra White*	0-7	SherColor
Super White	**DO NOT TINT**	
Deep Base	4-12	SherColor
Ultradeep Base	10-12	SherColor
Light Yellow	0-10	SherColor
Vivid Yellow	0-10	SherColor
Real Red*	0-10	SherColor

*Extra White and Real Red bases may be used without the addition of CCE tint.

Extra White K62W00651
(may vary by color)

V.O.C.(less exempt solvents):
Less than 50 grams per litre; 0.42 lbs. per gallon
As per 40 CFR 59.406

Volume Solids: 34 ±2%
Weight Solids: 49 ±2%
Weight per Gallon: 10.49 lbs
Flash Point: N.A.
Vehicle Type: 100% Acrylic
Shelf Life: 36 months, unopened
WVP Perms (US) 23.49 grains/(hr ft^2 in Hg)

Mildew Resistant
This coating contains agents which inhibit the growth of mildew on the surface of this coating film.

COMPLIANCE

As of 09/22/2022, Complies with :

OTC	Yes
OTC Phase II	Yes
S.C.A.Q.M.D.	Yes
CARB	Yes
CARB SCM 2007	Yes
CARB SCM 2020	Yes
Canada	Yes
LEED® v4 & v4.1 Emissions	N/A
LEED® v4 & v4.1 V.O.C.	Yes
EPD-NSF® Certified	No
MIR-Manufacturer Inventory	No
MPI®	Yes

APPLICATION

When the air temperature is at 35°F (1.7°C), substrates may be colder; prior to painting, check to be sure the air, surface, and material temperature are above 35°F (1.7°C) and at least 5°F above the dew point. Avoid using if rain or snow is expected within 30 minutes.

Do not apply at air or surface temperatures below 35°F (1.7°C) or when air or surface temperatures may drop below 35°F (1.7°C) within 48 hours.

No reduction needed.

Brush:
Use a nylon-polyester brush.

Roller:
Use a high quality 3/8-3/4 inch nap synthetic roller cover.

For specific brushes and rollers, please refer to our Brush and Roller Guide on sherwin-williams.com

Spray - Airless:
Pressure .....2000 p.s.i.
Tip .....0 15-.019 inch

APPLICATION TIPS

Make sure product is completely agitated (mechanically or manually) before use.

Thoroughly follow the recommended surface preparations. Most coating failures are due to inadequate surface preparation or application. Thorough surface preparation will help provide long term protection with **Latitude** coating.

SPECIFICATIONS

Latitude can be self-priming when used directly over existing coatings, or exterior bare drywall, plaster and masonry (with a cured pH of less than 9). The first coat acts like a coat of primer and the second coat provides the final appearance and performance. Please note that some specific surfaces require specialized treatment.

Use on these properly prepared surfaces:

Aluminum & Aluminum Siding[1], **Galvanized Steel**[1]**:**
2 coats Latitude Exterior Acrylic

Concrete Block, CMU, Split face Block:
1 coat Loxon Acrylic Block Surfacer
2 coats Latitude Exterior Acrylic

Brick, Stucco, Cement, Concrete:
1 coat Loxon Concrete & Masonry Primer (if needed)
or
Loxon Conditioner (if needed)
2 coats Latitude Exterior Acrylic

Cement Composition Siding/Panels:
1 coat Loxon Concrete & Masonry Primer (if needed)
or
Loxon Conditioner (if needed)
2 coats Latitude Exterior Acrylic

Plywood:
1 coat Exterior Latex Primer
2 coats Latitude Exterior Acrylic

***Vinyl Siding:**
2 coats Latitude Exterior Acrylic

Wood (Cedar, Redwood):
1 coat Exterior Oil-Based Wood Primer
2 coats Latitude Exterior Acrylic

Knots and some woods, such as redwood and cedar, contain a high amount of tannin, a colored wood extract. For best results on these woods, use a coat of Exterior Oil-Based Wood Primer.

Wood Composition Board - Hardiboard:
Because of the potential for wax bleeding out of the substrate, apply 1 coat of Exterior Oil-Based Wood Primer and then topcoat.

[1] On large expanses of metal siding, the air, surface, and material temperatures must be 50°F (10°) or higher. Standard latex primers cannot be used below 50°F (10°C) or above 100°F (37.7°C). See specific primer label for that product's application limitations.

Other primers may be appropriate.

When repainting involves a drastic color change, a coat of primer will improve the hiding performance of the topcoat color.

continued on back

Latitude™
Exterior Acrylic Satin

SURFACE PREPARATION

WARNING! If you scrape, sand or remove old paint, you may release lead dust. LEAD IS TOXIC. EXPOSURE TO LEAD DUST CAN CAUSE SERIOUS ILLNESS, SUCH AS BRAIN DAMAGE, ESPECIALLY IN CHILDREN. PREGNANT WOMEN SHOULD ALSO AVOID EXPOSURE. Wear a NIOSH-approved respirator to control lead exposure. Clean up carefully with a HEPA vacuum and a wet mop. Before you start, find out how to protect yourself and your family by contacting the National Lead Information Hotline at 1-800-424-LEAD or log on to www.epa.gov/lead.

Remove all surface contamination by washing with an appropriate cleaner, rinse thoroughly and allow to dry. Existing peeled or checked paint should be scraped and sanded to a sound surface. Glossy surfaces should be sanded dull. Stains from water, smoke, ink, pencil, grease, etc. should be sealed with the appropriate primer-sealer. Recognize that any surface preparation short of total removal of the old coating may compromise the service length of the system.

Aluminum and Galvanized Steel:
Wash to remove any oil, grease, or other surface contamination. All corrosion must be removed with sandpaper, wire brush, or other abrading method. On large expanses of metal siding, the air, surface, and material temperatures must be 50°F or higher.

Cement Composition Siding-Panels:
Remove all dirt, dust, grease, oil, loose particles, laitance, foreign material, and peeling or defective coatings. Allow the surface to dry thoroughly. If the surface is new, test it for pH, if the pH is higher than 9, prime with Loxon Concrete & Masonry Primer. After power washing, previously painted masonry may still have a powdery surface that should be sealed with Loxon Conditioner.

Caulking:
Gaps between windows, doors, trim, and other through-wall openings can be filled with the appropriate caulk after priming the surface.

Masonry, Concrete, Cement, Block:
All new surfaces must be cured according to the supplier's recommendations – usually about 30 days. Remove all form release and curing agents. Rough surfaces can be filled to provide a smooth surface. If painting cannot wait 30 days, allow the surface to cure 7 days and prime the surface with Loxon Concrete & Masonry Primer. Cracks, voids, and other holes should be repaired with an elastomeric patch or sealant. Concrete masonry units (CMU) - Surface should be thoroughly clean and dry. Air, material and surface temperatures must be at least 50°F (10°C) before filling. Use Loxon Acrylic Block Surfacer. The filler must be thoroughly dry before topcoating.

Previously Painted Surfaces:
Spot prime bare areas, wait 4 hours, and paint the entire surface. Some specific surfaces require specialized treatment.

SURFACE PREPARATION

Mildew:
Prior to attempting to remove mildew, it is always recommended to test any cleaner on a small, inconspicuous area prior to use. Bleach and bleaching type cleaners may damage or discolor existing paint films. Bleach alternative cleaning solutions may be advised. Mildew may be removed before painting by washing with a solution of 1 part liquid bleach and 3 parts clean water. Apply the solution and scrub the mildewed area. Allow the solution to remain on the surface for 10 minutes. Rinse thoroughly with clean water and allow the surface to dry before painting. Wear protective eyewear, waterproof gloves, and protective clothing. Quickly wash off any of the mixture that comes in contact with your skin. Do not add detergents or ammonia to the bleach-water solution.

Wood:
Sand any exposed wood to a fresh surface. Patch all holes and imperfections with a wood filler or putty and sand smooth. All patched areas must be primed.

Steel:
Rust and mill scale must be removed using sandpaper, wire brush, or other abrading method. Bare steel must be primed the same day as cleaned.

Stucco:
Remove any loose stucco, efflorescence, or laitance. Allow new stucco to cure at least 30 days before painting. If painting cannot wait 30 days, allow the surface to dry 7 days and prime with Loxon Concrete & Masonry Primer. Repair cracks, voids, and other holes with an elastomeric patch or sealant.

***Vinyl or other PVC Building Products:**
Clean the surface thoroughly by scrubbing with warm, soapy water. Rinse thoroughly, if needed prime with appropriate white primer. Do not paint vinyl with any color darker than the original color or having a Light Reflective Value (LRV) of less than 56 unless VinylSafe® Colors are used. If VinylSafe colors are not used the vinyl may warp. Follow all painting guidelines of the vinyl manufacturer when painting. Only paint properly installed vinyl siding. Deviating from the manufacturer's painting guidelines may cause the warranty to be voided.

CAUTIONS

For exterior use only.
Protect from freezing.
Non-Photochemically reactive.

Before using, carefully read **CAUTIONS on label**.

ZINC:
Use only with adequate ventilation. To avoid overexposure, open windows and doors or use other means to ensure fresh air entry during application and drying. If you experience eye watering, headaches, or dizziness, increase fresh air, or wear respiratory protection **(NIOSH** approved) or leave the area. Avoid contact with eyes and skin. Wash hands after using. Keep container closed when not in use. Do not transfer contents to other containers for storage. **FIRST AID:** In case of eye contact, flush thoroughly with large amounts of water. Get medical attention if irritation persists. If swallowed, call Poison Control Center, hospital emergency room, or physician immediately. **WARNING:** This product contains chemicals known to the State of California to cause cancer and birth defects or other reproductive harm. **DO NOT TAKE INTERNALLY. KEEP OUT OF THE REACH OF CHILDREN.**

HOTW 09/22/2022 K62W00651 04 36
FRC, SP

CLEANUP INFORMATION

Clean spills, spatters, hands and tools immediately after use with soap and warm clean water. After cleaning, flush spray equipment with compliant cleanup solvent to prevent rusting of the equipment. Follow manufacturer's safety recommendations when using solvents.

The information and recommendations set forth in this Product Data Sheet are based upon tests conducted by or on behalf of The Sherwin-Williams Company. Such information and recommendations set forth herein are subject to change and pertain to the product offered at the time of publication. Consult your Sherwin-Williams representative or visit www.paintdocs.com to obtain the most current version of the PDS and/or an SDS

Pro Industrial™

Waterbased Alkyd Urethane Enamel Semi-Gloss

B53–5150 Series

CHARACTERISTICS

Pro Industrial Waterbased Alkyd Urethane Enamel is a premium quality interior-exterior enamel formulated with a urethane modified alkyd resin system for high performance. It provides beauty and durability when applied to interior-exterior surfaces such as properly prepared drywall, wood, masonry, and metal. It brings together the convenience and ease of use of a waterborne coating with the performance and coating characteristics of a traditional oil-based enamel.

- Excellent washability, flow and leveling
- Excellent touch up
- Easy application & cleanup
- Resistant to yellowing compared to traditional alkyds
- Suitable for use in USDA inspected facilities

For use on properly prepared: Steel, Galvanized & Aluminum, Drywall, Concrete and Masonry, and Wood.

Finish:	50-70 units @ 60°
Color:	Most Colors

Recommended Spreading Rate per coat:

Wet mils:	4.0-5.0
Dry mils:	1.3-1.7
Coverage:	320-407 sq. ft. per gallon
Theoretical Coverage:	529 sq. ft. per gallon @ 1 mil dry

Approximate spreading rates are calculated on volume solids and do not include any application loss.
Note: Brush or roll application may require multiple coats to achieve maximum film thickness and uniformity of appearance.

Drying Schedule @ 4.0 mils wet, @ 50% RH:
Drying and recoat times are temperature, humidity, and film thickness dependent.

	@77°F
To touch	1-2 hours
To recoat	4 hours

Tinting with CCE only:

Base	**oz. per gallon**	**Strength**
Extra White	0-6	SherColor
Deep Base	4-12	SherColor
Ultradeep Base	10-14	SherColor

Extra White B53W05151
(may vary by color)

V.O.C. (less exempt solvents):
less than 50 grams per litre; 0.42 lbs. per gallon
As per 40 CFR 59.406

Volume Solids:	33 ±2%
Weight Solids:	48 ±2%
Weight per Gallon:	10.64 lbs
Flash Point:	N.A.
Vehicle Type:	Urethane Modified Alkyd
Shelf Life:	36 months, unopened

COMPLIANCE

As of 04/01/2025, Complies with:

OTC	Yes
OTC Phase II	Yes
S.C.A.Q.M.D.	Yes
CARB	Yes
CARB SCM 2007	Yes
CARB SCM 2020	Yes
Canada	Yes
LEED® v4 & v4.1 Emissions	No
LEED® v4 & v4.1 V.O.C.	Yes
EPD-NSF® Certified	Yes
MIR-Manufacturer Inventory	No
MPI®	#169

APPLICATION

Temperature:

minimum	50°F / 10°C
maximum	100°F / 37.8°C
	air, surface and material
	At least 5°F above dew point
Relative humidity:	85% maximum

The following is a guide. Changes in pressures and tip sizes may be needed for proper spray characteristics. Always purge spray equipment before use with listed reducer. Any reduction must be compatible with the existing environmental and application conditions.

Reducer: Water

Airless Spray:

Pressure	2000 p.s.i.
Hose	¼ inch I.D.
Tip	.013-.017 inch
Filter	60 mesh
Reduction:	Not recommended

Brush: Use a nylon-polyester brush such as Purdy® Syntox®.
Roller Cover: Use a 1/4-1/2 inch woven cover such as Purdy® White Dove™.
If specific application equipment is listed above, equivalent equipment may be substituted.

Apply paint at the recommended film thickness and spreading rate as indicated. Application of coating above maximum or below minimum recommended spreading rate may adversely affect coating performance.

No painting should be done immediately after a rain or during foggy weather.

When using spray equipment, use a 50% overlap with each pass of the gun to avoid holidays, bare areas, and pinholes. Apply coating evenly while maintaining a wet edge to prevent lapping.

SPECIFICATIONS

Steel:
1 coat Pro Industrial Pro-Cryl Primer
2 coats Pro Industrial Waterbased Alkyd Urethane

Aluminum & Galvanizing:
1 coat Pro Industrial Pro-Cryl Primer
2 coats Pro Industrial Waterbased Alkyd Urethane

Concrete Block (CMU):
1 coat Pro Industrial Heavy Duty Block Filler
or Loxon Acrylic Block Surfacer
2 coats Pro Industrial Waterbased Alkyd Urethane

Concrete-Masonry:
1 coat Loxon Concrete & Masonry Primer
or 1 coat Loxon Conditioner
2 coats Pro Industrial Waterbased Alkyd Urethane

Drywall:
1 coat ProMar 200 Zero V.O.C. Primer
2 coats Pro Industrial Waterbased Alkyd Urethane

Wood, exterior:
1 coat Exterior Wood Primer
2 coats Pro Industrial Waterbased Alkyd Urethane

Wood, interior:
1 coat Premium Wall & Wood Primer
2 coats Pro Industrial Waterbased Alkyd Urethane

The systems listed above are representative of the product's use, other systems may be appropriate.

continued on back

Pro Industrial™

Waterbased Alkyd Urethane Enamel Semi-Gloss

SURFACE PREPARATION

WARNING! If you scrape, sand or remove old paint, you may release lead dust. LEAD IS TOXIC. EXPOSURE TO LEAD DUST CAN CAUSE SERIOUS ILLNESS, SUCH AS BRAIN DAMAGE, ESPECIALLY IN CHILDREN. PREGNANT WOMEN SHOULD ALSO AVOID EXPOSURE. Wear a NIOSH-approved respirator to control lead exposure. Clean up carefully with a HEPA vacuum and a wet mop. Before you start, find out how to protect yourself and your family by contacting the National Lead Information Hotline at 1-800-424-LEAD or log on to www.epa.gov/lead.

Do not use hydrocarbon solvents for cleaning.

Remove all surface contamination by washing with an appropriate cleaner, rinse thoroughly and allow to dry. Existing peeled or checked paint should be scraped and sanded to a sound surface. Glossy surfaces should be sanded dull. Stains from water, smoke, ink, pencil, grease, etc. should be sealed with the appropriate primer-sealer. Recognize that any surface preparation short of total removal of the old coating may compromise the service length of the system.

Iron & Steel - Minimum surface preparation is Hand Tool Clean per SSPC-SP2. Remove all oil and grease from surface per SSPC-SP1. For better performance, use Commercial Blast Cleaning per SSPC-SP6. Primer recommended for best performance.

Aluminum - Remove all oil, grease, dirt, oxide, and other foreign material per SSPC-SP1. Prime the area the same day as cleaned.

Galvanizing - Allow to weather a minimum of six months prior to coating. Solvent Clean per SSPC-SP1. When weathering is not possible, or the surface has been treated with chromates or silicates, first Solvent Clean per SSPC-SP1 and apply a test patch. Allow paint to dry at least one week before testing adhesion. If adhesion is poor, brush blasting per SSPC-SP16 is necessary to remove these treatments. Rusty galvanizing requires a minimum of Hand Tool Cleaning per SSPC-SP2. Prime the area the same day as cleaned.

Concrete Block - Surface should be thoroughly clean and dry. Air, material, and surface temperatures must be at least 55°F (13°C) before filling. Use Pro Industrial Heavy Duty Block Filler or Loxon Acrylic Block Surfacer. The filler must be thoroughly dry before topcoating.

Masonry – All masonry must be free of dirt, oil, grease, loose paint, mortar, masonry dust, etc. Clean per SSPC-SP13/Nace 6/ ICRI No. 310.2R, CSP 1-3. Poured, troweled, or tilt-up concrete, plaster, mortar, etc. must be thoroughly cured at least 30 days at 75°F. Form release compounds and curing membranes must be removed by brush blasting. Brick must be allowed to weather for one year prior to surface preparation and painting. Prime the area the same day as cleaned. Weathered masonry and soft or porous cement board must be brush blasted or power tool cleaned to remove loosely adhering contamination and to get to a hard, firm surface. Apply one coat Loxon Conditioner, following label recommendations.

Wood - Surface must be clean, dry, and sound. Prime with recommended primer. No painting should be done immediately after a rain or during foggy weather. Knots and pitch streaks must be scraped, sanded and spot primed before full coat of primer is applied. All nail holes or small openings must be properly caulked.

SURFACE PREPARATION

Previously Painted Surface - If in sound condition, clean the surface of all foreign material. Smooth, hard or glossy coatings and surfaces should be dulled by abrading the surface. Apply a test area, allowing paint to dry one week before testing adhesion. If adhesion is poor, additional abrasion of the surface and/or removal of the previous coating may be necessary. Retest surface for adhesion. If paint is peeling or badly weathered, clean surface to sound substrate and treat as a new surface as above. Recognize that any surface preparation short of total removal of the old coating may compromise the service length of the system.

Mildew - Clean mildew from the Surface: Mildew is a fungus that looks like dirt but won't wash off. Mildew must be removed before painting, or it will grow through any new coat of paint. To remove mildew or suspected mildew, scrub surface before painting with a commercial mildew remover following manufacturer's safety instructions.

PERFORMANCE

System Tested: (unless otherwise indicated)
Substrate: **Steel**
Surface Preparation **SSPC-SP10**
Finish: Pro Industrial Waterbased Alkyd Urethane @5.0 W.F.T.

Adhesion:
Method: ASTM D3359 method B
Result: 4B

Pencil Hardness:
Method: ASTM D3363
Result: 4H

Flexibility:
Method: ASTM D522, 180° bend, 1/8 inch mandrel
Result: Pass

Dry Heat Resistance:
Method: ASTM D2485
Result: 200°F

Block Resistance:
Method: Lab assessment
Result: Excellent

Resistance Yellowing:
Method: Lab assessment
Result: Excellent

No painting should be done immediately after a rain or during foggy weather.

Do not paint on wet surfaces.

Check adhesion by applying a test strip to determine the readiness for painting.

SAFETY PRECAUTIONS

Before using, carefully read **CAUTIONS** on label.

Refer to the Safety Data Sheets (SDS) before use.

FOR PROFESSIONAL USE ONLY.

Published technical data and instructions are subject to change without notice. Contact your Sherwin-Williams representative for additional technical data and instructions.

CLEANUP INFORMATION

Clean spills, spatters, hands, and tools immediately after use with soap and warm clean water. After cleaning, flush spray equipment with compliant cleanup solvent to prevent rusting of the equipment. Follow manufacturer's safety recommendations when using solvents.

Danger: Rags, steel wool, other waste soaked with this product, and sanding residue may spontaneously catch fire if improperly discarded. Immediately place rags, steel wool, other waste soaked with this product, and sanding residue in a sealed, water-filled, metal container. Dispose of in accordance with local fire regulation.

HOTW 04/01/2025 B53W05151 06 28 FRC, SP

The information and recommendations set forth in this Product Data Sheet are based upon tests conducted by or on behalf of The Sherwin-Williams Company. Such information and recommendations set forth herein are subject to change and pertain to the product offered at the time of publication. Consult your Sherwin-Williams representative or visit www.paintdocs.com to obtain the most current version of the PDS and/or an SDS

Product Submittal

City Hall

Presented By:
Martin Trevizo
SALES- Sales Representative PC Multi-Segment

+1 (559) 647-0466
martin.trevizo@sherwin.com

SHERWIN-WILLIAMS
222 W 7TH ST
HANFORD, CA 93230 4524
(559) 589-6455

July 24, 2025

Product Submittal

Project: City Hall
315 N Douty , Hanford, CA, 93230

Dear Randy Shaw:

Thank you for considering Sherwin-Williams products for the City Hall project. Included in this package is the Sherwin-Williams submittal for the above referenced project.

Should you require assistance or have any questions or concerns, please contact me at +1 (559) 647-0466 or e-mail me at martin.trevizo@sherwin.com.

Martin Trevizo
SALES- Sales Representative PC Multi- Segment

+1 (559) 647-0466
martin.trevizo@sherwin.com

SHERWIN-WILLIAMS
222 W 7TH ST, HANFORD, CA 93230 4524

Exterior Finishes

Stucco

Primer: LX02W0050 - LXN C&M PRIMER WH
- Location: Body

2 Coats: K60W00651 - LATITUDE EXT FL EW
- Location: Body

Finish: K62W00651 - LATITUDE EXT SA EW
- Location: Trim

Previously Coated Surfaces

2 Coats: B53W05151 - PI WB ALK UR SG EW
- Location: Metal doors

Basic Surface Preparation

Coating performance is directly affected by surface preparation. Coating integrity and service life will be reduced because of improperly prepared surfaces. As high as 80% of all coating failures can be directly attributed to inadequate surface preparation that affects coating adhesion. Proper product selection, surface preparation, and application affect coating performance. Coating integrity and service life will be reduced because of improperly prepared surfaces. Selection and implementation of proper surface preparation ensures coating adhesion to the substrate and prolongs the service life of the coating system.

The majority of paintable surfaces are concrete, ferrous metal, galvanizing, wood and aluminum. They all require protection to keep them from deteriorating in aggressive environments. Selection of the proper method for surface preparation depends on the substrate, the environment, the coating selected, and the expected service life of the coating system. Economics, surface contamination, and the effect on the substrate will also influence the selection of surface preparation methods. Recognize that any surface preparation short of total removal of the old coating may compromise the service length of the system.

Verify the existence of lead based paints on the project. Buildings constructed after 1978 are less likely to contain lead based paints. If lead based paints are suspected on the project, all removal must be done in accordance with the EPA Renovation, Repair and Painting and all applicable state and local regulations. State and local regulations may be more strict than those set under the federal regulations. Verify that Owner has completed a Hazardous Material Assessment Report for the project prior to issuing of Drawings. Concluding that no lead based paints were found on project site, delete paragraph regarding lead based paints.

WARNING! Removal of old paint by sanding, scraping or other means may generate dust or fumes that contain lead. Exposure to lead dust or fumes may cause brain damage or other adverse health effects, especially in children or pregnant women. Controlling exposure to lead or other hazardous substances requires the use of proper protective equipment, such as a properly fitted respirator (NIOSH approved) and proper containment and cleanup. For more information, call the National Lead Information Center at 1-800-424-LEAD (in US) or contact your local health authority. Removal must be done in accordance with EPA Renovation, Repair and Painting Rule and all related state and local regulations. Care should be taken to follow all state and local regulations which may be more strict than those set under the federal RRP Rule.

No exterior painting should be done immediately after a rain, during foggy weather, when rain is predicted, or when the temperature is below 50°F, unless the products to be used are designed to be used in those environments.

Aluminum – **S-W 1:** Remove all oil, grease, dirt, oxide and other foreign material by cleaning per SSPC-SP1, Solvent Cleaning.

Block (Cinder and Concrete) – **S-W 3:** Remove all loose mortar and foreign material. Surface must be free of laitance, concrete dust, dirt, form release agents, moisture curing membranes, loose cement, and hardeners. Concrete and mortar must be cured at least 28 days at 75°F. The pH of the surface should be between 6 and 9. On tilt-up and poured-in-place concrete, commercial detergents and abrasive blasting may be necessary to prepare the surface. Fill bug holes, air pockets, and other voids with a cement patching compound (per ASTMD4261).

Brick – **S-W 4:** Must be free of dirt, loose and excess mortar, and foreign material. All brick should be allowed to weather for at least one year followed by wire brushing to remove efflorescence. Treat the bare brick with one coat of Loxon Conditioner.

Concrete and Masonry – Concrete, Poured – Exterior or Interior– **S-W 5:** The preparation of new concrete surfaces is as important as the surface preparation of steel. The following precautions will help assure maximum performance of the coating system and satisfactory coating adhesion:
1. Cure – Concrete must be cured prior to coating. Cured is generally defined as concrete poured and aged at a material temperature of at least 75°F for at least 28 days unless specified products are designed for earlier application.
2. Moisture – Reference ASTM F1869-98 Moisture Test by use of Calcium Chloride or ASTM D4263 Plastic Sheet Method Concrete must be free from moisture as much as possible (it seldom falls below 15%). Vapor pressures, temperature, humidity, differentials, and hydrostatic pressures can cause coatings to prematurely fail. The source of moisture, if present, must be located, and the cause corrected prior to coating.
3. Temperature – Air, surface and material temperatures must be in keeping with requirements for the selected product during and after coating application, until coating is cured.

4. Contamination – Remove all grease, dirt, paint, oil, laitance, efflorescence, loose mortar, and cement by the recommendations listed in the surface preparation section.

5. Surface Condition – Hollow areas, bug holes, voids, honeycombs, fin form marks, and all protrusions or rough edges are to be ground or stoned to provide a continuous surface of suitable texture for proper adhesion of the coating. Imperfections may require filling, as specified, with a recommended Sherwin-Williams product.

6. Concrete Treatment – Hardeners, sealers, form release agents, curing compounds, and other concrete treatments should be removed to ensure adequate coating adhesion and performance.

Methods of Surface Preparation on Concrete per SSPC-SP13/NACE 6 or ICRI 03732 Surface Cleaning Methods:
Vacuum cleaning, air blast cleaning, and water cleaning per ASTM D4258.
Used to remove dirt, loose material, and/or dust from concrete.
Detergent water cleaning and steam cleaning per ASTM D4258.
Used to remove oils and grease from concrete. Prior to abrasive cleaning, and after abrasive cleaning, surfaces should be cleaned by one of the methods described above.

Mechanical Surface Preparation Methods:
Dry abrasive blasting, wet abrasive blasting, vacuum assisted abrasive blasting, and centrifugal shot abrasive blasting per ASTM D4259. Used to remove contaminants, laitance, and weak concrete, to expose subsurface voids, and to produce a sound concrete surface with adequate profile and surface porosity.
High-pressure water cleaning or water jetting per SSPC-SP12-NACE5.
Used to remove contaminants, laitance, and weak concrete, to expose subsurface voids, and to produce a sound concrete surface with adequate profile and surface porosity.
Impact tool methods per ASTM D4259.
Used to remove existing coatings, laitance, and weak concrete. Methods include scarifying, planing, scabbling, and rotary peening. Impact tools may fracture concrete surfaces or cause microcracking requiring surface repair.
Power tool methods per ASTM D4259.
Used to remove existing coatings, laitance, weak concrete, and protrusions in concrete. Methods include circular grinding, sanding, and wire brushing. These methods may not produce the required surface profile to ensure adequate adhesion of subsequent coatings.

Chemical Surface Preparation Methods:
Acid etching per ASTM D4260. Use to remove some surface contaminants, laitance, and weak concrete, and to provide a surface profile on horizontal concrete surfaces. This method requires complete removal of all reaction products and pH testing to ensure neutralization of the acid. Not recommended for vertical surfaces. Etching with hydrochloric acid shall not be used where corrosion of metal in the concrete is likely to occur. Adequate ventilation and safety equipment required.
1. Clean surface per ASTM D4268
2. Wet surface with clean water
3. Etch with 10-15% muriatic acid solution at the rate of 1 gallon per 75 square feet
4. Scrub with stiff brush
5. Allow sufficient time for scrubbing and until bubbling stops
6. If no bubbling occurs, surface is contaminated. Refer to ASTM D4258 or ASTM D4259
7. Rinse surface two or three times. Remove acid/water each time.
8. Surface should a texture similar to medium grit sandpaper.
9. Neutralize surface with a 3% solution of tri-sodium phosphate and flush with clean water.
10. Allow to dry and check for excess moisture.

Cement Composition Siding/Panels – S-W 6: Remove all surface contamination by washing with an appropriate cleaner, rinse thoroughly and allow to dry. Existing peeled or checked paint should be scraped and sanded to a sound surface. Glossy surfaces should be sanded dull. Pressure clean, if needed, with a minimum of 2100 psi pressure to remove all dirt, dust, grease, oil, loose particles, laitance, foreign material, and peeling or defective coatings. Allow the surface to dry thoroughly. If the surface is new, test it for pH, many times the pH may be 10 or higher.

Composition Board (Hardboard) – S-W 9: Some composition boards may exude a waxy material that must be removed with a solvent prior to coating. Whether factory primed or unprimed, exterior composition board siding (hardboard) must be cleaned thoroughly and primed with an alkyd primer.

Copper – **S-W 7:** Remove all oil, grease, dirt, oxide and other foreign material by cleaning per SSPC-SP2, Hand Tool Cleaning.

Drywall—Interior and Exterior – **S-W 8:** Must be clean and dry. All nail heads must be set and spackled. Joints must be taped and covered with a joint compound. Spackled nail heads and tape joints must be sanded smooth and all dust removed prior to painting. Exterior surfaces must be spackled with exterior grade compounds.

Galvanized Metal – **S-W 10:** Allow to weather a minimum of 6 months prior to coating. Clean per SSPC-SP1 using detergent and water or a degreasing cleaner, then prime as required. When weathering is not possible or the surface has been treated with chromates or silicates, first Solvent Clean per SSPC-SP1 and apply a test area, priming as required. Allow the coating to dry at least one week before testing. If adhesion is poor, Brush Blast per SSPC-SP16 is necessary to remove these treatments.

Plaster – **S-W 11:** Must be allowed to dry thoroughly for at least 30 days before painting. Room must be ventilated while drying; in cold, damp weather, rooms must be heated. Damaged areas must be repaired with an appropriate patching material. Bare plaster must be cured and hard. Textured, soft, porous, or powdery plaster should be treated with a solution of 1 pint household vinegar to 1 gallon of water. Repeat until the surface is hard, rinse with clear water and allow to dry.

Steel/Ferrous Metal Substrates

SSPC-SP1- Solvent Cleaning: Solvent cleaning is a method for removing all visible oil, grease, soil, drawing and cutting compounds, and other soluble contaminants. Solvent cleaning does not remove rust or mill scale. Change rags and cleaning solution frequently so that deposits of oil and grease are not spread over additional areas in the cleaning process. Be sure to allow adequate ventilation. Follow manufacturer's safety recommendations when using solvents. For complete instructions, refer to Steel Structures Paint Council Surface Preparation Specification No.1. (Refer to each products cleaning instructions. Many acrylic coatings will state; When cleaning the surface per SSPC-SP1, use only an emulsifying industrial detergent, followed by a water rinse. **Do not use hydrocarbon solvents for cleaning.)**

SSPC-SP2 - Hand Tool Cleaning: Hand Tool Cleaning removes all loose mill scale, loose rust, and other detrimental foreign matter. It is not intended that adherent mill scale, rust, and paint be removed by this process. Mil scale, rust, and paint are considered adherent if they cannot be removed by lifting with a dull putty knife. Before hand tool cleaning, remove visible oil, grease, soluble welding residues, and salts by the methods outlined in SSPC-SP1. For complete instructions, refer to Steel Structures Paint Council Surface Preparation Specification No.2.

SSPC-SP3 - Power Tool Cleaning: Power Tool Cleaning removes all loose mill scale, loose rust, and other detrimental foreign matter. It is not intended that adherent mill scale, rust, and paint be removed by this process. Mil scale, rust, and paint are considered adherent if they cannot be removed by lifting with a dull putty knife. Before power tool cleaning, remove visible oil, grease, soluble welding residues, and salts by the methods outlined in SSPC-SP1. For complete instructions, refer to Steel Structures Paint Council Surface Preparation Specification No.3.

SSPC-SP5 / NACE 1 - White Metal Blast Cleaning: A White Metal Blast Cleaned surface, when viewed without magnification, shall be free of all visible oil, grease, dirt, dust, mill scale, rust, paint, oxides, corrosion products, and other foreign matter. Before blast cleaning, visible deposits of oil or grease shall be removed by any of the methods specified in SSPC-SP 1 or other agreed upon methods. For complete instructions, refer to Joint Surface Preparation Standard SSPC-SP5/ NACE No.1.

SSPC-SP6 / NACE 3 - Commercial Blast Cleaning: A Commercial Blast Cleaned surface, when viewed without magnification, shall be free of all visible oil, grease, dirt, dust, mill scale, rust, paint, oxides, corrosion products, and other foreign matter, except for staining. Staining shall be limited to no more than 33 percent of each square inch of surface area and may consist of light shadows, slight streaks, or minor discoloration caused by stains of rust, stains of mill scale, or stains of previously applied paint. Before blast cleaning, visible deposits of oil or grease shall be removed by any of the methods specified in SSPC-SP 1 or other agreed upon methods. For complete instructions, refer to Joint Surface Preparation Standard SSPC-SP6/NACE No.3.

SSPC-SP7 / NACE 4 - Brush-Off Blast Cleaning: A Brush-Off Blast Cleaned surface, when viewed without magnification, shall be free of all visible oil, grease, dirt, dust, loose mill scale, loose rust, and loose paint. Tightly adherent mill scale, rust, and paint may remain on the surface. Mil scale, rust, and coating are considered adherent if they cannot be removed by lifting with a dull putty knife. Before blast cleaning, visible deposits of oil or grease shall be removed by any of the methods specified in SSPC-SP 1 or other agreed upon methods. For complete instructions, refer to Joint Surface Preparation Standard SSPC-SP7/NACE No.4.

SSPC-SP10 / NACE 2 - Near-White Blast Cleaning: A Near White Blast Cleaned surface, when viewed without magnification, shall be free of all visible oil, grease, dirt, dust, mill scale, rust, paint, oxides, corrosion products, and other foreign matter, except for staining. Staining shall be limited to no more than 5 percent of each square inch of surface area and may consist of light shadows, slight streaks, or minor discoloration caused by stains of rust, stains of mill scale, or stains of previously applied paint. Before blast cleaning, visible deposits of oil or grease shall be removed by any of the methods specified in SSPC-SP 1 or other agreed upon methods. For complete instructions, refer to Joint Surface Preparation Standard SSPCSP10/ NACE No.2.

SSPC-SP11 - Power Tool Cleaning to Bare Metal: Metallic surfaces that are prepared according to this specification, when viewed without magnification, shall be free of all visible oil, grease, dirt, dust, mill scale, rust, paint, oxide corrosion products, and other foreign matter. Slight residues of rust and paint may be left in the lower portions of pits if the original surface is pitted. Prior to power tool surface preparation, remove visible deposits of oil or grease by any of the methods specified in SSPC -SP 1, Solvent Cleaning, or other agreed upon methods. For complete instructions, refer to Steel Structures Paint Council Surface Preparation Specification No.11.

SSPC-SP12 / NACE 5 - Surface Preparation and Cleaning of Metals by Waterjetting Prior to Recoating: High- and Ultra -High Pressure Water Jetting for Steel and Other Hard Materials This standard provides requirements for the use of high- and ultra-high pressure water jetting to achieve various degrees of surface cleanliness. This standard is limited in scope to the use of water only, without the addition of solid particles in the stream. For complete instructions, refer to Joint Surface Preparation Standard SSPC-SP12/NACE No.5.

SSPC-SP13 / NACE 6 or ICRI 03732 - Surface Preparation of Concrete: This standard gives requirements for surface preparation of concrete by mechanical, chemical, or thermal methods prior to the application of bonded protective coating or lining systems. The requirements of this standard are applicable to all types of cementitious surfaces including cast-in-place concrete floors and walls, precast slabs, masonry walls and shotcrete surfaces. An acceptable prepared concrete surface should be free of contaminants, laitance, loosely adhering concrete, and dust, and should provide a dry, sound, uniform substrate suitable for the application of protective coating or lining systems. Depending upon the desired finish and system, a block filler may be required. For complete instructions, refer to Joint Surface Preparation Standard SSPC-SP13/NACE No.6 or ICRI 03732

SSPC-SP14 / NACE 8 – Industrial Blast Cleaning: This standard gives requirements for industrial blast cleaning of unpainted or painted steel surfaces by the use of abrasives. This joint standard allows defined quantities of mill scale and/or old coating to remain on the surface. An industrial blast cleaned surface, when viewed without magnification, shall be free of all visible oil, grease, dust, and dirt. Traces of tightly adherent mill scale, rust, and coating residue are permitted to remain on 10% of each unit area of the surface. The traces of mill scale, rust, and coating shall be considered tightly adherent if they cannot be lifted with a dull putty knife. Shadows, streaks, and discolorations caused by stains of rust, stains of mill scale, and stains of previously applied coating may be present on the remainder of the surface.

SSPC-SP16 Brush-Off Blast Cleaning of Coated and Uncoated Galvanized Steel, Stainless Steels, and Non-Ferrous Metals: This standard covers the requirements for brush-off blast cleaning of uncoated or coated metal surfaces other than carbon steel by the use of abrasives. These requirements include visual verification of the end condition of the surface and materials and procedures necessary to achieve and verify the end condition. A brush-off blast cleaned non-ferrous metal surface, when viewed without magnification, shall be free of all visible oil, grease, dirt, dust, metal oxides (corrosion products), and other foreign matter. Intact, tightly adherent coating is permitted to remain. A coating is considered tightly adherent if it cannot be removed by lifting with a dull putty knife.

High- and Ultra-High Pressure Water Jetting for Steel and Other Hard Materials:
SSPC-SP WJ-1/NACE WJ-1: Clean to Bare Substrate (WJ-1) is intended to be similar to the degree of surface cleanliness of SSPC-SP 5/NACE 1, except that stains are permitted to remain on the surface. This standard is used when the objec-tive is to remove every trace of rust and other corrosion products, coating and mill scale.
SSPC-SP WJ-2/NACE WJ-2: Very Thorough Cleaning (WJ-2) is intended to be similar to the degree of surface cleanliness of SSPC-SP 10/NACE 2, except that tightly adherent material, rather than only stains, is permitted to remain on the surface. This standard is used when the objec-tive is to remove almost all rust and other corrosion products, coating, and mill scale.
SSPC-SP WJ-3/NACE WJ-3: Thorough Cleaning (WJ-3) is intended to be similar to the degree of surface cleanliness of SSPC-SP 10/NACE 2, except that tightly adherent material, rather than only stains, is permitted to remain on the surface. This standard is used when the objective is to remove much of the rust and other corrosion products, coating, and mil scale, leaving tightly adherent thin films.
SSPC-SP WJ-4/NACE WJ-4: Light Cleaning (WJ-4) is intended to be similar to the degree of surface cleanli-ness of SSPC-SP 10/NACE 2, except that tightly adherent material, rather than only stains, is permitted to remain on the surface. This standard is used when the objective is to allow as much of the tightly adherent rust and other corro-sion products, coating, and mill scale to remain as possible, Discoloration of the surface may be present.

Water Blasting NACE Standard RP-01-72: Removal of oil grease dirt, loose rust, loose mill scale, and loose paint by water at pressures of 2,000 to 2,500 psi at a flow of 4 to 14 gallons per minute.

Stucco S-W 22 : Must be clean and free of any loose stucco. If recommended procedures for applying stucco are followed, and normal drying conditions prevail, the surface may be painted in 30 days. The pH of the surface should be between 6 and 9.

Wood—Exterior – S-W 23: Must be clean and dry. Prime and paint as soon as possible. Knots and pitch streaks must be scraped, sanded, and spot primed before a full priming coat is applied. Patch all nail holes and imperfections with a wood filler or putty and sand smooth. Caulk should be applied after priming.

Wood—Interior – S-W 24: All finishing lumber and flooring must be stored in dry, warm rooms to prevent absorption of moisture, shrinkage, and roughening of the wood. All surfaces must be sanded smooth, with the grain, never across it. Surface blemishes must be corrected and the area cleaned of dust before coating.

Vinyl Siding, Architectural Plastics, PVC & Fiberglass: – S-W 24: Clean the surface thoroughly by scrubbing with warm, soapy water. Rinse thoroughly, prime with appropriate white primer. Do not paint vinyl with any color darker than the original color. Do not paint vinyl with a color having a Light Reflective Value (LRV) of less than 56 unless VinylSafe® Colors are used. If VinylSafe® Colors are not used and darker colors lower than an LRV of 56 are, the vinyl may warp. Follow all painting guidelines of the vinyl manufacturer when painting. Only paint properly installed vinyl siding. Deviating from the manufacturer's painting guidelines may cause the warranty to be voided.

Previously Coated Surfaces – S-W 12: Maintenance painting will frequently not permit or require complete removal of all old coatings prior to repainting. However, all surface contamination such as oil, grease, loose paint, mill scale dirt, foreign matter, rust, mold, mildew, mortar, efflorescence, and sealers must be removed to assure sound bonding to the tightly adhering old paint. Glossy surfaces of old paint films must be clean and dull before repainting. Thorough washing with an abrasive cleanser will clean and dull in one operation, or, wash thoroughly and dull by sanding. Spot prime any bare areas with an appropriate primer. Recognize that any surface preparation short of total removal of the old coating may compromise the service length of the system. Check for compatibility by applying a test patch of the recommended coating system, covering at least 2 to 3 square feet. Allow to dry one week before testing adhesion per ASTM D3359. If the coating system is incompatible, complete removal is required per ASTM D4259.

Touch-Up, Maintenance and Repair
For a protective coating system to provide maximum long-term protection, regularly scheduled maintenance is required. Maintenance includes inspection of painted areas, cleaning of surfaces to remove oils, chemicals, and other contaminants, and touch-up of areas where the coatings have been damaged. Highly corrosive areas, such as those subjected to frequent chemical spillage, corrosive fumes, and/or high abrasion or temperature areas should be inspected frequently – every six months, for example. Areas exposed to less severe conditions, such as interiors and exteriors of potable water tanks, may be inspected annually to assess the condition of the coating system.

The SSPC-VIS 2, Standard Method for Evaluating Degree of Rusting on Painted Steel Surfaces, can be used as a guide to determine appropriate touch-up and repairs maintenance schedules. Touch-up would be suggested when the surface resembles Rust Grade 5-S (Spot Rusting), 6-G (General Rusting), or 6-P (Pinpoint Rusting). Surface preparation would generally consist of SSPC-SP2, SP3, SP11, or SP12. Overcoating a well protected, but aged steel surface showing no evidence of rusting, may be achieved by Low Pressure Water Cleaning per SSPC-SP12/WJ4, and applying an appropriate coating system.

Full removal of the existing coating system by abrasive blasting would be recommended when the surface resembles Rust Grade 3-S (Spot Rusting), 4-G (General Rusting), or 4-P (Pinpoint Rusting). When the coating system has deteriorated to encompass approximately 33% of the surface area, it is always more economical to consider full removal and reapplication of the appropriate protective coating system.

Mildew –Prior to attempting to remove mildew, it is always recommended to test any cleaner on a small, inconspicuous area prior to use. Bleach and bleaching type cleaners may damage or discolor existing paint films. Bleach alternative cleaning solutions may be advised.
Mildew may be removed before painting by washing with a solution of 1 part liquid bleach and 3 parts water. Apply the solution and scrub the mildewed area. Allow the solution to remain on the surface for 10 minutes. Rinse thoroughly with water and allow the surface to dry before painting. Wear protective eyewear, waterproof gloves, and protective clothing. Quickly wash off any of the mixture that comes in contact with your skin. Do not add detergents or ammonia to the bleach/water solution.

Reference Pages

Data Pages

Loxon®

Concrete and Masonry Primer-Sealer

US LX02W0050, Canada LX02WQ050 White

CHARACTERISTICS

Loxon Concrete & Masonry Primer-Sealer is an acrylic coating specifically engineered for interior and exterior, above grade, masonry surfaces requiring a high-performance primer. It is highly alkali and efflorescence resistant and can be applied to a surface with a pH of 6 to 13.

Loxon Concrete and Masonry Primer-Sealer:
Seals and adheres to concrete, brick, stucco and plaster.
Conditions porous masonry surfaces.
Use on above grade masonry surfaces for a long-lasting finish.
Apply to masonry and concrete surfaces that are at least 7 days old.
Prevents harm to subsequent coatings by alkalies in the substrate.

For use on these surfaces:

Concrete, Concrete Block, Brick, Stucco, EIFS Fiber Cement Siding, Plaster, Mortar, Exterior Wall Cladding, Tilt-Up/Pre-Cast Concrete

Finish:	0-10 units @ 85°
Color:	White

Coverage:

Wet mils:	5.3-8.0
Dry mils:	2.1-3.2
Coverage:	200-320 sq. ft. per gallon

Coverage on porous & rough stucco 80 square feet per gallon.

Coverage (thin-mil primer application to new construction tilt-up/precast concrete):

Wet mils:	2.7-4.0
Dry mils:	1.1-1.6
Coverage:	400-600 sq. ft. per gallon

Drying Schedule 77°F @ 50% RH:

To touch	4 hours
To recoat	24 hours

Air and surface temperatures must not drop below 40°F for 48 hours after application.

Drying and recoat times are temperature, humidity, and film thickness dependent.

Tinting with CCE only:
For best topcoat color development, use the recommended "P"-shade primer. If desired, up to 4 oz. per gallon of ColorCast Ecotoners can be used to approximate the topcoat color. Check color before use.

Extra White LX02W0050

V.O.C. (less exempt solvents):
less than 50 grams per litre; 0.42 lbs. per gallon
As per 40 CFR 59.406

Volume Solids:	40 ±2%
Weight Solids:	55 ±2%
Weight per Gallon:	10.92 lbs
Flash Point:	N.A.
Vehicle Type:	Acrylic
Shelf Life:	36 months, unopened

COMPLIANCE

As of 07/19/2023, Complies with:

OTC	Yes
OTC Phase II	Yes
S.C.A.Q.M.D.	Yes
CARB	Yes
CARB SCM 2007	Yes
CARB SCM 2020	Yes
Canada	Yes
LEED® v4 & v4.1 Emissions	Yes
LEED® v4 & v4.1 V.O.C.	Yes
EPD-NSF® Certified	Yes
MIR-Product Lens Certified	Yes
MPI®	Yes

APPLICATION

Temperature:
minimum 40°F
The following is a guide. Changes in pressures and tip sizes may be needed for proper spray characteristics. Always purge spray equipment before use with listed reducer. Any reduction must be compatible with the existing environmental and application conditions.

Reducer:	No reduction necessary
Airless Spray:	
Pressure	2000-2700 p.s.i.
Tip	.19 inch
Brush:	nylon-polyester
Roller Cover:	½ to $1^{1/2}$ inch nap synthetic cover

Spray and back roll on porous & rough stucco to achieve required film build and a pin-hole free surface.

For porous block, a coat of Loxon Acrylic Block Surfacer is required to achieve a pinhole free surface.

Apply at temperatures above 40°F. When the air temperature is at 40°F, substrates may be colder; prior to painting, check to be sure the air, surface, and material temperature are above 40°F and at least 5°F above the dew point. Avoid using if rain or snow is expected within 4-6 hours.

Do not apply at air or surface temperatures below 40°F or when air or surface temperatures may drop below 40°F within 48 hours.

For best performance results, avoid painting in direct sun or painting substrates with elevated surface temperatures.

Do not reduce.

May be applied to damp but not to wet surfaces.

APPLICATION TIPS

Apply paint at the recommended film thickness and spreading rate as indicated on the page. Application of coating below minimum recommended spreading rate may adversely affect the coating systems performance.

When spot priming on some surfaces, a non-uniform appearance of the final coat may result, due to differences in holdout between primed and unprimed areas. To avoid this, prime the entire surface rather than spot priming.

For optimal performance, this primer-sealer must be topcoated with a latex, alkyd-oil, water-based epoxy, or solvent based epoxy coating on architectural applications.

For exterior use, this primer-sealer must be topcoated within 14 days to prevent degradation due to weathering.

RECOMMENDED SYSTEMS

Concrete, Masonry, Cement:

1 coat Loxon Concrete & Masonry Primer
2 coats Appropriate Topcoat

Stucco, Fiber Cement Siding, EIFS:

1 coat Loxon Concrete & Masonry Primer
2 coats Appropriate Topcoat

Recommended Architectural Topcoats:

A-100 Exterior Latex
Duration Exterior & Duration Home Interior
Emerald Exterior & Interior
Loxon Masonry Coatings
SuperPaint Exterior & Interior
ProClassic Interior
ProMar Interior

Recommended Industrial Topcoats:

Industrial Enamels
Pro Industrial Series
Water Based Catalyzed Epoxy

Industrial finishes have been tested for architectural applications only. Loxon Concrete and Masonry Primer has not been tested in environments subject to chemical attack. Any recommendations for use in such areas must follow a thorough evaluation of the effects of the environment on the Loxon Concrete and Masonry Primer and topcoat system.

continued on back

Loxon®
Concrete and Masonry Primer-Sealer

SURFACE PREPARATION

WARNING! If you scrape, sand or remove old paint, you may release lead dust. LEAD IS TOXIC. EXPOSURE TO LEAD DUST CAN CAUSE SERIOUS ILLNESS, SUCH AS BRAIN DAMAGE, ESPECIALLY IN CHILDREN. PREGNANT WOMEN SHOULD ALSO AVOID EXPOSURE. Wear a NIOSH-approved respirator to control lead exposure. Clean up carefully with a HEPA vacuum and a wet mop. Before you start, find out how to protect yourself and your family by contacting: US - National Lead Information Hotline at 1-800-424-LEAD or log on to www.epa.gov/lead; Canada - your local health authority.

Remove all surface contamination by washing with an appropriate cleaner, rinse thoroughly and allow to dry. Existing peeled or checked paint should be scraped and sanded to a sound surface. Glossy surfaces should be sanded dull. Stains from water, smoke, ink, pencil, grease, etc. should be sealed with the appropriate primer-sealer. Recognize that any surface preparation short of total removal of the old coating may compromise the service length of the system.

Masonry, Concrete, Stucco:
All new surfaces must cure for at least 7 days. Remove all form release and curing agents. Pressure clean to remove all dirt, dust, grease, oil, loose particles, laitance, foreign material, peeling and defective coatings, chalks, etc. Allow the surface to dry before proceeding. Repair cracks, voids, and other holes with an appropriate patching compound or sealant.

Concrete and mortar must be cured at least 7 days at 75°F. Moisture content must be 15% or lower. On tilt-up and poured-in-place concrete, commercial detergents and sandblasting may be necessary to remove sealers, release compounds, and to provide an anchor pattern. Fill bugholes, air pockets and other voids with an acrylic elastomeric patch or sealant.

Caulking:
Fill gaps between walls, ceilings, crown moldings, and other trim with the appropriate caulk after priming the surface

SURFACE PREPARATION

Mildew:

Prior to attempting to remove mildew, it is always recommended to test any cleaner on a small, inconspicuous area prior to use. Bleach and bleaching type cleaners may damage or discolor existing paint films. Bleach alternative cleaning solutions may be advised.

Mildew may be removed before painting by washing with a solution of 1 part liquid bleach and 3 parts clean water. Apply the solution and scrub the mildewed area. Allow the solution to remain on the surface for 10 minutes. Rinse thoroughly with clean water and allow the surface to dry before painting. Wear protective eyewear, waterproof gloves, and protective clothing. Quickly wash off any of the mixture that comes in contact with your skin. Do not add detergents or ammonia to the bleach-water solution.

PHYSICAL PROPERTIES

Do not paint on wet surfaces.

LX02W0050

Water Vapor Permeance (US):
Method: ASTM D1653 (grains/(hr ft2 in Hg)
Result: 25.79 perms

Flexibility:
Method: ASTM D522 method B, 180° bend, 1/8 inch mandrel
Result: Pass

Alkali Resistance:
Method: ASTM D1308
Result: Pass

Mildew Resistance:
Method: ASTM D3273/D3274
Result: Pass

Efflorescence:
Method: ASTM D7072-04
Result: Pass (None)

Wind-Driven Rain Test:
Method: ASTM D6904-03
Result: Pass

SAFETY PRECAUTIONS

For interior or exterior use.

Protect from freezing.

Do not apply at temperatures below 40°F. Air and surface temperatures must not drop below 40°F for 48 hours after application.

Before using, carefully read **CAUTIONS** on label.

ZINC Use only with adequate ventilation. To avoid overexposure, open windows and doors or use other means to ensure fresh air entry during application and drying. If you experience eye watering, headaches, or dizziness, increase fresh air, or wear respiratory protection (**NIOSH** approved) or leave the area. Avoid contact with eyes and skin. Wash hands after using. Keep container closed when not in use. Do not transfer contents to other containers for storage. **FIRST AID:** In case of eye contact, flush thoroughly with large amounts of water. Get medical attention if irritation persists. If swallowed, call Poison Control Center, hospital emergency room, or physician immediately. **WARNING:** This product contains chemicals known to the State of California to cause cancer and birth defects or other reproductive harm. **DO NOT TAKE INTERNALLY. KEEP OUT OF THE REACH OF CHILDREN.**
HOTW 07/19/2023 LX02W0050 50 46 FRC, SP

CLEANUP INFORMATION

Clean spills, spatters, hands and tools immediately after use with soap and warm clean water. After cleaning, flush spray equipment with compliant cleanup solvent to prevent rusting of the equipment. Follow manufacturer's safety recommendations when using solvents.

The information and recommendations set forth in this Product Data Sheet are based upon tests conducted by or on behalf of The Sherwin-Williams Company. Such information and recommendations set forth herein are subject to change and pertain to the product offered at the time of publication. Consult your Sherwin-Williams representative or visit www.paintdocs.com to obtain the most current version of the PDS and/or an SDS

Latitude™

Exterior Acrylic Flat

K60-650 Series

CHARACTERISTICS

Latitude™ Exterior Acrylic Flat gives painters more flexibility in their schedules and extends the painting season. **Latitude** is formulated with ClimateFlex Technology™, providing exceptional early moisture resistance and smooth application and appearance at extreme temperatures (application at 35°F-120°F (1.7°C - 48.8°C) air, surface and material temperatures) and is resistant to early dirt pick up.
Latitude provides outstanding performance on properly prepared aluminum and vinyl siding, wood siding, clapboard, shakes, shingles, plywood, masonry, and metal.

Key Attributes and Benefits:
ClimateFlex Technology™
Excellent application, flow and leveling
Great dirt pick up resistance

VinylSafe™ paint colors allow you the freedom to choose from 100 color options, including a limited selection of darker colors formulated to resist warping and buckling when applied to a sound, stable vinyl substrate.

Color: Most Colors
Coverage: 350-400 sq. ft. per gallon @ 4 mils wet, 1.4 mils dry

Drying Time, @ 50% RH:

	@35-45°F	@45°F+
Touch:	2 Hours	2 Hours
Recoat:	24-48 hours	4 Hours

Drying and recoat times are temperature, humidity, and film thickness dependent.

Finish: 0-5 units @ 85°

Tinting with CCE only:

Base:	oz. per gallon	Strength
Extra White*	0-7	SherColor
Super White	**DO NOT TINT**	
Deep Base	4-12	SherColor
Ultradeep Base	10-12	SherColor
Light Yellow	0-10	SherColor
Vivid Yellow	0-10	SherColor
Real Red*	0-10	SherColor

*Extra White and Real Red bases may be used without the addition of CCE tint.

Extra White K60W00651
(may vary by color)

V.O.C.(less exempt solvents):
Less than 50 grams per litre; 0.42 lbs. per gallon
As per 40 CFR 59.406

Volume Solids: 34 ±2%
Weight Solids: 51 ±2%
Weight per Gallon: 11.25 lbs
Flash Point: N.A.
Vehicle Type: 100% Acrylic
Shelf Life: 36 months, unopened
WVP Perms (US) 30.84 grains/(hr ft^2 in Hg)

Mildew Resistant
This coating contains agents which inhibit the growth of mildew on the surface of this coating film.

COMPLIANCE

As of 09/22/2022, Complies with :

OTC	Yes
OTC Phase II	Yes
S.C.A.Q.M.D.	Yes
CARB	Yes
CARB SCM 2007	Yes
CARB SCM 2020	Yes
Canada	Yes
LEED® v4 & v4.1 Emissions	N/A
LEED® v4 & v4.1 V.O.C.	Yes
EPD-NSF® Certified	No
MIR-Manufacturer Inventory	No
MPI®	Yes

APPLICATION

When the air temperature is at 35°F (1.7°C), substrates may be colder; prior to painting, check to be sure the air, surface, and material temperature are above 35°F (1.7°C) and at least 5°F above the dew point. Avoid using if rain or snow is expected within 30 minutes.

Do not apply at air or surface temperatures below 35°F (1.7°C) or when air or surface temperatures may drop below 35°F (1.7°C) within 48 hours.

No reduction needed.

Brush:
Use a nylon-polyester brush.

Roller:
Use a high quality 3/8-3/4 inch nap synthetic roller cover.

For specific brushes and rollers, please refer to our Brush and Roller Guide on sherwin-williams.com

Spray - Airless:
Pressure .....2000 p.s.i.
Tip .....0 15-.019 inch

APPLICATION TIPS

Make sure product is completely agitated (mechanically or manually) before use.

Thoroughly follow the recommended surface preparations. Most coating failures are due to inadequate surface preparation or application. Thorough surface preparation will help provide long term protection with **Latitude** coating.

SPECIFICATIONS

Latitude can be self-priming when used directly over existing coatings, or exterior bare drywall, plaster and masonry (with a cured pH of less than 9). The first coat acts like a coat of primer and the second coat provides the final appearance and performance. Please note that some specific surfaces require specialized treatment.

Use on these properly prepared surfaces:

Aluminum & Aluminum Siding[1], **Galvanized Steel**[1]**:**
2 coats Latitude Exterior Acrylic

Concrete Block, CMU, Split face Block:
1 coat Loxon Acrylic Block Surfacer
2 coats Latitude Exterior Acrylic

Brick, Stucco, Cement, Concrete:
1 coat Loxon Concrete & Masonry Primer (if needed)
or
Loxon Conditioner (if needed)
2 coats Latitude Exterior Acrylic

Cement Composition Siding/Panels:
1 coat Loxon Concrete & Masonry Primer (if needed)
or
Loxon Conditioner (if needed)
2 coats Latitude Exterior Acrylic

Plywood:
1 coat Exterior Latex Primer
2 coats Latitude Exterior Acrylic

***Vinyl Siding:**
2 coats Latitude Exterior Acrylic

Wood (Cedar, Redwood):
1 coat Exterior Oil-Based Wood Primer
2 coats Latitude Exterior Acrylic

Knots and some woods, such as redwood and cedar, contain a high amount of tannin, a colored wood extract. For best results on these woods, use a coat of Exterior Oil-Based Wood Primer.

Wood Composition Board - Hardiboard:
Because of the potential for wax bleeding out of the substrate, apply 1 coat of Exterior Oil-Based Wood Primer and then topcoat.

[1] On large expanses of metal siding, the air, surface, and material temperatures must be 50°F (10°) or higher. Standard latex primers cannot be used below 50°F (10°C) or above 100°F (37.7°C). See specific primer label for that product's application limitations.

Other primers may be appropriate.

When repainting involves a drastic color change, a coat of primer will improve the hiding performance of the topcoat color.

continued on back

Latitude™
Exterior Acrylic Flat

SURFACE PREPARATION

WARNING! If you scrape, sand or remove old paint, you may release lead dust. LEAD IS TOXIC. EXPOSURE TO LEAD DUST CAN CAUSE SERIOUS ILLNESS, SUCH AS BRAIN DAMAGE, ESPECIALLY IN CHILDREN. PREGNANT WOMEN SHOULD ALSO AVOID EXPOSURE. Wear a NIOSH-approved respirator to control lead exposure. Clean up carefully with a HEPA vacuum and a wet mop. Before you start, find out how to protect yourself and your family by contacting the National Lead Information Hotline at 1-800-424-LEAD or log on to www.epa.gov/lead.

Remove all surface contamination by washing with an appropriate cleaner, rinse thoroughly and allow to dry. Existing peeled or checked paint should be scraped and sanded to a sound surface. Glossy surfaces should be sanded dull. Stains from water, smoke, ink, pencil, grease, etc. should be sealed with the appropriate primer-sealer. Recognize that any surface preparation short of total removal of the old coating may compromise the service length of the system.

Aluminum and Galvanized Steel:
Wash to remove any oil, grease, or other surface contamination. All corrosion must be removed with sandpaper, wire brush, or other abrading method. On large expanses of metal siding, the air, surface, and material temperatures must be 50°F or higher.

Cement Composition Siding-Panels:
Remove all dirt, dust, grease, oil, loose particles, laitance, foreign material, and peeling or defective coatings. Allow the surface to dry thoroughly. If the surface is new, test it for pH, if the pH is higher than 9, prime with Loxon Concrete & Masonry Primer. After power washing, previously painted masonry may still have a powdery surface that should be sealed with Loxon Conditioner.

Caulking:
Gaps between windows, doors, trim, and other through-wall openings can be filled with the appropriate caulk after priming the surface.

Masonry, Concrete, Cement, Block:
All new surfaces must be cured according to the supplier's recommendations – usually about 30 days. Remove all form release and curing agents. Rough surfaces can be filled to provide a smooth surface. If painting cannot wait 30 days, allow the surface to cure 7 days and prime the surface with Loxon Concrete & Masonry Primer. Cracks, voids, and other holes should be repaired with an elastomeric patch or sealant. Concrete masonry units (CMU) - Surface should be thoroughly clean and dry. Air, material and surface temperatures must be at least 50°F (10°C) before filling. Use Loxon Acrylic Block Surfacer. The filler must be thoroughly dry before topcoating.

Previously Painted Surfaces:
Spot prime bare areas, wait 4 hours, and paint the entire surface. Some specific surfaces require specialized treatment.

SURFACE PREPARATION

Mildew:
Prior to attempting to remove mildew, it is always recommended to test any cleaner on a small, inconspicuous area prior to use. Bleach and bleaching type cleaners may damage or discolor existing paint films. Bleach alternative cleaning solutions may be advised. Mildew may be removed before painting by washing with a solution of 1 part liquid bleach and 3 parts clean water. Apply the solution and scrub the mildewed area. Allow the solution to remain on the surface for 10 minutes. Rinse thoroughly with clean water and allow the surface to dry before painting. Wear protective eyewear, waterproof gloves, and protective clothing. Quickly wash off any of the mixture that comes in contact with your skin. Do not add detergents or ammonia to the bleach-water solution.

Wood:
Sand any exposed wood to a fresh surface. Patch all holes and imperfections with a wood filler or putty and sand smooth. All patched areas must be primed.

Steel:
Rust and mill scale must be removed using sandpaper, wire brush, or other abrading method. Bare steel must be primed the same day as cleaned.

Stucco:
Remove any loose stucco, efflorescence, or laitance. Allow new stucco to cure at least 30 days before painting. If painting cannot wait 30 days, allow the surface to dry 7 days and prime with Loxon Concrete & Masonry Primer. Repair cracks, voids, and other holes with an elastomeric patch or sealant.

***Vinyl or other PVC Building Products:**
Clean the surface thoroughly by scrubbing with warm, soapy water. Rinse thoroughly, if needed prime with appropriate white primer. Do not paint vinyl with any color darker than the original color or having a Light Reflective Value (LRV) of less than 56 unless VinylSafe® Colors are used. If VinylSafe colors are not used the vinyl may warp. Follow all painting guidelines of the vinyl manufacturer when painting. Only paint properly installed vinyl siding. Deviating from the manufacturer's painting guidelines may cause the warranty to be voided.

CAUTIONS

For exterior use only.
Protect from freezing.
Non-Photochemically reactive.

Before using, carefully read **CAUTIONS on label**.

CRYSTALLINE SILICA, ZINC: Use only with adequate ventilation. To avoid overexposure, open windows and doors or use other means to ensure fresh air entry during application and drying. If you experience eye watering, headaches, or dizziness, increase fresh air, or wear respiratory protection (NIOSH approved) or leave the area. Adequate ventilation required when sanding or abrading the dried film. If adequate ventilation cannot be provided wear an approved particulate respirator (NIOSH approved). Follow respirator manufacturer's directions for respirator use. Avoid contact with eyes and skin. Wash hands after using. Keep container closed when not in use. Do not transfer contents to other containers for storage. **FIRST AID:** In case of eye contact, flush thoroughly with large amounts of water. Get medical attention if irritation persists. If swallowed, call Poison Control Center, hospital emergency room, or physician immediately. **WARNING:** This product contains chemicals known to the State of California to cause cancer and birth defects or other reproductive harm. **DO NOT TAKE INTERNALLY. KEEP OUT OF THE REACH OF CHILDREN.**

HOTW 09/22/2022 K60W00651 05 39
FRC, SP

CLEANUP INFORMATION

Clean spills, spatters, hands and tools immediately after use with soap and warm clean water. After cleaning, flush spray equipment with compliant cleanup solvent to prevent rusting of the equipment. Follow manufacturer's safety recommendations when using solvents.

The information and recommendations set forth in this Product Data Sheet are based upon tests conducted by or on behalf of The Sherwin-Williams Company. Such information and recommendations set forth herein are subject to change and pertain to the product offered at the time of publication. Consult your Sherwin-Williams representative or visit www.paintdocs.com to obtain the most current version of the PDS and/or an SDS

Latitude™

Exterior Acrylic Satin

K62-650 Series

CHARACTERISTICS

Latitude™ Exterior Acrylic Satin gives painters more flexibility in their schedules and extends the painting season. **Latitude** is formulated with ClimateFlex Technology™, providing exceptional early moisture resistance and smooth application and appearance at extreme temperatures (application at 35°F-120°F (1.7°C - 48.8°C) air, surface and material temperatures) and is resistant to early dirt pick up.
Latitude provides outstanding performance on properly prepared aluminum and vinyl siding, wood siding, clapboard, shakes, shingles, plywood, masonry, and metal.

Key Attributes and Benefits:
ClimateFlex Technology™
Excellent application, flow and leveling
Great dirt pick up resistance

VinylSafe™ paint colors allow you the freedom to choose from 100 color options, including a limited selection of darker colors formulated to resist warping and buckling when applied to a sound, stable vinyl substrate.

Color: Most Colors
Coverage: 350-400 sq. ft. per gallon @ 4 mils wet, 1.4 mils dry

Drying Time, @ 50% RH:

	@35-45°F	@45°F+
Touch:	2 Hours	2 Hours
Recoat:	24-48 hours	4 Hours

Drying and recoat times are temperature, humidity, and film thickness dependent.

Finish: 10-20 units @ 60°

Tinting with CCE only:

Base:	oz. per gallon	Strength
Extra White*	0-7	SherColor
Super White	**DO NOT TINT**	
Deep Base	4-12	SherColor
Ultradeep Base	10-12	SherColor
Light Yellow	0-10	SherColor
Vivid Yellow	0-10	SherColor
Real Red*	0-10	SherColor

*Extra White and Real Red bases may be used without the addition of CCE tint.

Extra White K62W00651
(may vary by color)

V.O.C.(less exempt solvents):
Less than 50 grams per litre; 0.42 lbs. per gallon
As per 40 CFR 59.406

Volume Solids: 34 ±2%
Weight Solids: 49 ±2%
Weight per Gallon: 10.49 lbs
Flash Point: N.A.
Vehicle Type: 100% Acrylic
Shelf Life: 36 months, unopened
WVP Perms (US) 23.49 grains/(hr ft^2 in Hg)

Mildew Resistant
This coating contains agents which inhibit the growth of mildew on the surface of this coating film.

COMPLIANCE

As of 09/22/2022, Complies with :

OTC	Yes
OTC Phase II	Yes
S.C.A.Q.M.D.	Yes
CARB	Yes
CARB SCM 2007	Yes
CARB SCM 2020	Yes
Canada	Yes
LEED® v4 & v4.1 Emissions	N/A
LEED® v4 & v4.1 V.O.C.	Yes
EPD-NSF® Certified	No
MIR-Manufacturer Inventory	No
MPI®	Yes

APPLICATION

When the air temperature is at 35°F (1.7°C), substrates may be colder; prior to painting, check to be sure the air, surface, and material temperature are above 35°F (1.7°C) and at least 5°F above the dew point. Avoid using if rain or snow is expected within 30 minutes.

Do not apply at air or surface temperatures below 35°F (1.7°C) or when air or surface temperatures may drop below 35°F (1.7°C) within 48 hours.

No reduction needed.

Brush:
Use a nylon-polyester brush.

Roller:
Use a high quality 3/8-3/4 inch nap synthetic roller cover.

For specific brushes and rollers, please refer to our Brush and Roller Guide on sherwin-williams.com

Spray - Airless:
Pressure .....2000 p.s.i.
Tip .....0 15-.019 inch

APPLICATION TIPS

Make sure product is completely agitated (mechanically or manually) before use.

Thoroughly follow the recommended surface preparations. Most coating failures are due to inadequate surface preparation or application. Thorough surface preparation will help provide long term protection with **Latitude** coating.

SPECIFICATIONS

Latitude can be self-priming when used directly over existing coatings, or exterior bare drywall, plaster and masonry (with a cured pH of less than 9). The first coat acts like a coat of primer and the second coat provides the final appearance and performance. Please note that some specific surfaces require specialized treatment.

Use on these properly prepared surfaces:

Aluminum & Aluminum Siding[1], **Galvanized Steel**[1]**:**
2 coats Latitude Exterior Acrylic

Concrete Block, CMU, Split face Block:
1 coat Loxon Acrylic Block Surfacer
2 coats Latitude Exterior Acrylic

Brick, Stucco, Cement, Concrete:
1 coat Loxon Concrete & Masonry Primer (if needed)
or
Loxon Conditioner (if needed)
2 coats Latitude Exterior Acrylic

Cement Composition Siding/Panels:
1 coat Loxon Concrete & Masonry Primer (if needed)
or
Loxon Conditioner (if needed)
2 coats Latitude Exterior Acrylic

Plywood:
1 coat Exterior Latex Primer
2 coats Latitude Exterior Acrylic

***Vinyl Siding:**
2 coats Latitude Exterior Acrylic

Wood (Cedar, Redwood):
1 coat Exterior Oil-Based Wood Primer
2 coats Latitude Exterior Acrylic

Knots and some woods, such as redwood and cedar, contain a high amount of tannin, a colored wood extract. For best results on these woods, use a coat of Exterior Oil-Based Wood Primer.

Wood Composition Board - Hardiboard:
Because of the potential for wax bleeding out of the substrate, apply 1 coat of Exterior Oil-Based Wood Primer and then topcoat.

[1] On large expanses of metal siding, the air, surface, and material temperatures must be 50°F (10°) or higher. Standard latex primers cannot be used below 50°F (10°C) or above 100°F (37.7°C). See specific primer label for that product's application limitations.

Other primers may be appropriate.

When repainting involves a drastic color change, a coat of primer will improve the hiding performance of the topcoat color.

continued on back

Latitude™
Exterior Acrylic Satin

SURFACE PREPARATION

WARNING! If you scrape, sand or remove old paint, you may release lead dust. LEAD IS TOXIC. EXPOSURE TO LEAD DUST CAN CAUSE SERIOUS ILLNESS, SUCH AS BRAIN DAMAGE, ESPECIALLY IN CHILDREN. PREGNANT WOMEN SHOULD ALSO AVOID EXPOSURE. Wear a NIOSH-approved respirator to control lead exposure. Clean up carefully with a HEPA vacuum and a wet mop. Before you start, find out how to protect yourself and your family by contacting the National Lead Information Hotline at 1-800-424-LEAD or log on to www.epa.gov/lead.

Remove all surface contamination by washing with an appropriate cleaner, rinse thoroughly and allow to dry. Existing peeled or checked paint should be scraped and sanded to a sound surface. Glossy surfaces should be sanded dull. Stains from water, smoke, ink, pencil, grease, etc. should be sealed with the appropriate primer-sealer. Recognize that any surface preparation short of total removal of the old coating may compromise the service length of the system.

Aluminum and Galvanized Steel:
Wash to remove any oil, grease, or other surface contamination. All corrosion must be removed with sandpaper, wire brush, or other abrading method. On large expanses of metal siding, the air, surface, and material temperatures must be 50°F or higher.

Cement Composition Siding-Panels:
Remove all dirt, dust, grease, oil, loose particles, laitance, foreign material, and peeling or defective coatings. Allow the surface to dry thoroughly. If the surface is new, test it for pH, if the pH is higher than 9, prime with Loxon Concrete & Masonry Primer. After power washing, previously painted masonry may still have a powdery surface that should be sealed with Loxon Conditioner.

Caulking:
Gaps between windows, doors, trim, and other through-wall openings can be filled with the appropriate caulk after priming the surface.

Masonry, Concrete, Cement, Block:
All new surfaces must be cured according to the supplier's recommendations – usually about 30 days. Remove all form release and curing agents. Rough surfaces can be filled to provide a smooth surface. If painting cannot wait 30 days, allow the surface to cure 7 days and prime the surface with Loxon Concrete & Masonry Primer. Cracks, voids, and other holes should be repaired with an elastomeric patch or sealant. Concrete masonry units (CMU) - Surface should be thoroughly clean and dry. Air, material and surface temperatures must be at least 50°F (10°C) before filling. Use Loxon Acrylic Block Surfacer. The filler must be thoroughly dry before topcoating.

Previously Painted Surfaces:
Spot prime bare areas, wait 4 hours, and paint the entire surface. Some specific surfaces require specialized treatment.

SURFACE PREPARATION

Mildew:
Prior to attempting to remove mildew, it is always recommended to test any cleaner on a small, inconspicuous area prior to use. Bleach and bleaching type cleaners may damage or discolor existing paint films. Bleach alternative cleaning solutions may be advised. Mildew may be removed before painting by washing with a solution of 1 part liquid bleach and 3 parts clean water. Apply the solution and scrub the mildewed area. Allow the solution to remain on the surface for 10 minutes. Rinse thoroughly with clean water and allow the surface to dry before painting. Wear protective eyewear, waterproof gloves, and protective clothing. Quickly wash off any of the mixture that comes in contact with your skin. Do not add detergents or ammonia to the bleach-water solution.

Wood:
Sand any exposed wood to a fresh surface. Patch all holes and imperfections with a wood filler or putty and sand smooth. All patched areas must be primed.

Steel:
Rust and mill scale must be removed using sandpaper, wire brush, or other abrading method. Bare steel must be primed the same day as cleaned.

Stucco:
Remove any loose stucco, efflorescence, or laitance. Allow new stucco to cure at least 30 days before painting. If painting cannot wait 30 days, allow the surface to dry 7 days and prime with Loxon Concrete & Masonry Primer. Repair cracks, voids, and other holes with an elastomeric patch or sealant.

***Vinyl or other PVC Building Products:**
Clean the surface thoroughly by scrubbing with warm, soapy water. Rinse thoroughly, if needed prime with appropriate white primer. Do not paint vinyl with any color darker than the original color or having a Light Reflective Value (LRV) of less than 56 unless VinylSafe® Colors are used. If VinylSafe colors are not used the vinyl may warp. Follow all painting guidelines of the vinyl manufacturer when painting. Only paint properly installed vinyl siding. Deviating from the manufacturer's painting guidelines may cause the warranty to be voided.

CAUTIONS

For exterior use only.
Protect from freezing.
Non-Photochemically reactive.

Before using, carefully read **CAUTIONS on label**.

ZINC:
Use only with adequate ventilation. To avoid overexposure, open windows and doors or use other means to ensure fresh air entry during application and drying. If you experience eye watering, headaches, or dizziness, increase fresh air, or wear respiratory protection **(NIOSH** approved) or leave the area. Avoid contact with eyes and skin. Wash hands after using. Keep container closed when not in use. Do not transfer contents to other containers for storage. **FIRST AID:** In case of eye contact, flush thoroughly with large amounts of water. Get medical attention if irritation persists. If swallowed, call Poison Control Center, hospital emergency room, or physician immediately. **WARNING:** This product contains chemicals known to the State of California to cause cancer and birth defects or other reproductive harm. **DO NOT TAKE INTERNALLY. KEEP OUT OF THE REACH OF CHILDREN.**

HOTW 09/22/2022 K62W00651 04 36
FRC, SP

CLEANUP INFORMATION

Clean spills, spatters, hands and tools immediately after use with soap and warm clean water. After cleaning, flush spray equipment with compliant cleanup solvent to prevent rusting of the equipment. Follow manufacturer's safety recommendations when using solvents.

The information and recommendations set forth in this Product Data Sheet are based upon tests conducted by or on behalf of The Sherwin-Williams Company. Such information and recommendations set forth herein are subject to change and pertain to the product offered at the time of publication. Consult your Sherwin-Williams representative or visit www.paintdocs.com to obtain the most current version of the PDS and/or an SDS

Pro Industrial™

Waterbased Alkyd Urethane Enamel Semi-Gloss

B53–5150 Series

CHARACTERISTICS

Pro Industrial Waterbased Alkyd Urethane Enamel is a premium quality interior-exterior enamel formulated with a urethane modified alkyd resin system for high performance. It provides beauty and durability when applied to interior-exterior surfaces such as properly prepared drywall, wood, masonry, and metal. It brings together the convenience and ease of use of a waterborne coating with the performance and coating characteristics of a traditional oil-based enamel.

- Excellent washability, flow and leveling
- Excellent touch up
- Easy application & cleanup
- Resistant to yellowing compared to traditional alkyds
- Suitable for use in USDA inspected facilities

For use on properly prepared: Steel, Galvanized & Aluminum, Drywall, Concrete and Masonry, and Wood.

Finish:	50-70 units @ 60°
Color:	Most Colors

Recommended Spreading Rate per coat:

Wet mils:	4.0-5.0
Dry mils:	1.3-1.7
Coverage:	320-407 sq. ft. per gallon
Theoretical Coverage:	529 sq. ft. per gallon @ 1 mil dry

Approximate spreading rates are calculated on volume solids and do not include any application loss.
Note: Brush or roll application may require multiple coats to achieve maximum film thickness and uniformity of appearance.

Drying Schedule @ 4.0 mils wet, @ 50% RH:
Drying and recoat times are temperature, humidity, and film thickness dependent.

	@77°F
To touch	1-2 hours
To recoat	4 hours

Tinting with CCE only:

Base	**oz. per gallon**	**Strength**
Extra White	0-6	SherColor
Deep Base	4-12	SherColor
Ultradeep Base	10-14	SherColor

Extra White B53W05151
(may vary by color)

V.O.C. (less exempt solvents):
less than 50 grams per litre; 0.42 lbs. per gallon
As per 40 CFR 59.406

Volume Solids:	33 ±2%
Weight Solids:	48 ±2%
Weight per Gallon:	10.64 lbs
Flash Point:	N.A.
Vehicle Type:	Urethane Modified Alkyd
Shelf Life:	36 months, unopened

COMPLIANCE

As of 04/01/2025, Complies with:

OTC	Yes
OTC Phase II	Yes
S.C.A.Q.M.D.	Yes
CARB	Yes
CARB SCM 2007	Yes
CARB SCM 2020	Yes
Canada	Yes
LEED® v4 & v4.1 Emissions	No
LEED® v4 & v4.1 V.O.C.	Yes
EPD-NSF® Certified	Yes
MIR-Manufacturer Inventory	No
MPI®	#169

APPLICATION

Temperature:

minimum	50°F / 10°C
maximum	100°F / 37.8°C
	air, surface and material
	At least 5°F above dew point
Relative humidity:	85% maximum

The following is a guide. Changes in pressures and tip sizes may be needed for proper spray characteristics. Always purge spray equipment before use with listed reducer. Any reduction must be compatible with the existing environmental and application conditions.

Reducer: Water

Airless Spray:

Pressure	2000 p.s.i.
Hose	¼ inch I.D.
Tip	.013-.017 inch
Filter	60 mesh
Reduction:	Not recommended

Brush: Use a nylon-polyester brush such as Purdy® Syntox®.
Roller Cover: Use a 1/4-1/2 inch woven cover such as Purdy® White Dove™.
If specific application equipment is listed above, equivalent equipment may be substituted.

Apply paint at the recommended film thickness and spreading rate as indicated. Application of coating above maximum or below minimum recommended spreading rate may adversely affect coating performance.

No painting should be done immediately after a rain or during foggy weather.

When using spray equipment, use a 50% overlap with each pass of the gun to avoid holidays, bare areas, and pinholes. Apply coating evenly while maintaining a wet edge to prevent lapping.

SPECIFICATIONS

Steel:
1 coat Pro Industrial Pro-Cryl Primer
2 coats Pro Industrial Waterbased Alkyd Urethane

Aluminum & Galvanizing:
1 coat Pro Industrial Pro-Cryl Primer
2 coats Pro Industrial Waterbased Alkyd Urethane

Concrete Block (CMU):
1 coat Pro Industrial Heavy Duty Block Filler
or Loxon Acrylic Block Surfacer
2 coats Pro Industrial Waterbased Alkyd Urethane

Concrete-Masonry:
1 coat Loxon Concrete & Masonry Primer
or 1 coat Loxon Conditioner
2 coats Pro Industrial Waterbased Alkyd Urethane

Drywall:
1 coat ProMar 200 Zero V.O.C. Primer
2 coats Pro Industrial Waterbased Alkyd Urethane

Wood, exterior:
1 coat Exterior Wood Primer
2 coats Pro Industrial Waterbased Alkyd Urethane

Wood, interior:
1 coat Premium Wall & Wood Primer
2 coats Pro Industrial Waterbased Alkyd Urethane

The systems listed above are representative of the product's use, other systems may be appropriate.

continued on back

Pro Industrial™

Waterbased Alkyd Urethane Enamel Semi-Gloss

SURFACE PREPARATION

WARNING! If you scrape, sand or remove old paint, you may release lead dust. LEAD IS TOXIC. EXPOSURE TO LEAD DUST CAN CAUSE SERIOUS ILLNESS, SUCH AS BRAIN DAMAGE, ESPECIALLY IN CHILDREN. PREGNANT WOMEN SHOULD ALSO AVOID EXPOSURE. Wear a NIOSH-approved respirator to control lead exposure. Clean up carefully with a HEPA vacuum and a wet mop. Before you start, find out how to protect yourself and your family by contacting the National Lead Information Hotline at 1-800-424-LEAD or log on to www.epa.gov/lead.

Do not use hydrocarbon solvents for cleaning.

Remove all surface contamination by washing with an appropriate cleaner, rinse thoroughly and allow to dry. Existing peeled or checked paint should be scraped and sanded to a sound surface. Glossy surfaces should be sanded dull. Stains from water, smoke, ink, pencil, grease, etc. should be sealed with the appropriate primer-sealer. Recognize that any surface preparation short of total removal of the old coating may compromise the service length of the system.

Iron & Steel - Minimum surface preparation is Hand Tool Clean per SSPC-SP2. Remove all oil and grease from surface per SSPC-SP1. For better performance, use Commercial Blast Cleaning per SSPC-SP6. Primer recommended for best performance.

Aluminum - Remove all oil, grease, dirt, oxide, and other foreign material per SSPC-SP1. Prime the area the same day as cleaned.

Galvanizing - Allow to weather a minimum of six months prior to coating. Solvent Clean per SSPC-SP1. When weathering is not possible, or the surface has been treated with chromates or silicates, first Solvent Clean per SSPC-SP1 and apply a test patch. Allow paint to dry at least one week before testing adhesion. If adhesion is poor, brush blasting per SSPC-SP16 is necessary to remove these treatments. Rusty galvanizing requires a minimum of Hand Tool Cleaning per SSPC-SP2. Prime the area the same day as cleaned.

Concrete Block - Surface should be thoroughly clean and dry. Air, material, and surface temperatures must be at least 55°F (13°C) before filling. Use Pro Industrial Heavy Duty Block Filler or Loxon Acrylic Block Surfacer. The filler must be thoroughly dry before topcoating.

Masonry – All masonry must be free of dirt, oil, grease, loose paint, mortar, masonry dust, etc. Clean per SSPC-SP13/Nace 6/ ICRI No. 310.2R, CSP 1-3. Poured, troweled, or tilt-up concrete, plaster, mortar, etc. must be thoroughly cured at least 30 days at 75°F. Form release compounds and curing membranes must be removed by brush blasting. Brick must be allowed to weather for one year prior to surface preparation and painting. Prime the area the same day as cleaned. Weathered masonry and soft or porous cement board must be brush blasted or power tool cleaned to remove loosely adhering contamination and to get to a hard, firm surface. Apply one coat Loxon Conditioner, following label recommendations.

Wood - Surface must be clean, dry, and sound. Prime with recommended primer. No painting should be done immediately after a rain or during foggy weather. Knots and pitch streaks must be scraped, sanded and spot primed before full coat of primer is applied. All nail holes or small openings must be properly caulked.

SURFACE PREPARATION

Previously Painted Surface - If in sound condition, clean the surface of all foreign material. Smooth, hard or glossy coatings and surfaces should be dulled by abrading the surface. Apply a test area, allowing paint to dry one week before testing adhesion. If adhesion is poor, additional abrasion of the surface and/or removal of the previous coating may be necessary. Retest surface for adhesion. If paint is peeling or badly weathered, clean surface to sound substrate and treat as a new surface as above. Recognize that any surface preparation short of total removal of the old coating may compromise the service length of the system.

Mildew - Clean mildew from the Surface: Mildew is a fungus that looks like dirt but won't wash off. Mildew must be removed before painting, or it will grow through any new coat of paint. To remove mildew or suspected mildew, scrub surface before painting with a commercial mildew remover following manufacturer's safety instructions.

PERFORMANCE

System Tested: (unless otherwise indicated)
Substrate: **Steel**
Surface Preparation **SSPC-SP10**
Finish: Pro Industrial Waterbased Alkyd Urethane @5.0 W.F.T.

Adhesion:
Method: ASTM D3359 method B
Result: 4B

Pencil Hardness:
Method: ASTM D3363
Result: 4H

Flexibility:
Method: ASTM D522, 180° bend, 1/8 inch mandrel
Result: Pass

Dry Heat Resistance:
Method: ASTM D2485
Result: 200°F

Block Resistance:
Method: Lab assessment
Result: Excellent

Resistance Yellowing:
Method: Lab assessment
Result: Excellent

No painting should be done immediately after a rain or during foggy weather.

Do not paint on wet surfaces.

Check adhesion by applying a test strip to determine the readiness for painting.

SAFETY PRECAUTIONS

Before using, carefully read **CAUTIONS** on label.

Refer to the Safety Data Sheets (SDS) before use.

FOR PROFESSIONAL USE ONLY.

Published technical data and instructions are subject to change without notice. Contact your Sherwin-Williams representative for additional technical data and instructions.

CLEANUP INFORMATION

Clean spills, spatters, hands, and tools immediately after use with soap and warm clean water. After cleaning, flush spray equipment with compliant cleanup solvent to prevent rusting of the equipment. Follow manufacturer's safety recommendations when using solvents.

Danger: Rags, steel wool, other waste soaked with this product, and sanding residue may spontaneously catch fire if improperly discarded. Immediately place rags, steel wool, other waste soaked with this product, and sanding residue in a sealed, water-filled, metal container. Dispose of in accordance with local fire regulation.

HOTW 04/01/2025 B53W05151 06 28 FRC, SP

The information and recommendations set forth in this Product Data Sheet are based upon tests conducted by or on behalf of The Sherwin-Williams Company. Such information and recommendations set forth herein are subject to change and pertain to the product offered at the time of publication. Consult your Sherwin-Williams representative or visit www.paintdocs.com to obtain the most current version of the PDS and/or an SDS

AGENDA
STAFF REPORT

MEETING DATE: 5/19/2026	**AGENDA SECTION:** CONSENT CALENDAR

SUBJECT:
Approval and authorization for the City Manager to execute amendment #6 with Brandley Engineering for completion of phase 1 and phase 2 of the Hanford Municipal Airport Fuel Island Project in an amount not to exceed $262,000

RECOMMENDATION:

Recommendation:
That the City Council, by motion:

Authorize the City Manager to execute amendment #6 with Brandley Engineering for an amount not to exceed $262,000 for completion of phase 1 and phase 2 of the Hanford Municipal Airport Fuel Island Project.

Recommended Motion:
I move to:

Authorize the City Manager to execute amendment #6 with Brandley Engineering for an amount not to exceed $262,000 for completion of phase 1 and phase 2 of the Hanford Municipal Airport Fuel Island Project.

BACKGROUND:

At the August 19, 2023, Council meeting, the City Council approved a 5-year contract with Brandley Engineering for construction management, airport engineering, and planning for all State and Federal airport improvement projects.

At the April 21, 2026, Council meeting, council received a presentation regarding the lowest bid received for the proposed Hanford Municipal Airport Fuel Island Project and associated funding scenarios. Following careful consideration, the Council authorized approval of the project and contract and appropriated $2,878,000 from the General Fund and $150,000 from the Airport Facilities Trust Fund to support the project.

Amendment #6 is specifically for the Airport Fuel Island Project and related services required for completion of the project and proper recording of all related items. A portion of the construction management agreement cost may be reimbursable.

FISCAL IMPACT:

Previously approved appropriations from the General Fund in the amount of $2,878,000 and Airport

Facilities Trust Fund in the amount of $150,000 will fund this amendment.

Airport Fueling Island Project with Jet A Fuel		
Project Cost	$	2,140,290
Contingency of 5% (Rounded)	$	107,000
Construction Management (portion may be reimbursable)	$	262,000
Grant Reimbursement	$	(493,449)
Fuel Truck	$	370,000
Addtl Part-Time Help	$	17,000
Total Project Cost and related expenses	$	2,402,841
Airport Facility Trust contribution	$	(150,000)
Plus amt to cover fund deficit including prior loan	$	625,000
Total GF contribution amount (Rounded)	$	2,878,000

ATTACHMENTS:

1. Brandley Supplemental Services Agreement 6

SUPPLEMENTAL SERVICES AGREEMENT NO. 6
Professional, Planning, Architectural and Design/Engineering Services associated with Airport Development Projects for the Hanford Municipal Airport

This Agreement, entered into this _____ day of _____, 2026, by and between the City of Hanford, hereinafter referred to as the "CITY", and Brandley Engineering, Inc. as the "CONSULTANT". hereinafter referred to as the "CONSULTANT."

W I T N E S S E T H

WHEREAS, CITY entered into a Professional Services Agreement for Professional, Planning, Architectural and Design/Engineering Services associated with Airport Development Projects for the Hanford Municipal Airport with the CONSULTANT dated the 8th day of November 2023, and

WHEREAS, the CITY has the desire to secure certain technical and professional services to assist in the engineering during construction and resident engineering, testing, and inspection of New Fuel Island and Tanks as described as "Scope of Work" in Exhibit "A", and hereinafter referred to as the "PROJECT"; and

WHEREAS, the CONSULTANT represents it is licensed, qualified and willing to provide such services pursuant to terms and conditions of this Agreement.

NOW, THEREFORE, CITY and CONSULTANT agree as follows:

This agreement supplements said Professional Services Agreement, and the terms of said Agreement apply hereto.

I. SERVICES TO BE PERFORMED BY THE CONSULTANT

Authorized Scope of Work: The CONSULTANT agrees to perform all work necessary to complete in a manner satisfactory to the CITY those tasks described in Exhibit "A" - Scope of Work, for the cost identified in Exhibit "B" – Breakdown of Engineering Fees.

II. TIME OF PERFORMANCE

The CONSULTANT shall commence performance of this Agreement within five (5) days following receipt of fully executed Agreement and Notice to Proceed and shall complete the work within one (1) year unless otherwise extended in writing by CITY, in its sole discretion (to be altered if negotiated timeframes).

If the CONSULTANT fails to complete the PROJECT within the time specified, plus any extensions of time which may be granted, the CITY shall determine the percent of each work item completed and shall pay the CONSULTANT on that basis.

CONSULTANT shall not be responsible for delays which are due to causes beyond the CONSULTANT's reasonable control. In the case of any such delay, the time of completion shall be extended accordingly in a writing signed by both parties.

III. COMPENSATION

A. Total Compensation: For services performed pursuant to this Agreement, the CITY agrees to pay and the CONSULTANT agrees to accept, as payment in full, a sum not to exceed Two hundred sixty two thousand dollars ($262,000.00).

This amount shall constitute complete compensation, including document production and out-of-pocket expenses for all services for the work and PROJECT identified in each Supplemental Services Agreement.

B. Payment of Compensation: The CONSULTANT shall be compensated according to Exhibit "B" upon completion of percentage of each noted phase. The CONSULTANT shall be paid no later than thirty (30) days following submission of a written, verified billing to the CITY. Said billing shall include the percentage of each task completed to date and since the date of the preceding billing, if any.

IV. AUTHORIZED REPRESENTATIVE

A. CITY: The City Manager shall represent the CITY in all matters pertaining to the services to be rendered under this Agreement, except where approval of the City Council of the City of Hanford is specifically required.

B. CONSULTANT: Melissa Brandley and R. Damon Brandley shall represent and act as principles for CONSULTANT in all matters pertaining to the services to be rendered by it under this Agreement.

IN WITNESS WHEREOF, this Agreement is executed on the day and year first above written.

CITY OF HANFORD	CONSULTANT
	Melissa S. Brandley 4-23-26
Chris Tavarez, City Manager	Melissa Brandley, Secretary, CFO

Attachments: Exhibit "A" – Scope of Work'
Exhibit "B" – Breakdown of Engineering Fees

Exhibit "A": Scope of Work

The complete and detailed engineering design of the Fuel Island and Tanks will be prepared that includes two major phases as listed below:

Phase 1 – Engineering Design During Construction and Final Project Closeout

- Participate in a pre-construction conference.

- Provide engineering surveillance of all construction operations, including attendance at weekly construction meetings, preparation of any change orders required, preparation of contractor pay estimates, preparation of F.A.A. reimbursement requests, review of all contractor submittals, preparation of final as-constructed drawings and final engineer's report, and updating the ALP to show as constructed conditions.

Phase 2 – Resident Engineering, Testing , and Inspection

The Contractor will be required to furnish material submittals for all materials proposed for use on the project, provide all Quality Control Testing and Inspection during the construction of this project, and meet all requirements of the plans and specifications.

The Engineer will provide all Quality Assurance Testing and Inspection, which will include the following:

- Furnish qualified Resident Engineer to review and monitor all construction activities associated with the site work portion of the work which includes all underground utilities (storm drain and electrical ducts), all asphalt pavement work, all concrete foundations, concrete slabs and miscellaneous concrete work, all fencing and airfield marking.
- Excluded from this work in on site Resident Engineering during installation of the fuel tanks and associated piping. However fuel tank inspections will be performed by a fuel subconsultant per the last bullet below.
- Provide quality assurance testing for asphalt and concrete.
- Review and approve all contractor's quality control testing and inspection reports.
- Also included are inspection of the tanks prior to shipping at the tank manufacturer's facility in Oregon and final inspection of the complete tank and fuel system installation at Hanford Municipal Airport by fuel subconsultant The Lynch Group.

Exhibit B

HANFORD MUNICIPAL AIRPORT
HANFORD, CALIFORNIA

BREAKDOWN OF ENGINEERING FEES

Fuel Island and Tanks - Construction Management

Phase 1 - Engineering Design During Construction and Project Closeout

Principal Engineer	145.0	Hrs @	$ 300.00	$ 43,500.00	
Senior Engineer	75.0	Hrs @	180.00	13,500.00	
Junior Engineer	25.0	Hrs @	120.00	3,000.00	
Project Administrator	60.0	Hrs @	100.00	6,000.00	
Clerical	32.0	Hrs @	85.00	2,720.00	
Mileage	2,000.0	Miles @	0.700	1,400.00	
Fuel Subconsultant				23,500.00	
Subconsultant Markup 10%				2,350.00	
Total - Engineering During Construction				$ 95,970.00	
				Use	$ 96,000.00

Phase 2 - Resident Engineering, Testing, and Inspection

Resident Engineer					
Regular Hours	456.0	Hrs @	$ 190.00	$ 86,640.00	
Overtime Hours	90.0	Hrs @	285.00	25,650.00	
Apprentice					
Regular Hours	72.0	Hrs @	95.00	6,840.00	
Overtime Hours	18.0	Hrs @	142.50	2,565.00	
Certified Asphalt Testing Lab		Standard Rates		2,000.00	
Certified Concrete Testing Lab		Standard Rates		6,000.00	
Vehicle Rental	45.0	Days @	50.00	2,250.00	
Mileage	6,000.0	Miles @	0.700	4,200.00	
Per Diem	36.0	Days @	230.00	8,280.00	
Fuel Subconsultant				19,000.00	
Subconsultant Markup 10%				1,900.00	
Total - Construction Management				165,325.00	
				Use	166,000.00
Total Engineering Services					$ 262,000.00

AGENDA
STAFF REPORT

MEETING DATE: 5/19/2026	**AGENDA SECTION:** CONSENT CALENDAR

SUBJECT:
Approval of a Notice of Completion for the Hanford Municipal Airport HJO Airport Fuel Station Closure Project and authorize the Mayor to execute and the City Clerk to attest and file said Notice with Kings County Recorder's Office.

RECOMMENDATION:

Recommendation:
That the City Council, by motion:

Approve a Notice of Completion for the Hanford Municipal Airport HJO Airport Fuel Station Closure Project and authorize the Mayor to execute and the City Clerk to attest and file said Notice with Kings County Recorder's Office.

Recommended Motion:
I move to:

Approve a Notice of Completion for the Hanford Municipal Airport HJO Airport Fuel Station Closure Project and authorize the Mayor to execute and the City Clerk to attest and file said Notice with Kings County Recorder's Office.

BACKGROUND:

The Hanford Municipal Airport operated one underground fuel tank that exceeded its useful life. To prevent costly future remediation and comply with State-mandated timelines, it was determined that the fuel tank would be abandoned in place.

During the August 19, 2025, Council meeting, the City Council awarded a contract for the abandonment of the last underground fuel tank to PARC Environmental in the amount of $83,369.72.

Project details include the following

- Excavation and safe removal of the underground fuel tank and associated piping.
- Proper disposal of any residual fuel tank contents in accordance with environmental regulations.
- Soil sampling and testing to identify potential contamination.

- Site restoration to original grade and condition.

PARC Environmental completed the project to fulfillment within the designated timeline and received no liquidated damages or change orders.

FISCAL IMPACT:

Airport Operations Fund fully funded this project.

ATTACHMENTS:
1. NOC
2. Final Fuel Tank Abandonment Construction and Costs

RECORDING REQUESTED BY:
CITY OF HANFORD

When recorded return to:

City Clerk
City of Hanford
315 North Douty Street
Hanford, California 93230-3951

G.C. 27361.3 - Fee NIL

NOTICE OF COMPLETION

TO WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED AS FOLLOWS:

1. The work of Improvement is located at: Hanford Municipal Airport, 954 Hanford Armona Road, Hanford CA.

2. The Improvement is particularly described as: HJO Fuel Station Closure Project

3. The date of completion of the work of Improvement: January 5, 2026.

4. The Owner of the work of Improvement: City of Hanford.

5. The nature of the owner's interest or estate: Fee Simple Title.

6. The name of the original contractor for the work of Improvement:
   PARC Environmental

7. The surety for the work of Improvement: Great American Insurance Company

8. All work for this project has been completed.

9. Accepted by minute action of the City Council of the City of Hanford on: May 19, 2026

I certify under penalty of perjury that the foregoing is true and correct.
Dated this 19h day of May, 2026.

BY: _____
Mark Kairis, Mayor
City of Hanford, County of Kings, State of California

I, the undersigned, say:
I am the person who signed the foregoing notice. I have read the above notice and know its contents, and the facts stated therein are true of my own knowledge.

I declare under penalty of perjury that the foregoing is true and correct.

Executed at Hanford, California, this ____ day of _____, 2026.

BY: _____
Mark Kairis, Mayor
City of Hanford, County of Kings, State of California

Authority: Section 1181 Civil Code

FINAL PROJECT CONSTRUCTION AND FINANCE HISTORY

PROJECT: HJP Airport Fuel Station Closure Project

CONTRACTOR: PARC Environmental
P.O. Box 10077
Fresno, CA 93745

CONTRACT DATES:

Bid Date	August 13, 2025
Council Award	August 19, 2025
Contractor Started Work	December 1, 2025
Contract Time of Completion	15 Working Days
Contractor Completed Work	January 5, 2026

CONTRACT CHANGE ORDERS:

None

FINANCIAL HISTORY:

SOURCE OF BUDGET FUNDING	**AMOUNT**
Airport Operations Fund 0300	$83,369.72
Total Budget Funding	$83,369.72

CONSTRUCTION COSTS

Contract – Total Bid Award	$ 83,369.72
Deleted Work	$ 1,628.00
CCO	$ 0.00
Total Construction Cost	$ 81,741.72
Liquidated from PO	$77,303.23
Fund Balance	$4,438.49

AGENDA
STAFF REPORT

MEETING DATE: 5/19/2026	**AGENDA SECTION:** CONSENT CALENDAR

SUBJECT:
Acceptance and authorization for staff to File the City of Hanford's Quarterly Investment Portfolio and Transactions Reports as of 03/31/26.

RECOMMENDATION: That the City Council accept and authorize staff to file the City of Hanford's Quarterly Investment Portfolio and Transactions Report as of 03/31/26.

RECOMMENDED MOTION: I move that the City Council accept and authorize staff to file the City of Hanford's Quarterly Investment Portfolio and Transactions Report as of 03/31/26.

BACKGROUND:

Quarterly Investment Report
The City has approximately $147.2 million in investments and cash, **across all funds**, as of 03/31/26.

Recent Activity
The City actively maintains a minimum balance of $3.5 million in its Wells Fargo cash accounts. Meeder, the City's portfolio manager, continues to reinvest proceeds as securities mature. During this period, $2 million was transferred from the Local Agency Investment Fund (LAIF) to the US Bank custody account to invest in securities, as currently there is a significant amount in overnight funds. Longer-term securities were currently being selected to lock in higher interest rates as the Federal Reserve reduced rates in 2025. However, it is likely that there will be no additional rate cuts in 2026 based on current predictions. The portfolio is well positioned to achieve competitive yields while maintaining a balanced maturity structure, with investments ranging from overnight to five-year terms.

Current Investment Environment

The Federal Reserve cut interest rates three times in 2025, lowering rates by a total of 0.75 percentage points. Policymakers made the cuts in response to signs of a slowing labor market and growing economic uncertainty.

As of early 2026, however, the Federal Reserve has paused further rate cuts, keeping the federal funds rate steady at 3.50% to 3.75% following its January meeting. The Fed's current position suggests that any additional cuts this year will likely be limited, as inflation remains above the Fed's 2% target. Recent inflation data have also led policymakers to delay expectations for further easing. The Federal Reserve's next meeting is scheduled for June 2026.

The 10-year Treasury note yield closed the first quarter of 2026 at approximately 4.30%, increasing

from 4.18% at the end of 2025.

Future Actions
The City's portfolio will be actively managed and re-invested as securities mature. As idle cash is available, the City will deposit to the US Bank custody account to be invested by Meeder. A review of the investment pool interest rates will occur as LAIF tends to achieve higher yields during rate-cutting environments due to their investments in longer average maturity securities. Meeder provides Staff with in depth quarterly reviews and timely economic updates as available.

Summary
The primary purpose of the City's cash is to provide residents of Hanford with services. In order to maximize the earnings potential on the City's idle cash, the City utilizes Meeder to actively monitor the portfolio and purchase low-risk investments which will provide a higher return versus allowing the cash to be held in savings accounts earning little to no interest. Additionally, idle cash is also held with government pools, including the Local Agency Investment Fund (LAIF), Tulare County Investment Pool and CLASS. It is the policy of the City to invest public funds in a manner that will provide a high investment return with a high level of security (low risk) while meeting the daily cash flow demands of the entity and conforming to all state and local statutes governing the investment of public funds.

FISCAL IMPACT:
This item is informational. Investing the City's cash will generate continual interest earnings on the investment portfolio.

ATTACHMENTS:
1. Balance Sheet by Position
2. Transaction Detail
3. Treasurer's Report

MEEDER
PUBLIC FUNDS

Report: Balance Sheet by Position
Account: City of Hanford (446861)
As of: 03/31/2026

Identifier	Security Description	Original Units	Current Units	Currency	Asset Type	Original Cost	Yield at Cost	Matures	Book Value	Market Value
CCYUSD	US DOLLAR	2,473.77	2,473.77	USD	Receivable	2,473.77	0.00	03/31/2026	2,473.77	2,473.77
4496261892	Wells Fargo Commercial Checking	168,399.32	168,399.32	USD	Bank Deposits	168,399.32	0.00	---	168,399.32	168,399.32
4496895186	Wells Fargo Bank	45,056.00	45,056.00	USD	Bank Deposits	45,056.00	0.00	---	45,056.00	45,056.00
7248MEED	UMPQUA Bank	4,145,344.29	4,145,344.29	USD	Bank Deposits	4,145,344.29	0.00	---	4,145,344.29	4,145,344.29
31846V567	FIRST AMER:GVT OBLG;Z	179,631.89	179,631.89	USD	Money Market Funds	179,631.89	3.54	---	179,631.89	179,631.89
4496895186A	Wells Fargo Stagecoach Sweep	5,668,130.29	5,668,130.29	USD	Money Market Funds	5,668,130.29	3.55	---	5,668,130.29	5,668,130.29
CACLASS	CALIFORNIA CLASS	26,855.90	26,855.90	USD	LGIP	26,855.90	3.71	---	26,855.90	26,855.90
CALAIF	California LAIF	27,435,000.00	27,435,000.00	USD	LGIP	27,435,000.00	3.83	---	27,435,000.00	27,435,000.00
TCIP	TCIP	1,000,000.00	1,000,000.00	USD	LGIP	1,000,000.00	3.58	---	1,000,000.00	1,000,000.00
02582JKP4	AXCMT-252-A	1,000,000.00	1,000,000.00	USD	Asset-Backed Securities	999,981.90	4.28	04/15/2030	999,981.90	1,004,368.12
16144BAD0	CAOT-241-A4	1,000,000.00	1,000,000.00	USD	Asset-Backed Securities	1,012,539.06	4.65	10/25/2029	1,012,539.06	1,014,751.96
161571HZ0	CHAIT-251A-A	1,875,000.00	1,875,000.00	USD	Asset-Backed Securities	1,874,962.31	4.16	07/15/2030	1,874,962.31	1,880,295.34
17305EHA6	CCCIT-25A1-A1	1,500,000.00	1,500,000.00	USD	Asset-Backed Securities	1,499,593.05	4.31	06/21/2030	1,499,593.05	1,506,128.39
437918AC9	HONDO-241-A3	1,750,000.00	1,135,622.96	USD	Asset-Backed Securities	1,148,620.53	4.79	08/15/2028	1,148,620.53	1,143,475.60
89238DAD0	TART-24A-A3	1,437,000.00	975,554.80	USD	Asset-Backed Securities	980,623.12	4.65	10/16/2028	980,623.12	980,144.22
89240JAD3	TART-25A-A3	1,000,000.00	1,000,000.00	USD	Asset-Backed Securities	999,959.90	4.64	08/15/2029	999,959.90	1,005,984.64
13607FEJ1	CDN IMPERIAL 05/18/26	520,000.00	520,000.00	USD	Commercial Paper	504,302.35	4.17	05/18/2026	504,302.35	517,257.29
63873KFF9	NATIXIS NY 06/15/26	1,200,000.00	1,200,000.00	USD	Commercial Paper	1,169,011.99	3.91	06/15/2026	1,169,011.99	1,190,475.00
63873KG84	NATIXIS NY 07/08/26	2,500,000.00	2,500,000.00	USD	Commercial Paper	2,443,466.68	3.93	07/08/2026	2,443,466.68	2,473,866.67
63873KL54	NATIXIS NY 11/05/26	1,000,000.00	1,000,000.00	USD	Commercial Paper	975,133.33	3.83	11/05/2026	975,133.33	977,412.78
023135CG9	AMAZON.COM 3.450 04/13/29 '29	1,500,000.00	1,500,000.00	USD	Corporate Bonds	1,446,375.00	4.30	04/13/2029	1,446,375.00	1,470,315.00
037833ET3	APPLE 4.000 05/10/28 '28	1,500,000.00	1,500,000.00	USD	Corporate Bonds	1,496,805.00	4.06	05/10/2028	1,496,805.00	1,501,965.00
06055JQJ1	BOFAML 4.350 02/10/31 '28 MTN	1,000,000.00	1,000,000.00	USD	Corporate Bonds	1,000,000.00	4.35	02/10/2031	1,000,000.00	996,460.00
06406FAE3	BONY MELLON 2.450 08/17/26 '26 MTN	2,183,000.00	2,183,000.00	USD	Corporate Bonds	2,095,898.30	4.52	08/17/2026	2,095,898.30	2,168,614.03
09711CAJ3	BOFA FINANCE 4.150 11/26/27 '26 MTN	2,000,000.00	2,000,000.00	USD	Corporate Bonds	2,000,000.00	4.15	11/26/2027	2,000,000.00	1,989,900.00
166756AR7	CHEVRON USA 3.850 01/15/28 '27	1,500,000.00	1,500,000.00	USD	Corporate Bonds	1,481,790.00	4.23	01/15/2028	1,481,790.00	1,494,900.00
191216DJ6	COCA-COLA 1.500 03/05/28	1,500,000.00	1,500,000.00	USD	Corporate Bonds	1,368,090.00	4.16	03/05/2028	1,368,090.00	1,433,445.00
194162AT0	COLGATE 4.200 05/01/30 '30	1,750,000.00	1,750,000.00	USD	Corporate Bonds	1,753,675.00	4.15	05/01/2030	1,753,675.00	1,751,540.00
24422EYE3	JOHN DEERE CAP 4.550 06/05/30 MTN	1,750,000.00	1,750,000.00	USD	Corporate Bonds	1,745,590.00	4.61	06/05/2030	1,745,590.00	1,761,462.50
30303M8G0	META PLATFORMS 3.500 08/15/27 '27	1,500,000.00	1,500,000.00	USD	Corporate Bonds	1,465,755.00	4.31	08/15/2027	1,465,755.00	1,490,115.00
30303MAB8	META PLATFORMS 4.200 11/15/30 '30	1,500,000.00	1,500,000.00	USD	Corporate Bonds	1,499,490.00	4.21	11/15/2030	1,499,490.00	1,484,535.00
437076DB5	HOME DEPOT 4.875 06/25/27 '27	1,500,000.00	1,500,000.00	USD	Corporate Bonds	1,520,715.00	4.35	06/25/2027	1,520,715.00	1,514,220.00
46625HRV4	JP MORGAN 2.950 10/01/26 '26	2,000,000.00	2,000,000.00	USD	Corporate Bonds	1,945,840.00	4.33	10/01/2026	1,945,840.00	1,988,040.00
532457CP1	LILLY 4.150 08/14/27 '27	1,500,000.00	1,500,000.00	USD	Corporate Bonds	1,503,225.00	4.07	08/14/2027	1,503,225.00	1,502,145.00
58933YBQ7	MERCK & CO 4.150 09/15/30 '30	1,500,000.00	1,500,000.00	USD	Corporate Bonds	1,500,180.00	4.15	09/15/2030	1,500,180.00	1,490,880.00
69371RS80	PACCAR 4.600 01/31/29 MTN	1,500,000.00	1,500,000.00	USD	Corporate Bonds	1,510,230.00	4.43	01/31/2029	1,510,230.00	1,521,150.00
69371RT22	PACCAR 5.000 05/13/27 MTN	906,000.00	906,000.00	USD	Corporate Bonds	924,772.32	4.15	05/13/2027	924,772.32	915,440.52
713448EL8	PEPSICO 2.625 07/29/29 '29	1,500,000.00	1,500,000.00	USD	Corporate Bonds	1,390,560.00	4.26	07/29/2029	1,390,560.00	1,427,430.00
713448GB8	PEPSICO 4.600 02/07/30 '30	1,250,000.00	1,250,000.00	USD	Corporate Bonds	1,247,075.00	4.65	02/07/2030	1,247,075.00	1,266,125.00
89236TMY8	TOYOTA MOTOR CRD 4.600 01/08/27 MTN	950,000.00	950,000.00	USD	Corporate Bonds	958,141.50	4.06	01/08/2027	958,141.50	953,173.00

MEEDER
PUBLIC FUNDS

Report: Balance Sheet by Position
Account: City of Hanford (446861)
As of: 03/31/2026

Identifier	Security Description	Original Units	Current Units	Currency	Asset Type	Original Cost	Yield at Cost	Matures	Book Value	Market Value
3132XGY34	FH WN2529	2,745,000.00	2,745,000.00	USD	MBS	2,745,000.00	4.55	12/01/2028	2,745,000.00	2,766,327.09
3137FJEH8	FHMS K-081 A2 3.9 08/25/2028	2,500,000.00	2,500,000.00	USD	MBS	2,486,816.41	3.99	08/25/2028	2,486,816.41	2,486,431.93
3137FTBM8	FH-K108-A2	500,000.00	500,000.00	USD	MBS	445,625.00	4.02	03/25/2030	445,625.00	454,342.23
3137FX3Q9	FH-K117-A2	1,600,000.00	1,600,000.00	USD	MBS	1,419,124.99	3.94	08/25/2030	1,419,124.99	1,425,971.74
3137HJ5Y9	FHMS K-534 A2 4.7 11/25/2029	1,500,000.00	1,500,000.00	USD	MBS	1,495,132.50	4.70	11/25/2029	1,495,132.50	1,523,854.32
3137HLJA1	FHMS K-540 A2 4.513 02/25/2030	1,000,000.00	1,000,000.00	USD	MBS	999,972.00	4.44	02/25/2030	999,972.00	1,010,211.83
3137HNNC8	FHMS K-549 A2 4.34 09/25/2030	1,000,000.00	1,000,000.00	USD	MBS	1,015,316.00	3.93	09/25/2030	1,015,316.00	1,003,879.38
3140HRBM4	FN BL0043	2,000,000.00	1,741,896.84	USD	MBS	1,708,964.11	4.35	10/01/2028	1,708,964.11	1,719,392.33
3140LCLV1	FN BS2139	1,000,000.00	966,006.51	USD	MBS	863,821.13	4.16	07/01/2028	863,821.13	908,141.10
3140NWHC2	FN BZ2026	1,500,000.00	1,500,000.00	USD	MBS	1,488,750.00	4.29	10/01/2029	1,488,750.00	1,496,758.26
3140NXC50	FN BZ2791	640,000.00	640,000.00	USD	MBS	640,754.69	4.45	01/01/2030	640,754.69	644,578.99
010878BH8	ALAMEDA CNTY CALIF 3.599 08/01/29	1,500,000.00	1,500,000.00	USD	Municipal Bonds	1,469,655.00	4.05	08/01/2029	1,469,655.00	1,475,094.00
13034AL81	CALIFORNIA INFRASTRUCTURE & 1.235 10/01/27	1,000,000.00	1,000,000.00	USD	Municipal Bonds	909,700.00	4.33	10/01/2027	909,700.00	962,582.00
13063DC48	CALIFORNIA ST 1.700 02/01/28	2,000,000.00	2,000,000.00	USD	Municipal Bonds	1,875,640.50	3.94	02/01/2028	1,875,640.50	1,920,644.00
13063DMB1	CALIFORNIA ST 3.050 04/01/29	1,530,000.00	1,530,000.00	USD	Municipal Bonds	1,466,290.80	4.04	04/01/2029	1,466,290.80	1,489,159.71
76913CBD0	RIVERSIDE CNTY CALIF PENSIO 3.120 02/15/29	1,000,000.00	1,000,000.00	USD	Municipal Bonds	956,970.00	4.40	02/15/2029	956,970.00	970,502.00
79765RP29	SAN FRANCISCO CALIF CITY & 3.100 11/01/27 '26	1,285,000.00	1,285,000.00	USD	Municipal Bonds	1,253,273.35	4.20	11/01/2027	1,253,273.35	1,266,465.16
79768HJN9	SAN FRANCISCO (CITY & COUNT 4.655 10/01/27 '27	1,500,000.00	1,500,000.00	USD	Municipal Bonds	1,513,755.00	4.21	10/01/2027	1,513,755.00	1,515,031.50
899154AZ1	TULARE CNTY CALIF PENSION O 3.959 06/01/27	600,000.00	600,000.00	USD	Municipal Bonds	592,098.00	4.54	06/01/2027	592,098.00	598,944.00
91412GXU4	UNIVERSITY CALIF REVS 3.909 05/15/29	145,000.00	145,000.00	USD	Municipal Bonds	140,636.95	4.66	05/15/2029	140,636.95	144,047.21
977100HW9	WISCONSIN ST GEN FD ANNUAL 4.346 05/01/29	1,250,000.00	1,250,000.00	USD	Municipal Bonds	1,257,062.50	4.18	05/01/2029	1,257,062.50	1,259,847.50
15118RW37	CELTIC BANK 3.900 05/20/27	249,000.00	249,000.00	USD	Negotiable CD's	248,626.50	3.98	05/20/2027	248,626.50	248,788.18
61768ET78	MORGAN PVT BNK 4.350 03/13/28	250,000.00	250,000.00	USD	Negotiable CD's	250,000.00	4.35	03/13/2028	250,000.00	247,836.57
747133CN4	PYRAMAX BANK 3.950 10/22/26	245,000.00	245,000.00	USD	Negotiable CD's	244,755.00	4.02	10/22/2026	244,755.00	244,907.10
798186P22	SAN JOSE CALIF UNI SCH DIST 1.014 08/01/27	1,200,000.00	1,200,000.00	USD	Negotiable CD's	1,097,064.00	4.42	08/01/2027	1,097,064.00	1,154,763.60
89235MRG8	TOYOTA FINL SVGS 4.000 04/10/28	245,000.00	245,000.00	USD	Negotiable CD's	244,387.50	4.09	04/10/2028	244,387.50	244,577.98
90355GLP9	UBS USA 4.350 03/13/28	250,000.00	250,000.00	USD	Negotiable CD's	250,000.00	4.35	03/13/2028	250,000.00	247,876.51
3130AKGN0	FHLBANKS 1.020 11/30/28 '25	1,650,000.00	1,650,000.00	USD	U.S. Agencies	1,469,077.50	3.80	11/30/2028	1,469,077.50	1,523,263.50
3130AL5A8	FHLBANKS 0.900 02/26/27 '25	750,000.00	750,000.00	USD	U.S. Agencies	712,635.00	3.76	02/26/2027	712,635.00	730,275.00
3130ANGH7	FHLBANKS 1.750 08/16/27 '26	1,000,000.00	1,000,000.00	USD	U.S. Agencies	938,940.00	3.68	08/16/2027	938,940.00	977,020.00
3130APY33	FHLBANKS 1.900 12/14/26	1,000,000.00	1,000,000.00	USD	U.S. Agencies	931,700.00	4.53	12/14/2026	931,700.00	986,400.00
3130AV5P3	FHLBANKS 4.375 03/08/30	1,500,000.00	1,500,000.00	USD	U.S. Agencies	1,522,500.00	4.03	03/08/2030	1,522,500.00	1,524,375.00
3130AVBC5	FHLBANKS 4.500 03/12/27	500,000.00	500,000.00	USD	U.S. Agencies	502,795.44	4.30	03/12/2027	502,795.44	503,465.00
3130AWTQ3	FHLBANKS 4.625 09/11/26	1,000,000.00	1,000,000.00	USD	U.S. Agencies	1,009,590.00	4.14	09/11/2026	1,009,590.00	1,003,500.00
3130B9TX8	FHLBANKS 4.000 03/17/31 '27	2,360,000.00	2,360,000.00	USD	U.S. Agencies	2,341,592.00	4.18	03/17/2031	2,341,592.00	2,333,874.80
3133EKS64	FED FARM CR BNKS 2.040 09/24/29	1,000,000.00	1,000,000.00	USD	U.S. Agencies	910,670.00	4.11	09/24/2029	910,670.00	935,720.00
3133EL5U4	FED FARM CR BNKS 1.120 09/01/28 '25	500,000.00	500,000.00	USD	U.S. Agencies	447,030.00	3.97	09/01/2028	447,030.00	466,090.00
3133EMHZ8	FED FARM CR BNKS 1.125 06/01/29 '25	2,000,000.00	2,000,000.00	USD	U.S. Agencies	1,754,260.00	3.95	06/01/2029	1,754,260.00	1,825,520.00
3133EMYY2	FED FARM CR BNKS 1.600 05/11/29 '25	2,025,000.00	2,025,000.00	USD	U.S. Agencies	1,813,306.50	4.21	05/11/2029	1,813,306.50	1,879,888.50
3133ENSF8	FED FARM CR BNKS 2.870 03/21/29 '25	1,500,000.00	1,500,000.00	USD	U.S. Agencies	1,438,260.00	3.85	03/21/2029	1,438,260.00	1,448,940.00

MEEDER
PUBLIC FUNDS

Report: Balance Sheet by Position
Account: City of Hanford (446861)
As of: 03/31/2026

Identifier	Security Description	Original Units	Current Units	Currency	Asset Type	Original Cost	Yield at Cost	Matures	Book Value	Market Value
3133ETBF3	FED FARM CR BNKS 4.000 04/01/30	1,500,000.00	1,500,000.00	USD	U.S. Agencies	1,493,220.00	4.10	04/01/2030	1,493,220.00	1,502,550.00
880591FE7	TVA 3.875 08/01/30	2,000,000.00	2,000,000.00	USD	U.S. Agencies	1,992,380.00	3.96	08/01/2030	1,992,380.00	1,992,080.00
9128284V9	US TREASURY 2.875 08/15/28	1,500,000.00	1,500,000.00	USD	U.S. Treasuries	1,446,093.75	3.85	08/15/2028	1,446,093.75	1,468,242.20
912828V98	US TREASURY 2.250 02/15/27	1,000,000.00	1,000,000.00	USD	U.S. Treasuries	969,531.25	3.93	02/15/2027	969,531.25	987,109.38
91282CGC9	US TREASURY 3.875 12/31/27	1,500,000.00	1,500,000.00	USD	U.S. Treasuries	1,500,878.91	3.86	12/31/2027	1,500,878.91	1,501,054.70
91282CGJ4	US TREASURY 3.500 01/31/30	1,500,000.00	1,500,000.00	USD	U.S. Treasuries	1,469,472.66	3.97	01/31/2030	1,469,472.66	1,479,023.45
91282CGQ8	US TREASURY 4.000 02/28/30	875,000.00	875,000.00	USD	U.S. Treasuries	877,604.50	3.91	02/28/2030	877,604.50	878,281.25
91282CKJ9	US TREASURY 4.500 04/15/27	1,500,000.00	1,500,000.00	USD	U.S. Treasuries	1,523,964.84	3.86	04/15/2027	1,523,964.84	1,511,367.20
91282CKR1	US TREASURY 4.500 05/15/27	1,500,000.00	1,500,000.00	USD	U.S. Treasuries	1,524,726.56	3.86	05/15/2027	1,524,726.56	1,511,015.63
91282CNN7	US TREASURY 3.875 07/31/30	2,000,000.00	2,000,000.00	USD	U.S. Treasuries	2,026,562.50	3.58	07/31/2030	2,026,562.50	1,996,718.76
91282CPW5	US TREASURY 3.750 01/31/31	2,000,000.00	2,000,000.00	USD	U.S. Treasuries	1,995,312.50	3.80	01/31/2031	1,995,312.50	1,983,125.00
91282CQD6	US TREASURY 3.500 02/28/31	2,000,000.00	2,000,000.00	USD	U.S. Treasuries	1,955,859.38	4.00	02/28/2031	1,955,859.38	1,961,250.00
91282CQG9	US TREASURY 3.875 03/31/31	1,500,000.00	1,500,000.00	USD	U.S. Treasuries	1,488,808.59	4.04	03/31/2031	1,488,808.59	1,495,195.32
---	**---**	**151,135,891.46**	**149,767,972.57**	**USD**	**---**	**147,269,256.61**	**3.95**	**---**	**147,269,256.61**	**148,323,207.38**

* Weighted by: Market Value
* Holdings Displayed by: Position

MEEDER
PUBLIC FUNDS

Report: GAAP Transaction Detail
Account: City of Hanford (446861)
Date: 01/01/2026 - 03/31/2026

* Does not Lock Down

Account	Identifier	Description	Original Units	Current Units	Currency	Coupon Rate	Transaction Type	Status	Entry Date	Settle Date	Post Date	Final Maturity	Broker/Dealer	Price	Principal	Accrued Interest	Realized Gain/Loss	Commission	Amount
City of Hanford - Operating	06055JQJ1	BANK OF AMERICA CORP	1,000,000.00	1,000,000.00	USD	4.350	Buy	Settled	02/06/2026	02/10/2026	02/10/2026	02/10/2031	D. A. DAVIDSON & CO	100.000	1,000,000.00	0.00	0.00	0.00	(1,000,000.00)
City of Hanford - Operating	3130B9TX8	FEDERAL HOME LOAN BANKS	2,360,000.00	2,360,000.00	USD	4.000	Buy	Settled	03/26/2026	03/27/2026	03/27/2026	03/17/2031	STONEX FINANCIAL INC./BD RAT	99.220	2,341,592.00	2,622.22	0.00	0.00	(2,344,214.22)
City of Hanford - Operating	63873KL54	Natixis, New York Branch	1,000,000.00	1,000,000.00	USD	0.000	Buy	Settled	03/10/2026	03/10/2026	03/10/2026	11/05/2026	PERSHING LLC	97.513	975,133.33	0.00	0.00	0.00	(975,133.33)
City of Hanford - Operating	91282CGQ8	UNITED STATES TREASURY	400,000.00	400,000.00	USD	4.000	Buy	Settled	01/05/2026	01/06/2026	01/06/2026	02/28/2030	WELLS FARGO SECURITIES, LLC	101.277	405,109.38	5,657.46	0.00	0.00	(410,766.84)
City of Hanford - Operating	91282CPW5	UNITED STATES TREASURY	2,000,000.00	2,000,000.00	USD	3.750	Buy	Settled	01/29/2026	02/02/2026	02/02/2026	01/31/2031	WELLS FARGO SECURITIES, LLC	99.766	1,995,312.50	414.36	0.00	0.00	(1,995,726.86)
City of Hanford - Operating	91282CQD6	UNITED STATES TREASURY	2,000,000.00	2,000,000.00	USD	3.500	Buy	Settled	03/24/2026	03/25/2026	03/25/2026	02/28/2031	BOFA SECURITIES, INC	97.793	1,955,859.38	4,755.43	0.00	0.00	(1,960,614.81)
City of Hanford - Operating	91282CQG9	UNITED STATES TREASURY	1,500,000.00	1,500,000.00	USD	3.875	Buy	Settled	03/26/2026	03/31/2026	03/31/2026	03/31/2031	WELLS FARGO SECURITIES, LLC	99.254	1,488,808.59	0.00	0.00	0.00	(1,488,808.59)
City of Hanford - Operating	06055JMY2	BANK OF AMERICA CORP	(1,000,000.00)	(1,000,000.00)	USD	4.500	Call Redemption	Settled	02/06/2026	02/06/2026	02/06/2026	08/06/2027	Redemption	100.000	(1,000,000.00)	0.00	0.00	0.00	1,000,000.00
City of Hanford - Operating	3130AKU61	FEDERAL HOME LOAN BANKS	(2,000,000.00)	(2,000,000.00)	USD	0.750	Maturity	Settled	01/27/2026	01/27/2026	01/27/2026	01/27/2026	Maturity	100.000	(2,000,000.00)	0.00	98,752.00	0.00	2,000,000.00
City of Hanford - Operating	3130ALUK8	FEDERAL HOME LOAN BANKS	(1,000,000.00)	(1,000,000.00)	USD	3.000	Maturity	Settled	03/30/2026	03/30/2026	03/30/2026	03/30/2026	Maturity	100.000	(1,000,000.00)	0.00	28,850.00	0.00	1,000,000.00
City of Hanford - Operating	3137BP4K2	FHMS K-IR1 A2	(2,500,000.00)	0.00	USD	2.849	Maturity	Receivable	03/25/2026	03/25/2026	04/20/2026	03/25/2026	Maturity	100.000	0.00	0.00	0.00	0.00	0.00
---	---	---	**3,760,000.00**	**6,260,000.00**	**USD**	**2.728**	---	---	---	---	---	**09/24/2026**	---	---	**6,161,815.18**	**13,449.47**	**127,602.00**	**0.00**	**(6,175,264.65)**

MEEDER
PUBLIC FUNDS

Report: City of Hanford Treasurer's Report
Account: City of Hanford (446861)
As of: 03/31/2026

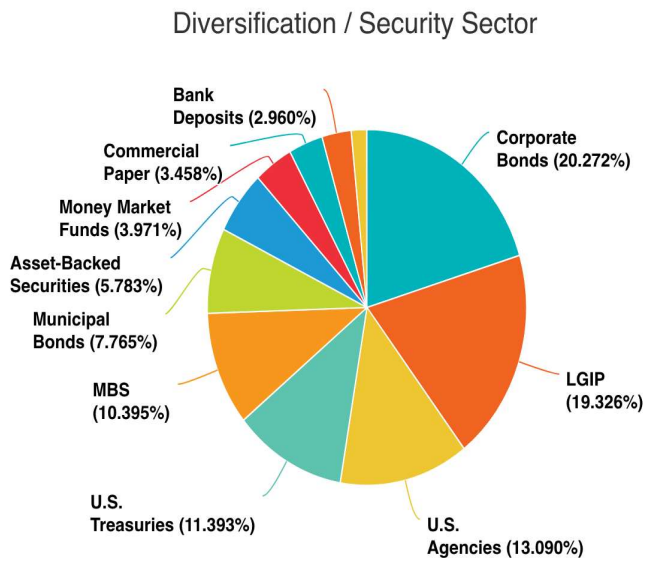


Chart calculated by: Cost Value

Diversification / Security Sector	Identifier	% of Portfolio	YTM @ Cost	Days to Maturity	Face Amount / Shares	Market Value	Original Cost
Receivable	CCYUSD	0.002%	0.00	0	2,473.77	2,473.77	2,473.77
LGIP	---	19.326%	3.82	1	28,461,855.90	28,461,855.90	28,461,855.90
Bank Deposits	---	2.960%	0.00	1	4,358,799.61	4,358,799.61	4,358,799.61
Money Market Funds	---	3.971%	3.55	1	5,847,762.18	5,847,762.18	5,847,762.18
Commercial Paper	---	3.458%	3.93	111	5,220,000.00	5,159,011.73	5,091,914.35
Negotiable CD's	---	1.585%	4.28	524	2,439,000.00	2,388,749.95	2,334,833.00
Municipal Bonds	---	7.765%	4.17	834	11,810,000.00	11,602,317.08	11,435,082.10
Corporate Bonds	---	20.272%	4.28	883	30,289,000.00	30,121,855.05	29,854,207.12
U.S. Agencies	---	13.090%	4.04	1122	20,285,000.00	19,632,961.80	19,277,956.44
MBS	---	10.395%	4.28	1171	15,692,903.35	15,439,889.19	15,309,276.83
U.S. Treasuries	---	11.393%	3.87	1190	16,875,000.00	16,772,382.87	16,778,815.44
Asset-Backed Securities	---	5.783%	4.46	1315	8,486,177.76	8,535,148.26	8,516,279.87
---	**---**	**100.000%**	**3.95**	**739**	**149,767,972.57**	**148,323,207.38**	**147,269,256.61**

AGENDA
STAFF REPORT

MEETING DATE: 5/19/2026	**AGENDA SECTION:** PUBLIC HEARING

SUBJECT:
Public Hearing to Consider the Approval of the Annual Action Plan FY 2026-2027 Community Development Block Grant (CDBG)

RECOMMENDATION:

Recommendation:

1. Conduct a public hearing to receive comments on the proposed 2026–2027 CDBG Annual Action Plan.
2. Adopt Resolution No. 26-21-R approving the 2026–2027 Annual Action Plan.

Recommended Motion: I move to open the public hearing, receive public comments on the proposed 2026–2027 CDBG Annual Action Plan, close the public hearing, and adopt Resolution No. 26-21-R approving the 2026–2027 Annual Action Plan.

BACKGROUND:

The City is entering Program Year Three of its five-year Consolidated Plan for Fiscal Years 2024–2028. As part of federal requirements, the City must prepare and submit an Annual Action Plan to the U.S. Department of Housing and Urban Development (HUD) for the upcoming fiscal year.

The Consolidated Plan, approved by the City Council on May 7, 2024, establishes a multi-year strategy for using Community Development Block Grant (CDBG) funds to support community development goals. CDBG funds support strong communities by investing in projects that provide decent housing, improve living environments, and expand economic opportunities, primarily for low- and moderate-income residents.

The Annual Action Plan identifies the specific projects and activities that will be funded each year under the Consolidated Plan. **See Attachment A: 2026–2027 Annual Action Plan.**

As presented during the Study Session on March 3, 2026, the City is required to adopt the 2026 Annual Action Plan, which outlines projects for the upcoming fiscal year. At that time, staff estimated a Community Development Block Grant (CDBG) budget of $548,508. Based on preliminary estimates of $523,508 in entitlement funds and $25,000 in estimated program income, the City Council provided direction on funding allocations for specific projects.

On April 6, 2026, HUD announced the City's actual CDBG allocation of $565,973. In addition, the City has $23,481 in prior-year funds and an estimated $15,000 in program income available for eligible CDBG activities, for a total program-year budget of $604,454. **See Attachment B: Proposed Projects (2026) for the detailed list of funded activities.**

Use of Funds

The City will use CDBG funding to address priority community needs, including housing rehabilitation, public services, infrastructure improvements, and program planning and administration. All FY2026 CDBG funds will be used for eligible activities that meet U.S. Department of Housing and Urban Development (HUD) requirements and benefit low- and moderate-income households.

Public Services (15% Cap)

Federal CDBG rules limit public service spending to no more than 15% of the City's FY2026 CDBG allocation ($565,973), plus prior-year program income ($253,000). Based on this calculation, the maximum allowable amount for public services in FY2026 is $122,845.95. This amount represents the compliance limit only and does not reflect how funds have been planned or allocated.

Administration and Planning (20% Cap)

Federal rules also limit administrative and planning costs to no more than 20% of the City's FY2026 CDBG allocation. This calculation is based only on the $565,973 allocation and does not include program income or prior-year funds. The maximum allowable amount for administration and planning is $113,194.60. In addition, current year program income may also be used for administrative and planning costs, subject to the same 20% limitation. These funds may be used for grant administration, financial management, reporting, environmental review, and compliance with HUD requirements.

Public Review

The Action Plan was released for a 30-day public review period beginning April 1, 2026. A public notice of availability was published in the Hanford Sentinel on April 29, 2026. No comments have been received as of the preparation of this report. Any comments received before the close of the public comment period on May 1, 2026, will be included in the final document.

Action Following Approval

If approved, staff will submit the 2026 Annual Action Plan to HUD by June 3, 2026. Funds will be available once HUD approves the plan.

FISCAL IMPACT

This action is a prerequisite to ensuring the City can receive its 2026 allocation of $565,973 in CDBG entitlement funds.

ATTACHMENTS:

1. 2026 Action Plan CC Approval May 7, 2026
2. PY 2026 Action Proposed Projects May 19, 2026
3. Action Plan 2026 RESOLUTION NO. 26-21-R

THE CITY OF HANFORD, CA

PROGRAM YEAR 2026-2027

COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) DRAFT ANNUAL ACTION PLAN

Table of Contents

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b) 2

AP-10 Consultation – 91.100, 91.200(b), 91.215(l) 6

1. Introduction 6

AP-12 Participation – 91.105, 91.200(c) 15

Expected Resources 18

AP-15 Expected Resources – 91.220(c)(1,2) 18

Annual Goals and Objectives 22

Projects 25

AP-35 Projects – 91.220(d) 25

AP-38 Project Summary 28

-50 Geographic Distribution – 91.220(f) 31

Affordable Housing 32

AP-55 Affordable Housing – 91.220(g) 32

AP-60 Public Housing – 91.220(h) 33

AP-65 Homeless and Other Special Needs Activities – 91.220(i) 35

AP-75 Barriers to affordable housing – 91.220(j) 38

AP-85 Other Actions – 91.220(k) 39

Program Specific Requirements 41

Executive Summary

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The City of Hanford (City) is an Entitlement Jurisdiction that receives federal funds from the U.S. Department of Housing and Urban Development (HUD) to invest in local communities. The City gets HUD funding through the Community Development Block Grant (CDBG) Program, which is designed to assist low- and moderate-income (LMI) households.

The primary objective of the CDBG program is to develop viable communities by providing decent housing, a suitable living environment, and expanded economic opportunities. CDBG grantees can utilize the resources they receive for Planning and Administration; Public Services; Capital Improvement Projects (CIP), public facilities and infrastructure; and CIP Housing Rehabilitation. Planning and Administration costs include staffing, general management, oversight, and coordination. Public Service projects provide social services and/or other direct support to individuals and households in need.

The City's entitlement allocation for Program Year 2026 is 565,973.00.

The Action Plan incorporates the Consolidated Plan, which outlines a comprehensive vision for community development benefiting low-income residents and areas from 2024 to 2028.

The City of Hanford gathers input from citizens, consults its community development partners, and conducts extensive research to determine housing and community development needs. The City of Hanford also partners with nonprofit and for-profit organizations, neighborhood groups, and other local governments to implement specific actions using the developed strategies. A vital element of this Consolidated Plan is its collaborative nature.

2. Summarize the objectives and outcomes identified in the Plan

The overview will focus on the findings and discoveries from the needs assessment. The plan outlines the necessary components and explains how to address any shortcomings. By understanding these objectives and outcomes, the city of Hanford's administration can align its strategies and actions to resolve the following points:

- Invest in neighborhood infrastructure in low and moderate-income areas.
- Invest in remediation of access and mobility barriers in all neighborhoods.
- Continue to expand the housing rehabilitation assistance to low and moderate-income residents.
- Continue to expand down payment assistance to low and moderate-income residents.
- Invest in public facility improvements that serve low- and moderate-income residents.
- Invest in capacity and programmatic enhancements for service providers primarily serving low—and extremely low-income residents, particularly those at risk of experiencing poverty.
- Homelessness.
- Invest in neighborhood and strategic planning to help identify community needs

CDBG-funded programs. Each activity or program funded with CDBG must fall under one of three objectives and one of three outcomes. The framework for selecting these objectives and outcomes is HUD's CPD Outcome Performance Measurement System. Here are the goals and outcomes to choose from:

Objectives

- **Creating Suitable Living Environments** refers to activities designed to benefit communities, families, or individuals by addressing issues in their living environment, ranging from physical problems with the environment to social issues.
- **Providing Decent Housing** encompasses a wide range of housing activities aimed at meeting the individual, family, or community's housing needs.
- **Creating Economic Opportunities** applies to economic development, commercial revitalization, or job creation activities.

Outcomes

- **Availability/Accessibility** applies to activities that make services, infrastructure, public services, public facilities, housing, or shelter available or accessible to low- and moderate-income people, including people with disabilities.
- **Affordability** applies to activities that provide affordability in various ways to low- and moderate-income people and is appropriate to use whenever an activity lowers the cost, improves the quality, or increases the affordability of a product or service benefits a low-income household.

Performance measurement is a crucial process that enables organizations to assess and evaluate the effectiveness of their programs in meeting the needs of their target audience. By systematically collecting and analyzing data, performance measurement provides insights into how healthy programs perform and whether they achieve their intended outcomes. It serves as a valuable tool for decision-making, enabling organizations to identify areas for improvement, make informed adjustments, and optimize resource allocation

3. Evaluation of past performance

The City of Hanford prepares the Consolidated Annual Performance Evaluation Report (CAPER) each year to assess the impacts of its projects and programs. The CAPER provides specific accomplishments for the goals developed through the Consolidated Plan process.

Evaluation of past performance HUD requires an evaluation of the City's progress toward goals for the CDBG funds each year of the five-year ConPlan period. Over the past five-year ConPlan period, 2024 through 2028, the City of Hanford was productive, successfully completing several large projects at every stage of housing, from supporting people experiencing homelessness to first-time homebuyers. These projects were made possible in partnership with various organizations, including Upholdings and Self-Help Enterprises. The following projects were completed during the past five-year ConPlan period, 2023 through 2026, using City of Hanford CDBG.

Motel Conversion: Sunrise Apartments opened in 2023 and is a 22-unit motel conversion to permanent supportive housing for people experiencing homelessness. The City of Hanford provided **$1.5 million** in CDBG funds for the rehabilitation of the apartments.

First-Time Homebuyer: Land disposition & development of five lots on Parkside Drive sold to the City's Self-Help Enterprises for the construction of 6 single-family homes that were sold to low-income first-time homebuyers at 80% of the area median income or lower. The City of Hanford provided $225K in CDBG funds for down payment assistance to the homebuyers of the 2 single-family homes.

Owner-Occupied Rehabilitation:
An Emergency, Minor, and Accessibility Repair Program was administered by the City's Housing Division, using CDBG funds, to assist low-income owner-occupants with essential home repairs, including ADA improvements.

Food Service Center:

4. Summary of Citizen Participation Process and consultation process

The Citizen Participation Plan outlines the framework and process for developing and implementing Hanford's housing and community development program, as required by HUD. The citizen participation plan is essential to the consolidated plan, ensuring that residents have a voice in shaping their communities' future. This subtopic aims to provide a comprehensive understanding of the citizen participation plan and its significance. The citizen participation plan outlines how local governments engage with residents, community organizations, and stakeholders in decision-making. Using survey tools can help researchers gain insight into public perception. Their opinions are invaluable and should be a resource tool in shaping housing policies.

5. Summary of public comments

A summary of public comments will be included in the Final Action Plan before it is submitted to HUD.

All public meetings were properly noticed, as required by the Brown Act. Additionally, the notices included requests for physical accommodation and documents in alternative formats.

The meetings aimed to inform the community about the Action Plan process, identify opportunities to improve collaborative efforts, and eliminate service-delivery gaps to develop and sustain decent, affordable housing, suitable living environments, and expanded community and economic opportunities.

To maximize participation in the preparation of the 2026-2027 Action Plan, the city held a public meeting on March 3, 2026, during the City Council study session.

The Action Plan was made available to the public from April 1, 2026, to May 1, 2026.

The City will hold a Public Hearing to approve the document on May 19, 2026

6. Summary of comments or views not accepted and the reasons for not accepting them

All comments are accepted.

7. Summary

The City of Hanford has undertaken diligent and good-faith efforts to reach all community segments that may benefit from the CDBG programs. The City of Hanford will continue focusing on maximizing impact and addressing the needs, priorities, and goals outlined in the 2024-2028 Consolidated Plan and the 2026-2027 Action Plan.

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Planand those responsible for administering the grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	HANFORD	Community Development Department
CDBG Administrator	HANFORD	Community Development Department

Table 1 – Responsible Agencies

Narrative

This document is the Action Plan for the City of Hanford, an entitlement community, for 2026-2027. Hanford receives the following funds annually from HUD: Community Development Block Grant (CDBG). The City is not an Entitlement City for **HOME, which is state funded through an application.**

The Community Development Department's Housing Division is the primary federal entitlement fund administrator.

Consolidated Plan Public Contact Information

Sandra Lerma
Housing Administrative Analyst
559-585-4766
317 N Douty Street
Hanford, CA 93230
slerma@hanfordca.gov

AP-10 Consultation – 91.100, 91.200(b), 91.215(l)

1. Introduction

The City's Housing Division, part of the Community Development Department and its consultant, Chrysalis Research Consulting LLC, conducted thorough community engagement outreach efforts to gather public input on potential community improvements that could be addressed using federal entitlement funds.

This division manages all funds and carries out housing development activities. The City of Hanford, along with various public and private agencies, social service organizations, nonprofits, department heads, and representatives, collaborated to gather information and feedback on the most effective use of CDBG resources.

In conclusion, an online survey regarding community and housing needs was created and made available on the city's website. The survey was also provided in paper format at the Community Development and Finance/Utility Departments.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health, and service agencies (91.215(l)).

The city of Hanford has a healthy working relationship with the various stakeholders, community partners, and social service providers. With the combined inputs of multiple benefactors, Hanford is leveraging its resources to pursue the city's development needs. These partnerships are essential for several reasons, including gaining new insight into problem-solving, building upon successful efforts, and leveraging scarce resources. The city of Hanford will achieve the goals outlined in this consolidated plan by strengthening the network of residents, faith-based organizations, service providers, lenders, for-profit and nonprofit developers, and state and federal agencies.

The city of Hanford has strengthened its ability to collaborate with partners to address gaps in its housing delivery system. Recognizing the importance of affordable and adequate housing options for its residents, Hanford has fostered strong collaboration to uncover voids in housing development services. Through these efforts, Hanford has identified key areas where the housing system falls short and developed effective strategies to bridge these gaps.

The City of Hanford continues to explore ways to expand its services by coordinating resources with various local agencies. The Community Development Housing Division continues to develop partnerships and initiatives to address institutional gaps and foster coordination.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless people (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and people at risk of homelessness.

Hanford has initiated homeless reduction measures by collaborating with partners and employing innovative strategies, coupled with Hanford's Continuum of Care (CoC). Members of the CoC, such as the Kings County Homelessness Collaborative, joined with cooperative associations from internal and adjacent municipalities to combat homelessness. The Housing Authority of Kings County has also taken an initiative-driven, unified approach to this challenge of reducing homelessness.

The Housing Authority of Kings County has also adopted a proactive, unified approach to address this challenge of reducing homelessness. The Housing Authority of Kings County (HAKC) recognizes that homelessness has no borders and has joined with neighboring municipalities. HAKC has worked tirelessly to bring city officials, community organizations, and stakeholders from various municipalities within Kings County.

HAKC aims to create a comprehensive and coordinated response to the housing crisis by fostering these partnerships. Through joint initiatives and shared resources, the unification of cities under HAKC enables the efficient allocation of funding and services. This collaboration enables better identification of individuals experiencing homelessness and ensures they receive appropriate support tailored to their specific needs.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies, and procedures for administering HMIS.

- The City of Hanford does not utilize ESG Funds.

2. **Describe Agencies, groups, organizations, and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies, and other entities.**

Provide a concise summary of the jurisdiction’s activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l))

The city of Hanford has a healthy working relationship with the various stakeholders, community partners, and social service providers. With the combined inputs of multiple benefactors, Hanford is leveraging its resources to pursue the city's development needs. These partnerships are essential for several reasons, including gaining new insight into problem-solving, building upon successful efforts, and leveraging scarce resources. The city of Hanford will achieve the goals outlined in this consolidated plan by strengthening the network of residents, faith-based organizations, service providers, lenders, for-profit and nonprofit developers, and state and federal agencies.

The city of Hanford has strengthened its ability to work collaboratively with partners to address the gaps in its housing delivery system. Recognizing the importance of affordable and adequate housing options for its residents, Hanford has fostered strong collaboration to uncover voids in housing development services. Through these efforts, Hanford has identified key areas where the housing system falls short and developed effective strategies to bridge these gaps.

The City of Hanford continues to seek ways to expand the services it provides by coordinating resources with various agencies. The housing division of the Department of Community Department continues to create partnerships and initiatives to fill institutional gaps and foster institutional coordination.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless people (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and people at risk of homelessness.

Hanford has initiated homeless reduction measures by embracing collaboration with partners and employing innovative strategies coupled with Hanford's Continuum of Care (CoC). Members of the CoC, such as the Kings County Homelessness Collaborative, joined with cooperative associations from internal and adjacent municipalities to combat homelessness. The Housing Authority of Kings County has also taken an initiative-taking, unified approach in response to this challenge of reducing homelessness.

The Housing Authority of Kings County has also adopted a proactive, unified approach in response to this challenge of reducing homelessness. The Housing Authority of Kings County (HAKC) recognizes that homelessness has no borders and has joined with neighboring municipalities. HAKC has worked tirelessly to bring city officials, community organizations, and stakeholders from various municipalities within Kings County.

HAKC aims to create a comprehensive and coordinated response to the housing crisis by fostering these partnerships. Through joint initiatives and shared resources, the unification of cities under HAKC enables the efficient allocation of funding and services. This collaboration allows for better identification of individuals experiencing homelessness and ensures that they receive appropriate support tailored to their specific needs.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

Not applicable. The City does not receive ESG funding. The Alliance applies on behalf of the applicants.

3. **Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities.** **See Table #2 (pages 11, 12, 13)**

Agency/Group / Organization	Agency/Group/ Organization Type	What section of the Plan was addressed by Consultation?	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?
Housing Authority of Kings County - PHA	Public Agency	AP-60 NA-35	The Housing Authority of Kings County (HAKC) was interviewed for their input on the housing and community development needs and goals for the City of Hanford. The HAKC consulted on the various means and processes it uses to serve the community by providing housing services. HAKC has dedicated itself to serving the community through various means, focusing on providing housing services. With this goal in mind, the authority has consulted extensively to ensure it meets the community's needs effectively and efficiently. In addition to providing affordable housing options, HAKC offers educational resources and support services for community residents. This includes financial management classes, job training programs, and access to health and wellness resources. By providing these services, the authority aims to empower its residents and help them achieve self-sufficiency.

King's Tulare Homeless Alliance	Housing Services	NA-40	The KTHA (Kings Tulare Homeless Alliance) is a non-profit organization that aims to help the homeless population in the Kings and Tulare counties. They offer temporary shelter solutions to protect people without housing from the elements and provide them with a safe space to sleep. They assist individuals and families in transitioning from homelessness to stable housing through various support programs. They collaborate with healthcare providers to ensure our homeless community members' physical and mental well-being. They provide job search assistance, resume workshops, and skills training to help individuals gain employment and financial independence. They are ensuring that no one in our community goes hungry by providing access to nutritious meals and food supplies.
Kings Community Action Organization	Social Services	NA-40 NA-45 NA-50	The agency has been invited to participate in public hearings and a 30-day plan review. The consultation is expected to enhance data and planning within the specified areas. Discussions of the Navigation Center to help improve the homeless population was discussed.
Kings County Homeless Collaborative	Homeless Services	NA-40	**Collaborative participated/hosted a public meeting to discuss the housing survey availability and the opportunity for the 30-day review of plans. The anticipated outcome of the consultation is improved data and collaborative planning within the selected sections above.**
Champions Recovery Alternative Programs, INC	Social Services	NA-40 NA-45	

Federal Communications Commission	Other - Federal	MA-50	Broadband Internet Needs **Internet search for data related to the broadband internet needs for the City of Hanford. https://broadbandmap.fcc.gov** **Information from the Federal Communications Commission was used to address HUD's requirement to discuss broadband access and "the digital divide." Refer to Section MA-50.**
Comcast			
U.S. Census Bureau	Federal Department	MA-60 MA-65	Census Date
Environmental Protection Agency		Ma-65	Environmental Justice Screening and Mapping tools for Socioeconomic Indicators for Low-Income Populations

Table 2 – Agencies, groups, organizations who participated

Identify any Agency Types not consulted and provide rationale for not consulting

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Kings Tulare Continuum of Care	The Kings Tulare Continuum of Care (KTCOC) is a collaborative network of organizations and individuals working together to end homelessness in Kings and Tulare counties in California. The KTCOC provides a wide range of services to address the various needs of the homeless population in Kings and Tulare counties. These services include, but are not limited to, KTCOC's operation of emergency shelters for individuals and families, providing a safe and temporary place.
County of Kings Housing Element	City of Hanford	The Housing Element identifies the community's housing needs, goals, and objectives to address those needs, and outlines the community's efforts to pursue specific policies and programs to achieve its goals and objectives. The Strategic Plan supports the Housing Elements plan to ensure that there is an adequate supply of affordable housing to meet the current and future needs of the population. Currently, the City's Housing Element is under state review.

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

AP-12 Participation – 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize the citizen participation process and how it impacted goal setting

The Citizen Participation Plan (CPP) is a critical document outlining how the local government will involve its citizens in decision-making. It is a roadmap for fostering open communication and collaboration between the government and its residents. CPP fosters public engagement and interaction between the city administration and the everyday citizens to gain various perspectives and insights about public affairs.

The Citizen Participation Plan is a valuable resource for residents of Hanford to actively engage in the planning, implementation, and evaluation of various City programs financially supported by the U.S. Department of Housing and Urban Development (HUD) through federal entitlement grants. These grants include, but are not limited to, the Community Development Block Grant. The plan promotes transparency and accountability by involving citizens in decision-making, allowing the government to become more transparent and accountable for its actions. This fosters trust and builds a positive relationship between the government and its residents.

Public Meeting

An in-person presentation was held during a public meeting to solicit community and stakeholder input for the development of this AP.

Public Review of Draft Documents

A 30-day public review was held from April 1, 2026, through May 1, 2026. Copies of the Draft AP were made available for the public at the following locations: ▪ City Website ▪ City Hall, and the Community Development Department. The final Con Plan, amendments, Annual Action Plans, and performance reports will be available for seven years at Hanford's Community Development Department.

Public Hearing Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response & attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Newspaper Ad	Non-English Speaking - Specify other language: Spanish Non-targeted/broad community	Notices on the community outreach and community surveys were posted in the Hanford Sentinel newspaper.	Comments are summarized in Appendix A **None Received**	All comments were accepted	
2	Website Posting	Non-English Speaking - Specify other language: Spanish Non-targeted/broad community	Approximately 250 people were reached through the Alliance's notification system regarding the community needs survey and ConPlan and Action Plan.	Comments are summarized in Appendix A **None Received**	All comments were accepted	

3	Public Meeting	Non-English Speaking - Specify other language: Spanish Non-targeted/broad community	The City held a public meeting on March 3, 2026, to discuss housing and community development needs. Over 40 in Attendance	Comments are summarized in Appendix A (forthcoming)	All comments were accepted	
4	Public Hearing	Non-English Speaking - Specify other language: Spanish non-targeted/broad community	The City will hold a public hearing before Hanford City Council on May 19, 2026	Comments are summarized in Appendix A (forthcoming)	All comments will be accepted	

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

For Action Plan 2026, the City of Hanford expects to receive $565,973 in annual Community Development Block Grant (CDBG) funding. In addition, the City has $23,480.99 in prior-year resources and an estimated $15,000 in program income available for eligible CDBG activities/projects, for a total CDBG program-year budget of $604,453.99.

Public Services (15% Cap)
Federal CDBG regulations limit public service expenditures to **no more than 15%** of the combined total of the City's PY2026 annual CDBG allocation ($565,973) and prior-year program income available for use in the current program year ($253,000).

Based on this calculation, the maximum allowable public services cap for PY2026 is $122,845.95. This amount represents only the regulatory limit and does not include funds that have been allocated or programmed for public service activities.

Administration and Planning (20% Cap)
Federal regulations also limit administrative and planning expenditures to **no more than 20%** of the City's PY2026 annual CDBG allocation. This cap is based solely on the $565,973 allocation and does not include program income or prior-year resources.

The **maximum allowable cap for administration and planning is $113,194.60**. These funds may be used for eligible costs, including grant administration, financial management, reporting, environmental review, and compliance with U.S. Department of Housing and Urban Development (HUD) requirements.

All PY2026 CDBG funds will be used only for eligible activities that meet U.S. Department of Housing and Urban Development (HUD) requirements and benefit low- and moderate-income households.

Use of Funds
The City plans to use its CDBG funding to address priority community needs, including:

- Housing rehabilitation
- Public services
- Infrastructure improvements
- Program planning and administration

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	**$565,973**	**$15,000**	**$23,480.99**	**$604,453.99**	**$0**	PY 2026 include the following resources include: $565,973 in entitlement funds, $15,000 in estimated program income and $23,480.99 in prior year's resources, for a total of $589,453.99

Table 4 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The City leverages federal and local housing funds by supporting nonprofit organizations that develop affordable housing. The City, or its partners, provides matching funds for housing-related services to several programs, which include the following:

- First-Time Homebuyers program. In this program, low- and moderate-income families may qualify for a low-interest second mortgage loan to purchase a home. As funding is available, this program may be administered internally.
- Homeowner rehabilitation program—This program is provided to Hanford homeowners with unhealthy and unsafe conditions. It also removes barriers for disabled persons.
- Development of a homeless navigation center/shelter
- The City will also be receiving, on an annual basis, Permanent Local Housing Allocation (PLHA) funding, which will assist with matching requirements. • Permanent Local Housing Allocation (PLHA). PLHA will provide a permanent source of funding to all local governments in California to help cities and counties implement plans to increase the affordable housing stock. Funding will help Hanford with the following eligible uses, which include increasing the supply of housing for households at or below 60% of area median income; Increasing assistance to affordable owner-occupied workforce housing; assisting people experiencing or at risk of homelessness; facilitating housing affordability, particularly for lower- and moderate-income households; and promoting projects and programs to meet Hanford's unmet share of regional housing needs allocation.

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The City of Hanford does not have land to accommodate the uses identified in this plan.

Discussion

See the above discussion.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Housing	2026	2027	Affordable Housing	CITY OF HANFORD	Housing	**CDBG: $184,779**	Homeowner Housing Added: 2 Household Housing Units Homeowner Housing Rehabilitated: 6 Household Housing Unit
2	Community Development Enhancement – Public Facilities	2026	2029	Homeless	CITY OF HANFORD	Neighborhood Preservation and Public Facilities	**CDBG: $200,000**	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 1 Household Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Public Services	2026	2027	Non-Housing Community Development	CITY OF HANFORD	Public Services	**CDBG: $105,780.99**	Public service activities for Low/Moderate Income Housing Benefit: 300 Households Assisted Homelessness Prevention: 15000 Persons Assisted Other: 73 Other
4	Program Administration	2026	2027	Program Administration	CITY OF HANFORD	Administration Community Development	**CDBG: $113,194** **20%of the Entitlement amount**	Other: not applicable

Table 5 – Goals Summary

Goal Descriptions

1	Goal Name	Housing
	Goal Description	Homeowner Housing Rehabilitation: 7 Goal Description: The City of Hanford seeks to increase the affordable housing stock by supporting the planning, design, and construction of new housing units; homeownership through new or existing home buyers, including down payment assistance; housing rehabilitation, including home improvement assistance programs; affordable rental housing construction for special needs families; the building or converting existing buildings for homeless housing; housing construction agencies for project work. **Alternate** Activity: First Time Homebuyer: 2

2	**Goal Name**	**Community Development/Enhancement**
	Goal Description	Neighborhood Preservation and Public Facilities Shelter and Services for the Homeless 1 Facility Goal Description: Improving recreational spaces, supporting community and social service facilities, enhancing existing infrastructure such as streets and sidewalks, curbs and other public facilities, lighting, and addressing public safety concerns. Improvements to local nonprofit community facilities such as youth or senior centers and emergency homeless shelters.
3	**Goal Name**	**Public Services**
	Goal Description	Public Services Shelter and Services for the Homeless Senior Services Youth Services **Goal Description:** The City of Hanford will address community and special needs through increased mental and behavioral health public services. This is to meet the public's need for assistance with substance abuse, domestic violence, and general mental health needs. • Hanford will assist with homeless prevention services, working with the Continuum of Care Kings/Tulare Counties. • Provide funding for youth and senior services.
4	**Goal Name**	**Program Administration**
	Goal Description	Administration Community Development Goal Description: Planning and Administration of the City's CDBG Program.

Projects

AP-35 Projects – 91.220(d)

Introduction

One-year action Plans are required for each of the five years of the Five-Year Consolidated Plan. The Action Plan implements the strategies in the Consolidated Plan to address the housing needs of Hanford's low—and moderate-income citizens. The city's administration approves and measures all projects, which must comply with the Consolidated Plan and all local, state, and federal regulations.

Each project must be carefully evaluated and prioritized within each specific year of the Action Plan. This will ensure that resources are appropriately allocated and utilized while allowing for flexibility should any unforeseen changes or developments within the community. Additionally, the Action Plan provides transparency and accountability for each project regarding how government funds are utilized to address housing needs.

Depending on the project, some of the CDBG funding will be blended with other local, state, and federal sources for each project. This is to ensure that all resources are maximized and utilized effectively to address the housing needs of Hanford residents. The Action Plan also outlines each project's specific goals and objectives, along with a timeline for completion to stay on track with meeting the overall objectives outlined in the Consolidated Plan.

Furthermore, the Action Plan also includes a monitoring and evaluation component to measure the progress and success of each project. This allows for adjustments or modifications to be made to ensure that the desired outcomes are achieved. The City's administration oversees this process and reports on the results to the community.

Projects

Table 6 - Project Information

#	Project Name
1	Public Services
2	Homeowner Rehabilitation
3	Community Development Enhancement Public Facilities
4	Administration and Planning

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs.

One-Year Action Plans are required for each of the five years of the Five-Year Consolidated Plan. The Action Plan implements the strategies outlined in the Consolidated Plan to address the housing needs of Hanford's low-income and moderate-income citizens. All projects are approved and measured by the City's administration and must comply with the Consolidated Plan. The projects also must comply with all local, state, and federal regulations.

Each project must be carefully evaluated and prioritized within each specific year of the Action Plan. This will ensure that resources are appropriately allocated and utilized while allowing for flexibility should any unforeseen changes or developments within the community. Additionally, the Action Plan provides transparency and accountability for each project regarding how government funds are utilized to address housing needs.

Depending on the project, some CDBG funding will be blended with other local, state, and federal sources. This is to ensure that all resources are maximized and utilized effectively to address the housing needs of Hanford residents. The Action Plan also outlines each project's specific goals and objectives, along with a timeline for completion to stay on track with meeting the overall objectives outlined in the Consolidated Plan.

Furthermore, the Action Plan also includes a monitoring and evaluation component to measure the progress and success of each project. This allows adjustments to achieve the desired outcomes. The City's administration oversees this process and reports on the results to the community.

Alternate: The City may include an alternate list of projects in the Action Plan. Should funding become available, projects completed below budget, canceled, or delayed for various reasons will be activated. Approval of the Action Plan by the City Council and HUD will be considered approval for the backup projects. Activating the backup projects does not constitute a substantial amendment to the Action Plan. The following projects will be considered as alternate projects.

Housing Rehabilitation (Additional funding will be added to the total.)	$ 200,000
First-time Homebuyer Assistance	$ 150,000
Additional funding for Public Service Subrecipients	Subject to 15% CAP
Additional funding for Administration and Planning	Subject to 20% CAP

AP-38 Project Summary

	Project Name	Public Services
1	**Target Area**	Citywide
	Goals Supported	**Public Services**
	Needs Addressed	Provide public services for low- and moderate-income residents.
	Funding	CDBG: **$105,780.99** priority project for additional funding, should it become available.
	Description	Provide public services for low- and moderate-income residents and older people.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	These activities will serve approximately 179 individuals who are extremely low-income, very low-income, and low- to moderate-income, including through the following projects below: 1) Senior Services – Kings Commission on Aging 90 individuals 2) Youth and Seniors – City of Hanford Recreation Program -57 individuals 3) Homelessness- Kings Tulare Continuum of Care (COC) - 90 Individuals 4) Fair Education – Community Services & Employment Training (CSET) – 32 individuals and 7 meetings
	Location Description	Citywide.
	Planned Activities	**1. Kings Commission on Aging-Senior Services – Elder Adults** Provides door-to-door transportation for seniors and home-delivered hot meals for homebound seniors. Provides subsistence payments to seniors. (Budget: $72,781/Matrix Code: 05A-Senior Services/LMC **2. Community Recreation Program- Youth and Seniors** CDBG funds will be used to provide LMI youth and seniors with access to swimming lessons, fitness memberships, youth camps, and senior programs that promote health and safety. Budget: $12,000/Matrix Code: 05Z-Other public services/LMC **3. KTHA Homeless Collaborative – COC/KTHA** The Kings Tulare Continuum of Care (COC) is a non-profit organization that partners with several agencies to address the needs of people experiencing homelessness in Hanford. CDBG funds will support a variety of activities, including, but not limited to, the Annual Project Homeless Connect and the Point-in-Time census. (Budget: $9,000/Matrix Code 03T: -Operating costs of

		Homeless/Aids Patients Programs/LMC **4. Fair Housing Services:** CSET proposes to provide fair housing education and outreach to Hanford residents and interested officials through a structured program developed in 2022 and refined for several years. It is designed to benefit low- and moderate-income primarily (LMI) households by increasing access to current, accurate information on fair housing rights and housing stability. Target populations include LMI renters, households receiving housing subsidies, and LMI first-time homebuyers seeking guidance on fair housing protections, eviction prevention, sustaining tenancy, and pathways to safe and affordable housing. (Budget: $12,000/Matrix Code: 05J-/Fair Housing Activities-Public Services- LMC

2	**Project Name**	**Homeowner Rehabilitation**
	Target Area	Citywide
	Goals Supported	Create a suitable living environment.
	Needs Addressed	Ensure equal access to housing opportunities. Property Repairs
	Funding	CDBG: **$170,779** Activity Delivery:
	Description	The City of Hanford will continue to offer the Emergency Repair Program. This program offers qualifying residents the chance to finance emergency home repairs. The program provides up to $24,999 per household. Repairs include, but are not limited to, roof or replacement, water meter replacement, heating and air repair or replacement, exterior painting, and accessibility improvements. It is anticipated that 6 households will be assisted through the program.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities.	It is anticipated that 6 (LMI) households will be assisted through the program.
	Location Description	Citywide
	Planned Activities	The City will fund housing repairs and improvements for 6 LMI homeowners.

3	**Project Name**	**Food Service Center**

	Target Area	Citywide
	Goals Supported	Public Facilities and Infrastructure Improvements
	Needs Addressed	• Community Improvements • Navigation Centers • Housing
	Funding	**$200,000**
	Description	Provide a new facility (i.e., shelter) or upgrade/enhance an existing one.
	Target Date	6/30/2028
	Estimate the number and type of families that will benefit from the proposed activities.	Other: 1
	Location Description	Citywide
	Planned Activities	To be determined

4	**Project Name**	**Program Administration**
	Target Area	**Program Administration**
	Goals Supported	Citywide
	Needs Addressed	All
	Funding	All
	Description	CDBG: **$113,194**
	Target Date	Effective and cost-efficient implementation of the CDBG program.
	Estimate the number and type of families that will benefit from the proposed activities	6/30/2027
	Location Description	N/A
	Planned Activities	Citywide

-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

The City of Hanford will allocate funds to highly redeveloped areas. This will help to stimulate economic growth and create jobs, resulting in a more vibrant and thriving community.

Geographic Distribution

Target Area	Percentage of Funds
CITY OF HANFORD	80

Table 7 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The allocation of resources is often based on geographic areas. These areas were chosen because they have a history of chronic poverty. This means that the people living in these regions have been struggling with poverty for an extended period. These areas have higher rates of persistent unemployment and are typically in the moderate to low-income category.

CDBG funding directed toward public services is a citywide public service benefit. Public Facilities are based on CDBG requirements, such as the area benefit noted above, limited clientele, or income qualifications; affordable housing will be citywide, encompassing CDBG Target Areas. Other programs may benefit within the CDBG Target areas as well; however, they are allowed citywide.

The average household income is at or below 80% of the area's median income. This is an essential factor because it helps to determine the level of need in a particular region. The lower the AMI, the higher the poverty level and the greater the resource needs.

Discussion

The City of Hanford has had success in its geographic allocation of housing and community development investments. Private investment has been drawn to all areas where concentrated investment in CDBG and other resources has been used to remove blight and create new affordable housing opportunities.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The Division of Neighborhood Housing and Revitalization is slated to rehabilitate eight (8) homeowner units.

One-Year Goals for the Number of Households to be Supported	
Homeless	6
Non-Homeless	0
Special-Needs	0
Total	6

Table 8 - One-Year Goals for Affordable Housing by Support Requirement

One-Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	6
Acquisition of Existing Units	0
Total	6

Table 9 - One-Year Goals for Affordable Housing by Support Type

Discussion

Eliminating many of the physical signs of poverty is a critical element in improving the quality of life for residents of the City of Hanford. Poverty and housing are interconnected issues that impact the well-being of individuals, families, and communities, and improving the quality and availability of affordable housing is essential.

The lack of affordable housing is a significant contributor to poverty, and living in poverty often makes it difficult for people to afford adequate housing. The City of Hanford has implemented strategies to reduce poverty and improve access to quality housing, addressing these challenges.

AP-60 Public Housing – 91.220(h)

Introduction

The housing and infrastructure goals for the City of Hanford within the next year are ambitious but attainable. The City will continue to aid moderate— to low-income residents facing housing insecurity with supportive services and financial aid. Federal funds (CDBG) and state funds (HOME) will be used to develop a self-sustaining society.

Actions planned during the next year to address the needs to public housing

The City of Hanford does not own or operate public housing. However, the City of Hanford does collaborate with the Housing Authority of King County to increase the availability of affordable housing options within the city. The City of Hanford is also developing several strategies that will be implemented within the following year:

Actions to encourage public housing residents to become more involved in management and participate in homeownership

The City of Hanford hosts council meetings on the first and third Tuesdays of each month. These meetings are open to the public, and community organizations are encouraged to attend and share their insights and ideas for addressing poverty and aiding low-income families. Regular communication and collaboration between the city and community organizations will help identify gaps in services and find ways to support those who need updates on initiatives that can benefit them.

The City of Hanford also uses social media platforms such as Instagram and Facebook to connect with residents who want to stay in the loop about community initiatives and events. Occasionally, online polling will be available, providing an additional channel for residents to express their opinions and offer feedback on city policies and initiatives. This also allows the city to gather information on the specific needs of low-income families in the community.

For individuals who are not computer-savvy or lack internet literacy, community officials have taken proactive measures to reach them by distributing paper surveys in public meeting spaces. Their opinions and inputs are also considered and incorporated into policymaking and initiatives. This inclusive approach ensures that all voices are heard and considered when implementing specific policy considerations.

Home Buyers

The City of Hanford also has first-time homebuyer programs to assist low-income families seeking homeownership. This initiative aims to promote self-sufficiency and financial stability for low-income families in the community.

In addition to these efforts, the City of Hanford works closely with local nonprofit organizations and community groups to provide resources and support for low-income families. These partnerships enable a more comprehensive approach to addressing the needs of low-income families and fostering collaboration and unity within the community. The goal is to transition families from public housing to possible homeownership through wealth-building via housing equity. This not only helps families achieve financial stability but also contributes to the community's economic growth.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided, or other assistance.

Not applicable.

Discussion

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

The City of Hanford has taken a proactive approach to addressing issues faced by the homeless and disabled. There are annual initiatives focused on funding food delivery services and shelter that prioritize the needs of disenfranchised populations.

The City of Hanford has partnered with the Kings County Homeless Collaborative and the Kings-Tulare Homeless Alliance to assist displaced populations. This collaborative effort aims to support homeless individuals and provide valuable resources to help them regain stability in their lives. The partnership entails a concerted effort to provide meaningful aid to those in need, address the root causes of homelessness, and prevent its recurrence.

Describe the jurisdiction's one-year goals and actions for reducing and ending homelessness, including

Reaching out to homeless people (especially unsheltered people) and assessing their individual needs

This section outlines the City's goals for the upcoming year and the actions it will take to implement the SP-60 Homelessness Strategy. Additionally, it will describe the jurisdiction's objectives for the year and the specific activities it will undertake to meet the housing and supportive services requirements of non-homeless populations in need of supportive housing.

Addressing the emergency shelter and transitional housing needs of homeless people

The Point in Time Count and HIC Housing Inventory Count are measures used to assess the number of resources available relative to the number of individuals who are homeless. These numbers are used as a metric to measure the resources needed to assist the homeless population. Also, it is crucial to the efficiency of fund allocation to maximize the effects of funding specific projects.

The City of Hanford allows various shelters and nonprofits to apply for funding. This spreads the funds across several organizations, potentially reaching more people. The allocated funds will be used by shelters that host citizens who need emergency sheltering as well as those who are stable enough to transition out of shelters and move into market-rate housing.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

All programs offered by the Homeless Alliance, including emergency, transitional, and permanent housing, provide supportive services to their clients. These supportive services are designed and implemented based on the program's target population and partnerships within the community. The primary goal of these services is to connect individuals and families with mainstream benefits and income support, education, employment services, as well as health and life-skills services. These connections are a crucial component in assisting clients towards self-sufficiency, reducing episodes of homelessness, and preventing recidivism. The programs that serve these vulnerable subpopulations include the following:

Champions, KCAO, and Kings County Behavioral Health: permanent supportive housing (PSH) programs for chronically homeless individuals and families with children.

Westcare: Rapid Re-housing and Homeless Prevention for veterans and their families through the SSVF program.

Aspiranet: a transitional housing program for young people aged 18 to 24.

The Salvation Army: Rapid Re-housing and Homeless Prevention services for homeless individuals and families.

The continued allocation of CDBG funds to sidewalks and related neighborhood infrastructure will improve accessibility and safety for underserved populations, enabling them to move more easily throughout the City.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

All Homeless Alliance programs, including emergency, transitional, and permanent housing, provide supportive services for their clients. Supportive services are designed and implemented by each program based on the target population and community partnerships. The primary goal of supportive services is to connect individuals and/or families with mainstream benefits and income support, education, employment services, and health and life-skills services. These linkages are essential for assisting clients in achieving self-sufficiency, reducing homelessness, and preventing relapses. Programs that serve vulnerable subpopulations include:

Champions, KCAO, and Kings County Behavioral Health - Permanent Supportive Housing (PSH) programs for chronically homeless individuals, families, and families with children.

Westcare - Rapid Re-housing and Homeless Prevention services for veterans and their families through the SSVF program.

Aspiranet - Transitional housing program for youth aged 18-24.

The Salvation Army - Rapid Re-housing and Homeless Prevention services for homeless individuals and families.

Discussion

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

The City of Hanford will monitor and review public policies for discriminatory practices. The City of Hanford has committed to monitoring and reviewing public policies to avoid discriminatory practices or impacts on housing availability. As part of the Consolidated Plan, the City has also completed an Analysis of Impediments to Fair Housing Choice. The aim is to remove barriers to affordable housing development wherever possible. The analysis identified specific goals to make housing more affordable, including reducing housing costs and increasing availability.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

GOAL 3. Remove or mitigate potential governmental constraints to the extent feasible and appropriate to housing production, maintenance, improvement, and affordability.

• Policy 3.1 Offer regulatory and financial incentives, as available and appropriate, to encourage the construction of quality housing.
• Policy 3.2 Review local ordinances and building regulations to ensure they do not impede housing investment.
• Policy 3.3 Utilize planned developments and other creative mechanisms to facilitate the construction of more innovative, well-designed housing projects.
• Policy 3.4 Ensure that developments are processed efficiently to minimize holding costs and comply with the Permit Streamlining Act.

Discussion:

AP-85 Other Actions – 91.220(k)

Introduction:

This section will describe the City's planned actions to carry out the following strategies outlined in the Consolidated Plan:

- Foster and maintain affordable housing.
- Continue First-time services and rehab multifamily.
- Assist the Low to Moderate-Income Earners and Homeless Population
- Develop scholarship Program.

Actions planned to address obstacles to meeting underserved needs

Despite the City's best efforts and those of service providers, obstacles continue to hinder meeting the underserved needs in the City of Hanford. Some of these needs: The City of Hanford is facing several challenges in meeting the needs of its underserved population, despite the efforts of service providers. Among these challenges are the housing shortage due to population growth, a tight rental market, and rising housing costs that outpace household income growth. There are also concerns regarding aging in place for the growing elderly population. To address these issues, the City has a plan under the AP 2026 CDBG Program, which includes:

- Leveraging financial resources and applying for additional public and private funds.
- Providing financial assistance for housing rehabilitation.
- Funding for public service activities.
- Public facility improvements.
- Funding for code enforcement activities.

Actions planned to foster and maintain affordable housing

Hanford prioritizes providing affordable housing opportunities and maintaining its existing housing stock. To achieve this, the city has developed several strategies, including implementing a first-time homebuyer program to assist low- to moderate-income individuals with financing and ensuring their housing costs fall within their affordability range. An owner-occupied rehabilitation program has also been implemented to help low-income homeowners preserve their homes. Ongoing code enforcement services are also in place.

Actions planned to reduce lead-based paint hazards

LBP remediation is a crucial component of the rehab program for owner-occupied homes. All homes are tested for lead-based paint, and any LBP found is appropriately addressed.

Actions planned to reduce the number of poverty-level families

The City of Hanford has decided to allocate a portion of its CDBG funding to support educational initiatives in the region. The main objective is to invest in the success of students with academic potential, in the hope that they will contribute to the city's growth and development through their achievements.

Actions planned to develop the institutional structure

The city of Hanford's long-term goals align with the development of institutional structures. Although scholarships encourage higher education, more overall funding is needed to pursue immediate goals.

Actions planned to enhance coordination between public and private housing and social service agencies

The City of Hanford is committed to continuing its collaboration and coordination efforts with social service providers, housing agencies, community and economic development organizations, county, federal, and state agencies, and the private and non-profit sectors. The aim is to meet the needs of individuals and families with a target income within the City of Hanford.

Discussion:

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(l)(1,2,4)

Introduction:

Projects to be funded with CDBG funds available for the year are listed in the Projects Table. Program income available for use on these projects is also identified.

Community Development Block Grant Program (CDBG)
Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income available for use in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The number of urgently needed activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit people with low and moderate income. Overall Benefit - A consecutive period of one, two, or three years may determine that a minimum overall benefit of 70% of CDBG funds is used to benefit people of low and moderate income. Specify the years covered that include this Annual Action Plan.	100%

Attachment B

CITY OF HANFORD ACTION PLAN – PROPOSED PROJECTS (2026)

PY 2026 ACTION PLAN – PROPOSED PROJECTS

The following table summarizes proposed allocations for the PY 2026 Action Plan and reflects revisions to funding estimates and available resources since the March 3 proposal.

A. Available Funding Resources		
Funding Source	**March 3rd Proposal**	**May 19th Proposal**
Entitlement Allocation	$523,508.00	**$565,973.00**
Estimated Program Income	$25,000.00	**$15,000.00**
Prior Year Resources	$0.00	**$23,481.00**
TOTAL AVAILABLE RESOURCES	**$548,508.00**	**$604,454.00**

B. Proposed PY2026 Project Allocations				
Project / Activity	**Description**	**Initial Allocation**	**Change +/-**	**Revised Allocation**
Homeless Point-in-Time Count / LINC	Annual homeless count and coordinated services	$9,000		**$9,000**
Senior Services	Programs supporting senior citizens	$49,000	+$23,481.00	**$72,781**
Fair Housing Services	Outreach, education, and enforcement of fair housing laws	$11,000	+$1,000	**$12,000**
Recreation Programs (Youth & Seniors)	Community recreation programs	$11,000	+$1,000	**$12,000**
Home Repair Programs	Emergency and minor home repair assistance	$156,807	+$28,972	**$185,779**
Housing Rehabilitation – Activity Delivery	Delivery of housing rehabilitation programs			
Kings Community Action	Public Facility Improvements - Food Service Center (Year 3)	$200,000		**$200,000**
Planning & Administration	Program administration and planning	$109,701	+$3,493	**$113,194**
	TOTAL	**$546,508**	**$57,946**	**$604,454**

C. Backup (Contingency) Projects			
Project / Activity	**Description**	**Potential Funding**	**Notes**
Housing Rehabilitation	Additional funding if resources become available	$200,000	Increase allocation upon availability of funds
First-Time Homebuyer Assistance	Down payment and closing cost assistance	$150,000	Contingent upon available funds
Public Service Subrecipients	Support for eligible public service agencies	Subject to 15% CAP	Federal funding restriction applies
Administration & Planning	Additional administrative and planning activities	Subject to 20% CAP	Federal funding restriction applies

ATTACHMENT C

RESOLUTION NO. 26-21-R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HANFORD APPROVING THE COMMUNITY DEVELOPMENT BLOCK GRANT ACTION PLAN FOR THE ACTION PLAN YEAR 2026-2027

At a regular meeting of the City Council of the City of Hanford duly called and held May 19, 2026, upon motion of Council Member _____, and seconded by Council Member _____, and carried, the following resolution was adopted:

WHEREAS, the City of Hanford opted to become an Entitlement Community within the Community Development Block Grant (CDBG) Program in November 2003, allowing the city to receive an allocation directly from the U.S. Department of Housing and Urban Development (HUD) each year; and

WHEREAS, the City of Hanford should receive $565,973 in CDBG Entitlement Funds in Program Year 2026-2027 and

WHEREAS, the $565,973 in annual funds are to be used to benefit low- to moderate-income households and neighborhoods in the elimination or prevention of slum and blight for such programs as housing rehabilitation, affordable homeownership assistance, neighborhood improvement, community services, as well as community development activities, such as the construction or rehabilitation of community infrastructure and facilities and economic development; and

WHEREAS, under the provisions of the Housing and Community Development Act of 1974, as amended, the thirty-day review period for the Action Plan for the program year 2026-2027 will expire on May 1, 2026, and all comments received shall be incorporated in the final document.

NOW, THEREFORE, BE IT RESOLVED that the City Council adopt the Community Development Block Grant Action Plan from July 1, 2026, to June 30, 2027.

Passed and adopted at a regular meeting of the City Council of the City of Hanford, duly called and held on the 19th day of May 2026 by the following vote:

I HEREBY CERTIFY that the foregoing Resolution was passed and adopted by the Council of the City of Hanford at a special meeting thereof held on **May 19, 2026,** by the following vote:

AYES: _____

NOES: _____

ABSTAIN: _____

ABSENT: _____

APPROVED: _____
Mark Kairis
MAYOR of the City of Hanford

ATTEST: _____
Natalie Corral
CITY CLERK

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

I, Natalie Corral, City Clerk of the City of Hanford, certify that the foregoing Resolution was duly passed and adopted at a regular meeting of the City Council of the City of Hanford on the 19th day of May 2026.

Date: _____

_____
City Clerk

AGENDA
STAFF REPORT

MEETING DATE: 5/19/2026	**AGENDA SECTION:** PUBLIC HEARING

SUBJECT:
PUBLIC HEARING: General Plan Amendment 2026-01: A request to conduct a public hearing and recommend approval of a General Plan Amendment to replace the adopted 2016-2024 Housing Element with the 2024-2032 6th Cycle Housing Element and authorize City staff to submit the 6th Cycle Housing Element to the California Department of Housing and Community Development for certification.

RECOMMENDATION:

Recommendation: A request to conduct a public hearing and recommend approval of the General Plan Amendment to replace the adopted 2016-2024 Housing Element with the 2024-2032 6th Cycle Housing Element to the City Council and authorize City staff to submit the 6th Cycle Housing Element to the California Department of Housing and Community Development for certification.

Recommended Motion: I move to adopt Resolution No. 2026-31-R, which will:

1. Find that the approval of General Plan Amendment No. 2026-01 is exempt from CEQA review pursuant to Section 15061(b)(3) of the Guidelines for California Environmental Quality Act (CEQA Guidelines) and that the CEQA exemption determination can be made for General Plan Amendment No. 2026-01.

2. Find that the 2024-2032 Housing Element is consistent with and will implement the policies of the 2035 Hanford General Plan.

3. Find that the 2024-2032 Housing Element substantially complies with the requirements of Government Code Section 65580 et seq.

4. Approve General Plan Amendment No. 2026-01 and adopt the 2024-2032 Housing Element for incorporation into the 2035 Hanford General Plan.

BACKGROUND:

The General Plan is the City's primary planning policy document and includes state-mandated "elements" that set forth objectives, principles, standards and goals to guide orderly development. The purpose of the Housing Element is to identify the housing needs of all economic segments of the community and describe the actions the City intends to take to facilitate the preservation and development of adequate housing to meet those needs. The City must also address constraints on housing development, develop programs to facilitate housing for special needs groups, and provide a fair housing analysis.

This update to the City's Housing Element is overdue for approval by the State due to a variety of factors, including the termination of the original consultant retained to complete the work. Staff, in coordination with other jurisdictions in Kings County, is now prepared to bring the update forward for approval by their respective governing bodies. The State's review has been completed, and concurrence from the Department of Housing and Community Development (HCD) is already in place. Failure to adopt the update in its current form could expose the City to penalties and potential litigation.

The City's current Housing Element that covers the 2016-2024 planning period was adopted in 2016. State law established requirements for updating Housing Elements on an eight-year cycle. The 2024-2032 planning period is referred to as the "6th Cycle Housing Element" in reference to the five previous updates.

The County and the Cities of Avenal, Corcoran, and Hanford have completed a collaborative process in preparing a multijurisdictional Housing Element covering these four jurisdictions. While the multijurisdictional Housing Element includes data, analysis, and general goals and policies covering the County and three Cities, each jurisdiction has separate programs that apply only to that jurisdiction. In adopting the Housing Element, no jurisdiction is required to adopt programs that apply to another jurisdiction.

The state legislature has given the California Department of Housing and Community Development (HCD) authority to develop detailed guidelines for the preparation of Housing Elements and to issue statements regarding whether draft Housing Elements substantially comply with the requirements of Government Code Section 65580 et seq (Housing Element law). A finding of substantial compliance by HCD is referred to as Housing Element "certification." State law requires each jurisdiction to adopt a certified Housing Element. In addition, several grant funding programs require a certified Housing Element as a prerequisite for eligibility, therefore Housing Element certification increases the City's opportunities to receive grant funds.

A key requirement of state law is that each jurisdiction demonstrates the availability of adequate sites with appropriate zoning to accommodate residential development commensurate with its assigned share of regional growth needs as described in the Regional Housing Needs Assessment (RHNA). Prior to the beginning of each Housing Element cycle, Kings County Association of Governments (KCAG) prepares a RHNA plan in consultation with HCD and the County and Cities. The RHNA identifies the number of new housing units each jurisdiction must accommodate across all income levels through its land use plans and zoning designations. It is important to note that the RHNA establishes planning targets, not development quotas. KCAG allocated the RHNA for each jurisdiction through its adoption of the 6th Cycle Regional Housing Needs Plan in January 2023.

In May 2023, the County and Cities entered into a contract with a consultant to prepare the multijurisdictional 6th Cycle Housing Element. The first draft was submitted to HCD on October 9, 2024, and comment letters were issued by HCD on January 6, 2025. A second draft was prepared by the consultant and submitted to HCD on August 26, 2025, and comment letters were issued by HCD on October 20, 2025. In November 2025, the County began meeting with HCD and the consultant for technical assistance. In February 2026, the County and Cities met to discuss the status of the Housing Element, and each jurisdiction made the independent decision to part from the consultant and to proceed with in-house staff provided by each jurisdiction with technical assistance from HCD to finish the draft. On March 27, 2026, a third draft was submitted to HCD. A certification letter was issued by HCD on May 8, 2026. The next step in the process is to adopt the 2024-2032 Housing Element update as General Plan Amendment No. 2026-01. The Housing Element is attached to

Housing Element Organization

The Housing Element is organized as follows:

- Chapter 1 – Introduction
- Chapter 2 – Housing Needs Assessment
- Chapter 3 – Resources and Opportunities
- Chapter 4 – Constraints
- Chapter 5 – Housing Plan
- Chapter 6 – Glossary of Terms
- Appendix A – Evaluation of the Prior Housing Element
- Appendix B – Land Inventory
- Appendix C – Public Participation Summary
- Appendix D1 – County of Kings Fair Housing Analysis
- Appendix D2 – City of Avenal Fair Housing Analysis
- Appendix D3 – City of Corcoran Fair Housing Analysis
- Appendix D4 – City of Hanford Fair Housing Analysis

Each jurisdiction's programs are listed in Chapter 5 – Housing Plan. Hanford's Housing Programs begin on p. 202 of the Housing Element.

The multijurisdictional Housing Element provides an opportunity for collaboration on countywide housing issues that need to be more effectively addressed at a regional level rather than at a local level. By working together, the jurisdictions can share best practices, explore opportunities for further collaboration, and make the best of limited resources. A Housing Element Working Group will be formed and meet at least annually to evaluate success of implementation of housing programs and to identify gaps and additional needs. The objectives and timing are outlined in Program 3.24.

The City must provide a land inventory to ensure that there is an adequate supply of residential land designated in unincorporated areas to accommodate the RHNA allocation. Kings County's total RHNA allocation is 9,429 units, and 5,547 of those units are allocated to Hanford. Below is the RHNA Allocation by Income Category that is stated in KCAG's 6th Cycle Regional Housing Needs Plan.

RHNA Allocations by Income Category for Kings County Jurisdictions

Jurisdiction	Very Low		Low		Moderate		Above Moderate		Total
	Units	%	Units	%	Units	%	Units	%	Units
Avenal	48	17.3%	37	13.3%	55	20.0%	137	49.4%	277
Corcoran	122	17.1%	116	16.3%	118	16.5%	359	50.2%	715
Hanford	1,369	24.7%	993	17.9%	1,066	19.2%	2,119	38.2%	5,547
Lemoore	586	25.1%	437	18.8%	408	17.5%	898	38.6%	2,329
Unincorporated	132	23.5%	89	15.9%	106	18.9%	234	41.8%	561
County Totals	2,257	23.9%	1,672	17.7%	1,753	18.6%	3,747	39.7%	9,429

The City currently has enough inventory to accommodate its RHNA allocation.

The approval of General Plan Amendment No. 2026-01 is exempt from California Environmental Quality Act (CEQA) review pursuant to Section 15061(b)(3) of the Guidelines for the California Environmental Quality Act (CEQA Guidelines). This section states that a project is exempt from CEQA if the activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. Changes proposed by the Housing Element update are technical changes concerning general policy for the implementation of housing policy and there is no possibility that these changes will have a significant effect on the environment by the act of adopting the Housing Element update. In addition, any development projects will be required to undergo individual environmental review determination, and will either be ministerial, categorically exempt, or subject to individual CEQA review.

In addition to the public hearing being held tonight, a public hearing was held at the May 12th Planning Commission meeting where the Commission recommended approval of the 2024-2032 Housing Element to the City Council.

FISCAL IMPACT:

Adoption of the Housing Element will not have a fiscal impact

ATTACHMENTS:

1. HCD Letter
2. Resolution 26-31-R
3. Kings County Multi-Jurisdictional Housing Element

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT
651 Bannon Street, Suite 400
Sacramento, CA 95811
(916) 263-2911 / FAX (916) 263-7453
www.hcd.ca.gov

May 8, 2026

Jason Waters, Deputy City Manager
City of Hanford
317 North Douty Street
Hanford, CA 93230

Dear Jason Waters:

RE: City of Hanford's 6th Cycle (2024-2032) Revised Draft Housing Element

Thank you for submitting the City of Hanford's (City) revised draft housing element update which was received for review on March 27, 2026 along with revisions received on May 4, 2026. The revisions were posted and made available to the public for seven days prior to review. Pursuant to Government Code section 65585, the California Department of Housing and Community Development (HCD) is reporting the results of its review.

The revised draft element, with additional revisions, meets the statutory requirements that were described in HCD's October 24, 2025 review. This finding is based on, among other items, Program 3.23 (Prior Identified Sites in the Sites Inventory) taking effect upon adoption to make prior identified sites available to accommodate the lower-income regional housing need allocation (RHNA). The housing element will substantially comply with State Housing Element Law (Gov. Code, § 65580 et seq) when the element is adopted, submitted to, and approved by HCD, in accordance with Government Code section 65585.

As a reminder, the City's 6th Cycle housing element was due January 31, 2024. As of today, the City has not completed the housing element process for the 6th cycle. The City's 6th cycle housing element no longer satisfies statutory requirements. HCD encourages the City to revise the element, adopt, and submit to HCD to regain housing element compliance.

For your information, pursuant to Government Code section 65583.3, the City must submit an electronic sites inventory with its adopted housing element. The City must utilize standards, forms, and definitions adopted by HCD. Please see HCD's housing element webpage at https://www.hcd.ca.gov/planning-and-community-development/housing-elements for a copy of the form and instructions. The City can reach out to HCD at sitesinventory@hcd.ca.gov for technical assistance.

Throughout the housing element process, the City should continue to engage the community, including organizations that represent lower-income and special needs households, by making information regularly available and considering and incorporating comments where appropriate. Please be aware, any revisions to the element must be posted on the local government's website and to email a link to all individuals and organizations that have previously requested notices relating to the local government's housing element at least seven days before submitting to HCD.

Several federal, state, and regional funding programs consider housing element compliance as an eligibility or ranking criteria. For example, the CalTrans Senate Bill (SB) 1 Sustainable Communities grant, the Affordable Housing and Sustainable Communities program, and HCD's Permanent Local Housing Allocation consider housing element compliance and/or annual reporting requirements pursuant to Government Code section 65400. With a compliant housing element, the City will meet housing element requirements for these and other funding sources.

For your information, some general plan element updates are triggered by housing element adoption. HCD reminds the City to consider timing provisions and welcomes the opportunity to provide assistance. For information, please see the Technical Advisories issued by the Governor's Office of Land Use and Climate Innovation at: https://www.lci.ca.gov/planning/general-plan/guidelines.html.

HCD appreciates the collaboration and diligence of the housing element update team to prepare the housing element as part of the multi-jurisdictional housing element process. HCD particularly commends the efforts of Gabrielle Myers whose responsiveness and perseverance has provided tremendous public service. HCD looks forward to receiving the City's adopted housing element and welcomes the opportunity to provide technical assistance through the adoption process. If you have any questions or need additional technical assistance, please contact Colleen Harjo, of our staff, at Colleen.Harjo@hcd.ca.gov.

Sincerely,

Paul McDougall
Senior Program Manager

RESOLUTION NO. 26-31-R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HANFORD APPROVING AN AMENDMENT TO THE LAND USE ELEMENT OF THE GENERAL PLAN.

2026-01: A REQUEST TO THE AMEND THE HANFORD GENERAL PLAN FOR ADOPTION OF THE 6TH CYCLE HOUSING ELEMENT UPDATE

At a regular meeting of the City Council of the City of Hanford, duly called to order and held on May 19, 2026 at 7:00 p.m., it was moved by Council Member _____ , and seconded by Council Member _____ , and duly carried that the following resolution be adopted:

WHEREAS, the California Government Code, Section 65300, requires that the planning agency of each county or city prepare, and the legislative body adopt, a comprehensive, long-term general plan for the physical development of the county or city; and; and,

WHEREAS, state law requires that the General Plan include a Housing Element; and

WHEREAS, each jurisdiction within Kings County is required by state law to prepare an update to its Housing Element for the 2024-2032 planning period as the 6th Cycle Housing Element update; and,

WHEREAS, on April 27, 2026, in compliance with Section 65585 of the California Government Code, a draft 2024-2032 Housing Element was transmitted to the California Department of Housing and Community Development (HCD) for review; and

WHEREAS, on May 8, 2026, HCD issued a letter reporting the Draft Housing Element substantially complies with state law, which has been reviewed and considered by the City Council; and

WHEREAS, the Planning Commission conducted a duly noticed public hearing to consider General Plan Amendment No. 2026-01 for the 2024-2032 Housing Element update at a special meeting (time 6:30 p.m.) conducted on May 12, 2026, at which time all interested persons were provided an opportunity to offer comments; and

WHEREAS, the City Council conducted a duly noticed public hearing to consider General Plan Amendment No. 2026-01 for the 2024-2032 Housing Element update (time 7:00 p.m.) conducted on May 19, 2026, at which time all interested persons were provided an opportunity to offer comments; and

WHEREAS, the approval of General Plan Amendment No. 26-01 is exempt from California Environmental Quality Act (CEQA) review pursuant to Section 15061(b)(3) of the Guidelines for the California Environmental Quality Act (CEQA Guidelines). This section states that a project is exempt from CEQA if the activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. Changes proposed by the Housing Element update are technical changes concerning general policy for the implementation of housing policy and there is no possibility that these changes will have a significant effect on the environment by the act of adopting the Housing Element update, and none of the circumstances in Section 15300.2 apply. In addition, any development projects will be required to undergo individual environmental review determination, and will either be ministerial, categorically exempt, or subject to individual CEQA review; and

WHEREAS, this Council has duly reviewed the contents of General Plan Amendment No. 2026-01 as well as comments and testimony received from the public and interested governmental agencies; and

NOW THEREFORE, BE IT RESOLVED, that the City Council hereby finds that:

1. The approval of General Plan Amendment No. 2026-01 is exempt from CEQA review pursuant to Section 15061(b)(3) of the *Guidelines* for *California Environmental Quality Act* (*CEQA Guidelines*), none of the circumstances in Section 15300.2 apply, and the CEQA exemption determination can be made for General Plan Amendment No. 2026-01.

2. The 2024-2032 Housing Element, as set forth in Exhibit A, is consistent with and will implement the policies of the *2035 Hanford General Plan.*

3. The 2024-2032 Housing Element substantially complies with the requirements of Government Code Section 65580 et seq.

4. General Plan Amendment No. 2026-01 be approved and to adopt the 2024-2032 Housing Element for incorporation into the *2035 Hanford General Plan*.

Passed and adopted at a regular meeting of the City Council of the City of Hanford, duly called and held on May 19, 2026, by the following vote:

AYES: _____

NOES: _____

ABSTAIN: _____

ABSENT: _____

_____
MARK KAIRIS
MAYOR of the City of Hanford

Attest:

_____
NATALIE CORRAL
CITY CLERK

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

I, Natalie Corral, City Clerk of the City of Hanford, do hereby certify the foregoing Resolution was duly passed and adopted at a regular meeting of the City Council of the City of Hanford held on the __ day of _____, 2026.

Date: _____

_____
City Clerk

Exhibit A
2024-2032 HOUSING ELEMENT

2024-2032 KINGS COUNTY MULTI-JURISDICTIONAL HOUSING ELEMENT

County of Kings
City of Avenal
City of Corcoran
City of Hanford

May 2026 – FINAL

Prepared by:
Issac A. George
Realty Planners Group, Inc.
Cities of Avenal, Corcran, and Hanford Staff
Kings County Staff

ACKNOWLEDGEMENTS

The 2024-2032 Kings County Housing Element update is a cooperative effort of Kings County and the Cities of Avenal, Corcoran, and Hanford.

County of Kings

Board of Supervisors

Rusty Robinson, Chair
Joe Neves, Vice Chair
Richard Valle, Supervisor
Doug Verboon, Supervisor
Robert Thayer, Supervisor
Commissioner

Planning Commission

William Lynch, Chair
Riley Jones, Vice Chair
Brent Madill, Commissioner
Steven Dias, Commissioner
Miguel Alatorre, Jr.,

City of Avenal

City Council

Alvaro Preciado, Mayor
Alejandro Ramirez, Mayor Pro Tem
Pablo Hernandez, Councilmember
Ricardo Verdugo, Councilmember
Lou Gravelle, Councilmember

Planning Commission

Tyler Naranjo, Chair
Amado Cervantes, Vice Chair
Sergio Ramirez, Commissioner
Jose Barrer, Commissioner

City of Corcoran

City Council

Sidonio "Sid" Palmerin ,
Jerry Robertson , Vice
Greg Ojeda, Councilmember
Jeanette Zamora-Bragg, Councilmember
Patricia Nolen, Councilmember

Planning Commission

Karl Kassner, Chair
Kaitlyn Frazier, Vice Chair
David Bega, Commissioner
Karen Frey, Commissioner
Janet Watkins, Commissioner

City of Hanford

City Council

Mark Kairis, Mayor
Nancy Howze, Vice Mayor
Lou Martinez, Councilmember
Travis Paden, Councilmember
Kimber Regan, Councilmember

Planning Commission

Dennis Ham, Chair
Gunther Norris, Vice Chair
Jim Nelson, Commissioner
Cecily Esparza, Commissioner
Parveer Singh Gill, Commissioner
Lisa McIlwaine, Commissioner
Alternate

Technical Steering Committee

County of Kings

Chuck Kinney, Director of Community Development

Alejandro Hernandez, Deputy Director – Planning

Noelle Tomlinson, Planner III

Maddison Faria, GIS Specialist

Casey Trevino, GIS Specialist

City of Avenal

Antony V Lopez, City Manager

Maria 'Angie' Oritz, City Clerk

City of Corcoran

Greg Gatzka, City Manager

Kevin Tromborg, Community Development Director/Building Official

City of Hanford

Jason Waters, Deputy City Manager

Gabrielle Myers, Principal Planner

Sandra Lerma-Martinez, Housing Administrative Analyst

TABLE OF CONTENTS

Technical Steering Committee ii

CHAPTER 1: INTRODUCTION 1

A. Planning Context 1

1. Purpose and Statutory Authority 3
2. Framework for the Joint Kings County Housing Element 4
3. Data Sources 4
4. Relationship to the General Plan 5

B. Community Involvement 5

1. Initial Public Meetings 6
2. Housing Needs Survey 7
3. Localized Outreach 10
4. Future Public Outreach Approach 11

CHAPTER 2: HOUSING NEEDS ASSESSMENT 13

A. Population and Household Characteristics 13

1. Population Trends 13
2. Age Characteristics 14
3. Race and Ethnicity 15
4. Household Type and Overcrowding 15
5. Household Income and Overpayment 17

B. Employment Trends 21

1. Employment by Industry 21
2. Occupations Held by Residents 24
3. Jobs-Housing Balance and Commute Patterns 24

C. Housing Characteristics 26

1. Housing Type 26
2. Housing Tenure and Vacancy Rates 27
3. Housing Conditions 28

4. Housing Affordability 31
D. Housing Conditions in Kings County 35
1. Overview 35
2. Code Enforcement Insights 35
E. Special Needs Groups 35
1. Seniors 35
2. Female-Headed Households 37
3. Large Families 38
4. Military Personnel and Veterans 40
5. Agricultural Employees 40
6. Persons with Disabilities 46
7. Homeless 49
F. Analysis of At-Risk Housing 58
1. Preservation Options for At-Risk Properties 59
G. Housing Growth Needs 63
1. Overview of the Regional Housing Needs Assessment 63
CHAPTER 3: RESOURCES AND OPPORTUNITIES 65
A. Land Resources 65
1. Nonvacant Sites: Lease Dynamics, Market Trends, and Developer Interest 66
2. Strengthening Analysis of Small and Nonvacant Sites Small Sites (<0.5 Acres) 82
3. Infrastructure Capacity and Upgrade Needs by Plan Area in Kings County 84
4. Key Environmental Constraints 86
5. Inventory Maps 86
B. Financial and Administrative Resources 96
1. Financial Resources 96
2. Administrative Resources 97
3. Opportunities for Energy Conservation 98

C. Housing Densities, Potential Growth and Vacant Land 100
1. General Plan and Zoning 100
2. Potential Growth and Vacant Land 101
D. Electronic Sites Inventory 106
E. Commitment Statement: 106
CHAPTER 4: CONSTRAINTS 109
F. Governmental Constraints 109
1. Land Use Plans and Regulations 109
G. Residential Permit Processing and Environmental Review 130
H. Developer Fees, Improvement Requirements and Building Codes 133
1. Planning and Development Fees 134
2. Developer Impact Fees 136
3. Site Improvement Requirements 142
4. Building and Construction Codes 143
I. Non-Governmental Constraints 143
1. Environmental and Infrastructure Constraints 143
2. Land and Construction Costs 149
3. Cost and Availability of Financing 150
J. Environmental Constraints in Kings County, California 151
1. Key Environmental Constraints 151
K. Fair Housing 151
CHAPTER 5: HOUSING PLAN 152
A. Goals and Policies 152
1. Housing and Neighborhood Conservation and Rehabilitation 152
2. Housing Production 153
3. Housing Constraints 153
4. Housing Assistance 154
5. Fair and Equal Housing Opportunities 154

B. Housing Programs 155
1. Avenal Housing Programs 155
2. Corcoran Housing Programs 180
3. Hanford Housing Programs 202
4. Kings County Housing Programs 232
5. Quantified Objectives 255

CHAPTER 6: GLOSSARY OF TERMS 257
Terms 257

List of Figures

Figure 1-1 - Regional Location Map 2
Figure 2-1 – Employment by Industry of Kings County Workforce 22
Figure 3-1: Vacant Site Avenal 1 66
Figure 3-2: Vacant Site Corcoran 1 67
Figure 3-3: Vacant Site Hanford 1 67
Figure 3-4: Vacant Site Kings County 1 68
Figure 3-5: Vacant Site Kings County 2 68
Figure 3-6: Largely Vacant – Existing Residential Use Avenal 69
Figure 3-7: Largely Vacant – Existing Residential Use Corcoran 69
Figure 3-8: Largely Vacant – Existing Residential Use Hanford 70
Figure 3-9: Largely Vacant – Existing Residential Use Hanford 2 71
Figure 3-10 Largely Vacant – Existing Residential Use Hanford 3 71
Figure 3-11 Largely Vacant – Existing Residential Use Kings County 72
Figure 3-12 Largely Vacant – Existing Residential Use Kings County 2 72
Figure 3-13 Agricultural Use - Avenal 74
Figure 3-14 Agricultural Use -Corcoran 74
Figure 3-14 Agricultural Use – Kings County 1 75
Figure 3-15 Agricultural Use – Kings County 2 75
Figure 3-16 Agricultural Use – Kings County 3 76
Figure 3-17: Commercial Use - Avenal 77
Figure 3-18: Commercial Use - Hanford 77
Figure 3-19: Commercial Use -Kings County 78
Figure 3-20: Other - Avenal 79
Figure 3-21: Other – Avenal 2 79
Figure 3-22: Other - Hanford 80

Figure 3-23: Other – Kings County 1 80
Figure 3-24: Other – Kings County 2 81
Figure 3-25 – City of Avenal Vacant Sites 6000 Sq. Ft or Greater 87
Figure 3-26 - City of Avenal Vacant Sites by Census Tracts 87
Figure 3-27 - City of Avenal Vacant Sites by Income Level 88
Figure 3-28- City of Corcoran Vacant Sites 6000 Sq. Ft or Greater 88
Figure 3-29 – City of Corcoran Vacant Sites by Census Tracts 89
Figure 3-30 – City of Corcoran Vacant Sites by Income Level 89
Figure 3-31 – City of Hanford Vacant Sites 6000 Sq. Ft. or Greater 90
Figure 3-32: City of Hanford Vacant Sites by Census Tracts 90
Figure 3-33- City of Hanford Vacant Sites by Income Level 91
Figure 3-34: Kings County - Home Garden Community Vacant Sites 6000 Sq. Ft. or Greater 91
Figure 3-35 – Kings County - Home Garden Community Vacant Sites by Census Tracts 92
Figure 3-36 – Kings County - Home Garden Community Vacant Sites by Income Level 92
Figure 3-37 – Kings County - Kettleman City Community Vacant Sites 6000 Sq. Ft. or Greater 93
Figure 3-38 – Kings County - Kettleman City Community Vacant Sites by Census Tracts 93
Figure 3-39 – Kings County – Kettleman City Community Vacant Sites by Income Level 94
Figure 3-40 – Kings County - Stratford Community Vacant Sites 6000 Sq. Ft. or Greater 94
Figure 3-41 – Kings County - Stratford Community Vacant Sites by Census Tracts 95
Figure 3-42 – Kings County - Stratford Community Vacant Sites by Income Level 95

TABLES

Table 2-1 Kings County Household Population Growth, 1990-2020 14
Table 2-2 Age Distribution 15
Table 2-3 Race and Ethnicity 15
Table 2-4 Household Characteristics 16
Table 2-5 Overcrowding by Tenure 17
Table 2-6 Median Household Income 17
Table 2-7 Household Income Distribution by Tenure 18
Table 2-8 Household Overpayment by Tenure 19
Table 2-9 Household Size ELI Income Limit (30% of AMI) 20
Table 2-10 Major Employers 22
Table 2-11 Occupations Held by Civilians 24
Table 2-12 Travel Time to Work 25
Table 2-13 Work Locations of City/County Resident Workers 26
Table 2-14 Housing Units by Type, 2020 27
Table 2-15 Household Tenure and Vacancy Rates 27
Table 2-16 Tenure by Year Structure Built 29

Table 2-17 Housing Conditions 30
Table 2-18 Occupied Housing Units Lacking Complete Plumbing or Kitchen Facilities 30
Table 2-19 Housing Affordability in Kings County, 2022 31
Table 2-20 Kings County Residential Sale Prices, January-June 2023 33
Table 2-21 King County Residential Rents, 2023 34
Table 2-22 Elderly Households by Tenure 36
Table 2-23 Female Headed Households 37
Table 2-24 Household Size by Tenure 39
Table 2-25 Leading Agricultural Commodities, Kings County 41
Table 2-26 Agricultural Employment by Jurisdiction 41
Table 2-27 Hired Farm Labor-Workers, Kings County 42
Table 2-28 Disabilities by Age 47
Table 2-29 Persons with Developmental Disabilities Receiving Services by Residential Type 2021 49
Table 2-30 Homeless Persons 50
Table 2-31 Shelter Facilities in Kings County 51
Table 2-32 Quantitative Impact Summary 53
Table 2-33 Assisted Housing Units 60
Table 2-34 Regional Housing Needs, 2024-2032 64
Table 3-1 Redevelopment Trends on Sites with Agricultural Uses 73
Table 3-2: Infrastructure Capacity and Upgrade Needs 85
Table 3-1 Potential New Dwelling Units By Zone (Avenal, Corcoran, Kings County) 104
Table 3-2 Potential New Dwelling Units by Zone (Hanford) 105
Table 3-3 Land Inventory and RHNA Targets 106
Table 4-1 General Plan Residential Land Use Categories 110
Table 4-2 (A) Permitted Residential Development by Zoning District - City of Avenal 111
Table 4-2 (B) Permitted Residential Development by Zoning District - City of Corcoran 111
Table 4-2 (C) Permitted Residential Development by Zoning District - City of Hanford 112
Table 4-2 (d) Permitted Residential Development by Zoning District – Kings County Unincorporated 113
Table 4-3 Residential Development Standards 124
Table 4-4 Residential Parking Standards 126
Table 4-5 Development Review Processing Times 131
Table 4-6: Development Fees – Single Family 140
Table 4-7: Development Fees – Multi-Family 141
Table 4-8 On-Site and Off-Site Improvements 142
Table 4-9: City of Hanford Wastewater Treatment Capacity 147
Table 4-10: Adequate Infrastructure Capacities in Unincorporated Kings County 148

Page intentionally left blank

CHAPTER 1: INTRODUCTION

A. Planning Context

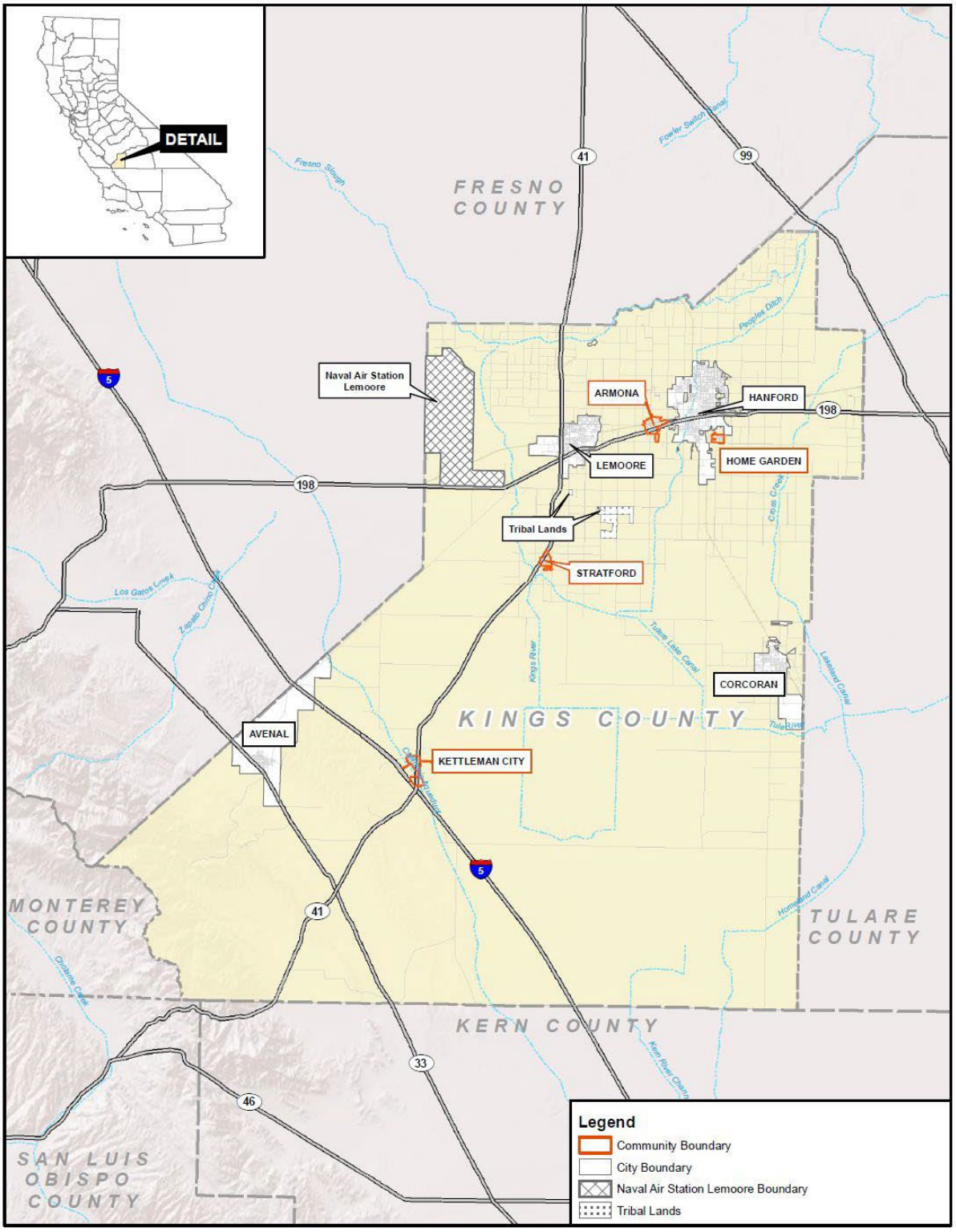
Kings County is located within the agriculturally rich San Joaquin Valley, with Fresno County to the north and west, Tulare County to the east, and Kern County to the south. Created in 1893, Kings County was carved from the western portion of Tulare County and later added another 100 square miles from Fresno County. The Kings River, from which the County derives its name, runs along the northern edges and flows south towards the center of the County. Historically, this river flowed farther south to what was once Tulare Lake. Now referred to as the Tulare Lake Basin, this area is extensively used for agricultural crop production.

Kings County is comprised of four cities (Avenal, Corcoran, Hanford, and Lemoore), four unincorporated community service areas (Armona, Home Garden, Kettleman City, and Stratford), and a few other smaller community pockets. According to the California Department of Finance, approximately 154,000 people lived in Kings County as of January 2025, with approximately 14,400 of those housed within the three state prison facilities. The Lemoore Naval Air Station houses approximately 10,500 naval personnel and dependents in approximately 1,630 housing units, while the Santa Rosa Rancheria is home to about 500 Tachi Yokut Indians on 1,535 acres of tribal land.

Access through the County and to other major outside destinations is provided by a network of highways and railroads. While Interstate 5 and State Route 99 provide routes to the Los Angeles and San Francisco Bay metropolitan areas, State Route 41 connects the valley with the Central Coast and Yosemite National Park. State Route 198 provides access to Sequoia National Park. The Burlington Northern Santa Fe Railroad connects Kings County to Sacramento and Bakersfield while the San Joaquin Valley Railroad connects to Huron to the west and Visalia and Porterville to the east. California High-Speed Rail expects construction to be complete for the Kings-Tulare Station just east of Hanford in 2030. The County's transportation network has played a key role in its economic development. Agriculture remains the predominant landscape of Kings County, with approximately 84% of its land area used for agriculture. While dairy products are the County's leading commodity, the agricultural industry is diversified with cotton, cattle, field crops, seeds, fruit & nuts, vegetables, apiary products, livestock & poultry, and other related products also having a significant presence.

As Kings County begins the 2024-2032 planning period, water management is a critical issue in Kings County, given its urban and agricultural importance and the need to balance water use with environmental conservation. As per the National Integrated Drought Information System (NIDIS), Kings County is not affected by drought with August 2023 recorded as the second wettest month in 129 years, and January 2023 to August 2023 was the seventh wettest period in 129 years.

Figure 1-1 - Regional Location Map



Note: General locational map. Does not include recent annexations and boundaries.

1. Purpose and Statutory Authority

The Housing Element is mandated by §§65580-65589 of the California *Government Code*. State Housing Element law requires that each city and county identify and analyze existing and projected housing needs within their jurisdiction and prepare goals, policies, programs and quantified objectives to further the development, improvement, and preservation of housing. To that end, state law requires that the housing element:

- Identify adequate sites to facilitate and encourage the development, maintenance and improvement of housing for households of all economic levels, including persons with special needs;
- Remove, as legally feasible and appropriate, governmental constraints to the production, maintenance, and improvement of housing for persons of all income levels;
- Assist in the development of adequate housing to meet the needs of low- and moderate-income households;
- Conserve and improve the condition of housing and neighborhoods, including existing affordable housing;
- Promote equal housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability; and
- Preserve lower-income publicly-assisted housing developments within each community.

The Housing Element is organized into the following major sections:

- Chapter 2: Analysis of the demographic, housing, and special needs characteristics and trends in Kings County jurisdictions.
- Chapter 3: Analysis of land, financial, and organizational resources available to address the housing goals in Kings County.
- Chapter 4: Review of potential market, governmental, and environmental constraints that affect Kings County jurisdictions' ability to address their housing needs.
- Chapter 5: The Housing Plan to address identified housing needs, including housing goals, policies and programs.
- Appendix A: Evaluation of each jurisdiction's accomplishments toward meeting the goals and objectives set forth in the previous Housing Element.
- Appendix B: A detailed land inventory of suitable sites for housing development.
- Appendix C: A summary of public participation during the Housing Element update process.
- Appendices D1 – D4: Fair Housing Analyses for each jurisdiction – Kings County and the Cities of Avenal, Corcoran, and Hanford

2. Framework for the Joint Kings County Housing Element

In California, it is typical for each city or county to prepare and maintain its own General Plan and housing element. However, in Kings County, three cities (Avenal, Corcoran, and Hanford) and the County have chosen to collectively prepare a joint multijurisdictional housing element with administrative support from the Kings County Community Development Agency. While unusual, this collaborative approach to the housing element has a number of advantages, including the following:

- Over the past several decades, the trend in dealing with complex public policy issues has been toward a regional approach to problem-solving. Existing housing element law embodies this principle through the regional housing needs allocation (RHNA) process. The Senate Bill 375 establishes a framework for regional planning and "Sustainable Communities Strategies" intended to reduce greenhouse gas emissions through land use, housing and transportation policies.
- Housing markets are regional in nature and do not stop at jurisdictional boundaries. Coordinated regional strategies offer the potential to be more effective in addressing housing needs than when each jurisdiction operates individually.
- In difficult economic times such as these, economies of scale accruing from shared resources can result in significant cost savings to jurisdictions that jointly prepare housing elements. Kings County and the local governments collaborate together to integrate land use planning, aligning general plans and zoning ordinances, engaging communities and stakeholders to create more sustainable and interconnected communities within the County.

3. Data Sources

In preparing the Housing Element, various sources of information were consulted. The 2020 decennial Census and the annual American Community Survey updates were used as the primary sources of demographic information. However, other sources supplemented the Census data, including the following:

- Housing conditions surveys conducted by the jurisdictions;
- Population and housing data from the California Department of Finance (DOF);
- Employment data from the California Employment Development Department (EDD);
- Local economic data from the Kings County Economic Development Corporation;
- Housing market data from the Kings County Board of Realtors;
- Population and housing characteristics from Naval Air Station Lemoore;
- Point-in-time homeless data provided by Kings/Tulare Continuum of Care;
- Land use data based on the General Plans and zoning ordinances of each jurisdiction; and

- Regional housing needs information prepared by the Kings County Association of Governments.

4. Relationship to the General Plan

Government Code Section 65302.1 is a critical component to addressing housing challenges and ensuring that local governments plan for the development of housing, especially affordable housing, in a comprehensive and coordinated manner within the context of their General Plans. State law requires that the Housing Element be consistent with other elements of jurisdictions' General Plans. Policies and programs set forth in this Housing Element are consistent with policies and programs in other elements of the respective General Plans. However, if during the implementation of this Housing Element any inconsistencies with other portions of the General Plans are identified, appropriate amendments to maintain internal consistency will be proposed. This Housing Element supports the provisions of state law through its assessment of housing needs, setting housing goals and policies, analysis of available resources and constraints, identification of sites for development of a variety of housing types in appropriate locations consistent with the regional growth forecast, regional housing needs plan, and regional transportation plans. This housing element also includes policies and programs aimed at promoting and facilitating the development of affordable housing units for various income levels. It also includes the environmental review component to comply with the California Environmental Quality Act (CEQA).

Government Code Sec. 65302 specifies 7 mandatory elements that must be included in the General Plan, including the housing element. These elements help local governments make informed decisions about land use, transportation, housing, conservation, open space and more.

B. Community Involvement

State law requires local governments to make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element. To that end, each jurisdiction has provided opportunities for residents, interested parties, and local officials to participate in the update process and offer recommendations regarding housing needs and strategies to address those needs.

The public participation process for this Housing Element involved four major stages:

1. Public workshops and meetings in each of the three cities and the unincorporated County during the preparation of the Draft Housing Element;
2. Publication of the Draft Housing Element and subsequent review by the California Department of Housing and Community Development (HCD);
3. Revisions to the Housing Element to address comments from HCD and publication of a revised Draft Housing Element;
4. Public hearings before the Planning Commission and City Council of each city and the Planning Commission and Board of Supervisors of Kings County prior to adoption of the final

Housing Element.

For details regarding the public meetings and hearings, as well as a summary of issues raised during the update process, please refer to Appendix C: Public Participation Summary.

1. Initial Public Meetings

Specific public workshops or meetings were held recently in Kings County and each of the jurisdictions on the housing element and fair housing assessment with details as follows:

1. Avenal – Town Hall Meeting on November 8, 2023, at 6:00 pm - Avenal Theater, 233 E. Kings St., Avenal, 93204
2. Corcoran – Planning Commission Meeting on November 20, 2023, at 5:30 pm - Corcoran City Council Chambers, 1015 Chittenden Ave., Corcoran, 93212
3. Hanford – Joint Study with City Council & Planning Commission in attendance on November 6, 2023, at 4:00 pm - Hanford City Hall-Training Room 319 N. Douty St., Hanford, 93230
4. Kings County – Planning Commission Meeting on November 6, 2023, at 7:00 pm - Kings County Government Center, Administration Building #1 Multi-Purpose Room, 1400 W. Lacey Blvd., Hanford, 93230

Notices of the meetings are attached in Appendix C: Public Participation Summary.

Avenal

Several members of the community attended the meeting and actively participated in discussion on several aspects of Housing Element and Fair housing analysis. Staff answered questions from the public regarding the Housing Element process and after consultant presentation Director of Community & Economic Development Department, Kao Nou Yang, closed the meeting encouraging participants to send comments by mail or email.

Corcoran

Members of the community did not attend the meeting. The Planning Commission discussed several topics on zoning, city's obligations to build, and whether the city could force a developer to build affordable housing.

Hanford

Several members of the community attended the meeting, but no questions or concerns were raised by those present. The City Council and the Planning Commission discussed topics concerning affordability, available assistance to the public such as first-time home-buyer programs, housing income categories, and income levels to qualify for affordable housing assistance. Questions were answered by both the consultant and staff.

County of Kings

Members of the public did not attend the meeting. The Planning Commission discussed several topics on the Housing Element and the Fair Housing Analysis.

2. Housing Needs Survey

A housing needs survey was conducted in all jurisdictions. Residents were given the opportunity to respond to 14 questions as shown in Appendix C: Public Participation Summary. The questions related to demographics, income, expenses, housing priorities, and specific responses in relation to housing issues and affordable/fair housing needs.

Avenal

13 responses to the Housing Needs Survey were collected for the city of Avenal. Of these respondents, 31% live and work in Avenal, 61.5% work in Avenal, and 7.7% were interested in Avenal Housing Issues. 38% of respondents have lived in Kings County for 20 years or more. Another 7.7% of applicants have lived in the County for more than 10 years. 77% of respondents owned their homes, 15% rented, with no respondents that live with family or friends, and no respondents were unhoused. Approximately, 46% of respondents were between 45 and 65 years old, 15% of respondents were 35 to 44 years old, and 38% of respondents were between 25 and 34 years old. 77% of respondents identified themselves as Hispanic/Latino, 15% as White/Caucasian, and 7% identified themselves as two or more races. Approximately 8% of respondents earned <$35,000 annually, 23% earned between $35,000 and $56,000, 8% earned between $56,000 and $72,000, 8% earned between $87,000 and $97,000, and 38% earned 97,000 or more.

When asked what percentage of income is spent on housing costs, 61% of respondents stated they spend between 30-50% of income on housing. Another 23% said they spend less than 30% of income on housing. Most respondents identified 'Increase home ownership opportunities for moderate, low and very Extremely Low-Income residents' (69%) with both 'Code Enforcement' and 'Make it easier to build in Avenal' at (46%), as the top housing priorities in Avenal followed by 'Increase the amount of housing that is affordable for moderate, low, and very low-income residents' (38%) and 'Improve substandard housing conditions' (31%). 24% of respondents also identified 'Programs to help existing homeowners stay in their homes' as a priority.

Of those surveyed, 77% were satisfied with their housing condition, with 8% that would like to downsize but are unable to find a smaller unit. An additional 8% cited difficulty with completing the survey electronically. With regards to the preferred housing types to be built in the City of Avenal, the majority (46%) identified single-family homes as their top priority followed by Mixed-income Housing (23%) and Townhomes (15%). One respondent gave a detailed response in support of apartments as affordable stepping stones to eventual home ownership.

With regards to whether there is insufficient housing in the community, 69% felt there is insufficient housing for families with children and 46% of respondents felt there is insufficient housing for single individuals. Respondents selected low-income households and older adults (seniors, elderly) both at 31% as populations with insufficient housing.

Corcoran

Corcoran had a good response to their survey with 33 responses. 48.5% of the respondents live

and work in Corcoran, 45.5% work in Corcoran and a further 12.12% were interested in housing issues in Corcoran. 48.5% of respondents have lived in Kings County for 20 years or more. Another 12% of the respondents have lived in the County for more than 10 years. 70% of respondents owned their homes, 12% rented, 18% live with family or friends, and no respondents were homeless. 48.5% of respondents were between 45 and 64 years old. Approximately 21% of respondents were 35-44 years old, 15% of respondents were between 25 and 34 years old and 12% were between 18 and 24 years old. 55% of the respondents identified themselves as Hispanic/Latino, 21% as white/Caucasian, and 9% identified themselves as two or more races. Approximately 6% of the respondents earned < $35,000 per annum, 24% between $35,000 to $56,000, 9% earned between $56,000 to $72,000, 30% earned between $72,000 to $97,000 and 24% earned $97,000 or more.

Of the respondents, 33% spent more than 50% of their income on housing and another 33% spent between 30% and 50% of their income on housing. Most respondents identified 'increase home ownership opportunities for moderate, low and very low-income residents (51.5%) and code enforcement (42.4%) as the top housing priorities in Corcoran. followed by programs to help existing homeowners stay in their homes (39%), 'make it easier to build in Corcoran' (39%) and 'increase the amount of housing that is affordable for moderate, low and very low-income residents' (36%). 36% of respondents also identified 'improve subsidized housing' as a priority. 79% of the respondents were satisfied with their housing situation, 9% were unable to house all the family members they need to, and 3% identified their unit to be in poor condition needing repairs. 2Two respondents gave feedback that it's too expensive to purchase a home. With regard to the question on preferred home types to be built in Corcoran, the majority (79%) identified single family homes as their top priority followed by mixed-income housing and townhomes. Only 3% of respondents identified multi-family housing (15+ units) as a priority.

In response to whether there is insufficient housing in the community, 42% of respondents felt there is insufficient housing for single individuals, 30% of respondents felt there is insufficient housing for families with children, 21% for low-income households, and 18% felt there is insufficient housing for older adults (seniors, elderly).

Hanford

Hanford received 70 responses to the survey. 47% of the respondents live in Hanford and 43% of the respondents live and work in Hanford. Only 14% of the respondents were interested in Hanford housing issues. 56% of respondents have lived in Hanford for 20 years or more. 70% of respondents owned their homes, 21% rented, 1 respondent was homeless, and the rest lived with family or friends. 47% of respondents were between 45 and 64 years old. Approximately 23% of respondents were over 65 years old and less than 3% of the respondents were under 25 years old. 59% of respondents identified themselves as white/Caucasian, 20% identified themselves as Hispanic/Latino and 10% as mixed race. Approximately 9% of the respondents earned < $35,000 per annum, 21% between $35,000 to $56,000 and 23% earned $97,000 or more. 41% of respondents spent between 30-50% of their income on housing costs and 16% spent more than 50% of their income on housing costs

The majority of respondents identified the cost of buying a home and limited availability of affordable units as the biggest barriers to affordable housing in Hanford. In response to the top 3 housing priorities, 54% of respondents suggested to increase the amount of housing that is affordable for moderate, low, and very low-income residents, 36% identified more senior housing, and around 30% of respondents identified code enforcement, increased homeownership opportunities for moderate, low, and very low-income residents and programs to help existing homeowners stay in their homes as priorities.

74% of the respondents were satisfied with their housing situation, 4% identified their unit to be in poor condition needing repairs and another 4% identified improvements were required to their units to live with a disability. With regard to a question on preferred home types to be built in Hanford, the majority (60%) identified single family homes as their top priority followed by homes targeted for a specific purpose or population, including seniors, persons with disabilities, and farm employees (30%). 26% of respondents identified low-density multi-family housing (duplexes, triplexes, quadplexes) with 20% identifying mixed income housing and townhomes as priories. Only 13% of respondents identified high density housing (15+ units) as a priority.

In response to whether there is insufficient housing in the community, 56% of respondents felt there is insufficient housing for older adults (seniors, elderly), 40% of respondents felt there is insufficient housing for low-income households, and 36% of respondents felt insufficient housing for single individuals.

Kings County

Kings County had an excellent response to their survey with 217 responses. 72% of the respondents live and work in Kings County and 25% of the respondents were interested in Kings County housing issues. 58% of respondents have lived in Kings County for 20 years or more. Another 13% of the respondents have lived in the County for more than 10 years. 55% of respondents owned their homes, 27% rented, 15% live with family or friends, and no respondents were homeless. 35% of respondents were between 45 and 64 years old. Approximately 29% of respondents were 35-44 years old, and 27% of respondents were between 25 and 34 years old. 50% of the respondents identified themselves as Hispanic/Latino, 33% as white/Caucasian, and 7% identified themselves as two or more races. Approximately 7% of the respondents earned < $35,000 per annum, 35% between $35,000 to $56,000, 16% earned between $56,000 to $72,000, 16% earned between $72,000 to $97,000 and 18% earned $97,000 or more.

The majority of respondents identified the cost of buying a home (38%) and limited availability of affordable units (27%) as the biggest barriers to affordable housing in Kings County. Another 16% of the respondents felt income limits on affordable housing as a barrier to affordable housing. In response to the top 3 housing priorities, 71% of respondents suggested to increase the amount of housing that is affordable for moderate, low, and very low-income residents, 64% identified increasing home ownership opportunities for moderate, low and very low-income residents and 39% of the respondents identified programs to help existing homeowners stay in their homes as priorities.

67% of the respondents were satisfied with their housing situation, 7% were unable to house all the family members they need to, and 4% identified their unit to be in poor condition needing repairs and another 2% identified improvements were required to their units to live with a disability. With regard to the question of preferred home types to be built in Kings County, the majority (40%) identified single family homes as their top priority followed by homes targeted for a specific purpose or population (23%). 14% identified mixed income housing as a priority and another 8% identified low-density multi-family housing (duplexes, triplexes, quadplexes). Only 5% of respondents identified high density housing (15+ units) as a priority.

In response to whether there is insufficient housing in the community, 61% of respondents felt there is insufficient housing for low-income households, 50% of respondents felt there is insufficient housing for single individuals, 45% felt there is insufficient housing for families with children and 35% of respondents felt there is sufficient housing for older adults (seniors, elderly).

3. Localized Outreach

Kings County Unincorporated

Localized outreach meetings were held in the unincorporated communities to receive public comment on housing-related issues:

- Home Garden Community – October 29, 2025 at 4:30 pm at Home Garden Community Park
- Armona Community – November 5, 2025 at 6:00 pm at Armona Branch Public Library
- Kettleman City Community – February 19, 2026 at 6:00 pm at Kettleman City Branch Public Library
- Stratford Community – February 26, 2026 at 6:00 pm at Stratford Branch Public Library

The County facilitated conversation regarding Community needs and provided an opportunity for residents to freely discuss housing-related issues. Public comments received from Home Garden residents and Home Garden Community Service District board members centered around infrastructure constraints, lack of commercial businesses to support residents' needs, and code enforcement issues. Residents are concerned with the water pressure and the lack of curb, gutter, and sidewalks for pedestrian safety. Board members of the Home Garden Community Service District spoke regarding concerns with water supply due to ADU law increasing residential water connections. Although the Armona Community is happy with their water services and quality, there were shared concerns stemming around circulation infrastructure, a lack of street lighting, and the need for affordable housing. Kettleman City residents and a Kettleman City Community Service District board member shared several concerns around water services, including water quality and costs. Residents would like to have code enforcement to monitor blight in the residential area. Residents feel that a lack of job opportunities and affordable housing has stunted growth in the Kettleman City Community. Stratford residents have shared the need for a park to support existing residents and improved

infrastructure.

Comments have been incorporated into Program 4.13 Assist Affordable Housing, Program 4.18 Infrastructure Improvements to Facilitate Housing for Lower and Moderate Income Households and Special Needs Populations, Program 4.20 for New Environmental Justice Element, Density Bonus, Ministerial Approval of Multi-Family Developments without CEQA Review, Program 4.22 ADU Outreach Meeting and Incentives, Program 4.23 Development of Extremely-Low Income Housing, Program 4.24 Regional Collaboration on Housing Opportunities, and Program 4.25 Attainment of Infrastructure.

An additional round of public outreach meetings is to be hosted by the County in each Community in May and September of 2026.

Housing Partners

In addition, on March 31, 2026, the County and the Cities compiled a list of housing partners, such as market-rate developers, community service districts, and non-profit organizations, and emailed the draft Housing Element for their review and comment. The County and Cities conducted a virtual meeting on April 16, 2026 at 1:00 to receive comments and answer questions. None of the housing partners attended the meeting or submitted comments to the jurisdictions. Below is a list of the housing partners that received the email and draft Housing Element:

- Market-rate developers: DR Horton, San Joaquin Valley Homes, Woodside Homes, Lennar Homes, Swift Homes, Holly Hills Development
- Low-income developer: Self-Help Enterprises
- Non-profit organizations: Kings County Action Organization, Champions
- Local Agencies: Kings County Housing Authority
- Community Service Districts/Public Utility Districts: Armona Community Service District, Home Garden Community Service District, Kettleman City Community Service District, Stratford Public Utility District

4. Future Public Outreach Approach

Moving forward, the County and Cities will employ additional methods for local public outreach, striving to include lower-income and special needs households, representative organizations, and neighborhoods with higher concentrations of lower-income households. The jurisdictions will conduct targeted stakeholder interviews, focus group meetings, or establish a committee representative of lower-income households in future public outreach efforts. Other options could include attending local events to engage in housing conversation with the public, social media postings for meetings and surveys, postings at each Community Service District/Public Utility District, and postings in department lobbies where there is public traffic. Based on a more localized outreach effort, the jurisdictions would more effectively incorporate public comments into the

element.

CHAPTER 2: HOUSING NEEDS ASSESSMENT

The availability of decent and affordable housing for residents is an important housing goal. To accomplish this goal, a comprehensive assessment of housing needs provides the basis for developing responsive policies and programs. This chapter presents and analyzes demographic, economic, and housing characteristics and their impact upon housing needs in the cities of Avenal, Corcoran, and Hanford, and unincorporated Kings County. The Housing Plan (Chapter 5) provides policies and strategies to address identified housing needs.

A. Population and Household Characteristics

Housing needs in Kings County are largely determined by population and employment growth, coupled with various demographic variables. Characteristics such as age, household size, occupation, and income combine to influence the type of housing needed and its affordability.

1. Population Trends

Kings County is comprised of four incorporated cities (Avenal, Corcoran, Hanford, and Lemoore), four unincorporated community service areas (Armona, Home Garden, Kettleman City, and Stratford), and a few other smaller community pockets. According to the California Department of Finance (DOF), Kings County had a total population of 152,486 in 2020; however, about 10% of that is represented by persons in group quarters, primarily the state prisons and Naval Air Station Lemoore. Thus, Table 2-1 presents the household population of King County at approximately 137,000 in 2020.

During 1990 to 2020 time period, as shown in Table 2-1, the City of Hanford experienced the largest growth in household population, with over 27,000 residents, a 90% increase over its 1990 population level. Hanford's growth also accounted for a majority (57%) of Kings County's total household population growth of 47,495 residents during the 30-year period. Avenal and Corcoran saw population increases of about 71% and 63%, respectively, during the 1990-2020 time period. The unincorporated county has experienced a decline in population of about 2,000 residents since 1990.

According to DOF[1], Kings County's household population is projected to reach approximately

[1] California, Department of Finance, P-4 Report, Population Projections for California Counties 2020-2030, 2020

153,400 by the year 2030, an increase of 12% over the 2020 estimate.

Table 2-1 Kings County Household Population Growth, 1990-2020

Jurisdiction	Household Population				Change 1990-2020	
	1990	2000	2010	2020	Persons	%
Avenal	5,505	7,973	9,082	9,406	3,901	70.9%
Corcoran	8,309	9,539	12,573	13,525	5,216	62.8%
Hanford	29,927	40,839	53,068	56,945	27,018	90.3%
Unincorporated	32,122	31,271	32,165	30,074	(2,048)	(6.4%)
County Totals	89,469	109,332	131,402	136,964	47,495	53.1%

Note: All numbers exclude persons in group quarters (State prisons and Naval Air Station Lemoore)

Sources: U.S. Census; Cal. Dept. of Finance, E5 & E8 Population & Housing Estimates, 2020

2. Age Characteristics

Although population growth strongly affects total demand for new housing, housing needs are also influenced by age characteristics. Typically, different age groups have distinct lifestyles, family characteristics, incomes, and housing preferences. As people move through each stage of life, their housing needs and preferences also change. Age characteristics are therefore important in planning for the changing housing needs of residents.

Coupled with housing prices, the homeownership rate is related to householder age. Homeownership rates tend to increase with the age and income of the householder.

Housing needs often differ by age group. For instance, most young adults (under 34) are single or starting families. Housing needs for younger adults are addressed through apartments or first-time homeownership opportunities. Middle-aged residents (34-64) may already be homeowners, are usually in their prime earning years and have dependents living at home, and thus tend to seek larger homes. Seniors often own a home but, due to limited income or disabilities, may need assistance to remain in their homes. As life expectancies increase, the 65+ age group is projected to be the fastest-growing population segment, resulting in increasing need for assisted living and care facilities.

As shown in Table 2-2, the median age of countywide residents was 32.0 years in 2020. In comparison to Kings County, the city of Avenal had a younger overall population, with median ages 29.4 years. Whereas, the cities of Corcoran (34.5 years) and Hanford (33.4 years) had higher median ages than the County. Avenal had the highest percentage of the under 20 age group at 34%, while Hanford had the largest percentage of seniors (65 and older) at 12% of the total population.

Table 2-2 Age Distribution

Age Group	Avenal	Corcoran	Hanford	Unincorporated	Kings County
Total population	13,033	22,078	57,339	32,773	151,090
Under 5 years	8.5%	5.4%	7.5%	8.3%	7.6%
5 to 19 years	25.9%	16.5%	23.2%	25.0%	22.2%
20 to 29 years	16.4%	18.9%	13.9%	19.7%	17.1%
30 to 64 years	44.3%	50.5%	43.1%	37.6%	42.8%
65 to 84 years	4.9%	7. 8%	10.6%	8.5%	9.2%
85 years and over	0.0%	1.0%	1.6%	0.9%	1.1%
Median age	29.4	34.5	33.4	N/A	32.0

Source: Census ACS 2016-2020, Table S0101

3. Race and Ethnicity

As shown in Table 2-3, the largest racial/ethnic groups in Kings County in 2020 were Hispanics (55%) and Non-Hispanic Whites (32%). Asian, African American and other groups together comprised about 14% of the County total. Of the four cities in the County, Avenal had the highest percentage of Hispanic residents at 87% and then followed by Corcoran at 69%.

Table 2-3 Race and Ethnicity

Racial/Ethnic Group	Avenal	Corcoran	Hanford	Unincorporated	Kings County
Not Hispanic or Latino	13.0%	30.7%	50.6%	49.3%	45.1%
-White	8.4%	15.3%	37.3%	36.3%	35.2%
-Black or African American	3.3%	11.7%	4.8%	5.1%	5.9%
-American Indian/Alaska Native	0.5%	0.8%	0.3%	2.4%	0.8%
-Asian	0.3%	0.7%	4.4%	2.4%	3.6%
-Native Hawaiian/Pacific Islander	0.1%	0.1%	0.0%	0.2%	0.1%
-Other races or 2+ races	0.5%	2.1%	3.8%	3.0%	3.2%
Hispanic or Latino (any race)	87.0%	69.3%	49.4%	50.7%	54.9%
Total	100%	100%	100%	100%	100%

Source: Census ACS 2016-2020, Table B03002

4. Household Type and Overcrowding

A household refers to the people occupying a home, such as a family, a single person, or unrelated persons living together. Families often prefer single-family homes or condominiums to accommodate children, while single persons generally occupy smaller apartments or condominiums. Single-person households often include seniors or young adults.

Table 2-4 Household Characteristics

Age Group	Avenal	Corcoran	Hanford	Unincorporated	Kings County
Total Households	2,752	3,854	18,960	9,244	43,604
Family Households	86.5%	80.1%	76.6%	81.9%	78.3%
With own children under 18 years	55.0%	41.8%	40.0%	43.5%	41.3%
Married/Cohabitating Couples	62.4%	56.7%	58.9%	68.2%	61.2%
With own children under 18 years	39.6%	32.5%	30.4%	37.3%	32.2%
Male Householder, no spouse/partner present	15.5%	14.1%	16.5%	13.6%	16.2%
With own children under 18 years	2.4%	0.9%	2.8%	1.8%	2.4%
Living Alone	6.4%	7.7%	7.9%	6.5%	8.3%
Age 65+	1.4%	2.4%	2.8%	1.8%	2.5%
Female Householder, no spouse/partner present	22.2%	29.2%	24.5%	18.2%	22.6%
With own children under 18 years	13.0%	8.4%	6.8%	4.4%	6.8%
Living Alone	5.6%	8.7%	9.7%	8.1%	8.8%
Age 65+	3.4%	5.5%	5.3%	4.7%	4.7%
Nonfamily households	13.5%	19.9%	23.4%	18.1%	21.7%
Average household size	3.74	3.42	3.00	N/A	3.14

Source: Census ACS 2016-2020, Table DP-2, B11012, and S1101

Table 2-4 displays household composition by community as reported by the Census ACS 2015-2020. Families comprised approximately 78% of all households within Kings County. Countywide, the proportion of single households (male and females living alone) was approximately 17%. At the city level, Hanford (18%) had the highest percentage of single-person households.

As noted earlier, Kings County has a significant population of people living in group quarters who are not counted as households. Avenal and Corcoran State Prisons are counted in the total population figures but are not counted as households. The same is true for persons living on-base at Naval Air Station Lemoore.

Overcrowding

Overcrowding is often closely related to household income and the cost of housing. The U.S. Census Bureau considers a household to be overcrowded when there is more than one person per room, excluding bathrooms and kitchens; and to be severely overcrowded when there are more than 1.5 occupants per room. Overcrowded households are usually a reflection of the lack of adequate

income for housing.

Table 2-5 details the percentage of households that live in overcrowded situations. Overcrowding is more prevalent among renters than owners. For example, countywide, 12% of renters and 5% of owners reported more than one person per room. The difference between renters and owner overcrowding was even more pronounced for the City of Corcoran where 20% were renters and 9% were owners. Overall, Avenal showed the highest percentage of total households (renters and owners) living in overcrowded conditions at 17%, followed by Corcoran at 15%, while the countywide percentage was 8% in 2020.

Table 2-5 Overcrowding by Tenure

Occupants per Room	Avenal	Corcoran	Hanford	Unincorporated	Kings County
Total households	2,727	3,845	18,960	9,244	43,604
Owner occupied:	1,306	1,789	11,353	4,298	23,368
0.50 or less	36.0%	47.1%	66.0%	62.9%	60.7%
0.51 to 1.00	48.9%	43.7%	29.5%	32.1%	34.2%
1.01 to 1.50	15.2%	8.6%	3.3%	2.3%	3.9%
1.51 to 2.00	0.0%	0.3%	0.2%	2.4%	0.7%
2.01 or more	0.0%	0.4%	0.9%	0.2%	0.5%
Renter occupied:	1,446	2,056	7,607	4,946	20,236
0.50 or less	21.6%	27.6%	42.3%	38.6%	39.7%
0.51 to 1.00	60.2%	52.1%	45.2%	51.2%	48.1%
1.01 to 1.50	13.8%	15.0%	8.8%	7.4%	8.7%
1.51 to 2.00	4.4%	4.0%	2.8%	2.6%	2.9%
2.01 or more	0.0%	1.2%	0.8%	0.2%	0.6%

Source: Census ACS 2016-2020, Table B25014

5. Household Income and Overpayment

Along with housing prices and rents, household income is the most important factor affecting housing opportunities within Kings County. Housing choices such as tenure (owning versus renting), housing type, and location are dependent on household income. On the other hand, however, household size and type often affect the proportion of income that can be spent on housing. 0 shows the median household income of each community as reported by the Census ACS.

Table 2-6 Median Household Income

Jurisdiction	Median Household Income	% of County
Avenal	$ 49,781	80.9%
Corcoran	$ 42,997	69.9%
Hanford	$ 65,974	107.2%

Unincorporated	N/A	N/A
Kings County	$ 61,556	100%

Source: Census ACS 2016-2020 Table S1901

The median household income for the entire County was reported as $61,556. Hanford had the highest median household incomes at approximately $65,974 and $68,658, respectively. This is likely due to the larger proportion of these cities' workforces with "white-collar" jobs. Avenal and Corcoran had median households below the County average, at $49,781 and $42,997, respectively. In both communities, a larger proportion of the workforce held "blue-collar" jobs such as farming, construction, extraction, manufacturing, production, transportation, and material moving.

Although median household income is a common benchmark for comparison, the distribution of household income also provides a useful measure of housing needs in a community. In housing analysis, households are typically grouped into categories, expressed relative to the Area Median Income (AMI) and adjusted for family size. Using State of California income thresholds, the income groups analyzed were as follows:

- Extremely low income: Up to 30% of AMI
- Very low income: 31-50% of AMI
- Low income: 51-80% of AMI
- Moderate income: 81-120% of AMI
- Upper income: Above 120% of AMI

Table 2-7 estimates the percentages of households by tenure within each income category in each jurisdiction as reported in HUD Comprehensive Housing Affordability Strategy (CHAS) data based on the Census ACS 2014-2018. Countywide, almost one-quarter (24%) of owner households were in the lower-income category (80% or less than the AMI --extremely-low, very-low and low incomes), while over one-half (55%) of renter households were in the lower-income category. At the city level, Avenal and Corcoran had higher percentages of lower-income owner and renter households than those in Hanford. For example, as shown in Table 2-7, 35% of Avenal owner households and 82% of renter households were in the lower-income category. As witnessed at the county and city levels, renters experience a higher proportion of lower-income households.

Table 2-7 Household Income Distribution by Tenure

Income Category	Avenal	Corcoran	Hanford	Unincorporated	Kings County
<= 30%	7.9%	10.3%	4.1%	6.5%	5.5%
>30% to <=50%	6.9%	13.5%	6.8%	9.1%	7.3%
>50% to <=80%	20.4%	13.0%	11.0%	10.7%	11.0%
>80% to <=100%	10.6%	17.8%	7.8%	7.8%	8.6%
>100%	54.2%	45.4%	70.4%	65.7%	67.5%
Total	100.0%	100.0%	100.0%	100.0%	100.0%
Renters					

<= 30%	34.0%	25.0%	19.1%	14.1%	17.7%
>30% to <=50%	19.3%	21.8%	12.1%	13.3%	14.6%
>50% to <=80%	29.1%	24.0%	21.0%	26.5%	22.8%
>80% to <=100%	2.9%	12.5%	9.3%	10.5%	11.4%
>100%	15.2%	16.8%	38.5%	35.4%	33.5%
Total	100.0%	100.0%	100.0%	100.0%	100.0%

Source: HUD CHAS data based on Census ACS 2014-2018

Extremely Low-Income Households

In 2006 state law was amended (Assembly Bill 2634) to add the extremely low-income (ELI) category (up to 30% AMI) to the required analysis of household characteristics and housing growth needs. Due to their limited incomes, these households have the greatest difficulty finding suitable housing at an affordable price. As Table 2-7 above shows, both Avenal and Corcoran owner and renter households had higher percentages of extremely low-income households as compared to other areas of Kings County. More than one-third (34%) of Avenal renter households and one-quarter (25%) of Corcoran renter households were in the extremely-low income category. Further discussion of housing costs and affordability, as well as housing growth needs by income category is provided later in this chapter

Housing Overpayment

State and federal housing law defines overpayment as a household paying more than 30% of gross income for housing expenses, including utilities. Housing overpayment is especially problematic for lower-income households that have limited resources for other living expenses.

As shown in Table 2-8, a significant portion of lower-income households in each community overpaid for housing according to HUD CHAS data (special tabulations based on the Census ACS). However, the overpayment rate varied by tenure and income level. More than half of all very-low- and extremely-low-income households in all jurisdictions, both owners and renters, were reported to be overpaying. In most communities, however, more renter households than owner households were overpaying. Few households with incomes above the median faced overpayment – often less than 10% of households.

Table 2-8 Household Overpayment by Tenure

Income Category	Avenal	Corcoran	Hanford	Unincorporated	Kings County
Owners					
<= 30%	82.4%	73.7%	82.4%	84.6%	79.0%
>30% to <=50%	86.7%	68.0%	67.1%	72.2%	68.6%
>50% to <=80%	6.8%	43.8%	53.9%	35.5%	48.3%
>80% to <=100%	17.4%	19.7%	46.0%	10.3%	32.8%
>100%	0.0%	4.0%	7.7%	5.8%	7.4%
Total	15.7%	27.8%	22.8%	20.5%	22.5%
Renters					
<= 30%	81.9%	73.0%	77.9%	78.3%	79.3%
>30% to <=50%	68.1%	69.0%	85.2%	66.0%	78.3%

>50% to <=80%	52.1%	51.0%	53.4%	56.8%	57.0%
>80% to <=100%	0.0%	12.0%	32.2%	35.1%	22.5%
>100%	0.0%	3.0%	7.2%	5.5%	6.4%
Total	56.1%	47.5%	42.1%	40.5%	43.2%

Source: HUD CHAS data based on Census; ACS 2014-2018

Extremely Low-Income (ELI) Households in Kings County

Extremely Low-Income (ELI) households are defined by the U.S. Department of Housing and Urban Development (HUD) as those earning at or below 30% of the Area Median Income (AMI). In Kings County, the 2024 AMI is $87,900. Therefore, ELI thresholds are:

Table 2-9 Household Size ELI Income Limit (30% of AMI)

Number of Persons	Extremely Low-Income Limits
1 Person	$18,450
2 Persons	$21,100
3 Persons	$25,820
4 Persons	$31,200
5 Persons	$36,580
6 Persons	$41,960
7 Persons	$47,340
8 Persons	$52,720

Source: California Department of Housing and Community Development, 2024 State Income Limits hcd.ca.gov

Housing Affordability Challenges

Severe Cost Burden

According to the 2024 Affordable Housing Needs Report by the California Housing Partnership, 84% of ELI households in Kings County spend more than 50% of their income on housing costs, classifying them as severely cost-burdened. In contrast, only 3% of moderate-income households face similar burdens.

Shortage of Affordable Units

The same report highlights a significant shortfall in affordable housing for ELI households. Specifically, 4,015 low-income renter households in Kings County lack access to affordable homes.

Overcrowding Issues

Overcrowding is a prevalent issue among low-income populations. While specific data for ELI households in Kings County is limited, overcrowding is typically defined as more than one person per room, and severe overcrowding as more than 1.5 persons per room. Overcrowded living conditions can lead to negative health outcomes and decreased quality of life.

B. Employment Trends

Kings County's economy has an important impact on housing needs. Employment growth typically results in increased housing demand in areas that serve as regional employment centers. Moreover, the type of occupation and income levels for new employment also affects housing demand. This section describes the economic and employment patterns in Kings County and how these patterns influence housing needs.

1. Employment by Industry

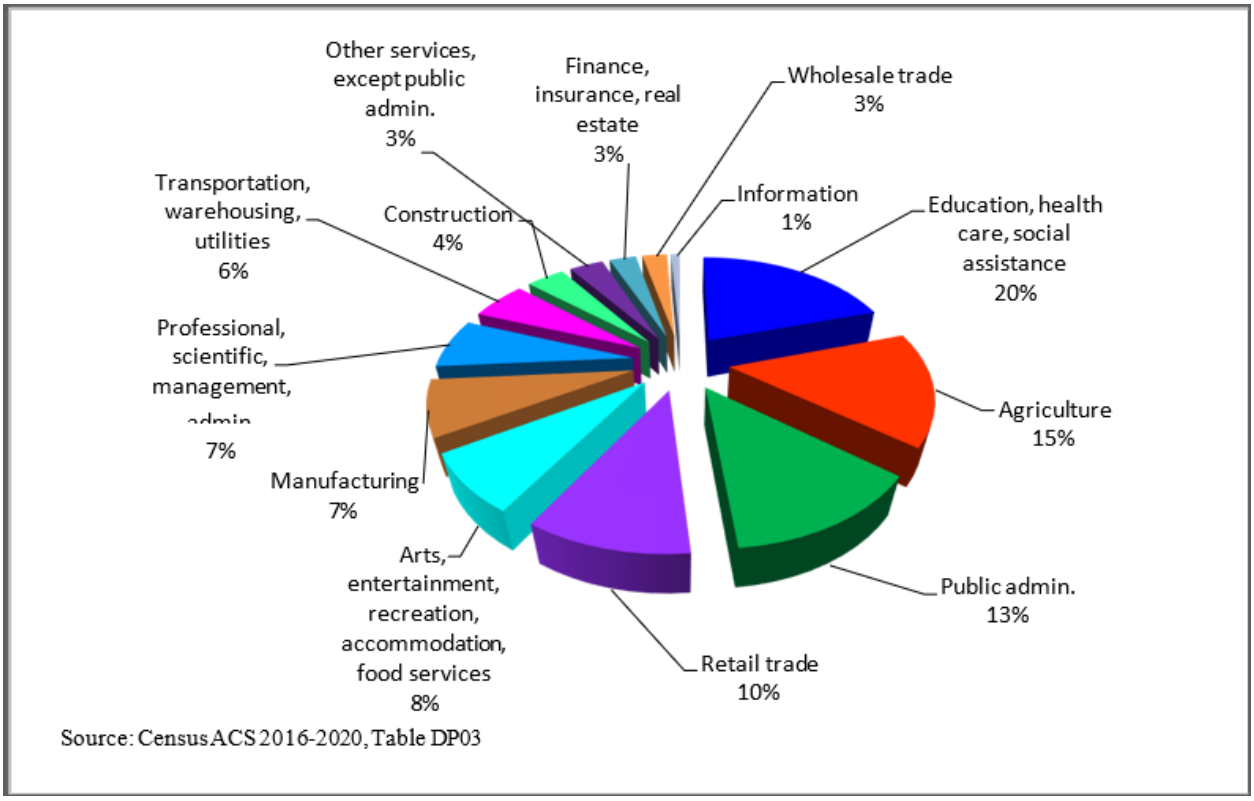
Kings County supports a diversified economy as illustrated in Figure 2. This figure shows the proportion of jobs held by residents (civilian employed population 16 years and over) living in the County. Based on the Census ACS 2016-2020 information, the education, health care, and social assistance industry was the largest employer of Kings County residents, providing approximately 10,800 jobs, or 20% of workforce. As important as agriculture is to the County, the agriculture sector was the second largest employer of its residents, which employed 8,300 residents or 15% of the workforce.

According to the California Employment Development Department (EDD), in December 2022, the Kings County's civilian labor force was estimated at 57,800, with an unemployment rate of 7.0% (not seasonally adjusted). This compares to the statewide unemployment rate of 4.1%. However, compared to recent trends, Kings County's unemployment rate has decreased significantly from the 2020 annual average unemployment rate of 12.0%.

Historically, agriculture has played a key role in Kings County's economy. Agriculturally oriented counties tend to have higher unemployment rates and greater seasonal variations in unemployment. Kings County is ranked 8th among California counties in agricultural production with an annual gross value of $2.2 billion. According to the Kings County 2020 Annual Agricultural Crop Report, milk remains the County's leading commodity, followed by pistachios (second) and cotton (third). With climate change and the long-term severe drought as well as the 2023 wet winter/spring, it is uncertain to what extent future water supplies will affect agricultural production and employment.

Table 2-10 lists the major employers for the jurisdictions of Kings County. This table reflects the employer data from the California Employment Development Department and the Kings County Economic Development Corporation. As shown in the table, the largest employer in the county is the Naval Air Station Lemoore which employs approximately 5,000 to 9,999 civilian employees. Other key employers in the county include the State prison in Corcoran, the medical center and County administrative offices in Hanford. Although the EDD list in Table 2-10 does not include any major employers in Avenal, there is a State prison located within the city, which according to the California Department of Corrections and Rehabilitation employs approximately 1,300 persons at the prison as of June 2023. Also, given the rural nature of the unincorporated communities, employment and economic activity is concentrated in the cities.

Figure 2-1 - Employment by Industry of Kings County Workforce



1

Table 2-10 Major Employers

Employer Name	NAICS Code	Employees	Industry
Corcoran			
California State Prison	921120	1,000-4,999	Government Office Site
California State Prison	922140	1,000-4,999	State Government-Correctional Inst.
JG Boswell Co.	339999	100-249	Manufacturers
Zepeda's Farm Labor Service	561311	250-499	Labor Contractors
Hanford			
Central Valley Meat Co. Inc.	311611	250-499	Meat Packer (mfrs.)
Costco Wholesales	455211	100-249	Wholesale Club

Del Monte Foods Inc.	311999	1,000-4,999	Food Products & Manufacturers
Hanford Community Medical Ctr.	621999	1,000-4,999	Health Services
Hanford Regional Healthcare	621111	100-249	Physicians & Surgeons
Hanford Sentinel	513110	100-249	Newspaper (publishers/mgrs.)
Keller Ford Lincoln	441110	100-249	Automobile Dealers-New Cars
Kings County Administration	921120	1,000-4,999	Government Offices-County
Marquez Brothers Intl. Inc.	424410	250-499	Mexican Food Products-Wholesale
Nichols Farm Inc.	111998	100-249	Farms
Shiny Sugar	311314	100-249	Sugar Refiners (mgrs.)
TC Transcontinental Packaging	322220	100-249	Packaging Materials-Manufacturers
Walmart Supercenter	455110	500-999	Department Store
Warmerdam Packing	424480	250-499	Fruits & Veg.-Growers & Shippers
Lemoore			
Badasci & Wood Transport	484230	100-249	Trucking
Lemoore High School	611110	250-499	School
Lemoore Main Navy Exchange	455219	100-249	General Merchandise-Retail
Leprino Foods Co.	311513	250-499	Cheese Processors (mgrs.)
Naval Air Station	928110	5,000-9,999	Military Base
NAVAL Hospital Lemoore	622110	250-499	Hospital
West Hills college Lemoore	611210	100-249	Junior-Community College-Tech Inst.

Note: The North American Industry Classification System (NAICS) is the standard used by Federal statistical agencies in classifying business establishments for the purpose of collecting, analyzing, and publishing statistical data related to the U.S. business economy. Source: California EDD, July 2023, https://labormarketinfo.edd.ca.gov/majorer/countymajorer.asp?CountyCode=000031

2. Occupations Held by Residents

Occupations held by residents determine the income earned by a household and their corresponding ability to afford housing. Higher paying jobs provide broader housing opportunities for residents, while lower-paying jobs limit housing options. Understanding employment and occupation patterns can thus provide insight into present housing needs. Table 2-11 presents the percentages of the type of occupations held by civilian residents in each community based on the Census ACS 2016-2020 estimates.

Table 2-11 Occupations Held by Civilians

Jurisdiction	Avenal	Corcoran	Hanford	Unincorporated	Kings County
Management, business, science, and arts occupations	12.9%	14.3%	27.1%	24.9%	25.2%
Service occupations	10.9%	20.3%	23.3%	16.6%	20.3%
Sales and office occupations	9.7%	18.5%	22.0%	17.6%	19.0%
Natural resources, construction, & maintenance occupations	51.7%	31.3%	14.8%	25.6%	20.5%
Production, transportation, & material moving occupations	14.8%	15.6%	12.8%	15.3%	15.1%

Source: Census ACS 2016-2020 Table C24050

In Hanford, at least one-quarter of its civilian labor force held management, business, science, or arts-related jobs. These types of "white-collar" jobs typically pay higher salaries and thus allow residents to afford a greater choice of housing opportunities. However, service occupations, sales/office positions, and "blue-collar" positions typically pay relatively lower wages. Residents in these occupations have more limited ability to afford housing and, in some cases, are in the greatest need of affordable housing and assistance. Over one-half (52%) of Avenal's civilian labor force had occupations related to natural resources, construction, and maintenance. This was followed by Corcoran, which had almost one-third (31%) in the same related occupations.

3. Jobs-Housing Balance and Commute Patterns

Commuting patterns in Kings County have an important implication for housing needs. Larger employers in the County (e.g., three state prisons, Naval Air Station Lemoore, and agricultural

industries) generate a significant number of jobs. However, the workforce employed at these institutions or in the agricultural industries may live in other communities for a variety of reasons, including preferences, the availability of suitable housing, or other reasons.

Commuting patterns show the relationship between where people live and where they work. Long commuting distances increase traffic congestion that strains the existing overcrowded road and highways infrastructure systems that are often in need of maintenance. Long commuting distances also contributes to poor air quality, increases expenses to the commuting workforce, and has been shown to have negative consequences on personal health. One of the aims of the Regional Housing Needs Allocation (RHNA) Plan is to direct new housing growth to employment centers in order to balance the jobs-housing ratio and decrease commuting distances.

Table 2-12 shows that over one-third (37%) of the County's workforce age 16 years and older who do not work at home travel less than 15 minutes to work and another 32% of workers travel 15-30 minutes to work. The average time to work for countywide workers was 23 minutes. At the city level, Avenal workers spent on average 36 minutes on the road to work, while Hanford workers spent only 24 minutes to work. The table also shows that Corcoran workers had the highest percentage of workers traveling less than 15 minutes to work at 47%.

Table 2-12 Travel Time to Work

Travel Time to Work	Avenal	Corcoran	Hanford	Unincorporated	Kings County
Less than 15 minutes	20.8%	46.9%	38.0%	35.8%	36.8%
15-30 minutes	19.7%	17.8%	30.8%	37.4%	32.0%
30 to 59 minutes	35.8%	28.6%	25.3%	22.5%	25.1%
60 or more minutes	23.6%	6.7%	5.9%	4.3%	6.1%
Average Travel Time	36 min.	24 min.	24 min.	NA	23min.

Note: Workers included those 16 years and over who did not work from home.

Source: Census ACS 2016-2020 Table S0801

When considering the work locations of city residents within the Kings County region as illustrated in Table 2-13, the City of Hanford has the largest concentration of workers at 45.5% that live and work within their jurisdictional limits. As the largest jurisdiction in the Kings County region, the City of Hanford has the lowest proportion of residents at 54.4% who commute to jobs elsewhere in Kings County. The City of Avenal has the largest proportion of residents who commute to jobs outside of their home city at 76.6%, followed closely by the City of Lemoore at 69.6%. According to recent Census estimates, 38% of residents work in their city of residence, with 62% commuting to other work locations in Kings County. Interestingly, this is a shift from the 2000 Census data, where 48% of residents worked in their home city and 36% commuted to work elsewhere in Kings County.

When considering work locations of residents in Kings County, the jobs-housing balance can be explored. The jobs-housing balance refers to the approximate distribution of employment opportunities and workforce population in respect to a geographic area. Research has shown that a jobs-housing balanced area is less likely to have residents who commute long distances in a vehicle. Residents may also be more likely to walk, cycle, or use public transportation when there is a balanced jobs-housing ratio. There is a general consensus that a balance of jobs to housing within an area can contribute to more sustainable travel in the form of shorter work trip distances. In looking at job locations and travel patterns in the Kings County region, the City of Hanford has the most balanced jobs-housing ratio or the most opportunities for residents to live near their place of employment.

Table 2-13 Work Locations of City/County Resident Workers

Residence Location	Avenal	Corcoran	Hanford	Kings County
Number of Resident Workers (Age 16 and over)	3,423	4,119	23,502	56,560
Work in Same City/County)	18.6%	35.3%	45.7%	75.6%
Work Outside of City/County	81.4%	64.7%	54.3%	24.1%
Totals	**100%**	**100%**	**100%**	**100%**

Note: Kings County percentages reflect residents working in or outside of the County. Also, 0.3% of Kings County workers worked outside of California.

Source: Census ACS 2016-2020 Table 0801

C. Housing Characteristics

This section describes the housing characteristics and conditions that affect housing needs in Kings County. Important housing stock characteristics include housing type, tenure, vacancy rates, age, condition, cost and affordability.

1. Housing Type

The California Department of Finance (DOF) provides annual estimates of the number of housing units by type for each jurisdiction based on reported building and demolition permits. DOF estimated that Kings County had a total of 46,815 housing units in 2020, representing a growth of 2,948 new units (7%) countywide since 2010. As is typical in small towns and rural areas, the majority of housing stock in all jurisdictions is comprised of single-family detached houses. Single-family attached (condominium) units represent just 5% of all units countywide. Approximately 18% of the county's housing stock consisted of multi-family projects,

such as apartments and townhomes. The remaining 4% of housing units in Kings County were mobile and manufactured homes. As shown in Table 2-14, Avenal had the highest total percentage (32%) of multi-family units as well as the highest proportion (15%) of larger multi-family developments with five or more units. Unincorporated areas had the highest percentage (10%) of mobile homes.

Table 2-14 Housing Units by Type, 2020

		Percent of Housing by Type				
Jurisdictions	**Housing Units**	Single-Family Detached	Single Family Attached	Multi-Family (2-4 units)	Multi-Family (5+ units)	Mobile homes
Avenal	2,527	60.7%	3.2%	17.1%	14.8%	4.2%
Corcoran	4,145	74.5%	3.2%	10.3%	7.2%	4.7%
Hanford	20,353	74.1%	3.1%	8.5%	12.3%	2.1%
Unincorporated	10,342	74.3%	10.0%	4.7%	1.5%	9.5%
Kings County	46,815	72.9%	4.7%	8.2%	9.9%	4.3%

Source: California DOF, E-5 Report, May 2021

2. Housing Tenure and Vacancy Rates

Housing tenure (owner vs. renter) influences several aspects of the local housing market. Residential mobility is influenced by tenure, with ownership housing evidencing a lower turnover rate than rental housing. The vacancy rate also indicates the match between the demand and supply of housing. Table 2-15 details housing tenure and vacancies in Kings County and incorporated communities according to the Census ACS 2016-2020 estimates. Vacancy rates of 5% to 6% for rental housing and 1.5% to 2.0% for ownership housing are generally considered to be optimum. A higher vacancy rate may indicate an excess supply of units, a softer market, and result in lower housing prices. A lower vacancy rate may indicate a shortage of housing and high competition for available housing, which generally leads to higher housing prices and diminished affordability.

Table 2-15 Household Tenure and Vacancy Rates

Housing Type	Avenal		Corcoran		Hanford		Unincorporated		Kings County	
	Units	%	Units	%	Units	%	Units	%	Units	%
Occupied housing units	2,752	95.6%	3,845	91.5%	18,960	95.8%	9,244	91.1%	43,604	94.2%
Owner-occupied housing units	1,306	45.4%	1,789	42.6%	11,353	57.4%	4,298	42.4%	23,368	50.5%
Avg. HH size of owner-occupied units	3.81		3.24		2.98		N/A		3.12	
Renter-occupied housing units	1,446	50.2%	2,056	48.9%	7,607	38.5%	4,946	48.8%	20,236	43.7%

Avg. HH size of renter-occupied units	3.69		3.57		3.03		N/A		3.17	
Vacant housing units	126	4.4%	356	8.5%	824	4.2%	898	8.9%	2,663	5.8%
For rent	77	2.7%	111	2.6%	46	0.2%	112	1.1%	446	1.0%
Rented, not occupied	-	0.0%	19	0.5%	71	0.4%	25	0.2%	140	0.3%
For sale only	21	0.7%	18	0.4%	29	0.1%	108	1.1%	426	0.9%
Sold, not occupied	-	0.0%	58	1.4%	66	0.3%	70	0.7%	194	0.4%
For seasonal or occasional use		0.0%	-	0.0%	9	0.0%	45	0.4%	54	0.1%
All other vacant	28	1.0%	50	3.6%	603	3.0%	538	5.3%	1,403	3.0%
Homeowner vacancy rate	1.6%		1.0%		0.3%		N/A		1.8%	
Rental vacancy rate	5.1%		5.1%		0.6%		N/A		2.1%	
Total housing units	2,878	100.0%	4,201	100.0%	19,784	100.0%	10,142	100.0%	46,267	100.0%

Source: Census, ACS 2016-2020, Tables DP04 and B25004

According to the Census, the housing vacancy rate in Kings County was 1.8% among homeowner units and 2.1% for rental units. However, the vacancy rate varied among communities. Avenal and Corcoran had the highest rental vacancy rate at 5.1%. Avenal and Corcoran also had the highest homeowner vacancy rates at 1.6% and 1.0%, respectively. Hanford had the lowest vacancy rates for both homeowner and rental units at 0.3% and 0.6%, respectively. At the same time, Hanford had the highest homeownership rates, at 57%.

3. Housing Conditions

Housing conditions are an important indicator of quality of life in Kings County communities. Like any asset, housing ages and deteriorates over time. If not regularly maintained, structures can deteriorate and discourage reinvestment, depress neighborhood property values, and even become health hazards. Thus, maintaining and improving housing quality is an important goal for communities.

Housing age can be an indicator of the need for housing rehabilitation. As shown in Table 2-16, recent Census estimates reported that over half of all housing in Kings County has been built since 1990 and at least 58% of the homes countywide exceeded 30 years of age, which is when most homes require increased maintenance. Common repairs include a new roof, painting, plumbing, appliances and fixtures. Homes older than 50 years often require more substantial repairs (e.g., new siding, plumbing, or upgrades to electrical systems) in order to maintain the useful life and quality of the structure. Moreover, lead-based paint hazards are also more common in homes built before 1978 and particularly for homes built more than 50 years ago.

Among the three cities and the unincorporated areas, Corcoran's housing stock was the oldest, with 62% of housing built before 1990 (more than 30 years) and 37% built before 1970 (more than 50 years).

Another key factor used to determine housing conditions is the observation of the existing housing stock. The most recent comprehensive housing conditions survey was conducted in 2008/2009 for the jurisdictions in Kings County. The surveys were based upon criteria developed by the California

Department of Housing and Community Development. Housing was classified according to five categories – sound, minor repair, moderate repair, substantial repair, or dilapidated. Table 2-17 summarizes the results of these housing conditions surveys.

Hanford found the fewest problems, with 73% of the housing stock reported in sound condition. Avenal and Corcoran reported the highest proportions of structures with problems. In Avenal, 42% needed repair (minor, moderate or substantial) and 9% were considered dilapidated. In Corcoran, 55% of homes required repairs and 8% were dilapidated.

Table 2-16 Tenure by Year Structure Built

Housing Type	Avenal		Corcoran		Hanford		Unincorporated		Kings County	
	Units	%	Units	%	Units	%	Units	%	Units	%
Total Occupied housing units	2,752		3,845		18,960	100%	9,244		43,604	100%
Owner-Occupied	1,306	47.5 %	1,789	46.5%	11,353	59.9%	4,298	46.5%	23,368	53.6%
Built 2014 or later	74	2.7%	149	3.9%	446	2.4%	51	0.6%	840	1.9%
Built 2010 to 2013	23	0.8%	12	0.3%	177	0.9%	37	0.4%	349	0.8%
Built 2000 to 2009	303	11.0 %	266	6.9%	2,568	13.5%	753	8.1%	4,951	11.4%
Built 1990 to 1999	251	9.1%	264	6.9%	2,476	13.1%	616	6.7%	4,683	10.7%
Built 1980 to 1989	174	6.3%	84	2.2%	1,478	7.8%	480	5.2%	2,734	6.3%
Built 1970 to 1979	73	2.7%	304	7.9%	1,197	6.3%	710	7.7%	2,882	6.6%
Built 1960 to 1969	103	3.7%	83	2.2%	1,087	5.7%	493	5.3%	2,448	5.6%
Built 1950 to 1959	103	3.7%	277	7.2%	772	4.1%	438	4.7%	1,782	4.1%
Built 1940 to 1949	85	3.1%	162	4.2%	417	2.2%	318	3.4%	1,107	2.5%
Built 1939 or earlier	117	4.3%	188	4.9%	735	3.9%	402	4.3%	1,592	3.7%
Renter-Occupied	1,446	52.5 %	2,056	53.5%	7,607	40.1%	4,946	53.5%	20,236	46.4%
Built 2014 or later	0	0.0%	43	1.1%	246	1.3%	33	0.4%	574	1.3%
Built 2010 to 2013	5	0.2%	23	0.6%	206	1.1%	388	4.2%	708	1.6%

Built 2000 to 2009	380	13.8 %	273	7.1%	623	3.3%	861	9.3%	2,606	6.0%
Built 1990 to 1999	171	6.2%	336	8.7%	1,790	7.0%	1,073	11.6%	3,665	8.4%
Built 1980 to 1989	175	6.4%	354	9.2%	1,339	9.4%	467	5.1%	3,553	8.1%
Built 1970 to 1979	406	14.8 %	216	5.6%	1,087	7.1%	793	8.6%	3,739	8.6%
Built 1960 to 1969	174	6.3%	333	8.7%	602	3.2%	493	5.3%	1,976	4.5%
Built 1950 to 1959	0	0.0%	132	3.4%	668	3.5%	299	3.2%	1,374	3.2%
Built 1940 to 1949	47	1.7%	206	5.4%	492	2.6%	227	2.5%	1,015	2.3%
Built 1939 or earlier	88	3.2%	140	3.6%	305	1.6%	312	3.4%	1,026	2.4%

Source: US Census Bureau, ACS 2016-2020 (5-year Estimates), Table B25036

Table 2-17 Housing Conditions

Jurisdiction	Housing Conditions				
	Sound	Minor Repair	Moderate Repair	Substantial Repair	Dilapidated
Avenal	49%	7%	22%	13%	9%
Corcoran	37%	18%	28%	9%	8%
Hanford	73%	19%	8%	<1%	<1%
Unincorporated Community Districts and Public Utility District	<1%	24%	47%	15%	14%

Source: Housing Conditions Reports for individual jurisdictions (2008-09)

Although the Census does not include statistics on housing condition based upon observations, it does include statistics related to substandard housing conditions as a result of units lacking complete plumbing and kitchen facilities. Table 2-18 presents the data from the Census ACS 2016-2020 data on the availability of complete plumbing and kitchen facilities of occupied housing units. Countywide, 0.1 % of the occupied housing units lacked complete plumbing and 0.5% lacked complete kitchen facilities, which was better than the statewide percentages of 0.4% for plumbing and 1.2% for kitchen facilities. Of the jurisdictions within the County, Avenal and the unincorporated had the highest percent of the occupied units lacking complete plumbing at 0.2%, and Hanford had the highest percent of units lacking complete kitchen facilities at 0.7%.

Table 2-18 Occupied Housing Units Lacking Complete Plumbing or Kitchen Facilities

Jurisdictions	Lack of Complete Plumbing	Lack of Complete Kitchen
Avenal	0.2%	0.0%
Corcoran	0.0%	0.0%
Hanford	0.0%	0.7%

Unincorporated	0.2%	0.2%
Kings County	0.1%	0.5%
California	0.4%	1.2%

Source: Census ACS 2016-2020, Table S2504

4. Housing Affordability

State law establishes five income categories for purposes of housing programs based on the area (i.e., County) median income ("AMI"): extremely-low (30% or less of AMI), very-low (31-50% of AMI), low (51-80% of AMI), moderate (81-120% of AMI) and above-moderate (over 120% of AMI). Housing affordability is based on the relationship between household income and housing expenses. According to HUD and the California HCD[2], housing is considered "affordable" if the monthly housing cost (including utilities) is no more than 30% of a household's gross income.

Table 2-19 presents 2022 income limits and maximum affordable monthly rents and sale prices for Kings County households, which also applies to the four cities of Avenal, Corcoran, Hanford, and Lemoore. Based on HCD's affordability calculator[3], the maximum affordable monthly rent for extremely-low-income households is $420 for a two-bedroom unit. For very low- and low-income households, the maximum affordable rents for a two-bedroom unit are $780 and $1,280, respectively. Again, using the HCD affordability calculator, the maximum affordable price to purchase a home for an extremely low-income household would be $39,500 for a two-bedroom house and $47,000 for a three-bedroom house. For very low- and low-income households the maximum sale prices to purchase a two-bedroom house would be $84,200 and $128,900, respectively.

Table 2-19 Housing Affordability in Kings County, 2022

(Cities of Avenal, Corcoran, Hanford, and Lemoore)				
Limits (Area Median Income of $80,300)	**1-Bedroom (1-2 persons)**	**2-Bedroom (3 persons)**	**3-Bedroom (4 persons)**	**4-Bedroom (5 persons)**
Extremely Low Income				
Annual income limit	$16,350 one person; $18,700 two persons	$23,030	$27,750	$32,470
Max. monthly rent	$360	$420	$480	$530

[2] HCD memo of 4/15/2015 (http://www.hcd.ca.gov/hpd/hrc/rep/state/inc2k15.pdf)

[3] HCD Tools to help with APR completion: Affordability Calculator: https://www.hcd.ca.gov/planning-and-community-development/annual-progress-reports

Max. sales price	$32,100	$39,500	$47,000	$52,900
Very Low Income				
Annual income limit	$27,300 one person $31,200 two persons	$35,100	$38,950	$42,100
Max. monthly rent	$680	$780	$880	$960
Max. sales price	$71,800	$84,200	$96,600	$106,600
Low Income				
Annual income limit	$43,650 one person $49,850 two persons	$56,100	$62,300	$67,300
Max. monthly rent	$1,120	$1,280	$1,440	$1,560
Max. sales price	$111,500	$128,900	$146,300	$160,200
Moderate Income				
Annual income limit	$67,450 one person $77,100 two persons	$86,700	$96,350	$104,050
Monthly rent	$1,810	$2,050	$2,290	$2,480
Max. sales price	$227,400	$259,200	$291,100	$316,600

Source: HCD Income Limits 2022 and HCD Affordability Calculator https://www.hcd.ca.gov/planning-and-community-development/annual-progress-reports

Housing Prices

According to Zillow listings of single-family homes sold in the first six months of 2023, Hanford had the largest number of homes sold (377 units) among the four cities in the County. In comparing the recent home prices to the housing affordability limits in Table 2-19, affordable residential homes were available to lower-income households (including extremely low, very low, and low-income) in the four cities. The exceptions to affordability were for extremely low-income households looking for homes in Avenal and Lemoore. For example, as shown in Table 2-20, the lowest price home that sold in 2023 in Avenal was $50,000 for a two-bedroom house, $60,000 for a three-bedroom house, and $100,000 for a four plus bedroom house. These prices were higher than the maximum affordability sales price for extremely low-income households, which were presented in Table 2-19 as $39,500 for a two-bedroom house, $47,000 for a three-bedroom, and $52,900 for a four plus-bedroom house. It should be noted that although the home sale prices at the lower range may be within the maximum affordability price limit, they are significantly below the median home prices, indicating that only a few homes may be available to lower-income households. To highlight this, the median sales price of the 200 three-bedroom homes sold in Hanford was $325,000, but only 12 homes or only 6% of the homes sold were within the maximum affordability price limit of $160,200 for low-income

households.

Table 2-20 Kings County Residential Sale Prices, January-June 2023

Bedrooms	Number of Homes Sold	Home Prices		
		Low	High	Median
Avenal				
2-bedroom	7	$50,000	$235,000	$137,000
3-bedroom	11	$60,000	$360,000	$239,000
4+ bedrooms	4	$100,000	$355,000	$230,000
Corcoran				
2-bedroom	12	$30,000	$269,000	$127,000
3-bedroom	30	$35,000	$288,000	$218,000
4+ bedrooms	17	$41,000	$380,000	$299,000
Hanford				
2-bedroom	51	$26,000	$414,000	$230,000
3-bedroom	200	$45,000	$805,000	$325,000
4+ bedrooms	126	$50,000	$849,000	$425,000
Lemoore				
2-bedroom	9	$75,000	$750,000	$180,000
3-bedroom	92	$57,000	$625,000	$300,000
4+ bedrooms	48	$40,000	$549,000	$375,000

Source: Zillow, Homes sold in Kings County, June 2023

Additionally, new homes in Kings County are generally in the price range of over $350,000 to $530,000, which are affordable to households in the above moderate-income group. For example, the Avertine-Choral Series homes by Lennar in the City of Lemoore include 14 homes (1,856 to 3,278 square feet) priced at $397,200 to $511,700.

A relatively small but important component of the housing market is represented by mobile homes. According to DOF 2020 estimates, Kings County had approximately 1,900 mobile homes, with almost one-half located in unincorporated, rural areas. The average sales prices for mobile homes in Kings County (June 2023) were approximately $100,000 for a two-bedroom unit and approximately $130,000 for a three-bedroom unit[4]. Mobile homes represent an affordable homeownership option

[4] Zillow listed nine mobile home sales in Kings County, June 2023.

for many households.

Rental Market

In June 2023, a listing of rental units by Zillow, which is presented in Table 2-20, shows only one rental unit available in Avenal and two rental units available in Corcoran. The one unit in Avenal was renting for $1,000 per month and the two Corcoran units were renting at $900 and $1,350 per month. Recent rental rates in Hanford for one and two-bedroom units range from $800 to $2,900, with a median rent of $1,100. When compared to the maximum affordable monthly rents by income level and number of bedrooms shown in previous Table 2-18, no market rate rental units listed in June 2023 would be affordable to lower-income households (extremely low-, very low-, and low -income categories) in any of the three cities. The exception was a single four-plus unit in Hanford renting for $1,550 per month that would be affordable to a low-income household. This indicates a need for more affordable housing for households in the extremely low-, very low-, and low-income categories in each of the three cities.

Table 2-21 King County Residential Rents, 2023

Bedrooms	Number of Rental Units	Low	High	Median
Avenal				
1-2 bedroom	0	-	-	-
3-bedroom	1	$1,000	$1,000	$1,000
4+ bedrooms		-	-	-
Corcoran				
1-2 bedroom	2	$900	$1,350	-
3-bedroom		-	-	-
4+ bedrooms		-	-	-
Hanford				
1-2 bedroom	29	$800	$2,900	$1,100
3-bedroom	12	$1,500	$2,950	$2,100
4+ bedrooms	9	$1,550	$4,300	$2,700

Source: Zillow, Kings County rental unit listing, June 2023

In addition to the newer market-rate apartment projects, Kings County has a substantial number of assisted multi-family projects. As discussed later in this chapter, Kings County has 45 multi-family projects financed with a variety of local, state, and federal funds. These assisted housing projects provide over 2,500 units of affordable housing to extremely-low-, very-low- and low-income individuals, families, seniors, and disabled persons.

D. Housing Conditions in Kings County

1. Overview

Kings County's housing stock comprises a mix of aging structures and newer developments. While many homes are well-maintained, a portion of the housing inventory exhibits signs of deterioration, leading to concerns about habitability, safety, and code compliance.

2. Code Enforcement Insights

The Kings County Community Development Agency's Code Compliance Division is responsible for enforcing zoning, building, nuisance, surface mining, and abandoned vehicle ordinances in the unincorporated county. Enforcement typically follows a complaint-driven process, involving inspections and subsequent actions. Annually, the division addresses:

- 10–20 derelict or abandoned vehicles
- Up to 10 substandard or dangerous buildings
- Several zoning or nuisance violations

E. Special Needs Groups

Certain groups have greater difficulty in finding decent, affordable housing due to special circumstances. Special circumstances may be related to one's income, family characteristics, and disability status among others. In Kings County, persons and households with special needs include seniors, families with children (large households and single parents with children) military personnel, agricultural employees, persons with disabilities, and the homeless. This section analyzes these special needs groups and identifies resources and programs designed to address these needs.

1. Seniors

According to Census ACS 2016-2020 estimates presented in Table 2-22, Kings County had estimated 6.917 owner-occupied households and 2,258 renter-occupied households that were headed by seniors age 65 years and older. In all jurisdictions, the majority of seniors were homeowners.

Senior households have special housing needs primarily due to three concerns – physical disabilities or limitations, limited income, and higher medical costs. The City of Corcoran had the highest percentage of both owner-occupied and renter-occupied householders age 65 and over at 34% and 17%, respectively. This compares to countywide estimates of 30% owner-occupied and 11% renter-occupied households age 65 and older.

Table 2-22 Elderly Households by Tenure

Age of Householder	Avenal		Corcoran		Hanford		Unincorporated		Kings County	
	HH	%	HH	%	HH	%	HH	%	HH	%
Owner occupied:	1,306	100.0%	1,789	100.0%	11,353	100.0%	4,298	100.0%	23,368	100.0%
<65	956	73.2%	1,190	66.5%	8,107	71.4%	2,883	67.1%	16,451	70.4%
65 to 74	227	17.4%	381	21.3%	1,755	15.5%	839	19.5%	3,960	16.9%
75 to 84	123	9.4%	117	6.5%	1,039	9.2%	448	10.4%	2,141	9.2%
85+	-	0.0%	101	5.6%	452	4.0%	128	3.0%	816	3.5%
Renter occupied:	1,446	100.0%	2,056	100.0%	7,607	100.0%	4,946	100.0%	20,236	100.0%
<65	1,420	98.2%	1,700	82.7%	6,681	87.8%	4,500	91.0%	17,978	88.8%
65 to 74	19	1.3%	219	10.7%	562	7.4%	291	5.9%	1,470	7.3%
75 to 84	7	0.5%	111	5.4%	284	3.7%	130	2.6%	644	3.2%
85+	-	0.0%	26	1.3%	80	1.2%	25	0.5%	144	0.7%

Source: Census ACS 2016-2020, Table B25007

Seniors require a variety of housing options, depending on their life circumstances. While three-quarters of countywide seniors' households were homeowners, a variety of factors such as fixed retirement incomes, rising health care costs and physical disabilities can result in deferred home maintenance. Each jurisdiction's housing plan includes grant or loan programs to help seniors with repairs. Seniors with mobility disabilities may also require home modifications to improve accessibility and facilitate independent living. All jurisdictions have programs to ensure reasonable accommodation for persons with disabilities.

Senior renters, while facing similar income and mobility limitations as homeowners, are often at greater risk due to rising housing costs. To address these needs, the Housing Authority administers Section 8 rent subsidy vouchers for extremely-low- and very-low-income seniors. In addition, subsidized rental projects provide affordable housing options for many seniors.

The Kings/Tulare Area Agency on Aging and the Kings County Commission on Aging provide leadership at the local level in developing systems for home- and community-based services that maintain seniors in the least restrictive environment for as long as possible. Each jurisdiction also provides other types of supportive services for seniors. However, at some point in time, seniors may require a more supportive living environment. Congregate care facilities, residential care facilities, and skilled nursing facilities provide a wide range of housing, supportive, and medical services for

seniors requiring additional care. The majority of independent and supportive residential environments are located in the most urbanized portions of the County in Hanford and Lemoore.

2. Female-Headed Households

Female-headed households have special housing needs including affordable housing, accessible daycare, health care, and other supportive services. Female-headed households comprised about 17% of all households in Kings County. State law recognizes that these households face challenges due to a combination of income levels, childcare expenses, and housing availability. As shown in Table 2-23, the proportion of female-headed households, which is highlighted in the table, ranged from about 12% in the unincorporated area to 27% in Corcoran. In all jurisdictions, the percentage of female-headed households who rent is significantly greater than those who own their homes.

Table 2-23 Female Headed Households

Housing Type	Avenal		Corcoran		Hanford		Unincorporated		Kings County	
	HH	%	HH	%	HH	%	HH	%	HH	%
Total Households	2,752		4,201		18,960		9,244	100%	43,604	100%
Renter Occupied	1,446	52.5%	2,056	53.5%	7,607	40.1%	4,946	53.5%	20,236	46.4%
Family Households	2,380	86.5%	3,079	80.1%	14,530	76.6%	7,575	81.9%	34,155	78.3%
Married-Couple Family	1,604	58.3%	1,745	45.4%	9,689	51.1%	5,801	62.8%	23,236	53.3%
Own Children <18	978	35.5%	906	23.6%	4,961	26.2%	3,162	34.2%	12,006	27.5%
No Own Children <18	626	22.7%	839	21.8%	4,728	24.9%	2,639	28.5%	11,230	25.8%
Cohabitating Couple	112	4.1%	436	11.3%	1,482	7.8%	500	5.4%	3,442	7.9%
Male household, no wife present	426	15.5%	542	14.1%	3,136	16.5%	1,258	13.6%	7,079	16.2%
Own Children <18		2.4%	35	.9%	529	2.8%	164	1.8%	1,052	2.4%

No own Children	161	5.9%	175	4.6%	639	3.4%	382	4.1%	1,686	3.9%
Female Household, no husband present:	610	22.2%	1,122	29.2%	4,653	24.5%	1,685	18.2%	9,847	22.6%
Own Children <18	357	13%	322	8.4%	1,287	6.8%	406	4.4%	2963	6.8%
No own children <18	80	2.9%	443	11.5%	1,408	7.4%	503	5.4%	2,812	6.4%
Living Alone	153	5.6%	335	8.7%	1,845	9.7%	745	8%	3,825	8.8%
Below poverty with children	200	7.3%	482	11.5%	827	4.4%	349	3.8%	2,167	5%
Family household>4 persons-	909	33%	986	23.5%	2,993	15.8%	1,977	21.4%	8,233	18.9%

Source: Census 2016-2020 ACS

3. Large Families

Large households are defined as households with five or more persons and are considered a special need population due to the limited availability of affordable and adequately sized housing. Large households may also have lower incomes, frequently resulting in the overcrowding of smaller dwelling units, and sometimes two or more persons per room.

As presented in Table 2-24, large families represented approximately 18% of all owner households and about 21% of all renter households in Kings County. Large households are most prevalent in Avenal (36% of owners and 30% of renters) and Corcoran (21% of owners and 30% of renters) while Hanford has the lowest proportions of large households, even lower than the County levels.

Large families may have difficulty finding housing units that are large enough to accommodate their needs while still being affordable. The Housing Authority helps address the needs of these families by providing rental assistance in the form of Section 8 vouchers for extremely-low- and very-low-income households. Vouchers provide the difference between the market rent charged for the unit and the amount of rent that can be afforded by the household, typically no more than 30% of household income.

Table 2-24 Household Size by Tenure

House	Avenal		Corcoran		Hanford		Unincorporated		Kings County	
hold Size	HH	%	HH	%	HH	%	HH	%	HH	%
Owner	1,306	100%	1,789	100%	11,353	100%	4,298	100%	23,368	100%
1	155	11.9%	354	19.8%	1,722	15.2%	733	17.1%	3,694	15.8%
2	237	18.1%	393	22.0%	3,890	34.3%	1326	30.9%	7,071	30.3%
3	239	18.3%	262	14.6%	2,290	20.2%	613	14.3%	4,338	18.6%
4	201	15.4%	402	22.5%	1,761	15.5%	813	18.9%	4,161	17.8%
5	276	21.1%	229	12.8%	943	8.3%	451	10.5%	2,443	10.5%
6	101	7.7%	70	3.9%	603	5.3%	190	4.4%	1,113	4.8%
7+	97	7.4%	79	4.4%	144	1.3%	172	4.0%	548	2.3%
Renter	1,446	100%	2,056	100%	7,607	100%	4,949	100%	20,236	100%
1	173	12.0%	276	13.4%	1,612	21.2%	614	12.4%	3,745	18.5%
2	129	8.9%	430	20.9%	1,909	25.1%	1,053	21.3%	4,521	22.3%
3	479	33.1%	359	17.5%	1,308	17.2%	877	17.7%	3,902	19.3%
4	230	15.9%	364	17.7%	1,426	18.7%	1,237	25.0%	3,857	19.1%
5	291	20.1%	319	15.5%	737	9.7%	739	14.9%	2,525	12.5%
6	125	8.6%	159	7.7%	415	5.5%	223	4.5%	1,103	5.5%
7+	19	1.3%	149	7.2%	200	2.6%	203	4.1%	583	2.9%

Whereas providing rental assistance helps meet the needs of extremely-low- and very-low-income households, the underlying need for affordable housing units must also be addressed. As discussed in section E, Analysis of At-Risk Housing, Kings County has a total of over 2,500 units of subsidized affordable housing. The majority of these projects are located in Hanford and Lemoore. The Housing Plan (Chapter 5) sets forth programs to encourage the construction of additional affordable rental and ownership housing.

4. Military Personnel and Veterans

The U.S. Navy plays a critical role in Kings County economy and its housing market. Lemoore is home to the Naval Air Station Lemoore (NASL). Commissioned in 1961, NASL serves as the master training center for carrier-based fighter squadrons for the United States Pacific Fleet. According to NASL, military personnel at the base total approximately 7,700 enlistees and officers. Additionally, there are 1,758 singles and 1,217 families living on base.

There are currently (2023) 1,630 residential units on base, plus additional quarters for approximately 2,300 single personnel. On-base housing does not fully satisfy the total housing need for base personnel and their families. In addition to Navy personnel, approximately 2,800 civilians are employed on-base. Because of the housing shortfall, military personnel and civilians must find accommodations in nearby communities.

The basic housing allowance provided to Navy personnel ranges from $1,494 to $2,412 depending on pay-grade and with and without dependents. Single-service members, grade E-1 through E-4, are typically required to live on-base, while enlistees with their families must compete for the remaining base family housing.

In addition to active personnel, military veterans comprised a significant need group. According to recent Census ACS 2016-2020 estimates, approximately 8,700 military veterans lived within Kings County.

5. Agricultural Employees

Kings County is one of the state's major agricultural areas, ranking 8th among California counties in total agricultural production. According to a Kings County 2022 Agricultural Crop Report 749,100 acres are farmland of the total 890,804 acres in Kings County, resulting in 84% of the total land area in the County being devoted to farmland. Table 2-25 shows the County's top three leading agricultural products in 2020 were milk ($700 million), pistachios ($214 million), and cotton ($195 million).

Recent Census data in Table 2-26 shows that 15% of employed Kings County civilian residents (16 years and over) worked in agriculture and related industries. Of the three cities, the highest percentage of civilian workers in agricultural related jobs was Avenal, where 45% of its workers were in this industry. This was followed by Corcoran workers at 30%.

Table 2-27 presents the number of farms and hired farm workers in Kings County. According to the 2017 U.S. Department of Agriculture (USDA) Census estimates, there were 507 farms that hired a total of almost 7,000 hired farms workers countywide. The largest number of workers (5,820) were employed at farms with 10 or more employees or 83% of the countywide total number of hired workers. Also, there were more permanent hired workers (worked more than 150 days) than seasonal workers (worked less than 150 days) for both farm operations with less than 10 employees and with more than 10 employees.

Table 2-25 Leading Agricultural Commodities, Kings County

Crop	Rank	Value
Milk	1	$999,866,000
Pistachios	2	$228,785,000
Cotton, Total	3	$192,811,000
Tomatoes, Processed	4	$177,492,000
Cattle & Calves	5	$151,274,000
Almonds, Total	6	$132,323,000
Corn Silage	7	$123,941,000
Alfalfa, Hay	8	$67,540,000
Wheat, Silage	9	$60,112,000
Plums	10	$55,245,000

Source: Kings County, Dept. of Agriculture, 2022 Crop Report, April 2024

Table 2-26 Agricultural Employment by Jurisdiction

Jurisdiction of Civilian Employed Pop. (16 and over)	Number of Agricultural Workers	% of Total Workers
Avenal	1,617	45%
Corcoran	1,275	30%
Hanford	2,213	9%
Unincorporated	2,474	22%
Kings County	8,271	15%

Source: Census ACS 2016-2020, Table DP-3

Table 2-27 Hired Farm Labor-Workers, Kings County

Farmworkers	No. of Farms with Hired Workers	No. of Hired Workers	Percent of Total County Hired Workers
Total Hired Farm Labor	507	6,998	
Farm operations with less than 10 employees	351	1,178	17%
Permanent (> 150 days)	275	1,034	15%
Seasonal (< 150 days)	246	677	10%
Farm operations with 10 or more employees	156	5,820	83%
Permanent (> 150 days)	96	3,046	44%
Seasonal (< 150 days)	49	2,241	32%

Source: USDA, 2017 Census of Agriculture

Agricultural workers, and especially farmworkers, have special housing needs due to their relatively low wages. According to an article in Rural Migration News, the average hourly wage for all California farmworkers in the years 2015-2019 was approximately $121. This is equivalent to approximately $25,000/year for full-time work. As a result, farmworkers often overpay for housing (in relation to their income) and/or live in overcrowded and substandard living situations.

The nature of agricultural work also affects the specific housing needs of farmworkers. For instance, farmworkers employed on a year-round basis generally live with their families and need permanent affordable housing much like other lower-income households. Migrant farmworkers who follow seasonal harvests generally need temporary housing only for the workers themselves.

California has a statewide shortage of farmworker housing projects. For instance, the number of agricultural employee housing facilities registered with the State of California Department of Housing and Community Development (HCD) has dramatically declined since the 1950s. Between 1955 and 1982, grower-registered facilities declined from 9,000 to 1,414 camps. By 1998, only 500 camps were registered with HCD, none of which were in Kings County. According to growers, the dramatic decline in labor camps is due to the high cost of maintaining housing and the climate of litigation facing growers who maintain camps.

Additionally, most farm owners/managers hire the majority of their workers through temporary agencies for planting, picking, pruning, or other specific tasks, so that providing full-time housing for workers is not practical.

Although no farmworker camps exist in Kings County, the County does have a significant number of government-subsidized housing projects (e.g., Section 515 and public housing) that house farmworkers and their families. Many farmworkers live in mobile homes on the farming site. A new farmworker housing project was completed in Hanford during the 2003-2008 planning period. That project involved the renovation of an existing former motel into temporary and/or long-term,

permanent agricultural employee housing. The project included 24 units plus parking, courtyard, children's play areas and open space.

In addition, there is a 40-unit apartment complex in unincorporated Kettleman City that serves farm labor families. This apartment includes 10 two-bedroom units, 20 three-bedroom units, and 10 four-bedroom units, with approximately 70-100 farmworkers residing in the apartment complex. The Constraints analysis (Chapter 4) contains a discussion of each jurisdiction's land use and zoning policies and regulations regarding farmworker housing. In communities with large farmworker populations, farmworker housing needs are met through homeownership assistance and rehabilitation loans. The majority of loans under both types of programs are issued to people working in the agricultural industry. Moreover, the majority of occupants of Section 515 projects and other subsidized projects also are employed in the farming industry. The Housing Plan (Chapter 5) includes programs to address the housing and supportive services needs of farmworkers.

Regional Housing Issues and Trends for Farmworkers

According to the USDA 2017 Census of Agriculture, Kings County has 963 farms (507 of those farms hire farm workers) and 615,958 acres of land in farms. Kings County has 91.8% of its land designated for agriculture. Fresno County has the largest number of agricultural operations in the region with 4,774 farms and 89.5% percent of its land designated for agriculture. North of Fresno County, both Madera and Merced Counties have fewer agricultural operations, with 1,386 and 2,337 farms, respectively, but a higher proportion of land designated for agriculture as Madera County has 88.2% of its land designated for agriculture and Merced County has 91.1 % designated. In contrast, counties to the west are less agriculturally oriented. Although there are 1,104 farms in Monterey County, only 61.3 percent of the land is designated for agriculture. Both Mono and Inyo Counties have fewer than 100 farms each.

Local stakeholders estimate that official counts of farmworkers significantly underestimate the true numbers, as undocumented residents often do not participate in traditional data collection methods. Further, farmworkers may be difficult to county due to their mobility, shared housing situations, and distrust of authorities.

The Association of Bay Area Governments has identified three types of farmworkers in the state which would have different housing needs:

- Permanent Residents: Permanent residents of the county in which they work and may require housing which accommodates families and may fall into the extremely low-income category for seasonal workers who do not work in the off-season.
- Migrant Farmworkers: Perform agricultural labor on a seasonal or temporary basis and typically need housing for individuals, such as single occupancy rooms, bunkhouses, or dormitory style living.
- H-2A Visa Workers: Enter the United States under a federal guest worker program for a limited term and require sponsor employer who provides housing, meals, and transportation to the job site.

The California Institute for Rural Studies (CIRS) reports that an estimated 85% of farmworkers in the state are from various regions in Mexico, and 5% are from Central America, largely depending on which immigration period they entered the United States.

Between September 2021 and January 2022, Fresno County conducted a Farmworker Survey and a Farmworker Employer Survey. A second round of each survey was conducted between February 2022 and July 2022. In total, Fresno County surveyed 240 farmworkers, of whom 100 were homeowners, and 170 farm employers. Overall, less than 1 percent of all farmworkers surveyed desired to live in some type of farm labor housing, and 47% on non-homeowner households desired homeownership opportunities for single-family units. Of farm employers, 25 currently have some type of farm labor housing on-site. Of those that do not have on-site farm labor housing, 28 reported that they would consider adding labor housing as single houses or cottages and 1 specified that they would consider adding apartment-style housing. Dairy farmers were the most interested in providing on-site housing due to the 24-hour staffing required. All employers indicated that they would consider adding housing if financing was provided by the government or through grants (Fresno Multi-Jurisdictional 2023-2031 Housing Element, 2025).

Farmworker Housing Needs in Kings County

Overview

Farmworkers are a vital component of Kings County's agricultural economy. However, they often face significant housing challenges, including affordability, overcrowding, and substandard living conditions. These issues are compounded by the seasonal nature of agricultural work and limited access to affordable housing options.

Contributing factors to the barriers experienced by lower-income residents also includes the large presence of lower-income farmworkers. This contributing factor is characterized by the following:

- High unmet need for farmworkers housing, which is often in poor condition and overcrowded.
- Farmworkers cannot afford market-rate housing.
- High rates of poverty and communities of color among farmworker populations.

The farming industry is the foundation of Kings County’s economic base. Table 2-26 shows that approximately 7,000 farmworkers were hired across over 500 farms according to the United States Department of Agriculture (USDA) 2017 Census of Agriculture. This indicates a significant need to provide housing for farmworkers and their families, particularly during peak harvest seasons.

Housing Challenges

Farm workers face unique housing challenges due to low wages, high poverty rates, linguistic isolation, and, in many cases, citizenship status. The composition of farmworker households is shifting from primarily migrant individual males to more family households, including the growing number of single female-headed households with children according to the CIRS COVID-19

Farmworker Survey. The combination of socioeconomic characteristics of farmworkers in the region suggest that the conventional housing resources generally available to such lower-income households often correspond to areas of higher segregation and poverty. Due to housing costs, multiple families or individuals may share a single-family residence, converted garages, or accessory structures. The surveys conducted by CIRS and Fresno County indicate that traditional farm labor and worker camp housing are not desired by most regional farmworkers and laborers. Based on survey results, farmworkers expressed greater interest in off-site housing options, reflecting the concerns of farm employers of finding farmworkers to live in on-site units.

Affordability and Overcrowding

A significant number of farmworkers in Kings County experience housing cost burdens. Many spend a substantial portion of their income on housing, leaving limited resources for other necessities.

Overcrowding is also prevalent, with multiple families or individuals sharing single-family homes or apartments, leading to strained living conditions.

Many farmworkers reside in communities where more affordable housing resources are available, they must compete with other lower-income households, often resulting in overcrowding, substandard conditions, and overpayment. The shortage of affordable housing for the farmworker community represents a significant barrier to fair housing in this population in Kings County, as well as the region and statewide. Throughout the region, farmworkers face a disproportionate need for safe and affordable housing options that provide access to jobs as well as other resources and amenities.

Substandard Housing Conditions

Farmworker housing often lacks basic amenities and fails to meet health and safety standards. Issues such as inadequate sanitation, poor ventilation, and exposure to environmental hazards are common. These conditions not only affect the well-being of farmworkers but also have broader public health implications.

Often, particularly for single laborers, dwellings are converted garages, vehicles, farm buildings, or tents. Undocumented laborers face even greater challenges in securing housing.

Displacement Risk

A combination of factors can result in increased displacement risk, particularly for lower-income households like farmworker households. Displacement risk increases when a household is paying more for housing than their income can support, their housing condition is unstable or unsafe, and when the household is overcrowded. Each of these present barriers to stable housing for the occupants. Other factors contributing to the risk of displacement include vacancy rates, availability of a variety of housing options, and increasing housing prices compared to wage increases.

California Department of Housing and Community Development (HCD) Farmworker Housing Study

In December 2023, HCD initiated a statewide study under AB 1654 to assess farmworker housing needs. The study aims to provide data to inform policy and housing development decisions to

improve living conditions and increase the availability of affordable farmworker housing in California.

6. Persons with Disabilities

Because of the multitude of possible functional limitations that may present as disabilities, and in the absence of information on external factors that influence disability, surveys like the Census Bureau's ACS are limited to capturing difficulty with only selected activities. As such, people identified by the ACS as having a disability are, in fact, those who exhibit difficulty with specific functions and may, in the absence of accommodation, have a disability. In an attempt to capture a variety of characteristics that encompass the definition of disability, the ACS identifies serious difficulty with four basic areas of functioning – hearing, vision, cognition, and ambulation.[5]

As presented in Table 2-28, the largest number of Kings County residents with disabilities was in the 18 to 64 years age group or the working age population with 8,357 individuals, which represented 11% of the total age group. However, disabilities were most common among senior citizens (65 years and over). Approximately 41% of total seniors reported one or more types of disability. At the local level, the proportion of seniors reporting some type of physical disability ranged from 37% in the unincorporated area to as high as 63% in the City of Avenal. The most common type of disability among senior was having ambulatory difficulty. For example, 44% of Avenal seniors and 25% of countywide seniors reported having ambulatory difficulty.

[5] Source: *American Community Survey 2013 Subject Definitions*.

Beginning in 2008, questions on disability represent a conceptual and empirical break from earlier years of the ACS. Hence, the Census Bureau does not recommend any comparisons of current disability data to 2007 and earlier ACS disability data, or to disability estimates from the 2000 Census.)

Table 2-28 Disabilities by Age

Disability Type by Age	Avenal		Corcoran		Hanford		Unincorporated		Kings County	
	Persons	%	Persons	%	Persons	%	Persons	%	Persons	%
Population under 18 years w/disability	61	1.5%	103	2.3%	914	5.6%	223	2.3%	1,498	3.7%
With a hearing difficulty	0	0.0%	-	0.0%	92	0.6%	58	0.6%	193	0.5%
With a vision difficulty	0	0.0%	53	1.2%	336	2.1%	30	0.3%	480	1.2%
With a cognitive difficulty	61	1.5%	38	0.9%	520	3.2%	163	1.7%	890	2.2%
With an ambulatory difficulty	0	0.0%	17	0.4%	58	0.4%	12	0.1%	127	0.3%
With a self-care difficulty	0	0.0%	11	0.2%	115	0.7%	28	0.3%	219	0.5%
Population 18 to 64 years w/disability	419	7.4%	874	12.5%	3,698	11.1%	1,927	11.4%	8,357	10.7%
With a hearing difficulty	142	2.5%	170	2.4%	542	1.6%	528	3.1%	1,632	2.1%
With a vision difficulty	84	1.5%	187	2.7%	576	1.7%	310	1.8%	1,354	1.7%
With a cognitive difficulty	22	0.4%	252	3.6%	1,602	4.8%	504	3.0%	3,009	3.8%
With an ambulatory difficulty	171	3.0%	577	8.3%	1,858	5.6%	993	5.9%	4,087	5.2%
With a self-care difficulty	0	0.0%	253	3.6%	681	2.0%	310	1.8%	1,424	1.8%
With an independent living difficulty	22	0.4%	421	6.0%	1,693	5.1%	628	3.7%	3,094	4.0%
Population 65 years and over w/disability	392	62.6%	794	45.6%	2,693	39.4%	1,126	36.5%	6,179	40.8%
With a hearing difficulty	94	15.0%	189	10.8%	1,320	19.3%	596	19.3%	2,657	17.6%
With a vision difficulty	115	18.4%	188	10.8%	565	8.3%	190	6.2%	1,265	8.4%
With a cognitive difficulty	86	13.7%	278	16.0%	576	8.4%	300	9.7%	1,458	9.6%
With an ambulatory difficulty	278	44.4%	590	33.9%	1,530	22.4%	605	19.6%	3,807	25.1%
With a self-care difficulty	51	8.1%	256	14.7%	857	12.5%	185	6.0%	1,500	9.9%
With an independent living difficulty	109	17.4%	489	28.1%	1,303	19.1%	411	13.3%	2,659	17.6%

Note: Numbers represent persons, not disabilities. Persons may report more than one type of disability Source: Census ACS 2016-2020, Table S1810 and C18108

Developmental Disabilities

As defined by federal law, "developmental disability" means a severe, chronic disability of an individual that:

- Is attributable to a mental or physical impairment or combination of mental and physical impairments;
- Is manifested before the individual attains age 18;
- Is likely to continue indefinitely;
- Results in substantial functional limitations in three or more of the following areas of major life activity:
    a. self-care;
    b. receptive and expressive language;
    c. learning;
    d. mobility;
    e. self-direction;
    f. capacity for independent living; or
    g. economic self-sufficiency;
- Reflects the individual's need for a combination and sequence of special, interdisciplinary, or generic services, individualized supports or other forms of assistance that are of lifelong or extended duration and are individually planned and coordinated.

The Census Bureau does not record developmental disabilities. According to the U.S. Administration on Developmental Disabilities, an accepted estimate of the percentage of the population that can be defined as developmentally disabled is 1.5 percent. Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

The State Department of Developmental Services (DDS) currently provides community-based services to approximately 243,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. Kings County is served by the Central Valley Regional Center[6] (CVRC) which is based in Fresno. During 2014, CVRC served approximately 16,200 clients, of which about 900 to 1,000 lived in Kings County. CVRC provides diagnosis, evaluation, and case management services. The Center also operates approximately 20 small group homes for mentally disabled clients and placement

[6] www.cvrc.org

services to help clients find affordable, independent housing (typically Section 8 units). The Kings County Rehabilitation Center in Hanford also offers rehabilitation, vocational and life training, and operates four group homes for mentally and physically handicapped individuals.

Table 2-29 Persons with Developmental Disabilities Receiving Services by Residential Type 2021

City/ Community (Zip Code)	Home of Parent /Family /Guardian	Independent /Supported Living	Community Care Facility	Intermediate Care Facility	Foster /Family Home	Other	Total Res
Avenal (93204)	88	<11	0	0	0	<11	>88
Corcoran (93212)	127	12	<11	0	<11	0	>139
Hanford (93230)	648	60	18	0	15	<11	>741
Armona (Uninc.) (93202)	52	<11	0	0	<11	0	>52
Kettleman (Uninc.) (93239)	14	<11	0	0	0	0	>14
Lemoore Station (Uninc.) (93246)	<11	0	0	0	0	0	>0
Stratford (Uninc.) (93266)	<11	<11	0	0	0	0	>0

Source: CA Dept. of Developmental Services, 2021

State and federal laws mandate minimum accessibility standards for housing. For example, local governments that use federal housing funds must meet federal accessibility guidelines for new construction and substantial rehabilitation. At least 5% of the units must be accessible to persons with mobility impairments, and an additional 2% must be accessible to persons with sensory impairments. New multi-family housing must be built so that: 1) the public and common use portions of such units are readily accessible to and usable by disabled persons; 2) the doors allowing passage into and within such units can accommodate wheelchairs; and 3) all units contain adaptive design features. In addition, state law requires all jurisdictions to provide reasonable accommodation in the application of housing policies and regulations.

7. Homeless

Homelessness is often the result of multiple factors that converge in a person's life. The combination of loss of employment, inability to find a job because of the need for retraining, and high housing costs lead to some individuals and families losing their housing. For others, the loss of housing is due to chronic health problems, physical disabilities, mental health disabilities or drug and alcohol addictions along with an inability to access the services and long-term support needed to address

these conditions.

Table 2-30 Homeless Persons

Jurisdiction	Estimated Homeless
Avenal	4
Corcoran	17
Hanford	260
Lemoore	8
Unincorporated area	24
Kings County totals	313

Source: Kings/Tulare Homeless Alliance Point-in-Time Survey, 2022

Obtaining an accurate assessment of the magnitude of the homeless population is difficult because many individuals are not visibly homeless but rather live with relatives or friends, in hotels/motels or shelters, and other temporary accommodations. In an attempt to address the needs of homeless people in Kings County, the Kings/Tulare Homeless Alliance (KTHA) conducted a Point-in-Time ("PIT") survey of homeless people in these two counties in January 2022. The study used HUD's definition of homelessness, which is defined as people who reside in emergency shelters, transitional housing, or places not meant for human habitation such as cars, parks, sidewalks, and abandoned buildings.

Based on the 2022 PIT survey, 313 homeless individuals were counted in Kings County, as a whole, including cities within Kings County. Other characteristics identified were as follows:

- 22% chronically homeless
- 39% persons with disability
- 20% suffer from mental disability
- 12% suffer from substance abuse problems
- 11% victims of domestic violence
- 6% veterans
- 2% unaccompanied children
- 12% young adults under age 25

In 2022, 39% of the homeless population was housed in temporary living arrangements (31% in emergency shelter and 8% in transitional housing). Over half (61%) were unsheltered and living on the streets or in a car.

Table 2-30 presents the 2022 PIT homeless counts for all cities and unincorporated areas of the County. The table shows that the City of Hanford had the highest counted with 260 homeless individuals or 83% of the countywide total. This was followed by the unincorporated area with 24 homeless individuals. Avenal had the lowest count with four homeless individuals.

Table 2-31 Shelter Facilities in Kings County

Total Project Name & Organization	PIT Beds	Use Count	Use Rate
EMERGENCY SHELTER			
Barbara Saville Shelter - DV	15	4	27%
Barbara Saville Woman's Shelter	23	6	26%
EHA Kings	7	7	100%
PRK Holiday Lodge	57	57	100%
PRK Stardust Hotel	17	17	100%
Temporary Housing Program	7	7	100%
Total	126	98	78%
TRANSITIONAL HOUSING			
KGM Men's Transitional	15	15	100%
KGM Women's Transitional	6	6	100%
New Song Academy	6	3	50%
Total	27	24	89%
PERMANENT SUPPORTIVE HOUSING			
Anchors II	6	4	67%
Anchors IV	6	5	83%
Grace Homes	13	13	100%
Hope Survives	6	6	100%
Kings County Act	28	28	100%
Kings VASH	5	1	20%
Total	64	57	89%
OTHER PERMANENT HOUSING			
HAKC Emergency Housing Voucher	15	14	93%
Total	15	14	93%
RAPID REHOUSING			
Bringing Families Home	16	16	100%
HANA	4	4	100%
Housing Support Program	76	76	100%
Kings Rapid Rehousing	1	1	100%
RRH4 Kings	6	6	100%
Total	103	103	100%

Source: Kings Tulare Homeless Alliance, 2023

Table 2-31 lists the shelter facilities in Kings County that served the homeless. It identifies an inventory of 126 emergency shelter beds (78% use rate), 27 transitional housing beds (89% use rate), 64 permanent supportive housing beds (89% use rate), 15 other permanent housing beds (93% use rate), and 103 rapid rehousing beds (100% use rate) in Kings County.

Additional emergency assistance is provided by the Salvation Army in Hanford, which provides short-term assistance in the form of food, financial assistance for rent and utility bills, motel vouchers and bus or plane tickets. Corcoran Christian Aid provides food, vouchers and other types of emergency financial assistance within Corcoran.

Despite these services, a significant shortage in emergency shelters and transitional housing remains. In 2007 the State Legislature passed Senate Bill (SB) 2, which strengthened the planning and zoning requirements for emergency shelters and transitional/supportive housing. SB2 requires that all jurisdictions adopt zoning regulations that allow emergency shelters by-right in at least one zone, subject to objective development standards, or as an alternative, the jurisdiction may meet the need through a multi-jurisdictional agreement with up to three adjacent jurisdictions. As noted in the Constraints section, all of the jurisdictions in Kings County have adopted zoning regulations for emergency shelters and transitional/supportive housing in response to SB 2.

Detailed Assessment for Special Needs Groups:

The following provides a comprehensive assessment of housing needs for special population groups within Kings County, addressing feedback from the California Department of Housing and Community Development (HCD).

Elderly Population

Kings County houses a significant elderly population. Approximately 9.2% of the County's total population consists of residents aged 65 and older. Hanford has the largest elderly demographic at 12%. Elderly residents often face affordability issues and require accessible housing with proximity to healthcare and supportive services. There is a pressing need for senior housing units with supportive services to accommodate this growing segment.

Persons with Disabilities

According to recent census data, persons with disabilities represent a significant proportion of the population, notably impacting their housing needs. Mobility, accessibility, and affordability are primary concerns. Accessibility modifications in existing housing stock and increased construction of accessible new housing are critical. Housing policies must prioritize ADA compliance to enhance independent living.

Large Households

Kings County features a high average household size (3.14 persons per household), notably higher in Avenal (3.74) and Corcoran (3.42). Large households face challenges such as overcrowding and affordability. The provision of affordable larger units (3+ bedrooms) is essential to accommodate this demographic adequately and alleviate overcrowding.

Farmworkers

Farmworkers constitute a substantial portion of Kings County's workforce. They often experience housing instability, substandard living conditions, and affordability issues. Enhanced farmworker housing developments, seasonal housing options, and permanent affordable units are needed. Policies should prioritize collaborations with agricultural employers and housing developers to increase suitable accommodations.

Female-Headed Households

Female-headed households make up approximately 22.6% of total households countywide, with the highest concentration in Corcoran (29.2%). These households often have lower incomes and face higher risks of housing insecurity. Targeted housing assistance programs, supportive services, and affordable childcare facilities near residential areas could significantly mitigate these challenges.

Homeless Persons

As of the most recent point-in-time survey, Kings County had 313 homeless individuals. Existing shelters provide limited capacity, thus necessitating an increase in emergency shelters and permanent supportive housing options. Policies must also enhance transitional programs offering comprehensive services, including mental health, job training, and substance abuse counseling.

Table 2-32 Quantitative Impact Summary

Special Needs Group	Population Percentage	Identified Needs	Recommended Actions
Elderly	9.2%	Affordable senior housing, accessibility	Construct additional senior-specific housing, enhance supportive services
Persons with Disabilities	Significant	Accessible housing, affordability	Increase ADA-compliant housing, retrofit existing units
Large Households	High household size	Affordable large units, reduce overcrowding	Develop larger affordable units (3+ bedrooms)
Farmworkers	Substantial	Affordable housing, seasonal options	Expand farmworker housing programs, encourage employer collaboration
Female-Headed Households	22.6%	Housing affordability, support services	Increase targeted subsidies, supportive services, childcare facilities
Homeless Individuals	313 persons	Shelter capacity, transitional housing	Expand emergency and transitional housing facilities, enhance supportive programs

This detailed assessment addresses key housing requirements and recommended strategies

tailored for special needs groups, meeting state compliance and local community needs effectively.

Detailed Assessment and Recommendations for Special Needs Groups - Avenal

During the 2016–2023 planning cycle, the City of Avenal implemented various programs aimed at addressing the housing needs of special needs populations, including seniors, persons with disabilities, farmworkers, large households, female-headed households, and persons experiencing homelessness.

Program 2.11 (Special Needs Housing for Seniors and Persons with Disabilities) focused on expediting applications and supporting developers with funding assistance for senior and disability-targeted housing. Although the City expedited certain applications and assisted with tax credit proposals, the absence of measurable outcomes (such as number of units built or persons housed) limited the evaluation of its impact.

Program 2.2 (Housing Rehabilitation Program) supported very-low- and extremely-low-income households, many of whom are elderly or disabled. Only 3 loans were disbursed totaling $668,000, suggesting the program had a limited reach, possibly due to funding constraints.

For homeless populations, Program 2.13 facilitated the provision of emergency shelters and supportive housing. Zoning updates were completed to allow emergency shelters by right in the R-3 zone and transitional housing as a residential use. While compliant with SB2, no performance data (e.g., beds created or persons sheltered) was provided to measure real impact. This is primarily due to the extremely low number of individuals experiencing homelessness in Avenal.

Program 2.14 targeted farmworker housing by ensuring zoning conformity with Health and Safety Codes and assisting developers in site identification and funding applications. Most homeownership loans and assisted multifamily housing units benefited farmworker families, highlighting this program's relative success, albeit lacking exact counts of households served.

Programs such as Program 2.8 (First-Time Homebuyer) and Program 2.10 (Affordable Housing Assistance) indirectly benefited large households and female-headed families by improving housing affordability. However, these programs did not track beneficiary demographics, limiting the ability to evaluate how effectively these groups were served.

Broader programs including Program 2.9 (Section 8 Rental Assistance) and Program 2.1 (Code Enforcement) helped improve housing quality and affordability for vulnerable groups, though again, specific data on special needs beneficiaries was not reported.

To improve future outcomes, the City of Avenal should revise these programs to include clear, quantifiable targets, conduct beneficiary-level tracking, and prioritize underserved populations through tailored outreach and services.

Detailed Assessment and Recommendations for Special Needs Groups – Kings County Unincorporated

During the 2016-2023 planning period, Kings County implemented various programs aimed at addressing the housing needs of special needs populations, including seniors, persons with

disabilities, farmworkers, large households, female-headed households, and persons experiencing homelessness.

Program 1.11 Housing for Persons with Disabilities focused on expediting applications and supporting developers with for housing for persons with disabilities. Although the County expedited certain applications and worked to remove governmental constraints, the absence of measurable outcomes, such as number of units built or persons housed, limited the evaluation of its impact.

Program 1.2 Housing Rehabilitation Program supported very low and extremely low income households, many of that are special needs populations. Although the County continued to work with nonprofits to provide housing rehabilitation, zero loans were provided, and the program was discontinued in 2014 due to lack of funding.

Program 1.8 Emergency Shelters and Transitional/Supportive Housing facilitated the provision of emergency shelters and supportive housing. Zoning updates were completed to allow emergency shelters by right in the PF zone subject to administrative approval. No performance data, such as beds created or persons sheltered, was provided to measure a true impact.

Program 1.10 Farmworker and Employee Housing targeted farmworker housing by ensuring zoning conformity with Health and Safety Codes and assisting developers with site identification and applications. Exact numbers of households served were absent limiting the evaluation of the program's impact.

Program 1.5 First Time Home Buyer Program and Program 1.13 Assist Affordable Housing Development indirectly benefited large households and female-headed households by improving housing affordability. However, the programs did not track beneficiary demographics, limiting the ability to evaluate how effectively these populations were served.

Program 1.6 Section 8 Rental Assistance Program and Program 2.1 Code Enforcement helped improve housing quality and affordability for vulnerable groups though specific data on special needs beneficiaries was not reported.

To improve future outcomes, Kings County should revise these programs to include clear, quantifiable targets, conduct beneficiary-level tracking, and prioritize underserved populations through tailored outreach and services.

Detailed Assessment and Recommendations for Special Needs Groups - Corcoran

During the 2016–2023 planning cycle, the City of Corcoran implemented various programs aimed at addressing the housing needs of special needs populations, including seniors, persons with disabilities, farmworkers, large households, female-headed households, and persons experiencing homelessness.

Program 3.1 (Code Enforcement) served to maintain and improve neighborhood preservation and housing quality by addressing deteriorated property conditions and provided the avenue of community outreach to connect households to assistance programs and housing rehabilitation loans. A yearly mass mailer is sent to property owners within the City to provide general information

on code enforcement regulations. In addition, the mailer also serves as outreach to inform residents of housing loan programs available through the City for Housing Rehabilitation and the First Time Home Buyer program. When residential property code compliance cases occur, the City's Code Enforcement Officer provides guidance to property owners on making them aware of the City's assistance programs. No specific referral data is collected, as the property owner must take the initiative to seek assistance and/or apply for a program loan. This service helps to directly support low income households and special needs groups.

Program 3.3 (Housing Rehabilitation Program) supported very-low- and extremely-low-income households, many of whom are elderly, and also supported female head of household. During the past cycle, the City issued 30 housing rehabilitation loans totaling $1,860,558.00 and remains a prioritized program supporting affordable housing maintenance.

Program 3.8 (First-Time Homebuyer) supported very-low- and extremely-low-income households, available to all special needs groups, many of the loans were issued to elderly, female head of household, large families, and agricultural worker families. During the past cycle, the City issued 31 first Time homebuyer loans total $ 1,533,153.00 and remains a prioritized program supporting affordable housing purchase.

Program 3.10 (Affordable Housing Rental Assistance) benefited elderly, female-headed families, large households, and agricultural worker families through various funding source assistance. The City assisted special needs applicants by directing them to Self Help Enterprises that manage City grant funded assistance programs and also directed them to Kings Community Action Organization and the Kings County Housing Authority. The City also made available Covid funding and other State and Federal grant funded assistance to support utility charges and reduce indirect housing costs. These programs across many platforms were not tracked, but all aimed to assist low income families and households.

Program 3.11 aimed to amend zoning to support and facilitate emergency shelters and supportive housing. Zoning updates were completed to allow Transitional Housing by Administrative Approval in the R-1, R-A and RM zones and Emergency Shelters with Administrative Approval in Residential zones. While compliant with SB2, no performance data (e.g., beds created or persons sheltered) was provided to measure significant impact. This is primarily due to the low number of individuals experiencing homelessness or a significant need for transitional housing in Corcoran.

Program 3.12 aimed to ensure zoning allowance and conformity with Health and Safety Codes to facilitate farmworker housing. As the majority of long term employment farmworker housing has benefited through the City's homeownership loans and multifamily housing developments. Exact farmworker households served is not currently tracked.

Program 3.13 (Special Needs Housing for Seniors and Persons with Disabilities) aimed to expedite applications and provide technical assistance for senior and disability-targeted housing. The demand for housing assistance and/or permits has been extremely low on an annual basis. When interest arises, individuals are directed to Self Help Enterprises for possible grant funding and the city works with their contractor and/or developer to expedite applications.

Program 3.15 (Weatherization and Energy Efficient Improvements) served to maintain and improve neighborhood preservation and housing quality by addressing insulation, energy efficient improvements, and energy savings. During the 5th cycle Housing Element 16 permits were issued for insulation or stucco with a valuation of over $50,000. Window replacement is not tracked because permits are not required unless the size is changed. Specific data is not currently tracked regarding the HERO and Pace programs which are assistance programs managed separately from the City. Information is provided to residents on these programs as they support housing maintenance and cost, as well as supports low income households and special needs groups.

To improve future outcomes, Corcoran will continue to prioritize and monitor these programs to seek additional funding sources, performance data capture, and evaluate gaps and opportunities for enhancement of programs that assist and support underserved populations that include special needs groups.

F. Analysis of At-Risk Housing

State law requires that housing elements include an analysis of assisted housing projects that are eligible to change from low-income housing to market rate housing during the next ten years due to termination of subsidy contracts, mortgage prepayment, or expiration of affordability restrictions. Assisted housing developments include multi-family rental housing that receives assistance under certain federal and state programs, as well as local programs (e.g., in-lieu fees, inclusionary and/or density bonus programs).

Kings County and its four incorporated cities have 45 projects providing over 2,500 affordable rental units subsidized through local, state, and federal programs.

Covenants and deed restrictions are used to maintain the affordability of publicly assisted housing as affordable to low- and moderate-income households. Over time, however, these covenants and use restrictions expire and must be renewed or renegotiated to ensure continued affordability of housing. Table 2-32 shows the assisted rental projects in Kings County for which affordability controls are currently in place. Of the 45 housing projects, there are 13 projects (highlighted in the table) that have affordability covenants expiring in the year 2032 or earlier, and therefore, are at risk of conversion to market rate. In addition, the California Housing Partnership's 2023 Affordable Homes At-Risk report indicated that 446 homes were at risk of conversion, with 248 at very high risk, 137 at high risk, and 61 at moderate risk of conversion.

The list of at-risk assisted housing projects identified in Table 2-31 include:

- Wien Manor (City of Avenal) - expires 2027
- Corcoran Garden Apartments (City of Corcoran) - expires 2032
- Corcoran Station Senior Apartments (City of Corcoran) – expires 2027
- Westgate Manor (City of Corcoran) – expires 2005
- Cameron Commons (City of Hanford) - Expires 2014
- Amberwood I (City of Hanford) - expires 2030
- Amberwood II (City of Hanford) - expires 2030
- Cedarbrook (City of Hanford) - expires 2030
- Hanford Senior Villas (City of Hanford) - expires 2032

- Kings View Hanford (City of Hanford) - expires 2031
- Lincoln Plaza (City of Hanford) - expires 2037
- Northstar Courts (City of Hanford) - expires 2054
- Tierra Vista (City of Hanford) - expires 2065
- View Road Apartments (City of Hanford) - expires 2001
- Lemoore Elderly (City of Lemoore) - expires 2032
- Lemoore Villa (City of Lemoore) - expires 2032
- Kettleman City Apartments (Unincorporated) - expires 2032

1. Preservation Options for At-Risk Properties

State law requires that housing elements include a comparison of the costs to replace the at-risk units through new construction or to preserve the at-risk units. Preserving at-risk units can be accomplished by facilitating a transfer of ownership to a qualified affordable housing organization, purchasing affordability covenants, and/or providing rental assistance to tenants. In general acquisition and rehabilitation is the most cost-effective way to preserve at-risk units, as follows:

Acquisition and Rehabilitation

One method of ensuring long-term affordability of low-income units is to transfer ownership to a qualified nonprofit or for-profit affordable housing organization. This transfer would make the project eligible for re-financing using affordable housing financing programs, such as low-income housing tax credits and tax-exempt mortgage revenue bonds. These financing programs would ensure affordability for at least 55 years. Generally, rehabilitation accompanies a transfer of ownership. Actual acquisition costs depend on several variables such as condition, size, location, existing financing, and availability of financing (government and market). A recently acquired 81-unit affordable housing development in Coalinga (Tara Glenn) cost a total of $9,495,277 to acquire and rehabilitate. The hard cost of the rehabilitation was an estimated $35,000 per unit. This equals roughly $117,225 per unit.

Replacement (New Construction)

Another strategy is to replace the units by constructing new affordable units. This includes purchasing land and then constructing affordable units. This is generally the most expensive option. A recently built 81-unit multifamily development in Coalinga cost about $13.8 million, or $170,370 per unit.

Rent Subsidy

Rent subsidies can also be used to preserve affordability of housing, although there are limited funding sources to subsidize rents. The amount of a rent subsidy would be equal to the difference between the HUD defined fair market rent (FMR) for a unit and the cost that would be affordable to a lower-income household based on HUD income limits. The exact amount is difficult to estimate

because the rents are based on a tenant's income and, therefore, would depend on the size and income level of the household.

Following are some general examples of expected subsidies: A lower-income family of four could afford up to $869 per month, and the fair market rent for a three-bedroom unit is $1,162. The subsidy needed to preserve a unit at an affordable rent for lower-income households would be an estimated $293 per month, or $3,516 per year. For 55 years, the subsidy would be about $193,280 for one household.

Qualified Entities

California Government Code Section 65863.10 requires that owners of Federally-assisted properties provide notice of intent to convert their properties to market rate at one year prior to, and again at six months prior to the expiration of their contract, opt-outs, or prepayment. Owners must provide notices of intent to public agencies, including HCD, the local public housing authority, and to all impacted tenant households. The six-month notice must include specific information on the owner's plans, timetables, and reasons for termination.

Under Government Code Section 65863.11, owners of Federally-assisted projects must provide a Notice of Opportunity to Submit an Offer to Purchase to Qualified Entities, non-profit or for-profit organizations that agree to preserve the long-term affordability if they should acquire at-risk projects, at least one year before the sale or expiration of use restrictions. Qualified entities have first right of refusal for acquiring at-risk units. Qualified entities are non-profit or for-profit organizations with the legal and managerial capacity to acquire and manage at-risk properties that agree to maintain the long-term affordability of projects. Qualified entities for Kings County include:

1. Fresno County Economic Opportunities Commission: 1920 Mariposa Street #330, Fresno, CA 93271
2. Self-Help Enterprises: 8445 W. Elowin Court, Visalia, CA 93291

Table 2-33 Assisted Housing Units

Project/Jurisdiction	Year Built	Total Units	Low Income Units	Assistance Program	Covenant Expires
Avenal					
El Palmar Apartments	2004	81	80	TCAC, RDA, CCRC (Large Family)	2059
Hearthstone Village	2005	81	80	TCAC (Large Family)	2060
Pleasant Valley Manor Apts.	1986	40	39	USDA Rural Dev, Section 515 (Family)	2036
Villa Esperanza	2008	81	80	TCAC (Large Family)	2063
Wien Manor	1983	40	38	HUD, Section 515 (Family)	2027
Totals - Avenal		**323**	**317**		

Corcoran					
Avalon Family Apartments	N/A	56	55	TCAC (Large Family)	2062
Carolyn Apartments	1983	40	38	HUD, Section 515 (Family)	2067
Corcoran Family Apartments	2009	69	68	TCAC (Large Family)	2067
Corcoran Garden Apartments	2002	38	38	TCAC, Section 515 (Large Family)	2032
Corcoran Station Senior Apt	1997	44	44	CHRPR, RDA, HOME (Elderly)	2027
Kings Manor	2004	81	80	TCAC, Bonds (Large Family)	2061
Saltair Place	2004	42	40	TCAC (Large Family)	2058
Valley View Village	1966	100	100	HUD	N/A
Westgate Manor	1985	45	44	Section 515 (Elderly, Disabled)	2005
Whitley Gardens I	1979	63	62	USDA Section 515	2060
Whitley Gardens II	1984	24	24	USDA Section 515)	2060
Totals - Corcoran		**602**	**593**		
Hanford					
Amberwood I	1996	48	42	USDA Rural Dev, Sec. 515 (Family)	2069
Amberwood II	1981	40	39	USDA RD and HUD, Sec 515 (Family)	2069
Anchor		10	10	MHSA	2068
Cameron Commons	1982	32	32	RHCP	2014
Casa Del Sol Apartments	1997	80	79	TCAC (Large Family)	2053
Cedarbrook	1999	70	70	TCAC (Large Family)	2052
Hanford Senior Villas	1982	48	47	USDA Section 515	2059
Heritage Park at Hanford	1997	81	80	TCAC (Senior)	2051
Kings View Apartments Inc	N/A	N/A	10	N/A	N/A
Kings View Hanford	N/A	10	10	HUD	2031
Lincoln Plaza	2006	40	39	TCAC (Large Family)	2061
Northstar Courts	2022	72	71	HOME, PLHA, Kings County Whole Person Care, HHAP	2054
Sunnyside Village	1969	150	150	HUD	perpetuity

Tierra Vista Apartments	2010	48	48	TCAC/HOME	2064
View Road Apartments	1983	121	120	USDA Rural Development (Elderly)	2001
Totals - Hanford		**768**	**766**		
Lemoore					
Alderwood	1996	80	79	TCAC (Large Family)	2051
Antlers Hotel	2003	10	10	CDBG/RDA	2058
Brookfair Manor	1968	72	72	FDIC Affordable Housing Prog (Family)	2052
Cinnamon Villas	2013	80	79	USDA RUC/LIHTC RUC	
Kings River Apartments	1986	44	43	USDA, Section 515	2034
Lemoore Elderly	1987	23	23	USDA, Section 515	2032
Lemoore Villa	1979	28	28	USDA, Section 515	2032
Montclair Apartments	1999	80	79	TCAC (Large Family)	2054
Montgomery Crossing	2009	57	56	USDA Section 515	2064
Mountain View Apartments	1988	39	38	HUD, Section 515	2037
Villa San Joaquin	1975	36	35	TCAC, Section 515 (Non-Targeted)	2059
Westberry Square Apartments	1998	100	99	TCAC (Large Family)	2053
Totals - Lemoore		**649**	**641**		
Unincorporated Area					
Armona Village	1986	33	32	USDA Rural Development, Section 515	2033
Kettleman City Apartments	1983	40	40	USDA Rural Development, Sec 514/516	2032
Single Family Homes (various)	1980s	7	7	Public Housing	perpetuity
Sycamore Court	1966	118	118	HUD	perpetuity
Totals – Unincorporated Area		**198**	**197**		
Grand Total – Kings County		**2,540**	**2,514**		

G. Housing Growth Needs

1. Overview of the Regional Housing Needs Assessment

The Regional Housing Needs Assessment (RHNA) is a key tool for local governments to plan for anticipated growth. The RHNA quantifies the anticipated need for housing within each jurisdiction for the 8-year period from January 31, 2024 through January 31, 2032. Communities then determine how they will address this need through the process of updating the Housing Elements of their General Plans.

In determining the housing allocation for the five jurisdictions within Kings County, the Kings County Association of Governments (KCAG) developed an allocation methodology with the assistance of the RHNA Technical Advisory Committee. This methodology considers local growth assumptions and considers certain criteria as specified in Government Code §65584(a). The criteria used in this methodology include an analysis of available data on local housing, population, economic, and other growth factors. One growth assumption deemed relevant to housing growth and demand within Kings County is the housing needs of Naval Air Station Lemoore personnel. Although the housing unit allocations in the RHNA are not required to consider the military base, the Indian reservation, or prison populations, the Naval Air Station Lemoore is identified as a relevant factor. Using the assumptions and methodology detailed within the RHNA plan, KCAG in coordination with the RHNA Technical Advisory Committee derived the distribution of each jurisdiction's share of the regional housing need and allocated the units according to the four income categories for housing affordability.

Additionally, State law requires that planning for housing be coordinated and integrated with the Regional Transportation Plan (RTP). To achieve this requirement, the RHNA plan must allocate housing units within the region consistent with the development pattern included in the Sustainable Communities Strategy (SCS). In September 2022, KCAG adopted the 2022 RTP/SCS update, which incorporates assumptions for housing and employment growth that affect future transportation needs. To achieve the RHNA consistency requirement, this RHNA used the same RTP assumptions for future housing development from the present (2022) to the RTP/SCS 2050 horizon year

The goal of the RHNA Plan is to promote a fair distribution of attainable housing among the four cities and the unincorporated County in a way that also helps meet the state's housing goals. Attainable housing is defined as housing that is both sufficient in supply and affordably priced. The total housing units specified in the RHNA plan for each jurisdiction are not to be construed as quotas for development. The RHNA Plan only determines the number and affordability of housing units that jurisdictions need to plan for through land use policies, regulations, infrastructure plans, and other housing assistance programs. Construction and development of these allocations is not a requirement of the RHNA plan.

Table 2-33 shows the regional housing needs allocations for Kings County jurisdictions for the 2024-2032 period. All new units built or preserved after January 31, 2024 are credited in the new RHNA period. A discussion of how each jurisdiction's land inventory accommodates this growth need is provided in Chapter 3.

Table 2-34 Regional Housing Needs, 2024-2032

Jurisdiction	Extremely Low*	Very Low*	Low	Moderate	Above Mod	Total
Avenal	24	24	37	55	137	277
Corcoran	61	61	116	118	359	715
Hanford	684	685	993	1,066	2,119	5,547
Lemoore	293	293	437	408	898	2,329
Unincorporated	66	66	89	106	234	561
Kings County total	1,128	1,129	1,672	1,753	3,747	9,429

* 50% of VL units are assumed to be extremely-low per state law Source: KCAG 2015

CHAPTER 3: RESOURCES AND OPPORTUNITIES

This chapter analyzes the resources available for the development, rehabilitation, and preservation of housing in Kings County and the cities of Avenal, Corcoran, and Hanford. This includes an evaluation of the extent to which vacant or underutilized land compares to the regional housing needs allocation, and the financial and administrative resources available to support housing activities and implement the housing programs described in Chapter 5.

A. Land Resources

California law (Government Code §65584) requires that each city and county, when preparing its state-mandated housing element, develop local housing programs designed to address housing needs for all income groups in their community. This concept seeks to ensure that each jurisdiction, to the extent feasible and appropriate, plans for a variety of housing for population growth expected in the region as well as people who might reasonably be expected to reside within the jurisdiction if a variety of housing accommodations appropriate to their needs were available. This section analyzes the capacity for residential development in each jurisdiction and how that capacity compares to the regional housing needs allocation (RHNA) identified in the previous chapter.

The current RHNA covers the period January 1, 2024- January 31, 2032. Jurisdictions must demonstrate that there is adequate capacity to achieve the RHNA targets for all income categories during the planning period based on an analysis of realistic development potential on vacant or underutilized sites.

It is important to recognize that the RHNA is a *planning target, not a construction mandate*. Since local governments do not build housing, their responsibilities are to create opportunities for residential development for all income levels through appropriate land use plans and regulations, and through implementation of programs designed to facilitate housing development including fair and affordable housing. The focus of these responsibilities is on the provision of housing for lower-income households and persons with special needs since these groups have the greatest difficulty in obtaining adequate and affordable housing.

To fully address RHNA requirements, jurisdictions must demonstrate that there are adequate sites with appropriate zoning and development standards to accommodate their remaining housing need at all affordability levels. To that end, a parcel-specific inventory was prepared by each jurisdiction. The resulting inventory consists of vacant sites or underutilized sites with potential for additional development or redevelopment. Chapter 4 provides an analysis of the appropriateness of zoning regulations and development standards for each jurisdiction to facilitate housing development at all income levels. The land inventory analyses for each jurisdiction with detailed parcel listings and identification of potential development constraints are provided in Appendix B. Sites with Farmland Security Zone or Williamson Act contracts were eliminated from the analysis.

Vacant sites 6,000 square feet of greater for each of the four jurisdictions and unincorporated areas of Kings County (Home Garden, Kettleman City and Stratford) are shown in figures 3-1 to 3-7.

1. Nonvacant Sites: Lease Dynamics, Market Trends, and Developer Interest

The housing element must analyze the extent to which existing uses may impede additional residential development, and the likelihood uses will discontinue or redevelopment can occur with the existing uses continuing. Generally, Kings County jurisdictions mainly rely on vacant sites and do not significantly rely on nonvacant sites to accommodate the RHNA.

Nonvacant sites selected for inclusion in the inventory were chosen because they represent the highest potential for becoming available for residential development and add significant quantities of units to the City's housing stock. The current uses of these sites have a high likelihood of being converted to a higher value use, such as older commercial and retail uses, excess surface parking, and single-story office and professional buildings that could support high-density residential or mixed-use projects. To avoid displacement, no sites with existing residential uses were identified.

Nonvacant sites being used toward the RHNA generally fall in four categories: (1) Low Improvement Value; (2) largely vacant sites with an existing residential; (3) agricultural uses, (4) commercial and (5) other. These sites generally are largely vacant, allow a number of units that far exceed the number of existing units, are similar to recent trends and there are no known conditions that preclude additional development in the planning period, as follows:

Low Improvement Value

Existing structures are minimal with very little improvement value such as a shed with no recent investment. These sites are essentially vacant and uses will likely discontinue in the planning period. These sites present negligible impediments to redevelopment with residential uses.

Figure 3-1: Vacant Site Avenal 1

Avenal (APN: 038-260-048-000)	**Acreage: 13.8**
	Zoning: R1
	Assumed Number of Units: 27
	Use: Several Metal Sheds
	Other Indicators of Redevelopment Potential: Primarily vacant and near residential development
	Impediments to Redevelopment: None

Figure 3-2: Vacant Site Corcoran 1

Corcoran (APN: 030-261-008-000)	**Acreage: 0.14**
	Zoning: R-1-6
	Assumed Number of Units: 4
	Use: Two Small Structures
	Other Indicators of Redevelopment Potential: Significant available land in front portion of lot that could be split or totally redeveloped given small unimproved structures and could be combined with adjacent lot
	Impediments to Redevelopment: None

Figure 3-3: Vacant Site Hanford 1

Hanford (APN: 008-410-054-000)	**Acreage: 3.53**
	Zoning: R-H
	Assumed Number of Units: 56
	Use: Small Shed Structure
	Other Indicators of Redevelopment Potential: The site was formerly owned by the YCMA. The closure of the YMCA in 2014 and the sale of the site to a church reduced the use of the site to the southern parcel, occupied by the former gymnasium and tennis courts, which are now used by a pickleball group. The northern portion is mostly vacant, except for two small shed structures.

	Impediments to Redevelopment: None

Figure 3-4: Vacant Site Kings County 1

Kings County (APN: 016-182-014-000)	**Acreage: 0.33**
	Zoning: R-1-12
	Assumed Number of Units: 1
	Use: Storage Shed
	Other Indicators of Redevelopment Potential: Primarily vacant
	Impediments to Redevelopment: None

Figure 3-5: Vacant Site Kings County 2

Kings County (APN 034-160-017-000)	**Acreage: 0.89**
	Zoning: RR
	Assumed Number of Units: 1
	Use: Storage Shed, Vehicle Parking
	Other Indicators of Redevelopment Potential: Primarily vacant with minimal improvements and opportunity for replacement parking if necessary
	Impediments to Redevelopment: None

Largely Vacant Sites with an Existing Residential Use

Based on recent trends, the ratio of the existing number of units to built units generally ranges from 1 to 70 to 1 to 5 with a typical ratio of 1 to 25. Most identified sites far exceed the lower end of the range (1 to 5) and are consistent with the typical ratio. In addition, the County has been experiencing recent trends and developer interest in increasing density through infill and second dwelling units, especially in areas that are already connected to services. For instance, in 2022, a 0.43-acre underutilized site designated as moderate-income in Home Garden Community had one existing mobile home residence. The developer divided the site, established a new mobile home and ADU on the new site and added an ADU to the site with the existing residence, increasing the housing units from 1 to 4 for this site. Another representative site in Hanford site contains a large-lot single family residence on a 2.8-acre in an area formerly within Kings County's Jurisdiction. There is potential to divide the property into additional sites, while maintaining street frontage requirements and a 12,000 sq. ft. minimum lot size. Based on the neighboring sites, which are generally 20,000 sq. ft., approximately 3 additional sites could be accommodated (one north of the residence and 2 to the south).

Figure 3-6: Largely Vacant - Existing Residential Use Avenal

Avenal (APN: 038-260-039-000)	**Acreage: 16.4**
	Zoning: R1
	Assumed Number of Units: 32
	Ratio: 32:1
	Use: One Single Family Structure
	Other Indicators of Redevelopment Potential: Primarily vacant; existing single family structure could continue and easily accommodate the assumed number of units on the vacant portion
	Impediments to Redevelopment: None

Figure 3-7: Largely Vacant - Existing Residential Use Corcoran

Corcoran (APN: 034-120-046-000)	**Acreage: 1.92**
	Zoning: R-1-6

	Assumed Number of Units: 5
	Ratio: 5:1
	Use: Underutilized single family residence
	Other Indicators of Redevelopment Potential: Existing uses could be razed or continue with sufficient space for assumed number of units
	Impediments to Redevelopment: None

Figure 3-8: Largely Vacant - Existing Residential Use Hanford

Hanford (APN: 007-070-003-000)	**Acreage: 2.41**
	Zoning: R-L-12
	Assumed Number of Units: 4
	Ratio: 4:1
	Use: Single Family Structure
	Other Indicators of Redevelopment Potential: Primarily vacant and could be subdivided with additional units.
	Impediments to Redevelopment: None

Figure 3-9: Largely Vacant - Existing Residential Use Hanford 2

Hanford (APN: 011-420-035-000)	**Acreage: 5.0**
	Zoning: R-L-5
	Assumed Number of Units: 15
	Ratio: 15:1
	Use: Single Family Structure
	Other Indicators of Redevelopment Potential: Primarily vacant and could be subdivided with additional units.
	Impediments to Redevelopment: None

Figure 3-10 Largely Vacant - Existing Residential Use Hanford 3

Hanford (APN: 011-420-039-000)	**Acreage: 2.5**
	Zoning: R-L-5
	Assumed Number of Units: 7
	Ratio: 7:1
	Use: Abandoned Dilapidated Single Family Structure
	Other Indicators of Redevelopment Potential: Primarily vacant and could be subdivided with additional units.
	Impediments to Redevelopment: None

Figure 3-11 Largely Vacant - Existing Residential Use Kings County

Kings County (APN 011-440-010-000)	**Acreage: 3.67**
	Zoning: RM-1.5
	Assumed Number of Units: 88
	Ratio: 22:1
	Use: 4 Single Family Structures
	Other Indicators of Redevelopment Potential: Primarily vacant; existing single family structure could continue and easily accommodate the assumed number of units on the vacant portion
	Impediments to Redevelopment: None

Figure 3-12 Largely Vacant - Existing Residential Use Kings County 2

Kings County (APN: 016-140-065-000)	**Acreage: 1.41**
	Zoning: RM-2
	Assumed Number of Units: 15
	Ratio: 15:1
	Use: Underutilized Single Family Structure
	Other Indicators of Redevelopment Potential: Existing use could continue with sufficient vacant space to accommodate the assumed number of units
	Impediments to Redevelopment: None

Agricultural Uses

The San Joaquin Valley region has primarily experienced redevelopment of previously vacant sites and on parcels that have required the conversion of agricultural uses to residential development. Examples of recent projects in the region that converted sites from operational agricultural uses to residential uses are listed on Table3-1 There are 10 sites with agricultural uses in Kings County, Avenal and Corcoran. These sites are not under Williamson Act contract and there are no conditions that would impede residential development. Existing uses can be easily ceased, and it is easy to clear the land and repurpose it for development. Unlike agricultural processing or dairy uses, existing operations do not typically require extensive infrastructure or investment. These sites are located in a prime location for residential development and are adjacent to existing residential uses. These sites are similar to existing operations on recently developed agricultural uses and do not impede additional development. In addition, the Summers Pointe housing development in Armona annexed into the Armona Community Services District prior to recording the tract map. The developer converted a nonvacant 20-acre property in agricultural use with an existing residence into 109 single-family moderate income housing units. A density bonus agreement was entered into to provide for 10% of the total units to be designated for lower income housing and allow for a reduction in the minimum site area, site width, site frontage, and would exempt the project from site coverage requirements.

Table 3-1 Redevelopment Trends on Sites with Agricultural Uses

Jurisdiction	Project Name	Parcel Size	Total Units
Tulare County			
Woodlake	Hillside Estates	28.5	75
Visalia	Village at Shannon Parkway Apartments	9.24	216
Merced County			
Dos Palos	Stockling Street	9.83	44
Livingston	Manzanita	51.3	213
Livingston	Sundance Village	21.6	97
Los Banos	The Villas	21.6	97
Los Banos	Westbrook	37.8	162
Kings County			
Armona	Summers Pointe		109

Figure 3-13 Agricultural Use - Avenal

Avenal (038-260-038-000)	**Acreage: 19.4**
	Zoning: R1
	Assumed Number of Units: 38
	Use: Four Agricultural Structure
	Other Indicators of Redevelopment Potential: Primarily vacant and agricultural uses generally fallow with no recent investment
	Impediments to Redevelopment: None

Figure 3-14 Agricultural Use -Corcoran

Corcoran (APN: 034-210-001-000)	**Acreage: 8.0**
	Zoning: R-1-6
	Assumed Number of Units: 42
	Use: Underutilized Agricultural Crops
	Other Indicators of Redevelopment Potential: Within existing residential pattern with

	minimal new investment in current use
	Impediments to Redevelopment: None

Figure 3-15 Agricultural Use - Kings County 1

Kings County (APN: 023-040-050-000)	**Acreage: 10.7**
	Zoning: R-1-20
	Assumed Number of Units: 10
	Use: Agricultural Crops
	Other Indicators of Redevelopment Potential: No land conservation contracts/easements; Lemoore Sphere of Influence
	Impediments to Redevelopment: None

Figure 3-16 Agricultural Use - Kings County 2

Kings County (APN: 007-030-008-000)	**Acreage: 10.0**
	Zoning: RR
	Assumed Number of Units: 10
	Use: Agricultural Crops
	Other Indicators of Redevelopment Potential: No land conservation

	contracts/easements, City of Hanford Sphere of Influence
	Impediments to Redevelopment: None

Figure 3-17 Agricultural Use - Kings County 3

Kings County (APN: 024-063-030-000)	**Acreage: 8.43**
	Zoning: RR
	Assumed Number of Units: 8
	Use: Animal shade structures & corrals
	Other Indicators of Redevelopment Potential: No land conservation contracts/easements, City of Lemoore sphere of influence
	Impediments to Redevelopment: None

Commercial Uses

Residential redevelopment of existing commercial uses usually involves 1) demolishing existing structures and building new residences, 2) expanding into vacant areas of the sites by adding housing units, or 3) remodeling or converting existing structures to develop housing units. Existing commercial structures are generally older with minimal recent investment and allowable intensity far exceeds existing intensity. Sites are primarily vacant and existing structures are generally only one story or can easily be replaced or relocated with no known conditions that impede additional development. For example, a site in Hanford is considered underutilized with improvements on site

exceeding 50 years in age. The parcel is largely surrounded by residential development. With access to the major arterial, 10th Avenue, there is potential of the site to be developed for multi-family at a medium- to high-density. An estimated 10 units is assumed, based on a realistic density of 16 units per acre, with approximately 28,000 sq. ft. available for development.

Figure 3-18 Commercial Use - Avenal

Avenal (APN: 038-432-010-000)	**Acreage: 1.14**
	Zoning: R3
	Assumed Number of Units: 17
	Use: Underutilized Commercial Structure
	Other Indicators of Redevelopment Potential: Existing commercial structure has minimal recent investment and allowable intensity far exceeds existing intensity; commercial structure could continue or be razed to accommodate the assumed number of units
	Impediments to Redevelopment : None

Figure 3-19: Commercial Use - Hanford

Hanford (APN: 010-121-050-000)	**Acreage: 0.91**
	Zoning: MX-C
	Assumed Number of Units: 10

	Use: Aged Single Story Commercial Structure
	Other Indicators of Redevelopment Potential: Primarily vacant and use could discontinue or continue with minimal need for replacement parking
	Impediments to Redevelopment: None

Figure 3-20: Commercial Use -Kings County

Kings County (APN: 016-043-044-000)	**Acreage: 1.42**
	Zoning: RR
	Assumed Number of Units: 1
	Use: Contractor storage yard (vehicles, machinery, storage buildings)
	Other Indicators of Redevelopment Potential: Minimal recent investment and nearby residential uses
	Impediments to Redevelopment: None

Other

Sites with other uses generally consist of parking lots, public facilities and institutional uses such as churches. Kings County jurisdictions minimally rely on these sites to accommodate the RHNA. These sites are primarily vacant and can accommodate the assumed number of units while uses

continue or can be replaced or relocated to be available for development in the planning period.

Figure 3-21: Other - Avenal

Avenal (APN: 038-280-043-000)	Acreage: 4.8
	Zoning: R2
	Assumed Number of Units: 48
	Use: Underutilized Church Parking Lot
	Other Indicators of Redevelopment Potential: Access to utility infrastructure
	Impediments to Redevelopment: None

Figure 3-22: Other - Avenal 2

Avenal (APN: 038-400-006-000)	Acreage: 6.09
	Zoning: R1
	Assumed Number of Units: 12
	Use: Underutilized Parking Lot
	Other Indicators of Redevelopment Potential: Parking lot is not frequently used and parking could be replaced with new development
	Impediments to Redevelopment: None

Figure 3-23: Other - Hanford

Hanford (APN: 014-181-012-000)	Acreage: 0.18
	Zoning: MX-C
	Assumed Number of Units: 1
	Use: Underutilized Parking
	Other Indicators of Redevelopment Potential: minimal need for replacement parking
	Impediments to Redevelopment: None

Figure 3-24: Other - Kings County 1

Kings County (APN: 005-030-013-000)	Acreage: 50.15
	Zoning: RR
	Assumed Number of Units: 50
	Use: Canal
	Other Indicators of Redevelopment Potential: Developer Interest; surrounded by residential; Primarily Vacant
	Impediments to Redevelopment: Canal that can be addressed through site planning or undergrounding

Figure 3-25: Other - Kings County 2

Kings County (APN: 026-120-061-000)	Acreage: 0.42
	Zoning: R-1-6
	Assumed Number of Units: 1
	Use: Utility Shed
	Other Indicators of Redevelopment Potential: Minimal recent investment and negligible improvement value
	Impediments to Redevelopment: None

Lease Dynamics

Nonvacant sites in Kings County often involve existing leases that can impact redevelopment potential. Short-term leases or those nearing expiration may present opportunities for redevelopment, while long-term leases can pose challenges. Understanding the duration and terms of these leases is crucial for assessing the feasibility of converting nonvacant sites into housing developments.

Market Trends

According to the U.S. Census Bureau, as of July 1, 2023, Kings County had 47,425 housing units, with an owner-occupied housing unit rate of 54.8%. The median value of owner-occupied housing units was $254,900, and the median gross rent was $1,132. These figures indicate a relatively affordable housing market compared to other regions in California. Census.gov

Recent real estate market reports suggest that Kings County's housing market exhibits characteristics of a buyer's market. The median home price was $363,450, reflecting a 1.3% increase from the previous year, with a median price per square foot at $225. Homes are spending an average of 39 days on the market, indicating a slower pace compared to previous periods. These trends suggest a more favorable environment for buyers, which could influence developers' decisions regarding the timing and pricing of new housing projects.

Developer Interest

Despite the current market conditions, there is ongoing interest from developers in Kings County, particularly in areas with supportive zoning and infrastructure. The presence of nonvacant sites with expiring leases or underutilized structures offers potential for redevelopment into housing projects. Developers are also considering factors such as proximity to amenities, transportation access, and community support when evaluating these sites.

- Kings County Unincorporated: For nonvacant sites with underutilized residential uses, most developer interest is to increase density through infill and second dwelling units, especially in areas that are already connected to services. For instance, in 2022, a 0.43-acre underutilized site designated as moderate-income in Home Garden Community had one existing mobile home residence. The developer divided the site, established a new mobile home and ADU on the new site and added an ADU to the site with the existing residence, increasing the housing units from 1 to 4 for this site. Nonvacant sites with agricultural/open space uses need to be connected to services or annexed into a City for services prior to redevelopment. The Summers Pointe housing development in Armona annexed into the Armona Community Services District prior to recording the tract map. The developer converted a nonvacant 20-acre property in agricultural use with an existing residence into 109 single-family moderate income housing units with 3 outlots. A density bonus agreement was entered into to provide for 10% of the total units to be designated for lower income housing and allow for a reduction in the minimum site area, site width, site frontage, and would exempt the project from site coverage requirements. Residential redevelopment of existing commercial uses usually involves 1) demolishing existing structures and building new residences, 2) expanding into vacant areas of the sites by adding housing units, or 3) remodeling or converting existing structures to develop housing units. Commercial uses on sites zoned as residential are not a common occurrence in the county unincorporated area, so there is not a history of past redevelopment.
- Corcoran: Very limited non-vacant sites within Corcoran have proven to be challenging and costly to redevelop and renovate. The primary cost efficiency with vacant developable land within the City and dispersed throughout the community focuses market demand by developers on vacant properties. The City's downtown commercial buildings provide an opportunity to renovate the second story of structures for housing. However, the significant costs associated with structural reinforcement, replacement of lead pipes and unsafe wiring significantly increase the costs for modernization to current building standards. The downtown core has some vacant sites, and these have shown that development demand is seeking these properties to align with secured financing. The Corcoran Unified School District recently purchased a church structure and office buildings centrally located in downtown to remodel and reuse the site but is discovering the remediation of pre-1970's structures with asbestos is nearing $1 million just for removal and has hindered the financial feasibility for the project..

2. Strengthening Analysis of Small and Nonvacant Sites Small Sites (<0.5 Acres)

Small Sites

HCD considers parcels smaller than 0.5 acres inadequate for accommodating lower-income housing unless substantial evidence demonstrates feasibility. To justify these sites:

- Historical Development Patterns: Provide examples of similar-sized parcels in Kings County or comparable jurisdictions that have been successfully developed for lower-income housing.
- Consolidation Potential: Analyze the feasibility of lot consolidation, considering factors like common ownership, existing zoning, and developer interest.
- Incentives for Development: Outline any incentives or programs that facilitate development on small sites, such as density bonuses or reduced parking requirements.

Nonvacant Sites

When relying on nonvacant sites, especially if they constitute more than 50% of the RHNA for lower-income households, HCD presumes existing uses impede development unless proven otherwise. To address this:

- Evidence of Redevelopment Potential: Document instances where similar nonvacant sites have been redeveloped for housing, indicating a trend or feasibility.
- Assessment of Existing Uses: Evaluate the current use of each site, considering factors like lease terms, building age, and market demand, to determine the likelihood of redevelopment.
- Developer Interest: Include letters of intent or expressions of interest from developers willing to undertake housing projects on these sites.

Small Sites (<0.5 Acres): Ownership Patterns and Consolidation Strategies

Small parcels under 0.5 acres are prevalent in Kings County, particularly in urban centers like Hanford, Corcoran, and Avenal. These sites often present challenges for standalone development due to size constraints, but they offer significant opportunities for infill housing when strategically consolidated.

Ownership Patterns

According to the U.S. Census Bureau, Kings County has approximately 47,425 housing units, with an owner-occupied rate of 54.8%. This suggests a substantial number of properties are owner-occupied, which can influence the feasibility of site consolidation. However, detailed parcel-level ownership data, including the distribution of small parcels and their ownership status, would require access to local land records or GIS data.

Examples of Small Sites

- Avenal: The city is not relying on small sites in its sites inventory analysis to accommodate its very low, low, and moderate income RHNA allocations.
- Hanford: The city has several small parcels in its downtown area that are underutilized and could benefit from consolidation for higher-density housing.

- Corcoran: The city is predominantly developed with compact neighborhoods throughout most the city. Where small sites exist, they tend to be better suited as infill sites suitable for single affordable housing unit development. The city has identified some small sites in the former County Island territories that were annexed in 2006, which tend to be narrow elongated parcels and suitable for consolidation.

Incentives for Consolidation

To encourage the development of small sites, Kings County and its cities offer various incentives:

- Density Bonus Programs: Cities like Avenal and Corcoran have adopted local ordinances providing density bonuses and other incentives to promote affordable housing development.
- Community Development Block Grants (CDBG): These federal funds are utilized by the county to support housing development, including projects that consolidate small parcels.
- Technical Assistance: Local planning departments offer guidance on zoning regulations and the consolidation process to facilitate development on small sites.

3. Infrastructure Capacity and Upgrade Needs by Plan Area in Kings County

1. Hanford

Water and Wastewater Systems: The City of Hanford is undertaking a $49 million project to upgrade its wastewater treatment facilities and integrate solar energy solutions. This initiative aims to enhance treatment capacity and promote sustainable energy use.

Transportation Infrastructure: Hanford serves as a central hub in Kings County's transportation network. The Kings County Association of Governments (KCAG) is actively involved in station area planning for the proposed Kings/Tulare High-Speed Rail station, focusing on multimodal access and connectivity enhancements.

2. Corcoran

Water & Wastewater Systems: The city's municipal water and wastewater systems have both undergone significant capital investment upgrades through Federal ARPA and State grant funding The capacities for both systems are estimated to accommodate planned future growth. System maintenance and efficiency improvements are the only anticipated upgrades needed during the the planning period.

Stormwater System: The city's stormwater system is prioritized for considerable upgrade and the city has been seeking grant funding for infrastructure expansion to facilitate greater infill development. Former County Island areas that were developed to County standards are in greater need as it is the prerequisite for roadway and sidewalk improvements. Large new developments typically integrate onsite stormwater drainage collection systems and basins as part of the development.

3. Avenal

Water Supply Systems: Although generally in good condition, Avenal's water infrastructure requires some upgrades to meet the demands of its existing and potential future population. The city also has sufficient water resources available to accommodate existing and planned future demand. While specific infrastructure improvement projects are not currently outlined by the city, general infrastructure improvement plans in Avenal typically encompass systemic water system enhancements as necessary.

Transportation Access: Efforts are underway to improve transportation access in Avenal, including road maintenance and potential integration into regional transit plans.

4. Unincorporated Communities (Armona, Home Garden, Kettleman City, Stratford)

Urban Growth and Infrastructure: The Kings County General Plan directs urban growth to these unincorporated communities. Infrastructure development, including water, wastewater, and transportation systems, is essential to support this growth.

Community Planning: Specific community plans, such as the Stratford Community Plan adopted in 2010, outline infrastructure needs and development strategies to accommodate expanding populations.

Table 3-2: Infrastructure Capacity and Upgrade Needs

Plan Area	Infrastructure Focus	Identified Needs/Projects
Avenal	Water Supply, Transportation	Water system upgrades; Improved transportation access
Corcoran	Stormwater System	Expansion of Stormwater System to connect services to underserved former County Island area
Hanford	Wastewater, Transportation	$49M wastewater upgrade; High-Speed Rail station area planning
Unincorporated Areas	Urban Infrastructure	Development of water, wastewater, and transportation systems to support urban growth

These infrastructure projects and plans are crucial for accommodating population growth, enhancing public services, and promoting sustainable development across Kings County. Continued investment and strategic planning will ensure that the county's infrastructure meets current and future needs.

Overview

Kings County encompasses diverse environmental features and constraints that influence land use planning and development. Identifying these constraints is crucial for sustainable growth and environmental conservation.

4. Key Environmental Constraints

1. Flood Zones

Areas adjacent to the Kings River and other waterways are susceptible to flooding. The Federal Emergency Management Agency (FEMA) provides Flood Insurance Rate Maps (FIRMs) that delineate flood-prone areas. These maps are essential for assessing flood risks and guiding development away from high-risk zones.

2. Seismic Activity

While Kings County is not directly atop major fault lines, it is still subject to seismic activity due to its proximity to faults in neighboring counties. The California Geological Survey offers seismic hazard maps that help in understanding and mitigating earthquake risks.

3. Soil Limitations

Certain areas in Kings County have soils with limitations for development, such as high shrink-swell potential or poor drainage. The Natural Resources Conservation Service (NRCS) provides soil surveys that identify these limitations, aiding in land suitability assessments.

4. Agricultural Land Preservation

Kings County ahs extensive areas designated as prime farmland. The California Department of Conservation's Farmland Mapping and Monitoring Program (FMMP) classifies land based on agricultural quality, which is vital for preserving valuable agricultural resources.

5. Biological Resources

The county is home to various sensitive habitats and species. The California Natural Diversity Database (CNDDB) provides information on the locations of rare, threatened, and endangered species, which is critical for environmental impact assessments.

5. Inventory Maps

Avenal

Figure 3-26 - City of Avenal Vacant Sites 6000 Sq. Ft or Greater

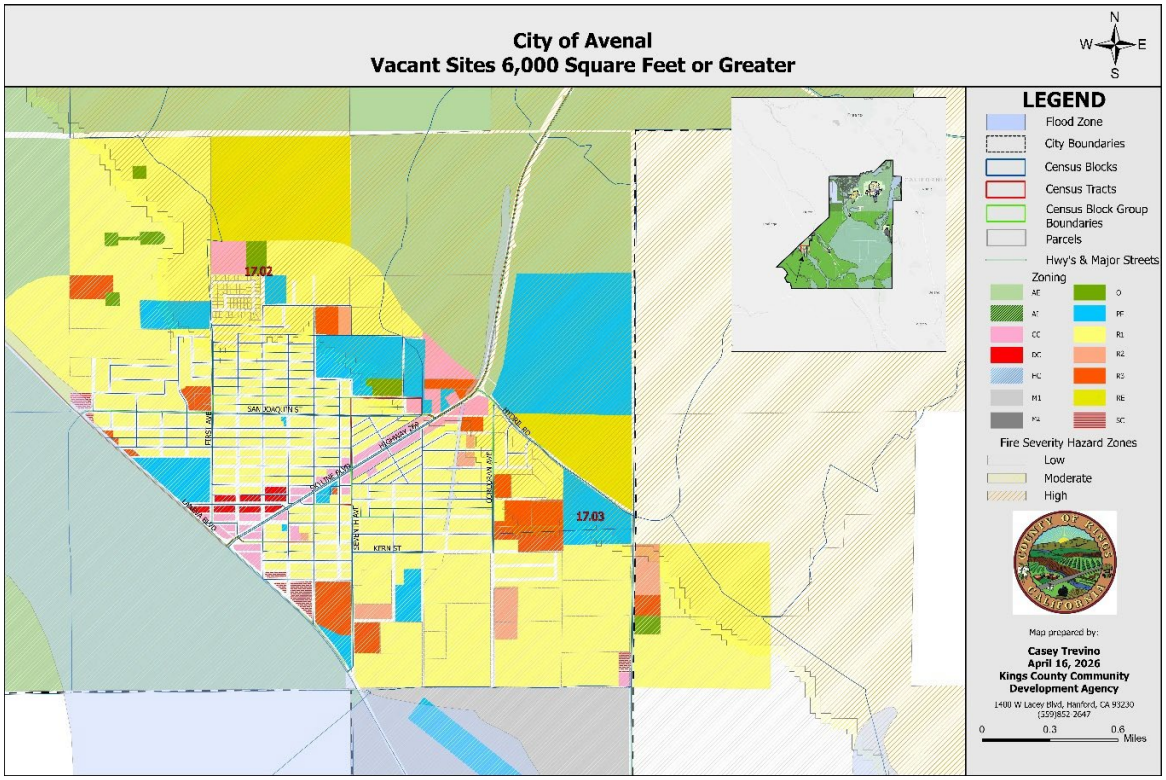


Figure 3-27 - City of Avenal Vacant Sites by Census Tracts

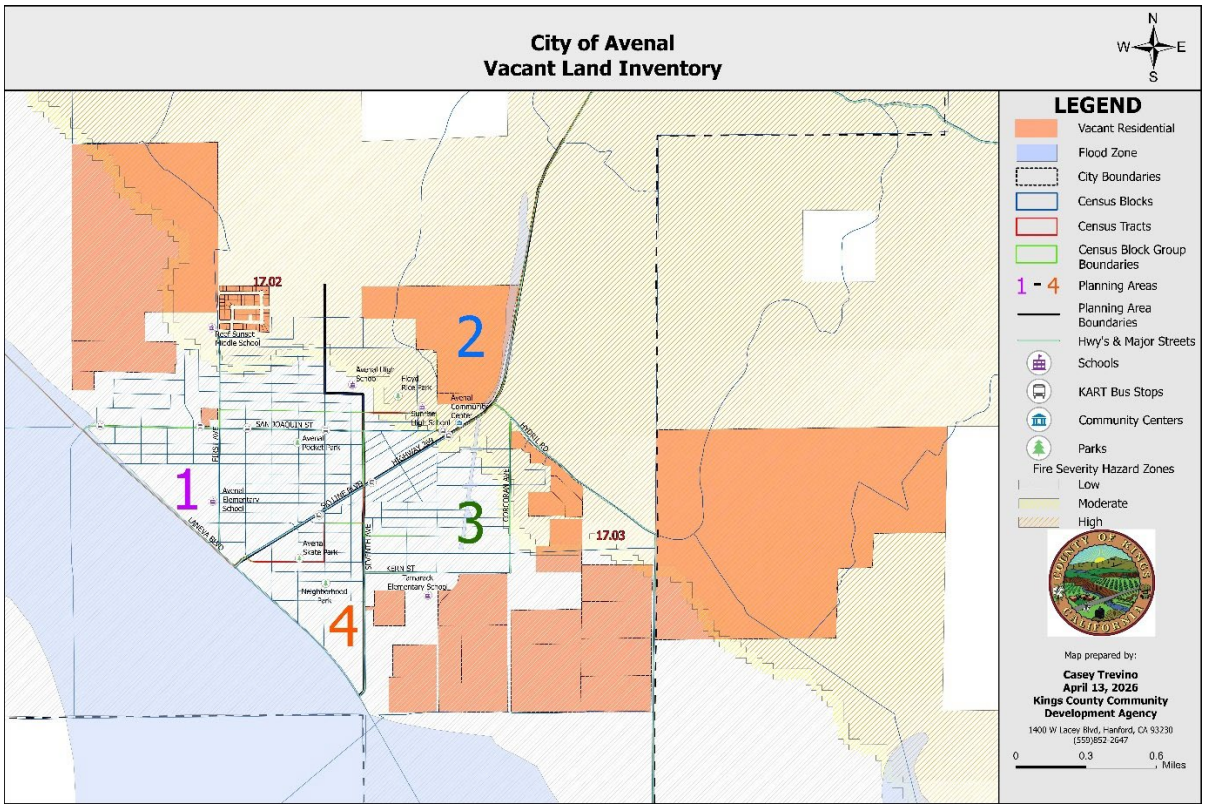
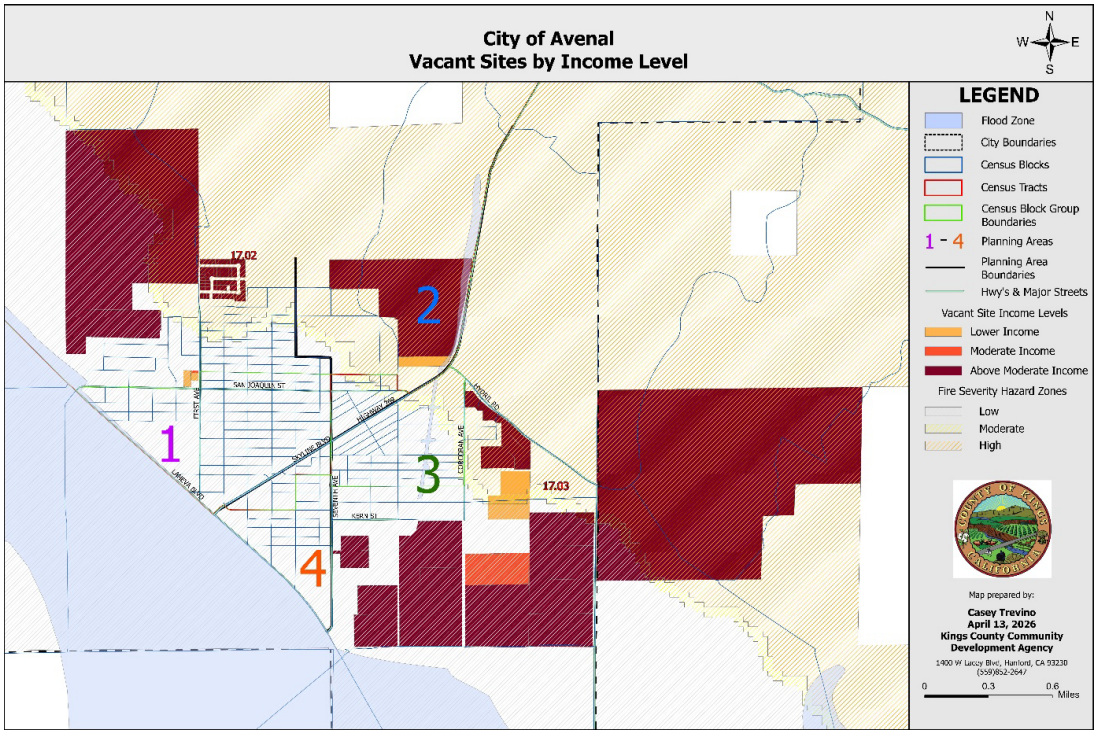


Figure 3-28 - City of Avenal Vacant Sites by Income Level



Corcoran

Figure 3-29- City of Corcoran Vacant Sites 6000 Sq. Ft or Greater

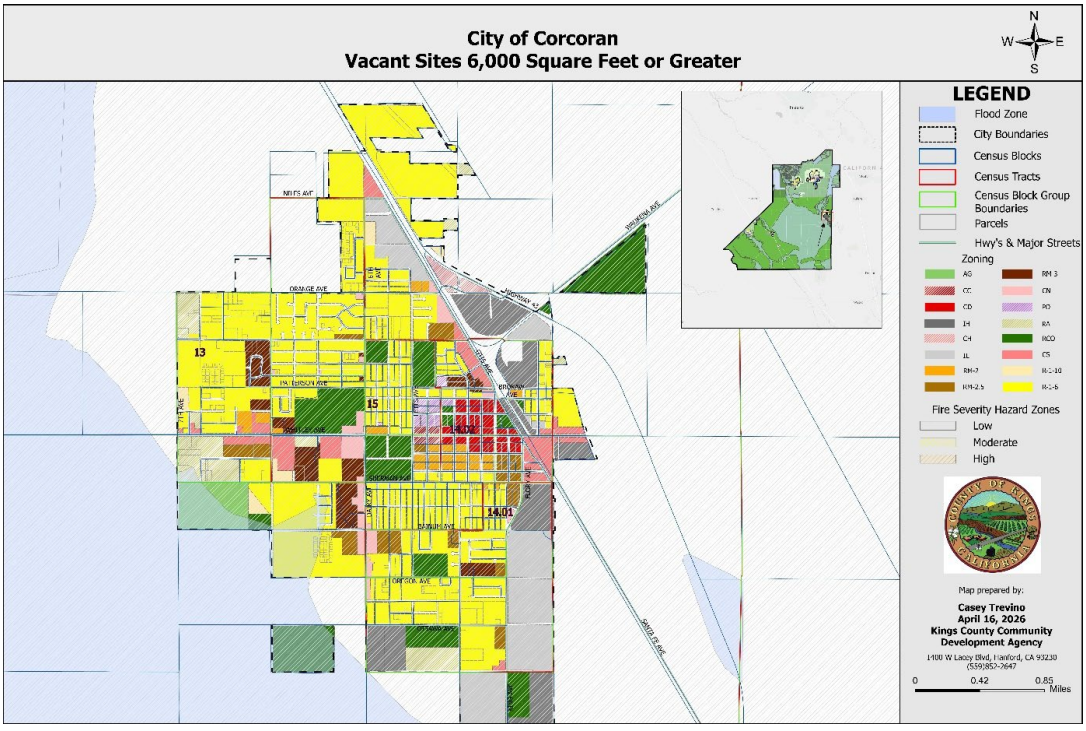


Figure 3-30 – City of Corcoran Vacant Sites by Census Tracts

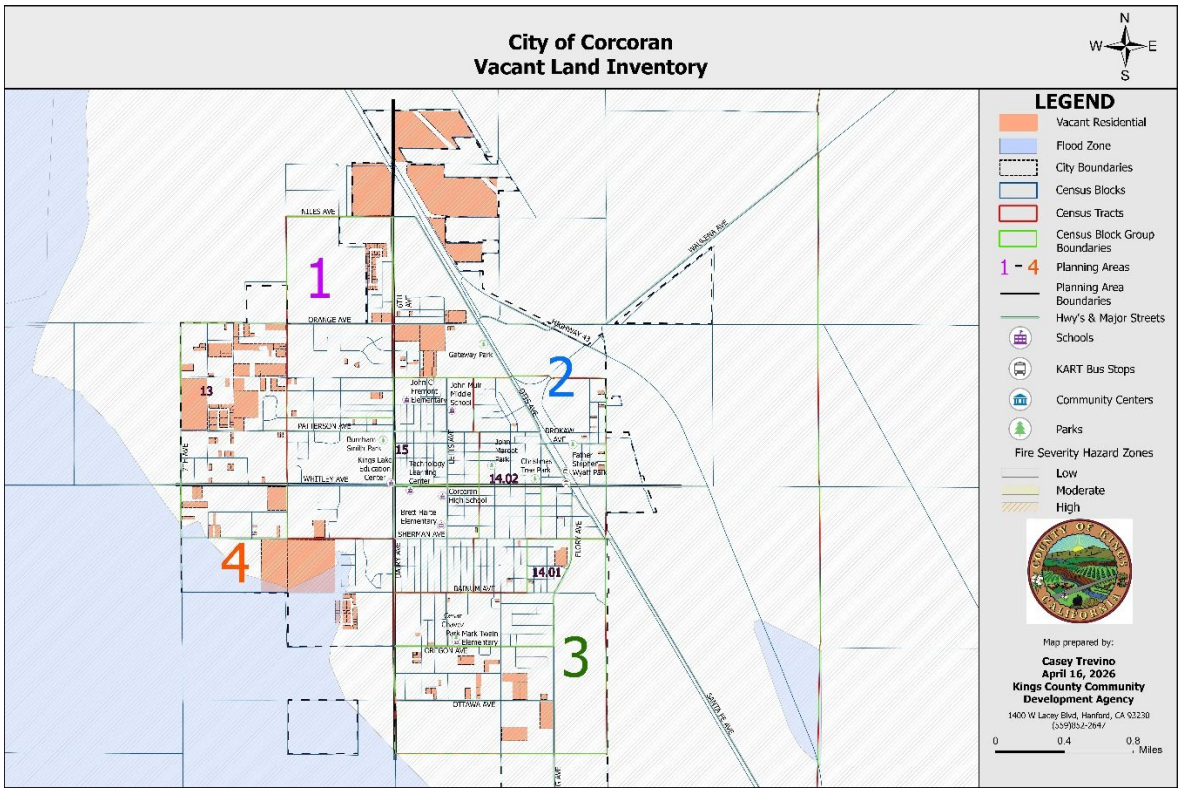
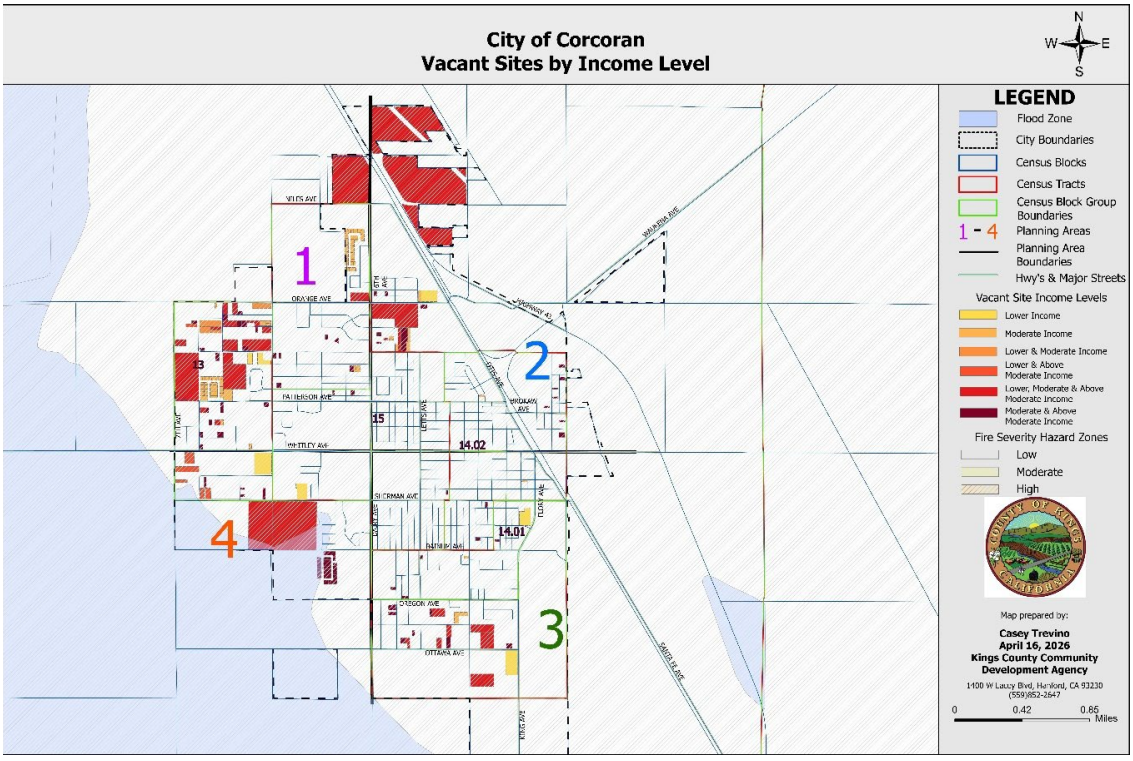


Figure 3-31 – City of Corcoran Vacant Sites by Income Level



Hanford

Figure 3-32 - City of Hanford Vacant Sites 6000 Sq. Ft. or Greater

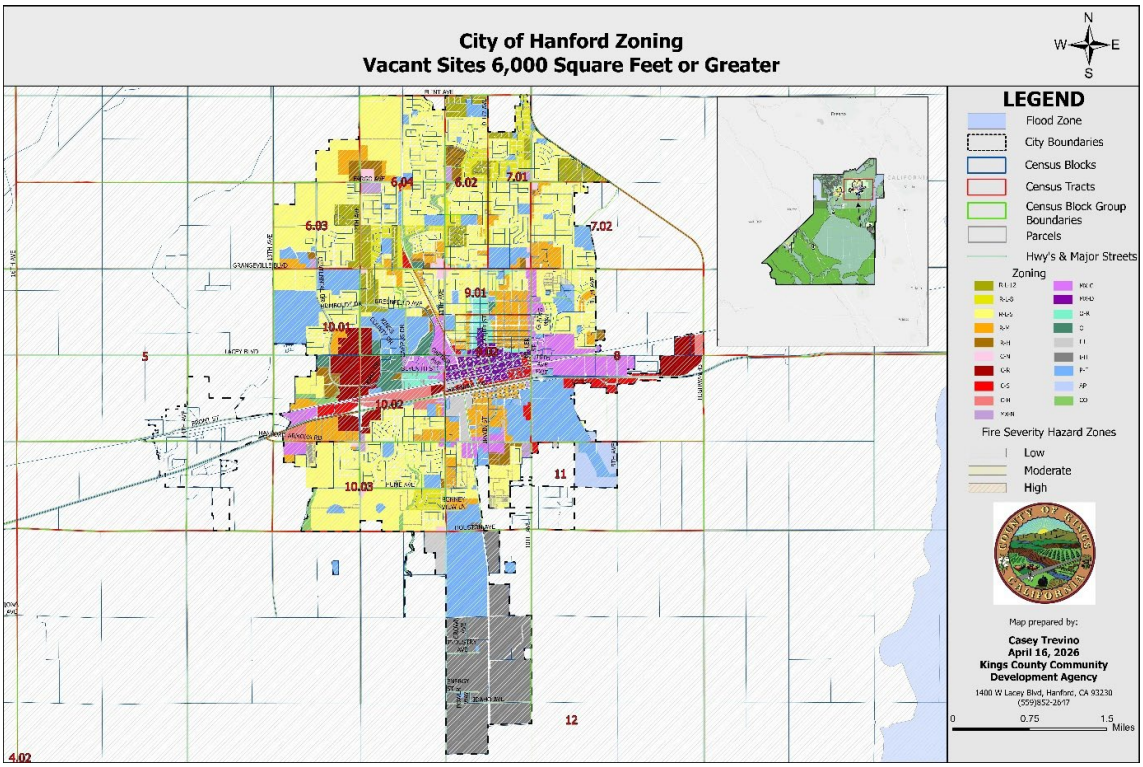
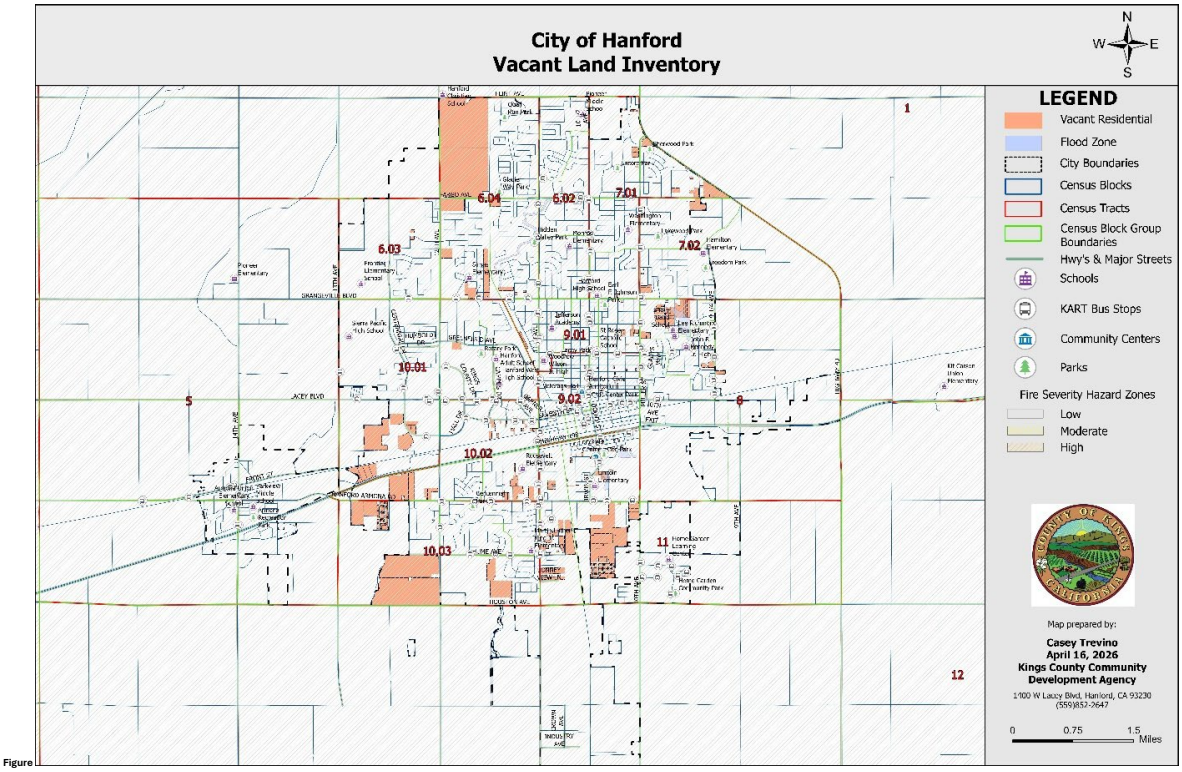
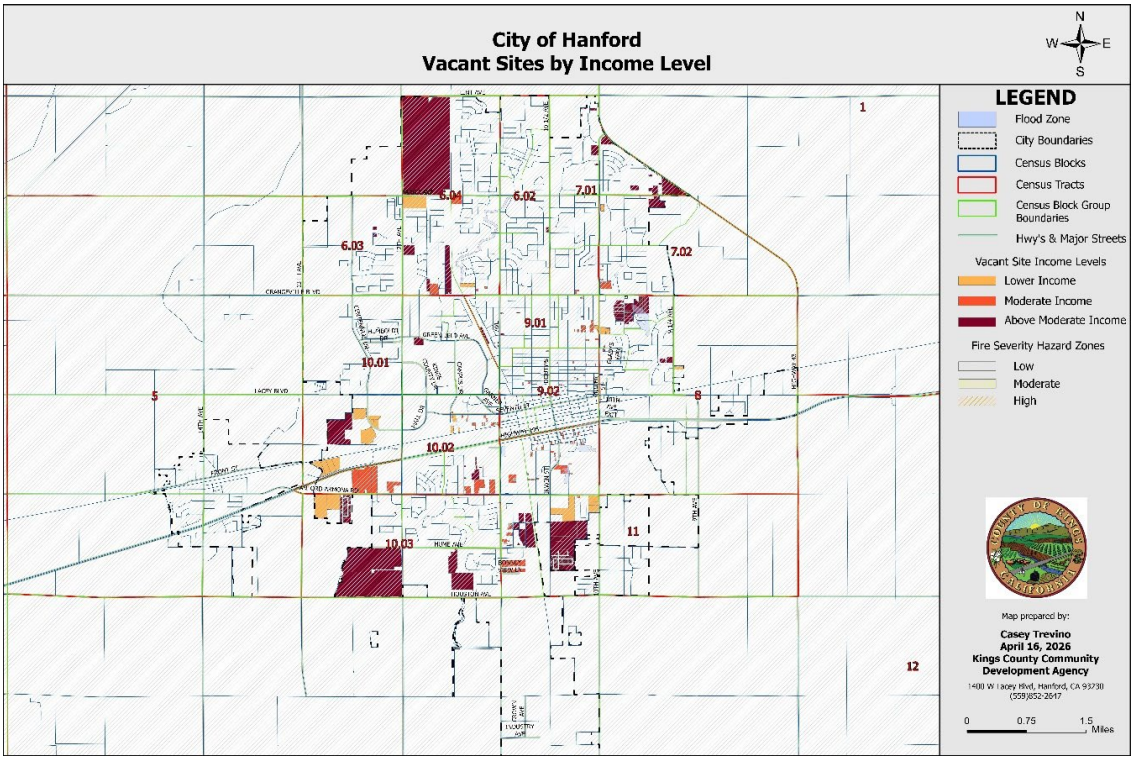


Figure 3-33: City of Hanford Vacant Sites by Census Tracts



Figure

Figure 3-34- City of Hanford Vacant Sites by Income Level



Kings County Unincorporated

Home Garden Community

Figure 3-35: Kings County - Home Garden Community Vacant Sites 6000 Sq. Ft. or Greater

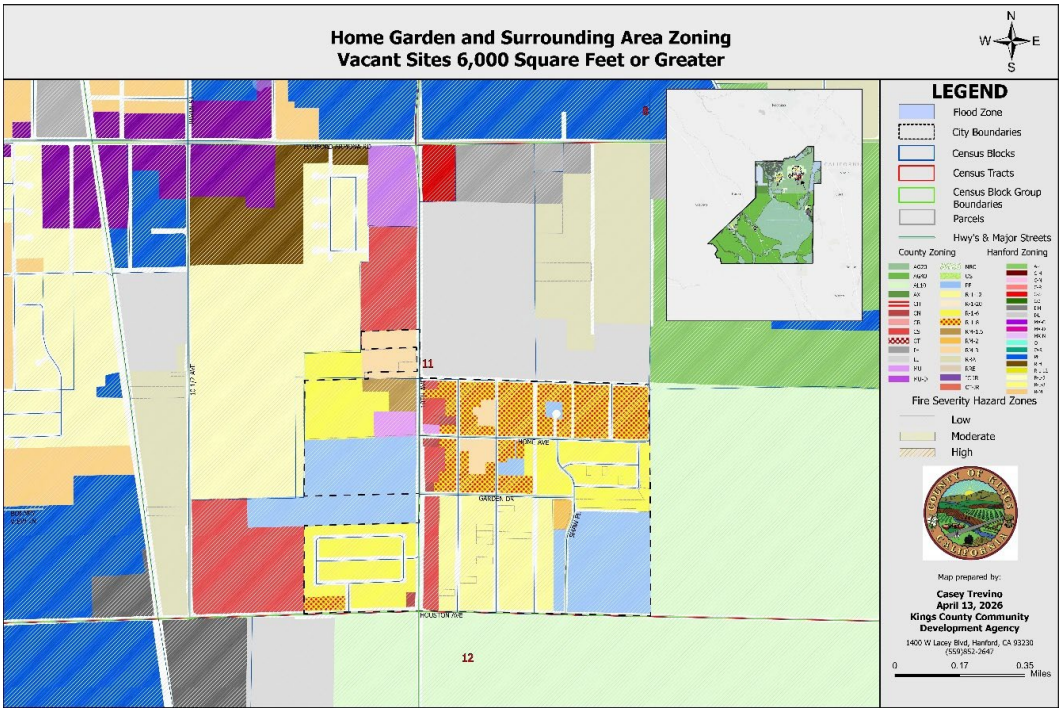


Figure 3-36 – Kings County - Home Garden Community Vacant Sites by Census Tracts

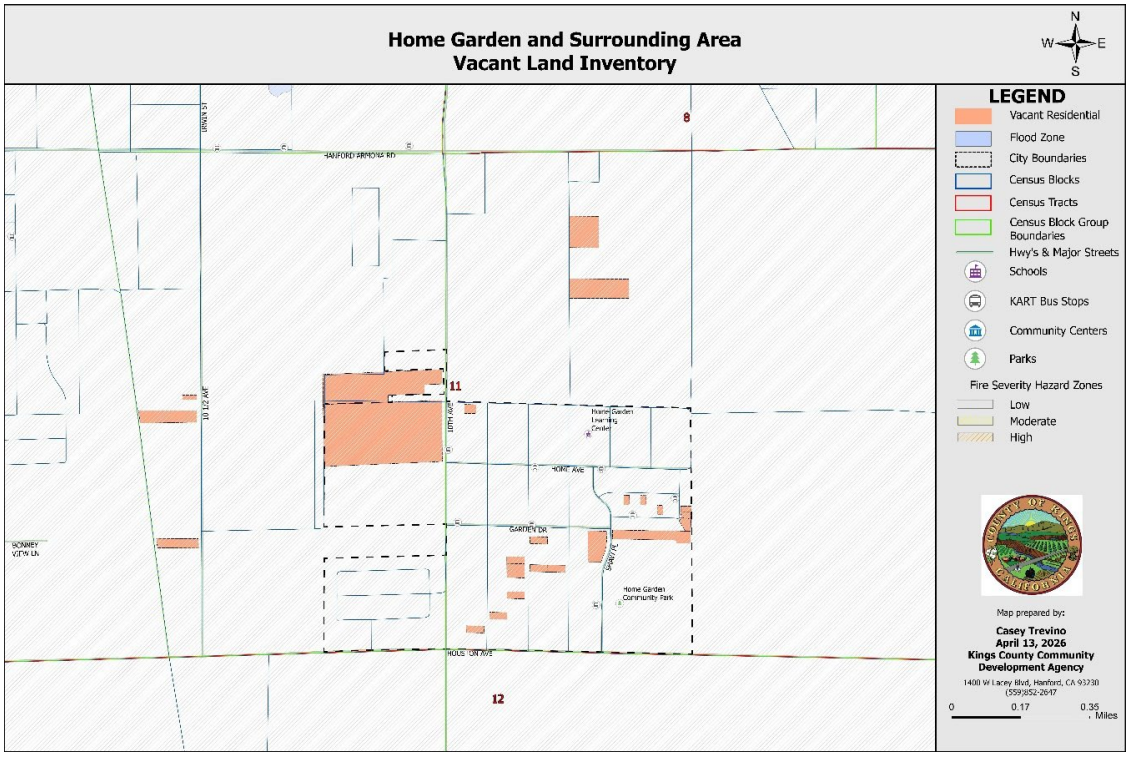
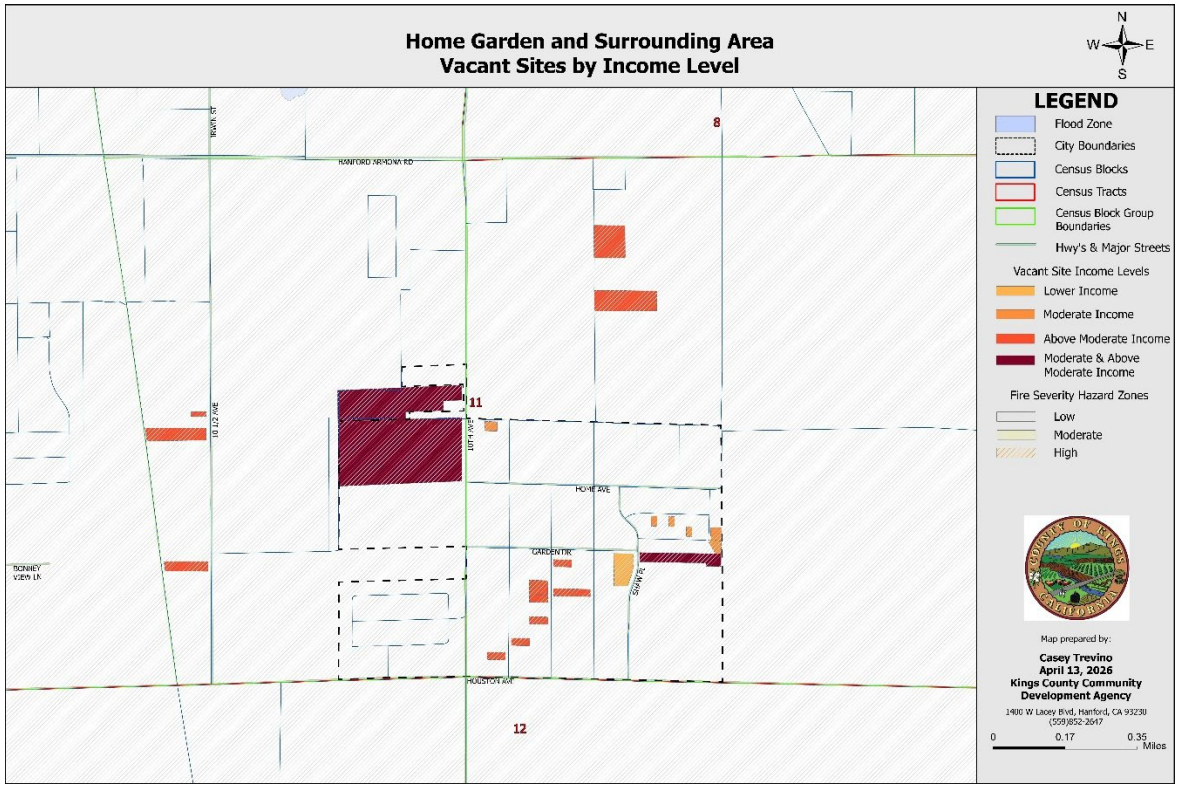


Figure 3-37 – Kings County - Home Garden Community Vacant Sites by Income Level



Kettleman City Community

Figure 3-38 - Kings County - Kettleman City Community Vacant Sites 6000 Sq. Ft. or Greater

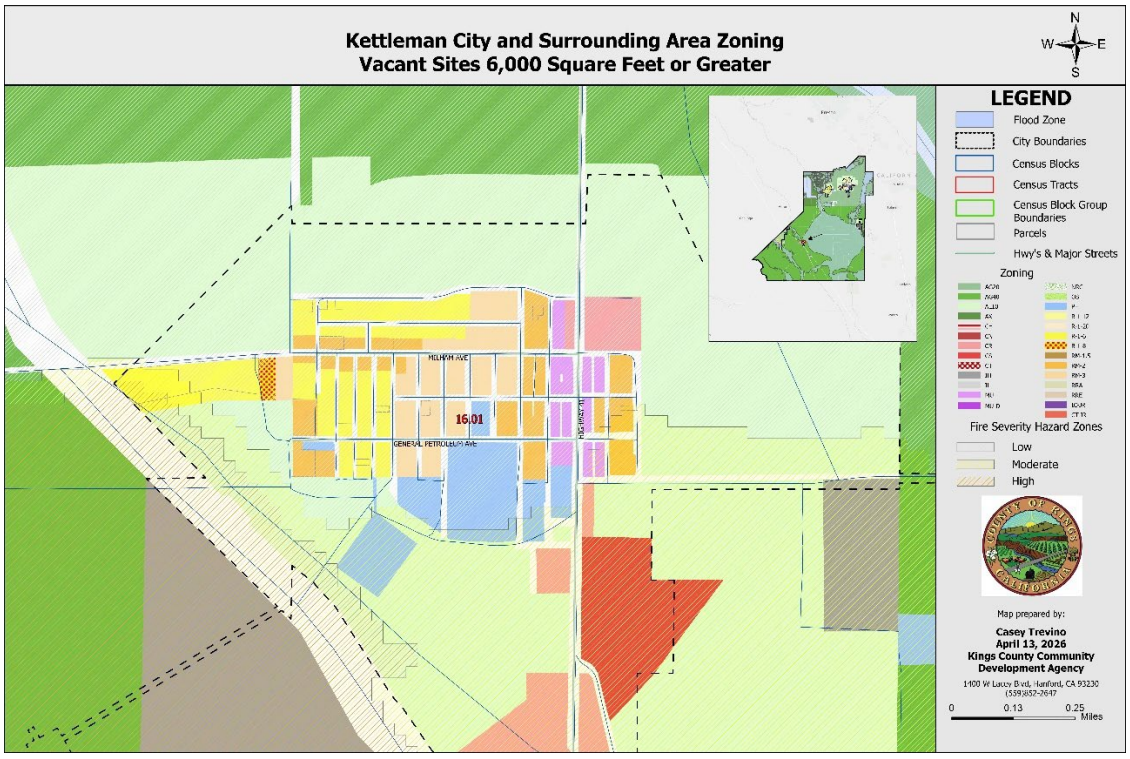


Figure 3-39 - Kings County - Kettleman City Community Vacant Sites by Census Tracts

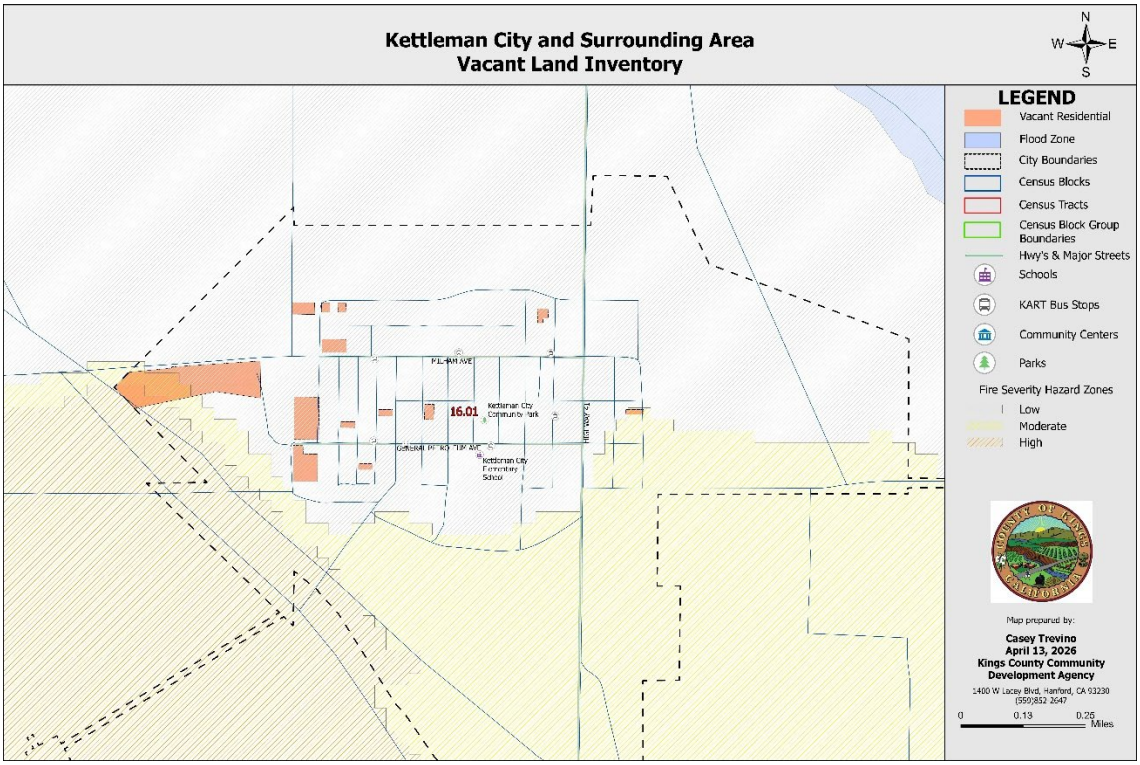
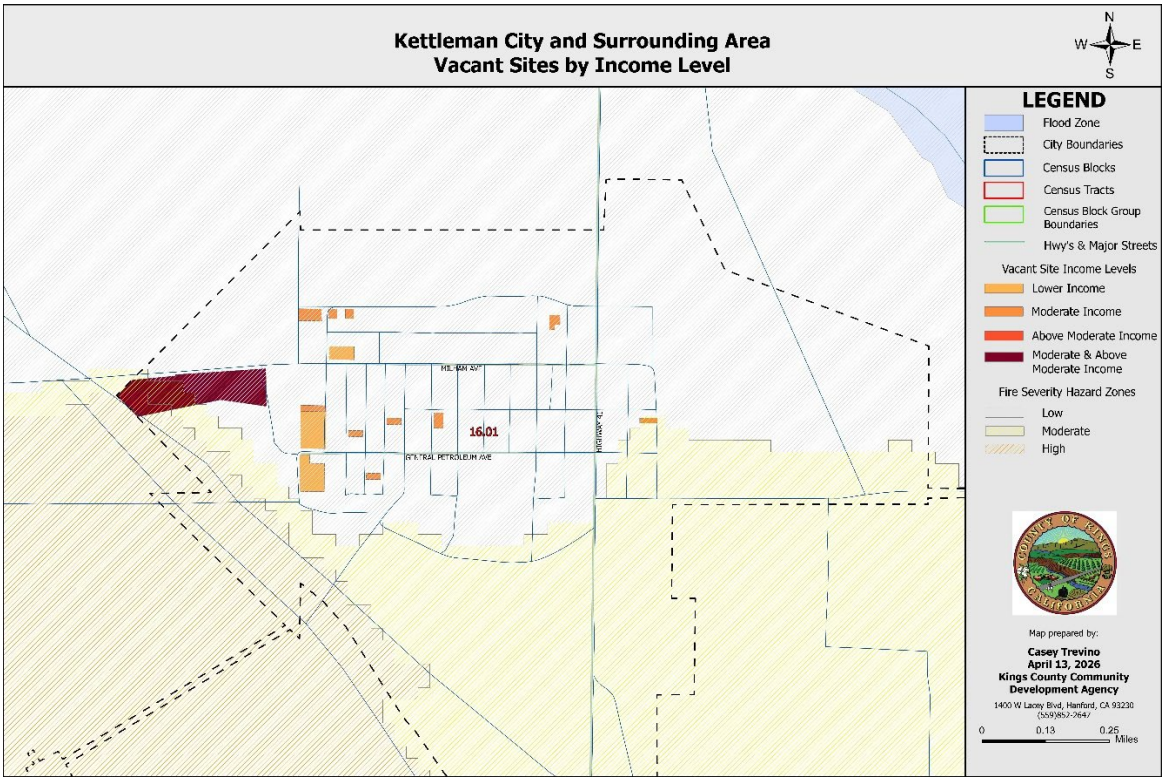


Figure 3-40 - Kings County - Kettleman City Community Vacant Sites by Income Level



Stratford Community

Figure 3-41 - Kings County - Stratford Community Vacant Sites 6000 Sq. Ft. or Greater

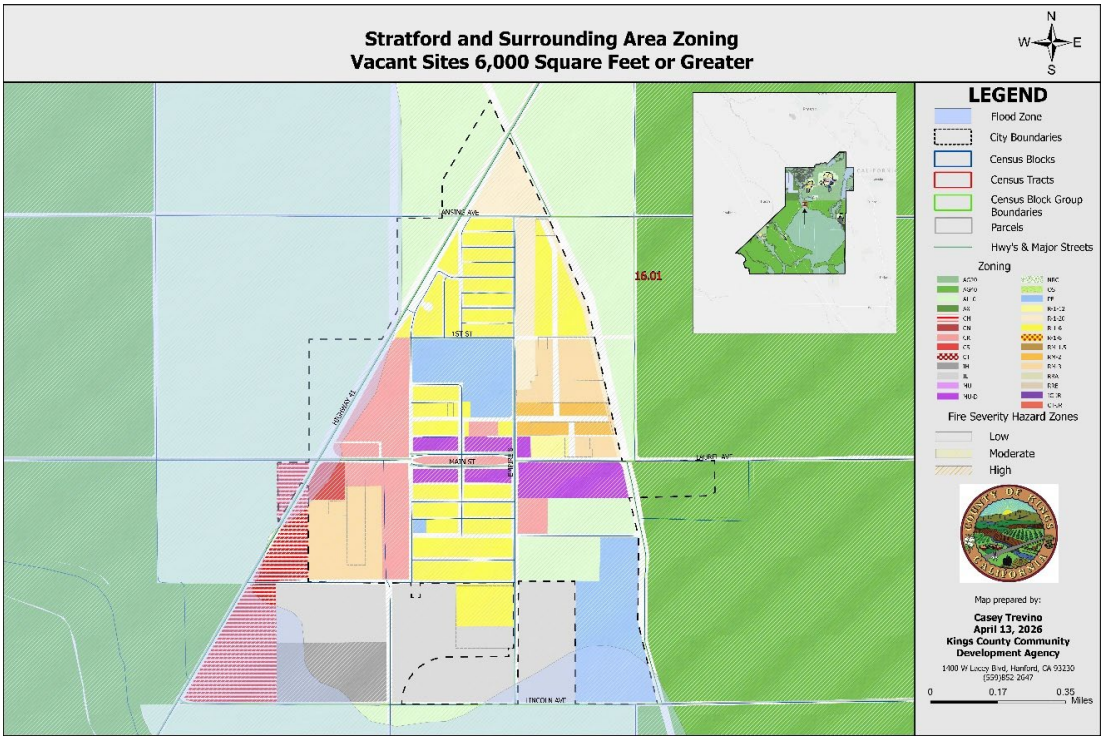


Figure 3-42 – Kings County - Stratford Community Vacant Sites by Census Tracts

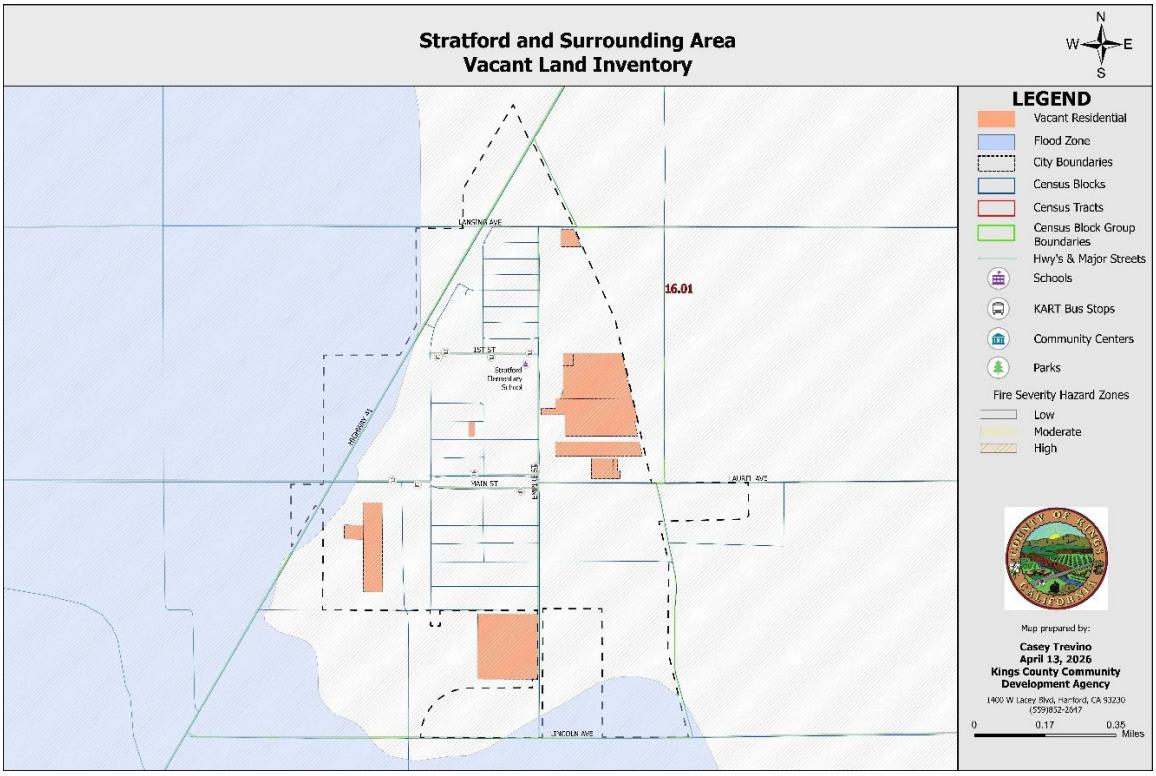
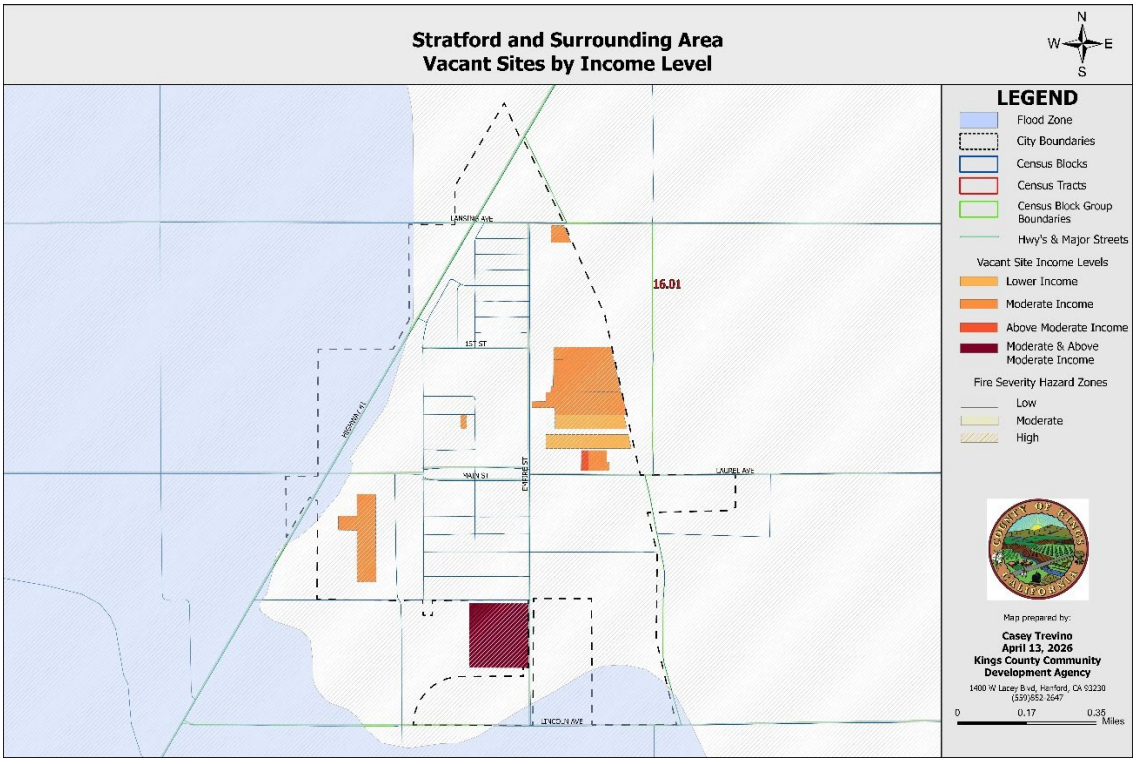


Figure 3-43 – Kings County - Stratford Community Vacant Sites by Income Level



B. Financial and Administrative Resources

Kings County jurisdictions have access to a variety of local, state, federal, and private resources to assist in the production of affordable housing for extremely-low, very-low, low- and moderate-income households. In addition, various nonprofit and for-profit agencies may have the administrative capacity to help the jurisdictions further their housing goals. The following section describes the most significant funding sources currently used by cities and the County, and the agencies that can help achieve the housing goals described in Chapter 5.

1. Financial Resources

Home Investment Partnerships (HOME)

The federal HOME Program offers funding for local jurisdictions to improve and/or expand the supply of affordable housing opportunities for lower-income households. All projects and programs funded with HOME funds must be targeted to very-low- and low-income households and may have requirements for matching funds from non-federal resources equal to 25% of the requested funds. All of the jurisdictions in Kings County must apply to state HCD for HOME funds annually on a competitive basis. HOME grants are often provided in partnership with local nonprofit groups to fund building, buying, and/or rehabilitating affordable housing for rent or homeownership or providing direct rental assistance to low-income households. Funds are awarded annually and its flexibility allows local jurisdictions to utilize the funds for grants, direct loans, loan guarantees, other forms of credit enhancements, rental assistance or security deposits. Recently, the cities of Avenal and Hanford received HOME grants for first-time homebuyer loans and housing rehabilitation loans. Kings County and Hanford received Rental New Construction grant funding.

When HOME funds are combined with other federal programs, the impact can be much greater than implementing one program. All Kings County jurisdictions have to review carefully about how these programs can be combined in projects to achieve the greatest return for their resources, while ensuring compliance with all of the HOME requirements.

Community Development Block Grant (CDBG)

The objectives of the CDBG program are to develop viable communities by the provision of decent affordable housing, a suitable living environment, and to expand economic opportunities, principally for the benefit of Low- and Moderate-Income (LMI) persons, families, households, and neighborhoods. CDBG funds can be used for a variety of activities, including housing acquisition, housing rehabilitation, new construction, public works, and community facilities. Each year, jurisdictions may apply for up to $800,000 under both the General Allocation and Economic Development components of the CDBG programs. The maximum amount per application is $500,000. In addition, grants of up to $70,000 per year from the General Planning and Technical Assistance allocation and $70,000 per year for the Economic Development Planning and Technical Assistance are awarded and do not count toward the $800,000 cap.

Affordable Housing and Sustainable Communities Program (AHSC)

The AHSC Program is an important part of California's climate and equity strategy by funding affordable housing and transportation projects near jobs, schools, and other daily destinations. The purpose of the AHSC Program is to reduce greenhouse gas (GHG) emissions through projects that implement land use, housing, transportation, and agricultural land preservation practices to support infill and compact development, and that support related and coordinated public policy objectives, HSC provides funding for affordable housing developments (new construction or renovation) and transportation infrastructure. This may include sustainable transportation

infrastructure, such as new transit vehicles, sidewalks, and bike lanes; transportation-related amenities, such as bus shelters, benches, or shade trees; and other programs that encourage residents to walk, bike, and use public transit.

AHSC funds both loans for affordable housing, and grants for housing-related infrastructure, transportation projects, and community programming. The housing loan is provided at the time of contract signing, shortly after awards are made, and used to close the awardee's construction loan. Grant funds are provided on a reimbursement basis. Historically, most successful awards have included a partnership between developers of affordable and mixed-income housing, local governments, regional transportation agencies, and public transit providers. The AHSC Program includes three eligible Project Area Types: 1) Transit-Oriented Development (TOD) Project Areas; 2) Integrated Connectivity Project (ICP) Project Areas, and 3) Rural Innovation Project Areas (RIPA). Applicants who receive awards are responsible for monitoring and reporting their projects' emissions reductions using a quantification methodology certified by the California Air Resources Board.

2. Administrative Resources

Described below are the major public and non-profit agencies that have been involved in housing activities or are interested in housing activities in Kings County. These agencies play important roles in meeting the housing needs of the community. In particular, they are involved in the improvement of the housing stock, provision of affordable housing, homeownership assistance, and rental assistance to households in need.

Self Help Enterprises

Incorporated in 1965, Self-Help Enterprises of Visalia is a non-profit housing developer that assists low-income residents of rural areas improve their living conditions with housing and related services through the following core activities:

- New construction of single-family homes with requirements for sweat equity and shared labor
- Rental housing development and acquisition which includes onsite services that enrich the lives of residents
- Technical assistance and leadership development in rural communities with clean water, sanitary sewer and other infrastructure challenges

- Professional services to cities and counties addressing housing and community development needs, including housing rehabilitation and homebuyer financial assistance
- Asset management of rental housing that promotes preservation and long-term sustainability
- Training and counseling assistance to promote successful homeownership outcomes
- Collaboration with partners to shape strong communities where families thrive

Self-Help Enterprises is actively involved in helping farm laborers and other low-income families in becoming homeowners through both training and supervision as self-help builders, and assembling public and private funds in support of new construction. Self-Help Enterprises also develops multi-family housing and administers housing programs for all jurisdictions in Kings County on a contract basis.

Housing Authority of Kings County (HAKC)

The Housing Authority's mission is to promote decent, safe, and affordable housing and economic opportunity to low-income families throughout Kings County and its four incorporated cities. Approximately 1,090 individuals and families receive rental assistance through Section 8 Housing Choice Voucher and affordable housing programs. Following are the available affordable housing solutions:

- 688 Section 8 Housing Choice Vouchers (Varies According to Funding)
- 268 Public Housing Units
- 32 State Housing Apartments
- 6 Foster Youth Transitional Housing Program Slots
- 45 Farm Labor Housing Residences
- 44 Senior Citizen Apartments
- 1 Market Rate Single Family Home.

3. Opportunities for Energy Conservation

Avenal

The City of Avenal has collaboration with Pacific Gas and Electric Company (PG&E), Southern California Gas Company (SCG), and the VIEW Partnership to provide businesses, homeowners, renters and even other local governments energy saving resources. Throughout the collaboration, the city also offers rebates and incentives to homeowners and renters to reduce energy use. with energy audits and to provide them with resources to obtain low energy products such as generator/battery, smart thermostat, electric heat pump water heaters & air conditioners, energy efficient appliances, lights and insulation.

Corcoran

The City of Corcoran's Energy Conservation and Efficiency Project is to identify and implement energy efficiency opportunities in the city. The city engaged Engie Services U.S Inc in 2021 to do a comprehensive review of energy use and Engie identified solar panel projects, variable frequency drive upgrade, LED lighting upgrades and a battery energy storage system to reduce City's energy use. The city has entered into a 20-year equipment leasing agreement to support these initiatives. In addition, the city provides expedited permit processing for residential solar energy equipment installations and provides information on energy audits, and how low-income households can access energy discount programs.

PG&E's California Alternate Rates for Energy Program (CARE) offers 20% discount or more on gas and electricity and Family Electric Rate Assistance Program (FERA) offers monthly discount of 18% on electricity to low income households with three or more people. In addition, the Housing Plan includes Program 2.15 to refer lower-income households to the Kings Community Action Organization and other community services agencies that provide financial assistance to offset the cost of home weatherization, heating (including solar photovoltaic water heater systems) and cooling.

Hanford

The City of Hanford has implemented sustainable energy solutions across 16 high energy use sites, including City Hall, the WWTP, the Train Station, the Fire Station, the Airport, the Police Department, the City Auditorium and several parks. Additionally, LED lighting at most City buildings, parks and traffic intersections improved efficiency, performance, visibility, and nighttime roadway safety.

The city supports the Weatherization and Energy Savings Assistance Programs with Kings County and provides information to its residents. Support is also extended to low-income households with regard to information on energy cost discount programs.

- In addition, the city requires or encourages the following in residential developments:
- Street trees which reduce heat generated from pavement
- Landscaping in new development to shade parking lots
- Solar photovoltaic panels for new construction
- Require developers to exceed Title 24 Standards (Heat & Energy) by 10%
- Increased residential densities through the use of planned unit developments or density bonuses, to support VMT reduction

Kings County

Kings County has 21,000 acres of commercial solar development (2022). Kings County has one of the highest per-capita industrial solar power capacities in the state, according to clean energy report released by Next 10, a San Francisco based think tank. The Kings County Community Development Agency provides expedited plan check and permit processing for residential projects designed to

comply with the voluntary residential requirements of the California Green Building Standards Code. Expedited plan check/permit processing is also given to photovoltaic systems that provide energy for residential uses.

Weatherization Assistance is available to low-income families and individuals throughout Kings County to improve energy efficiency in the home such as aerators, low-flow shower heads, water heater blankets, minor home repairs to broken windows and doors, and heating/cooling repair or replacement when needed. PG&E's Energy Savings Assistance Program provides income-qualified renters and homeowners with energy saving services including:

- Home including compact fluorescent lights, caulking, showerheads, minor home repair and more
- Replacement of old refrigerator, furnace and/or water heater
- Insulation and weatherproofing services
- ENERGY STAR Advanced LED light bulbs that use up to 80 percent less energy.
- Energy savings tips

In addition, lower-income households are referred to the Kings Community Action Organization and other community services agencies that provide financial assistance to offset the cost of home weatherization, heating (including solar photovoltaic water heater systems) and cooling.

C. Housing Densities, Potential Growth and Vacant Land

1. General Plan and Zoning

Avenal

Avenal's 2035 General Plan was adopted in 2018 and includes 5 residential land use designations: Residential Estate, Low Density Residential, Medium Density Residential, High Density Residential and Mixed-Use Zones. The General Plan land use element allows a density range of 1 to 2 dwellings per acre in Residential Estate zone, 4 to 7 dwellings per acre in low-density residential zone, 10 to 15 units per acre in medium density zone and 14 to 29 units per acre in high density residential zone. Mixed use zone encourages a mixture of employment-generated uses and residences in the southeastern portion of the city near 36th Avenue and Salem Avenue and allows 14 to 29 dwelling units per acre. Higher densities in the mixed-use zone will be considered on a case-by-case basis through PD process where measurable community benefit is demonstrated such as affordable housing units, and infrastructure is available. Height limit is 35 feet but structures up to 65 feet may be permitted with a CUP.

Corcoran

Corcoran's 2005-2025 General Plan was adopted in 2014 and includes 4 residential land use designations: Very Low Density Residential, Low Density Residential, Medium Density Residential,

and High-Density Residential Zones. The General Plan land use element allows a density range of 1 to 2 dwellings per acre in Very Low-Density Residential zone, 4.5 to 7.5 dwellings per acre in low-density residential zone, 10 to 15 units per acre in medium density zone and 14 to 29 units per acre in high density residential zone. Higher densities will be considered on a case-by-case basis through PD process where measurable community benefit is demonstrated such as affordable housing units and where infrastructure is available. The City has identified Arterial and Collector locations throughout the city and in-fill locations in the downtown area for high density residential developments.

Hanford

The City of Hanford adopted its updated 2035 General Plan in 2017. It includes several residential land use designations, mainly, Low Density Residential, Medium Density Residential, High Density Residential, Office Residential, Neighborhood Mixed Use, Corridor Mixed Use and Downtown Mixed-Use zones. The General Plan Land Use & Community Design section allows a density rate of 2 to 10 units per acre in low density residential zone, 7 to 20 dwelling units in medium density residential zone, and 14 to 29 units in high density residential zone. The intent of the mixed-use zone land use designations is to provide for a mixture of stores, services, restaurants, offices and high-density homes (dwelling units) in close proximity to these services to reduce auto dependency and increase the use of public transit.

Kings County

Kings County's 2035 General Plan was adopted in 2010 with residential land use designations primarily used in the 'Urban Fringe' and the 'Community Districts' of Armona, Home Garden, Kettleman City and Stratford where community water and sewer services are provided. There are 7 residential designations in the Plan: Very Low Density Residential (1 dwelling unit per acre), Low Density Residential (1 to 7 dwelling units per acre), Low-Medium Density (1 to 7 dwelling units per acre), Medium Density (1 to 7 dwelling units per acre), Medium High Density (7 to 24 dwelling units per acre), High Density (7 to 24 dwelling units per acre) and Very High Density (14 to 29 dwelling units per acre). In addition, the General Plan also has a Mixed-Use designation intended for unincorporated community downtowns and community districts. Kings County began a comprehensive General Plan update in 2025.

2. Potential Growth and Vacant Land

The California government forecast indicates that the Kings County population is expected to expand to 159,854 by 2035 from a population of 152,200 in 2020. The average annual growth rate is less than 1 percent per year. Between 2017 and 2022, an average of 380 homes were started per year in Kings County, mostly single-family homes. It is expected that this trend will continue during this housing element period of an average of 400 homes per year.

Avenal

Avenal's population saw an increase of 5.7% between 2000 and 2010 and a decline of 11.7% between 2010 and 2020. The General Plan estimates Avenal's population to grow from 13,696 in

2020 to an estimated 16,050 persons by the year 2035. Growth has been located within the present City boundary and concentrated in a northwest to southeast direction, and this trend is projected to continue.

The General Plan identifies 5,254 acres of land as vacant/undeveloped. The site inventory identifies 519 acres of low-density residential land, 25 acres of medium density residential land and 22 acres of high-density residential land. Land availability is not a constraint for future growth in Avenal.

The city of Avenal's Vacant and Sites Inventory table can be viewed in **Appendix B.**

Corcoran

Corcoran's population increased 71.62% to 24,813 between 2000 and 2010 and decreased by about 10% between 2010 to 2020 to 22,339. The significant shift in population during these periods was predominantly due to population change in the two State Prisons located within the City that include Corcoran State Prison, and Substance Abuse Treatment Facility (SATF). Corcoran residential population is currently growing at a rate of 0.33% annually and it is expected that the overall growth rate will be less than 1% annually.

The site inventory identifies 412 acres of low density residential, approximately 24 acres of medium density residential and around 8 acres of high density residential/mixed use zones.

Planned and Approved Projects

Residential developments approved and permitted, but not yet built (also called "pipeline projects") can be credited towards the City's RHNA provided it can be demonstrated that the units can be built by the end of the 6th cycle planning period. Similarly, units that are under construction but have not yet received a building permit as of June 30, 2023, can also be credited towards the RHNA. Affordability (the income category in which the units are counted) is based on the actual or projected sale prices, rent levels, or other mechanisms establishing affordability of the units within the project. Led by Self Help Enterprises, Corcoran has two developments that are anticipated to be built in the planning period – Both will be deed restricted housing affordable to lower income households. Lakeview Terrace will be 72 affordable rental units with a mix of one-, two-, and three-bedroom units serving very low income households: 8 units are targeted at very low income (30% AMI) and the remaining 64 units are restricted between 40% and 60% AMI. Construction closing is scheduled for April 1, 2026, with construction start on April 2, 2026, and anticipated completion on August 1, 2027. In addition, on the adjacent parcel, 67 single-family lots are planned. The project is currently being mapped along with other entitlements and construction is anticipated to start within about a year or at least well in advance of 2032. The project will likely utilize Self-Help/USDA mutual self help funding with an approximate mix of 40 percent (27 units) affordable to very low income and the remainder (40 units) affordable to low-income households.

The city of Corcoran's Vacant and Sites Inventory table can be viewed in **Appendix B.**

Hanford

Hanford General Plan projects an average annual growth rate of 2.1% till 2035, after considering a likely faster growth rate in the cities of Kings County. Between 1990 and 2020, Hanford experienced around 90% growth to its 1990 population. However, Hanford experienced <1% overall growth between 2010 and 2020. Therefore, the assumption of 2.1% annual growth in the General Plan is optimistic and should be more than sufficient to meet any future demand.

The General Plan identifies 2,202 acres of vacant low-density residential land, 472 acres of medium density residential land, 123 acres of high-density residential land and 20 acres of office residential land. The City's site inventory has 13.22 acres of land zoned as Office Residential, 68.06 acres zoned as High Density Residential, 126.13 acres zoned as Medium Density Residential, 300.58 acres zoned as Low Density Residential/RL5, 7.08 acres zone as Low Density Residential/RL8 and 34.69 acres zoned as Very Low Density Residential/R-1-12. In addition to this, 26.27 acres were annexed from unincorporated Kings County.

The city of Hanford's Vacant and Sites Inventory table can be viewed in **Appendix B.**

Kings County

The unincorporated areas of Kings County have been experiencing a decline in population since 2000, with a decline of 12% between 2000 and 2010 and a decline of 8% between 2010 and 2020. It is not expected that this trend will reverse significantly in the near future.

The General Plan has earmarked 1,073 acres of land designated for very low density (RRE/RRA), 324 acres for low density (R-1-20), 163 acres of Low Medium Density (R-1-12), 667 acres of Medium Density (R-1-8 or R-1-6), 226 acres of Medium High Density (RM-3), 83 Acres of High Density (RM-2) and 15 acres of very high density (RM-1.5). There are also 38 acres of Downtown Mixed Use (MU-D) designated land, 86 acres of Mixed Use (MU) land and 34 acres of Reserve Mixed Use (MU-(R). There is sufficient vacant land available to meet future growth.

The Kings County Vacant and Sites Inventory table can be viewed in **Appendix B.**

Realistic Capacity

Government Code Section 65583.2(c) requires, as part of the analysis of available sites, a local government to calculate the projected residential development capacity of the sites identified in the housing element that can realistically be achieved. The housing element must describe the methodology used to make this calculation. Jurisdictions have two options to make this calculation.

- Utilize minimum densities (Step 1)
- Utilize adjustment factors (Step 2)

Step1:

Utilizing minimum densities to calculate realistic capacity of sites Government Code section 65583.2(c) (1). If the jurisdiction has adopted a law, policy, procedure, or other regulation that

requires the development of a site to contain at least a certain minimum residential density, the jurisdiction can utilize that minimum density to determine the capacity of a site.

For the purpose of this analysis, the use of either gross or net acreage is acceptable but should be consistent with the standard the jurisdiction typically uses for determining allowable units for a residential development project. For example: Site Description Value Size of site (Gross acreage) 3 acres Zoning Residential Multifamily Allowable density 20 (required minimum) – 30 dwelling units per acre. Realistic capacity utilizing minimum 3 X 20 = 60 units.

Please note, to meet this standard on a zone that allows for multiple uses, the general plan or zoning must require the specified minimum number of residential units on the identified sites regardless of overlay zones, zoning allowing nonresidential uses, or other factors potentially impacting the minimum density. Otherwise, the capacity of the site must be calculated using the factors outlined in Step 2.

Step 2:

Utilizing factors to calculate realistic capacity of sites Government Code section 65583.2(c) (2).

The housing element must describe the methodology used to determine the number of units calculated based on the following factors:

- Land use controls and site improvements requirements,
- The realistic development capacity for the site,
- Typical densities of existing or approved residential developments at a similar affordability level in that jurisdiction,
- The current or planned availability and accessibility of sufficient water, sewer, and dry utilities.

Land Inventory Summary

The projected residential capacity of different land use zones in each of the jurisdictions in Kings County was calculated based on the minimum densities. Therefore, the proposed number of dwelling units can realistically be achieved. The vacant site inventory is summarized in Table 3-1.

Table 3-3 Potential New Dwelling Units By Zone (Avenal, Corcoran, Kings County)

Designation	Zone	Acres	Lower	Moderate and Above Moderate	Total
AVENAL					
LDR	R-1	587	0	1,179	1,179
MDR	R-2	33	0	244	242
HDR	R-3	27	0399		0401
Sub-Total		647	399	1,423	1,822
CORCORAN					

VLDR/LDR	RA/R-1-10/R1-6	413	16	2,004	2,020
MDR	RM2.5, RM-3	25	295	1	296
HDR/Mixed	RM-2, CD, PO	4	77	0	77
Sub-Total		442	388	2,005	2,393
KINGS COUNTY (unincorporated)					
VLDR/LDR	R-1-20/RR/R-1-12	270	0	343	343
MDR	RM-3/R-1-6/R-1-8	147	0	761	761
HDR/Mixed	RM-1.5/RM-2	23	294	0	294
Sub-Total		440	294	1,104	1,398
TOTAL		3,366	4,679	12,484	17,163
(1) Parcel 021-030-057 includes mixed densities and approved for single-family and multi-family development.					

Hanford

Table 3-4 Potential New Dwelling Units by Zone (Hanford)

Potential Units (as identified by updated inventory)				
	Lower Income (MX-C, MX-N, RH)	Moderate Income (RM, OR)	Above Moderate Income (R-L-5, R-L-8, R-L-12)	Total
Non-Vacant	57	11	62	130
Vacant	2291	1153	3150	6672
Pending/Approved	80	432	476	988
Totals	**2428**	**1596**	**3688**	**7790**

Table 3-2 (from Draft Housing Element)
Land Inventory and RHNA Targets

Jurisdiction	Income Category				Total
	EL/VL	Low	Mod	Above Mod	
Hanford					
RHNA (Table 2-32)	1369	993	1066	2119	5,547
Housing sites	2,428		1,596	3,688	7,790
Adequate Capacity?	Yes		Yes	Yes	Yes

Table 3-5 analyses the sufficiency of land inventory to meet Regional Housing Needs Allocation (RHNA) for each jurisdiction. This analysis demonstrates that the land inventory in Kings County and the Cities of Avenal, Corcoran, and Hanford is adequate to accommodate the overall RHNA income targets in all jurisdictions with the exception of lower income housing units in the unincorporated

Kings County by 46 units.

Table 3-5 Land Inventory and RHNA Targets

Jurisdiction	Income Category				Total
	EL/VL	Low	Mod	Above Mod	
Avenal*					
RHNA (Table 2-32)	48	37	55	137	277
Housing sites	399		244	1,179	1,822
Adequate Capacity?	Yes		Yes	Yes	Yes
Corcoran*					
RHNA (Table 2-32)	122	116	118	359	715
Lakeview Terrace	72	0	0	0	0
Self-Help Subdivision	27	40	0	0	0
Accessory Dwelling Units	0	2	0	0	0
Remaining RHNA	23	74	118	359	574
Housing sites	388		1,118	887	2,393
Adequate Capacity?	Yes		Yes	Yes	Yes
Hanford*					
RHNA (Table 2-32)	1369	993	1066	2119	5,547
Housing sites	2,428		1,596	3,688	7,790
Adequate Capacity?	Yes		Yes	Yes	Yes
Kings County Unincorporated*					
RHNA (Table 2-32)	132	89	106	234	561
Housing sites	294		641	463	1,398
Adequate Capacity?	Yes		Yes	Yes	Yes

*Notes: *Housing sites capacity has been calculated based on the lowest density applicable by general plan or zoning in each zone and therefore, considered the realistic density*

D. Electronic Sites Inventory

To ensure compliance with California state law and meet the requirements set forth by the California Department of Housing and Community Development (HCD), the jurisdictions in Kings County commits to utilizing HCD's official Electronic Housing Element Sites Inventory Form for the submission of its sites inventory. This commitment aligns with Senate Bill 6 (SB 6), which mandates that jurisdictions submit their housing element sites inventory electronically to HCD. The standardized electronic submission facilitates efficient review and ensures consistency across jurisdictions.

E. Commitment Statement:

The jurisdictions in Kings County will complete and submit the Sites Inventory using HCD's official Electronic Housing Element Sites Inventory Form, in accordance with the requirements of SB 6. The completed inventory will be submitted electronically to HCD as part of the adopted Housing Element

package.

Page intentionally left blank

CHAPTER 4: CONSTRAINTS

The Kings County jurisdictions recognize that adequate and affordable housing for all income groups strengthens the community. Government policies and regulations can impact the price and availability of housing and, in particular, the provision of affordable housing. Likewise, non-governmental constraints such as land and construction costs, and environmental and infrastructure constraints can also affect housing cost and availability.

This chapter of the Housing Element discusses potential governmental and non-governmental constraints focusing primarily on those constraint areas that may be mitigated through the policies and programs discussed in Chapter 5.

F. Governmental Constraints

Local policies and regulations can impact the price and availability of housing and, in particular, the provision of affordable housing. Land use controls, residential development standards, and permit processing procedures may present constraints to the maintenance, development, and improvement of housing.

Kings County and the Cities of Avenal, Corcoran, and Hanford have their General Plans, Zoning Ordinances, development standards, and fees posted for public access on each of the jurisdiction's respective websites.

1. Land Use Plans and Regulations

The jurisdictions' General Plan Land Use Elements contain the primary policies that guide residential development. These policies are implemented through several types of ordinances, including the Zoning and Subdivision ordinances. Zoning regulations establish the amount and distribution of different land uses within the jurisdictions, while subdivision regulations establish requirements for the division and improvement of land.

a) General Plan Land Use Designations

Each city and county in California must prepare a comprehensive, long-term General Plan to guide its future. The land use element of the General Plan establishes the basic land uses and density of development within each jurisdiction. Under state law, the General Plan elements must be internally consistent, and each jurisdiction's zoning must be consistent with its General Plan. Thus, the land use plan must provide suitable locations and densities to implement the policies of the Housing Element. During the previous planning period General Plan updates were adopted in Corcoran (2014), Hanford (2017) and Kings County (2010), and updates are currently underway in Kings County and Avenal. Table 4-1 shows the residential General Plan land use categories for the Kings County jurisdictions. The land use designations support a variety of housing types, ranging from very low-density development, which generally includes single-family homes on large lots to high-density development, which includes multi-family development ranging from 14 to 29 units per acre.

Table 4-1 General Plan Residential Land Use Categories

Designation	Density Range (units/acre	Description
Avenal[1]		
Residential Estate	0-2	Single-family detached with lot sizes greater than 20,000 sf
Low Density Residential	2-10	Single-family detached with lot sizes greater than 6,000 sf
Medium Density Residential	10-15	Duplex, triplex and fourplex development
High Density Residential	15-29	Multi-family apartments and condominiums
Downtown Commercial	n.a.	Residential use allowed in conjunction with commercial
Community Commercial	n.a.	Residential use allowed in conjunction with commercial
Corcoran		
Very Low Density Residential	0-2	Single-family lots of one-half acre or more
Low Density Residential	4.5 – 10	Single-family detached in traditional subdivisions or clustered planned developments. Lot sizes generally are 4,500 - 7,500 sf.
Medium Density Residential	10-15	Duplex, triplex and fourplex development.
High Density Residential	15-29	Multi-family apartments and condominiums.
Hanford		
Low Density Residential	2-10	Single family detached with lot sizes from 5,000 sf to 12,000 sf.
Medium Density Residential Office Residential	7-20	Duplexes, zero lot lines, patio homes, and townhomes on lot sizes from 5,000 sf. with minimum 3,000 sf per dwelling unit.
High Density Residential Mixed-Use Zones	14-29	Multi-family apartments and condominiums development. Minimum lot area 5,000 sf with minimum 1,500 sf per dwelling unit
Kings County[2]		
Very Low Density	0-1	Single-family detached with lot sizes of at least one acre
Low Density	1-2	Single-family detached
Low-Medium Density	2-4	Single-family detached
Medium Density	4-7	Single family detached
Medium High Density	7-11	Multi-family apartments and condominiums
High Density	11-24	Multi-family apartments and condominiums
Very High Density	24+	Multi-family apartments and condominiums

Notes:
Avenal is currently preparing a General Plan update
Kings County is currently preparing a General Plan update
Sources: Avenal General Plan, 2018
Corcoran General Plan, 2014
Hanford General Plan, 2017
Kings County General Plan, 2010

b) Zoning Designations and Housing Opportunities

Each jurisdiction in Kings County regulates the type, location, density, and scale of residential

development through local zoning ordinances. The zoning regulations serve to implement each jurisdiction's General Plan and are designed to protect and promote the health, safety, and general welfare of residents. Housing Element law requires that jurisdictions facilitate and encourage a range in types and prices of housing for all economic and social groups in the community. This includes single-family and multi-family housing, manufactured housing, residential care facilities, emergency shelters, transitional housing, and other housing.

A summary of the residential development permitted by each King County jurisdiction is provided in Table 4-2.

Table 4-2 (A) Permitted Residential Development by Zoning District - City of Avenal

Permitted Residential Development by Zoning District - City of Avenal

Housing Type	R-E	R-1	R-2	R-3	D-C	S-C	P-F
Single-Family Detached	P	P	P	P			P
Single-Family Attached			P	P			
Multi-Family			P	P	C		
Mobile Home Park	C	C	C	C			
Accessory Dwelling Units	P	P	P	P			
Farmworker Housing	P[1]	P[1]	P[1]	P[1]			P[1]
Emergency Shelters				P			C
Transitional and Supportive Housing	[2]	[2]	[2]	[2]	[2]	[2]	[2]
Residential Care Facility (6 or less)	P	P	P	P			
Residential Care Facility (7 or more)	C	C	C	C			
Senior Housing/Assisted Living[3]	C	C	C	C	C		
Single Room Occupancy					C	C	
Group Home/Boarding House	C	C	C	C	C		

Notes:
P=permitted use; C=conditional use

1. Farmworker housing permitted in conformance with Health & Safety Code 17021.5 and 17021.6.
2. Permitted subject only to the same standards and procedures as apply to dwellings of the same type in the same zone.
3. Conventional senior housing is permitted under the same regulations as multi-family. "Retirement or Rest Home" and "Convalescent Hospital/Nursing Home" are conditionally permitted uses.

Source: City of Avenal Zoning Ordinance, 2015

Table 4-2 (B) Permitted Residential Development by Zoning District - City of Corcoran

Permitted Residential Development by Zoning District - City of Corcoran

Housing Type	RA	R-1	RM	Other

Single-Family Detached	P	P	P	P
Multi-Family	-	-	P	P[3]
Mobile Home Parks	C	C	C	-
Accessory Dwelling Units	P	P	P	-
Farmworker Housing[1]	P[2]	P[2]	P[2]	P[2]
Emergency Shelters	-	-	-	P[4]
Transitional and Supportive Housing	P	P	P	P[10]
Residential Care Facility (6 or less)	P	P	P	P[5]
Residential Care Facility (7 or more)	C	C	C	P[6]
Senior Housing/Assisted Living	-	C	C	-
Group Homes (includes boarding houses)	P[7]	P[7]	P[8]	-
Single Room Occupancy	-	-	-	C[9]

Notes:
P=permitted use; A=administrative permit; C=conditional use Other = CN, CC, CH, CD, CS, PO

1. Employee housing with up to 12 units or 36 beds permitted by-right in the A zone and larger facilities permitted by CUP.
2. Employee housing for 6 or fewer persons permitted as a single-family use. CUP required for housing with 7+ occupants.
3. Permitted in CD and PO zones.
4. Emergency shelters permitted by-right in the CS zone
5. Permitted by-right in PO zone and by administrative permit in CN, CC, CH, CD and CS zones
6. Permitted by CUP in PO zone and by administrative permit in CN, CC, CH, CD and CS zones
7. 6 or fewer residents permitted by-right
8. 6 or fewer residents; larger facilities permitted by CUP in the RM and PO zones
9. Permitted by CUP in CN, CC, CH, CD and CS zones
10. Permitted same as other similar residential uses in CN, CC, CH, CD, CS and PO zones

Source: City of Corcoran Zoning Ordinance, 2015

Table 4-2 (C) Permitted Residential Development by Zoning District - City of Hanford

Permitted Residential Development by Zoning District - City of Hanford							
Housing Type	**R-L 5,8,12**	**R-M**	**R-H**	**OR**	**C-N,R,S, H**	**MX-N,C**	**MX-D**
Single-Family Detached	P	P	P	P	-	-	P
Single-Family Attached	P	P	P	P	-	-	P
Multi-Family	C	P	P	P	C[1]	P[1]	P
Mobilehome Parks	-	C	-	-	-	-	-
Accessory Dwelling Units	P	P	P	P	-	-	-
Farmworker Housing[3]	P[4]	P[4]	P[4]	P[4]	P[4]-	P[4]	P[4]
Emergency Shelters	-	C	C	P	-	-	-
Transitional and Supportive Housing	P	P	P	P	P	P	P

Residential Care Facility (6 or less)	P	P	P	P	-	P	P-
Residential Care Facility (7 or more)	C	C	C	C	-	P	P-
Senior Housing/Assisted Living	-	-	C	C	-	C	C-
Single Room Occupancy			C	P	-	-P	P-

Notes:
P=permitted use; C=conditional use; A= Use Requires Administrative Use Permit

1. Dwellings over a permitted use.
2. Permitted subject only to the same standards and procedures as for other residential dwellings of the same type in the same zone
3. Employee housing with up to 12 units or 36 beds permitted as an agricultural use.
4. Employee housing for up to 6 persons is considered a family use.

Source: City of Hanford Zoning Ordinance, 2017

Table 4-2 (d) Permitted Residential Development by Zoning District – Kings County Unincorporated

Permitted Residential Development by Zoning District – Kings County Unincorporated							
Housing Type	**RR**	**R-1**	**RM**	**MU**	**PF**	**AL/AG**	**C**
Single-Family Detached	P	P	P	A7	N	P	N
Multi-Family	N	N	A	A	N	N	N
Mobile Home Park	C	C	C	N	N	N	N
Accessory Dwelling Units	P	P	P	P	N	N	N
Employee/Farmworker Housing1	P	P	P	P	N	S	N
Emergency Shelters2	N	C	C	C	A	N	N
Transitional and Supportive Housing	P	P	P	P	A/C3, 4	P	N
Residential Care Facility (6 or less)	P	P	P	P	A3, 4	P	N
Residential Care Facility (7 or more)	C	C	C	N	C3, 4	N	N
Senior Housing/Assisted Living5	P	P	P	P	A3, 4	P	N
Single Room Occupancy6	N	N	N	N	N	N	A

Notes:
P=permitted use; A=administrative use permit; C=conditional use permit; N= not permitted

1. Employee housing for 6 or fewer persons. Over 6 persons by CUP except in MU. Employee housing for up to 4 dwellings permitted administratively in all Ag zones in conformance with Health & Safety Code Sec. 17021.6 and in excess of 5 dwellings permitted by CUP in AL, AG, and AX zones.
2. Permitted by-right in PF zone.
3. Community Care Facilities, supportive housing for the target population, and transitional housing with an occupancy of 30 or fewer people.
4. Community Care Facilities, supportive housing for the target population, and transitional housing with an occupancy of 30 or more people.
5. Permitted subject to the same use regulations as non-age-restricted housing
6. SROs permitted administratively in all I zones.
7. Incidental to a Commercial use and required to be located on the ground floor to the rear of a permitted commercial use.

Source: Kings County Development Code, 2026

As shown in Table 4-2 above, Kings County jurisdictions allow for a wide variety of housing types, including single-family and multi-family residences at a variety of densities that facilitate market rate and affordable housing projects. Mixed use is also allowed in designated areas of all jurisdictions.

All jurisdictions allow for the development of manufactured housing and mobile homes, providing a valuable source of affordable housing for seniors, families, and farmworkers. In accordance with state law, all jurisdictions allow accessory dwelling units as a permitted use in all single-family zones. Low-income housing can be accommodated in all districts permitting residential use in Kings County jurisdictions including mixed-use districts.

Local Ordinances

Kings County jurisdictions have not adopted any other local ordinances that would specifically prohibit or constrain housing development.

c) Special Needs Housing

To further fair housing opportunities, Kings County jurisdictions provide for a range of housing opportunities for persons with special needs, including those in residential care facilities, persons with disabilities, the elderly, farmworkers, persons needing emergency shelter or transitional living arrangements, and single-room-occupancy units. Many of these groups also fall under the category of extremely-low-income households. Table 4-2 above show the zoning requirements for each jurisdiction with respect to permitted and conditionally permitted special needs housing types. Each jurisdiction's provisions for these housing types are discussed further below.

Extremely-Low-Income Households

Many of the persons and households discussed in this section under the topic of special needs fall within the extremely-low-income category, which is defined as 30% or less of area median income of $63,267 in Kings County (2021). The extremely low-income limits in Kings County are $17,350-$32,700 (2023) and acutely low income is $8,800-$16,550 (2023).

As shown earlier in Table 2-7, both Avenal and Corcoran owner and renter households had higher percentages of extremely low-income households as compared to other areas of Kings County. 7.9% of households in Avenal and 10.3% of households in Corcoran have extremely low incomes. More than one-third (34%) of Avenal renter households and one-quarter (25%) of Corcoran renter households were in the extremely-low income category.

A variety of policies and programs described in Chapter 5 address the needs of extremely-low-income households, including persons with disabilities and those in need of residential care facilities. Such programs include housing rehabilitation, preservation of existing affordable units, Section 8 vouchers, provision of adequate sites for new multi-family housing, administrative, regulatory and financial assistance to affordable projects, zoning to encourage and facilitate farmworker housing, emergency shelters, transitional and supportive housing, single room occupancy (SROs) and accessory dwelling units. However, it must be recognized that the development of new housing for the lowest income groups typically requires large public subsidies, and the level of need is greater than can be met due to funding limitations.

Residential Care Facilities

Residential care facilities refer to any family home, group home, or rehabilitation facility that provides non-medical care to persons in need of personal services, protection, supervision, assistance, guidance, or training essential for daily living. Health and Safety Code §§1267.8, 1267.9, 1566.3, 1567.1, and 1568.08 require local governments to treat licensed group homes and residential care facilities with six or fewer residents no differently than other single-family residential uses. “Six or fewer persons” does not include the operator, the operator’s family, or persons employed as staff. Local agencies must allow these licensed residential care facilities in any area zoned for residential use, and may not require licensed residential care facilities for six or fewer clients to obtain conditional use permits or variances that are not required of other single-family dwellings.

For all Kings County jurisdictions, the development standards for licensed residential care facilities for six or fewer persons are permitted like other residential uses in the same zone. A conditional use permit is required in some jurisdictions for larger residential care facilities for more than six persons. A deviation in site planning requirements and reduction in parking may be granted through the conditional use process. A discussion of each jurisdiction’s regulations for residential care facilities is provided below:

- Avenal –Residential care facilities that serve six or fewer persons are a permitted use in all residential zones. Facilities serving more than six persons are conditionally permitted in all residential zones but non-residential zones allowing residential uses. These requirements are consistent with state law for group homes that serve six of fewer persons but do pose a constraint on group homes for seven or more persons. A new Program will amend permit procedures and zoning to address the CUP and exclusion from some non-residential zones as a constraint and ensure group homes for seven or more persons is permitted in all zones allowing residential uses..

- Corcoran – Residential care facilities serving six or fewer persons are permitted by-right in all residential zones as well as the Professional Office (PO) zone. Larger care facilities for more than six persons are permitted by CUP in all residential zones and the PO zone and by administrative permit in CN, CC, CH, CD and CS zones. These requirements are consistent with state law and do not pose a constraint on the establishment of care facilities.
- Hanford – Residential care facilities that serve six or fewer persons are a permitted use in all residential zones, mixed use zones and the OR zone. Larger residential care facilities are permitted by CUP in all residential zones and are a permitted use in the mixed-use zones. State- or county-licensed care facilities that provide housing on a temporary basis and that do not require personal supervision or rehabilitation services are conditionally permitted in all residential zones and the OR zone. These regulations are consistent with state law and do not pose a significant constraint on the establishment of residential care facilities.
- Kings County – Under current zoning regulations, residential care facilities that serve six or fewer persons are a permitted use all residential, mixed use, PF and agricultural zones. Community care facilities for seven or more persons are conditionally permitted in all residential zones and most agricultural zones. In the PF zone, community care facilities serving 7 to 30 persons are permitted by site plan review and larger facilities are permitted by conditional use permit. These regulations are consistent with state law and do not pose a significant constraint on the establishment of residential care facilities.

Housing for Persons with Disabilities

Both the federal Fair Housing Act and the California Fair Employment and Housing Act impose an affirmative duty on local governments to make reasonable accommodations (i.e., modifications or exceptions) in their zoning laws and other land use regulations when such accommodations may be necessary to afford disabled persons an equal opportunity to use and enjoy a dwelling. Additionally, §65008, 65583(a)(4) of the Government Code require local governments to analyze potential and actual government constraints upon the maintenance, improvement or development of housing, and include land use controls, building codes and programs to accommodate housing for disabled persons, older persons or households/persons with low incomes.

California's Building Standards Codes (Physical Access Regulations) are found in Title 24 of the California Code of Regulations, and complies with the requirements of the Americans with Disabilities Act (ADA). Building codes adopted by all Kings County jurisdictions incorporate accessibility standards contained in Title 24 of the California Code of Regulations.. These regulations provide minimum standards that must be complied with in order to ensure the development of safe and accessible housing.

Because many homes in Kings County jurisdictions were built before modern accessibility standards, an important housing issue facing people with disabilities is retrofitting existing homes to improve access. For retrofitting homes, all jurisdictions administratively permit unenclosed ramps to protrude into required setbacks without a variance. Each jurisdiction allows a property owner to build a ramp to allow people with disabilities access into a single-family home upon securing a

building permit and payment of local building permit and inspection fees. Each jurisdiction also administers a Housing Rehabilitation Program that provides federally funded loans to eligible homeowners or rental property owners to make accessibility improvements.

Key planning requirements for each jurisdiction related to housing persons with disabilities are described below:

- Avenal:
    - Definition of "family" – The Avenal Zoning Code defines family as: "One or more persons related or unrelated, living together as a single nonprofit housekeeping unit, as distinguished from a group occupying a boarding or lodging house, hotel, club, or similar dwelling for group use. A family shall include domestic servants employed by the family but shall not include a fraternal, religious, social, or business group." This definition is consistent with current housing law.
    - Separation requirements – The City's Zoning Code does not impose any separation requirements between group homes or residential care facilities.
    - Site planning requirements – The site planning requirements for residential care facilities are no different than for other residential uses in the same zone. Required parking is 1 space per 4 beds.
    - Reasonable accommodation – Chapter 9.16 of the City's Zoning Code establishes administrative procedures for reviewing and approving requests for modifications to building or zoning and land use requirements in order to ensure reasonable accommodation for persons with disabilities in conformance with state and federal laws. There is no fee for application for accommodation under this chapter. Requests are reviewed by the Community Development Director and considers the following factors:
        - Whether the housing that is the subject of the request for reasonable accommodation will be used by one or more persons with disabilities protected under federal fair housing laws.
        - Whether the accommodation requested may be necessary to afford one or more persons with disabilities equal opportunity to use and enjoy a specific dwelling.
        - Whether the requested accommodation would require a fundamental alteration to the City's zoning scheme.
        - Whether the requested accommodation would impose undue financial or administrative burdens on the City.

        These findings are considered consistent with fair housing laws and do not act as a constraint on housing for persons with disabilities.
- Corcoran

- Definition of "family" – The Corcoran Zoning Code defines family as: "Any group of individuals living together as a single housekeeping unit where the residents and share common living, sleeping, cooking and eating facilities. Family members need not be related by blood but are distinguished from a group occupying a boarding or lodging house, hotel or club suitable for group use." This definition is consistent with current law.
- Separation requirements – The City's Zoning Code does not impose any separation requirements between group homes or residential care facilities.
- Site planning requirements – The site planning requirements for residential care facilities are no different than for other residential uses in the same zone. Required parking is 1 space per two beds plus 1 space per 300 sq. ft. of office and other non-residential areas.
- Reasonable accommodation – Chapter 11-30 of the Zoning Code provides administrative procedures for reviewing and approving requests for modifications to building or zoning requirements in order to ensure reasonable accommodation for persons with disabilities in conformance with state law. A request for Reasonable Accommodation may be made by any person with a disability, their representative, or any entity, when the application of the Zoning Ordinance or other land use regulations, policy, or practice acts as a barrier to fair housing opportunities. Requests are reviewed by the Community Development Director and considers the following factors:
  - Whether the housing which is the subject of the request will be used by an individual with a disability thereunder
  - Whether the request for Reasonable Accommodation is necessary to make specific housing available to an individual with a disability
  - Whether the requested Reasonable Accommodation would impose an undue financial or administrative burden on the City
  - Whether the requested Reasonable Accommodation would require a fundamental alteration in the nature of a City program or law, including but not limited to land use and zoning
  - Potential impacts on surrounding uses
  - Physical attributes of the property and structures
  - Other Reasonable Accommodations that may provide an equivalent level of benefit.

    Factors such as impacts on surrounding uses are potentially objective and constrain housing opportunities for persons with disabilities. Program 2.13 will commit to removing this factor.

Reasonable Accommodation may be made by any person with a disability, their representative, or any entity, when the application of the Zoning Ordinance or other land use regulations, policy, or practice acts as a barrier to fair housing opportunities.

- Hanford
    - Definition of "family" – The Hanford Zoning Code defines family as: 'an individual or a group of persons living together who constitute a bona fide single-family housekeeping unit in a dwelling unit, not including a fraternity, sorority, club, or other group of persons occupying a hotel, lodging house or institution of any kind'. The previous definition of family was reviewed as per program 3.12 in the last housing element to ensure conformance with housing law.
    - Separation requirements – The City's Zoning Code does not impose any separation requirements between group homes or residential care facilities.
    - Site planning requirements – The site planning requirements for residential care facilities are no different than for other residential uses in the same zone. Required parking is 1 space per dwelling unit or 1 space per four beds plus 1 space per staff person during the day shift.
    - Reasonable accommodation – The City's Zoning Code (Chapter 17.92) outlines policies and procedures of the city for reviewing and approving requests for modifications to building or zoning requirements in order to ensure reasonable accommodation for persons with disabilities in compliance with the Fair Housing Act. Requests for reasonable accommodation can be made orally or in writing, are reviewed and approved administratively by the Community Development Director within 30 days of receiving an application. There is no fee associated with a reasonable accommodation application. Approval findings are minimal and limited to:

        1. Whether the housing that is the subject of the request for reasonable accommodation will be used by one or more persons with disabilities protected under federal fair housing laws;
        2. Whether the accommodation requested may be necessary to afford one or more persons with disabilities equal opportunity to use and enjoy a specific dwelling;
        3. Whether the requested accommodation would require a fundamental alteration to the City's zoning scheme;
        4. Whether the requested accommodation would impose undue financial or administrative burdens on the City.

        These findings are typical and in conformance with fair housing laws and are not considered a constraint on housing for persons with disabilities.

- Kings County
    - Definition of "family" – The Kings County Development Code defines family as: "One or more persons living as a bona fide single nonprofit relatively permanent housekeeping unit as distinguished from a group occupying a boarding or lodging house, hotel or club suitable for group use. A family shall not include a fraternal, social or business group." This definition is consistent with current housing law.
    - Separation requirements – The County's Development Code does not impose any separation requirements between group homes or residential care facilities.
    - Site planning requirements – The site planning requirements for residential care facilities are no different than for other residential uses in the same zone.
    - Reasonable accommodation – Article 22, Section 2208 of the County Development Code establishes administrative procedures for reviewing and approving requests for modifications to building or zoning requirements in order to ensure reasonable accommodation for persons with disabilities in conformance with fair housing law. A request may be made by any persona with a disability or their representative when zoning code, other County requirement, policy or practice acts as a barrier to fair housing opportunities.

Farmworker Housing

Housing for agricultural employees occurs in two types of settings: housing accommodations located on farmland that is exclusively for farmworkers; or traditional housing that is intended for lower-income households but is not restricted to farmworkers.

As per the 2020 census estimate, there are 567 farms in Kings County with an estimated 8,300 farm laborers. 156 farms hire more than 10 ten farm workers with approximately 5,800 permanent non-migrant and seasonal laborers. The housing needs of these farmworkers are primarily addressed through the provision of permanent affordable housing, such as apartments, lower-cost single-family homes, and mobile homes. The remaining farm laborers are migrant farmworkers who are not permanent residents of Kings County.

The California Employee Housing Act7 regulates farmworker housing and establishes requirements for permits, fees, and responsibilities of employee housing operators and enforcement agencies. It generally requires that no conditional use permit, zoning variance, or other zoning clearance shall be required of state-permitted employee housing that serves six or fewer employees that is not required of a family dwelling of the same type in the same zone (Health and Safety Code §17021.5). In addition, state-permitted employee housing facilities with no more than 36 beds in group quarters or 12 units must be treated as an agricultural land use that is not required to obtain any conditional use permit or other approval that is not required of other agricultural uses in the same zone (Health and Safety Code §17021.6).

Each jurisdiction's regulations regarding farmworker housing are described below.

- Avenal – Farmworker housing is permitted in all residential zones, intensive and exclusive

agricultural zones and the P-F zone in in conformance with Health & Safety Code 17021.5 . Since Avenal has some of the lowest housing prices and apartment rents in California, the need for farmworker housing is largely met by traditional housing. The City of Avenal actively assists farmworker housing needs: the majority of homeownership loans are made to farmworkers, and a majority of units in assisted multi-family projects are occupied by farmworkers. Farm labor housing for contract labor and housing with on-site employees are permitted uses in R2, R3 and agricultural zones. However, the City does not comply with Health and Safety Code sections 17021.6 and 17021.8 which allows larger employee housing in zones allowing agricultural uses.

- Corcoran – Farmworker housing is permitted in conformance with Employee Housing Act requirements. Employee housing is permitted in all residential zones and are allowed by right for 6 or fewer persons, subject to the same regulations as a single-family home. Further, employee housing in zones allowing agricultural uses is defined as Agricultural Worker Housing Center and is consistent with Health and Safety Code section 17021.6. However, the City has not revised zoning with Health and Safety Code section 17021.8 to permit qualified housing developments ministerially. Program 2.12 will commit to amend the zoning code in compliance with Health and Safety Code section 17021.8. Corcoran has some of the lowest housing prices and apartment rents in California and can meet its needs for farmworker housing through traditional housing. The City actively assists farmworker housing needs: farmworkers receive the majority of homeownership and home rehabilitation loans each year and occupy a larger share of units in assisted multi-family projects.
- Hanford – Farmworker housing is permitted in conformance with Employee Housing Act requirements, i.e., housing for up to six employees is permitted in all residential zones, subject to the same regulations as a single-family home. City of Hanford's First-Time Homebuyers Program is targeted very low to moderate income families. First time homebuyers can borrow up to $75,000 at 2% fixed interest rate for 30 years towards down payment and/or closing costs to purchase a new/existing home. As the most urbanized city in Kings County, Hanford has only a very small amount of agricultural land.
- Kings County – The Kings County Development Code permits providing accommodation for 6 or fewer farmworkers pursuant to Health and Safety Code Sec. 17021.5. Employee housing shall be deemed a single-family structure for zoning purposes. It is a permitted use in the Agricultural A zone.

Emergency Shelters, Transitional and Supportive Housing

Government Code Sections 65583(a)(4) and 65583(a)(5) require that the housing element identifies a zone, or zones, where emergency shelters are a permitted use without discretionary review, demonstrate that transitional housing and supportive housing are subject to only those restrictions that apply to other residential dwellings of the same type in the same zone. An emergency shelter is housing with minimal supportive services for people experiencing homelessness and is limited to occupancy of six months or less. Transitional housing is temporary (often six months to two years) housing for a homeless individual or family who is transitioning to permanent housing. Supportive

housing is housing with no limit on length of stay, that is occupied by the target population, and that is linked to an onsite or offsite service that assists the tenant in retaining the housing; improving his or her health; and maximizing his or her ability to live, and, when possible, work in the community. Supportive services includes job training, rehabilitation, counseling to allow individuals to gain necessary life skills in support of independent living[7].

Each jurisdiction's policies regarding emergency shelters, transitional and supportive housing are described below.

- Avenal
    - Emergency shelters/temporary housing are permitted by-right without discretionary review in the R-3 zone and by conditional use permit in the PF zone. Required standards include:
        - Maximum of 25 persons per night
        - Off-street parking at one space per five beds plus one space for each staff person on duty
        - Management and security plan
        - Minimum separation of 300 feet between emergency shelters
        - On-site waiting and intake areas screened from the public right-of-way
    - The R-3 zone is located near transit and commercial services, and provides adequate vacant or underutilized sites to accommodate the City's need for additional shelter facilities. Specifically, the City has identified more than 20 acres of vacant land with lot sizes ranging from a half acre to 9 acres – more than sufficient to accommodate the City's need of 4 persons and sufficient to accommodate at least one emergency shelter.
    - Transitional and supportive housing are treated as residential uses subject only to those requirements that apply to other residential dwellings of the same type in the same zone, in residential zones. However, these uses are not allowed in non-residential zones that allow residential uses, specifically, the CN, CC, CH, CD, CS, and PO zones. Program 2.16 will commit to amend zoning to allow these uses similar to other residential uses of the same type in the same zone.
- Corcoran
    - Emergency shelters are permitted by right without discretionary review in the Service Commercial (CS) zone and by conditional use permit in the Light Industrial (IL) and Heavy Industrial (IH) zones. Required standards include only those that apply to

[7] California *Health and Safety Code* §17000 et seq.

other uses in the same zone. Parcels within the CS zone are located near transit and commercial services, and provide adequate vacant or underutilized sites to accommodate the City's need for additional shelter facilities. Vacant lots in the CS zone are adequate for emergency shelter use and are near services.

For example there are two vacant sites in western parts of Corcoran with CS Zoning that were previously identified and considered in our City's originally intended use of PLHA Funds for Emergency Shelter.

These include a 4 Acre west portion of the 11.9 acre CS Zone along the south side of Whitley Avenue west of 6 ½ Avenue and directly adjacent to Corcoran Emergency Aid that is the only non-profit in Corcoran providing food and clothing resources to low-income families and those in need. The other site is 4.12 Acres located NW of 6 ½ Avenue and Whitley Avenue.

The other vacant CS sites on east side of Corcoran include 1.9 acres NW of Whitley and Pickerell Avenues, A 2.85 Acrea area SW of Whitley and Pickerell Avenues, and approximately 4 acre portion of vacant site NE of Whitley and Pickerell Avenues.

- Transitional and supportive housing are treated as residential uses subject only to those requirements that apply to other residential dwellings of the same type in the same residential zones, . However, these uses are not allowed in non-residential zones that allow residential uses, specifically the CN, CC, CH, CD, CS, and PO zones. Program 2.16 will commit to amend zoning to allow these uses similar to other residential uses of the same type in the same zone.

- Hanford
  - Emergency shelters are permitted by-right without discretionary review in the OR (Office Residential) and PF (Public Facility) zone subject to the following standards:
    - Off-street parking provided at a ratio of one space for each staff person on duty

    The OR zone encompasses approximately 114 acres, is located near transit and commercial services, and provides adequate vacant or underutilized sites to accommodate the City's need for additional shelter facilities.

    Emergency shelters are also allowed by CUP in the medium (1033 acres) and high density (219 acres) residential areas. Transitional and supportive housing are treated as residential uses subject only to those requirements that apply to other residential dwellings of the same type in the same zone, in conformance with state law.

- Kings County
  - The Development Code allows emergency shelters through a CUP in the RR and R1 residential zones and are a permitted use in the PF zone, in conformance with permissible development standards under Government Code 65583(a)(4). The PF

zone contains approximately 325 acres and has the capacity to accommodate additional shelters. Transitional and supportive housing for up to six persons are permitted subject only to those requirements that apply to other residential uses of the same type in the same zone. Currently there are no special standards or size requirements, but the County requires 1 parking space per 4 beds. Programs 4.8 and 4.20 are included in the Housing Plan to ensure consistency with state law. Program 4.20 will facilitate emergency shelters with sufficient capacity to accommodate the need for emergency shelters and in proximity to transportation and homeless services.

Single Room Occupancy (SRO)

Single room occupancy (SRO) facilities are small studio-type apartment units, typically occupied by one or two extremely-low-income persons. SROs may provide either private or shared kitchen and bathroom facilities. Each jurisdiction's policies regarding SROs are described below.

- Avenal - SROs are permitted by CUP in the Downtown Commercial (DC) and Service Commercial (SC) zones.
- Corcoran – SROs are permitted by CUP in all commercial zones (CN, CC, CH, CD, CS) and the Light Industrial (IL) zone.
- Hanford – SROs are permitted uses in the Office Residential (OR),MX-C and MX-D zones and by CUP in the R-H (High-Density Residential zone).
- Kings County – SROs are permitted by right in the commercial zone and are permitted by ministerial Site Plan Review in the CS, CH and CR districts. There are no special standards, or unit size requirements. However, there is one parking space per unit currently required, which will be amended in the Development Code through Programs 4.16 and 4.20.

These regulations help to encourage and facilitate the provision of small economical housing units for persons with limited incomes and do not pose an unreasonable regulatory constraint.

d) Development Standards

The Kings County jurisdictions regulate the type, location, density, and scale of residential development primarily through their zoning ordinances. Zoning regulations are designed to protect and promote the health, safety, and general welfare of residents, as well as preserve the character and integrity of neighborhoods. The Zoning Ordinance sets forth the specific residential development standards, described below and summarized in Table 4-3

Table 4-3 Residential Development Standards

Jurisdiction	Development Standard	RR	R-1-20, R-1-12	R-1-8, R-1-6, & R-1-3	RM
Kings County	Min. Lot Size (sf)	30,000	12,000-20,000	3,000-8,000	6,000
	Max. Density (du/ac)	1.5	2-4	7-14.5	11-29
	Lot Coverage (%)	40%	40%	40%-83%	50%-70%

	Max. Height (ft.)	30 (50 by CUP)	30 (50 by CUP)	30 (50 by CUP)	30 (50 by CUP)
	Development Standard	**RE**	**R-1**	**R-2**	**R-3**
Avenal	Min. Lot Size (sf)	20,000	6,000	7,000	6,000
	Max. Density (du/ac)	2	1-7	2-14	3-21.8
	Lot Coverage (%)	40%	50%	60%	60%
	Max. Height (ft.)	35	35	35	35
	Development Standard	**R-A**	**R-1-12 / R-1-10/ R-1-6**	**RM-2.5/ RM-3**	**RM-1.5/ RM-2**
Corcoran	Min. Lot Size (sf)	20,000	12,000/10,000/ 6,000, 5,000	6,000	6,000
	Max. Density (du/ac)	2.2	3.6-7.3	17.5/14.5	29/21.7
	Lot Coverage (%)	40%	40%	60%	70%
	Max. Height (ft.)	35	35	35	35
	Development Standard		**R-L-12, R-L-8 R-L-5**	**RM**	**RH**
Hanford	Min. Lot Size (sf)		12,000/8,000/ 5,000 (provisions for 3600-4,999)	5,000	5,000
	Max. Density (du/ac)		2-10	20	29
	Lot Coverage (%)		no limit for R-L-5 of –8; 50% for R-L-12	no limit	no limit
	Max. Height (ft.)		35	35	35

Source: Zoning Ordinances for Avenal, Corcoran, Hanford, and Kings County, 2025

Structural Standards

The permitted density of residential development varies between jurisdictions and zones. The maximum allowable density ranges from up to 22 units per acre in Avenal, and up to 29 units per acre in Corcoran, Hanford, and Kings County. The wide range of densities allowed in Kings County jurisdictions facilitates a variety of housing types ranging from single-family homes to multi-family apartment complexes.

Minimum lot sizes range from 3,000 square feet to 30,000 square feet for single-family residential zones and from 1,500 to 6,000 square feet per unit for multi-family residential zones. The zoning ordinances also regulate the size of residential structures through lot coverage and height limits. All Kings County jurisdictions have reasonable structural limits with maximum heights ranging from 35 to 40 feet which can accommodate three-story structures and maximum allowable densities in all jurisdictions. Kings County currently allows for 30 feet height (50 feet by CUP) in all residential zones. There are no story limitations within the 30 feet maximum height. The Kings County Fire Department does not have ladder trucks that would provide fire protection to buildings taller than 30 feet, which

is the basis for this standard for public safety. A 30-foot maximum height would allow for 3 stories at 10 feet each. However, due to market conditions no residential buildings taller than two stories have been built or proposed in any Kings County jurisdictions except Hanford, where three-story multi-family projects have been constructed. Multi-family lot coverage requirements are generous, and all jurisdictions allow coverage of at least 50% in multi-family zones. The single-family zones allow lot coverage of at least 40%. Agricultural zones have a lower lot coverage limit due to the predominant non-residential nature of these areas. These development standards are typical of other cities in the San Joaquin Valley and are not considered to be a constraint to development.

Parking Requirements

The parking requirements for Kings County jurisdictions are summarized in Table 4-4. All jurisdictions require 2 parking spaces for single-family detached units. Requirements for multi-family units vary based on bedroom counts with studio and one-bedroom units typically requiring not more than 1.5 spaces per unit. Although two covered spaces are required for multi-family units in Avenal, reductions in this ratio have been reduced for projects that qualify for a density bonus, and Program 1.7 includes a commitment to review parking standards as part of the General Plan and Development Code update.

Table 4-4 Residential Parking Standards

Unit Type	Avenal	Corcoran	Hanford	Kings County
Single-family detached	2 covered	2 (1 in garage or carport)	2 (1 in garage or carport)	1
Multi-family	2 covered	Studio: 1.5 1 Bedroom: 1.5 2 Bedroom: 2 3 Bedroom: 2	Studio: 1.5 1 Bedroom: 1.5 2 Bedroom: 2 3 Bedroom: 2 (50%covered)	1.5 per unit + 1 per 3 units guest parking
Second units/ADUs	1	1 or 2 bedrooms: 1 3+ bedroom: 2	1, except when exempt pursuant to Government Code section 66322, subdivision (a):	1
SRO units	1 per bedroom	1	1	1 space per unit
Boarding houses	1 covered space per bedroom or 1 space per 150 square feet gross floor area, whichever is greater	1 per 2 beds	1 space per 2 beds	1 per 2 beds + 1 per 3 beds guest parking
Farm Labor Housing	2 spaces per dwelling unit			2 spaces per unit

Residential Care Facility	1 space per 4 resident beds		1 space per dwelling unit or 1 space per 4 beds	1 per 4 beds

Source: Zoning Ordinances for Avenal, Corcoran, Hanford, and Kings County, 2025

Providing adequate parking is necessary to facilitate the sale or rental of a unit. Allowing too few spaces limits the potential occupants of a unit. These parking requirements are designed to accommodate multiple vehicles for households most likely to own more than one vehicle – households in single-family homes and in apartments with two or more bedrooms. According to recent Census data, 81% of households in Kings County have 2 or more vehicles. Therefore, requiring two spaces per residence is a reasonable requirement and does not constrain development in Kings County.

e) Accessory Dwelling Units

Accessory Dwelling Units (ADUs) are attached or detached units that provide complete independent living facilities for one or more persons including permanent provisions for living, sleeping, cooking, and sanitation, located on the same lot as the primary structure. ADUs often provide affordable housing for extremely-low-, very-low-, and low-income households, including seniors. Government Code §65852.2 (AB 1866) requires jurisdictions to allow second units by-right (as permitted uses) in all single-family zones unless specific findings are made. As shown in Table 4-2, ADUs are permitted in single-family zones in all five jurisdictions.

California continues to pass new laws to make ADUs easier and more accessible for homeowners. The following changes were made in 2023:

1. Relaxation of height restrictions (up to 25 feet for attached ADUs, up to 18 feet for ADU within 0.5 mile of public transit, up to 18 feet with 2 story multi family dwelling;
2. Permitting offices to approve or deny ADUs within 60 days, and provide a detailed list of reasons if permit is denied;
3. An 800 square foot ADU can encroach on the front setback;
4. Homeowners can still build ADUs if there is unpermitted work on their property;
5. Elimination of mandatory fire sprinklers in the primary ADU
6. Bathroom not required in Junior Accessory Dwelling Unit
7. Permitting offices cannot withhold demolition permits

County of Kings and the three city jurisdictions would need to amend their respective zoning ordinances to reflect the above changes.

Specific requirements for ADUs for each jurisdiction are summarized below.

- Avenal – The City of Avenal permits accessory dwelling units in residential zones with the following standards set forth in the zoning code: 1) the floor area of the second unit shall not

exceed 1,200 square feet or 30% of the primary structure, 2) the height shall not exceed the height of the main dwelling, and 3) one additional parking space shall be provided. These regulations are consistent with AB 1866 but needs updating to reflect recent changes to California law on ADUs.

- Corcoran – The City of Corcoran allows ADUs in residential zones if there is an existing or proposed single family home or multi-family building. Standards include: 1) the floor area of the ADU shall not exceed 1,200 square feet (if detached) or 30% of the primary structure (if attached), 2) the second unit must be integrated into the design of the main unit and conform to applicable development standards for the site, and 3) one additional parking space shall be provided for ADUs with one or two bedrooms, and two additional spaces for ADUs with three or more bedrooms. Corcoran regulations need updating to reflect recent changes to California law on ADUs.
- Hanford – The City of Hanford permits ADUs in all residential zones, subject to consistency with the requirements of State regulations and Section 17.60.030 of the Hanford Municipal Code. The requirements for ADUs mirrors state law and relies on HCD's ADU Handbook for updates.
- Kings County – Kings County permits Accessory Dwelling Unit (ADU) and Junior Accessory Dwelling Unit (JADU) in RR, R-1 and RM zones. These standards include: 1) a floor area limit of 1,200 square feet if detached or detached with an addition of 150 square feet for ingress/egress, 2) manufactured home shall not exceed 8 feet wide by 40 ft long and 320 square feet in area, 3) 1 ADU in single family residential zones and 1 attached/2 detached ADU's in multi-family residential zones, 4) at least one additional parking space except when the ADU is exempt by Government Code Section 65852.2, and 4) compliance with the other regulations for the R districts. These regulations need updating to reflect recent changes to California law on ADUs.

f) Density Bonus

California's Density Bonus Law (Gov. Code §§65915 -65918) allows a developer to increase density on a property above the maximum set under a jurisdiction's General Plan land use plan. In exchange for the increased density, a certain number of the new affordable dwelling units must be reserved at below market rate (BMR) rents. Cities and counties must provide a density increase up to 35% over the otherwise maximum allowable residential density under the Municipal Code and the Land Use Element of the General Plan (or bonuses of equivalent financial value) when builders agree to construct housing developments with units affordable to low- or moderate-income households. The density bonus policies for each jurisdiction are discussed below.

- Avenal –Section 9.19.01(D) of the Avenal Zoning Ordinance establishes density bonus incentives of up to twenty (20) percent in specified residential projects of five (5) or more units in which at least twenty (20) percent of the units are affordable to persons and families of low income or moderate income or in which ten (10) percent of the units are affordable to lower income households. A request for density bonus and regulatory concessions pursuant

to Gov. Code §§65915 is ministerial and subject to interpretations.

- Corcoran – The 2014 Zoning Ordinance update defers to state density bonus law.
- Hanford – Sec. 17.50.210 of the Municipal Code establishes density bonus incentives and procedures in conformance with state law.
- Kings County – Article 22 of the Development Code establishes density bonus procedures in compliance with state law. In R-1 and RM zoning districts, the density of the development may be increased and the site areas may be reduced for developments of 5 or more dwelling units.

g) Mobile Homes/Manufactured Housing

There is often an economy of scale in manufacturing homes in a plant rather than on site, thereby reducing cost. State law precludes local governments from prohibiting the installation of mobile homes on permanent foundations on single-family lots. It also declares a mobile home park to be a permitted land use on any land planned and zoned for residential use, and prohibits requiring the average density in a new mobile home park to be less than that permitted by the Municipal Code. However, Government Code 2.3 allow cities and counties to preclude installation of manufactured homes that are more than 10 years old at the time a permit is requested for their installation.

As described below, all jurisdictions allow for the development of manufactured housing, factory-built housing and mobile homes, providing a valuable source of housing for seniors, families, as well as farmworkers.

- Avenal – The City of Avenal permits mobile homes, factory-built housing and manufactured housing on permanent foundations subject to the same standards as apply to conventional single-family homes by-right in the A-I, A-E, R-E and R-1 zones and by CUP in the R-2 and R-3 zones. Manufactured homes are subject to Ministerial Permit review, shall be installed on approved permanent foundation system and may be used as single-family dwellings for up to 25 years. The Community Development Director determines the compatibility with surrounding development. Mobile home Parks are subject to a conditional use permit and shall be constructed in accordance with requirements set out in the zoning ordinance with regard to space coverage, on-site utilities, parking, recreational space and amenities.
- Corcoran – The City of Corcoran permits mobile homes and manufactured housing on permanent foundations by-right in any residential zone. New mobilehome parks are allowed by CUP in any residential zone and existing MHPs are located in single-family, multi-family, or service commercial zones.
- Hanford – The City of Hanford permits mobile homes and manufactured housing on permanent foundations subject to administrative approval in any residential zones. Mobile home parks are permitted in the RM zone subject to a Conditional Use Permit.
- Kings County – Kings County permits mobile homes and manufactured housing on permanent foundations in the same zones and subject to the same standards as apply to

conventional homes. Manufactured housing communities or mobile home parks are permitted in all residential zones with a conditional use permit.

h) Planned Unit Development

Planned Unit Development (PUD) includes mixed uses such as commercial and residential within one subdivision. PUDs may include single family homes, condominiums and townhomes, as well as local shops, restaurants, business centers and recreational spaces. PUDs can maximize land use and offer homeowners convenience, desired amenities and affordable housing.

- Avenal – The City of Avenal permits planned unit developments and small lot subdivisions in cluster combining district and small lot divisions in residential land use zone districts to warrant special methods of development through the encouragement of integrated planning and design. These developments are subject to maximum number of dwelling units and development standards allowed in a residential use district and combining district. Multi-family development standards apply to attached units.
- Corcoran – The City of Corcoran permits PUD in the PUD overlay zone subject to the site plan review process. In other zoning districts, a PUD requires the approval of a use permit in accordance with provisions of Chapter 11-26 Planned Unit Development Permit of the Zoning Code. Land uses permitted in the PO zoning district are also permitted in a PUD located in the RA, R-1 or RM zoning districts. Minimum lot requirements are 60 feet lot width and site area of 10,000 square feet. A 25% density bonus and changes to development standards may be allowed if the application demonstrates that the purpose of PUD is achieved.
- Hanford – The City of Hanford permits planned unit developments PUDs are allowed in all zone districts subject to discretionary approval. A PUD cannot add land uses prohibited in the zone district in which the PUD is located. Minimum site area required is 5 acres, except that there is no minimum requirement for infill sites. Also, the combination of different dwelling types, architectural appearance, and/or varieties of land uses in the development needs to complement each other and be in harmony with the existing and proposed land uses in the vicinity.
- Kings County – Kings County permits a Planned Unit Development in any district with a CUP, except in the Agricultural and Overlay Zone Districts. Article 17 of the Development Code establishes procedures for Conditional Use Permits.

G. Residential Permit Processing and Environmental Review

Development review procedures exist to ensure that proposals for new residential development comply with local regulations and are compatible with adjacent land uses. As shown in Table 4-5, processing times for Kings County jurisdictions are relatively quick: single-family projects require

one to eight weeks, while multi-family projects typically require one to three months.

Table 4-5 Development Review Processing Times

Permitting Requirements and Timeframes	Jurisdictions			
	Avenal	**Corcoran**	**Hanford**	**Kings County**
Tentative Tract Map	2 mo.	2-3 mo.	3 months, dependent on environmental review requirements	2-3 mo.
Parcel Map	3 mo.	2 mo.	30-45 days	4-6 weeks
Required Permits				
Conditional Use Permit for Housing in Residential Zones	Not required for SF or MF housing in residential zones	Not required for SF or MF housing in residential zones	Not required for SF or MF housing in residential zones	Not required for SF or MF housing in residential zones
Architectural Review for Housing in Residential Zones	Administrative as part of SPR	Only PUDs 30-45 days	Only PUDs 30-45 days	Not required
Administrative Site Plan Review for Apartments	Required 30 days	Required 30-45 days	Required 30 days	Required 15 days
Time Frame from plan submittal to approval				
- Single-family project	1 week	14 days	1 week	4-6 weeks
- Multi-Family project	30 days	1 to 3 mo.	30-45 days	4-6 weeks

du=dwelling unit

* Exception is for Planned Unit Developments (PUD)

Source: Cities of Avenal, Corcoran, Hanford, Kings County, 2025.

State planning and zoning law guides permit processing requirements for residential development. Within the framework of state requirements, each jurisdiction has structured its development review process in order to minimize the time required to obtain permits while ensuring that projects receive careful review. A description of each jurisdiction's permit and environmental review process is described below.

- Avenal – Residential subdivisions require approval of a tentative map by the Planning Commission and a final map by the City Council. Typical processing time for a tentative map

is two to three months. Multi-family projects are subject only to Site Plan Review by the Director, which must be approved within 30 days if the project's site plan conforms to the Zoning Ordinance. No findings are required other than conformance with the standards contained in the Zoning Ordinance.

- Corcoran – Individual single-family homes can be built by-right in residential zones, while subdivisions require Planning Commission approval of a tentative map and City Council approval of a final map. Multi-family projects of any size in RM zones require only Site Plan Review, which is approved by the Director with no public hearing. Free-standing multi-family residential projects are also permitted with only Site Plan Review in the Downtown Commercial (CD) and Professional Office (PO) zones, with the exception of projects with six or more units in the PO zone, which require a CUP. Findings required for Site Plan Review approval include 1) consistency with the General Plan and any applicable area plan, specific plan, community plan, or neighborhood plan; 2) compliance with all applicable provisions of the Zoning Code and Municipal Code; and 3) the project is arranged to avoid pedestrian and vehicular circulation hazards. (Sec. 11-23-3. F).
- Hanford – Residential subdivisions require approval of a tentative map by the Planning Commission and a final map by the City Council. Typical processing time for a tentative map is dependent on the level of environmental review required. Projects that do not require an EIR are processed in 3 months. For multi-family projects, a site plan review is required to enable the City to determine whether a proposed project conforms to the intent and provisions of the Zoning Ordinance, to guide the Building Official in the issuance of building permits, and to provide for the expeditious review of environmental impact assessments. The Community Development Department makes findings for approval provided the project complies with the following City policies:

    1. traffic safety, street dedications, street improvements, and environmental quality
    2. zoning, fire, police, building and health codes, and public works construction standards; and
    3. any other applicable federal, state or local requirements.

    Architectural review is required only for Planned Unit Development (PUD) overlays and within the Historic Overlay Zone. Developers follow objective guidelines and the Planning Commission approves the project.
- Kings County – Kings County allows single-family and multi-family residential projects by-right in residential zones. No conditional use permits are required for residential uses. Moreover, Kings County does not require architectural review or design review. However, the County does require a ministerial standard site plan review for multi-family housing to enable the County to determine whether a proposed project conforms to the intent and provisions of the Development Code, to guide the Building Official in the issuance of building permits, and to provide for the expeditious review of environmental impact assessments. Processing times are largely a function of compliance with CEQA requirements. Required findings for

site plan approval include consistency with the General Plan and Development Code. (Sec. 1603.C)

Kings County and the Cities of Avenal, Corcoran, and Hanford make a CEQA determination within 30 days of receiving a complete application as to whether CEQA streamlining can be used pursuant to the Permit Streamlining Act.

These procedures help to ensure that each jurisdiction's development process meets all legal requirements without causing a significant unwarranted constraint to housing development.

H. Developer Fees, Improvement Requirements and Building Codes

State law limits fees charged for development permit processing to the reasonable cost of providing the service for which the fee is charged. Various fees and assessments are charged by Kings County jurisdictions and other public agencies to cover the costs of processing permit applications and providing services and facilities such as schools, parks and infrastructure. Almost all of these fees are assessed through a pro rata share system, based on the magnitude of a project's impact or on the extent of the benefit that will be derived.

After the passage of Proposition 13 and its limitation on local governments' property tax revenues, cities and counties have faced increasing difficulty in providing public services and facilities to serve their residents. One of the main consequences of Proposition 13 has been the shift in funding of new infrastructure from general tax revenues to development impact fees and improvement requirements on land developers. Kings County jurisdictions require developers to provide on-site and off-site improvements necessary to serve their projects. Such improvements may include water, sewer and other utility extensions, street construction and traffic control device installation that are reasonably related to the project. Dedication of land or in-lieu fees may also be required of a project for rights-of-way, transit facilities, recreational facilities, and school sites, consistent with the Subdivision Map Act.

State law prohibits the imposition of building standards that are not necessitated by local geographic, climatic or topographic conditions, and requires that local governments making changes or modifications in building standards must report such changes to the Department of Housing and Community Development along with a finding with justification that the change is needed. Kings County jurisdictions' building codes are based upon the most recent California codes and are updated periodically. These are considered the minimum necessary to protect the public's health, safety and welfare. Although minor amendments have been incorporated to address local conditions, no additional regulations have been imposed that would unnecessarily add to housing costs.

Additional information regarding development fees, improvement requirements, and building codes are provided below.

1. Planning and Development Fees

Housing construction imposes short- and long-term infrastructure costs on communities. Short-term costs include staffing for planning services and inspections. In addition, new residential developments can result in significant long-term costs to maintain and improve infrastructure, public facilities, parks, and streets. In response to the taxing constraints imposed by Proposition 13, many California cities have relied increasingly on planning and development fees to fund services needed by new housing.

In Kings County, all jurisdictions collect planning and building fees for new development, as well as impact fees to assist in the construction of new schools as necessary. In addition, the cities of Avenal, Hanford, and Corcoran collect impact fees to help fund infrastructure improvements. The impact fees include public safety (police and fire), water system supply and distribution, wastewater collection/treatment, streets/thoroughfares, parks and recreation, and various others. Development within special districts (either a community service district or public utility district) requires connection fees to be paid to the respective special district where services were provided.

Table 4-5 presents the development processing and impact fees charged in each jurisdiction. According to a 2001 statewide fee study8, Kings County jurisdictions' fees were lower than half of all jurisdictions in the state. Based on current conditions, fees (both processing and impact) range from approximately 6% to 16% of the total cost of housing in Kings County. Given the current realities of local government fiscal conditions, this is considered very modest and is not an unreasonable constraint to housing.

Residential projects may sometimes require the extension of water, sewer, and roads. In these cases, the off-site improvements are more costly than traditional infill development. In Kings County, cities often require the developer to pay for extending water and sewer infrastructure but then allow the developer to recapture up to 50% of the costs if infill projects developed within ten years are served by that infrastructure extension that was oversized.

Kings County Unincorporated

Planning fees for Kings County were recently updated through a countywide fee study and became effective on January 16, 2026. All Planning fees are posted on the Kings County Community Development Agency website.

- Conditional Use Permit - $7,620
- Site Plan Review - $4,390
- Environmental Review - $5,150
- Change of Zone District Boundary - $3,785
- Development Code Text Change - $3,480
- General Plan Amendment - $6,630
- Tentative Parcel Map - $4,935

- In Lieu of Parcel Map - $4,161
- Final Parcel Map - $1,551 single sheet, $195 per additional sheet
- Tentative Tract Map - $6,975

City of Avenal

Planning fees for Avenal have not been updated since 2021. All Planning fees are posted on the City of Avenal Community Development website, and include the following:

- Conditional Use Permit - $1.595
- Site Plan Review - $1.295
- Environmental Review - $250 to full cost of review
- Change of Zone District Boundary - $1.295
- Development Code Text Change - $895
- General Plan Amendment - $1.200
- Tentative Parcel Map - $1,295
- Parcel Map Waiver - $500
- Final Parcel Map - $550
- Tentative Tract Map - $1,495 + $65.50 per lot
- Appeals - $100

City of Corcoran

Planning fees for Corcoran were last updated and became effective on May 28, 2019 and remain the current fee schedule.

- Conditional Use Permit - $2,870
- Site Plan Review - $3,390
- Environmental Review - $2,960 - $3,620
- Zoning Change in Land Use - $3,700
- Zoning Ordinance Text Change - $2,970
- General Plan Amendment - $4,020
- Tentative Parcel Map - $6,600
- Final Parcel Map - $1,210
- Tentative Tract Map - $5,290

City of Hanford

Planning fees for Hanford were last updated and became effective on July 1, 2025 and remain the current fee schedule.

- Conditional Use Permit
    - Amendment - $1,675
    - Minor (existing structures) - $1,675
    - Regular - $3,900
- Site Plan Review
    - Minor - $1,100
    - Major - $3,350
- Environmental Review – Actual Cost (consultant prepared)
- Zoning Change in Land Use - $8,725
- Zoning Ordinance Text Change - $8,725
- General Plan Amendment - $10,625 + Deposit +Actual Cost +10%
- Tentative Parcel Map - $5,075
- Tentative Tract Map - $7,500
- Lot Line Adjustment - $1,675 + $50 Recording Fee

2. Developer Impact Fees

Developer impact fees are charged in some cases for certain improvements. In addition to paying impact fees, a developer may provide needed public facilities and services through the creation of a special assessment or infrastructure financing district, annexation to existing public utilities or community services district, or raising of private capital to complete the needed improvements. These costs are passed on to residents through prices or rents charged for new housing. In rural communities, new developments are required to be annexed into a city or community services district in order to obtain water and sewer services.

City of Hanford

According to the City of Hanford's Master Fee Schedule for Fiscal Year 2024–25, the development impact fees are as follows:

Single-Family Residential:

- Circulation Fee: $4,059.65 per dwelling unit

- Storm Drainage Fee: $2,859.66 based on acreage
- Refuse Fee: $585.44 per dwelling unit
- Fire Fee: $646.74 per dwelling unit
- Police Fee: $350.95 per dwelling unit
- Water Fee: $2,938.09 per dwelling unit
- Waste Water Fee: $2,516.20 per dwelling unit
- Park Impact Fee: $3,243.55 per dwelling unit

  Total: $17,200.28 per dwelling + school fees

Multifamily Residential (Medium-Density)

- Circulation Fee: $2,850.66 per dwelling unit
- Refuse Fee: based on number of bins
- Fire Fee: $363.55 per dwelling unit
- Police Fee: $518.94 per dwelling unit
- Water Fee: $1,624.44 per dwelling unit
- Waste Water Fee: $2,014.22 per dwelling unit
- Park Impact Fee: $2,904.84 per dwelling unit
- Storm Drain Fee – based on project acreage

  Total: $10,276.65 per dwelling (plus storm drainage and refuse fees) + school fees

These figures provide a clear per-unit fee analysis for typical single-family and multifamily projects in Kings County, addressing the previously noted gap where only percentage ranges (6–16%) were mentioned.

City of Corcoran

According to the City's Estimated Fees posted for Fiscal Year 2023-2024 , which remain current, the following development impact fees would apply

Single-Family Residential:

Estimated development impact fees for a 1,500 square foot new construction single-family residence permitted by right are as follows:

- Building Permit: $2,259
- P/C: $1,468
- SMIP Fee: $29.21
- Bldg. Stand: $9

- Waste Water: $1,167
- Water Supply: $937.65
- Law Enforcement: $2,532.58
- Government Facilities: $752.79
- Sewer Connect Fees: $1,571.31
- Storm Drain: Min. $300
- Park Fees: $1,204.67
- School Fees (4.08/sq.ft): $6,120
- IT Fee (per 220 sq.ft.): Min. $5
- Training Fee (per 110 sq. ft.): Min. $10
- Kings County Impact Fee: $3,541.04

  Total: $21,592.25

Multi-Family Residential:

Estimated development impact fees for individual Multi-Family Unit within an 8 unit Multi-Family complex are as follows:

- Building Permit: $1,280.22
- Seismic: $26.81
- School Fees: $8,187
- SMIP Fee: $29.21
- Bldg. Stand: $8.37
- IT Fee: $32.37
- Training Fee: $43.25
- Waste Water: $736.10
- Water Supply: $280.62
- Law Enforcement: $34.40
- Government Facilities: $52.75
- Sewer Transmission Fee: $196.40
- Countywide Criminal Justice Fee: 113.43
- County Fire Fee: $191.86
- County Library Fee: $47.50

- Storm Drain: $38.50
- Parks & Recreation Fee: $68.17
- Kings County Impact Fee: $8.82

Total: $11,346.57

Kings County Unincorporated

According to the Kings County Master Fee Schedule effective January 17, 2026, the development impact fees for a 1,426 square foot new construction single-family residence permitted by right are as follows:

Single-Family Residential:

- Building Permit: $1,850
- Seismic: $37.73
- Plumbing Permit: $463
- Electrical Permit: $264.32
- Mechanical Permit: $172
- SB 1186 Disability Access Fee: $4
- Building Plan – Zoning Conformance Fee: $160
- School Fees: $7,519.87
- Public Protection Fees: $3,024.12
- Library Fees: $342.24

Total: $13,700.83

Multi-Family Residential

The most recent building permit application for a multi-family residence was issued on September 21, 2020 for a 2,070 square foot duplex that was administratively approved through a Site Plan Review. The fees that were applicable on September 21, 2020 were as follows:

- Site Plan Review Fee: $2,982
- Building Permit: $1,860
- Plan Check: $1,209
- Seismic: $38.09
- Plumbing Permit: $388
- Electrical Permit: $312.90
- Mechanical Permit: $185

- SB 1186 Disability Access Fee: $4
- Building Plan – Zoning Conformance Fee: $110
- School Fees: $8,506.98
- Public Protection Fees: $2,733.47
- Library Fees: $372.41

Total: $18,652.47

This provides a clear per-unit fee analysis for a typical single-family residence and multi-family residence in the Kings County unincorporated area and shows that development fees are not a constraint to residential development.

Table 4-6: Development Fees – Single Family

	Single Family Projects[1]			
Jurisdiction	**Avenal**	**Corcoran**	**Hanford**	**County**
Processing Fees				
Building Plan Check & Permit	65% of Building Permit Fee |Per CBC Valuation	PC = 65% of Building Permit Fee single 33% for same tract home design	65% of building permit fee (based on valuation)	per CBC + $160
Site Plan Review	$1,295 – Full Cost--	New Build $3,390 Existing $2,010	No site plan for single-family development on existing lots; $1,100-$3,350	$4,390
CUP	$1,595 – Full Cost--	CUP Cost $2,870 Minor $1,340	$1,675-$3,900	$7,620
CEQA Review[3]	CDFW Cost +10%--	In house up to 9,240 or Contracted: Cost + 10%	Cost +10%	$5,150
Impact Fees				
Water	N/A	$937.65 for 1100-2500 sq. ft.	$2,938.09	
Wastewater	N/A	$1,167 for 1100-2500 sq. ft.	$2,516.20	
Parks	$1,470.11	$1,204.67 for 1100-2500 sq. ft.	$3,243.55	
Drainage	N/A	$300 minimum for 1100 sq. ft. Cost changes per zone	$2,859.66/acre	
Public Protection	N/A	$2,532 for 1100-		$1,134

(County)		2500 sq. ft.		
Police (City)	N/A -	-	$350.95	
Refuse	N/A		$585.44	--
General govt. (City)	$737	$753 for 1100-2500 Sq. ft.	-	-
Schools[5]	$4.79 per sq. ft.	$4,488 for 1100 sq. ft. + $4.08/sq. ft. up to 2500 sq. ft.	$4.79 per sq. ft.	$4.79 per sq. ft.

Table 4-7: Development Fees – Multi-Family

Jurisdiction	Multi-Family Projects			
	Avenal	**Corcoran**	**Hanford**	**County**
Processing Fees				
Building Plan Check & Permit	65% of Building Permit Fee |Per CBC Valuation	Impact Fee's per unit	65% of building permit fee (based on valuation)	
Site Plan Review	$1,295 – Full Cost	New Build $3,390 Existing $2,010	$1,100-$3,350	
CUP	$1,595 – Full Cost	CUP Cost $2,870 Minor $1,340	$1,675-$3,900	
CEQA Review[3]	Cost +10%-		Cost+10%	
Impact Fees				
Water		$937.65 for 1100-2500 sq. ft.	$1,624.44	
Wastewater		$1,167 for 1100-2500 sq. ft.	$2,014.22	
Parks	$1,177.57	$937.65 for 1100-2500 sq. ft.	$2,904.84	
Drainage		$300 minimum for 1100 sq. ft. Cost changes per zone	Based on acreage	
Public Protection (County)	N/A	$2,532 per unit for 1100-2500 sq. ft.		
Police (City)	N/A	-	$518.94	
Refuse	N/A	--	Based on number of bins/development	
General govt. (City)	$590.08	$753 per unit for 1100-2500 sq. ft.	--	
Schools[5]	$0.78/sq.ft	Determined by school	$4.79/sq. ft.	

Notes:

1. Source: Kings County jurisdictions, 2023

3. Site Improvement Requirements

For new housing developments, all jurisdictions require installation of curbs, gutters, sidewalks, and street lighting. Developments must also provide connections to water and wastewater systems, or provide wells and septic tanks. Where roadways are not present, developers are required to construct all internal roadways for a subdivision, and provide connections to existing roadways. Table 4-8 summarizes typical improvements.

Table 4-8 On-Site and Off-Site Improvements

Permit Type	Standard Improvements		
	Internal Streets	**On-site Landscaping and Open Space**	**Curb, Gutters, Sidewalk, Utilities**
Avenal	ROW includes local street width of 36' for streets, plus 4' for sidewalk, and none for landscaping. For collectors, ROW 60' with 5' sidewalks on both sides	Front yard setback and lot coverage. Park dedications are not required. City requires two trees per residential lot.	Requires curb, gutters, sidewalks, and roads where they do not exist. Also, must connect to utilities and provide street lights.
Corcoran	ROW includes local street width of 60', plus 4' sidewalk on either side. Requires 6' landscaping. Collector ROW is 68 feet with same requirements	Front yard setback and lot coverage. Park dedications may be required. For new subdivisions, City requires two trees per residential lot. Drought resistant landscaping.	Requires curb, gutters, sidewalks, and roads where they do not exist. Also, must connect to utilities and provide street lights.
Hanford	ROW includes street width of 40' plus 5' for sidewalk, and 5' for utility easement Collector has 80' ROW, with same easements.	Front yard setback and lot coverage. Yard must be landscaped with 2 trees per lot. Apartment complexes must provide 5% usable open space a	Must provide curb, gutters, sidewalks, street lights, as well as sewer and water hookups, and fire hydrants
Kings County	For minor street, ROW is 50-56'. For collector, ROW is 60'.	Standard lot coverage requirements of 40% for single-family residences and 50 to 83% for multi-family residences. No standards for open space required, just landscaping.	Curbs and gutters are required for lot sizes less than 20,000 square feet. Street lights not required. Sewer and water hookups required for lot sizes less than one acre.

ROW=right of way
Source: Cities of Avenal, Corcoran, Hanford; Kings County

While site improvement requirements increase housing costs, they are typical for most jurisdictions. Moreover, site improvements are necessary to maintain the quality of life desired by residents and

ensure the availability of needed public services and facilities. Jurisdictions can mitigate the cost of these improvement requirements by assisting affordable housing developers in obtaining state and federal financing for their projects, streamlining approvals, coordinating utilities, reducing upfront improvement burdens, or providing regulatory and financial incentives.

Based on conversations with a developer in the region, for jurisdictions with on and off site improvement standards and requirements similar to Kings County jurisdictions, typical on and off site improvements (e.g., curbs, gutters, sidewalks, road improvements, utilities and street lighting) cost approximately $50,000 per single family lot or approximately 10-20% of total development costs and can be less for multifamily development with higher per unit total development costs. Typical challenges incurred by developers related to site improvements include:

- Timing and coordination of utility connections
- Upfront infrastructure costs that must be carried early in the project
- Delays tied to permitting or improvement plan approvals

4. Building and Construction Codes

All Kings County jurisdictions have adopted the 2025 California Building Standards (Building, Plumbing, Mechanical and National Electrical) Code. Approvals are required for new structures as well as installation or replacement of patios, storage buildings, carports, air conditioning replacements, re-roofing etc.

Code enforcement programs are implemented through each jurisdiction's Building Department, Planning Department, Police Department or Public Works Department. Code enforcement staff investigates violations of building code and property maintenance standards as well as other complaints. When violations are identified, eligible property owners are referred to appropriate rehabilitation programs providing grants or low-interest loans for property and building improvements. Each jurisdiction is committed to increasing public awareness of rehabilitation and home improvement programs and to coordinating these programs with code enforcement efforts. This commitment is reflected in Program 1 (Code Enforcement) of each jurisdiction's Housing Plan. In addition, all Housing Plans for Kings County jurisdictions have a housing rehabilitation program.

I. Non-Governmental Constraints

1. Environmental and Infrastructure Constraints

Environmental and infrastructure issues affect the amount, location, and timing of new residential development. New housing opportunities create challenges regarding public infrastructure extensions and expansions, and encroachment into agricultural land. In addition, the availability of adequate water, public infrastructure such as wells and wastewater treatment facilities, and other public services and facilities can impact the feasibility of new residential development. This section

analyzes the potential environmental and infrastructure constraints to housing development in Kings County.

a) Agricultural Lands

The California Land Conservation Act, (commonly referred to as the "Williamson" Act) was adopted by the state legislature in 1965 to protect agricultural, wetland, and scenic areas of the state from unnecessary or premature conversion to urban uses. The Williamson Act explicitly pronounces the State's responsibility for protecting its agricultural industry from stagnation and recession. The agricultural industry is critical to the economy of Kings County, and its agricultural preserve program was first implemented in 1969.

To that end, Kings County has several mechanisms that serve to protect farmland from premature urbanization. Conservation or Farmland Security Zone Contracts provide that property may not be used by the owner, or their successors, for any purpose other than the production of agricultural products for commercial purposes. The minimum timeframe of a Land Conservation Contract cannot be less than 10 years. Farmland Security Zone contracts cannot be less than 20 years. Both contracts automatically renew one additional year and the automatic renewal continues indefinitely unless a notice of non-renewal is filed.

As discussed in Chapter 3, and Appendix B, Land Inventory, the sites identified for housing development are not encumbered with Williamson Act contracts, nor are any sites located within Farmland Security Zones. Thus, all sites proposed for development are not constrained by agricultural land use conservation contracts.

b) Wastewater Infrastructure

Wastewater service for residential development in King County is provided by public sewers in the incorporated cities and the unincorporated community service districts (CSDs). In rural areas of the County, wastewater service is not provided and residential developments rely on individual septic systems. An analysis of sewer capacity in Kings County jurisdictions and the capacity to accommodate growth commensurate with the RHNA for the 2024-2032 Housing Element planning period is provided below.

- Avenal – The City of Avenal operates a Waste Water Treatment Plant located southwest of the City. The plant has a capacity of 5.0 million gallons per day and processes approximately

1.4 million gallons per day. City staff estimates that the plant has capacity to accommodate approximately 300-500 additional residential units. Given that Avenal has received a Regional Housing Needs Allocation of 277 units for the 2024-2032 period, Avenal has sufficient capacity to accommodate all projected residential development for the current planning period and beyond.

- Corcoran – Corcoran's wastewater is collected and conveyed to the City's treatment plant, located at the intersection of King Avenue and Pueblo Avenue, in the southeastern portion of the City, and has a capacity of 2.0 MGD. This facility provides secondary level treatment. Corcoran State Prison, the biggest water user, has its own wastewater treatment facility. The City's wastewater treatment plant underwent modifications in recent years to accommodate population growth as outlined in the General Plan. The city continues to plan for expansion of the wastewater treatment facility as part of its Capital Improvement Program and Wastewater Collection Master Plan as necessary. New development is responsible for construction of all sewer lines serving the development. Adequate treatment plant capacity is projected through the planning period.
- Hanford – Hanford's wastewater treatment plant has a design capacity of 8 million gallons per day (8 MGD). The City's Sewer System Master Plan (2017) reported a decrease in flow to the plant from 4.93 MGD in 2006 to 4.44 MGD in 2015. There is sufficient capacity at the plant to support city growth for the foreseeable future. The Master Plan also identifies capital improvement programs required for sewer network. To allow for growth east of the City's boundaries, either a major new interceptor line will be installed to connect this area with the wastewater treatment plant or a satellite tertiary wastewater treatment plant must be built. These improvements will either be funded through impact fees or provided by developers to ensure adequate capacity to accommodate development. Thus, adequate capacity will be available to serve new residential development commensurate with the regional housing production goals.
- Unincorporated County – Wastewater treatment capacity is more limited in unincorporated communities than in the cities. In most of the unincorporated areas, wastewater treatment services are not provided, and residential development relies on individual septic systems. However, the Armona, Kettleman City and Stratford District areas are each served by that Districts wastewater treatment system. The Stratford Public Utility District is able to service only existing connections. The community districts of Armona, Home Garden, and Kettleman City have adequate wastewater treatment capabilities. Home Garden contracts with the City of Hanford for wastewater treatment.

c) Water Availability

The availability of water to serve residential development is an important prerequisite for determining the ability of sites to accommodate housing commensurate with the regional housing needs production goals during the 2024-2032 planning period. From 2019 through 2022, California experienced the driest three years on record, putting strain on water resources and resulting in stringent water restrictions. The drought conditions have eased since; however the future situation

is unpredictable and the analysis below is based on the projections by Kings County jurisdictions with regard to water availability and water demand. The availability of water to serve additional growth in each jurisdiction is discussed below. Pursuant to Government Code Sec. 65589.7, water and sewer providers are required to grant priority to developments that include lower-income units, and jurisdictions are required to provide copies of their Housing Elements to water and sewer providers within their boundaries immediately upon adoption.

- Avenal – Avenal receives water from two primary sources, the State and the federal Bureau of Reclamation. These sources combine to provide an allocation of up to 3,400 acre feet per year to the City of Avenal. Conversely, the City of Avenal utilizes an average of 2,400 acre feet of water per year resulting in about 1,000 acre feet of water potentially available to accommodate future growth in Avenal. Households in Avenal utilize between .5 and 1 acre feet of water per year. Therefore, Avenal is capable of accommodating the water needs for between 1,000 and 2,000 additional households. Avenal has received a Regional Housing Needs Allocation of 277 units for the 2024-2032 period, which is well within the City's capacity to accommodate.
- Corcoran – Corcoran relies upon five groundwater wells located in a well field northeast of the City to meet all domestic, commercial, and industrial water demands. To prevent aquifer over drafting, Corcoran participates in groundwater recharge activities, has adopted water conservation ordinances, and treats/reuses wastewater effluent for irrigation at Corcoran State Prison. Based on the 2020 Urban Water Management Plan, the City has sufficient existing and planned groundwater supply to serve the City's regional housing needs and maximum population projected at buildout of the General Plan without depletion of the aquifer. The City experienced prolonged drought conditions from 2019 which has eased in 2023. The City has a Water Conservation Plan dependent on the cause, severity and anticipated duration of the water shortage. In 2025, the City completed a citywide installation of water meters for all residential and business service connections that enables online user monitoring for daily consumption. The city in late 2025 also switched from flat rate to metered rate for water utility billing and integrated conservation monitoring.
- Hanford – Hanford and surrounding urban areas rely on local groundwater, with wells extracting water from the Tulare Lake Sub-basin of the San Joaquin Valley Groundwater Basin to meet all domestic, commercial, and industrial water demand. The City also maintains drainage basins to percolate storm water and excess domestic water year-round to recharge the aquifer. Approximately one-half the potable water consumed by urban users is for outdoor water use such as landscape irrigation. The other half is utilized by consumers for indoor use. Indoor wastewater is delivered to the City's wastewater treatment plant where it is treated, disinfected, and delivered to the Lakeside Irrigation District (by agreement) for reuse as agricultural irrigation water. The City's 2020 Urban Water Management Plan identifies adequate water through the planning period to serve regional housing needs and anticipated urban growth. The City also has Water Shortage Contingency Plan (2021) to address different drought conditions and have implemented permanent water use

prohibitions.

The City Engineer prepared a memorandum to provide verification of available water and wastewater capacity to serve residential development identified in the 2024–2032 City of Hanford Housing Element, consistent with Government Code §65583.2(c). The certification confirms that adequate public facilities and services are available, or will be provided in a timely manner, to support projected housing development on identified sites.

Table 4-9: City of Hanford Wastewater Treatment Capacity

Item	Data / Description
Current Wastewater Treatment Plant (WWTP) permitted capacity	8.1 million gallons per day (MGD)
Current average daily flow (ADF)	5.7 MGD
Current peak daily flow	7.1 MGD
Remaining available capacity	2.3 MGD
Estimated additional demand from Housing Element sites (5,547 units × 316 gpd/unit)	1.75 MGD
Result:	Adequate capacity exists Upgrades required (see Section 3)

Unincorporated County

- The Kettleman City Community Services District (KCCSD) provides water to the unincorporated community of Kettleman City from two groundwater wells prior to 2020. The wells were determined to be out of compliance due to arsenic levels. The KCCSD had established a moratorium on new commercial and residential development until a new surface water treatment plant can be constructed which will treat water from the California Aqueduct. The water treatment plant was completed in 2020 to treat and distribute water from the California aqueduct, but the severe drought conditions resulted in limited water allocation from the State. The severity of the drought situation has now eased.
- The Armona Community Services District (ACSD) provides water services in the unincorporated community from two groundwater wells. The ACSD has determined that there is the need for additional water storage in order to reach the goal of an eventual population of 6,500; however, there is currently capacity to adequately support the RHNA sites.
    - Neither the KCCSD nor the ACSD are restricted in the amount of groundwater wells that can be drilled. The KCCSD and ACSD Capital Facilities Plans

include the provision of new wells and additional water storage capacity to accommodate buildout of the General Plan land use policies. As demand for water supply increases with population growth, these community service districts will drill new wells and construct additional water storage facilities in accordance with their Capital Facilities Plans. KCCSD has current capacity to adequately support the RHNA sites.

- Home Garden Community Service District (HGCSD) has seen an increase in development and water connection applications with the passing of state laws permitting Accessory Dwelling Units in Residential zoning. The excessive influx of connections risk creating hazardous low-pressure conditions jeopardizing fire suppression and causing regulatory noncompliance. Because of this, HGCSD adopted an Urgency Ordinance in March of 2025 to establish a moratorium on issuing new or additional water connections with HGCSD. There are improvements needed to adequately support RHNA sites.
- Stratford Public Utility District (SPUD) has three existing wells and one on standby and can support limited infill development. The existing capacity will not support large-scale development within the community and new sources of potable water will be needed. There are improvements needed to adequately support RHNA sites.
- Kings County declared local drought emergency in March 2022. These restrictions have now eased and are not expected to preclude new residential development commensurate with regional housing needs in unincorporated areas during the 2024-2032 planning period. As indicated in Appendix B, the unincorporated County's potential lower-income sites are evenly distributed among the four Community Service District areas.
- The County will implement Program 4.18 Infrastructure Improvements to Facilitate Housing for Lower and Moderate Income Households and Special Needs Populations and Program 4.25 Attainment of Infrastructure to support any infrastructure improvements needed in the Communities of Armona, Home Garden, Kettleman City, and Stratford.

Table 4-10: Adequate Infrastructure Capacities in Unincorporated Kings County

Community	Water Connections Provider	Wastewater Connections Provider	Adequate Water Capacity	Adequate Wastewater Capacity
Armona	Armona Community Services District	Armona Community Services District	Yes	Yes
Home Garden	Home Garden Community Services District	City of Hanford	Needs Improvements	Yes

Kettleman City	Kettleman City Community Services District	Kettleman City Community Services District	Yes	Yes
Stratford	Stratford Public Utilities District	Stratford Public Utilities District	Needs Improvements	Needs Improvements

2. Land and Construction Costs

Land and construction costs contribute to the cost and affordability of housing. However, these market factors are largely beyond the control of local jurisdictions.

While land costs are primarily controlled by regional location, cities and counties can influence per-unit land costs through allowable densities. As discussed in the Governmental Constraints section, all of the jurisdictions in Kings County allow residential development at sufficient densities to accommodate market demand.

Like land costs, construction costs are not significantly affected by local policies. The price of materials and labor are affected by regional, national and international forces. Construction costs depend on the type of home as well as amenities, materials used, and quality of construction. Jurisdictions have several means to reduce the cost of housing construction, improve housing affordability, and expand housing opportunities for more residents. Using prefabricated or manufactured housing is one way to reduce construction costs. All Kings County jurisdictions have policies to facilitate the use of manufactured housing.

Local building code requirements could also affect the cost of new housing. All Kings County jurisdictions have adopted the California Building Code and no local amendments have been adopted that would significantly increase the cost of construction.

Kings County

The current cost of land in Kings County is approximately $24,000 to $31,000 per acre. Prices can vary based upon land type, with agricultural listings averaging around $25,000 per acre. Smaller residential lots under 2 acres can have higher per-acre price with listings for roughly 1 to 1.5 acres ranging from $70,000 to $150,000. Larger rural residential lots, such as a 10-acre parcel with an existing home, may list for approximately $500,000. Agricultural tracts of land 50 acres or more typically have lower per-acre costs compared to smaller, buildable residential lots. Prices in Kings County can fluctuate rapidly based on market conditions, proximity to services, and zoning designation.

The prices per acre in Kings County is comparable to other local areas. In Tulare County, the cost per

acre of land is approximately $30,000 with smaller residential lots in places like Exeter and Three Rivers ranging from $50,000 to over $100,000. The average price per acre in Fresno County is approximately $31,800 with smaller residential lots in places like Clovis and Sanger vary widely depending on location and proximity to services. Kings County prices per acre would not be a constraint for residential development.

The average cost of construction for new 1,400 square foot residence in Kings County ranges between $280,000 and $450,000 ($200 to $300 per square foot) for standard builder-grade to mid-range home, non-coastal construction. This estimation does not include land, site preparation, permits, or utility connection fees. These costs are approximately the same regionally, including Fresno County, and considerably lower than construction costs in coastal regions, which can range from $400 to $500 per square foot like in San Luis Obispo County.

It takes approximately 6 months to 1 year for an approved residential development to submit building permit applications. Building permit application review generally takes about 4-6 weeks for plan check and approval. The Kings County unincorporated area does not receive many requests for development. The Armona Community has recently had two housing tract developments that have entered into Density Bonus agreements. Most residential development interest is in smaller lots, ADUs, or infill. Not all requests meet maximum density in the R-1 zone districts, but interest in the RM zones is closer to or at the maximum density.

Avenal

Avenal experiences similar conditions to the County regarding land costs, timing between final approval and requests for building permits and requests densities less than assumptions in the sites inventory with minimal hinderance on achieving the RHNA.

Corcoran

For Corcoran, lands costs are similar to the County and barring unusual circumstances such as utilities and easements and financing, developers typically request building permits within six to nine months of final approval. With respect to requesting densities less than assumptions in the sites inventory, Corcoran does experience requests for lesser densities, particularly in single family zones. However, given the City's streamlined approval processes, large surplus of capacity, significant progress to date toward the RHNA and ongoing compliance with No Net Loss law, these conditions do not significantly hinder the City's ability to achieve the RHNA.

3. Cost and Availability of Financing

Kings County jurisdictions are similar to most other communities with regard to private sector home financing programs. The interest rates in the past several years have been at historic lows and in 2023, the interest rates have increased to more than 7%. This has resulted in a small drop in home prices but the demand remains high due to fewer homes on the market. The median listing home price in Kings County is around $355,000 (October 2023), a significant increase compared to the median listing price of around $280,000 in October 2020. Lower-income households have difficulty qualifying for home loans and the higher interest rates and home prices have made the situation

more difficult.

J. Environmental Constraints in Kings County, California

Kings County, situated in California's Central Valley, encompasses diverse environmental features and constraints that influence land use planning and development. Identifying these constraints is crucial for sustainable growth and environmental conservation.

1. Key Environmental Constraints

a) Flood Zones:

Areas adjacent to the Kings River and other waterways are susceptible to flooding. The Federal Emergency Management Agency (FEMA) provides Flood Insurance Rate Maps (FIRMs) that delineate flood-prone areas. These maps are essential for assessing flood risks and guiding development away from high-risk zones.

b) Seismic Activity:

While Kings County is not directly atop major fault lines, it is still subject to seismic activity due to its proximity to faults in neighboring counties. The California Geological Survey offers seismic hazard maps that help in understanding and mitigating earthquake risks.

c) Soil Limitations:

Certain areas in Kings County have soils with limitations for development, such as high shrink-swell potential or poor drainage. The Natural Resources Conservation Service (NRCS) provides soil surveys that identify these limitations, aiding in land suitability assessments.

d) Agricultural Land Preservation:

Kings County has extensive areas designated as prime farmland. The California Department of Conservation's Farmland Mapping and Monitoring Program (FMMP) classifies land based on agricultural quality, which is vital for preserving valuable agricultural resources.

K. Fair Housing

State law prohibits discrimination in the development process or in real property transactions, and it is each jurisdiction’s policy to uphold the law in this regard. In Kings County, fair housing complaints are referred to different agencies depending on the jurisdiction. The City of Corcoran refers fair housing complaints to the HUD Fair Housing Enforcement Center in San Francisco and to Tulare/Kings County Legal Aid. Kings County, Avenal, and Hanford refer fair housing complaints to the Human Rights/Fair Housing Commission office in Fresno. Each jurisdiction’s efforts to support fair housing are described in the Housing Plan (Chapter 5).

CHAPTER 5: HOUSING PLAN

The earlier chapters of the Housing Element describe the housing needs, resources and constraints for the five jurisdictions in Kings County. This Housing Plan sets forth a comprehensive strategy and program of actions to address the housing issues identified within the cities of Avenal, Corcoran, and Hanford, and the unincorporated areas of Kings County.

Section A highlights the major housing issues identified in Kings County and corresponding goals and policies to address those issues. Section B sets forth the specific programs to be implemented by the cities of Avenal, Corcoran, and Hanford, and unincorporated Kings County to effectively implement the goals and policies

A. Goals and Policies

1. Housing and Neighborhood Conservation and Rehabilitation

Improving the condition of housing is a primary housing goal for many communities. Although the majority of homes in each community are in sound condition, there is a need for repair, improvement, and rehabilitation of many homes, particularly older "Farmers Home" units and mobile homes as well as older multi-family complexes. Thus, a primary goal of the Housing Element is to continue to support policies and programs for improving housing and residential neighborhoods.

GOAL 1: Improve and maintain the quality of housing and residential neighborhoods.

Policy 1.1. Promote and improve the quality of residential properties by ensuring compliance with housing and property maintenance standards.

Policy 1.2. Assist in the repair, rehabilitation, and improvement of residential structures; demolish and replace structures which are dilapidated and beyond repair.

Policy 1.3. Invest in infrastructure and public facilities to ensure that adequate water, sewer, roads, parks, and other needed services are in place to serve existing and future residential developments.

Policy 1.4. Preserve assisted rental housing for long-term occupancy by low- and moderate-income households.

Policy 1.5. Cooperate with Federal agencies, State agencies and lending institutions to design and implement housing rehabilitation programs, and to acquire grant funding to finance rehabilitation programs to support low-income households.

Policy 1.6. Review and implement place-making strategies for conservation and preservation of neighborhoods including programs to improve safety for pedestrians and improve mobility by continuing to develop greenway facilities and new bike lanes.

2. Housing Production

Like most other areas in the San Joaquin Valley, growth and development in Kings County is expected to continue in the foreseeable future. The Housing Element sets forth policies to encourage the production of high-quality housing that meets identified housing needs, further stimulates economic development, and improves residential neighborhoods.

GOAL 2: **Facilitate and encourage the provision of a range of housing types and prices to meet the diverse needs of residents.**

Policy 2.1. Provide adequate sites for housing through appropriate land use, zoning and development standards to accommodate the regional housing needs for the current planning period.

Policy 2.2. Work collaboratively with nonprofit and for-profit developers to seek state and federal grants to support the production of affordable housing.

Policy 2.3. Ensure the adequate provision of water, sewer, roads, public facilities, and other infrastructure necessary to serve new housing.

Policy 2.4. Support the construction of high quality single- and multi-family housing which is well designed and energy efficient.

Policy 2.5. Encourage the development of additional sales and rental housing units for extremely low-, low- and moderate-income households.

3. Housing Constraints

Market factors and government regulations can have a significant impact on the cost of new housing. Although market factors are largely beyond the influence of local governments, Kings County jurisdictions can continue to implement responsive programs to mitigate the impact of market conditions and governmental regulations.

GOAL 3: **Remove or mitigate, to the extent feasible and appropriate, potential governmental constraints to the production, maintenance, improvement and affordability of housing.**

Policy 3.1. Offer regulatory and/or financial incentives, as available and appropriate, to encourage the construction of quality housing.

Policy 3.2. Periodically review local ordinances and building regulations to ensure that they do not unduly impede housing investment.

Policy 3.3. Utilize planned developments and other creative mechanisms to facilitate the construction of more creative, well-designed, housing projects.

Policy 3.4. Ensure that developments are processed efficiently to minimize holding costs and comply with the Permit Streamlining Act.

4. Housing Assistance

Certain groups may have greater difficulty in finding decent, affordable housing due to unique circumstances. Persons with special needs include low- and moderate-income households, military personnel, seniors, persons with disabilities, large families, people who are homeless, single-parent households, and farmworkers. Kings County jurisdictions remain committed to assisting people of all walks of life in securing adequate housing.

GOAL 4: Provide housing assistance to extremely-low-, very-low-, low-, and moderate-income households and those with special housing needs.

Policy 4.1. Support the provision of rental assistance to provide affordable housing options for extremely-low-, very-low- and low-income households.

Policy 4.2. Participate in efforts to expand homeownership opportunities to lower- and moderate-income households through down payment assistance and other homeownership programs.

Policy 4.3. Support the provision of housing suitable for special needs groups, including seniors, people with disabilities, homeless people, military personnel, large households, single-parent families, and farmworkers.

Policy 4.4. Develop and maintain collaborative efforts among nonprofits, for-profit developers, and public agencies to encourage the development, maintenance, and improvement of housing.

5. Fair and Equal Housing Opportunities

Fair and equal housing opportunity is a continuing need in Kings County to ensure that all persons, regardless of their status, have the opportunity to find a suitable home. Mediating tenant/landlord disputes, investigating complaints of discrimination, providing education services, and improving public awareness are all part of a comprehensive fair housing program.

GOAL 5: Further equal housing opportunities for persons, regardless of status.

Policy 5.1. Support enforcement of fair housing laws prohibiting arbitrary discrimination in the development, financing, rental, or sale of housing.

Policy 5.2. Periodically review City ordinances and development regulations and modify, as necessary, to accommodate housing for disabled persons.

Policy 5.3. Improve access to fair housing information, including education and enforcement assistance for residents and persons interested in renting or purchasing housing in Kings County and education for property owners, managers, and other housing providers regarding fair housing laws and their responsibilities to ensure fair access to housing opportunities.

B. Housing Programs

1. Avenal Housing Programs

Avenal has a long history dating back to the 1800s. Early American settlers arrived in the Kettleman Hills during the 1850s with the dream of raising cattle and farming. Oil, however, would bring fame, fortune, and people to Avenal. In 1929, Standard Oil surveyed the current site of Avenal to build a town. By 1940, Avenal was the second largest town in Kings County with a population of 3,000 – mostly oil workers – and was known for some of the best services and schools in California. During the 1940s, however, the decline of oil and gas production affected Avenal's economy, and many stores and houses were vacated.

Avenal State Prison

Avenal's transition began when agricultural workers came to the area. During the 1970s, the completion of the California Aqueduct provided needed water and completion of I-5 brought new business opportunities. Following incorporation in 1979, the city attracted a state prison in 1987, and later annexed the I-269/I-5 interchange and zoned the area for commercial and industrial development.

Community development will play an important role in Avenal's future. New quality housing is needed to attract employees of Avenal State Prison, Coalinga State Mental Hospital, and other future employers. Rehabilitation and infrastructure programs are needed to improve the quality of neighborhoods and foster identity and pride. Assisting residents in securing affordable rental and ownership housing remains a priority for Avenal. The Housing Element plays an important role in Avenal by guiding community development programs which will define and shape the City's future through 2024.

El Palmar Apartments

1.1 Code Enforcement

Code enforcement is an important means to preserve public health and safety and ensure that the character and quality of neighborhoods and housing is maintained. To that end, the City's Code Enforcement staff under the Public Works department will work to enforce state and local regulations. In conjunction with code enforcement activities, City staff will provide information to homeowners regarding the City's Housing Rehabilitation Program (Program 1.2).

Objective:	Continue to work with the community to address code violations. Refer property owners to the Housing Rehabilitation Program.
Responsible Agency:	Code Enforcement Staff/Public Works Department
Funding:	General Fund
Timeline:	Ongoing

1.2 Housing Rehabilitation Program

In collaboration with a housing partner, the City will continue providing rehabilitation loans to lower-income households, including very-low- and extremely-low-income persons. Initiated in 1988 with CDBG funds, the Housing Rehabilitation Program will provide loans for up to $190,430 for most types of housing repairs, energy conservation improvements, and handicapped accessibility devices.

Objective:	Continue to provide between 6 to 12 loans per year; Continue to market the program through brochures at the public counter and online.
Responsible Agency:	Community Development Department and Self-Help Enterprises
Funding:	CDBG; HOME; CAL-HOME
Timeline:	Ongoing

1.3 Preservation of At-Risk Affordable Housing and Mobile Home Parks

The City will work with interested agencies and community organizations to preserve at-risk units by monitoring their status, providing technical and/or financial assistance in return for extended affordability controls, and ensuring proper tenant notification prior to project conversion. As noted in Chapter 2, Avenal has 317 units of affordable housing created through City, state, and federal programs, some of which serve very-low- and extremely-low-income persons. 1 location need to be monitored for risk of conversion during the next 10 years – Wien Manor (38 affordable units).

Annual monitoring of all affordable housing projects and at risk of conversion by contacting the owners or managers and identifying any units at-risk of converting to market rate housing. To increase the likelihood that these affordable units are preserved, the city will develop a preservation strategy if affordability agreements are about to expire. The strategy may include contacting potential purchasers, working with organizations as appropriate in pursuing available funds, ensuring compliance with tenant noticing requirements, conducting tenant education regarding their rights, and providing information on Section 8 rent subsidies and other affordable housing opportunities in the city. In addition, the city will maintain and annually update the inventory of at-risk projects and establish a database.

Objective:	Develop a preservation strategy for at risk projects and maintain and update an at-risk project inventory and actions taken. Continue to monitor at-risk units and preserve mobile home parks
Responsible Agency:	Community Development Department
Funding:	General Fund
Timeline:	Develop at risk preservation strategy in 2026 and monitor at risk projects annually

1.4 Adequate Sites

The City will facilitate the production of new housing to accommodate demand commensurate with the City's share of regional housing needs. To that end, the Housing Element identifies "adequate" sites to accommodate the City's regional housing needs allocation identified as 277 units (24 extremely-low, 24 very-low, 37 low, 55 moderate, and 137 above moderate-income affordability) during the current planning period. Adequate sites are those with appropriate development and density standards, water and sewer services, and adequate infrastructure.

Objective:	Maintain appropriate land use designations to provide adequate sites appropriate for new housing to meet Avenal's housing needs allocation of 277 units.
Responsible Agency:	Community Development Department
Funding:	General Fund
Timeline:	Throughout the planning period

1.5 Infill Development

The city will continue to support infill development for homes and mobile homes in residential zones. Infill lots are being extensively used in Avenal for new development. The City works with developers to complete variances that allow more infill lots to be created and used. The City will provide an inventory at the public counter on the location of infill sites that are adequately served by

infrastructure and suitable for residential development.

Objective:	Facilitate infill development by providing the location and zoning of residential infill sites in the community and working with developers to expedite applications.
Responsible Agency:	Community Development Department
Funding:	General Fund
Timeline:	Ongoing

1.6 Density Bonus Program

Avenal will continue to provide density bonus and other incentives to encourage the development of affordable housing in accordance with state law. The city will continue to work with developers to facilitate the use of these options.

Objective:	Continue to implement the density bonus ordinance to assist development of affordable housing.
Responsible Agency:	Community Development Department
Funding:	General Fund
Timeline:	Throughout the planning period

1.7 Regulatory and Financial Assistance to Developers of Affordable Housing

The City assists developers building affordable housing by reducing or deferring development fees, reducing processing times, and helping with grant applications. The City will continue providing regulatory and financial assistance to facilitate the development of affordable housing to extremely-low-, very-low-, low-, and moderate-income households.

Objective:	At least 50 units affordable to lower income and special needs households.
Responsible Agency:	Community Development Department
Funding:	General Fund
Timeline:	At least every other year throughout the planning period

1.8 First Time Homebuyer Program

In collaboration with a housing partner, Avenal will continue to provide home ownership

opportunities to new low-income homebuyers through the First Time Homebuyer Program. Initiated in 2000, this program provides up to $130,000 in a deferred silent second loan to subsidize mortgage payments and closing costs. Residents must provide a $1,000 down payment and qualify for a home loan. The City will continue to apply for CDBG funds to provide assistance to first-time homebuyers.

Objective:	Assist 5 to 10 new first-time homebuyers annually.
Responsible Agency:	Community Development Department and Self-Help Enterprises
Funding:	HOME
Timeline:	Throughout the planning period

1.9 Section 8 Rental Assistance

Avenal will continue to participate in the Section 8 rental assistance program. The Section 8 program extends rental subsidies to extremely-low- and very-low-income households that spend more than 30% of their income on rent. The rent subsidy is the difference between 30% of the monthly income and the allowable rent determined by the Section 8 program.

Objective:	Assist Kings County Housing Authority in promoting the Section 8 program by posting information at City Hall.
Responsible Agency:	Community Development Department, County Housing Authority
Funding:	Department of Housing and Urban Development
Timeline:	Throughout the planning period

1.10 Affordable Housing Assistance

The city works with nonprofit groups, such as Self-Help Enterprises, to build and/or rehabilitate housing affordable to lower-income households. The City receives CDBG and HOME funds for these efforts. Affordable housing has been developed under existing zoning and development standards, without the need for density bonus, although in some cases the City provides financial assistance to projects in the form of fee waivers and regulatory incentives. To continue supporting affordable housing, especially units for very-low- and extremely-low-income persons, the City will undertake the following actions.

Objective:	Seek applicable grants from state and federal sources (e.g., CDBG, HOME, Proposition 1C, AHSC programs) including funding specifically targeted to ELI housing, provide an inventory of housing sites to interested developers, continue to implement the density bonus ordinance, and continue to pursue housing production and rehabilitation activities with nonprofits. The City shall promote the benefits of this program to the development community by posting information on its web page and creating a handout to be distributed with land development applications.
Responsible Agency:	Community Development Department and interested affordable housing providers/developers
Funding:	Local, state, and federal funds
Timeline:	Ongoing; apply for grant funding on an annual basis as available

1.11 Special Needs Housing for Seniors and Persons with Disabilities

The city will assist in planning and locating affordable housing for special needs groups such as seniors and persons with disabilities, many of whom have very-low or extremely-low incomes. In the past, the City has expedited applications for senior housing apartments and assisted the developer with tax credit applications. The City will continue to work with developers on senior or special needs projects, including assistance to persons with disabilities by expediting applications and assisting with grant applications.

Objective:	At least 50 units affordable to lower income and special needs households.

Responsible Agency:	Community Development Department
Funding:	General Fund
Timeline:	Assistance to affordable and special needs housing at least every other year and throughout the planning period

1.12 Accessory Dwelling Units

Accessory Dwelling Units (ADUs) can provide additional housing opportunities for many special needs' groups, including seniors, farmworkers and other persons with very-low or extremely-low incomes. ADUs are allowed by right in residentially zoned areas consistent with state law. The City will assist property owners with ADU applications by providing information and expediting their applications.

Objective:

Responsible Agency: Community Development Department

Funding: General Fund

Timeline: Throughout the planning period

Objective:	Assist property owners with ADU applications by providing information and expediting their applications.
Responsible Agency:	Community Development Department
Funding:	General Fund
Timeline:	Throughout the planning period

1.13 Emergency Shelters and Transitional/Supportive Housing

Housing Element Law requires all jurisdictions to provide adequate sites for a variety of housing types, including emergency shelters and transitional/supportive housing, through appropriate zoning and development standards. These types of housing typically serve those with very-low or extremely-low incomes. The Zoning Code permits emergency shelters in the High-Density Multi-Family Residential (R-3) zone by right subject to appropriate development standards. The R-3 zone is conveniently located adjacent to services needed by persons residing in a shelter. The Zoning Code also allows transitional and supportive housing as a residential use subject only to the same requirements and procedures as for other residential uses of the same type in the same zone, consistent with state law.

Objective:	Continue to facilitate the provision of emergency shelters and transitional/supportive housing.

Responsible Agency: Community Development Department

Funding: General Fund

Timeline: Throughout the planning period

1.14 Farmworker and Employee Housing

Farmworker housing is an important issue in the Central Valley. Since Avenal has some of the lowest housing prices and apartment rents in California, the need for farmworker housing is largely met by traditional housing. The City of Avenal actively assists farmworker housing needs: the majority of homeownership loans are made to farmworkers and a majority of units in assisted multi-family projects are occupied by farmworkers. Many of the farmworkers served by these programs have very-low or extremely-low incomes.

- In addition, the Zoning Code complies with Health and Safety Code §17021.5 and will amend zoning to comply with §17021.6 and §17021.8 regarding farmworker housing
- In coordination with other jurisdictions in the multi-jurisdictional housing element, the City will make a specific and at least annual effort to assist in the development of housing for farmworkers and conserve and improve the existing housing stock for farmworkers, including but not limited to:
- Contacting nonprofit developers at least every other year to identify opportunities for the development or improvement of housing for farmworkers.
- Coordinating and participating with regional organizations, including non-profit, academic and employers, to raise awareness, share and employ strategies, and identify or target new resources.
- Coordinating annually with organizations that represent or serve farm workers.
- Providing incentives and other strategies beyond state density bonus law to encourage housing for farmworkers, including setting aside housing for farmworkers within developments, supporting funding applications, prioritizing entitlements and establishing appropriate zoning and development standards.
- Targeting code enforcement and other resources to the existing housing stock with the most need for rehabilitation and sanitary conditions that could be more likely to house farmworkers and work with regional or other organizations to improve living conditions for farmworkers.

Responsible Agency: Community Development Department

Funding: General Fund

Timeline: Annually; adopt incentives by 2026

Objective:	At least 50 units of existing or new housing units for farmworkers in the planning period.
Responsible Agency:	Community Development Department
Funding:	General Fund and State (CDBG or other funds)
Timeline:	Continue to facilitate the construction of farmworker housing on an annual basis, if requested, throughout the planning period. Amend zoning to comply with §17021.6 and §17021.8 by July 2027

1.15 Housing for Persons with Disabilities (Reasonable Accommodation and Group Homes)

State law requires jurisdictions to analyze and remove potential constraints to housing for persons with disabilities, many of whom have very-low or extremely-low incomes. The City continue to ensure its zoning and land use requirements, permit processing procedures, and building codes to identify potential impediments, and City regulations and procedures are in conformance with state law. In addition, the City will also amend zoning and permit procedures to allow group homes for 7 or more persons in all residential and non-residential zones that allow residential uses and permit the uses only subject to the same requirements of similar uses in the same zone.

Objective:	Continue to facilitate reasonable accommodation in housing for persons with disabilities and expedite development applications for housing that serves persons with disabilities such as residential care facilities.
Responsible Agency:	Community Development Department
Funding:	General Fund
Timeline:	Throughout the planning period, amend permit procedures and zoning by July 2027

1.16 Promote Equal Housing Opportunities

To help promote equal and fair housing opportunities, the city will take meaningful actions to affirmatively further fair housing and address impediments. The city will also continue to refer fair housing questions and complaints to the Department of Fair Employment and Housing office in Fresno and posts fair housing information in public offices and on the City website. The Housing Element also includes several programs and actions to address fair housing issues.

Table 5-1 Affirmatively Furthering Fair Housing (Avenal)

Description	Specific Commitment	Timing	Geographic Targeting	Metric
Housing Mobility and New Opportunities in Relatively Higher Opportunity Areas				
Promote a variety of housing types and increase access to higher opportunity areas.	Encourage ADUs, missing middle housing; reduce regulatory barriers; conduct outreach; monitor production.	Ongoing; annual review	Throughout the City	50 ADUS over the planning period
Place Based Strategies toward Community Revitalization				
Improve access to transportation and services.	Coordinate with KART; outreach to seniors; multilingual materials.	At least every other year and ongoing	Citywide, focus underserved	Reach 50 residents
Improve neighborhood conditions with a variety of place-based strategies	The City will continue to utilize its CIP and apply for funding at least annually to make a variety of neighborhood improvements throughout the city including but not limited to parks, streets, sidewalks, active transportation, safe routes to school and community amenities	At least annually and ongoing	Citywide, focus underserved	1-2 improvements per year
Address environmental health risks.	Partner with Air District; pursue funding; promote mitigation.	At least every other year and ongoing	High pollution burden areas	1–2 projects
Support economic opportunities and workforce development.	Workshops; CIP coordination; pursue funding.	At least every other year and ongoing	Citywide	1event annually
Displacement Risk				
Anti-Displacement Strategy	Support production, preservation, tenant protections.	At least annually and ongoing	Throughout the City	25 conserved units

Housing Mobility and New Opportunities in Relatively Higher Opportunity Areas

The City will continue to encourage a variety of housing types to address the housing needs of a variety of household types, sizes, and incomes. This could include duplexes, townhomes, apartment buildings, and condominiums in neighborhoods and new subdivisions and will identify and implement innovative and alternative housing options that provide greater flexibility and affordability in the housing stock while promoting mixed-income development.

This may include consideration for further reduction in regulatory barriers for tiny houses, microhomes, cottage homes, small lot subdivisions, and other alternative housing types, as well as exploration of a variety of densities and housing types in all zoning districts. The City will use the findings of this program to target development of a variety of housing types in areas of predominantly single-family development and of concentrated overpayment to reduce displacement risk, promote inclusion, and support integration of housing types based on income.

Program H1. Housing Mobility and Missing Middle Housing

The City shall promote the development of accessory dwelling units (ADUs), cottage homes, and ministerial lot splits and duplexes, particularly in higher resource single-family neighborhoods, through the following actions:

- Review and amend development standards (e.g., setback, height, parking) to remove barriers to ministerial lot splits and duplexes in single-family zones.
- Annually review legislative changes to ADU regulations and update the City's Development Code (Section 17.60.030), as necessary, to maintain compliance with State law.
- Annually advertise pre-reviewed ADU plans, such as those provided by the San Joaquin Valley REAP Program.
- Annually monitor the production and affordability of ADUs at the mid-point in the planning period (January 2028) and the progress made according to the assumptions in the inventory.
- Prepare and distribute informational handouts and hold community workshops to promote missing middle housing tools and resources to homeowners throughout the city, particularly in high resource areas, to promote mixed-income neighborhoods.

Objective:	Facilitate the construction of 50 ADUS over the planning period
Responsible Agency:	Community Development Department
Funding:	
Timeline:	Update existing ADU ordinance by December 2026. Review ADU legislative changes annually and update within the timeframe required by new legislation. Update development standards by July 2027; distribute infill cottage and ADU plans and informational handouts and

hold community workshops in December 2027 and every two years thereafter. Begin monitoring ADU production and affordability in January 2027 and evaluate progress toward meeting the ADU production targets by income level every other year. Take alternative actions within six months (e.g., additional incentives) if not meeting the assumptions in the sites inventory.

Place Based Strategies toward Community Revitalization

Program P1. Improve Access to Resources and Services

The City shall take the following actions to encourage place-based revitalization to improve access to resources and opportunities citywide, but with a particular emphasis on neighborhoods with a concentration of lower-income residents who often face additional barriers in accessing resources:

- Work with Kings Area Regional Transit (KART) and other jurisdictions in the county to develop informational materials to be posted on the City's website, social media, and in public buildings by December 2027, and advertised annually in the City's newsletter to help connect seniors and other residents to services in the city and throughout the county. Once informational materials are available, conduct targeted outreach in areas with higher rates of seniors and persons with disabilities within six months, including age-restricted senior housing complexes.
- Developing webpages allowing residents to track capital project progress and improvements.
- Ensure program availability and funding announcements are made available in Spanish starting within six months of Housing Element adoption and translation is available at public meetings. Provide translation services as requested, at least 10 public meetings during the planning period.
- The City will continue to utilize its CIP and apply for funding at least annually to make a variety of neighborhood improvements throughout the city including but not limited to parks, streets, sidewalks, active transportation, safe routes to school and community amenities with a goal of 1-2 improvements per year throughout the planning period.

Responsible Agency:	Community Development Department (Planning and Housing Divisions), Public Works Department
Funding:	Seek Grant Opportunities, General Fund
Timeline:	At least annually and ongoing

Program P2. Environmental Hazard Mitigation

- The City will partner with the Valley Air District to conduct outreach related to Air District

grant programs for residents and multifamily housing buildings at least once during the planning period, and as new programs are launched. Though the City will conduct outreach citywide, additional outreach will be conducted in the central and southwest sides of the city where CalEnviroScreen scores are highest.

- The City will also investigate the availability of additional funds and programs to mitigate air quality issues, particularly in buildings with low-income tenants and for low-income homeowners, as well as funding that can be used to incentivize air quality improvement strategies on projects with lower- or moderate-income units, such as the installation of green roofs. The City will seek this funding on an annual basis and apply as opportunities become available, then make funding available for the applicable strategy within six months of receipt.
- The City will continue to seek funding to replace City vehicles with fully electric or hybrid vehicles.

Responsible Agency: Community Development Department

Funding: Community Development Block Grants, CDBG Program

Timeline: Ongoing. Apply for funding as funding is available, partner with the Valley Air District at least once during the planning period.

Program P3. Encouraging Economic Development

- Well-maintained infrastructure creates a safe and accessible urban environment, fostering a sense of community and belonging. Moreover, investing in such improvements attracts businesses and investments, contributing to economic growth and ensuring equal access to essential services. The City will implement the following actions to expand community and economic development citywide.
- Coordinate with the Public Works Department to review the City's Capital Improvement Projects (CIP) to ensure public facilities and infrastructure are supportive of the economic needs of underserved areas.
- Host at least one employment workshop annually at a City facility to assist residents in preparing for local job fairs, developing resumes, and preparing for interviews. Workshops should also spread general awareness of available employment, training, and job preparation resources through Kings County.
- Concurrent with Housing Element adoption, at least every other year, identify funding sources and apply for funding to address additional community development issues such as neighborhood revitalization, parks, safe routes to school, community facilities, or addressing pollution burdens, with the goal of securing funding for two additional economic revitalization projects during the planning period.

Responsible Agency:	Community Development Department, Public Works Department
Funding:	Community Development Block Grants, CDBG Program, General Fund
Timeline:	Ongoing. Apply for funding as funding is available

Program D1. Anti-Displacement Program

In combination with programs included in this Housing Element, adopt an anti-displacement strategy to work to relieve displacement pressures caused by the increasing income gap and increasing housing and insurance costs in the county. The strategy shall include measures that encourage affordable housing production, work to preserve existing affordable housing, and protect current residents from displacement in rapidly changing portions of the county, particularly in rural areas with fewer resources. The anti-displacement strategy may include, but is not limited to, the following potential efforts:

- *Production*: increase multifamily residential and mixed-use opportunities beyond capacity to meet the RHNA; allow for a variety of housing types in low and medium density areas; provide incentives for affordable and special needs housing development, allow for additional ADUs when appropriate, allow tiny homes.
- *Preservation*: create partnerships with the qualified entities to support the acquisition of affordable units at-risk of conversion to market rate; identify a code enforcement specialist on staff that can provide technical assistance and information to property owners of lower income units to address code enforcement issues; seek funding to support rehabilitation of substandard multifamily units; restrict conversion of existing units to short term rentals; require replacement of all lower income units lost due to redevelopment.
- *Protection for Current Tenants*: ensure first right of return to existing residents; establish a just cause eviction policy; develop an engagement strategy to disseminate information on tenant protections and available resources.
- *Preparation*: complete targeted fuel management projects, implement and promote a defensible space program; support catastrophe modeling efforts and consider conclusions in mitigation planning, identify and address communities with disproportional impacts, provide funding to assist with home hardening targeted to households with special housing needs; support and facilitate the development of emergency housing for households impacted by disasters.

In developing the Strategy, discuss issues, opportunities, and potential anti-displacement measures with the public through a minimum of three events targeting rural communities, seniors, farmworkers, and residents with a disability with a goal of engaging 150 lower- and moderate-income households in the planning period. Provide language access in a variety of languages, as applicable, including English, Spanish, Hmong, and others.

Responsible Agency: Community Development Department, Public Works Department

Funding: General Fund

Timeline: Ongoing

Table 5-2 Affirmatively Furthering Fair Housing (Avenal)

FAIR HOUSING ISSUES	CONTRIBUTING FACTOR	MEANINGFUL ACTIONS
Access to Affordable Housing	Segregation, poverty and limited resources	Increase affordable housing opportunities through grant funding, incentives to developers and programs to support first home buyers, preservation of existing affordable housing and rehabilitation
Discrimination in the private market	Private discrimination	Provide fair housing outreach education through Council staff and Self-Help Enterprises. Refer persons experiencing discrimination in housing to Department of Fair Employment and Housing office in Fresno and posts fair housing information in public offices and on the City website.
Limited Outreach Capacity	Limited media marketing	Expand media marketing through social media, in addition to providing AFFH information through the city website.
Disproportionate Housing Needs	Rent increases, potential displacement of residents due to economic pressures, need for variety (unit size and bedrooms) of affordable housing availability.	Expand affordable housing opportunities across the board, while recognizing that the city has 317 affordable housing units that need to be preserved.

Objective:	Avenal will coordinate with Kings County to provide landlord/tenant mediation services and fair housing investigations. Continue to refer fair housing inquiries to the Department of Fair Employment and Housing office in Fresno and distribute fair housing information at City Hall, website, library, post office, and shopping areas.
Responsible Agency:	Community Development Department
Funding:	General Fund, CDBG, HOME, Other Funding
Timeline:	Throughout the planning period. Apply for CDBG, HOME, and other funding for fair and affordable housing every year

1.17 Energy Conservation

The City of Avenal works cooperatively with Pacific Gas & Electric to provide homeowners and renters with energy audits and to provide them with resources to obtain low energy products such as lights and insulation.

Objective:	Reduce energy use in residential developments by providing information and low-energy products to residents
Responsible Agency:	Community Development Department
Funding:	General Fund
Timeline:	Program implementation throughout the planning period

1.18 Update and Amend the General Plan and Zoning Ordinance in compliance with State Laws

a) Amend General Plan and Zoning Code to permit a minimum of 4 and a maximum of 10 units per acre in the Low-Density Residential Designation.

Objective:	Establish a minimum and maximum density of at least 4 and 10 respectively in the Low-Density Residential Designation.
Responsible Agency:	Community Development Department
Funding:	General Fund and SB-2 Funding from HCD.
Timeline:	December 2026

b) Add a new Medium-Low Density Land Use and Zoning Classification

Objective: Add a new Low-Moderate Density Classification allowing a minimum of 10 units and a maximum of 16 units/acre to bridge the gap between Low Density and Medium Density classifications and make concurrent changes in the Zoning Code.

Responsible Agency: Community Development Department

Funding: General Fund and SB-2 Funding from HCD.

Timeline: December 2026

c) Amend General Plan and Zoning Code to permit a minimum of 16 and a maximum of 24 units in the Medium Density Residential Designation.

Objective: The current density range permitted is 10-15 units per acre. The changes will increase the potential to build additional housing on a per acre basis.

Responsible Agency: Community Development Department

Funding: General Fund and SB-2 Funding from HCD.

Timeline: December 2026

d) Amend General Plan and Zoning Code to permit a minimum of 21 and a maximum of 30 units in the High-Density Residential Designation.

Objective: The current density range permitted is 15-29 units per acre. The changes will permit a minimum of 21-30 units per acre.

Responsible Agency: Community Development Department

Funding: General Fund and SB-2 Funding from HCD.

Timeline: December 2026

e) Ministerial Approval of ADU Developments

Objective: Amend the Zoning Code permitting ministerial approval of ADUs, pre-approved design, and development standards.

Responsible Agency: Community Development Department

Funding: General Fund and SB-2 Funding from HCD.

Timeline: December 2026

f) Adopt Objective Design Standards with Ministerial Approval.

Objective: Amend the Zoning Code incorporating Objective Design Standards to streamline and ministerially approve applications for design review of residential projects that qualify under the provisions of Government Code 65913.4, including transitional and supportive housing, and mixed-use projects with at least 2/3 the square footage of the floor area designated for residential use, within 90 to 180 days of the determination of completeness.

Responsible Agency: Community Development Department

Funding: General Fund and SB-2 Funding from HCD.

Timeline: December 2026

g) New Environmental Justice Element.

Objective: Amend the General Plan to add a new Environmental Justice Element

Responsible Agency: Community Development Department

Funding: General Fund and SB-2 Funding from HCD.

Timeline: December 2026

h) Density Bonus.

Objective: Amend the current density bonus ordinance to comply with the State Density Bonus Law. Further, the City shall amend the zoning code to permit transitional and supportive housing as a residential use subject only to those restrictions that apply to other residential uses of the same type in the same zone.

Responsible Agency: Community Development Department

Funding: General Fund and SB-2 Funding from HCD.

Timeline: December 2026

i) Ministerial Approval of multi-family developments without CEQA review.

Objective: Amend Zoning Code provisioning for the approval of multi-family developments, ministerially and exempt from CEQA review.

Responsible Agency: Community Development Department

Funding: General Fund and SB-2 Funding from HCD.

Timeline: December 2026

j) Amend Zoning Code to permit, ministerially, as a use by right or right-of-zone permanent supportive housing (Government Code Section 65651), low barrier navigation centers (Government Code Section 65660), and amend the zoning code to address the provision for employee housing

Objective: Amend Zoning Code provisioning for the use by right or right of zone approval of permanent supportive housing, low barrier navigation centers and employee housing, ministerially

Responsible Agency: Community Development Department

Funding: General Fund and SB-2 Funding from HCD.

Timeline: December 2026

k) Amend the Subdivisions Code Permitting SB-9 Small Lot Subdivisions on Single-family Zoned Lots.

Objective: SB 9 has the potential to create more small-scale homeownership opportunities that are affordable to moderate-income buyers.

Responsible Agency: Community Development Department

Funding: General Fund

Timeline: December 2026

l) Ensure City's procedures for reasonable accommodation requests complies with State Law

Objective: Compliance with State law.

Responsible Agency: Community Development Department

Funding: General Fund

Timeline: December 2026

m) Emergency Shelters

The City shall ensure compliance with Gov. Code §65583(a)(4) to plan to shelter people experiencing homelessness by adopting one of the following:

1. by revising the zoning code to specify an additional appropriate zone(s) to allow emergency shelters by right and/or with approval of a conditional use permit.
2. Establish an Emergency Shelter (ES) development standards compliant with Gov. Code §65583(a)(4). (As described in more detail in the cited statute, a compliant location is usually vacant, sized to accommodate the need for emergency shelter identified in this housing program, including at least one year-round emergency shelter, located in a residential zone, or in a nonresidential zone that allows residential use near transportation, amenities, and homelessness services.
3. Ensuring the definition of emergency shelters to be consistent with Gov. Code 65583(a)(4)(C) and ensure appropriate parking requirements are limited to employees.

Objective: Compliance with Gov. Code §65583 regarding emergency shelters

Responsible Agency: Community Development Department

Funding: General Fund

Timeline: December 2026

n) Streamlined Ministerial Approval Process

The City shall establish written procedures to comply with the Streamlined Ministerial Approval process pursuant to Government Code section 65913.4 by July, 2027.

Objective: Compliance with Gov. Code §65913.4

Responsible Agency: Community Development Department

Funding: General Fund

Timeline: July 2027

o) Parking Requirements -

The City shall reduce parking requirements for studio apartments to one space per unit by July, 2027.

Objective: Address identified constraints

Responsible Agency: Community Development Department

Funding: General Fund

Timeline: July 2027

1.19 Adequate Infrastructure for Affordable Housing

Chapter 727, Statutes of 2005 (SB1087) requires that water and sewer providers must grant priority for service allocations to proposed development that include housing units affordable to lower-income households.

Objective: Establish a written procedure to provide priority for water supply and sewerage services affordable housing projects.

Responsible Agency: Community Development Department

Funding: General Fund

Timeline: Establish written procedure by July 2027

1.20 Housing No Net Loss Program and Replacement Housing

To ensure that the housing opportunity sites identified in the Housing Element are available throughout the planning period to meet the city's RHNA, the city will annually implement the following:

- Update the Housing Element adequate sites inventory to determine the amount, type and size of vacant and underutilized parcels suitable for residential development.
- Develop a formal ongoing (project-by-project, parcel-by-parcel) evaluation procedure pursuant to Government Code Section 65863.
- Report on the number of extremely low, very low, low, moderate and above moderate-income housing units constructed annually.
- Should an approval of development result in a reduction of capacity below the residential capacity needed to accommodate the remaining need for lower-income households, the city

will identify and zone sufficient sites to accommodate the shortfall.

- Should a proposed project result in lesser density than permitted in residential zones, as established by the General Plan, the project applicant shall be required to off-set the loss of the residential density as established by the General Plan.
- Should a propose project develop on a nonvacant site identified in the land use inventory to accommodate a portion of the lower-income RHNA and those sites contain existing residential uses that are currently occupied by low- or very low-income households, it must ensure replacement housing is provided and meet the obligations of one-for-one replacement with affordable units.

Objective: Develop an evaluation procedure to implement Government Code Section 65863; Comply with State Law regarding replacement housing

Responsible Agency: Community Development Department

Funding: General Fund

Timeline: Annually

1.21 ADU Outreach Meeting and Incentives:

Objective:

The City will:

1. Conduct outreach meetings to provide information on ADU developments;
2. prioritize approval of applications for affordable ADU, ahead of other ADU applications; and
3. Consider and pursue additional incentives to all ADUs or ADUs that could be deed restricted for meeting extremely low-income households.

Responsible Agency: Community Development Department

Funding: General Fund

Timeline:

1. Outreach meetings - By December 31, 2026, and every year thereafter.
2. Prioritize approval of applications for affordable ADU, ahead of other ADU applications – Every year.
3. Consider and pursue additional incentives – By December 31, 2026.

1.22 Development of Extremely Low-Income Housing

City continues to compile pertinent information on HCD programs that support and facilitate extremely low-income housing construction. The city will pursue grants to develop such units.

Objective: At least 50 units affordable to extremely low income households.

Responsible Agency: Community Development Department

Funding: General Fund

Timeline:

1. Conduct annual outreach with developers and non-profit corporations to identify development opportunities; funding avenues; and city incentives including flexibilities in consolidation of small lots, mergers, and subdivision of large lots to promote low-income housing – Yearly during the planning cycle.
2. Subject to receiving applications and funding availability, support non-profit corporations in their efforts to file the applications to make housing more affordable to extremely low-, very low-, and low-income households. On-Going.

1.23 Single Room Occupancy (SRO) Housing

To facilitate additional housing opportunities for lower-income residents, the City will continue to encourage development of SRO housing and streamline the approval process.

Objective: Address the needs of extremely-low income persons through SRO housing requirements, design standards, and permit procedures and make appropriate amendments to the Zoning Ordinance to encourage the development of SROs.

Responsible Agency: Community Development Department

Funding: General Fund

Timeline: By July 2027

1.24 Prior Identified Sites in Site Inventory

Objective: Amend Development Code to require that if utilizing Prior Identified Sites (two planning periods for vacant sites) from the Site Inventory of Undeveloped Lands toward the lower-income RHNA, the City shall permit housing developments with 20 percent affordability for lower-income households by-right (without discretionary action) at

appropriate densities of at least 20 units per acre.

Responsible Agency: Community Development Department

Funding: General Fund

Timeline: The City will comply with these requirements upon adoption of the housing element and will supplement compliance with these requirements with a revision to zoning or procedures within six months of adoption.

1.25 Collaboration with Regional Partners

The City in furthering the implementation efforts of the Housing Element can increase engagement, outreach and greater collaboration with regional partners that include developers, non-profits, and affordable housing advocates. Resources and workshops with HCD can also provide beneficial enhancements to the City's Housing Element implementation activities and efforts.

The multijurisdictional Housing Element provides an opportunity for countywide housing issues that need to be more effectively addressed at the regional level rather than just at the local level, and the four participating jurisdictions are committed to continuing the regional collaboration in the implementation of the Housing Element. By working together, the jurisdictions can share best practices, explore opportunities for further collaboration, and make the best use of limited resources. The following efforts shall be made to further regional collaboration:

- In collaboration with HCD, the City shall assist in coordinating a Countywide Sixth-Cycle Housing Element Working Group
- The Housing Element Working Group (HEWG) shall meet at least annually to evaluate successes in the implementation of programs and to identify gaps and additional needs.
- Community Development shall continue to participate in Countywide collaboration efforts on housing program implementation and regional issues including disadvantaged communities (SB 244 and SB 1000), infrastructure challenges, farmworker housing, homelessness, and fair housing.
- The HEWG shall meet periodically with the Fair Housing Council of Central California to discuss fair housing issues and opportunities for education.
- Community Development shall continue to seek partnerships with other jurisdictions in the region and other agencies such as housing developers, community stakeholders, and agricultural employers/employees to explore viable options for increasing the availability of farmworker housing in suitable locations in the region.
- The City shall coordinate with other jurisdictions to develop a multilingual directory of housing services and resources available in the region for lower-income households. The directory will include a chapter detailing housing services and resources that are available to

farmworkers. The City shall coordinate with the other jurisdictions to review and update the directory periodically. The directory will be available on the websites and offices of the City and participating jurisdictions.

Objective:	Regional collaboration on housing opportunities; Convene Housing Element Working Group annually; annually meet with HCD; develop a directory of housing services and resources by July 2027.
Responsible Agency:	Community Development, Kings County Association of Governments, City of Avenal, City of Hanford, County of Kings
Funding:	General Fund
Timeline:	Meet with the Housing Element Working Group (HEWG) once per year; meet with HCD annually. Develop a directory of services and resources by March 2027 and update annually as needed.

2. Corcoran Housing Programs

Corcoran's history dates to the early 1900s. The town site originally served as a junction for the San Francisco Railroad and San Joaquin Valley Railroad. Later developers found Corcoran's climate and soil ideal for farming, particularly cotton, and grazing. In subsequent years, Corcoran grew rapidly with the rise of the cotton industry – attracting workers to its booming agricultural industry. In 1914, the town of Corcoran incorporated and continues to be known as the farming capital of California.

During the 1960s, the mechanization of cotton planting and harvesting caused a significant loss of jobs, residents, and economic vitality in Corcoran. Still the City remains a center of agriculture. J.G. Boswell Company, the nation's largest cotton producer, operates major farming operations in Corcoran. In 1988 and 1997, the City attracted two state prisons providing 3,200 jobs. In 2001, the City attracted Bioproducts, a world-leading manufacturer of nutritional animal food product supplements. The City also adopted a Downtown Specific Plan to revitalize its historic town center.

Corcoran State Prison

Corcoran's economic development programs play an important role in defining Corcoran's future. The City has undertaken several rehabilitation programs to improve older farmer housing, revitalize neighborhoods, improve infrastructure, and renovate the downtown. As a rural agricultural based community, Corcoran remains very affordable for housing and recently experienced an influx of new quality housing developments that are needed for working class families. The city prioritizes providing housing assistance programs like Housing Rehabilitation, Emergency Repair Grants and First Time Home Buyer Programs for residents that helps maintain affordable quality rental and ownership housing.

Corcoran's Housing Element plays an important role by setting forth community development programs that will define and shaping the City's future through 2032.

2.1 Code Enforcement

Code enforcement is an important means to preserve public health and safety and ensure that the character and quality of residential neighborhoods and housing is maintained. The City's Code Enforcement staff under the Community Development Department will work to enforce state and local regulations. In conjunction with code enforcement activities, City staff provides information to homeowners regarding the City's Housing Rehabilitation Program.

Objective:	Continue to work with the community to eliminate code violations. Refer property owners to the Housing Rehabilitation Program.
Responsible Agency:	Code Enforcement Staff
Funding:	General Fund
Timeline:	Continuous and ongoing throughout the planning period

2.2 Paint Programs

The city offers assistance to low- and moderate-income homeowners for exterior or interior painting when funding grants are available in three related programs. The City's Paint Program covers the cost of paint only. Under the Senior/Handicapped Paint Program, the city provides low- and moderate-income seniors and people with disabilities with paint, paint supplies, and supervision.

Objective:	Dependent on funding levels
Responsible Agency:	Community Development Department
Funding:	CDBG
Timeline:	Throughout the planning period

2.3 Housing Rehabilitation Program

The city will continue providing rehabilitation loans to lower-income households through the Housing Rehabilitation Program. Initiated in 1981, the Housing Rehabilitation Program provides loans for up to the maximum allowed by HCD for most housing repairs, demolition/reconstruction, energy conservation improvements, and handicapped accessibility devices. Health and safety grants of up to $7,500 are provided to correct minor repairs or improve handicap accessibility for very low- and low-income households.

Objective:	Provide loans and grants as funding allows. Continue to market the program through brochures at the public counter. Conduct outreach to major employers (e.g., hospital, school district, and prisons) regarding the program.

Responsible Agency:	Community Development Department
Funding:	HOME, CalHome, CDBG
Timeline:	Conduct outreach at least once a year or as required by HCD.

2.4 Preservation of At-Risk Affordable Housing

The City continues to work with interested agencies and community organizations to preserve at-risk units by monitoring their status, providing technical and/or financial assistance in return for extended affordability controls, and ensuring proper tenant notification prior to project conversion. Corcoran has 593 units of affordable housing for very-low-, low-, and moderate-income households created through various City, state, and federal programs. It is estimated that 3 of these housing projects could potentially be at-risk for conversion to market rate during the next 10 years (138 units). Particular attention will be given to the 3 locations that are potentially at risk of conversion – Carolyn Apartments, Corcoran Garden Apartments and Whitley Gardens.

Annual monitoring of all affordable housing projects, and more frequent monitoring of projects at risk of conversion by contacting the owners or managers and identifying any units at-risk of converting to market rate housing. To increase the likelihood that these affordable units are preserved, the city will develop a preservation strategy if affordability agreements are about to expire. The strategy may include contacting potential purchasers, working with organizations as appropriate in pursuing available funds, ensuring compliance with tenant noticing requirements, conducting tenant education regarding their rights, and providing information on Section 8 rent subsidies and other affordable housing opportunities in the city. In addition, the city will maintain and update the inventory of at-risk projects and establish a database.

Objective:	Develop a preservation strategy for at risk projects and maintain and update an at-risk project inventory and actions taken. Continue to monitor the status of publicly-assisted affordable units. The City will contact the property owners to determine their intentions, contact qualified nonprofits regarding potential opt-out projects, ensure that property owners comply with noticing requirements, support the acquisition of at-risk properties by nonprofits, and pursue grants to support the preservation of affordable at-risk housing.
Responsible Agency:	Community Development Department
Funding:	General Fund
Timeline:	Throughout the planning period. Preservation strategy completed and implemented from 2026.

2.5 Adequate Sites

The city will facilitate construction of new housing to accommodate projected employment and population growth and to meet the needs of existing residents. To that end, the Housing Element identifies adequate sites to accommodate the City's share of the region's housing needs allocation identified as 715 units (122 very low, 116 low, 118 moderate, and 359 above moderate) for the new planning period. Adequate sites are those with sufficient development and density standards, water and sewer services, and adequate infrastructure. In order to encourage development of smaller sites, the city will encourage lot consolidation through fee reductions and concurrent processing of lot mergers for multi-family projects that include units affordable to lower-income households.

Objective:	Maintain appropriate land use designations to provide adequate sites appropriate for new housing to meet Corcoran's housing needs allocation of 715 units. Work with downtown property owners to facilitate the conversion of underutilized commercial buildings for residential use.
Responsible Agency:	Community Development Department
Funding:	General Fund
Timeline:	Continuous and ongoing throughout the planning period

2.6 Density Bonus Program

Corcoran will continue to provide density bonus and other incentives to encourage the development of affordable housing in accordance with state law. The city will continue to work with developers to facilitate the use of these options.

Objective:	Continue to implement the density bonus program to facilitate affordable housing in accordance with state law.
Responsible Agency:	Community Development Department
Funding:	General Fund
Timeline:	Throughout the planning period

2.7 Affordable Housing Development Assistance

The city facilitates the development of affordable housing through a number of tools including density bonuses, minimal fee requirements (no impact fees), and PUD development standards. The City will continue to provide regulatory and financial assistance to facilitate and encourage the development of housing affordable to extremely-low-, very-low-, low-, and moderate-income households commensurate with its fair share housing needs, as well as housing for persons with special needs such as persons with disabilities, including developmental disabilities and persons

experiencing homelessness. SROs, transitional and supportive housing projects in particular can help to address the needs of extremely-low-income persons, persons experiencing homelessness and those with disabilities. In addition, the City will facilitate the improvement and redevelopment of underutilized properties by encouraging consolidation of adjacent parcels through expedited processing, modified development standards and reduced development fees when such projects include affordable housing. To facilitate the development of affordable housing, the City will approve projects at or above the maximum allowable density pursuant to state density bonus law and continue to identify rezoning opportunities for additional High-Density residential development.

Objective:	Seek applicable grants from state and federal sources (e.g., CDBG, HOME, AHSC) including funding specifically targeted to ELI housing and persons experiencing homelessness, provide an inventory of housing sites to interested developers, continue to implement the density bonus program, and continue to pursue housing production and rehabilitation activities with nonprofits. The City shall promote the benefits of this program to the development community by posting information on its web page and creating a handout to be distributed with land development applications. Continue to defer/reduce fees and expedite processing for affordable housing.
Responsible Agency:	City Manager's Office, and Community Development Department
Funding:	General Fund, Grant funds
Timeline:	On an annual basis

2.8 First Time Homebuyer Program

The city provides housing assistance to new homebuyers through its First Time Homebuyer Program. Up to $30,000 in housing assistance in the form of a low interest second mortgage loans is provided to qualified lower-income homebuyers. While this program is currently funded by HOME, a revolving fund has been set up that utilizes repayments of prior Agency-assisted second mortgage loans to fund new loans.

Objective:	Offer 10 to 12 loans per year. Conduct outreach to major employers (e.g., hospital, school district, and prisons) regarding the availability of the program).
Responsible Agency:	Community Development Department
Funding:	HOME and revolving loan fund
Timeline:	Continuous and ongoing throughout the planning period

2.9 Purchase and Rehabilitation Homeownership Program

The purpose of the Purchase and Rehabilitation Homeownership Program is to improve the condition of housing for families that live in substandard or overcrowded conditions and assist very-low- and low-income families purchase quality homes. The city will provide a zero percent deferred loan to assist homebuyers purchase and rehabilitate a substandard home. Applicants must provide a $1,000 down payment and attend a home ownership education workshop. The city will advertise the program in local newspapers and create English and Spanish flyers advertising the program.

Objective:	Conduct outreach to major employers (e.g., hospital, school district, and prisons) regarding the program; assist 4 households per year
Responsible Agency:	Community Development Department
Funding:	CDBG funds
Timeline:	Throughout the planning period

2.10 Section 8 Rental Vouchers

Corcoran will continue to participate in the Section 8 rental assistance program, which is administered by the Kings County Housing Authority. The Section 8 program provides rent subsidies to extremely-low- and very-low-income households that spend more than 30% of their income on rent. The rent subsidy is the difference between 30% of the household's monthly income and the allowable rent determined by the federal government.

Objective:	Assist the Housing Authority in promoting the Section 8 program
Responsible Agency:	Community Development Department; County Housing
Funding:	HUD
Timeline:	Throughout the planning period

2.11 Emergency Shelters and Transitional/Supportive Housing

State law requires jurisdictions to provide for a variety of housing types including emergency shelters and transitional/supportive housing. Emergency shelters are permitted by-right in the C-S (Service Commercial) zone, and transitional and supportive housing are permitted as residential uses subject only to the same standards and procedures as for other residential uses of the same type in the same zone. The City will continue work with providers to facilitate the establishment of these facilities.

Objective:	Continue to work with providers to facilitate emergency shelters and transitional/supportive housing.

Responsible Agency: Community Development Department

Funding: General Fund

Timeline: Throughout the planning period

2.12 Farmworker and Employee Housing

Permanent resident farmworkers receive the majority of homeownership and home rehabilitation loans each year and occupy a large share of assisted multi-family units in Corcoran. In addition, the Zoning Ordinance allows farmworker housing consistent with §17021.5 and §17021.6 of the Health and Safety Code. Seasonal farmworkers are typically organized by labor contractors that support the large farming operations surrounding Corcoran and predominantly harvest cotton, safflower, tomatoes, and pistachios. The seasonal harvest peak typically occurs between July and September, and is when temporary seasonal farmworker housing is needed. Seasonal farmworker housing has been accommodated local with local motel(s) often contracted for their entire facility during peak harvest season. The City will continue to assist labor contractors, agricultural employers, interested farmworker housing developers, and local motel businesses that seek to provide farmworker housing. The City will continue to assist by identifying sites, supporting funding applications, and providing regulatory and financial concessions to the extent feasible.

According to the United States Department of Agriculture (USDA) 2017 Census of Agriculture, about 7,000 farmworkers are employed in Kings County indicating a significant need to provide housing for farmworkers and their families, particularly during peak harvest seasons. In coordination with other jurisdictions in the multijurisdictional Housing Element, the City will make a specific and at least annual effort to assist in the development of housing for farmworkers and conserve and improve the existing housing stock for farmworkers, including but not limited to:

- Contacting nonprofit developers at least every other year to identify opportunities for the development or improvement of housing for farmworkers.
- Coordinating and participating with regional organizations, including nonprofit, academic, and employers, to raise awareness, share and employ strategies, and identify or target new resources.
- Coordinating annually with organizations that represent or serve farmworkers.
- Providing incentives and other strategies beyond state density bonus law to encourage housing for farmworkers, including setting aside housing for farmworkers within developments, supporting funding applications, prioritizing entitlements, and establishing appropriate zoning and development standards.
- Targeting code enforcement and other resources to the existing housing stock with the most need for rehabilitation and sanitary conditions that could be more likely to house farmworkers and work with regional or other organizations to improve living conditions for farmworkers.

To further assist in meeting housing needs, the City will:

Objective:	Encourage the development of 50 affordable units for farmworker housing as follows: 1. Ensure the Development Code complies with cc §17021.5 and §17021.6 of the Health and Safety Code and amend Development Code to comply with §17021.8. 2. Assist interested developers by identifying sites and supporting funding applications. Annually meet with agencies, housing developers, community stakeholders, and agricultural employers/employees to discuss farmworker housing needs. 3. Provide, to the extent feasible, regulatory incentives. 4. Assist eligible farmworkers to apply for Corcoran's First Time Home Buyer Program in areas of concentrated need for farmworkers in the City using CDBG or HOME. 5. Assist with the rehabilitation and preservation of existing farmworkers residence to reduce displacement risk and facilitate place-based revitalization in the unincorporated county as funding allows.
Responsible Agency:	Community Development, Kings County Housing Authority, and interested affordable housing providers/developers
Funding:	General Fund, USDA, CDBG, HOME
Timeline:	Continue to facilitate the construction and rehabilitation of farmworker housing on an annual basis, if requested, throughout the planning period.

2.13 Housing for Persons with Disabilities

State law requires jurisdictions to analyze and remove potential constraints to housing for persons with disabilities. City will continue to analyze its zoning and land use requirements, permit processing procedures, and building codes to identify potential impediments and ensure City regulations and procedures are in conformance with state law. City will also amend zoning and permit procedures to allow group homes for 7 or more persons in all residential and mixed-use zones and permit the uses only subject to the same requirements of similar uses in the same zone and revise its reasonable accommodation procedure (Chapter 11-30 of the Zoning Code) to remove factors related to impacts on surrounding uses.

Objective: Continue to facilitate reasonable accommodation in housing for persons with disabilities and expedite development applications for housing that serves persons with disabilities such as residential care facilities in accordance with state law and group homes of seven or more.

Responsible Agency: Community Development

Funding: General Fund

Timeline: Amend Zoning and permit procedures by July 2027

2.14 Promote Equal Housing Opportunities

Corcoran currently refers fair housing complaints to HUD and the Tulare/Kings County Legal Aid Foundation. However, other communities within Kings County refer fair housing complaints to different agencies. Therefore, it may be confusing to residents to know the appropriate agency to handle fair housing complaints or issues. The Housing Element also includes several programs to address fair housing issues.

Table 5-3 Affirmatively Furthering Fair Housing (Corcoran)

Description	Specific Commitment	Timing	Geographic Targeting	Metric
Housing Mobility and New Opportunities in Relatively Higher Opportunity Areas				
Provide Technical and Financial Resource Assistance	Prioritize technical and financial resources assistance to affordable housing developers as part of the City's Economic Development Strategy	Annually and ongoing	Entire City, and with focus on CT 13 where larger parcels exist	25 affordable housing units
Use Surplus Land for Affordable Housing Development	Comply with State Surplus Lands Act to facilitate the use and development of City surplus land into affordable housing	July 2026	Census Tract 13	Completion of low income 45 multi-family units, and 70 single family units in partnership with Self Help Enterprises
Accessory Dwelling Units	Provide educational outreach to property owners, and develop standardized building plans.	Implement in 2027	Entire City, and with focus on CT 14.01, 14.02, 15	15 ADUs

Corcoran Area Transit (CAT) Diversification	Evaluate and implement enhanced opportunities for electric vehicle dial-a-ride to connect outlying low-income residents to resources.	Implementation in FY 26-27	Entire City, and with focus on CT 13	Expand CAT service with one smaller ADA compliant electric transport van for dial-a-ride request service.
Corcoran Area Transit (CAT) Community Event Service	Apply for transportation funding to provide free or low cost transit services on weekends during community events	Implementation in FY 26-27 and ongoing	Entire City	Secure Low Carbon Transit Operations Program (LCTOP) funds and provide community event transit services
Place Based Strategies toward Community Revitalization				
City Park Amenities	Invest in ongoing park maintenance of City's dispersed 9 community parks, and renovation of parks in older neighborhoods that have deteriorated	Implementation in FY 26-27 and ongoing	Entire City, and with focus on CT 14.01, 14.02, 15	Maintain City's 9 parks, and full renovation of John Maroot Park impacted by past encampments
Enhanced Sidewalk Connectivity - Schools, Neighborhoods and Parks	Actively pursue State Grants such as Clean California and Active Transportation Project funding as well as CDBG and Program Income funds for sidewalk connectivity improvements	Continuous and ongoing	Entire City, and with focus on CT 14.01, 14.02, 15	Construct sidewalks in deficient gap areas connecting schools to parks and neighborhoods
Enhanced Streetscape Beautification & Traffic Calming	Actively prioritize CMAQ funding along pedestrian and school children corridors for enhanced pedestrian safety	Continuous and ongoing	Focus on CT 14.01, 14.02, and 15	Construct pedestrian safety and traffic calming measures in key corridors
Roadway Maintenance	Prioritize City transportation funds such as SB 1 funding to maintain, extend the life of, and enhance roadways with deficiencies through the City's 72 miles of maintained mileage	Annually and ongoing	Entire City	Resurface and repair 10 miles of existing roadway annually

Incentivize Infill Development	Actively pursue grant funding and other funding resources to extend municipal services to infill development sites and incentivize development through reduced project impact costs	Implementation in FY 26-27 and ongoing	CT 14.01, 14.02, and 15	Identify infill properties and evaluate distance to nearest municipal service line connection to estimate costs and pursue grant funding
Displacement Risk				
Mitigate Flood Risk	Actively pursue State and Federal funding to develop and extend storm drainage infrastructure to underserved former County Island areas built to County Standards	Implementation in 2026	Focused area in CT 13 with western edges of City	Secure funding and phase in construction of $20 million storm drainage system in underserved western edges of City
Enhance City Wastewater System	Use remaining ARPA funding to enhance Wastewater Treatment Plan upgrade of all existing City Sewer Lift Stations	Implementation in FY 26-27	CT 14.01, 14.02, and 15	Complete construction of City Wastewater Treatment Plant upgrades and all sewer lift stations.
Anti-Displacement Strategy	Production/Preservation/Protection of affordable and special needs housing. Prioritize technical and financial assistance to property owners and developers seeking to develop affordable and/or special needs housing. Actively engage with affordable housing unit providers when units are at risk of conversion to encourage maintenance units and link resources to reduce risk of conversion. Actively serve as a resource for the protection of current tenants by providing informational	Annually and ongoing	Throughout the City	Support 25 affordable units being conserved

	outreach and connection to other related services and resources.			

Objective: Corcoran will continue to coordinate with Kings County to provide landlord/tenant mediation services and fair housing investigations. The city will continue to have a fair housing brochure in Spanish and. To broadly disseminate information, the city will distribute the brochure at the City Hall, the City website, library, post office, and appropriate shopping areas.

Responsible Agency: Community Development

Funding: General Fund, CDBG, HOME and other available funding sources

Timeline: Throughout the planning period. Apply for CDBG, HOME, and other funding for fair and affordable housing every year

2.15 Weatherization and Energy-Efficient Home Improvements

The purpose of this program is to reduce energy use by providing financial assistance to lower-income households for weatherization and energy-efficient heating (including solar photovoltaic water heaters) and cooling systems. The City will refer lower-income households to the Kings Community Action Organization and other community services agencies that provide financial assistance to qualifying households for these improvements.

Objective: Reduce residential energy use and carbon footprint by providing financial assistance to lower-income households for weatherization and energy-efficient heating and cooling systems.

Responsible Agency: Community Development

Funding: Nominal funding required

Timeline: Throughout the planning period.

2.16 Update and Amend the General Plan and Zoning Ordinance in compliance with State Laws

a) Add a new Medium-Low Density Land Use and Zoning Classification

Objective: Added Residential 1 zone R1-5 minimum 5,000 Square Feet. A new Low-Moderate Density Classification allowing a minimum of 10 units and a maximum of 16 units/acre to bridge the gap between Low Density and Medium Density classifications and make concurrent changes in the

Zoning Code.

Responsible Agency: Community Development Department

Funding: General Fund and SB-2 Funding from HCD

Timeline: Completed in 2023

b) Amend General Plan and Zoning Code to permit a minimum of 16 and a maximum of 24 units in the Medium Density Residential Designation.

Objective: The current density range permitted is 10-15 units per acre. The changes will increase the potential to build additional housing on a per acre basis.

Responsible Agency: Community Development Department

Funding: General Fund and SB-2 Funding from HCD

Timeline: December 2026-2027

c) Amend General Plan and Zoning Code to permit a minimum of 21 and a maximum of 30 units in the High-Density Residential Designation.

Objective: The current density range permitted is 15-29 units per acre. The changes will permit a minimum of 21-30 units per acre.

Responsible Agency: Community Development Department

Funding: General Fund and SB-2 Funding from HCD

Timeline: December 2026-2027

d) Ministerial Approval of ADU Developments

Objective: Amend the Zoning Code permitting ministerial approval of ADUs, pre-approved design, and development standards.

Responsible Agency: Community Development Department

Funding: General Fund and SB-2 Funding from HCD

Timeline: December 2026-2027

e) Adopt Objective Design Standards with Ministerial Approval

Objective: Amend the Zoning Code incorporating Objective Design Standards to streamline and ministerially approve applications for design review of residential projects that qualify under the provisions of Government Code 65913.4, including transitional and supportive housing, and mixed-use projects with at least 2/3 the square footage of the floor area designated for residential use, within 90 to 180 days of the determination of completeness.

Responsible Agency: Community Development Department

Funding: General Fund and SB-2 Funding from HCD

Timeline: December 2026-2027

f) New Environmental Justice Element.

Objective: Amend the General Plan to add a new Environmental Justice Element

Responsible Agency: Community Development Department

Funding: General Fund and SB-2 Funding from HCD

Timeline: December 2026-2027

g) Density Bonus.

Objective: Amend the current density bonus ordinance to comply with the State Density Bonus Law. Further, the City shall amend the zoning code to permit transitional and supportive housing as a residential use subject only to those restrictions that apply to other residential uses of the same type in the same zone.

Responsible Agency: Community Development Department

Funding: General Fund and SB-2 Funding from HCD

Timeline: December 2026-2027

h) Ministerial Approval of multi-family developments without CEQA review

Objective: Amend Zoning Code provisioning for the Approval of multi-family developments, ministerially and exempt from CEQA review.

Responsible Agency: Community Development Department

Funding: General Fund and SB-2 Funding from HCD

Timeline: December 2026-2027

i) Amend Zoning Code to permit, ministerially, as a use by right or right-of-zone permanent supportive housing (Government Code Section 65651), low barrier navigation centers (Government Code Section 65660), and amend the zoning code to address the provision for employee housing

Objective: Amend Zoning Code provisioning for the use by right or right of zone approval of permanent supportive housing, low barrier navigation centers and employee housing, ministerially

Responsible Agency: Community Development Department

Funding: General Fund and SB-2 Funding from HCD

Timeline: December 2026-2027

j) Amend the Subdivisions Code Permitting SB-9 Small Lot Subdivisions on Single-family Zoned Lots.

Objective: SB 9 has the potential to create more small-scale homeownership opportunities that are affordable to moderate-income buyers.

Responsible Agency: Community Development Department

Funding: General Fund

Timeline: December 2026-2027

k) Ensure City's procedures for reasonable accommodation requests complies with State Law.

Objective: Compliance with State law.

Responsible Agency: Community Development Department

Funding: General Fund

Timeline: December 2026-2027

l) Emergency Shelters

The City shall ensure compliance with Gov. Code §65583(a)(4) and establish Emergency Shelter (ES) development standards compliant with Gov. Code §65583(a)(4). (As described in more detail in the cited statute, A compliant location is usually vacant land of sufficient size to accommodate the need for an emergency shelter identified in this housing program. At least one year-round emergency shelter should be located in a residential zone, or in a nonresidential zone that allows residential use near transportation, amenities, and homelessness services. City shall incorporate the definition of emergency shelters in the zoning ordinance to be consistent with Gov. Code 65583(a)(4)(C) and ensure appropriate parking requirements are limited to employees.

Objective:	The City will revise the zoning ordinance to specify additional appropriate zone(s) to allow emergency shelters by right and/or with approval of a conditional use permit.
Responsible Agency:	Community Development Department
Funding:	General Fund
Timeline:	2027

m) Transitional and Supportive Housing

The City shall ensure compliance with State Law to plan for transitional and supportive housing accommodation by amending the Zoning Ordinance to permit transitional and supportive housing in all non-residential zones that allow residential uses (e.g. commercial and office districts) and only subject to requirements of similar uses of the same type in the same zone.

Objective:	Facilitate the development of transitional and supportive housing.
Responsible Agency:	Community Development Department
Funding:	General Fund
Timeline:	July 2027

n) Streamlined Local Permit Processes

The City shall ensure compliance with Senate Bill 35 (Chapter 366, Statutes of 2017) for streamlined ministerial approval process requirements for housing. The City prioritizes the creation of new housing within the planned land uses of the City. Although no formal procedure has been established, the City's Community Development Department by practice streamlines the application review, processing and approval of new residential development permits. This City process can be further supported by formally defining and establishing prescribed Streamlined Ministerial Approval Process timelines and Procedure steps to be more clearly defined.

Objective:	Compliance with SB 35
Responsible Agency:	Community Development Department
Funding:	General Fund
Timeline:	December 2026

o) SB 35 Streamlined Ministerial Approval Process

The City will establish written procedures for streamlined ministerial review of housing developments meeting the requirements of Government Code section 65913.4

Objective:	Facilitate the development of emergency shelters
Responsible Agency:	Community Development Department
Funding:	General Fund
Timeline:	July 2027

2.17 Infrastructure for Affordable Housing

Municipal infrastructure that includes, water, sewer, stormwater, roads, sidewalks all pose significant costs to any residential development and especially in underserved areas previously developed under County standards. These cost implications can significantly hinder affordable housing development, and the City prioritizes seeking grant funding to extend and enhance infrastructure improvements in underserved neighborhoods.

a) The City remains compliant for prioritizing the granting of service allocations in compliance with Chapter 727, Statutes of 2005 (SB1087) for proposed development of affordable housing units that include lower-income households.

Objective:	Establish a policy to provide priority for water supply and sewage services for affordable housing projects
Responsible Agency:	Community Development Department
Funding:	General Fund
Timeline:	December 2026

b) The City continues to prioritize securing State and Federal grant funding for infrastructure expansion and connection to underserved areas to reduce development costs for infill development in existing neighborhoods, and vacant land development for affordable housing projects. City has successfully secured both State and Federal funding for

municipal infrastructure. Most recently was the securing of Permanent Local Housing Allocation funds from the State for the Self Help Enterprises "Lakeview Terrace" project, and Federal community funding for Stormwater Drainage System improvements in former County Island areas developed to County Standards and lacking City stormwater drainage connection and to reduce implications from flooding.

Objective:	Actively apply and seek State and Federal grant funding for municipal infrastructure improvements to reduce development cost impacts for affordable housing development
Responsible Agency:	Community Development Department
Funding:	General Fund
Timeline:	December 2026

2.18 No Net Loss Housing and Replacement Program

The City is committed to providing housing and maintaining housing opportunity through the sites inventory developed for the Housing Element. City will implement greater housing sites monitoring to annually evaluate housing development and sites availability throughout the planning period to meet the city's RHNA. In order to further these efforts, the city will perform the following:

- Update the Housing Element sites inventory to continuously gather data relative to the types and sizes of vacant and underutilized parcels within the City.
- Develop and implement an evaluation procedure that aligns with Government Code Section 65863.
- Report on the number of extremely low, very low, low, moderate and above moderate-income housing units constructed annually.
- Although not anticipated, any approval of a development that results in a reduction of capacity below the residential capacity needed to accommodate the remaining need for lower-income households will be addressed by the city rezoning additional sites to accommodate the shortfall.
- Should a proposed project result in lesser density than permitted in residential zones, as established by the General Plan, the project applicant shall be required to off-set the loss of the residential density as established by the General Plan.
- Should a proposed project develop on a nonvacant site identified in the land use inventory to accommodate a portion of the lower-income RHNA and those sites contain existing residential uses that are currently occupied by low- or very low-income households, it must ensure replacement housing is provided and meet the obligations of one-for-one replacement with affordable units.
- City process will serve to evaluate and address any required actions to provide replacement

housing.

Objective: Develop a monitoring and evaluation process to implement Government Code Section 65863. Evaluation monitoring will serve to determine further City actions to provide replacement housing in compliance with Government Code section 65915, subdivision (c), paragraph (3).

Responsible Agency: Community Development Department

Funding: General Fund

Timeline: Annually

2.19 ADU Outreach Meeting and Incentives:

Objective:

The City will:

1. Conduct outreach meetings to provide information on ADU developments;
2. Prioritize approval of applications for affordable ADU, ahead of other ADU applications; and
3. Consider and pursue additional incentives to all ADUs or ADUs that could be deed restricted for meeting extremely low-income households.

Responsible Agency: Community Development Department

Funding: General Fund

Timeline:

1. Outreach meetings - By December 31, 2026, and every year thereafter.
2. Prioritize approval of applications for affordable ADU, ahead of other ADU applications – Every year.
3. Consider and pursue additional incentives – By December 31, 2026.

2.20 Development of Extremely Low-Income Housing

The city complies with the State's Surplus Lands Act and actively facilities working in good faith to utilize vacant city owned land for affordable housing development and the low-income housing covenants and restrictions. In addition, city continues to compile pertinent information on HCD programs that support and facilitate extremely low-income housing construction. The city will pursue grants to develop such units.

Objective:	Maximize the City's and public's ability to access governmental and private funding opportunities.
Responsible Agency:	City Manager's Office, and Community Development Department
Funding:	General Fund
Timeline:	1) Conduct annual outreach with developers and non-profit corporations to identify development opportunities; funding avenues; and city incentives including flexibilities in consolidation of small lots, mergers, and subdivision of large lots to promote low-income housing – Yearly during the planning cycle. 2) Subject to receiving applications and funding availability, support non-profit corporations in their efforts to file the applications to make housing more affordable to extremely low-, very low-, and low-income households. On-Going.

2.21 Single Room Occupancy (SRO) Housing

To facilitate additional housing opportunities for lower-income residents, the City will continue to encourage development of SRO housing and streamline the approval process.

Objective:	Address the needs of extremely-low-income persons through SRO housing. City to develop and actively promote SRO related informational materials with relevant development standards and streamlined process to encourage the development of SROs. Review and revise development standards and permitting processes as necessary and in compliance with State Laws to further facilitate the development of SROs.
Responsible Agency:	Community Development Department
Funding:	General Fund
Timeline:	By July 2027

2.22 Prior Identified Sites in Site Inventory

Objective:	Amend Zoning Code to require that if utilizing Prior Identified Sites (two planning periods for vacant sites) from the Site Inventory of

	Undeveloped Lands toward the lower-income RHNA, the city shall permit housing developments with 20 percent affordability for lower-income households by-right (without discretionary action) at appropriate densities of at least 20 units per acre.
Responsible Agency:	Community Development Department
Funding:	General Fund
Timeline:	The City will comply with these requirements upon adoption of the housing element and will supplement compliance with these requirements with a revision to zoning and/or procedures within six months of adoption.

2.23 Collaboration with Regional Partners

The City in furthering the implementation efforts of the Housing Element can increase engagement, outreach and greater collaboration with regional partners that include developers, non-profits, and affordable housing advocates. Resources and workshops with HCD can also provide beneficial enhancements to the City's Housing Element implementation activities and efforts.

The multijurisdictional Housing Element provides an opportunity for countywide housing issues that need to be more effectively addressed at the regional level rather than just at the local level, and the four participating jurisdictions are committed to continuing the regional collaboration in the implementation of the Housing Element. By working together, the jurisdictions can share best practices, explore opportunities for further collaboration, and make the best use of limited resources. The following efforts shall be made to further regional collaboration:

- In collaboration with HCD, the City shall assist in coordinating a Countywide Sixth-Cycle Housing Element Working Group
- The Housing Element Working Group (HEWG) shall meet at least annually to evaluate successes in the implementation of programs and to identify gaps and additional needs.
- Community Development shall continue to participate in Countywide collaboration efforts on housing program implementation and regional issues including disadvantaged communities (SB 244 and SB 1000), infrastructure challenges, farmworker housing, homelessness, and fair housing.
- The HEWG shall meet periodically with the Fair Housing Council of Central California to discuss fair housing issues and opportunities for education.
- Community Development shall continue to seek partnerships with other jurisdictions in the region and other agencies such as housing developers, community stakeholders, and agricultural employers/employees to explore viable options for increasing the availability of farmworker housing in suitable locations in the region.

- The City shall coordinate with other jurisdictions to develop a multilingual directory of housing services and resources available in the region for lower-income households. The directory will include a chapter detailing housing services and resources that are available to farmworkers. The City shall coordinate with the other jurisdictions to review and update the directory periodically. The directory will be available on the websites and offices of the City and participating jurisdictions.

Objective:	Regional collaboration on housing opportunities; Convene Housing Element Working Group annually; annually meet with HCD; develop a directory of housing services and resources by July 2027.
Responsible Agency:	Community Development, Kings County Association of Governments, City of Corcoran, City of Hanford, County of Kings
Funding:	General Fund
Timeline:	Meet with the Housing Element Working Group (HEWG) once per year; meet with HCD annually. Develop a directory of services and resources by March 2027 and update annually as needed.

3. Hanford Housing Programs

Hanford had its roots in the expansion of the Central and Southern Pacific Railroad system in the 1870s. Hanford was incorporated in 1891. As the County seat, Hanford has developed into the residential, commercial, and industrial center of the County. Hanford is known to embrace growth and change, while preserving the integrity of its past. Hanford's progressive business community coupled with the quaint, comfortable lifestyle continues to attract new people to Hanford, young or old.

Hanford Civic Auditorium

Hanford's location along Highway 198 and pro-business climate contribute to the City's success. Hanford is home to the County's largest employers such as Kings County Government Center, Hanford Elementary, Wal-Mart, Hanford Community Medical, Central Valley Hospital, Marquez Brothers, and others. College of the Sequoias, San Joaquin Valley College and Kings County Workforce Investment Board provide educational opportunities. The City's Kings Industrial Park offer incentives for new business.

Downtown Hanford

The Housing Element plays a key role in shaping the City's future. Continued development of housing is important to accommodate expected population and employment growth within the city. Community development programs strengthen neighborhoods by providing assistance to maintain and upgrade housing. Housing assistance programs ensure that residents of all income levels have the opportunity to live in the community. The Housing Element sets the framework for building upon the City's past successes in providing a diverse living environment.

3.1 Code Compliance

Code compliance is an important means to preserve public health and safety and ensure that the character and quality of neighborhoods and housing is maintained. The main goal of Code Compliance is to enforce all applicable requirements of the Hanford Municipal Code and other state and federal laws and codes. Typical Housing-related Code Compliance case types include:

- Substandard Buildings

- Building Code Issues
- Non-Operative Vehicles
- Property Maintenance
- Public Right-of-Way Encroachment
- Other Violations

Codes / Laws enforced through Code Compliance Include:

- Hanford Municipal Code (HMC)
- California State Housing Law, CCR, Title 25, Division 1, Chapter 1, Subchapter 1, latest edition (SHL)
- California Buildings Standards Code, CCR, Title 24, 2007 Edition
- California Health and Safety Code (H&S)
- Other applicable California Codes

To that end, the City's Code Compliance staff under the Community Development Department will work to enforce state and local regulations. In conjunction with code compliance activities, City staff will provide information to homeowners regarding the City's Housing Rehabilitation Program.

Objective:	Continue to work with the community concerning code violations. Refer property owners to the Housing Rehabilitation Program.
Responsible Agency:	Code Compliance Staff
Funding:	General Fund
Timeline:	Throughout the planning period

3.2 Housing Rehabilitation Program

The City offers an Emergency Repair Program, with grants up to $24,999. Hanford extends this program to residents Citywide, provided they are low- to moderate-income qualifying (individuals with incomes at or below 80% of the area median income). 10 properties were rehabilitated in 2023 at a cost of $338,000.

Objective:	Assist 10 to 15 units per year if funds are available
Responsible Agency:	Community Development Department
Funding:	CDBG; CalHome
Timeline:	Throughout the planning period

3.3 Preservation of At-Risk Affordable Housing

The City will continue to work with interested agencies and community organizations to preserve at-risk units by monitoring their status, providing technical and/or financial assistance in return for extended affordability controls, and ensuring proper tenant notification prior to project conversion. Hanford has approximately 766 units of affordable housing for low- and moderate-income households created through City, state, and federal programs 6 projects are considered to be at risk of converting to market-rate housing during the next 10 years – Amberwood I, Amberwood II, Cedarbrook, Hanford Senior Villas, Kings View Hanford and View Road Apartments – totaling 328 dwelling units.

The City will continue to monitor the status of these projects at least annually by contacting the owners or managers and identifying any units at-risk of converting to market rate housing. To increase the likelihood that these affordable units are preserved, the city will develop a preservation strategy if affordability agreements are about to expire. The strategy may include contacting potential purchasers, working with organizations as appropriate in pursuing available funds, ensuring compliance with tenant noticing requirements, conducting tenant education regarding their rights, and providing information on Section 8 rent subsidies and other affordable housing opportunities in the city. In addition, the city will maintain and update the inventory of at-risk projects and establish a database.

Objective:	Develop a preservation strategy for at risk projects and maintain and update an at-risk project inventory and actions taken. Continue to monitor the status of publicly-assisted affordable units. The City will contact the property owners to determine their intentions, contact qualified nonprofits regarding potential opt-out projects, ensure that property owners comply with noticing requirements, support the acquisition of at-risk properties by nonprofits, and pursue grants to support the preservation of affordable at-risk housing.
Responsible Agency:	Community Development Department and interested affordable housing providers/developers
Funding:	General Fund, Grant Funds if available
Timeline:	Develop at risk preservation strategy in 2026 and monitor at risk

projects annually

3.4 Adequate Sites Monitoring

The city will facilitate construction of new housing to accommodate projected employment and population growth to meet the needs of the City's residents. To that end, the Housing Element identifies "adequate" sites to accommodate the City's share of the regional housing needs allocation identified as 5,547 units (684 extremely low, 685 very-low, 993 low, 1066 moderate, and 2119 above-moderate) during the planning period.

Adequate sites are those with sufficient development and density standards, water and sewer services, and other infrastructure. Staff will monitor development affordability and report annually on progress toward the City's share of the regional housing need.

The city undertook a comprehensive General Plan update in 2017. In order to enhance opportunities for affordable housing development, maximum allowable densities were increased to 20 units/acre in the Medium Density Residential category and 29 units/acre in the High-Density Residential category. Mixed-use zones were expanded to allow for medium- and high-density, as well. The MX-N Neighborhood Mixed Use zone district requires a minimum of 25% and maximum of 75% of the mixed-use site be utilized for residential.

The city will also encourage affordable housing development on small parcels by facilitating lot consolidation through expedited processing, density bonus and/or reduced processing fees.

Objective:	Facilitate the construction of new housing through the provision of adequately zoned sites to meet Hanford's housing needs allocation of 5,547 units; Monitor Annually the availability of adequate sites.
Responsible Agency:	Community Development Department
Funding:	General Fund
Timeline:	Monitor adequate sites annually and throughout the planning period;

There are a number of parcels larger than 10 acres that could support single-family and/or multi-family housing at a range of affordability levels. As needed to facilitate the development of housing, the City shall facilitate lot mergers (aka lot consolidation) or subdivision (aka lot splitting) to promote the efficient use of land for residential development in compliance with the Subdivision Map Act and local ordinances, when an applicant submits an application.

On a case-by-case basis, the City may use any of the strategies below to facilitate housing development:

1. Assist developers/property owners in identifying opportunities for lot consolidation or lot splitting.
2. Continue to streamline the processing of requests for lot mergers and lot subdivisions concurrent with other development reviews.

3. Encourage the use of planned unit developments or master plans to provide a cohesive strategy for the development of large lots.

Objective:

Develop a lot consolidation and subdivision program for the purpose of building affordable housing, including:

2. Expedited permit processing for consolidation of lots for affordable housing on small sites (less than 0.5-acres)
3. Prioritization of available funding for use of small lots for affordable housing.
4. Density bonusses for deed-restricted low-income properties

Responsible Agency: Community Development Department

Funding: General Fund

Timeline: By July 2027

The City of Hanford relies on mixed-use sites to accommodate a portion of the lower RHNA, in order to promote residential development on mixed use sites the City of Hanford will establish an incentive program to promote residential development in the MX-C Corridor Mixed Use zone.

Objective:

Develop an incentive program to promote residential development in the MX-C Corridor Mixed Use zone districts. Incentives and strategies to be considered include, but are not limited to:

1. Outreach and marketing to property owners and developers
2. Increased density and modification to development standards
3. Fee deferrals
4. Priority processing
5. Ministerial review, including ministerial lot line adjustments

In addition to complying with No Net Loss Law (Government Code section 65863), the City will annually monitor progress on MX-C zoned sites and if progress is not made toward residential development, the City will complete alternative strategies, as appropriate, including but not limited to establishing residential performance standards or rezoning additional sites to promote residential development.

Responsible Agency: Community Development Department

Funding: General Fund

Timeline:	By July 2027; Monitor adequate sites annually and throughout the planning period

3.5 Density Bonus Program

In accordance with state law, Hanford adopted a local density bonus ordinance in 2008, several updates have been made to the ordinance to comply with State law, with the most recent update in 2024. The City will continue to implement this program to encourage and facilitate development of affordable housing through the provision of density bonuses or other incentives for qualifying projects in compliance with (Gov. Code §§65915 - 65918).

Objective:	Continue to publicize and implement the density bonus program in accordance with state law to assist development of affordable housing.
Responsible Agency:	Community Development Department
Funding:	General Fund
Timeline:	Throughout the planning period

3.6 Planned Unit Development

The Hanford General Plan includes a Planned Unit Development Zone process whereby a project proponent can propose a concept that may change or remove many of the conventional zoning restrictions. For example, housing units could be clustered around large open space areas or other development amenities resulting in a highest density through flexible design standards. The PUD option provides greater flexibility in the development process, which can lead to cost savings.

Objective:	Continue to utilize the PUD process to encourage unique design and develop housing that addresses site constraints.
Responsible Agency:	Community Development Department
Funding:	General Fund
Timeline:	Throughout the planning period

3.7 Objective Standards

Through utilization of REAP 2.0 funding, the City is in the process of creating objective standards to allow for lot sizes below 5,000 square feet. Once adopted, the Objective Standards will create a streamlined path for small-lot development. The use of Objective Standards will promote cost- and time-savings and ensure development certainty in specific development types.

Objective:	Adopt Objective Standards to encourage small-lot development to ensure a diverse housing stock for residents seeking smaller lots.

Responsible Agency: Community Development Department

Funding: REAP 2.0

Timeline: July 2027

3.8 Home Sweet Home First Time Homebuyer Programs

The HOME Sweet Home First-time Homebuyers Program offers qualified first-time homebuyers the opportunity to borrow up to 35% in gap financing for the down payment and closing costs to purchase a newly constructed (limit $429,000) or existing (limit $379,000) home within the Hanford city limits. This program offers a 45-year loan with deferred payments (meaning no payment due) for the entirety of the loan term. The loan carries a 0% simple interest rate and is secured by a second Deed of Trust. With a $1000.00 flat fee down-payment requirement. Staff currently maintains an interest list for this program.

Eligible households must have incomes between 30% and 80% of the median income for Kings County, adjusted for family size, as defined annually by the U.S. Department of Housing and Urban Development. Applicants must demonstrate that they cannot purchase a home using current assets but are otherwise able to qualify for a mortgage through a lending institution.

In smaller communities, there may be a limited number of qualified HOME administrative subcontractors and non-profit affordable housing developers. When an organization serves as both the Administrative Subcontractor to a State Recipient for a first-time homebuyer (FTHB) program and a developer of affordable housing in the same community, the California Department of Housing and Community Development (HCD) restricts homebuyers in certain development programs (e.g., mutual self-help housing) from using HOME FTHB funds to purchase their homes.

This restriction can limit the creation of new single-family affordable homeownership opportunities and can reduce the ability of State Recipients to expend FTHB funds in communities with limited affordable housing inventory. To address this potential constraint, the City will support non-profit housing organizations in collaborating with HCD to remove this impediment and/or establish a streamlined process for requesting exceptions pursuant to 24 CFR 92.356(d) for projects or programs that further the objectives of the HOME Investment Partnerships Program.

Objective: Assist 10 households for the First-Time Homebuyer Program and assist 20 households annually for the HOME Sweet Home Program; Support non-profit housing organizations in working with HCD to remove constraints on the use of HOME funds

Responsible Agency: Community Development Department

Funding: HOME and CDBG funds

Timeline: Throughout the planning period

3.9 Section 8 Rental Assistance Program

Administered by the Kings County Housing Authority, Hanford will continue to participate in the Section 8 rental assistance program. The Section 8 rental assistance program extends rental subsidies to extremely-low- and very-low-income households equal to the difference between 30% of the monthly income and the allowable rent determined by the program.

Objective:	Assist Kings County Housing Authority in promoting the Section 8 program
Responsible Agency:	Community Development Department, County Housing Authority
Funding:	HUD funds
Timeline:	Throughout the planning period

3.10 Affordable Housing Assistance

The City promotes affordable housing through various programs such as home ownership assistance, rehabilitation assistance, new construction/infill, and grant application programs. Hanford is an entitlement city and receives CDBG and HOME funds directly from HUD. Affordable housing is being developed under existing zoning and development standards with administrative and financial assistance from the City. To continue supporting affordable housing production, the City will undertake the following actions.

Objective:	Seek applicable grants from state and federal sources including funding specifically targeted to ELI housing, provide an inventory of housing sites to interested developers, continue to provide a density bonus to qualifying projects, provide financial and regulatory assistance such as reduced fees and/or modified development standards, fee reductions and concurrent processing of lot mergers for multi-family projects that include units affordable to lower-income households, and continue to pursue housing production and rehabilitation with nonprofits including assistance in preparing grant applications. Housing for very-low- and extremely-low-income persons will be prioritized where feasible. In addition, the City's affordable housing incentives will be promoted on the website and in handouts provided at the Planning counter. As part of this program, the City will proactively reach out to developers of affordable and special needs housing to identify housing opportunities and assistance.
Responsible Agency:	Community Development Department and affordable housing developers

Funding:	Local, state, and federal funds
Timeline:	Continue to facilitate the construction of affordable housing on an at least annual basis, throughout the planning period

3.11 Farmworker and Employee Housing

According to the United States Department of Agriculture (USDA) 2017 Census of Agriculture, about 7,000 farmworkers are employed in Kings County indicating a significant need to provide housing for farmworkers and their families, particularly during peak harvest seasons. In coordination with other jurisdictions in the multijurisdictional Housing Element, the City will make a specific and at least annual effort to assist in the development of housing for farmworkers and conserve and improve the existing housing stock for farmworkers, including but not limited to:

- Contacting nonprofit developers at least every other year to identify opportunities for the development or improvement of housing for farmworkers.
- Coordinating and participating with regional organizations, including nonprofit, academic, and employers, to raise awareness, share and employ strategies, and identify or target new resources.
- Coordinating annually with organizations that represent or serve farmworkers.
- Providing incentives and other strategies beyond state density bonus law to encourage housing for farmworkers, including setting aside housing for farmworkers within developments, supporting funding applications, prioritizing entitlements, and establishing appropriate zoning and development standards.
- Targeting code enforcement and other resources to the existing housing stock with the most need for rehabilitation and sanitary conditions that could be more likely to house farmworkers and work with regional or other organizations to improve living conditions for farmworkers.

To address farmworker housing needs, the City permits farmworker housing in conformance with Health and Safety Code §17021.5.. In addition, the City will amend zoning to permit employee housing in zones allowing agricultural uses in compliance with Health and Safety Code Section 17021.6 and 17021.8. In addition, the City will assist interested developers by providing incentives, identifying suitable sites, and assisting in preparation of funding applications.

To further assist in meeting housing needs, the City will:

Objective:	Encourage the development of 50 affordable units for farmworker housing as follows: 1. Ensure the Development Code complies with cc §17021.5 and §17021.6 of the Health and Safety Code and amend Development Code to comply with §17021.8

2. Assist interested developers by identifying sites and supporting funding applications. Annually meet with agencies, housing developers, community stakeholders, and agricultural employers/employees to discuss farmworker housing needs.
3. Provide, to the extent feasible, regulatory incentives.
4. Encourage eligible farmworkers to apply for the County's First Time Home Buyer Program in areas of concentrated need for farmworkers in the unincorporated county using CDBG or HOME.

Responsible Agency:	Community Development Department, Kings County Housing Authority, and interested affordable housing providers/developer
Funding:	General fund, USDA, CDBG, HOME
Timeline:	Continue to facilitate the construction of farmworker housing on an at least annual basis and ongoing and amend zoning by July 2027.

3.12 Emergency Shelters and Transitional/Supportive Housing

State law requires jurisdictions to provide adequate sites for a variety of housing types including emergency shelters and transitional/supportive housing. Emergency shelters are permitted by-right in the OR zone, and transitional and supportive housing facilities are permitted subject only to the same regulations and procedures that apply to other residential uses of the same type in the same zone.

Objective:	Continue to facilitate the establishment of emergency shelters and transitional/supportive housing in conformance with SB 2; continue to support efforts with surrounding Kings County jurisdictions to meet the needs of people who are homeless or transitioning to independence.
Responsible Agency:	Community Development Department
Funding:	General fund
Timeline:	Facilitate establishment of emergency shelters and transitional/supportive housing throughout the planning period

3.13 Housing for Persons with Disabilities

State law requires jurisdictions to analyze and remove potential constraints to housing for persons with disabilities. As part of this Housing Element update the City conducted an analysis of its zoning and land use processes, permitting processing procedures, and building codes and no constraints were identified. The City will continue to monitor legal requirements and local conditions and will update local regulations and procedures as necessary to encourage and facilitate the development, maintenance, and improvement of housing for persons with disabilities.

Objective: Continue to monitor legal requirements and local conditions and update local regulations, if necessary, to remove any impediments to housing for persons with disabilities.

Responsible Agency: Community Development Department

Funding: General fund

Timeline: If required to ensure conformance with applicable law, Code amendment will be initiated to clarify the definition of family in 2016; continue to monitor potential constraints throughout the planning period.

3.14 Promote Equal Housing Opportunities

Promoting fair housing includes both education and enforcement. The City of Hanford will continue to support both education and enforcement efforts. The City has recently partnered with the Fair Housing Council of Central California (FHC-CC) for services related to fair housing.

Objective: Hanford will coordinate with Kings County to provide landlord/tenant mediation services and fair housing investigations. Hanford will continue to refer fair housing inquires to the Department of Fair Employment and Housing office in Fresno and distribute fair housing information at City Hall, on the City website, and at other public offices.

Responsible Agency: Planning Department

Funding: General Fund, CDBG, HOME and other funding sources

Timeline: Throughout the planning period. Apply for grant funding annually.

The Housing Element also includes several programs to address fair housing issues.

Table 5-4 Affirmatively Furthering Fair Housing (Hanford)

Description	Specific Commitment	Timing	Geographic Targeting	Metric
Housing Mobility and New Opportunities in Relatively Higher Opportunity Areas				
Promote a variety of housing types and affordability and increase access to higher opportunity areas.	Encourage ADUs, higher density, missing middle housing; reduce regulatory barriers; conduct outreach; monitor production.	Ongoing; annual review	Northwestern relatively higher resource areas	80 ADUS over the planning period; 200 higher density or affordable units including small lot, missing middle and ADUs in

	Utilize objective standards, general plan policies, zoning allowances for small lot and multifamily in low density zones and minimum densities to promote housing choices in new growth single family neighborhoods Target funding to promote affordability in new growth single family neighborhoods Target ADU outreach to relatively higher resource areas			relatively higher resource areas
Place Based Strategies toward Community Revitalization				
Implement outreach and planning strategies in underserved areas.	Conduct outreach; multilingual access; equity-based planning; EJ Element; coordinate with schools.	Ongoing and at least annual implementation of the EJ element	Low-resource areas, South Hanford	Adopt EJ Element in 2026; 1 outreach event
Prioritize infrastructure and investment in underserved areas.	Fund CIP projects; improve infrastructure, parks, streets; pursue grants; implement ATP, including safe routes to school.	Ongoing; annual CIP and apply for funding at least annually	Downtown, south of SR-198	3–5 infrastructure projects per year
Improve access to transportation	Coordinate with KART; outreach	Ongoing	Citywide, focus	Reach 100 residents

and services.	to seniors; multilingual materials.		underserved	
Address environmental health risks.	Partner with Air District; pursue funding; promote mitigation.	Ongoing and apply for funding at least every other year	High pollution burden areas	1–2 projects
Support economic opportunities and workforce development.	Workshops; CIP coordination; pursue funding.	Ongoing and apply for funding at least every other year	Citywide with a focus in relatively lower income neighborhoods	1event annually
Displacement Risk				
Anti-Displacement Strategy	Support production, preservation, tenant protections.	At least annually and ongoing	Throughout the City	25 conserved units

Housing Mobility and New Opportunities in Relatively Higher Opportunity Areas

The City will continue to encourage a variety of housing types to address the housing needs of a variety of household types, sizes, and incomes. This could include duplexes, townhomes, apartment buildings, and condominiums in neighborhoods and new subdivisions and will identify and implement innovative and alternative housing options that provide greater flexibility and affordability in the housing stock while promoting mixed-income development. This may include consideration for further reduction in regulatory barriers for tiny houses, microhomes, cottage homes, small lot subdivisions, and other alternative housing types, as well as exploration of a variety of densities and housing types in all zoning districts. The City will use the findings of this program to target development of a variety of housing types in areas of predominantly single-family development and of concentrated overpayment to reduce displacement risk, promote inclusion, and support integration of housing types based on income.

Program H1. Housing Mobility and Missing Middle Housing

The City shall promote the development of accessory dwelling units (ADUs), cottage homes, and ministerial lot splits and duplexes, particularly in higher resource single-family neighborhoods, through the following actions:

- Review and amend development standards (e.g., setback, height, parking) to remove barriers to ministerial lot splits and duplexes in single-family zones.
- Annually review legislative changes to ADU regulations and update the City's Development Code (Section 17.60.030), as necessary, to maintain compliance with State law.
- Annually advertise pre-reviewed ADU plans, such as those provided by the San Joaquin Valley REAP Program.

- Annually monitor the production and affordability of ADUs at the mid-point in the planning period (January 2028) and the progress made according to the assumptions in the inventory.
- Prepare and distribute informational handouts and hold community workshops to promote missing middle housing tools and resources to homeowners throughout the city, particularly in high resource areas, to promote mixed-income neighborhoods.

Objective:	Facilitate the construction of 80 ADUS over the planning period and ministerial lot splits and duplexes, with a goal of 75 percent in highest resource areas.
Responsible Agency:	Community Development Department (Planning and Housing Divisions)
Timeline:	Update existing ADU ordinance by December 2026. Review ADU legislative changes annually and update within the timeframe required by new legislation. Update development standards by July 2027; distribute infill cottage and ADU plans and informational handouts and hold community workshops in December 2027 and every two years thereafter. Begin monitoring ADU production and affordability in January 2027 and evaluate progress toward meeting the ADU production targets by income level every other year. Take alternative actions within six months (e.g., additional incentives) if not meeting the assumptions in the sites inventory.

Place Based Strategies toward Community Revitalization

Program P1. Targeted Community Outreach and Planning

Continue to carry out a variety of place-based measures toward community revitalization to ensure equitable quality of life throughout all communities with a focus in moderate and low resource areas and other areas with higher concentrations of affordable housing or lower income households, as applicable.

These measures will generally consist of Outreach, Planning, and Investment.

- Outreach. Rely upon outreach to inform the City's place-based efforts and prioritize planning and investment; use a variety of methods to ensure transparency, access, and meaningful input from all segments of the communities; provide language access in a variety of languages, as applicable, including English, Spanish, and others.

  Additionally, the City will actively recruit residents from areas of concentrated poverty to serve on boards, committees, and task forces as vacancies are available, including the Planning Commission, Community Services, commission, and Measure R Oversight Committee to facilitate place-based revitalization by encourage representation from areas in high need of investment.

- Planning: Through the General Plan update, pursue and adopt, where appropriate, planning activities targeted to lower resource areas and areas with deficiencies in services, or areas with concentrations of lower-income housing. Planning will be comprehensive and address a variety of elements, potentially including, but not limited to:
    - Target efforts to develop/improve recreation areas, facilities, and parks in lower resource areas.
    - Apply an equity lens to the assessment and target engagement and objectives to lower resource areas.
    - Promote expansion of health services and facilities to underserved areas.
    - Targets areas with deficiencies in childcare access.
    - Evaluate and revise zoning to support and encourage home based businesses; create a streamlined ministerial process for approving permits for home based businesses.
    - Meet with school district representatives by July 2027 to analyze whether housing security poses a barrier to student achievement. Work with the school district to assist in securing grant funding for teacher recruitment and retention bonuses, classroom materials, and other incentives for teachers to facilitate positive learning environments citywide. If district representatives identify housing availability as a barrier to teacher retention, conduct a feasibility study to identify the funding that would be required to provide teacher housing or other housing incentives for teachers by June 2028.
    - Adopt an Environmental Justice Element addressing specific needs and promoting equity policies in low resources areas.

Responsible Agency:	Community Development Department (Planning and Housing Divisions), Public Works Department, Finance Department
Funding:	Seek Grant Opportunities, General Fund, CIP
Timeline:	At least annually and ongoing

The City will continue to prioritize investment in underserved neighborhoods, which includes racially and concentrated areas of poverty, with strategic projects in the areas of parks and community centers, water and sewer infrastructure, pedestrian and bicycle safety, road improvements, youth programs, public safety, small business investment, and urban greening and beautification. To build upon past work and expand future investment for equitable community investments, the City will pursue a variety of activities including increasing investment, partnership, outreach, and transparency, which will include but not be limited to the following:

- Improve existing community centers and park spaces in Downtown Hanford and Census Tracts south of SR-198
- Pedestrian, bicycle, and streetscape improvements, including streetlights, planting trees, new and improved crosswalks, filling sidewalk gaps, water, sewer, stormwater, and other infrastructure improvements to accelerate mixed-income infill housing development in Low-Resource Census Tract
- Target funding for sidewalk repair replacement, and installation in lower resource areas and near multifamily uses.
- Housing Rehabilitation targeting lower resource areas.
- Adopt Environmental Justice Element and prioritize policies that focus on equitable investment in neighborhoods in areas of concentrated poverty.
- The City shall implement the adopted Active Transportation Plan in order to be more competitive in grant applications, as this will facilitate place-based revitalization through increased investment in transportation and parkways.
- Continue to advocate for the completion of the Cross Valley Corridor, a high frequency transit express service between the Central Valley communities of Porterville and Huron with future connections to the Amtrak San Joaquin and California High Speed Rail (HSR) in Hanford for longer-distance travel.
- Prioritize projects that facilitate place-based revitalization through the City's Capital Improvement Plan, such as projects that improve public infrastructure in deteriorating or underserved areas. On an annual basis, pursue funding for projects from the Capital Improvement Plan located in low-resource areas, including, but not limited to Hanford's Downtown and area south of SR-198.

In addition to General Funds, major sources of funding for these programs include but are not limited to:

- The City will invest 15,000,000 in RAISE/BUILD grant funding in the Downtown area to improve walkability, safety and improve critical infrastructure. The grant will connect residents to the KART facility, employment and housing.

City Departments are working to transparently track investment for the public to see what and where investment is taking place and to conduct outreach and partner with the community through actions that include but are not limited to:

- Evaluating annually the distribution of infrastructure funds from all funding sources corresponding to areas of greatest need.
- Continuing to partner with local community-based organizations (CBOs) and local affordable housing developers, with a focus on building local capacity, to seek funding and implement programs in the areas of highest need in the city.

Responsible Agency:	Community Development Department (Planning and Housing Divisions), Public Works Department, Engineering Department
Funding:	Seek Grant Opportunities, General Fund, CIP
Timeline:	Annually prioritize investments and annually seek grant funding targeting areas of greatest need, including racially and ethnically concentrated areas of poverty. As individual planning efforts are completed, implement the plans and evaluate their effectiveness annually, making adjustments as appropriate to ensure their objectives are achieved, such as compatibility between residential and industrial uses. If land use is changed from an adopted use in a specific plan, the City will evaluate impacts and create new targets to better balance for residential-industrial compatibility. The City Capital Investment Program shall be reviewed annually (CIP) to determine what special priorities are needed for capital improvement projects required to maintain the community's older residential neighborhoods

Program P3. Improve Access to Resources and Services

The City shall take the following actions to encourage place-based revitalization to improve access to resources and opportunities citywide, but with a particular emphasis on neighborhoods with a concentration of lower-income residents who often face additional barriers in accessing resources:

- Work with Kings Area Regional Transit (KART) and other jurisdictions in the county to develop informational materials to be posted on the City's website, social media, and in public buildings by December 2027, and advertised annually in the City's newsletter to help connect seniors and other residents to services in the city and throughout the county. Once informational materials are available, conduct targeted outreach in areas with higher rates of seniors and persons with disabilities within six months, including age-restricted senior housing complexes.
- Developing webpages allowing residents to track capital project progress and improvements.
- Ensure program availability and funding announcements are made available in Spanish starting within six months of Housing Element adoption and translation is available at public meetings. Provide translation services as requested, at least 10 public meetings during the planning period.

Responsible Agency:	Community Development Department (Planning and Housing Divisions), Public Works Department
Funding:	Seek Grant Opportunities, General Fund

Timeline:	At least annually and ongoing

Program P4. Environmental Hazard Mitigation

The City will partner with the Valley Air District to conduct outreach related to Air District grant programs for residents and multifamily housing buildings at least once during the planning period, and as new programs are launched. Though the City will conduct outreach citywide, additional outreach will be conducted in the central and southwest sides of the city where CalEnviroScreen scores are highest.

The City will also investigate the availability of additional funds and programs to mitigate air quality issues, particularly in buildings with low-income tenants and for low-income homeowners, as well as funding that can be used to incentivize air quality improvement strategies on projects with lower- or moderate-income units, such as the installation of green roofs. The City will seek this funding on an annual basis and apply as opportunities become available, then make funding available for the applicable strategy within six months of receipt.

The City will continue to seek funding to replace City vehicles with fully electric or hybrid vehicles.

Responsible Agency:	Community Development Department
Funding:	Community Development Block Grants, CDBG Program,
Timeline:	Ongoing. Apply for funding as funding is available, partner with the Valley Air District at least once during the planning period.

Program P5. Encouraging Economic Development

Well-maintained infrastructure creates a safe and accessible urban environment, fostering a sense of community and belonging. Moreover, investing in such improvements attracts businesses and investments, contributing to economic growth and ensuring equal access to essential services. The City will implement the following actions to expand community and economic development citywide.

Coordinate with the Public Works Department to review the City's Capital Improvement Projects (CIP) to ensure public facilities and infrastructure are supportive of the economic needs of underserved areas.

Host at least one employment workshop annually at a City facility to assist residents in preparing for local job fairs, developing resumes, and preparing for interviews. Workshops should also spread general awareness of available employment, training, and job preparation resources through Kings County.

Concurrent with Housing Element adoption, at least every other year, identify funding sources and apply for funding to address additional community development issues such as neighborhood

revitalization, parks, safe routes to school, community facilities, or addressing pollution burdens, with the goal of securing funding for two additional economic revitalization projects during the planning period.

Responsible Agency:	Community Development Department, Public Works Department
Funding:	Community Development Block Grants, CDBG Program, General Fund
Timeline:	Ongoing. Apply for funding as funding is available

Displacement Risk
Program D1. Anti-Displacement Program

In combination with programs included in this Housing Element, adopt an anti-displacement strategy to work to relieve displacement pressures caused by the increasing income gap and increasing housing and insurance costs in the county. The strategy shall include measures that encourage affordable housing production, work to preserve existing affordable housing, and protect current residents from displacement in rapidly changing portions of the county, particularly in rural areas with fewer resources. The anti-displacement strategy may include, but is not limited to, the following potential efforts:

- Production: increase multifamily residential and mixed-use opportunities beyond capacity to meet the RHNA; allow for a variety of housing types in low and medium density areas; provide incentives for affordable and special needs housing development, allow for additional ADUs when appropriate, allow tiny homes.
- Preservation: create partnerships with the qualified entities to support the acquisition of affordable units at-risk of conversion to market rate; identify a code enforcement specialist on staff that can provide technical assistance and information to property owners of lower income units to address code enforcement issues; seek funding to support rehabilitation of substandard multifamily units; restrict conversion of existing units to short term rentals; require replacement of all lower income units lost due to redevelopment.
- Protection for Current Tenants: ensure first right of return to existing residents; establish a just cause eviction policy; develop an engagement strategy to disseminate information on tenant protections and available resources.
- Preparation: complete targeted fuel management projects, implement and promote a defensible space program; support catastrophe modeling efforts and consider conclusions in mitigation planning, identify and address communities with disproportional impacts, provide funding to assist with home hardening targeted to households with special housing needs; support and facilitate the development of emergency housing for households impacted by disasters.

In developing the Strategy, discuss issues, opportunities, and potential anti-displacement measures with the public through a minimum of three events targeting rural communities, seniors,

farmworkers, and residents with a disability with a goal of engaging 150 lower- and moderate-income households in the planning period. Provide language access in a variety of languages, as applicable, including English, Spanish, Hmong, and others.

Responsible Agency: Community Development Department, Public Works Department

Funding: General Fund

Timeline: Ongoing.

3.15 Reduce Greenhouse Gas Emissions and promote affordable housing by facilitating mixed-use, higher density and infill development near transit stops, existing community centers, and downtown

Objective: The City of Hanford to support and facilitate mixed use and higher density developments in designated areas of the city.

Responsible Agency: Planning Department

Funding: General Fund

Timeline: Throughout the planning period

3.16 Update and Amend the General Plan and Zoning Ordinance in compliance with State Laws

a) Amend General Plan and Zoning Code to permit a minimum of 4 and a maximum of 10 units per acre in the Low-Density Residential Designation.

Objective: Establish a minimum and maximum density of at least 4 and 10 respectively in the Low-Density Residential Designation.

Responsible Agency: Community Development Department

Funding: General Fund and SB-2 Funding from HCD.

Timeline: July 2027

b) Add a new Medium-Low Density Land Use and Zoning Classification

Objective: Add a new Low-Moderate Density Classification allowing a minimum of 10 units and a maximum of 16 units/acre to bridge the gap between Low Density and Medium Density classifications and make concurrent changes in the Zoning Code.

Responsible Agency: Community Development Department

Funding: General Fund and SB-2 Funding from HCD.

Timeline: December 2026

c) Amend General Plan and Zoning Code to permit a minimum of 16 and a maximum of 24 units in the Medium Density Residential Designation.

Objective: The current density range permitted is 7 - 20 units per acre. The changes will increase the potential to build additional housing on a per acre basis.

Responsible Agency: Community Development Department

Funding: General Fund and SB-2 Funding from HCD.

Timeline: July 2027

d) Amend General Plan and Zoning Code to permit a minimum of 21 and a maximum of 30 units in the High-Density Residential Designation.

Objective: The current density range permitted is 15-29 units per acre. The changes will permit a minimum of 21-30 units per acre.

Responsible Agency: Community Development Department

Funding: General Fund and SB-2 Funding from HCD.

Timeline: July 2027

e) Adopt Objective Design Standards with Ministerial Approval

Objective: Amend the Zoning Code incorporating Objective Design Standards to streamline and ministerially approve applications for design review of residential projects that qualify under the provisions of Government Code 65913.4, including transitional and supportive housing, and mixed-use projects with at least 2/3 the square footage of the floor area designated for residential use, within 90 to 180 days of the determination of completeness.

Responsible Agency: Community Development Department

Funding: General Fund and SB-2 Funding from HCD.

Timeline: December 2026

f) New Environmental Justice Element.

Objective: Amend the General Plan to add a new Environmental Justice Element

Responsible Agency: Community Development Department

Funding: General Fund and SB-2 Funding from HCD.

Timeline: December 2026

g) Density Bonus.

Objective: Amend the current density bonus ordinance to comply with the State Density Bonus Law. Further, the City shall amend the zoning code to permit transitional and supportive housing as a residential use subject only to those restrictions that apply to other residential uses of the same type in the same zone.

Responsible Agency: Community Development Department

Funding: General Fund and SB-2 Funding from HCD.

Timeline: December 2026

h) Amend Zoning Code to permit, ministerially, as a use by right or right-of-zone permanent supportive housing (Government Code Section 65651), low barrier navigation centers (Government Code Section 65660), and amend the zoning code to address the provision for employee housing

Objective: Amend Zoning Code provisioning for the use by right or right of zone approval of permanent supportive housing, low barrier navigation centers and employee housing, ministerially.

Responsible Agency: Community Development Department

Funding: General Fund and SB-2 Funding from HCD.

Timeline: December 2026

i) Amend the Subdivisions Code Permitting SB-9 Small Lot Subdivisions on Single-family Zoned Lots.

Objective: SB 9 has the potential to create more small-scale homeownership opportunities that are affordable to moderate-income buyers.

Responsible Agency: Community Development Department

Funding: General Fund

Timeline: December 2026

j) Ensure City's procedures for reasonable accommodation requests complies with State Law.

Objective: Compliance with State law.

Responsible Agency: Community Development Department

Funding: General Fund

Timeline: December 2026

k) Emergency Shelters

The City shall ensure compliance with Gov. Code §65583(a)(4) to plan to shelter people experiencing homelessness by adopting one of the following:

1. by revising the zoning code to specify an additional appropriate zone(s) to allow emergency shelters by right and/or with approval of a conditional use permit.
2. Establish an Emergency Shelter (ES) development standards compliant with Gov. Code §65583(a)(4). (As described in more detail in the cited statute, a compliant location is usually vacant, sized to accommodate the need for emergency shelter identified in this housing program, including at least one year-round emergency shelter, located in a residential zone, or in a nonresidential zone that allows residential use near transportation, amenities, and homelessness services.
3. Ensuring the definition of emergency shelters to be consistent with Gov. Code 65583(a)(4)(C) and ensure appropriate parking requirements are limited to employees.

Objective: Amend Zoning Code provisioning for the Approval of multi-family developments, ministerially and exempt from CEQA review

Responsible Agency: Community Development Department

Funding: General Fund

Timeline: December 2026

l) Ministerial Approval of Multi-Family Developments Without CEQA Review.

Objective: Compliance with Gov. Code §65583 regarding emergency shelters

Responsible Agency: Community Development Department

Funding: General Fund and SB-2 Funding from HCD

Timeline: December 2026

m) Ministerial Approval of ADU Developments

Objective: Amend the Zoning Code permitting ministerial approval of ADUs and comply with ADU law pre-approved design, and development standards

Responsible Agency: Community Development Department

Funding: General Fund and SB-2 Funding from HCD

Timeline: December 2027

n) The City will establish written procedures for streamlined ministerial review of housing developments meeting the requirements of Government Code Section 65913.4

Objective: Facilitate the development of transitional and supportive housing

Responsible Agency: Community Development Department

Funding: General Fund

Timeline: July 2027

o) Remove CUP requirements and amend zoning and permit procedures to permit large group homes for seven or more persons in all zones allowing residential uses of the same type in the same zone; remove CUP requirements inconsistent with fair housing law.

Objective: Facilitate the development of housing for persons with disabilities

Responsible Agency:	Community Development Department
Funding:	General Fund
Timeline:	July 2027

3.17 Adequate Infrastructure for Affordable Housing

Chapter 727, Statutes of 2005 (SB1087) requires that water and sewer providers must grant priority for service allocations to proposed development that include housing units affordable to lower-income households. In addition, while the City has adequate capacity to accommodate the RHNA, improvements will be necessary to provide service and accommodate anticipated growth including, but not limited to, pipe rehabilitation and expansion in East Hanford and North Hanford Planning areas.

Objective:	Establish a policy to provide priority for water supply and sewage services to affordable housing projects.
Responsible Agency:	Community Development Department
Funding:	General Fund and SB-2 Funding from HCD.
Timeline:	By July 2027 and at least annually utilizing or applying for funding for continued improvements

3.18 Review and update Site Inventory to meet RHNA targets

The City to review and update site inventory to meet the RHNA targets for all income levels.

Objective:	Ensure site inventory is sufficient to meet RHNA targets
Responsible Agency:	Community Development Department
Funding:	General Fund
Timeline:	December 2026

3.19 Housing No Net Loss Program and Replacement Housing

To ensure that the housing opportunity sites identified in the Housing Element are available throughout the planning period to meet the city's RHNA, the city will annually implement the following:

- Update the Housing Element adequate sites inventory to determine the amount, type and size of vacant and underutilized parcels suitable for residential development.
- Develop a formal ongoing (project-by-project, parcel-by-parcel) evaluation procedure

pursuant to Government Code Section 65863.

- Report on the number of extremely low, very low, low, moderate and above moderate-income housing units constructed annually.
- Should an approval of development result in a reduction of capacity below the residential capacity needed to accommodate the remaining need for lower-income households, the city will identify and zone sufficient sites to accommodate the shortfall.
- Should a proposed project result in lesser density than permitted in residential zones, as established by the General Plan, the project applicant shall be required to off-set the loss of the residential density as established by the General Plan.
- Should a propose project develop on a nonvacant site identified in the land use inventory to accommodate a portion of the lower-income RHNA and those sites contain existing residential uses that are currently occupied by low- or very low-income households, it must ensure replacement housing is provided and meet the obligations of one-for-one replacement with affordable units.

Objective: Develop an evaluation procedure to implement Government Code Section 65863; Comply with State Law regarding replacement housing

Responsible Agency: Community Development Department

Funding: General Fund

Timeline: Annually

3.20 ADU Outreach Meeting and Incentives:

Objective: The City will conduct (1) outreach meetings to provide information on ADU developments; (2) prioritize approval of applications for affordable ADU, ahead of other ADU applications; and (3) Consider and pursue additional incentives for all ADUs or ADUs that could be deed restricted for meeting extremely low-income households.

Responsible Agency: Community Development Department

Funding: General Fund

Timeline:

1. Outreach meetings - By December 31, 2026, and every year thereafter.
2. Prioritize approval of applications for affordable ADU, ahead of other ADU applications – Every year.
3. Consider and pursue additional incentives – By December 31, 2026.

3.21 Development of Extremely Low-Income Housing

City continues to compile pertinent information on HCD programs that support and facilitate extremely low-income housing construction. The city will pursue grants to develop such units.

Objective:	Maximize the City's and public's ability to access governmental and private funding opportunities
Responsible Agency:	Community Development Department
Funding:	General Fund
Timeline:	1. Conduct annual outreach with developers and non-profit corporations to identify development opportunities, funding avenues, and city incentives, including flexibilities in consolidation of small lots, mergers, and subdivision of large lots to promote low-income housing – Yearly during the planning cycle. 2. Subject to receiving applications and funding availability, support non-profit corporations in their efforts to file the applications to make housing more affordable to extremely low-, very low-, and low-income households. On-Going.

3.22 Single Room Occupancy (SRO) Housing

To facilitate additional housing opportunities for lower-income residents, the City will continue to encourage development of SRO housing and streamline the approval process.

Objective:	Address the needs of extremely-low-income persons through SRO housing. Evaluate the development standards (minimum lot size, parking requirements, design standards, and permit procedures) and make appropriate amendments to the Zoning Ordinance to encourage the development of SROs.
Responsible Agency:	Community Development Department
Funding:	General Fund
Timeline:	By July 2027

3.23 Prior Identified Sites in Site Inventory

Objective:	Amend Zoning Code to require that if utilizing Prior Identified Sites (two planning periods for vacant sites) from the Site Inventory of

Undeveloped Lands toward the lower-income RHNA, the city shall permit housing developments with 20 percent affordability for lower-income households by-right (without discretionary action) at appropriate densities of at least 20 units per acre.

Responsible Agency: Community Development Department

Funding: General Fund

Timeline: The City will comply with these requirements upon adoption of the housing element and will supplement compliance with these requirements with a revision to zoning or procedures within six months of adoption.

3.24 Regional Collaboration on Housing Opportunities

The multijurisdictional Housing Element provides an opportunity for countywide housing issues that need to be more effectively addressed at the regional level rather than just at the local level, and the four participating jurisdictions are committed to continuing the regional collaboration in the implementation of the Housing Element. By working together, the jurisdictions can share best practices, explore opportunities for further collaboration, and make the best use of limited resources. The following efforts shall be made to further regional collaboration:

- In collaboration with HCD, Kings County shall assist in coordinating a Countywide Sixth-Cycle Housing Element Working Group
- The Housing Element Working Group (HEWG) shall meet at least annually to evaluate successes in the implementation of programs and to identify gaps and additional needs.
- The Community Development Department shall continue to participate in Countywide collaboration efforts on housing program implementation and regional issues including disadvantaged communities (SB 244 and SB 1000), infrastructure challenges, farmworker housing, homelessness, and fair housing.
- The HEWG shall meet periodically with the Fair Housing Council of Central California to discuss fair housing issues and opportunities for education.
- The Community Development Department shall continue to seek partnerships with other jurisdictions in the region and other agencies such as housing developers, community stakeholders, and agricultural employers/employees to explore viable options for increasing the availability of farmworker housing in suitable locations in the region.
- The City of Hanford shall coordinate with other jurisdictions to develop a multilingual directory of housing services and resources available in the region for lower-income households. The directory will include a chapter detailing housing services and resources that are available to farmworkers. The City of Hanford shall coordinate with the other jurisdictions to review and update the directory periodically. The directory will be available

on the websites and offices of the City of Hanford and participating jurisdictions.

	Regional collaboration on housing opportunities.
Objective:	Convene Housing Element Working Group annually; annually meet with HCD; develop a directory of housing services and resources by July 2027
Responsible Agency:	Kings County Community Development Agency, Kings County Association of Governments, City of Avenal, City of Corcoran, City of Hanford
Funding:	General Fund
Timeline:	Meet with the Housing Element Working Group (HEWG) once per year; meet with HCD annually. Develop a directory of services and resources by March 2027 and update annually as needed.

3.25 Homeless/Unhoused Needs

Objective:

The City will cooperate with neighboring cities, the County, and other agencies in completing the Point-in-time count every other year and the development of programs aimed at providing homeless shelters and related services. As a part of this coordination, the City will:

- Reach out to local colleges and universities and local and regional homeless service providers and other entities by December 2027 to identify partnership opportunities to conduct Point-in-Time counts.
- Meet with interested partners at least 6 months prior to each January Point-in-Time count to identify and implement strategies to recruit volunteers and conduct a local count.
- Monitor the demographic composition of the unhoused population to identify needs for targeted resources and determine what efforts to take, such as providing education on financial assistance and programs available.
- Support local homeless service providers, agencies, and other community organizations to pursue funding from available sources for homeless services. As local direct assistance programs become available, conduct outreach and identify opportunities.

Responsible Agency: Community Development Department in coordination with the Hanford

Police Department Homeless Assistance Resource Team (HART), Kings County Homeless Collaborative, Kings County Human Services Agency (HSA), Kings/Tulare Homeless Alliance

Funding: General Fund

Timeline: At least annually and ongoing

4. Kings County Housing Programs

Kings County was formed in 1893 from the separation of the western portion of Tulare County and from an additional 100 square miles added from Fresno County in 1908. Located in the fertile agricultural valley floor along the Kings River, Kings County quickly began to establish itself as a prominent agricultural region. With the construction of the Southern Pacific Railroad's Alcade branch in 1877, the community of Armona soon began to flourish as a central fruit packing and shipping point. Growth of the smaller rural communities diminished as Hanford grew rapidly and later developments in Lemoore prospered.

More than 100 years after its founding, Kings County continues to remain strongly based in its agriculture roots. Today, Kings County is ranked as the 8th leading agricultural county in California (25th in the nation) and has risen to one of the top fifteen milk producing counties in the nation. Milk production remains the number one agricultural product in Kings County followed by Pistachio and Corn. With the County's prominent agricultural resources and vast distribution network to move agricultural goods to national and international markets, the County has remained dedicated towards supporting agriculture while directing urban development to cities and community areas where services are more efficiently provided.

This Housing Plan reflects the County's historical population trends and policies that direct urban development to existing cities or community service districts, while also providing opportunities for affordable housing development. The Housing Plan sets forth policies to encourage the production of housing where adequate infrastructure and services are available, preserve and rehabilitate residential structures, and provide housing assistance to low- and moderate-income households to meet their housing needs.

4.1 Code Enforcement

Code enforcement is an important means to ensure that the character and quality of neighborhoods and housing is maintained. The Kings County Building Inspection staff will continue to work to enforce state and local regulations regarding building and property maintenance. In conjunction with code enforcement activities, staff will provide information to homeowners regarding the County's Housing Rehabilitation Program.

Objective: Continue to address code violations in the County unincorporated

areas. Refer property owners to rehabilitation assistance.

Responsible Agency: Building Division

Funding: General Fund

Timeline: Throughout the planning period

4.2 Housing Rehabilitation Program

Working through nonprofit organizations and jurisdictions, the County offers housing rehabilitation assistance through the Housing Rehabilitation Program. Kings County offers housing rehabilitation assistance throughout County unincorporated areas, including the Corcoran fringe, Hanford fringe, Lemoore fringe, Armona, Home Gardens, Kettleman City, Stratford and other small community areas. The County provides low-or no-interest loans up to $57,000 to correct health and safety hazards and make more routine repairs. The loan can be deferred until the owner sells the home, moves out of the home, or is able to begin making payments.

Objective: Provide 5 to 10 loans per year

Responsible Agency: Community Development

Funding: HOME and CDBG

Timeline: Throughout the planning period

4.3 Preservation of At-Risk Affordable Housing

The County will continue to work with interested agencies and community organizations to preserve at-risk units by monitoring their status, providing technical and/or financial assistance in return for extended affordability controls, and ensuring proper tenant notification prior to project conversion. Unincorporated Kings County has four projects with approximately 197 units of affordable housing created through various County, state, and federal programs. One project is at risk of conversion in the next ten years – Kettleman City Apartments (40 units).

The County will monitor the status of this project at least annually by contacting the owners or managers and identifying any units at-risk of converting to market rate housing. To increase the likelihood that these affordable units are preserved, the County will develop a preservation strategy if affordability agreements are about to expire. The strategy may include contacting potential purchasers, working with organizations as appropriate in pursuing available funds, ensuring compliance with tenant noticing requirements, conducting tenant education regarding their rights, and providing information on Section 8 rent subsidies and other affordable housing opportunities in

the county. In addition, the County will maintain and update the inventory of at-risk projects and establish a database.

Objective:	Develop a preservation strategy for at risk projects and maintain and update an at-risk project inventory and actions taken. Monitor the status of publicly-assisted affordable units at least annually. The County will contact the property owners to determine their intentions, contact qualified nonprofits regarding potential opt-out projects, ensure that property owners comply with noticing requirements, support the acquisition of at-risk properties by nonprofits, and pursue grants to support the preservation of affordable at-risk housing.
Responsible Agency:	Community Development Agency, Kings County Housing Authority
Funding:	General Fund and SB2 funding from HCD
Timeline:	Develop at risk preservation strategy in 2026 and monitor at risk projects annually

4.4 Adequate Sites

The County will ensure that an adequate supply of residential land is designated in unincorporated areas to accommodate projected growth needs. Appendix B of the Housing Element identifies adequate sites within unincorporated areas to accommodate the County's share of the regional housing needs allocation, which is identified as 561 units (66 extremely-low, 66 very-low, 89 low, 106 moderate, and 234 above-moderate) for the new planning period. Adequate sites are those with appropriate zoning and development standards and adequate water and sewer services and other infrastructure.

Objective:	Designate adequate sites to meet Kings County's housing needs of 561 units for the new planning period.
Responsible Agency:	Community Development Agency
Funding:	General Fund
Timeline:	Throughout the planning period

4.5 First-Time Homebuyer Program

The County's First-Time Homebuyer Program provides qualified first-time homebuyers up to no more than 49% of purchase price towards a home purchase. The loan is deferred for the life of the first loan or until the homeowner sells the house. This program is available in all the unincorporated areas of Kings County and is administered by Self-Help Enterprises.

Objective:	Provide 8 to 10 loans per year
Responsible Agency:	Community Development Agency and Self-Help Enterprises
Funding:	HOME, CDBG, CalHOME
Timeline:	Throughout the planning period

4.6 Section 8 Rental Assistance

Administered by the Kings County Housing Authority, unincorporated communities will continue to participate in the Section 8 rental assistance program. The Section 8 program extends rental subsidies to extremely-low- and very-low-income households that spend more than 30% of their income on rent. The rent subsidy is the difference between 30% of monthly income and allowable rent determined by HUD.

Objective:	Support the Housing Authority's Section 8 program by promoting the program via the County website and brochures at County offices
Responsible Agency:	Kings County Housing Authority
Funding:	HUD
Timeline:	Throughout the planning period

4.7 Foster Youth Transitional Program

The County supports the Housing Authority in the provision of transitional homes for foster youth. Foster children are a top priority for Kings County. Working with the Kings County Housing Authority, various agencies and organizations have established two transitional homes for aged-out foster children. The homes each accommodate six residents. The Hanford boys' home was completed in 2001 by refurbishing a dilapidated HUD home with the assistance of donations of material and labor. The Lemoore girls' home was built in 2002 from a historical dwelling that was refurbished.

Objective:	Continue to support the Housing Authority in the provision of transitional homes for foster youth.
Responsible Agency:	Human Services Agency, Kings County Housing Authority
Funding:	General Fund
Timeline:	At least every other year and throughout the planning period

4.8 Emergency Shelters and Transitional/Supportive Housing

State law requires jurisdictions to provide adequate sites for a variety of housing types including

emergency shelters and transitional/supportive housing. Emergency shelters are permitted by-right in the Residential zone, and transitional and supportive housing facilities are permitted subject only to the same regulations and procedures that apply to other residential uses of the same type in the same zone.

Objective:	Continue to facilitate the establishment of emergency shelters and transitional/supportive housing in conformance with SB 2; continue to support efforts with surrounding Kings County jurisdictions to meet the needs of people who are homeless or transitioning to independence. Amend zoning and permit procedures to permit transitional and supportive housing in all zones allowing residential uses only subject to same requirements of similar uses in same zone (See Program 4.20).
Responsible Agency:	Human Services Agency
Funding:	General Fund
Timeline:	Monitor the adequate sites inventory annually and facilitate establishment of emergency shelters and transitional/supportive housing by July 2027

4.9 Mobile Home/Manufactured Housing

Mobile homes and manufactured housing can provide an important source of affordable housing in rural areas. Pursuant to state law, all jurisdictions must allow for the development of manufactured housing/mobile homes as a permitted use in all residential zones where single-family homes are permitted. County codes are consistent with state law in this regard, and the County will continue to facilitate this type of housing to address the needs of low- and moderate-income households.

Objective:	Continue to allow manufactured housing by right in all R zones which allow “one-family dwellings
Responsible Agency:	Community Development Agency
Funding:	General Fund
Timeline:	Throughout the planning period

4.10 Farmworker and Employee Housing

Kings County administratively permits mobile homes as farm employee housing in the AL-10, AG-20, AG-40 and AX zones. Farmworker housing not exceeding 5 units per parcel is permitted in the AL-10, AG-20 and AG-40 zones with larger facilities in the same zones requiring a conditional use permit. Although no farm labor camps currently are present in Kings County, the County routinely permits mobile homes used as employee housing and smaller farmworker housing units. The County works with the Housing Authority and non-profit developers to develop rental and ownership housing for farmworkers. The County also facilitated renovation of a former motel into temporary and/or long-

term, permanent agricultural employee housing for 24 farmworker families.

According to the United States Department of Agriculture (USDA) 2017 Census of Agriculture, about 7,000 farmworkers are employed in Kings County indicating a significant need to provide housing for farmworkers and their families, particularly during peak harvest seasons. In coordination with other jurisdictions in the multijurisdictional Housing Element, the County will make a specific and at least annual effort to assist in the development of housing for farmworkers and conserve and improve the existing housing stock for farmworkers, including but not limited to:

- Contacting nonprofit developers at least every other year to identify opportunities for the development or improvement of housing for farmworkers.
- Coordinating and participating with regional organizations, including nonprofit, academic, and employers, to raise awareness, share and employ strategies, and identify or target new resources.
- Coordinating annually with organizations that represent or serve farmworkers.
- Providing incentives and other strategies beyond state density bonus law to encourage housing for farmworkers, including setting aside housing for farmworkers within developments, supporting funding applications, prioritizing entitlements, and establishing appropriate zoning and development standards.
- Targeting code enforcement and other resources to the existing housing stock with the most need for rehabilitation and sanitary conditions that could be more likely to house farmworkers and work with regional or other organizations to improve living conditions for farmworkers.

To further assist in meeting housing needs, the County will:

Objective:

Encourage the development of 50 affordable units for farmworker housing as follows:

1. Ensure the Development Code complies with cc §17021.5 and §17021.6 of the Health and Safety Code and amend Development Code to comply with §17021.8 (see Program 4.20).
2. Assist interested developers by identifying sites and supporting funding applications. Annually meet with agencies, housing developers, community stakeholders, and agricultural employers/employees to discuss farmworker housing needs.

3. Provide, to the extent feasible, regulatory incentives.
4. Assist eligible farmworkers to apply for Kings County's First Time Home Buyer Program in areas of concentrated need for farmworkers in the unincorporated county using CDBG or HOME.
5. Assist with the rehabilitation and preservation of existing farmworkers residence to reduce displacement risk and facilitate place-based revitalization in the unincorporated county as funding allows.

Responsible Agency:	Community Development Agency, Kings County Housing Authority, and interested affordable housing providers/developers
Funding:	General fund, USDA, CDBG, HOME
Timeline:	Continue to facilitate the construction and rehabilitation of farmworker housing on an annual basis, if requested, throughout the planning period

4.11 Housing for Persons with Disabilities

State law requires jurisdictions to analyze and remove potential constraints to housing for persons with disabilities. As part of this Housing Element update, the County conducted an analysis of its zoning and land use processes, permit processing procedures, and building codes to identify impediments and no significant constraints were identified. In order to facilitate the provision of adequate housing for persons with disabilities, the County will continue to:

1. Permit small licensed community care facilities (6 or fewer persons) by-right in all residential zones and larger community care facilities serving more than 6 persons by CUP in all residential zones; however, the County will revise Development Code to allow group homes for 7 or more persons in all residential and mixed-use zones and permit the uses only subject to the same requirements of similar uses in the same zone; and
2. Continue to implement the reasonable accommodation ordinance (Development Code Sec. 2208) establishing administrative procedures for reviewing and approving modifications to land use and building regulations that are reasonably necessary to ensure accessibility and use by persons with disabilities.

Objective:	Continue to facilitate the provision of community care facilities and housing for persons with disabilities
Responsible Agency:	Community Development Agency
Funding:	General Fund
Timeline:	Throughout the planning period

4.12 Promote Equal Housing Opportunities

Kings County currently refers fair housing complaints to the Human Rights/Fair Housing Commission at the Fresno office. The County will continue to publicize fair housing information at County offices and website, other public agencies and commercial centers. County staff will also coordinate with the cities of Avenal, Corcoran, Hanford and Lemoore regarding the most effective fair housing organizations to serve residents of Kings County. The Housing Element also includes several programs to address fair housing issues.

Table 5-5 Affirmatively Furthering Fair Housing (Kings County)

Description	Specific Commitment	Timing	Geographic Targeting	Metric
Housing Mobility and New Opportunities in Relatively Higher Opportunity Areas				
Assist in Development	Proactively reach out to affordable housing developers, seek funding, provide incentives, & prioritize processing	At least annually and ongoing	Throughout the County	125 affordable homes
Accessory Dwelling Units	Conduct outreach, establish priority processing and establish incentives	At least annually and ongoing	Throughout the County	15 ADUs
Place Based Strategies toward Community Revitalization				
Improve Access to Resources	The County shall take the following actions to improve access to resources and opportunities countywide, but with a particular emphasis on neighborhoods with a concentration of lower-income residents who often face additional barriers in accessing resources: Prioritize projects that facilitate place-based revitalization and stimulate access to economic opportunities in accordance with the County's General Plan, such as projects that improve public	At least annually and ongoing	Throughout the County	At least one project to reduce exposure to pollutants for new lower-income housing. Reevaluation of the AL-10 zone in the General Plan update. Make contact with at least 2 community members/farmworkers per vacant position on a board, committee, or task force, as applicable. Annually apply for CDBG or other applicable funds as available for community improvements. At least 1-2 improvement projects per year.

	infrastructure in deteriorating or underserved areas. On an annual basis, pursue funding for a wide variety of place-based projects (e.g., infrastructure, active transportation, parks, community services, amenities) located in areas with concentrations of poverty. Make recruitment efforts for at least two community members from areas with concentrations of poverty and/or farmworker communities to serve on local decision-making bodies such as boards, committees, or task forces as opportunities become available to promote place-based revitalization. The County will make a full effort to support the concerns of community members in Armona, Home Garden, Kettleman City, and Stratford regarding water services, curb, gutter, sidewalk, street lighting, and parks by assisting with grant opportunities and providing technical assistance to the community service districts. In addition, the County will encourage the redevelopment of the abandoned Gardenside School site in Home Garden. Air Quality: Facilitate place-based revitalization and improve access to			

	healthy outdoor spaces and reduce exposure to pollutants for new housing by evaluating transitional buffers between residential and agricultural uses and highways and working with developers as projects are proposed to mitigate impacts associated with emissions from agricultural industries and traffic and facilitate access to healthy outdoor spaces. Annually pursue funding from the Valley Air District to fund projects such as bike paths near schools, implementing no-idle zones near schools, or planting trees in community spaces. The County will continue to use the Limited Agriculture – 10 Acre Minimum (AL-10) zone district as a buffer between urban uses and more intensive agricultural uses. The County will continue to support the Kings County Association of Governments (KCAG) with their update to the Regional Transportation Plan (RTP) and incorporate the RTP into the General Plan update. Continue to implement the General Plan by proactively coordinating county air quality improvements with regional programs and those of neighboring jurisdictions; actively work with and support agriculture to develop, implement, and find			

	funding sources for programs that improve air quality, reduce greenhouse gases and particulate matter; and continue to use Air Quality Assessment and Mitigation programs and resources of the San Joaquin Valley Air Pollution Control District and other agencies to minimize air pollution, related public health effects, and potential climate change impacts within the county. Continue to support community projects in the Regional Active Transportation Plan to improve walkability, bikeway networks, and access to resources.			
Displacement Risk				
Anti-Displacement Strategy	Use a three-pronged strategy, including: *Production* – increase affordable and special needs housing *Preservation* – preserve affordable units at-risk of conversion to market rate and conserve existing stock through code enforcement, rehabilitation, weatherization, housing choice vouchers, replacement units, and other strategies *Tenants* – Disseminate information on tenant protections and available resources.	At least annually and ongoing	Throughout the County	25 conserved units

Objective:	Coordinate fair housing issues with other jurisdictions in the County and provide landlord/tenant mediation services and fair housing investigations. Continue to facilitate the provision of fair housing information to residents of Kings County.
Responsible Agency:	Community Development Agency, Department of Fair Employment and Housing
Funding:	General Fund
Timeline:	Throughout the planning period

4.13 Assist Affordable Housing Development

The County promotes the development of housing for extremely-low-, very-low-, low- and moderate-income persons through direct financial assistance such as CDBG and HOME, priority entitlement processing, regulatory incentives such as density bonus and modified development standards, administrative support to developers on grant applications. Programs 4.6 (Section 8 Rental Assistance), 4.8 (Emergency Shelters and Transitional/Supportive Housing), 4.9 (Mobile/Manufactured Housing), 4.10 (Farmworker and Employee Housing), 4.11 (Housing for Persons with Disabilities) and 4.16 (SRO Housing) are all intended to address the needs of extremely-low-income (ELI) households. In order to further assist in the development of ELI units, the County will apply for State and Federal funds for direct support of low-income housing construction and rehabilitation. Potential funding sources include CDBG and HOME. The County will also seek State and Federal funding specifically targeted for the development of housing affordable to ELI households, such as AHSC funds.

In addition, the County will promote the benefits of this program to the development community by posting information on its web page. The County will also provide the following incentives to private developers along with information regarding the availability of funding through federal and State housing assistance.

a) Monitor land and construction cost trends and its impact on housing production;

b) Provide technical assistance to developers regarding the development code and density bonus incentives;

c) Engage with developers to understand barriers and support full utilization of sites identified in the Housing Element's land use inventory;

d) Streamline administrative procedures to reduce delays between entitlement and building permit issuance, particularly for affordable housing projects.

	Seek applicable grants for affordable housing, provide an inventory of housing sites to interested developers, and continue to pursue housing production and rehabilitation with nonprofit housing organizations.
Objective:	Facilitate the production of affordable housing units for-sale and for rent through outreach to affordable housing developers and non-profit organizations, technical assistance and incentives for mixed used developments.
Responsible Agency:	Community Development Agency and affordable housing developers
Funding:	Local, state, and federal funds
Timeline:	Throughout the planning period; apply for grant funding on an annual basis as available.

4.14 Energy Conservation and Greenhouse Gas/Particulate Matter Reduction

The Community Development Agency offers expedited plan check and permit processing for residential projects designed to comply with the voluntary residential requirements of the California Green Building Standards Code. Expedited plan check/permit processing is also provided for photovoltaic systems that generate energy for residential uses.

Objective:	Increase energy conservation and reduce greenhouse gases/particulate matter in Kings County by encouraging developers to comply with the California Green Building Standards Code. Developers receive expedited plan check/permit processing if their project meets or exceeds the California Green Building Standards Code or if the project incorporates a photovoltaic system that provides energy for residential uses. This program will be publicized through postings within the Community Development Agency office and on the Agency's webpage.
Responsible Agency:	Community Development Agency and housing developers
Funding:	No additional County funding required
Timeline:	Throughout the planning period

4.15 Weatherization and Energy-Efficient Home Improvements

The purpose of this program is to reduce energy use by providing financial assistance to lower-income households for weatherization and energy-efficient heating (including solar photovoltaic water heaters) and cooling systems. The County will refer lower-income households to the Kings Community Action Organization and other community services agencies that provide financial assistance to qualifying households for these improvements.

Objective:	Reduce residential energy use and carbon footprint by providing financial assistance to lower-income households for weatherization and energy-efficient heating and cooling systems.
Responsible Agency:	Community Development Agency
Funding:	Nominal funding required
Timeline:	Throughout the planning period

4.16 Single Room Occupancy (SRO) Housing

To facilitate additional housing opportunities for lower-income residents, the County will continue to encourage development of SRO housing and streamline the approval process.

Objective:	Address the needs of extremely-low-income persons through SRO housing. Evaluate the development standards (minimum lot size, parking requirements, design standards, and permit procedures) and make appropriate amendments to the Development Code to streamline the approval process (see Program 4.20).
Responsible Agency:	Community Development Agency
Funding:	Nominal funding required
Timeline:	Throughout the planning period

4.17 Promote Fair and Balanced Fee Structures

Kings County promotes the development of affordable housing. However, such properties are often owned by non-profit organizations that are exempt from property taxes, which are necessary to provide funding for the public services and facilities required by residents. As a result, non-profit developments can have a negative fiscal impact on the County. In the event that affordable housing production by non-profit developers exceeds the level of need identified in the RHNA Plan for this planning period, the County will initiate a study to assess the fiscal impacts of additional non-profit affordable housing development and consider appropriate mechanisms such as in-lieu fees to mitigate such impacts. Prior to implementation of such mitigation, the County shall conduct an evaluation of its effect on the cost and supply of housing and process an amendment to the Housing Element.

Objective:	The objective of this program is to balance the benefits of non-profit affordable housing tax benefits with the importance of maintaining local funding mechanisms for the continuance of essential County services.

Responsible Agency: Community Development Agency

Funding: No funding required at this time.

Timeline: To be determined

4.18 Infrastructure Improvements to Facilitate Housing for Lower and Moderate-Income Households and Special Needs Populations:

Use available federal, state, and local housing development programs for infrastructure improvements and other incentives to support the development of housing for lower- and moderate-income households and special needs populations, such as seniors, large households, single-parent households, farm workers, persons with disabilities including developmental disabilities, and those that have recently experienced homelessness.

Objective:

The objective of this program is to balance the benefits of non-profit affordable housing tax benefits with the importance of maintaining local funding mechanisms for the continuance of essential County services.

The County will:

1. Utilize its Permanent Local Housing Allocation (PLHA) funds for construction of ADUs and infrastructure in support of affordable housing.
2. Promote ADU development in a disadvantaged area.
3. Continue its program of improving ADA ramp infrastructure in all neighborhoods.
4. Make a specific and at least annual effort to assist in the development of housing for farmworkers and conserve and improve the existing housing stock for farmworkers (see Program 4.10 Farmworker and Employee Housing)
5. Implement strategies as provided by state density bonus law to encourage housing for farmworkers, supporting funding applications, prioritizing entitlements and establishing appropriate zoning and development standards.
6. Continue its program in the pursuit of road improvements throughout the community.
7. Geographically target infrastructure improvements and incentives to achieve new affordable housing units.

Responsible Agency: Community Development Agency

Funding: Grant Funds

Timeline: At least annually and ongoing; apply to use grant funds and at least every other year and ongoing.

4.19 Prior Identified Sites in Site Inventory

Objective: Amend Development Code to require that if utilizing Prior Identified Sites (two planning periods for vacant sites) from the Site Inventory of Undeveloped Lands toward the lower-income RHNA, the county shall permit housing developments with 20 percent affordability for lower-income households by-right (without discretionary action) at appropriate densities of at least 20 units per acre.

Responsible Agency: Community Development Agency

Funding: General Fund

Timeline: The County will comply with these requirements upon adoption of the housing element and will supplement compliance with these requirements with a revision to zoning or procedures within 6 months of adoption.

4.20 Ensure the General Plan and Development Code comply with State Laws

a) Ministerial Approval of ADU Developments

Objective: Amend the Development Code permitting ministerial approval of ADUs, pre-approved design, and development standards.

Responsible Agency: Community Development Agency

Funding: General Fund and SB-2 Funding from HCD

Timeline: July 2027

b) Adopt Objective Design Standards with Ministerial Approval.

Objective: Amend the Development Code incorporating Objective Design Standards to streamline and ministerially approve applications for design review of residential projects that qualify under the provisions of Government Code 65913.4, including transitional and supportive housing, and mixed-use projects with at least 2/3 the square footage of the floor area designated for residential use, within 90 to 180 days of the

determination of completeness.

Responsible Agency: Community Development Agency

Funding: General Fund and SB-2 Funding from HCD

Timeline: July 2027

c) New Environmental Justice Element.

Objective: Amend the General Plan to add a new Environmental Justice Element

Responsible Agency: Community Development Agency

Funding: General Fund and SB-2 Funding from HCD

Timeline: July 2027

d) Density Bonus.

Objective: Ensure a density bonus ordinance that complies with the State Density Bonus Law. Further, the county will ensure the Development Code permit transitional and supportive housing as a residential use subject only to those restrictions that apply to other residential uses of the same type in the same zone.

Responsible Agency: Community Development Agency

Funding: General Fund and SB-2 Funding from HCD

Timeline: July 2027

e) Ministerial Approval of multi-family developments without CEQA review.

Objective: Amend Development Code provisioning for the Approval of multi-family developments in Multi-Family Residential, ministerially and exempt from CEQA review.

Responsible Agency: Community Development Agency

Funding: General Fund and SB-2 Funding from HCD

Timeline: July 2027

f) Ensure the Development Code permits, ministerially, as a use by right or right-of-zone permanent supportive housing (Government Code Section 65651), low barrier navigation centers (Government Code Section 65660), and amend the Development Code to address the provision for employee housing

Objective: Amend Development Code provisioning for the use by right or right of zone approval of permanent supportive housing, low barrier navigation centers and employee housing, ministerially.

Responsible Agency: Community Development Agency

Funding: General Fund and SB-2 Funding from HCD

Timeline: July 2027

g) Amend the Development Code Permitting SB-9 Small Lot Subdivisions on Single-family Zoned Lots.

Objective: SB 9 has the potential to create more small-scale homeownership opportunities that are affordable to moderate-income buyers. It ministerially approves applications to subdivide single-family residential (R-1) zoned lots into a maximum of two lots and allow for the construction of two units on each new lot.

Responsible Agency: Community Development Agency

Funding: General Fund

Timeline: July 2027

h) Ensure the County's procedures for reasonable accommodation requests comply with State Law.

Objective: Compliance with State law

Responsible Agency: Community Development Agency

Funding: General Fund

Timeline: July 2027

i) Emergency Shelters

The County shall ensure compliance with Gov. Code §65583(a)(4) to plan to shelter people experiencing homelessness by adopting one of the following:

1. By revising the Development Code to specify an additional appropriate zone(s) to allow emergency shelters by right and/or with approval of a conditional use permit with sufficient capacity to accommodate the need for emergency shelters and in proximity to transportation and homeless services.
2. Establish an Emergency Shelter (ES) development standards compliant with Gov. Code §65583(a)(4). (As described in more detail in the cited statute, a compliant location is usually vacant, sized to accommodate the need for emergency shelter identified in this housing program, including at least one year-round emergency shelter, located in a residential zone, or in a nonresidential zone that allows residential use near transportation, amenities, and homelessness services.
3. Ensuring the definition of emergency shelters to be consistent with Gov. Code 65583(a)(4)(C) and ensure appropriate parking requirements are limited to employees.

Objective: Compliance with Gov. Code §65583 regarding emergency shelters

Responsible Agency: Community Development Agency

Funding: General Fund

Timeline: July 2027

j) Amend Development Code to support farmworker housing

Objective: Amend the Development Code to comply with §17021.8.

Responsible Agency: Community Development Agency

Funding: General Fund

Timeline: July 2027

k) Emergency Shelters and Transitional/Supportive Housing

Objective: Amend zoning and permit procedures to permit transitional and supportive housing in all zones allowing residential uses only subject to same requirements of similar uses in same zone.

Responsible Agency: Community Development Agency

Funding: General Fund

Timeline: July 2027

l) Single Room Occupancy (SRO) Housing

Objective: Evaluate the development standards (minimum lot size, parking requirements, design standards, and permit procedures) and make appropriate amendments to the Development Code to streamline the approval process.

Responsible Agency: Community Development Agency

Funding: General Fund

Timeline: July 2027

4.21 Housing No Net Loss Program and Replacement Housing Program

To ensure that the housing opportunity sites identified in the Housing Element are available throughout the planning period to meet the County's RHNA, the County will annually implement the following:

- Update the Housing Element adequate sites inventory to determine the amount, type and size of vacant and underutilized parcels suitable for residential development.
- Develop a formal ongoing (project-by-project, parcel-by-parcel) evaluation procedure pursuant to Government Code Section 65863.
- Report on the number of extremely low, very low, low, moderate and above moderate-income housing units constructed annually.
- Should an approval of development result in a reduction of capacity below the residential capacity needed to accommodate the remaining need for lower-income households, the county will identify and zone sufficient sites to accommodate the shortfall.
- Should a proposed project result in lesser density than permitted in residential zones, as established by the General Plan, the project applicant shall be required to off-set the loss of the residential density as established by the General Plan.
- Should a proposed project develop on a nonvacant site identified in the land use inventory to accommodate a portion of the lower-income RHNA and those sites contain existing residential uses that are currently occupied by low- or very low-income households, it must ensure replacement housing is provided and meet the obligations of one-for-one replacement with affordable units. Comply with all requirements pursuant to Government Code Section 65915.c.3.

Objective:	Develop an evaluation procedure to implement Government Code Section 65863. Comply with State Law regarding replacement housing
Responsible Agency:	Community Development Agency
Funding:	General Fund
Timeline:	Annually

4.22 ADU Outreach Meeting and Incentives:

Objective:	The County will: 1. conduct outreach meetings to provide information on ADU developments; 2. prioritize approval of applications for affordable ADU, ahead of other ADU applications; and 3. Consider and pursue additional incentives to all ADUs or ADUs that could be deed restricted for meeting extremely low-income households.
Responsible Agency:	Community Development Agency
Funding:	General Fund
Timeline:	1. Outreach meetings - By July 31, 2027, and every year thereafter. 2. Prioritize approval of applications for affordable ADU, ahead of other ADU applications – Every year 3. Consider and pursue additional incentives – By July 31, 2027.

4.23 Development of Extremely Low-Income Housing

The County continues to compile pertinent information on HCD programs that support and facilitate extremely low-income housing construction. The County will pursue grants to develop such units.

Objective:	Maximize the County's and public's ability to access governmental and private funding opportunities.
Responsible Agency:	Community Development Agency
Funding:	General Fund
Timeline:	1. Conduct annual outreach with developers and non-profit corporations to identify development opportunities; funding avenues;

and County incentives including flexibilities in consolidation of small lots, mergers, and subdivision of large lots to promote low-income housing – Yearly during the planning cycle.

2. Subject to receiving applications and funding availability, support non-profit corporations in their efforts to file the applications to make housing more affordable to extremely low-, very low-, and low-income households. On-Going.

4.24 Regional Collaboration on Housing Opportunities

The multijurisdictional Housing Element provides an opportunity for countywide housing issues that need to be more effectively addressed at the regional level rather than just at the local level, and the four participating jurisdictions are committed to continuing the regional collaboration in the implementation of the Housing Element. By working together, the jurisdictions can share best practices, explore opportunities for further collaboration, and make the best use of limited resources. The following efforts shall be made to further regional collaboration:

- In collaboration with HCD, Kings County shall assist in coordinating a Countywide Sixth-Cycle Housing Element Working Group
- The Housing Element Working Group (HEWG) shall meet at least annually to evaluate successes in the implementation of programs and to identify gaps and additional needs.
- The Community Development Agency shall continue to participate in Countywide collaboration efforts on housing program implementation and regional issues including disadvantaged communities (SB 244 and SB 1000), infrastructure challenges, farmworker housing, homelessness, and fair housing.
- The HEWG shall meet periodically with the Fair Housing Council of Central California to discuss fair housing issues and opportunities for education.
- The Community Development Agency shall continue to seek partnerships with other jurisdictions in the region and other agencies such as housing developers, community stakeholders, and agricultural employers/employees to explore viable options for increasing the availability of farmworker housing in suitable locations in the region.
- The County shall coordinate with other jurisdictions to develop a multilingual directory of housing services and resources available in the region for lower-income households. The directory will include a chapter detailing housing services and resources that are available to farmworkers. The County shall coordinate with the other jurisdictions to review and update the directory periodically. The directory will be available on the websites and offices of the County and participating jurisdictions.

Objective: Regional collaboration on housing opportunities.

Convene Housing Element Working Group annually; annually meet with

	HCD; develop a directory of housing services and resources by July 2027.
Responsible Agency:	Kings County Community Development Agency, Kings County Association of Governments, City of Avenal, City of Corcoran, City of Hanford
Funding:	General Fund
Timeline:	Meet with the Housing Element Working Group (HEWG) once per year; meet with HCD annually. Develop a directory of services and resources by March 2027 and update annually as needed.

4.25 Attainment of Infrastructure

The attainment and development, improvement, or expansion of needed public infrastructure such as roads, sidewalks, storm water drainage, safe and adequate water supply and wastewater disposal systems within the Communities located throughout the unincorporated area of the County. Encourage the development, improvement, or expansion of necessary public infrastructure serving the unincorporated Communities. Require new housing developments located within the development boundaries of unincorporated Communities to have the necessary infrastructure and capacity to support the development. The County will:

- At least annually coordinate with service districts and provide assistance for infrastructure improvements including technical assistance, assisting with or supporting applications for funding, and coordination with other entities.
- Increase opportunities for technical assistance to community service districts and public utility districts in an effort to educate and assist them in attaining the necessary public infrastructure.
- The County may oppose any annexation proposal that creates an island, peninsula, corridor, or irregular boundary. The County will also encourage the inclusion of unincorporated islands or peninsulas adjacent to proposed annexations.
- Remove barriers to expansion of water supply and other infrastructures.
- Require all proposed housing within the development boundaries of unincorporated Communities is either 1) served by Community water and sewer pursuant to Government Code Section 65589.7 to grant priority service hookups to proposed developments that include affordable housing for lower income households, or 2) that physical conditions permit safe treatment of liquid waste by septic tank systems and the use of private wells.
- The County shall consider extension of services, such as sewer lines, water lines, or other infrastructure, into areas designated for agriculture use as necessary to resolve a public health situation or meet the housing needs of farmworker communities. Where necessary to address a public health issue, services should be located in public rights-of-way in order to

prevent interference with agricultural operations and to provide ease of access for operation and maintenance. Service capacity and length of lines should be designed to prevent the conversion of agricultural lands into urban/suburban uses.

Objective:

1. Provide technical assistance to local service providers by providing timely responses to public utility districts and community service districts on issues related to public health goals, board governance and effective service delivery, and compliance with local, state, and federal mandates.
2. Identify and support grant opportunities to improve basic infrastructure, such as sidewalks, curbs, gutters, streetlights, parks, and community centers.
3. Support applications from cities, special districts, and non-profit organizations for Federal and State grant funds and other appropriate funding sources to upgrade public facilities and infrastructure.
4. Support grant funding applications for water related infrastructure and planning projects for the provision of water and sewer services to new housing developments.

Responsible Agency: Community Development Agency, Public Works, Community Service Districts and Public Utility Districts.

Funding: HOME, CDBG, Infill Infrastructure Grant Program, California State Water Resources Control Board funding opportunities

Timeline: At least annually and as needed or as funding is available throughout the planning period

5. Quantified Objectives

Table 5-6 below summarizes the quantified objectives for housing construction, rehabilitation, and conservation for Kings County jurisdictions for the 2024-2032 planning period. Construction objectives do not reflect past building activity, but rather reflect housing needs based on demographic trends as determined by the California Department of Housing and Community Development (HCD).

Table 5-6 Quantified Objectives 2024-2032

Income Category	Avenal	Corcoran	Hanford	Unincorporated Kings County
New Construction[1]				
Extremely Low	24	61	684	66
Very Low	24	61	685	66
Low	37	116	993	89
Moderate	55	118	1066	106
Above-Moderate	137	359	2,119	234
Rehabilitation				
Extremely Low	5	10	10	12
Very Low	5	20	40	13
Low	10	45	50	25
Moderate	0	0	0	0
Above-Moderate	0	0	0	0
Conservation[2]				
Extremely Low	38	127	162	56
Very Low				55
Low				55
Moderate				55
Above-Moderate	0	0	0	0

Construction objectives are for 2024-2032 commensurate with the RHNA

Conservation objectives refer to existing units with affordability covenants Source: KCAG, *Kings County Regional Housing Needs Assessment Plan,* 2023

CHAPTER 6: GLOSSARY OF TERMS

Terms

Acre: A unit of land measure equal to 43,560 square feet. Net acreage refers to the portion of a site exclusive of existing or planned public or private road rights-of-way.

Accessory Dwelling Unit: A dwelling unit accessory to a main single-family dwelling on a parcel of land and which meets the requirements of state law.

Affordability Covenant: A property title agreement which places resale or rental restrictions on a housing unit.

Affordable Housing: Under state and federal statutes, housing which costs no more than 30% of gross household income. Housing costs include rent or mortgage payments, utilities, taxes, insurance, homeowner association fees, and related costs.

Assisted Housing: Housing that has received subsidies (such as low interest loans, density bonuses, direct financial assistance) by federal, state, or local housing programs in exchange for restrictions requiring a certain number of housing units to be affordable to very–low-, low-, and moderate-income households.

At-Risk Housing: Assisted rental housing that is at risk of losing its status as housing affordable for very–low-, low-, and moderate-income residents due to the expiration of federal, state or local agreements.

California Department of Housing and Community Development (HCD): The state department responsible for administering state-sponsored housing programs and for reviewing housing elements to determine compliance with state housing law.

Census: The official United States decennial enumeration of the population conducted by the federal government.

Community Development Block Grant (CDBG): A grant program administered by the U.S. Department of Housing and Urban Development (HUD). This grant allots money to cities and counties for housing rehabilitation and community development activities, including public facilities and economic development.

Condominium: A building or group of buildings in which units are owned individually, but the structure, common areas and facilities are owned by all owners on a proportional, undivided basis.

Density: The number of dwelling units per unit of land. Density usually is expressed “per acre,” e.g., a development with 100 units located on 20 acres has density of 5.0 units per acre.

Density Bonus: The allowance of additional residential units beyond the maximum for which the parcel is otherwise permitted usually in exchange for the provision or preservation of affordable housing units at the same site or at another location.

Development Impact Fees: A fee or charge imposed on developers to pay for a jurisdiction's costs of providing services to a new development.

Development Right: The right granted to a land owner or other authorized party to improve a property. Such right is usually expressed in terms of a use and intensity allowed under existing zoning regulation. For example, a development right may specify the maximum number of residential dwelling units permitted per acre of land.

Dwelling Unit: One or more rooms, designed, occupied or intended for occupancy as separate living quarters, with cooking, sleeping and sanitary facilities provided within the unit for the exclusive use of a household.

Dwelling, Multi-family: A building containing two or more dwelling units for the use of individual households; e.g., an apartment or condominium building.

Dwelling, Single-family Attached: A one-family dwelling attached to one or more other one-family dwellings by a common vertical wall. Row houses and town homes are examples of this dwelling unit type.

Dwelling, Single-family Detached: A dwelling, not attached to any other dwelling, which is designed for and occupied by not more than one family and surrounded by open space or yards.

Elderly Household: Elderly households are one- or two- member (family or non-family) households in which the head or spouse is age 65 or older.

Emergency Shelter: An emergency shelter is a facility that provides shelter to homeless families and/or homeless individuals on a limited short-term basis.

Fair Market Rent (FMR): Fair Market Rents (FMRs) are freely set rental rates defined by HUD as the median gross rents charged for available standard units in a county or Standard Metropolitan Statistical Area (SMSA). Fair Market Rents are used for the Section 8 Rental Program and other HUD programs.

First-Time Home Buyer: Defined by HUD as an individual or family who has not owned a home during the three-year period preceding the HUD-assisted purchase of a home. Jurisdictions may adopt local definitions for first-time home buyer programs which differ from non-federally funded programs.

Floor Area Ratio (FAR): The gross floor area of all buildings on a lot divided by the lot area; usually expressed as a numerical value (e.g., a building having 10,000 square feet of gross floor area located on a lot of 5,000 square feet in area has a floor area ratio of 2:1).

General Plan: The General Plan is a legal document, adopted by the legislative body of a city or county, setting forth policies regarding long-term development. California law requires the preparation of seven elements or chapters in the General Plan: Land Use, Housing, Circulation, Conservation, Open Space, Noise, and Safety. Additional elements are permitted, such as Economic Development, Urban Design and similar local concerns.

Group Quarters: A facility that houses groups of unrelated persons not living in households (U.S.

Census definition). Examples of group quarters include institutions, dormitories, shelters, military quarters, assisted living facilities and other quarters, including single-room occupancy (SRO) housing, where 10 or more unrelated individuals are housed.

Home Mortgage Disclosure Act (HMDA): The Home Mortgage Disclosure Act requires larger lending institutions making home mortgage loans to publicly disclose the location and disposition of home purchase, refinance and improvement loans. Institutions subject to HMDA must also disclose the gender, race, and income of loan applicants.

HOME Program: The HOME Investment Partnership Act, Title II of the National Affordable Housing Act of 1990. HOME is a Federal program administered by HUD which provides formula grants to states and localities to fund activities that build, buy, and/or rehabilitate affordable housing for rent or home ownership or provide direct rental assistance to low-income people.

Homeless: Unsheltered homeless are families and individuals whose primary nighttime residence is a public or private place not designed for, or ordinarily used as, regular sleeping accommodation for human beings (e.g., the street, sidewalks, cars, vacant and abandoned buildings). Sheltered homeless are families and persons whose primary nighttime residence is a supervised publicly or privately-operated shelter (e.g., emergency, transitional, battered women, and homeless youth shelters; and commercial hotels or motels used to house the homeless).

Household: The US Census Bureau defines a household as all persons living in a housing unit whether or not they are related. A single person living in an apartment as well as a family living in a house is considered a household. Household does not include individuals living in dormitories, prisons, convalescent homes, or other group quarters.

Household Income: The total income of all the persons living in a household. Household income is commonly grouped into income categories based upon household size, and income, relative to the regional median family income. The following categories are used in the Housing Element:

Extremely Low: Households earning less than 30% of County median family income;

Very low: Households earning less than 50% of County median family income; Low: Households earning 51% to 80% of the County median family income; Moderate: Households earning 81% to 120% of County median family income; Above Moderate: Households earning above 120% of County median family income

Housing Problems: Defined by HUD as a household which: (1) occupies a unit with physical defects (lacks complete kitchen or bathroom); (2) meets the definition of overcrowded; or (3) spends more than 30% of income on housing cost.

Housing Subsidy: Housing subsidies refer to government assistance aimed at reducing housing sales or rent prices to more affordable levels. Two general types of housing subsidy exist: 1) where a housing subsidy is linked to a particular house or apartment, the housing subsidy is “project” or “unit” based; or 2) In Section 8 rental assistance programs the subsidy is provided to the family (called “tenant-based”) who can then use the assistance to find suitable housing in the accommodations of their choice.

Housing Unit: A room or group of rooms used by one or more individuals living separately from others in the structure, with direct access to the outside or to a public hall and containing separate toilet and kitchen facilities.

Inclusionary Unit: An ownership or rental dwelling unit which is required to meet affordability criteria established by local ordinance.

Kings County Association of Governments (KCAG): The regional government agency authorized by the federal and state government to address regional transportation, housing, and other planning issues in Kings County.

Large Household: A household with 5 or more members.

Manufactured Housing: Housing that is constructed of manufactured components, assembled partly at the site rather than totally at the site. Also referred to as modular housing.

Market-Rate Housing: Housing which is available on the open market without any subsidy. The price for housing is determined by the market forces of supply and demand and varies by location.

Median Income: The annual income (adjusted for household size) within a region for which half of the households have incomes above the median and half have incomes below the median. The "Areawide Median Income" (AMI) is established annually by HUD and HCD for each county as the basis for affordable housing programs.

Mobile Home: A structure, transportable in one or more sections, which is at least 8 feet in width and 32 feet in length, is built on a permanent chassis and designed to be used as a dwelling unit when connected to the required utilities, either with or without a permanent foundation.

Mortgage Revenue Bond (MRB): A state, county or city program providing financing for the development of housing through the sale of tax-exempt bonds.

Overcrowding: As defined by the U.S. Census, a household with greater than 1.01 persons per room, excluding bathrooms, kitchens, hallways, and porches. Severe overcrowding is defined as households with greater than 1.51 persons per room.

Overpayment: The extent to which gross housing costs, including utility costs, exceed 30% of gross household income, based on data published by the U.S. Census Bureau. Severe overpayment, or cost burden, exists if gross housing costs exceed 50% of gross income.

Parcel: The basic unit of land entitlement. A designated area of land established by plat, subdivision, or otherwise legally defined and permitted to be used, or built upon.

Public Housing: A project-based low-rent housing program operated by independent local public housing authorities. A low-income family applies to the local public housing authority in the area in which they want to live.

Regional Housing Needs Plan (RHNP): The Regional Housing Needs Plan (RHNP) is based on State of California projections of population growth and housing unit demand and assigns a share of the region's future housing need to each jurisdiction in Kings County. These housing needs numbers serve as a basis for the update of the Housing Element.

Rehabilitation: The upgrading of a building previously in a dilapidated or substandard condition for human habitation or use.

Section 8 Rental Voucher/Certificate Program: A tenant-based rental assistance program that subsidizes a family's rent in a privately-owned house or apartment. The program is administered by local public housing authorities. Assistance payments are based on 30% of household annual income. Households with incomes of 50% or below the area median income are eligible to participate in the program.

Senior: The Census Bureau defines a senior as a person who is 65 years or older. For persons of social security eligibility, a senior is defined as a person age 62 and older. Other age limits may be used for eligibility for housing assistance or retired communities.

Service Needs: The particular services required by special populations, typically including needs such as transportation, personal care, housekeeping, counseling, meals, case management, personal emergency response, and other services preventing premature institutionalization and assisting individuals to continue living independently.

Small Household: Pursuant to HUD definition, a small household consists of two to four non-elderly persons.

Special Needs Groups: Those segments of the population which have a more difficult time finding decent affordable housing due to special circumstances. Under California Housing Element statutes, these special needs groups consist of the elderly, people with disabilities, large families with five or more members, single-parent families with children, farmworkers and the homeless. A jurisdiction may also choose to consider additional special needs groups in the Housing Element, such as students, military households, other groups present in their community.

Subdivision: The division of a lot, tract or parcel of land in accordance with the Subdivision Map Act (California Government Code §66410, et seq.).

Substandard Housing: Housing which does not meet the minimum standards in the California Housing Code. Jurisdictions may adopt more stringent local definitions of substandard housing. Substandard units which are structurally sound and for which the cost of rehabilitation is economically warranted are considered suitable for rehabilitation. Substandard units which are structurally unsound and for which the cost of rehabilitation is considered infeasible are considered in need of replacement.

Supportive Services: Services provided to residents of supportive housing for the purpose of facilitating the independence of residents. Some examples are case management, medical or psychological counseling and supervision, child care, transportation, and job training.

Tenant-Based Rental Assistance: A form of rental assistance in which the assisted tenant may move from a dwelling unit with a right to continued assistance. The assistance is provided for the tenant, not for the project.

Transitional Housing: Transitional housing is temporary (often six months to two years) housing for a homeless individual or family who is transitioning to permanent housing. Transitional housing often

includes a supportive services component (e.g., job skills training, rehabilitation counseling) to allow individuals to gain necessary life skills in support of independent living.

U.S. Department of Housing and Urban Development (HUD): The cabinet level department of the federal government responsible for housing, housing assistance, and urban development at the national level. Housing programs administered through HUD include Community Development Block Grant (CDBG), HOME and Section 8, among others.

Zoning: A land use regulatory measure enacted by local government. Zoning district regulations governing lot size, building bulk, placement, and other development standards vary from district to district, but must be uniform within the same district. Each city and county adopts a zoning ordinance specifying these regulations.

COUNTY OF KINGS
Multi-Jurisdictional Housing Element (2024 – 2032).

April 2026

APPENDIX A:

EVALUATION OF THE 2016-2024 HOUSING ELEMENT

Prepared By:

Realty Planners Group
Cities of Avenal, Corcoran, and Hanford Staff
Kings County Staff

Kings County • Corcoran • Hanford • Avenal • Kings (Unincorporated)

APPENDIX A: EVALUATION OF THE PRIOR HOUSING ELEMENT

TABLE OF CONTENTS

1. Kings County Housing Programs 3
2. City of Avenal Housing Programs 11
3. City of Corcoran Housing Programs 21
4. City of Hanford Housing Programs 27

Table A-1

REVIEW OF THE 2016-2024 HOUSING ELEMENT ACCOMPLISHMENTS

APPENDIX A

EVALUATION OF THE PRIOR HOUSING ELEMENT

1. Kings County Housing Programs	Responsible Agency	Funding Source	Program Objectives and Timeline	Accomplishments	Future Policies and Actions
1.1 Code Enforcement	County Building Inspection Division	General Fund	Continue to address code violations in the County unincorporated areas. (Timeline: throughout the planning period)	A lack of funding eliminated the code enforcement officer position. The building staff handled code enforcement and continued working with property owners to remedy issues. Code Enforcement Cases by Year: 2015 – 2 cases 2016 – 4 cases 2017 – 11 cases 2018 – 4 cases 2019 – 14 cases 2020 – 11 cases 2021 – 2 cases 2022 – 7 cases 2023 – 10 cases	Kings County to continue Code Enforcement Program to improve the quality of housing and ensure that the character and quality of neighborhoods and housing are maintained
1.2 Housing Rehabilitation Program	Community Development Agency	CDBG and HOME funding	Provide between 5 to 10 loans. (Timeline: throughout the planning period)	Worked with nonprofit organizations and jurisdictions to provide housing rehabilitation program. Zero loans for $0 were provided. The Housing Rehabilitation program was discontinued in 2014 to lack of funding.	The Housing Rehabilitation program was discontinued in 2014 due to lack of funding.

1.3 Preservation of At-Risk Affordable Housing and Mobile Home Parks	Community Development Agency	General Fund	County to work with interested agencies and community organizations to preserve at risk units by monitoring them. (Timeline: throughout the planning period)	Ongoing monitoring of the 197 affordable units in Unincorporated Kings County. Kettleman City Apartments expire in 2032.	County to continue the program and further review at risk affordable units to ensure preservation.
1.4 Adequate Sites	Community Development Agency	General Fund	Designate adequate sites to meet Kings County's housing needs of 818 units for the new planning period. Timeline – throughout the planning cycle	The County achieved 711 units out of the RHNA allocation of 818 units in the last planning period. 2015 – 29 units 2016 – 4 units 2017 – 17 units 2018 – 23 units 2019 – 59 units 2020 – 88 units 2021 – 144 units 2022 – 227 units 2023 – 120 units	Housing element to identify adequate sites in the Unincorporated Kings County to meet the regional housing needs allocation of 561 units (66 extremely low, 66 very low, 89 low, 106 moderate and 234 above moderate-income affordability)
1.5 First Time Homebuyer Program	Community Development Agency and Self-Help Enterprises	HOME, CDBG, CalHOME & BEGIN	Provide 10 to 15 loans annually. Timeline – throughout the planning period	The County provided 55 loans for a total of $3,304,763 to 38 Kings County residents from 2015 – 2023. <u>Loan Amounts by Program –</u> CDBG - $1,684,912 CalHOME - $524,742 HOME - $592,603 BEGIN - $347,990 Other - $154,516	The County to apply for CDBG and HOME funds to provide assistance to first-time homebuyers.

1.6 Section 8 Rental Assistance Program	Kings County Housing Authority	Department of Housing and Urban Development	Support the Housing Authority's Section 8 program by promoting the program via the County website and brochures at County offices. Timeline – throughout the planning period	The Kings County Housing Authority continued to provide Section 8 Rental Assistance Program assistance for extremely-low and very-low income households that spend more than 30% of income on rent. The Kings County Housing Authority stated the information is month to month because they use an automated system and do not retain information from previous years. They could not provide quantitative data.	Continue to participate in the Section 8 Rental Assistance Program to provide rental subsidies to extremely-low and very-low income households that spend more than 30% of their income on rent.
1.7 Foster Youth Transitional Program	Community Development Agency and Kings County Housing Authority	General Fund	Continue to support the Housing Authority in the provision of transitional homes for foster youth. Timeline – throughout the planning period	The Hanford Boys' Home no longer exists, but the County continued to support the Lemoore Girls' Home for aged-out foster care.	Continue the program and review the need for program enhancement
1.8 Emergency Shelters and Transitional/ Supportive Housing	Community Development Department	General Fund	Amend the Development Code to permit transitional/supportive housing subject to the same requirements and procedures as for other residential uses of the same type in the same zone, as required by state law. Continue to support the Kings/Tulare Continuum	The Development Code permits emergency shelters in the PF zone subject only to a ministerial Site Plan review, consistent with SB2. Also allows emergency shelters by CUP in the R-1 and RM zones. Development Code allows transitional or supportive housing for up to 6 persons by right in all residential zones.	The County will continue support the Kings/Tulare Continuum of Care Plan to develop transitional and emergency housing programs for homeless individuals and families.

			of Care Plan to develop transitional and emergency housing programs for homeless individuals and families. Timeline – throughout the planning period	On December 21, 2021, the Kings County Community Development Agency approved Site Plan Review No. 21-20 to convert an existing 22-unit motel to SRO/apartments for transitional/supportive housing for homeless.	
1.9 Density Bonus Program	Community Development Agency	General Fund	Continue to implement the density bonus ordinance to assist development of affordable housing. Timeline – throughout the planning cycle	Local ordinance that provides density bonus and other incentives to encourage the development of affordable housing. Density Bonus by Year: 2023 – 5 units 2022 – 11 units 2021 – 1 unit 2020 – 1 unit 2019 – 0 units 2018 – 0 units 2017 – 3 units 2016 – 0 units 2015 – 0 units Total: 21 units	The County will continue to work with developers to facilitate the use of density bonus in line with State requirements.
1.10 Farmworker and Employee Housing	Community Development Agency, Kings County Housing Authority, and interested affordable housing	General Fund	Continue to support farmworker housing as follows: 1. Amend the Development Code to incorporate §17021.5	The County also facilitated renovation of a former motel into temporary and/or long-term, permanent agricultural employee housing for 24 farmworker families. Conditional Use Permit No. 02-13 was approved by the	The County to continue to facilitate the construction of farmworker housing on an annual basis. The County will develop a new program to work collaboratively with nonprofits, provide incentives, and target

	providers/ developers		and §17021.6 of the Health and Safety Code 2. Assist interested developers by identifying sites and supporting funding applications. 3. Provide, to the extent feasible, regulatory incentives. Timeline – annual and throughout the planning period	Kings County Planning Commission on April 7, 2003, but the project was not developed and the permit has since expired. The County has a 40-unit farm labor complex in Kettleman City that houses 70-100 farm laborers.	code enforcement toward existing housing stock to better support farmworker and employee housing and increase the County's effectiveness.
1.11 Housing for Persons with Disabilities	Community Development Agency	General Fund	Continue to facilitate the provision of community care facilities and housing for persons with disabilities. Timeline –throughout the planning period	County ensured that there are no significant constraints with its zoning code, permit processing and building codes to support provision of housing for persons with disabilities	The County will continue to: 1. Permit small licensed community care facilities (6 or fewer persons) by-right in all residential zones and larger community care facilities serving more than 6 persons by CUP in all residential zones; and 2. Implement the reasonable accommodation ordinance (Zoning Code Sec. 2208). .The County will also revise this program to include an amendment to the Development Code to allow for group homes of 7 or more persons in all residential and mixed use zones and permit the uses only subject to the same requirements of similar use in the same zone.

1.12 Promote Equal Housing Opportunities	Community Development Agency	General Fund	Continue to facilitate the provision of fair housing information to residents of Kings County. Timeline –throughout the planning period	The County referred fair housing questions and complaints to the Human Rights/Fair Housing Commission in Fresno. Information on fair housing was posted in public offices and on the County website.	The County will continue to refer fair housing questions and complaints to the Human Rights/Fair Housing Commission in Fresno and post fair housing information in public offices and on the website.
1.13 Assist Affordable Housing Development	Community Development Agency and affordable housing providers/ developers	Local, state and federal funds	Seek applicable grants for affordable housing, provide an inventory of housing sites to interested developers, and continue to pursue housing production and rehabilitation with nonprofit housing organizations. Timeline – apply for funding annually and implement throughout the planning period	The County promoted the development of housing for extremely-low-, very-low-, low- and moderate-income persons through direct financial assistance such as CDBG and HOME, priority entitlement processing, regulatory incentives such as density bonus and modified development standards, administrative support to developers on grant applications.	The County will continue supporting affordable housing, units, especially for very-low- and extremely-low-income household units., by seeking applicable grants and facilitating such developments with developers
1.14 Energy Conservation and Greenhouse Gas/Particulate Matter Reduction	Community Development Agency and housing developers	General Fund	Increase energy conservation and reduce greenhouse gases/particulate matter in Kings County by encouraging developers to comply with the California Green Building Standards Code. Developers receive expedited plan	The Community Development Agency offers expedited plan check and permit processing for residential projects designed to comply with the voluntary residential requirements of the California Green Building Standards Code	The County to continue to incentivise energy conservation and reduction of greenhouse gases and particulate matters by facilitating compliance with California Green Building Standards Code through expedited plan check/permit processing

			check/permit processing if their project meets or exceeds the California Green Building Standards Code or if the project incorporates a photovoltaic system that provides energy for residential uses. This program will be publicized through postings within the Community Development Agency office and on the Agency's webpage. Timeline – throughout the planning period		
1.15 Weatherization and Energy Efficient Home Improvements	Community Development Agency	General Fund	Reduce residential energy use and carbon footprint by providing financial assistance to lower-income households for weatherization and energy-efficient heating and cooling systems. Timeline – throughout the planning period	The County refers lower-income households to the Kings Community Action Organization and other community services agencies that provide financial assistance to qualifying households for weatherization and energy efficiency improvements.	The County will continue to facilitate provision of financial assistance to qualifying households for weatherization and energy efficiency improvements.

1.16 Single Room Occupancy (SRO) Housing	Community Development Agency	General Fund	Address the needs of extremely-low-income persons through SRO housing.	On December 21, 2021, the Kings County Community Development Agency approved Site Plan Review No. 21-20 to convert an existing 22-unit motel to SRO/apartments for transitional/supportive housing for homeless. The Kings County Development Code has been updated to comply with ADU law and to encourage the construction of Accessory Dwelling Units.	The County will continue to encourage development of SRO housing and will also encourage Accessory Dwelling Units .
1.17 Promote Fair and Balanced Fee Structures	Community Development Agency	No funding required	Balance the benefits of non-profit affordable housing tax benefits with the importance of maintaining local funding mechanisms for the continuance of essential County services. Timeline – throughout the planning period and reviewed periodically	The County is in the process of updating the public facility impact fees.	The County will continue to balance the benefits of non-profit affordable housing tax benefits with the importance of maintaining local funding mechanisms for the continuance of essential County services.

2. City of Avenal Housing Programs	Responsible Agency	Funding Source	Program Objectives and Timeline	Accomplishments	Future Policies and Action
	Community Development Agency		Homes built towards RHNA Allocation for 5th Cycle		
2.1 Code Enforcement The City's Code Enforcement staff will work to enforce state and local regulations. In conjunction with code enforcement activities,	Code Enforcement Staff/ Public Works Department	General Fund	Continue to work with the community to address code violations. Refer property owners to the Housing Rehabilitation Program. (Timeline: Ongoing)	Code enforcement staff continued working with property owners to remedy issues. Information regarding rehab programs has been provided to property owners.	City to continue Code Enforcement Program to improve the quality of housing and ensure that the character and quality of neighborhoods and housing are maintained
2.2 Housing Rehabilitation Program City will provide housing repairs and rehabilitation loans to lower-income households, including very-low- and extremely-low-income persons.	Community Development Department and Self-Help Enterprises	CDBG; HOME; CAL-HOME	Continue to provide between 6 to 12 loans to lower income households per year. Continue to market the program through brochures at the public counter. (Timeline: ongoing)	Promoted property owner awareness and interest in available residential rehabilitation programs through the city website and print media in public buildings. Total Number of Loans – 3 Total Value (total amount of assistance provided-total amount of loans) $668,000.00	City to continue Housing Rehabilitation Program with loans for housing repairs and rehabilitation loans to lower income households, including very low and extremely low-income persons.

2.3 Preservation of At-Risk Affordable Housing and Mobile Home Parks	Community Development Department	General Fund	City to work with interested agencies and community organizations to preserve at risk units by monitoring their status and ensuring property tenant notification prior to project conversion. Timeline- ongoing	General Plan and Zoning Ordinance updated to redesignate mobile home parks from R-1 to MHP to ensure that manufactured and factory-built housing on permanent foundations are permitted subject to the same standards as apply to conventional housing. Ongoing monitoring of the 317 affordable units in Avenal. Wien Manor expires in 2027.	City to continue the program and further review General Plan and Zoning Ordinance to ensure preservation of at-Risk Affordable Housing and Mobile Home Parks.
2.4 Adequate Sites	Community Development Department	General Fund	Maintain appropriate land use designations to provide adequate sites appropriate for new housing to meet Avenal's housing needs allocation. Timeline – throughout the planning cycle	The City achieved 134 units out of the RHNA allocation of 639 units in the last planning period. 2016 – 2 2017 – 2 2018 – 5 2019 – 15 2020 – 6 2021 – 35 2022 – 20 2023 – 49 Total: 134	Housing element to identify adequate sites in the City to meet the regional housing needs allocation of 277 units (24 extremely low, 24 very low, 37 low, 55 moderate and 137 above moderate-income affordability)

2.5 Infill Development	Community Development Department	General Fund	Facilitate infill development by providing the location and zoning of residential infill sites in the community and working with developers to expedite applications. Timeline - ongoing	The city provided inventory at the public counter on the location of infill sites that are adequately served by infrastructure and suitable for residential development.	City to continue the Infill Development Program
2.6 Density Bonus Program	Community Development Department	General Fund	Continue to implement the density bonus ordinance to assist development of affordable housing. Timeline – throughout the planning cycle	No units were constructed through utilization of the density bonus program during the planning period. However, the City has an up to date density bonus program athat provides other incentives such as expedited processing to encourage the development of affordable housing	The city will continue to work with developers to facilitate the use of density bonus in line with State requirements.
2.7 Regulatory and Financial Assistance	Community Development Department	General Fund	Continue to defer/reduce fees and expedite processing for affordable housing; Reduce parking standards for small multi-family units.	The City continued to offer developers assistance to build affordable housing by offering reduction or deferment of development fees, reduced processing times, and assistance with grant applications	The City will continue providing regulatory and financial assistance to facilitate the development of affordable housing to extremely-low-, very-low-, low-, and moderate-income households.

2.8 First Time Homebuyer Program	Community Development Department and Self-Help Enterprises	HOME	Assist 5 to 10 new first-time homebuyers annually. Timeline – throughout the planning period	Assistance was provided to 19 households utilizing the First Time Homebuyers program during the previous planning period. The total number of households assisted under this program was less than the 40 – 80 households that the stated goal had established. However, 2-3 households were assisted annually on average through this program. The program is successfully administered by Self Help Enterprises.	The City will continue to apply for State and federal funds to provide assistance to first-time homebuyers with the stated goal being to distribute all available funds to qualifying households. The City to also explore other funding opportunities to assist first time homebuyers .
2.9 Section 8 Rental Assistance Program	Community Development Department and Kings County Housing Authority	Department of Housing and Urban Development	Assist Kings County Housing Authority in promoting the Section 8 program. Timeline – throughout the planning period	The City actively participated in the county-wide Section 8 rental assistance program and continues to do so.	The City will continue to participate in the Section 8 Rental Assistance Program to provide rental subsidies to extremely-low and very-low income households that spend more than 30% of their income on rent.

2.10 Affordable Housing Assistance	Community Development Department and interested affordable housing providers/ developers	Local, state and federal funds	Seek applicable grants from state and federal sources (e.g., CDBG, HOME, Proposition 1C, AHSC) including funding specifically targeted to ELI housing, provide an inventory of housing sites to interested developers, continue to implement the density bonus ordinance, and continue to pursue housing production and rehabilitation activities with non-profits. Timeline – ongoing	The City promoted the benefits of this program to the development community by posting information on its web page and creating a handout to be distributed with land development applications	The City will continue supporting affordable housing, especially units for very-low- and extremely-low-income persons.
2.11 Special Needs Housing for Seniors and Persons with Disabilities	Community Development Department	General Fund	Continue to work with developers on senior and special needs projects, including assistance to persons with disabilities by expediting applications and assisting with grant applications. Timeline – annual assistance to affordable and special Emergency Shelters and Transitional/Supportive Housing needs housing applications, if requested, throughout the planning period	In the past, the City has expedited applications for senior housing apartments and assisted the developer with tax credit applications. Although no specific development projects were converted or constructed during the planning period for seniors or persons with disabilities, all zoning standards were brought into compliance with State law during the planning period. Procedures for Reasonable Accommodation are set forth in the Zoning Ordinance and materials are available at City Hall and on the City's website providing individuals with	The City will continue to apply for CDBG funds to provide assistance to first-time homebuyers. The City to also explore other funding opportunities to assist Seniors and persons with disabilities.

				guidance on where to go for resources and assistance.	
2.12 Second Units	Community Development Department	HOME	Continue to assist property owners with second unit applications by providing information and expediting their applications. Timeline – throughout the planning period	At least two ADUs were constructed during the previous plannign period. In addition, the Zoning Code was updated to reflect State ADU law requirements during the planning period. Any potential applicant wishing to pursue ADU construction was offered immediate assistance with permitting options.	The City will continue to assist property owners with second unit applications by providing information and expediting their applications. In addition, the City will again update the Zoning Ordinance to reflect all new changes directed by State law as they relate to the regulation of ADUs. Finally, the City will adopt "pre-approved" ADU plan sets for use by City residents and do a public outreach effort to ensure the community is aware of their availability.

2.13 Emergency Shelters and Transitional/Supportive Housing	Community Development Department	General Fund	Continue to facilitate the provision of emergency shelters and transitional/supportive housing. Timeline – throughout the planning period	The Zoning Code permits emergency shelters in the High-Density Multi-Family Residential (R-3) zone by right subject to appropriate development standards. The R-3 zone is conveniently located adjacent to services needed by persons residing in a shelter. The Zoning Code also allows transitional and supportive housing as a residential use subject only to the same requirements and procedures as for other residential uses of the same type in the same zone, consistent with state law. No emergency shelters currently exist within Avenal. The last Point in Time count noted four individuals experiencing homelessness in Avenal.	The City will continue to facilitate emergency shelters and transitional/supportive housing through allowing their ministerial approval and expediting review of any received applications.

2.14 Farmworker and Employee Housing	Community Development Department	General Fund	1. Continue to ensure that the Zoning Code conforms with §17021.5 and §17021.6 of the Health and Safety Code regarding farmworker housing; 2. Inventory suitable sites for farmworker housing with the update of the Land Use Element; 3. Continue to assist interested developers by identifying sites and supporting funding applications for affordable housing; and 4. Provide, to the extent feasible, financial and regulatory incentives for affordable and farmworker housing developments. Timeline – annual and throughout the planning period	The City of Avenal's working population is comprised of over 40% farmworkers. Thus, a substantial percentage of Avenal's housing stock is dedicated to housing households with at least one farmworker. Although no specific development projects occurred during the planning period that were exclusively devoted to conservation or construction of housing stock for households with farmworkers, the reality is that rental and purchase prices (median rental price for a 3 bedroom - $1,000, median purchase price of a 3 bedroom $239,000) in Avenal are sufficiently affordable by nature that any development in the City of Avenal is likely to benefit households with farmworkers. In addition, the City actively assists farmworker housing needs: the majority of homeownership loans are made to farmworkers and a majority of units in assisted multi-family projects are occupied by farmworkers. Many of the farmworkers served by these programs	The City to continue to facilitate the construction of farmworker housing on an annual basis through ensuring that the Zoning Ordinance is updated to reflect all State requirements associated with permitting and development standards. The City will continue to also actively participate in all available homebuyer and rental assistance programs available specifically for farmworker households trhough contacting nonprofit developers at least every other year to identify opportunities and coordinate with regional organizations that reprsent or serve farmworkers. A program shall be adopted that sets a goal of conserving or converting at least 50 units for farmworkers in the planning period.

				have very-low or extremely-low incomes.	
2.15 Housing for Persons with Disabilities	Community Development Department	General Fund	Continue to facilitate reasonable housing accommodation for persons with disabilities and expedite development applications for housing that serves persons with disabilities such as residential care facilities. Timeline – throughout the planning period	City regulations and procedures are in conformance with State Law	The City will continue to analyze and remove potential constraints to housing for persons with disabilities. In addition, a program will be adopted that emphasizes conservation or construction of at least 50 units that are affordable to lower income and special needs households during the planning period.

2.16 Promote Equal Housing Opportunities	Community Development Department	General Fund	Continue to refer fair housing inquiries to the Department of Fair Employment and Housing office in Fresno and distribute fair housing information at City Hall, website, library, post office, and shopping areas. Timeline – throughout the planning period	No complaints, lawsuits, findings, settelements, judgements or complaints were brought to the attention of the City during the planning period. Residents were provided information reqarding where to submit enquiries regarding fair housing throughout the planning period via various methods.	The City will continue to refer fair housing questions and complaints to the Department of Fair Employment and Housing office in Fresno and post fair housing information in public offices and on the City website.
2.17 Energy Conservation	Community Development Department	General Fund	Reduce energy use in residential developments by providing information and low-energy products to residents. Timeline – throughout the planning period	Worked cooperatively with Pacific Gas & Electric to provide homeowners and renters with energy audits and to provide them with resources to obtain low energy products such as lights and insulation.	The City to continue to work with stakeholder/s in providing homeowners and renters support and information about energy conservation. .

Table A-1

REVIEW OF THE 2016-2024 HOUSING ELEMENT ACCOMPLISHMENTS

3. City of Corcoran Housing Programs	Responsible Agency	Funding Source	Program Objectives and Timeline	Accomplishments	Future Policies and Action
3.1 Code Enforcement The City's Code Enforcement staff will work to enforce state and local regulations in conjunction with code enforcement activities.	Code Enforcement Staff	General Fund	Continue to work with the community to eliminate code violations. Refer property owners to the Housing Rehabilitation Program. (Timeline: Ongoing)	From 2016-2021, the City had one part time Code enforcement officer that could provide limited responsiveness on code cases, In 2022, a full-time position was created to provide greater community responsiveness on code compliance issues to maintain neighborhoods and provide outreach on City rehab programs. In 2022, a Planner position was also created to work directly with City housing programs in order to provide greater customer service to residents seeking assistance and/or housing rehabilitation loans. Under the direction of the Community Development Director, these two positions provided greater outreach and support to property owners in 2022.	City to continue supporting staff for Code Enforcement Program and the City's housing programs to improve the quality of Housing, maintain neighborhoods and ensure that the character and quality of neighborhoods and housing are maintained
3.2 Paint Program	Community Development Department	CDBG	Offer assistance to low- and moderate-income homeowners for exterior or interior painting in three related programs including Senior/Handicapped Paint Program Timeline – throughout the planning period	Grant funding for this program was not available during the 2016-2023 period. Interested residential households were connected with Self Help Enterprises who manages the City's housing grant and loan program to provided alternative program funding information.	City to continue seeking grant funding to maintain and provide assistance to low- and moderate-income homeowners for exterior or interior painting. The City's Housing Rehabilitation Loan program administered through Self Help Enterprises actively seeks other funding sources to support housing

3.3 Housing Rehabilitation Program City will provide housing rehabilitation loans to lower-income households, including very-low and extremely-low income households.	Community Development Department	CDBG; HOME	Continue to provide loans to lower income households. Continue to market the program through brochures at the public counter. (Timeline: ongoing)	Promoted property owner awareness and advocated for program interest in available residential rehabilitation programs through the city website, code compliance, and public program outreach via local newspaper and City issued advisory notices. City provided outreach to major employersand equitable distribution of noticing outreach to all residential areas within the City. City issued Rehab Loans between 2016-2023 demonstrate disbersed applicaiton across Census Tract 13, 14.01, 14.02, and 15. Number of Loans - 29 TOTAL VALUE: The total amount of assistance provided by City issued loans was $1,832,664	City to continue to support and provide Housing Rehabilitation Program with loans for housing repairs. Program is aimed at providing loans to qualifying low, very-low, and extremely low-income households.
3.4 Preservation of At-Risk Affordable Housing and Mobile Home Parks	Community Development Department	General Fund	Continue to monitor the status of publicly assisted affordable units. The City will contact the property owners to determine their intentions, contact qualified non-profits regarding potential opt-out projects, ensure that property owners comply	City continued to work with interested agencies and community organizations to preserve at-risk units by monitoring their status, providing technical and/or financial assistance in return for extended affordability controls, and ensuring proper tenant notification prior to	City to continue the program, work with interested agencies and community organizations, and review General Plan and Zoning Ordinance to ensure preservation of at-Risk Affordable Housing and Mobile Home Parks.

			with noticing requirements, support the acquisition of at-risk properties by non-profits and pursue grants to support the preservation of affordable at-risk housing. Timeline-ongoing	project conversion. Ongoing monitoring of the 593 affordable units in Corcoran. Corcoran Station Senior Apt set to expire in 2027, and Corcoran Garden Apartments in 2032.	
3.5 Adequate Sites	Community Development Department	General Fund	Maintain appropriate land use designations to provide adequate sites appropriate for new housing to meet Corcoran's housing needs allocation of 945 units. Timeline – Continuous	The City achieved 205 units out of the 2014-2024 RHNA allocation of 945 units in the last planning period. Sufficient planned residential vacant land and services were available for development. However, market demand, insterest rate affordability, and Covid-19 hindered market demand for home purchase.	The Corcoran General Plan is due for a comprehensive update in this Housing Element planning cycle and will prioritize to maintain and enhance adequate sites for the City to meet the regional housing needs allocation of 715 units (61 extremely low, 61 very low, 116 low, 118 moderate and 359 above moderate-income affordability)
3.6 Density Bonus Program	Community Development Department	General Fund	Continue to implement the density bonus ordinance to assist development of affordable housing. Timeline – throughout the planning period	City adopted a local ordinance to provide density bonuses and other incentives to encourage the development of affordable housing.	City will continue to implement the Density Bonus Program and work with developers to encourage and facilitate the use of density bonus options in line with State requirements.
3.7 Affordable Housing Development Assistance	Community Development Department	General Fund, Grant Funds from state, and federal sources	Seek applicable grants from state and federal sources (e.g., CDBG, HOME, AHSC) including funding specifically targeted to	The City continuously secured and implemented grant funded programs to provide State and Federal grant funding in support of affordable housing development. City promoted	The City will continue to facilitate the construction of affordable housing and housing for persons with special needs on an annual basis, subject to availability

			ELI housing, provide an inventory of housing sites to interested developers, continue to implement the density bonus ordinance, and continue to pursue housing production and rehabilitation activities with non-profits. Timeline – ongoing	the benefits of these programs to the development community by actively engaging and informing residential developers who were seeking to divide land for residential development, and included information on development applications.	of funds.
3.8 First Time Homebuyer Program	Community Development Department	HOME, CalHOME	Offer 10 to 12 loans per year. Conduct outreach to major employers (e.g., hospital, school district, and prisons) regarding the availability of the program. Timeline – throughout the planning period	City continuously maintained and implemented the First Time Homebuyer Program and pro-actively provided new homebuyer secondary loans to qualified applicants in the city. City has a long standing partnership with Self Help Enterprises to administer and complete the lending program after review and approval by the City Finance Committee made up of the City Manager, Finance Director, and Community Development Director. Both the HOME Program and CalHOME Program were used and the City issued 30 loans during the RHNA Period 2014-2024. During this time period, the	City remains committed to applying for State and Federal grant funds to continue the City's provision of the First Time Homebuyer Program using HOME and CalHOME funds. City remains committed to working in partnership with Self Help Enterprises to leverage grant and lending technical assistance for a small City like Corcoran with limited staff. .

				City pro-actively raised the secondary loan amount from $60,000 to $80,000, and then $100,000 to better assist potential homebuyers qualify and compete in the local housing market.	
3.9 Purchase and Rehabilitation Home Ownership Program	Community Development Department	CDBG Funds	Conduct outreach to major employers (e.g., hospital, school district, and prisons) regarding the program; assist 4 households per year Timeline – throughout the planning period	City continuously maintained and implemented the Housing Rehabilitation Program to repair, improve, and enhance safe living conditionsin existing housing for Families. This assisted very-low and low income families address substandard and/or overcrowded conditions for better quality homes and living conditions. The City issued 22 loans during the RHNA Period 2014-2024.	City remains committed to applying for CDBG grant funds to continue the City's provision of the Housing Rehabilitation Program and maintenance of home ownership for extremely low income, very low income and low-income families who live in substandard or overcrowded conditions.
3.10 Section 8 Rental Assistance Program	Community Development Department and Kings County Housing Authority	Department of Housing and Urban Development (HUD)	Assist Kings County Housing Authority in promoting the Section 8 program. Timeline – throughout the planning period	The City continued to participate in the Section 8 rental assistance program by coordinating with the Kings County Housing Authority on rental assistance properties in the City. City directly assisted linking Multi-family developments with the Housing Authority professionals to lend guidance on how to quailfy	The City will continue to participate in the Section 8 Rental Assistance Program by coordinating with the Kings County Housing Authority, and serve to assist new developments seeking to integrate and provide rental subsidies to extremely-low and very-low income families that spend more

				projects for rental assistance. The last multi-family projects developed were prior to the 2014-2024 RHNA period, but the City remains a resource to assist when developer inquiries are made.	than 30% of their income on rent.
3.11 Emergency Shelters and Transitional/ Supportive Housing	Community Development Department and interested affordable housing providers/ developers	General Fund, Local, state, and federal funds	Continue to work with providers to facilitate emergency shelters and transitional/supportive housing. Timeline – ongoing	Emergency shelters are permitted by-right in the C-S (Service Commercial) zone, and transitional and supportive housing are permitted as residential uses in the City's Residential Zone Districts subject only to the same standards and procedures as for other residential uses . In 2021, the City applied for Permanent Housing Allocation Funds to secure an additional source of funding for Emergency Shelter and Transitional housing development. Funding was secured from the State for 2019, 2020, and 2021 colleciton years. However, the funding amounts were insufficient for a City established emergency shelter, and a privately developed transitional housing project. As a result, Self Help Enterprises assisted the City	The City will continue to seek grant funding for private and non-profit development of an emergency shelter and/or transitional housing. The City currently maintains a contracted partnership with Kings Community Action Organization to provide housing navigation and social service assistance to local homeless populations, and is in the process of seeking to develop a homeless shelter in Hanford. Local property owners have developed transitional housing in the City, and the City remains committed to assist property owners in navigating all the necessary land use and building permit processes.

				in gaining State approval to reallocate these funds for project development of the Self Help Enterprises affordable housing project called "Lake View Terrace" and currently in the permitting stage.	
3.12 Farmworker and Employee Housing	Community Development Department	General Fund	Continue to facilitate the provision of farmworker housing. Timeline – annual and throughout the planning period	The majority of homeownership loans in Corcoran are made to farmworkers and a majority of units in assisted multi-family projects are occupied by farmworkers. The City's Zoning Ordinance allows farmworker housing consistent with §17021.5 and §17021.6 of the Health and Safety Code. In addition, the local farmworker demand for housing is low due to the types of commodities grown in agricultural areas surrounding Corcoran. The large farming operations maintain permanent long term farmworker employees that seek housing ownership and rental assistance. The season farmworker shift only happens primarily in July-September for harvest. These individuals typically have coordinated transport	City is an agriculturally supported rural community and farmworkers are an integral and highly valued workforce in our City. The City remains committed to assisting farming operations with their farmworker housing needs, however, they tend to be away from City limits. In the City, Farmworker and employee housing is a priority with the City existing loan programs. City also remains committed to assisting local hotel and motel businesses that seek to expand services to accommodate seasonal farmworker housing

				from other communities, and/or have contracted labor services that have established long term contracts with local motels to accommodate seasonal housing needs.	
3.13 Housing for Persons with Disabilities	Community Development Department	General Fund	Continue to facilitate reasonable accommodation in housing for persons with disabilities and expedite development applications for housing that serves persons with disabilities such as residential care facilities. Timeline – throughout the planning period	City conducted an analysis of its zoning and land use requirements, permit processing procedures, and building codes to identify potential impediments to persons with disabilities. City regulations and procedures are in conformance with state law, and City staff pro-actively made reasonable accommodations to assist persons with disabilities. City staff actively prioritize expedited applications for senior housing apartments and assisted the developer with tax credit applications. This was also done for individuals applying for City housing related loans.	City will continue to facilitate reasonable accommodation in housing for persons with disabilities. City to further will remain committed to review its zoning, land use requirements, permit processing procedures and building codes to address and/or remove any constraints for development of housing for people with special needs.

3.14 Promote Equal Housing Opportunities	Community Development Department	General Fund	Corcoran willcoordinate with Kings County to select a local fair housing agency to provide landlord/tenant mediation services and fair housing investigations. The City will develop a fair housing brochure in Spanish and English or acquire one from a local fair housing provider. To broadly disseminate information, the City will distribute the brochure at the City Hall, the City website, library, post office, and appropriate shopping areas. Timeline – select a provider by 2016	City actively promoted adaptive re-use of properties and fair housing throughout the City where City programs are administered. No fair housing analysis or data capture was performed during the previous housing element period.	City is committed to conducting greater fair housing analysis to identify fair housing needs, opportunities and gaps. Further analysis will be used to refine and adjust City housing related services and programs to address community fair housing needs.
3.15 Weatherization and Energy Efficient Home Improvements	Community Development Department	General Fund	Reduce residential energy use and carbon footprint by providing financial assistance to lower-income households for weatherization and energy-efficient heating and cooling systems. Timeline – throughout the planning period	City provided government and non-profit housing assistance programs and grant applications for weatherization and energy efficient improvements. City referred homeowners and renters to relevant providers such as Kings Community Action Organization, and Proteus for educational	City to continue prioritizing housing rehabilitation loan program as well as referals to other agencies and non-profits offering and assisting with weatherization and energy efficiency programs. City will ensure lower-income households are assisted and connected with service providing organizations such as

				materials and access to funding programs. City also contracts with Self Help Enterprises to provide outreach and homeonwner assistance with City issued Housing Rehabilitation loans that were coupled with other qualifying energy efficiency appliance purchase programs, and house systems.	Kings Community Action Organization and Self Help Enterprises to provide financial assistance to qualifying households for these improvements.

4. City of Hanford Housing Programs	Responsible Agency	Funding Source	Program Objectives and Timeline	Accomplishments	Future Policies and Actions
4.1 Code Compliance	Code Compliance Staff/ Community Development Department	General Fund	Continue to work with the community to address code violations under state and local regulations. Refer property owners to the Housing Rehabilitation Program. (Timeline: Throughout the planning period)	Code enforcement staff continued working with property owners to ensure code compliance. Information regarding rehabilitation programs has been provided to property owners.	City to continue Code Enforcement Program to improve the quality of housing and ensure that the character and quality of neighborhoods and housing are maintained.
4.2 Housing Rehabilitation Program	Community Development Department	CDBG Funds; CAL-HOME	Continue to provide between 10 to 15 loans to lower income households per year subject to availability of funds. (Timeline: ongoing)	Promoted property owner awareness and interest in available residential rehabilitation programs through the city website and print media. The City of Hanford Emergency Repair Program is designed to assist low to moderate income people make emergency/minor repairs and/or disability accessibility modifications to their home. Emergency repairs are those repairs which are necessary to	City to continue Housing Rehabilitation Program with loans/grants for housing repairs and rehabilitation loans to lower income.

				safeguard against imminent danger to human life, health, or safety, or to protect property from further structural damage. *Provided 135 grants/loans to the value of $1,339, 205.*	
4.3 Preservation of At-Risk Affordable Housing	Community Development Department and interested affordable housing providers/ developers	General Fund	Continue to monitor the status of publicly-assisted affordable units. The City will contact the property owners to determine their intentions, contact qualified nonprofits regarding potential opt-out projects, ensure that property owners comply with noticing requirements, support the acquisition of at-risk properties by nonprofits, and pursue grants to support the preservation of affordable at-risk housing. Timeline-ongoing	Ongoing monitoring of the 766 affordable units in Hanford. Amberwood I apartments and Cedarbrook apartments expire in 2030; Amberwood II apartments, Kings View Hanford, and View Road Apartments expire in 2031; and Hanford Senior Villas expire in 2032.	City to continue the program, monitor existing affordable housing units and review Zoning Ordinance to ensure preservation of at-Risk Affordable Housing

4.4 Adequate Sites	Community Development Department	General Fund	Facilitate the construction of new housing through the provision of adequately zoned sites to meet Hanford's housing needs allocation of 4,832 units. Increase allowable densities for multi-family development as part of the comprehensive General Plan update. Timeline – throughout the planning cycle	The City achieved 1,709 units out of the RHNA allocation of 4832 units in the last planning period.	The City shall identify adequately zoned properties for a variety of housing types and ensure that there are adequate sites available to accommodate The regional housing needs allocation of 5547 units (684 extremely low, 685 very low, 993 low, 1,066 moderate and 2,119 above moderate-income affordability.) In support of this Housing Element, the City has developed a parcel-specific inventory of sites suitable for future residential development. The suitability of these sites has been determined based on the development standards currently in place and their ability to accommodate the development of housing to meet the needs of the City's current and future residents. The City shall: - Monitor development and other changes in the parcel-specific inventory to ensure the City maintains capacity consistent with its share of the RHNA for all income categories.

					- Monitor the progress of pipeline projects on an ongoing basis. - Continue to encourage a variety of housing types for all income levels such as mixed use and higher density housing through implementation of the General Plan and planned unit developments, through incentives (e.g., density bonus) or other mechanisms encouraging affordability, maintaining existing zoning and upzoning where appropriate.
4.5 Density Bonus Program	Community Development Department	General Fund	Continue to publicize and implement the density bonus ordinance to assist development of affordable housing. Timeline – throughout the planning cycle	Local ordinance provides density bonus and other incentives to encourage the development of affordable housing	The city will continue to work with developers by encouraging and facilitating the use of density bonus in new developments.

4.6 Planned Unit Development	Community Development Department	General Fund	Continue to utilize the PUD process to encourage unique design and develop housing that addresses site constraints. Timeline-throughout the planning period	The Hanford General Plan includes a Planned Unit Development Zone process to allow project proponents to propose changes to or removal of zoning restrictions	City to continue the Planned Unit Development Program to allow higher localized 'net' density developments near key amenities; the City is adopting objective standards for small lot development to reduce discretionary approvals, reduce time and costs associated with an additional application, and increase certainty for developers
4.7 First Time Homebuyer Program and HOME Sweet Home Program	Community Development Department	HOME and CDBG Funds	Provide annual assistance to 10 households through the First-Time Homebuyer Program. Collaborate with nonprofit housing organizations to work with the California Department of Housing and Community Development (HCD) to address and remove barriers to the effective use of HOME funds. Implementation Timeline: Ongoing	The City supports nonprofit housing organizations in collaborating with the California Department of Housing and Community Development (HCD) to address HOME program constraints and streamline the process for requesting exceptions under 24 CFR 92.356(d) for projects and programs that advance the goals of the HOME Investment Partnerships Program. The City currently has **$1.9 million** available to assist homebuyers.	The City will continue to apply for HOME funds to provide assistance to first-time homebuyers. The City will also continue to support non-profit housing organizations to work with HCD on the HOME Investment Partnership Program.

Table A-1

REVIEW OF THE 2016-2024 HOUSING ELEMENT ACCOMPLISHMENTS

			throughout the planning period.		

4.8 Section 8 Rental Assistance Program	Community Development Department and Kings County Housing Authority	Department of Housing and Urban Development	Assist Kings County Housing Authority in promoting the Section 8 program. Timeline – throughout the planning period	The City will continue to assist Kings County Housing Authority in promoting the Section 8 program. Timeline – throughout the planning period.	The city will continue to refer potential participants to Section 8 Housing Choice Voucher Rental Assistance Program to provide rental subsidies to extremely-low and very-low income households that spend more than 30% of their income on rent.
4.9 Affordable Housing Assistance	Community Development Department and interested affordable housing providers/ developers	Local, state and federal funds	Seek applicable grants from state and federal sources including funding specifically targeted to ELI housing, provide an inventory of housing sites to interested developers, continue to provide a density bonus to qualifying projects, provide financial and regulatory assistance such as reduced fees and/or modified development standards, fee reductions and concurrent processing of lot mergers for multi-family projects that include units affordable to lower-income	City promoted affordable housing through various programs such as home ownership assistance, rehabilitation assistance, new construction/infill, and grant application programs. The City assisted with the conversion of Stardust Motel to 22 single units. The 62-unit project is funded by 4% Low-Income Housing Tax Credits, soft funding from the Department of Housing and Community Development through competitive No Place Like Home funds, City of Hanford PLHA funds, competitive No Place Like Home funds, City of Hanford PLHA funds, Kings County Whole Person Care pilot, King County Human Services Agency's	The City will continue supporting affordable housing programs such as home ownership assistance, rehabilitation assistance, new construction/infill, and grant application programs. Housing for very-low- and extremely-low-income persons will be prioritized where feasible. In addition, the City's affordable housing incentives will be promoted on the website and in handouts provided at the Planning counter.

			households, and continue to pursue housing production and rehabilitation with nonprofits including assistance in preparing grant applications. Timeline – ongoing	HHAP funds, private investment, and private financing. Unit Mix: • 1 bedroom - 33 • 2 bedroom - 21 • 3 bedroom - 18	
4.10 Farmworker and Employee Housing	Community Development Department	General Fund	Assist interested developers in identifying sites and preparing funding applications; Provide, to the extent feasible, regulatory incentives. Timeline – annual and throughout the planning period	City of Hanford permitted farmworker housing in conformance with Health and Safety Code §17021.5 and §17021.6.	The Housing Authority of Kings County will to continue to facilitate the administer existing housing farmworker housing. **Hanford** – Farmworker housing is permitted in conformance with Employee Housing Act requirements. As the most urbanized city in Kings County, Hanford has only a very small amount of agricultural land. The City will support the regional effort led by the County to facilitate the construction of farmworker housing on an annual basis. The County will develop a new program to work collaboratively with nonprofits, provide incentives, and target code enforcement toward existing housing stock to better support farmworker and employee housing and increase the County's effectiveness.

4.11 Emergency Shelters and Transitional/ Supportive Housing	Community Development Department	General Fund	Continue to facilitate the establishment of emergency shelters and transitional/supportive housing in conformance with SB 2; continue to support efforts with surrounding Kings County jurisdictions to meet the needs of people who are homeless or transitioning to independence. Timeline – throughout the planning period	The Zoning Code permits emergency shelters by-right in the OR zone, and transitional and supportive housing facilities are permitted subject only to the same regulations and procedures that apply to other residential uses of the same type in the same zone.	The City will continue to support emergency shelters and transitional/supportive housing. The City continues to support Kings County jurisdictions to meet the needs of the people who are homeless or transforming to independence.

Table A-1

REVIEW OF THE 2016-2024 HOUSING ELEMENT ACCOMPLISHMENTS

4.12 Housing for Persons with Disabilities	Community Development Department	General Fund	Continue to monitor legal requirements and local conditions and update local regulations, if necessary, to remove any impediments to housing for persons with disabilities. Timeline - throughout the planning period	Code amended to clarify the definition of 'family'.	The City will continue to ensure zoning and land use processes offer no constraints for the development, maintenance, and improvement of housing for persons with disabilities.
4.13 Promote Equal Housing Opportunities	Community Development Department	General Fund	Continue referring fair housing inquiries to the Department of Fair Employment and Housing (DFEH) office in Fresno. Distribute fair housing information at City Hall, the City website, the library, post offices, and shopping areas. Implementation **Implementation Timeline:** Ongoing throughout the planning period.	Partner with and contract fair housing service providers to conduct outreach and education. Facilitate a minimum of six workshops annually to promote fair housing awareness. Expand knowledge of predatory lending practices, fair housing requirements, regulations, and available services by distributing educational materials to property owners, realtors, apartment managers, and tenants.	The City will continue to offer the following providing an annual allocation for fair housing services. Community Services Employment Training (CSET) provides fair housing education and outreach to Hanford residents and interested officials through a structured program developed in 2022. It is designed to benefit low- and moderate-income primarily (LMI) households by increasing access to current, accurate information on fair

Table A-1

REVIEW OF THE 2016-2024 HOUSING ELEMENT ACCOMPLISHMENTS

					housing rights and housing stability. Target populations include LMI renters, households receiving housing subsidies, and LMI first-time homebuyers seeking guidance on fair housing protections, eviction prevention, sustaining tenancy, and pathways to safe and affordable housing.

APPENDIX B:
LAND INVENTORY TABLES

COUNTY OF KINGS
MULTI-JURISDICTIONAL HOUSING ELEMENT
(2024-2032)

April 2026

Prepared By:

Realty Planners Group

Cities of Avenal, Corcoran, and Hanford Staff
County of Kings Staff

APPENDIX B: Land Inventory

TABLE OF CONTENTS

Table B1: City of Avenal Land Inventory
Table B2: City of Corcoran Land Inventory
Table B3: City of Hanford Land Inventory
Table B4: County of Kings Land Inventory

Table B1: City of Avenal Land Inventory

Table A: Housing Element Sites Inventory, Table Starts in Cell A2 For Kings County jurisdictions, please format the APNs as follows: 999-999-999-999

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Maximum Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Optional Information1	Optional Information2	Optional Information3
AVENAL	36TH & HYDRIL	93204	038-260-039-000		LOW DENSITY RESI	R1	2	10	16.4	Residential	YES - Current	NO - Privately-Owne	Available		0	0	32	32	UNDERUTILIZED, ONE RESID	SOUTHEAST	NONE
AVENAL	36TH & HYDRIL	93204	038-260-038-000		LOW DENSITY RESI	R1	2	10	19.4	Agricultural/open spa	YES - Current	NO - Privately-Owne	Available		0	0	38	38	UNDERUTILIZED, FOUR AG S	SOUTHEAST	NONE
AVENAL	36TH & HYDRIL	93204	038-260-037-000		LOW DENSITY RESI	R1	2	10	20.46	Agricultural/open spa	YES - Current	NO - Privately-Owne	Available		0	0	40	40	UNDERUTILIZED, ONE AG BA	SOUTHEAST	NONE
AVENAL	900 36TH AVE	93204	038-260-036-000		LOW DENSITY RESI	R1	2	10	20.46	Agricultural/open spa	YES - Current	NO - Privately-Owne	Available		0	0	40	40	UNDERUTILIZED, ONE RESID	SOUTHEAST	PORTION IN MODERATE LRA
AVENAL	36TH & CORCORAN	93204	038-260-057-000		LOW DENSITY RESI	R1	2	10	32.55	Vacant	YES - Potential	NO - Privately-Owne	Available		0	0	65	65		SOUTHEAST	NONE
AVENAL	ALPINE & FIFTH	93204	038-260-048-000		LOW DENSITY RESI	R1	2	10	13.8	Residential	YES - Current	NO - Privately-Owne	Available		0	0	27	27	UNDERUTILIZED, SEVERAL M	NORTH	LRA FSHZ: HIGH, PORTION IN
AVENAL	FIRST AVE & AMADOR	93204	038-270-060-000		LOW DENSITY RESI	R1	2	10	186.1	Vacant	YES - Potential	NO - Privately-Owne	Available		0	0	372	372		NORTH	LRA FSHZ: MODERATE & HIGH
AVENAL	LASSEN & STRATFORD	93204	038-400-003-000		LOW DENSITY RESI	R1	2	10	5.25	Vacant	YES - Potential	NO - Privately-Owne	Available		0	0	10	10		SOUTHEAST	LRA FSHZ: HIGH
AVENAL	WHITNEY & CORCORAN	93204	038-400-006-000		LOW DENSITY RESI	R1	2	10	6.09	Parking	YES - Potential	NO - Privately-Owne	Available		0	0	12	12	UNDERUTILIZED, PARKING LO	NORTHWEST	LRA FSHZ: HIGH
AVENAL	THURSTON & SAN JOAQUIN	93204	038-411-001-000		LOW DENSITY RESI	R1	2	10	3.18	Vacant	YES - Potential	NO - Privately-Owne	Available		0	0	6	6		NORTHWEST	NONE
AVENAL	944 HANFORD AVE	93204	040-280-021-000		LOW DENSITY RESI	R1	2	10	1	Vacant	YES - Current	NO - Privately-Owne	Available		0	0	2	2		SOUTHEAST	NONE
AVENAL	MENDOCINO & HANFORD	93204	040-280-040-000		LOW DENSITY RESI	R1	2	10	10.65	Vacant	YES - Potential	NO - Privately-Owne	Available	Used in Two Consec	0	0	21	21		SOUTHEAST	NONE
AVENAL	7TH & ORANGE	93204	040-280-033-000		LOW DENSITY RESI	R1	2	10	7.5	Vacant	YES - Current	NO - Privately-Owne	Available		0	0	15	15		SOUTHEAST	NONE
AVENAL	7TH & HWY 33	93204	040-280-039-000		LOW DENSITY RESI	R1	2	10	12.87	Vacant	YES - Current	NO - Privately-Owne	Available		0	0	25	25		SOUTH	NONE
AVENAL	UNION & KERN	93204	040-291-002-000		LOW DENSITY RESI	R1	2	10	0.74	Vacant	YES - Current	NO - Privately-Owne	Available		0	0	1	1		SOUTHEAST	NONE
AVENAL	CORCORAN & KERN	93204	040-291-006-000		LOW DENSITY RESI	R1	2	10	25.49	Vacant	YES - Current	NO - Privately-Owne	Available		0	0	50	50		SOUTHEAST	NONE
AVENAL	UNION & KERN	93204	040-291-007-000		LOW DENSITY RESI	R1	2	10	37.84	Vacant	YES - Current	NO - Privately-Owne	Available		0	0	75	75		SOUTH	NONE
AVENAL	CORCORAN & HYDRIL	93204	038-260-029-000		LOW DENSITY RESI	R1	2	10	7.85	Vacant	YES - Current	NO - Privately-Owne	Available		0	0	15	15		SOUTHEAST	LRA FSHZ: HIGH
AVENAL	36TH & CORCORAN	93204	038-260-057-000		MEDIUM DENSITY R	R2	10	15	3.42	Vacant	YES - Potential	NO - Privately-Owne	Available	Not Used in Prior Hou	0	34	0	34		SOUTHEAST	NONE
AVENAL	36TH & CORCORAN	93204	038-260-056-000		MEDIUM DENSITY R	R2	10	15	6.52	Vacant	YES - Potential	NO - Privately-Owne	Available	Not Used in Prior Hou	0	65	0	65		SOUTHEAST	NONE
AVENAL	36TH & CORCORAN	93204	038-260-056-000		LOW DENSITY RESI	R1	2	10	13.03	Vacant	YES - Potential	NO - Privately-Owne	Available		0	0	26	26		SOUTHEAST	NONE
AVENAL	SAN MATEO & A	93204	038-270-066-000		LOW DENSITY RESI	R1	2	10	24.66	Vacant	YES - Current	NO - Privately-Owne	Available		0	0	49	49		NORTHWEST	NONE
AVENAL	UNION & KERN	93204	040-291-008-000		LOW DENSITY RESI	R1	2	10	5.38	Vacant	YES - Current	NO - Privately-Owne	Available		0	0	10	10		SOUTH	NONE
AVENAL	UNION & KERN	93204	040-291-009-000		LOW DENSITY RESI	R1	2	10	5.38	Vacant	YES - Current	NO - Privately-Owne	Available		0	0	10	10		SOUTH	NONE
AVENAL	101 AMADOR ST	93204	038-460-001-000		LOW DENSITY RESI	R1	2	10	0.16	Vacant	YES - Current	NO - Privately-Owne	Available		0	0	1	1		NORTH	LRA FSHZ: HIGH
AVENAL	105 AMADOR ST	93204	038-460-002-000		LOW DENSITY RESI	R1	2	10	0.14	Vacant	YES - Current	NO - Privately-Owne	Available		0	0	1	1		NORTH	LRA FSHZ: HIGH
AVENAL	109 AMADOR ST	93204	038-460-003-000		LOW DENSITY RESI	R1	2	10	0.14	Vacant	YES - Current	NO - Privately-Owne	Available		0	0	1	1		NORTH	LRA FSHZ: HIGH
AVENAL	113 AMADOR ST	93204	038-460-004-000		LOW DENSITY RESI	R1	2	10	0.14	Vacant	YES - Current	NO - Privately-Owne	Available		0	0	1	1		NORTH	LRA FSHZ: HIGH
AVENAL	117 AMADOR ST	93204	038-460-005-000		LOW DENSITY RESI	R1	2	10	0.14	Vacant	YES - Current	NO - Privately-Owne	Available		0	0	1	1		NORTH	LRA FSHZ: HIGH
AVENAL	121 AMADOR ST	93204	038-460-006-000		LOW DENSITY RESI	R1	2	10	0.14	Vacant	YES - Current	NO - Privately-Owne	Available		0	0	1	1		NORTH	LRA FSHZ: HIGH
AVENAL	201 AMADOR ST	93204	038-460-007-000		LOW DENSITY RESI	R1	2	10	0.14	Vacant	YES - Current	NO - Privately-Owne	Available		0	0	1	1		NORTH	LRA FSHZ: HIGH
AVENAL	205 AMADOR ST	93204	038-460-008-000		LOW DENSITY RESI	R1	2	10	0.14	Vacant	YES - Current	NO - Privately-Owne	Available		0	0	1	1		NORTH	LRA FSHZ: HIGH
AVENAL	209 AMADOR ST	93204	038-460-009-000		LOW DENSITY RESI	R1	2	10	0.14	Vacant	YES - Current	NO - Privately-Owne	Available		0	0	1	1		NORTH	LRA FSHZ: HIGH
AVENAL	213 AMADOR ST	93204	038-460-010-000		LOW DENSITY RESI	R1	2	10	0.14	Vacant	YES - Current	NO - Privately-Owne	Available		0	0	1	1		NORTH	LRA FSHZ: HIGH
AVENAL	217 AMADOR ST	93204	038-460-011-000		LOW DENSITY RESI	R1	2	10	0.14	Vacant	YES - Current	NO - Privately-Owne	Available		0	0	1	1		NORTH	LRA FSHZ: HIGH
AVENAL	221 AMADOR ST	93204	038-460-012-000		LOW DENSITY RESI	R1	2	10	0.14	Vacant	YES - Current	NO - Privately-Owne	Available		0	0	1	1		NORTH	LRA FSHZ: HIGH
AVENAL	225 AMADOR ST	93204	038-460-013-000		LOW DENSITY RESI	R1	2	10	0.16	Vacant	YES - Current	NO - Privately-Owne	Available		0	0	1	1		NORTH	LRA FSHZ: HIGH
AVENAL	717 CONTRA COSTA AVE	93204	038-460-014-000		LOW DENSITY RESI	R1	2	10	0.18	Vacant	YES - Current	NO - Privately-Owne	Available		0	0	1	1		NORTH	LRA FSHZ: HIGH
AVENAL	713 CONTRA COSTA AVE	93204	038-460-015-000		LOW DENSITY RESI	R1	2	10	0.18	Vacant	YES - Current	NO - Privately-Owne	Available		0	0	1	1		NORTH	LRA FSHZ: HIGH
AVENAL	709 CONTRA COSTA AVE	93204	038-460-016-000		LOW DENSITY RESI	R1	2	10	0.16	Vacant	YES - Current	NO - Privately-Owne	Available		0	0	1	1		NORTH	LRA FSHZ: HIGH
AVENAL	705 CONTRA COSTA AVE	93204	038-460-017-000		LOW DENSITY RESI	R1	2	10	0.16	Vacant	YES - Current	NO - Privately-Owne	Available		0	0	1	1		NORTH	LRA FSHZ: HIGH
AVENAL	701 CONTRA COSTA AVE	93204	038-460-018-000		LOW DENSITY RESI	R1	2	10	0.17	Vacant	YES - Current	NO - Privately-Owne	Available		0	0	1	1		NORTH	LRA FSHZ: HIGH
AVENAL	617 CONTRA COSTA AVE	93204	038-460-019-000		LOW DENSITY RESI	R1	2	10	0.17	Vacant	YES - Current	NO - Privately-Owne	Available		0	0	1	1		NORTH	LRA FSHZ: HIGH
AVENAL	613 CONTRA COSTA AVE	93204	038-460-020-000		LOW DENSITY RESI	R1	2	10	0.15	Vacant	YES - Current	NO - Privately-Owne	Available		0	0	1	1		NORTH	LRA FSHZ: HIGH
AVENAL	609 CONTRA COSTA AVE	93204	038-460-021-000		LOW DENSITY RESI	R1	2	10	0.15	Vacant	YES - Current	NO - Privately-Owne	Available		0	0	1	1		NORTH	LRA FSHZ: HIGH
AVENAL	603 CONTRA COSTA AVE	93204	038-460-022-000		LOW DENSITY RESI	R1	2	10	0.18	Vacant	YES - Current	NO - Privately-Owne	Available		0	0	1	1		NORTH	LRA FSHZ: HIGH
AVENAL	601 CONTRA COSTA AVE	93204	038-460-023-000		LOW DENSITY RESI	R1	2	10	0.2	Vacant	YES - Current	NO - Privately-Owne	Available		0	0	1	1		NORTH	LRA FSHZ: HIGH
AVENAL	224 CALAVERAS ST	93204	038-460-024-000		LOW DENSITY RESI	R1	2	10	0.2	Vacant	YES - Current	NO - Privately-Owne	Available		0	0	1	1		NORTH	LRA FSHZ: HIGH
AVENAL	220 CALAVERAS ST	93204	038-460-025-000		LOW DENSITY RESI	R1	2	10	0.18	Vacant	YES - Current	NO - Privately-Owne	Available		0	0	1	1		NORTH	LRA FSHZ: HIGH
AVENAL	216 CALAVERAS ST	93204	038-460-026-000		LOW DENSITY RESI	R1	2	10	0.18	Vacant	YES - Current	NO - Privately-Owne	Available		0	0	1	1		NORTH	LRA FSHZ: HIGH
AVENAL	212 CALAVERAS ST	93204	038-460-027-000		LOW DENSITY RESI	R1	2	10	0.15	Vacant	YES - Current	NO - Privately-Owne	Available		0	0	1	1		NORTH	LRA FSHZ: HIGH
AVENAL	208 CALAVERAS ST	93204	038-460-028-000		LOW DENSITY RESI	R1	2	10	0.15	Vacant	YES - Current	NO - Privately-Owne	Available		0	0	1	1		NORTH	LRA FSHZ: HIGH
AVENAL	204 CALAVERAS ST	93204	038-460-029-000		LOW DENSITY RESI	R1	2	10	0.15	Vacant	YES - Current	NO - Privately-Owne	Available		0	0	1	1		NORTH	LRA FSHZ: HIGH
AVENAL	200 CALAVERAS ST	93204	038-460-030-000		LOW DENSITY RESI	R1	2	10	0.15	Vacant	YES - Current	NO - Privately-Owne	Available		0	0	1	1		NORTH	LRA FSHZ: HIGH
AVENAL	124 CALAVERAS ST	93204	038-460-031-000		LOW DENSITY RESI	R1	2	10	0.15	Vacant	YES - Current	NO - Privately-Owne	Available		0	0	1	1		NORTH	LRA FSHZ: HIGH
AVENAL	120 CALVERAS ST	93204	038-460-032-000		LOW DENSITY RESI	R1	2	10	0.15	Vacant	YES - Current	NO - Privately-Owne	Available		0	0	1	1		NORTH	LRA FSHZ: HIGH
AVENAL	116 CALAVERAS ST	93204	038-460-033-000		LOW DENSITY RESI	R1	2	10	0.15	Vacant	YES - Current	NO - Privately-Owne	Available		0	0	1	1		NORTH	LRA FSHZ: HIGH
AVENAL	112 CALAVERAS ST	93204	038-460-035-000		LOW DENSITY RESI	R1	2	10	0.15	Vacant	YES - Current	NO - Privately-Owne	Available		0	0	1	1		NORTH	LRA FSHZ: HIGH
AVENAL	108 CALAVERSAS ST	93204	038-460-035-000		LOW DENSITY RESI	R1	2	10	0.15	Vacant	YES - Current	NO - Privately-Owne	Available		0	0	1	1		NORTH	LRA FSHZ: HIGH
AVENAL	104 CALAVERAS ST	93204	038-460-036-000		LOW DENSITY RESI	R1	2	10	0.15	Vacant	YES - Current	NO - Privately-Owne	Available		0	0	1	1		NORTH	LRA FSHZ: HIGH
AVENAL	100 CALAVERAS ST	93204	038-460-037-000		LOW DENSITY RESI	R1	2	10	0.17	Vacant	YES - Current	NO - Privately-Owne	Available		0	0	1	1		NORTH	LRA FSHZ: HIGH
AVENAL	708 CONTRA COSTA AVE	93204	038-460-054-000		LOW DENSITY RESI	R1	2	10	0.14	Vacant	YES - Current	NO - Privately-Owne	Available		0	0	1	1		NORTH	LRA FSHZ: HIGH
AVENAL	704 CONTRA COSTA AVE	93204	038-460-055-000		LOW DENSITY RESI	R1	2	10	0.14	Vacant	YES - Current	NO - Privately-Owne	Available		0	0	1	1		NORTH	LRA FSHZ: HIGH
AVENAL	700 CONTRA COSTA AVE	93204	038-460-056-000		LOW DENSITY RESI	R1	2	10	0.14	Vacant	YES - Current	NO - Privately-Owne	Available		0	0	1	1		NORTH	LRA FSHZ: HIGH
AVENAL	212 AMADOR ST	93204	038-460-053-000		LOW DENSITY RESI	R1	2	10	0.14	Vacant	YES - Current	NO - Privately-Owne	Available		0	0	1	1		NORTH	LRA FSHZ: HIGH
AVENAL	208 AMADOR ST	93204	038-460-052-000		LOW DENSITY RESI	R1	2	10	0.14	Vacant	YES - Current	NO - Privately-Owne	Available		0	0	1	1		NORTH	LRA FSHZ: HIGH
AVENAL	204 AMADOR ST	93204	038-460-051-000		LOW DENSITY RESI	R1	2	10	0.14	Vacant	YES - Current	NO - Privately-Owne	Available		0	0	1	1		NORTH	LRA FSHZ: HIGH
AVENAL	200 AMADOR ST	93204	038-460-050-000		LOW DENSITY RESI	R1	2	10	0.14	Vacant	YES - Current	NO - Privately-Owne	Available		0	0	1	1		NORTH	LRA FSHZ: HIGH
AVENAL	120 AMADOR ST	93204	038-460-049-000		LOW DENSITY RESI	R1	2	10	0.14	Vacant	YES - Current	NO - Privately-Owne	Available		0	0	1	1		NORTH	LRA FSHZ: HIGH
AVENAL	116 AMADOR ST	93204	038-460-048-000		LOW DENSITY RESI	R1	2	10	0.14	Vacant	YES - Current	NO - Privately-Owne	Available		0	0	1	1		NORTH	LRA FSHZ: HIGH
AVENAL	112 AMADOR ST	93204	038-460-047-000		LOW DENSITY RESI	R1	2	10	0.14	Vacant	YES - Current	NO - Privately-Owne	Available		0	0	1	1		NORTH	LRA FSHZ: HIGH
AVENAL	108 AMADOR ST	93204	038-460-046-000		LOW DENSITY RESI	R1	2	10	0.14	Vacant	YES - Current	NO - Privately-Owne	Available		0	0	1	1		NORTH	LRA FSHZ: HIGH
AVENAL	104 AMADOR ST	93204	038-460-045-000		LOW DENSITY RESI	R1	2	10	0.14	Vacant	YES - Current	NO - Privately-Owne	Available		0	0	1	1		NORTH	LRA FSHZ: HIGH
AVENAL	213 ALAMEDA ST	93204	038-460-057-000		LOW DENSITY RESI	R1	2	10	0.14	Vacant	YES - Current	NO - Privately-Owne	Available		0	0	1	1		NORTH	LRA FSHZ: HIGH
AVENAL	209 ALAMEDA ST	93204	038-460-058-000		LOW DENSITY RESI	R1	2	10	0.14	Vacant	YES - Current	NO - Privately-Owne	Available		0	0	1	1		NORTH	LRA FSHZ: HIGH
AVENAL	205 ALAMEDA ST	93204	038-460-059-000		LOW DENSITY RESI	R1	2	10	0.14	Vacant	YES - Current	NO - Privately-Owne	Available		0	0	1	1		NORTH	LRA FSHZ: HIGH
AVENAL	201 ALAMEDA ST	93204	038-460-060-000		LOW DENSITY RESI	R1	2	10	0.14	Vacant	YES - Current	NO - Privately-Owne	Available		0	0	1	1		NORTH	LRA FSHZ: HIGH
AVENAL	121 ALAMEDA ST	93204	038-460-061-000		LOW DENSITY RESI	R1	2	10	0.14	Vacant	YES - Current	NO - Privately-Owne	Available		0	0	1	1		NORTH	LRA FSHZ: HIGH
AVENAL	117 ALAMEDA ST	93204	038-460-062-000		LOW DENSITY RESI	R1	2	10	0.14	Vacant	YES - Current	NO - Privately-Owne	Available		0	0	1	1		NORTH	LRA FSHZ: HIGH
AVENAL	113 ALAMEDA ST	93204	038-460-063-000		LOW DENSITY RESI	R1	2	10	0.16	Vacant	YES - Current	NO - Privately-Owne	Available		0	0	1	1		NORTH	LRA FSHZ: HIGH
AVENAL	109 ALAMEDA ST	93204	038-460-064-000		LOW DENSITY RESI	R1	2	10	0.22	Vacant	YES - Current	NO - Privately-Owne	Available		0	0	1	1		NORTH	LRA FSHZ: HIGH
AVENAL	620 COLUSA AVE	93204	038-460-065-000		LOW DENSITY RESI	R1	2	10	0.15	Vacant	YES - Current	NO - Privately-Owne	Available		0	0	1	1		NORTH	LRA FSHZ: HIGH
AVENAL	616 COLUSA AVE	93204	038-460-066-000		LOW DENSITY RESI	R1	2	10	0.15	Vacant	YES - Current	NO - Privately-Owne	Available		0	0	1	1		NORTH	LRA FSHZ: HIGH
AVENAL	612 COLUSA AVE	93204	038-460-067-000		LOW DENSITY RESI	R1	2	10	0.16	Vacant	YES - Current	NO - Privately-Owne	Available		0	0	1	1		NORTH	LRA FSHZ: HIGH
AVENAL	608 COLUSA AVE	93204	038-460-068-000		LOW DENSITY RESI	R1	2	10	0.17	Vacant	YES - Current	NO - Privately-Owne	Available		0	0	1	1		NORTH	LRA FSHZ: HIGH
AVENAL	609 FIRST AVE	93204	038-460-038-000		LOW DENSITY RESI	R1	2	10	0.14	Vacant	YES - Current	NO - Privately-Owne	Available		0	0	1	1		NORTH	LRA FSHZ: HIGH
AVENAL	613 FIRST AVE	93204	038-460-039-000		LOW DENSITY RESI	R1	2	10	0.14	Vacant	YES - Current	NO - Privately-Owne	Available		0	0	1	1		NORTH	LRA FSHZ: HIGH
AVENAL	617 FIRST AVE	93204	038-460-040-000		LOW DENSITY RESI	R1	2	10	0.14	Vacant	YES - Current	NO - Privately-Owne	Available		0	0	1	1		NORTH	LRA FSHZ: HIGH
AVENAL	621 FIRST AVE	93204	038-460-041-000		LOW DENSITY RESI	R1	2	10	0.14	Vacant	YES - Current	NO - Privately-Owne	Available		0	0	1	1		NORTH	LRA FSHZ: HIGH
AVENAL	701 FIRST AVE	93204	038-460-042-000		LOW DENSITY RESI	R1	2	10	0.14	Vacant	YES - Current	NO - Privately-Owne	Available		0	0	1	1		NORTH	LRA FSHZ: HIGH
AVENAL	705 FIRST AVE	93204	038-460-043-000		LOW DENSITY RESI	R1	2	10	0.14	Vacant	YES - Current	NO - Privately-Owne	Available		0	0	1	1		NORTH	LRA FSHZ: HIGH
AVENAL	709 FIRST AVE	93204	038-460-044-000		LOW DENSITY RESI	R1	2	10	0.19	Vacant	YES - Current	NO - Privately-Owne	Available		0	0	1	1		NORTH	LRA FSHZ: HIGH
AVENAL	116 ALAMEDA ST	93204	038-460-082-000		LOW DENSITY RESI	R1	2	10	0.16	Vacant	YES - Current	NO - Privately-Owne	Available		0	0	1	1		NORTH	LRA FSHZ: HIGH
AVENAL	117 CALAVERAS ST	93204	038-460-069-000		LOW DENSITY RESI	R1	2	10	0.17	Vacant	YES - Current	NO - Privately-Owne	Available		0	0	1	1		NORTH	LRA FSHZ: HIGH
AVENAL	120 ALAMEDA ST	93204	038-460-081-000		LOW DENSITY RESI	R1	2	10	0.15	Vacant	YES - Current	NO - Privately-Owne	Available		0	0	1	1		NORTH	LRA FSHZ: HIGH
AVENAL	121 CALAVERAS ST	93204	038-460-070-000		LOW DENSITY RESI	R1	2	10	0.16	Vacant	YES - Current	NO - Privately-Owne	Available		0	0	1	1		NORTH	LRA FSHZ: HIGH
AVENAL	200 ALAMEDA ST	93204	038-460-080-000		LOW DENSITY RESI	R1	2	10	0.15	Vacant	YES - Current	NO - Privately-Owne	Available		0	0	1	1		NORTH	LRA FSHZ: HIGH
AVENAL	201 CALAVERAS ST	93204	038-460-071-000		LOW DENSITY RESI	R1	2	10	0.16	Vacant	YES - Current	NO - Privately-Owne	Available		0	0	1	1		NORTH	LRA FSHZ: HIGH
AVENAL	204 ALAMEDA ST	93204	038-460-079-000		LOW DENSITY RESI	R1	2	10	0.15	Vacant	YES - Current	NO - Privately-Owne	Available		0	0	1	1		NORTH	LRA FSHZ: HIGH
AVENAL	205 CALAVERAS ST	93204	038-460-072-000		LOW DENSITY RESI	R1	2	10	0.16	Vacant	YES - Current	NO - Privately-Owne	Available		0	0	1	1		NORTH	LRA FSHZ: HIGH
AVENAL	208 ALAMEDA ST	93204	038-460-078-000		LOW DENSITY RESI	R1	2	10	0.15	Vacant	YES - Current	NO - Privately-Owne	Available		0	0	1	1		NORTH	LRA FSHZ: HIGH
AVENAL	209 CALAVERAS ST	93204	038-460-077-000		LOW DENSITY RESI	R1	2	10	0.16	Vacant	YES - Current	NO - Privately-Owne	Available		0	0	1	1		NORTH	LRA FSHZ: HIGH
AVENAL	212 ALAMEDA ST	93204	038-460-077-000		LOW DENSITY RESI	R1	2	10	0.15	Vacant	YES - Current	NO - Privately-Owne	Available		0	0	1	1		NORTH	LRA FSHZ: HIGH
AVENAL	216 ALAMEDA ST	93204	038-460-076-000		LOW DENSITY RESI	R1	2	10	0.17	Vacant	YES - Current	NO - Privately-Owne	Available		0	0	1	1		NORTH	LRA FSHZ: HIGH
AVENAL	213 CALAVERAS ST	93204	038-460-074-000		LOW DENSITY RESI	R1	2	10	0.16	Vacant	YES - Current	NO - Privately-Owne	Available		0	0	1	1		NORTH	LRA FSHZ: HIGH
AVENAL	217 CALAVERAS ST	93204	038-460-075-000		LOW DENSITY RESI	R1	2	10	0.19	Vacant	YES - Current	NO - Privately-Owne	Available		0	0	1	1		NORTH	LRA FSHZ: HIGH
AVENAL	1037 SEVENTH AVE	93204	038-230-043-000		MEDIUM DENSITY R	R2	10	15	4.8	Educational/Institutio	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	48	0	48	UNDERUTILIZED, CHURCH &	SOUTHEAST	NONE
AVENAL	CORCORAN AVE & ORANGE ST	93204	038-260-056-000		LOW DENSITY RESI	R1	2	10	12	Vacant	YES - Potential	NO - Privately-Owne	Available		0	0	24	24		SOUTHEAST	NONE
AVENAL	CORCORAN AVE & ORANGE ST	93204	038-260-056-000		MEDIUM DENSITY R	R2	10	15	7.55	Vacant	YES - Potential	NO - Privately-Owne	Available	Not Used in Prior Hou	0	75	0	75		SOUTHEAST	NONE
AVENAL	36TH AVE & HYDRIL RD	93204	038-260-033-000		LOW DENSITY RESI	R1	2	10	66	Vacant	YES - Potential	NO - Privately-Owne	Available		0	0	132	132		EAST	LRA FSHZ: HIGH
AVENAL	36TH AVE & HYDRIL RD	93204	038-260-033-000		MEDIUM DENSITY R	R2	10	15	10.32	Vacant	YES - Potential	NO - Privately-Owne	Available	Not Used in Prior Hou	0	20	0	20		EAST	LRA FSHZ: HIGH
AVENAL	36TH AVE & HYDRIL RD	93204	038-260-033-000		HIGH DENSITY RES	R3	15	29	4.33	Vacant	YES - Potential	NO - Privately-Owne	Available	Not Used in Prior Hou	64	0	0	64		EAST	LRA FSHZ: HIGH
AVENAL	SKYLINE BLVD & HYDRIL RD	93204	040-301-002-000		HIGH DENSITY RES	R3	15	29	4.56	Vacant	YES - Potential	NO - Privately-Owne	Available	Used in Two Consec	68	0	0	68		EAST	PORTION IN FLOOD ZONE AE
AVENAL	FIRST AVE & MONTEREY ST	93204	038-432-011-000		HIGH DENSITY RES	R3	15	29	0.17	Vacant	YES - Current	NO - Privately-Owne	Available	Used in Two Consec	0	2	0	2		NORTHWEST	NONE
AVENAL	FIRST AVE & MONTEREY ST	93204	038-432-012-000		HIGH DENSITY RES	R3	15	29	0.53	Residential	YES - Current	NO - Privately-Owne	Available	Used in Two Consec	7	0	0	7	5 STORAGE STRUCTURES	NORTHWEST	NONE
AVENAL	SAN JOAQUIN ST & FIRST AVE	93204	038-432-010-000		HIGH DENSITY RES	R3	15	29	1.14	Commercial	YES - Current	NO - Privately-Owne	Available	Used in Two Consec	17	0	0	17	UNDERUTILIZED, ONE COMM	NORTHWEST	NONE
AVENAL	WHITNEY ST & CORCORAN ST	93204	038-260-052-000		HIGH DENSITY RES	R3	15	29	7.18	Vacant	YES - Potential	NO - Privately-Owne	Available	Used in Two Consec	107	0	0	107		SOUTHEAST	LRA FSHZ: HIGH
AVENAL	KERN ST & GRANGEVILLE AVE	93204	038-260-060-000		HIGH DENSITY RES	R3	15	29	9.08	Vacant	YES - Current	NO - Privately-Owne	Available	Used in Two Consec	136	0	0	136		SOUTHEAST	LRA FSHZ: MODERATE
AVENAL																		0			
AVENAL																		0			
AVENAL																		0			

Table B2: City of Corcoran Land Invetory

Table A: Housing Element Sites Inventory, Table Starts in Cell A2

For Kings County jurisdictions, please format the APNs as follows: 999-999-999-999

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Maximum Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Optional Information1	Optional Information2	Optional Information3
CORCORAN	NORTH & 6 1/2	93212	030-011-020-000		LOW DENSITY RESI	R-1-6	5	7.5	0.137	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	3	1	4		NORTHWEST	NONE
CORCORAN	NORTH & 6 1/2	93212	030-011-021-000		LOW DENSITY RESI	R-1-6	5	7.5	0.305	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	3	1	4		NORTHWEST	NONE
CORCORAN	632 PICKERELL AVE	93212	030-072-032-000		LOW DENSITY RESI	R-1-6	5	7.5	0.3	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	3	1	4		NORTHEAST	NONE
CORCORAN	704 PICKERELL AVE	93212	030-082-003-000		LOW DENSITY RESI	R-1-6	5	7.5	0.146	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	3	1	4		NORTHEAST	NONE
CORCORAN	PICKERELL & BELL	93212	030-082-004-000		LOW DENSITY RESI	R-1-6	5	7.5	0.146	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	3	1	4		NORTHEAST	NONE
CORCORAN	761 GARDNER AVE	93212	030-082-018-000		LOW DENSITY RESI	R-1-6	5	7.5	0.146	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	3	1	4		NORTHEAST	NONE
CORCORAN	733 GARDNER AVE	93212	030-082-022-000		LOW DENSITY RESI	R-1-6	5	7.5	0.142	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	3	1	4		NORTHEAST	NONE
CORCORAN	2017 GARVEY AVE	93212	030-123-002-000		LOW DENSITY RESI	R-1-6	5	7.5	0.289	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	3	1	4		NORTHWEST	NONE
CORCORAN	GARVEY & DENTON	93212	030-124-020-000		LOW DENSITY RESI	R-1-6	5	7.5	0.137	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	3	1	4		NORTHWEST	NONE
CORCORAN	2420 GARVEY AVE	93212	030-131-013-000		LOW DENSITY RESI	R-1-6	5	7.5	0.192	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	3	1	4		NORTHWEST	NONE
CORCORAN	GARVEY & 6 1/2	93212	030-131-014-000		LOW DENSITY RESI	R-1-6	5	7.5	0.189	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	3	1	4		NORTHWEST	NONE
CORCORAN	GARDNER & PATTERSON	93212	030-181-007-000		LOW DENSITY RESI	R-1-6	5	7.5	0.137	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	3	1	4		NORTHEAST	NONE
CORCORAN	GARDNER & HANNA	93212	030-183-008-000		LOW DENSITY RESI	R-1-6	5	7.5	0.093	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	3	1	4		NORTHEAST	NONE
CORCORAN	914 PICKERELL AVE	93212	030-183-016-000		LOW DENSITY RESI	R-1-6	5	7.5	0.137	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	3	1	4	ABANDONED VEHICLES	NORTHEAST	NONE
CORCORAN	1004 PICKERELL AVE	93212	030-192-002-000		LOW DENSITY RESI	R-1-6	5	7.5	0.183	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	3	1	4		NORTHEAST	NONE
CORCORAN	1010 PICKERELL AVE	93212	030-192-003-000		LOW DENSITY RESI	R-1-6	5	7.5	0.275	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	3	1	4		NORTHEAST	NONE
CORCORAN	1712 NORTH AVE	93212	030-260-008-000		LOW DENSITY RESI	R-1-6	5	7.5	1.25	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	5	3	8		NORTHEAST	NONE
CORCORAN	1766 NORTH AVE	93212	030-260-009-000		LOW DENSITY RESI	R-1-6	5	7.5	0.309	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	3	0	3		NORTHEAST	NONE
CORCORAN	ORANGE & DAIRY	93212	030-260-013-000		LOW DENSITY RESI	R-1-6	5	7.5	9.48	Vacant	YES - Potential	NO - Privately-Owne	Available	Not Used in Prior Hou	0	26	23	49		NORTH	NONE
CORCORAN	405 DAIRY AVE	93212	030-260-035-000		LOW DENSITY RESI	R-1-6	5	7.5	6.51	Vacant	YES - Potential	NO - Privately-Owne	Available	Not Used in Prior Hou	0	18	16	34		NORTH	NONE
CORCORAN	CLAIRE & GABLE	93212	030-261-003-000		LOW DENSITY RESI	R-1-6	5	7.5	0.137	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	3	1	4		NORTH	NONE
CORCORAN	CLAIRE & GABLE	93212	030-261-004-000		LOW DENSITY RESI	R-1-6	5	7.5	0.137	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	3	1	4		NORTH	NONE
CORCORAN	CLAIRE & NORTH	93212	030-261-008-000		LOW DENSITY RESI	R-1-6	5	7.5	0.137	Residential	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	3	1	4	UNDERUTILIZED, TWO SMALI	NORTH	NONE
CORCORAN	CLAIRE & NORTH	93212	030-262-032-000		LOW DENSITY RESI	R-1-6	5	7.5	1.37	Residential	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	3	1	4	UNDERUTILIZED, SMALL STO	NORTH	NONE
CORCORAN	2201 AIRINGTON CIR	93212	030-292-054-000		LOW DENSITY RESI	R-1-6	5	7.5	0.22	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	3	1	4		NORTHWEST	NONE
CORCORAN	2240 AIRINGTON CIR	93212	030-292-058-000		LOW DENSITY RESI	R-1-6	5	7.5	0.23	Residential	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	3	1	4	STORAGE SHED, VEHICLES	NORTHWEST	NONE
CORCORAN	1530 APPERSON CT	93212	030-340-001-000		LOW DENSITY RESI	R-1-6	5	7.5	0.145	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Hou	0	3	1	4		NORTHEAST	NONE
CORCORAN	1526 APPERSON CT	93212	030-340-002-000		LOW DENSITY RESI	R-1-6	5	7.5	0.137	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Hou	0	3	1	4		NORTHEAST	NONE
CORCORAN	1522 APPERSON CT	93212	030-340-003-000		LOW DENSITY RESI	R-1-6	5	7.5	0.137	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Hou	0	3	1	4		NORTHEAST	NONE
CORCORAN	1401 HALL AVE	93212	032-095-005-000		LOW DENSITY RESI	R-1-6	5	7.5	0.13	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	3	1	4	VEHICLES, TRASH	SOUTHEAST	NONE
CORCORAN	SHERMAN & NORBOE	93212	032-134-002-000		LOW DENSITY RESI	R-1-6	5	7.5	0.206	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	3	1	4		SOUTHEAST	NONE
CORCORAN	1701 CHASE AVE	93212	032-164-001-000		LOW DENSITY RESI	R-1-6	5	7.5	0.175	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	3	1	4		SOUTHEAST	NONE
CORCORAN	1700 NORBOE AVE	93212	032-174-001-000		LOW DENSITY RESI	R-1-6	5	7.5	0.216	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	3	1	4		SOUTHEAST	NONE
CORCORAN	LETTS & BAINUM	93212	032-200-043-000		LOW DENSITY RESI	R-1-6	5	7.5	0.147	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	3	1	4		SOUTHEAST	NONE
CORCORAN	1708 OREGON AVE	93212	032-210-013-000		LOW DENSITY RESI	R-1-6	5	7.5	0.229	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	3	1	4		SOUTHEAST	NONE
CORCORAN	1914 JOSEPHINE AVE	93212	032-210-026-000		LOW DENSITY RESI	R-1-6	5	7.5	0.192	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	3	1	4		SOUTHEAST	NONE
CORCORAN	2109 VAN DORSTEN AVE	93212	032-230-012-000		LOW DENSITY RESI	R-1-6	5	7.5	2.961	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	9	7	16		SOUTHEAST	NONE
CORCORAN	OTTAWA & VAN DORSTEN	93212	032-230-021-000		LOW DENSITY RESI	R-1-6	5	7.5	1.836	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	7	4	11		SOUTHEAST	NONE
CORCORAN	OTTAWA & VAN DORSTEN	93212	032-230-022-000		LOW DENSITY RESI	R-1-6	5	7.5	1.668	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	6	4	10		SOUTHEAST	NONE
CORCORAN	OTTAWA & KING	93212	032-230-106-000		LOW DENSITY RESI	R-1-6	5	7.5	0.445	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	3	1	4	VEHICLES	SOUTHEAST	NONE
CORCORAN	OSAGE & VAN DORSTEN	93212	032-240-008-000		LOW DENSITY RESI	R-1-6	5	7.5	0.969	Residential	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	4	2	6	UNDERUTILIZED, STORAGE E	SOUTHEAST	NONE
CORCORAN	1322 OTTAWA AVE	93212	032-240-032-000		LOW DENSITY RESI	R-1-6	5	7.5	0.25	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	3	1	4		SOUTHEAST	NONE
CORCORAN	1320 OTTAWA AVE	93212	032-240-033-000		LOW DENSITY RESI	R-1-6	5	7.5	0.25	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	3	1	4		SOUTHEAST	NONE
CORCORAN	1318 OTTAWA AVE	93212	032-240-034-000		LOW DENSITY RESI	R-1-6	5	7.5	0.25	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	3	1	4		SOUTHEAST	NONE
CORCORAN	BREWER & LETTS	93212	032-251-020-000		LOW DENSITY RESI	R-1-6	5	7.5	0.197	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	3	1	4		SOUTHEAST	NONE
CORCORAN	1408 OTTAWA AVE	93212	032-253-004-000		LOW DENSITY RESI	R-1-6	5	7.5	0.839	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	4	2	6		SOUTHEAST	NONE
CORCORAN	396 BREWER AVE	93212	032-254-008-000		LOW DENSITY RESI	R-1-6	5	7.5	0.598	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	3	1	4		SOUTHEAST	NONE
CORCORAN	BREWER & JOSEPHINE	93212	032-254-009-000		LOW DENSITY RESI	R-1-6	5	7.5	0.398	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	3	1	4		SOUTHEAST	NONE
CORCORAN	OSAGE & ESTES	93212	032-260-018-000		LOW DENSITY RESI	R-1-6	5	7.5	0.161	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	3	1	4		SOUTHEAST	NONE
CORCORAN	OSAGE & ESTES	93212	032-260-019-000		LOW DENSITY RESI	R-1-6	5	7.5	0.164	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	3	1	4		SOUTHEAST	NONE
CORCORAN	OSAGE & ESTES	93212	032-260-030-000		LOW DENSITY RESI	R-1-6	5	7.5	1.708	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	6	4	10		SOUTHEAST	NONE
CORCORAN	2006 JOSEPHINE AVE	93212	032-271-007-000		LOW DENSITY RESI	R-1-6	5	7.5	0.486	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	3	1	4		SOUTHEAST	NONE
CORCORAN	1805 OREGON AVE	93212	032-271-008-000		LOW DENSITY RESI	R-1-6	5	7.5	0.137	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	3	1	4		SOUTHEAST	NONE
CORCORAN	JOSEPHINE & OREGON	93212	032-271-010-000		LOW DENSITY RESI	R-1-6	5	7.5	0.231	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	3	1	4		SOUTHEAST	NONE
CORCORAN	2012 JOSEPHINE AVE	93212	032-271-010-000		LOW DENSITY RESI	R-1-6	5	7.5	0.349	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	3	1	4		SOUTHEAST	NONE
CORCORAN	2137 DAIRY AVE	93212	032-272-015-000		LOW DENSITY RESI	R-1-6	5	7.5	0.459	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	3	1	4		SOUTH	NONE
CORCORAN	ORANGE & 6TH	93212	034-016-027-000		LOW DENSITY RESI	R-1-6	5	7.5	0.639	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	4	1	5		NORTH	NONE
CORCORAN	ORANGE & 6TH	93212	034-016-028-000		LOW DENSITY RESI	R-1-6	5	7.5	0.685	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	4	1	5		NORTH	NONE
CORCORAN	ORANGE & 6TH	93212	034-016-030-000		LOW DENSITY RESI	R-1-6	5	7.5	0.53	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	3	1	4		NORTH	NONE
CORCORAN	ORANGE & 6TH	93212	034-016-031-000		LOW DENSITY RESI	R-1-6	5	7.5	0.75	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	4	1	5		NORTH	NONE
CORCORAN	TENNENT & 6TH	93212	034-051-030-000		LOW DENSITY RESI	R-1-6	5	7.5	0.223	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	3	1	4		NORTH	NONE
CORCORAN	TENNENT & JOSEPHINE	93212	034-051-062-000		LOW DENSITY RESI	R-1-6	5	7.5	0.223	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	3	1	4		NORTH	NONE
CORCORAN	NILES & 5 1/2	93212	034-060-011-000		LOW DENSITY RESI	R-1-6	5	7.5	8.863	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	24	22	46		NORTHWEST	NONE
CORCORAN	NILES & 5 1/2	93212	034-060-018-000		LOW DENSITY RESI	R-1-6	5	7.5	3.574	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	11	8	19		NORTHWEST	NONE
CORCORAN	5 1/2 & NEWARK	93212	034-070-021-000		LOW DENSITY RESI	R-1-6	5	7.5	0.803	Vacant	YES - Potential	NO - Privately-Owne	Available	Not Used in Prior Hou	0	4	2	6		NORTHWEST	NONE
CORCORAN	NEWARK & 5 1/2	93212	034-070-026-000		LOW DENSITY RESI	R-1-6	5	7.5	46.82	Vacant	YES - Potential	NO - Privately-Owne	Available	Not Used in Prior Hou	0	119	117	236		NORTHWEST	NONE
CORCORAN	NEWARK & 5 1/2	93212	034-080-061-000		LOW DENSITY RESI	R-1-6	5	7.5	13.88	Vacant	YES - Potential	NO - Privately-Owne	Available	Not Used in Prior Hou	0	37	34	71		NORTHWEST	NONE
CORCORAN	NEWARK & 5 1/2	93212	034-080-062-000		LOW DENSITY RESI	R-1-6	5	7.5	19.99	Vacant	YES - Potential	NO - Privately-Owne	Available	Not Used in Prior Hou	0	52	49	101		NORTHWEST	NONE
CORCORAN	NILES & DAIRY	93212	034-100-005-000		LOW DENSITY RESI	R-1-6	5	7.5	29.11	Vacant	YES - Potential	NO - Privately-Owne	Available	Not Used in Prior Hou	0	75	72	147		NORTH	NONE
CORCORAN	ORANGE & BENRUS	93212	034-110-001-000		LOW DENSITY RESI	R-1-6	5	7.5	1	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	5	2	7		NORTH	NONE
CORCORAN	2637 ORANGE AVE	93212	034-110-003-000		LOW DENSITY RESI	R-1-6	5	7.5	1	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	5	2	7		NORTH	NONE
CORCORAN	ORANGE & BENRUS	93212	034-110-005-000		LOW DENSITY RESI	R-1-6	5	7.5	0.24	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	3	1	4		NORTH	NONE
CORCORAN	2608 ANDERSON LN	93212	034-110-017-000		LOW DENSITY RESI	R-1-6	5	7.5	0.5	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	3	1	4	FENCE, LANDSCAPING	NORTH	NONE
CORCORAN	2611 GABLE AVE	93212	034-110-018-000		LOW DENSITY RESI	R-1-6	5	7.5	0.5	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	3	1	4		NORTH	NONE
CORCORAN	2614 ANDERSON LN	93212	034-110-019-000		LOW DENSITY RESI	R-1-6	5	7.5	0.5	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	3	1	4		NORTH	NONE
CORCORAN	GABLE & BENRUS	93212	034-110-022-000		LOW DENSITY RESI	R-1-6	5	7.5	0.5	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	3	1	4		NORTH	NONE
CORCORAN	ANDERSON & BENRUS	93212	034-110-023-000		LOW DENSITY RESI	R-1-6	5	7.5	1.5	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	6	3	9		NORTH	NONE
CORCORAN	ANDERSON & 6 1/2	93212	034-110-029-000		LOW DENSITY RESI	R-1-6	5	7.5	1	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	5	2	7	UNDERUTILIZED, SHED	NORTH	NONE
CORCORAN	2530 NORTH AVE	93212	034-110-030-000		LOW DENSITY RESI	R-1-6	5	7.5	5.5	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	16	13	29		NORTH	NONE
CORCORAN	2550 NORTH AVE	93212	034-110-031-000		LOW DENSITY RESI	R-1-6	5	7.5	0.49	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	3	1	4		NORTH	NONE
CORCORAN	NORTH & BENRUS	93212	034-110-033-000		LOW DENSITY RESI	R-1-6	5	7.5	2.7	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	9	6	15		NORTH	NONE
CORCORAN	ANDERSON & 6 1/2	93212	034-110-044-000		LOW DENSITY RESI	R-1-6	5	7.5	0.844	Residential	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	4	2	6	UNDERUTILIZED, SMALL SHE	NORTH	NONE
CORCORAN	2527 ANDERSON LN	93212	034-110-048-000		LOW DENSITY RESI	R-1-6	5	7.5	0.195	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	3	1	4		NORTH	NONE
CORCORAN	BENRUS & NORTH	93212	034-112-041-000		LOW DENSITY RESI	R-1-6	5	7.5	0.551	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	3	1	4		NORTH	NONE
CORCORAN	JAMES & NORTH	93212	034-112-033-000		LOW DENSITY RESI	R-1-6	5	7.5	0.216	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	3	1	4		NORTH	NONE
CORCORAN	25257 7TH AVE	93212	034-120-001-000		LOW DENSITY RESI	R-1-6	5	7.5	2	Vacant	YES - Potential	NO - Privately-Owne	Available	Not Used in Prior Hou	0	52	50	102		NORTH	NONE
CORCORAN	2605 NORTH AVE	93212	034-120-020-000		LOW DENSITY RESI	R-1-6	5	7.5	9.3	Vacant	YES - Potential	NO - Privately-Owne	Available	Not Used in Prior Hou	0	25	23	48		NORTH	NONE
CORCORAN	2639 NORTH AVE	93212	034-120-029-000		LOW DENSITY RESI	R-1-6	5	7.5	1.83	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	7	4	11		NORTH	NONE
CORCORAN	NORTH & 7TH	93212	034-120-034-000		LOW DENSITY RESI	R-1-6	5	7.5	0.48	Residential	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	3	1	4	UNDERUTILIZED, TWO SMALI	NORTH	NONE
CORCORAN	PATTERSON & 6 1/2	93212	034-130-069-000		LOW DENSITY RESI	R-1-6	5	7.5	0.174	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	3	1	4		NORTHWEST	NONE
CORCORAN	802 6 1/2 AVE	93212	034-130-070-000		LOW DENSITY RESI	R-1-6	5	7.5	0.174	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	3	1	4		NORTHWEST	NONE
CORCORAN	2134 BROKAW AVE	93212	034-132-014-000		LOW DENSITY RESI	R-1-6	5	7.5	0.25	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	3	1	4		WEST	NONE
CORCORAN	815 JAMES AVE	93212	034-132-015-000		LOW DENSITY RESI	R-1-6	5	7.5	0.516	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	3	1	4		WEST	NONE
CORCORAN	BROKAW & JAMES	93212	034-132-017-000		LOW DENSITY RESI	R-1-6	5	7.5	0.243	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	3	1	4		WEST	NONE
CORCORAN	PATTERSON & JAMES	93212	034-132-021-000		LOW DENSITY RESI	R-1-6	5	7.5	0.243	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	3	1	4		WEST	NONE
CORCORAN	2710 HANNA AVE	93212	034-133-011-000		LOW DENSITY RESI	R-1-6	5	7.5	0.671	Residential	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	4	1	5	UNDERUTILIZED, ONE SMALL	WEST	NONE
CORCORAN	HANNA & JAMES	93212	037-133-012-000		LOW DENSITY RESI	R-1-6	5	7.5	0.251	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	3	1	4		WEST	NONE
CORCORAN	HANNA & JAMES	93212	034-133-013-000		LOW DENSITY RESI	R-1-6	5	7.5	0.251	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	3	1	4		WEST	NONE
CORCORAN	BETHEL & DORAN	93212	034-134-015-000		LOW DENSITY RESI	R-1-6	5	7.5	0.266	Residential	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	3	1	4	UNDERUTILIZED, SHED STRU	WEST	NONE
CORCORAN	BETHEL & DORAN	93212	034-134-016-000		LOW DENSITY RESI	R-1-6	5	7.5	0.266	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	3	1	4	VEHICLES PARKED	WEST	NONE
CORCORAN	2806 BETHEL AVE	93212	034-134-022-000		LOW DENSITY RESI	R-1-6	5	7.5	0.275	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	3	1	4		WEST	NONE
CORCORAN	WHITLEY & JAMES	93212	034-135-024-000		LOW DENSITY RESI	R-1-6	5	7.5	0.25	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	3	1	4		WEST	NONE
CORCORAN	2510 SHERMAN AVE	93212	034-143-028-000		LOW DENSITY RESI	R-1-6	5	7.5	0.475	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	3	1	4		SOUTHEAST	NONE
CORCORAN	PICKERELL & WHITLEY	93212	034-170-020-000		LOW DENSITY RESI	R-1-6	5	7.5	16.77	Vacant	YES - Potential	NO - Privately-Owne	Available	Not Used in Prior Hou	0	44	41	85		EAST	NONE
CORCORAN	2303 5 1/2 AVE	93212	034-190-022-000		LOW DENSITY RESI	R-1-6	5	7.5	5	Residential	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	15	12	27	UNDERUTILIZED, FIVE SHED	SOUTHEAST	NONE
CORCORAN	SHERMAN & 6 1/2	93212	034-200-017-000		LOW DENSITY RESI	R-1-6	5	7.5	35.98	Vacant	YES - Potential	NO - Privately-Owne	Available	Not Used in Prior Hou	0	92	89	181		SOUTHWEST	FLOOD ZONE A
CORCORAN	SHERMAN & 6 1/2	93212	034-210-001-000		LOW DENSITY RESI	R-1-6	5	7.5	8	Agricultural/open spa	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	22	20	42	UNDERUTILIZED, AG CROPS,	SOUTHWEST	FLOOD ZONE A
CORCORAN	SHERMAN & 6 1/2	93212	034-210-001-000		LOW DENSITY RESI	R-1-10	1	2	5	Agricultural/open spa	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	5	2	7	UNDERUTILIZED, AG CROPS,	SOUTHWEST	FLOOD ZONE A
CORCORAN	CARTER & SEQUOIA	93212	034-330-001-000		LOW DENSITY RESI	R-1-6	5	7.5	0.161	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	3	1	4		SOUTHWEST	FLOOD ZONE A
CORCORAN	2124 SAN JOAQUIN AVE	93212	034-330-002-000		LOW DENSITY RESI	R-1-6	5	7.5	0.16	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	3	1	4		SOUTHWEST	NONE
CORCORAN	2112 SAN JOAQUIN AVE	93212	034-330-003-000		LOW DENSITY RESI	R-1-6	5	7.5	0.16	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	3	1	4		SOUTHWEST	NONE
CORCORAN	2100 SAN JOAQUIN AVE	93212	034-330-004-000		LOW DENSITY RESI	R-1-6	5	7.5	0.341	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	3	1	4		SOUTHWEST	NONE
CORCORAN	2088 VENTURA AVE	93212	034-330-005-000		LOW DENSITY RESI	R-1-6	5	7.5	0.16	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	3	1	4		SOUTHWEST	NONE
CORCORAN	1681 HUME LAKE AVE	93212	034-330-006-000		LOW DENSITY RESI	R-1-6	5	7.5	0.149	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	3	1	4		SOUTHWEST	NONE
CORCORAN	1660 HUME LAKE AVE	93212	034-330-007-000		LOW DENSITY RESI	R-1-6	5	7.5	0.151	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	3	1	4		SOUTHWEST	NONE
CORCORAN	1672 HUME LAKE AVE	93212	034-330-008-000		LOW DENSITY RESI	R-1-6	5	7.5	0.14	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	3	1	4		SOUTHWEST	NONE
CORCORAN	1684 HUME LAKE AVE	93212	034-330-009-000		LOW DENSITY RESI	R-1-6	5	7.5	0.14	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	3	1	4		SOUTHWEST	NONE
CORCORAN	1696 HUME LAKE AVE	93212	034-330-010-000		LOW DENSITY RESI	R-1-6	5	7.5	0.14	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	3	1	4		SOUTHWEST	NONE
CORCORAN	1693 SEQUOIA AVE	93212	034-330-011-000		LOW DENSITY RESI	R-1-6	5	7.5	0.14	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	3	1	4		SOUTHWEST	NONE
CORCORAN	1681 SEQUOIA AVE	93212	034-330-012-000		LOW DENSITY RESI	R-1-6	5	7.5	0.14	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	3	1	4		SOUTHWEST	NONE
CORCORAN	1669 SEQUOIA AVE	93212	034-330-013-000		LOW DENSITY RESI	R-1-6	5	7.5	0.14	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	3	1	4		SOUTHWEST	NONE

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Maximum Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Optional Information1	Optional Information2	Optional Information3
CORCORAN	1657 SEQUOIA AVE	93212	034-330-014-000		LOW DENSITY RESI	R-1-6	5	7.5	0.151	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	3	1	4		SOUTHWEST	FLOOD ZONE A
CORCORAN	1756 SEQUOIA AVE	93212	034-330-036-000		LOW DENSITY RESI	R-1-6	5	7.5	0.164	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	3	1	4		SOUTHWEST	FLOOD ZONE A
CORCORAN	1744 SEQUOIA AVE	93212	034-330-037-000		LOW DENSITY RESI	R-1-6	5	7.5	0.154	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	3	1	4		SOUTHWEST	FLOOD ZONE A
CORCORAN	1732 SEQUOIA AVE	93212	034-330-038-000		LOW DENSITY RESI	R-1-6	5	7.5	0.154	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	3	1	4		SOUTHWEST	FLOOD ZONE A
CORCORAN	1720 SEQUOIA AVE	93212	034-330-039-000		LOW DENSITY RESI	R-1-6	5	7.5	0.154	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	3	1	4		SOUTHWEST	FLOOD ZONE A
CORCORAN	1708 SEQUOIA AVE	93212	034-330-040-000		LOW DENSITY RESI	R-1-6	5	7.5	0.154	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	3	1	4		SOUTHWEST	FLOOD ZONE A
CORCORAN	1696 SEQUOIA AVE	93212	034-330-041-000		LOW DENSITY RESI	R-1-6	5	7.5	0.154	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	3	1	4		SOUTHWEST	FLOOD ZONE A
CORCORAN	1684 SEQUOIA AVE	93212	034-330-042-000		LOW DENSITY RESI	R-1-6	5	7.5	0.154	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	3	1	4		SOUTHWEST	FLOOD ZONE A
CORCORAN	1672 SEQUOIA AVE	93212	034-330-043-000		LOW DENSITY RESI	R-1-6	5	7.5	0.154	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	3	1	4		SOUTHWEST	FLOOD ZONE A
CORCORAN	1660 SEQUOIA AVE	93212	034-330-044-000		LOW DENSITY RESI	R-1-6	5	7.5	0.17	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	3	1	4		SOUTHWEST	FLOOD ZONE A
CORCORAN	1705 SEQUOIA AVE	93212	034-330-015-000		LOW DENSITY RESI	R-1-6	5	7.5	0.14	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	3	1	4		SOUTHWEST	NONE
CORCORAN	1717 SEQUOIA AVE	93212	034-330-016-000		LOW DENSITY RESI	R-1-6	5	7.5	0.14	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	3	1	4		SOUTHWEST	NONE
CORCORAN	1729 SEQUOIA AVE	93212	034-330-017-000		LOW DENSITY RESI	R-1-6	5	7.5	0.14	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	3	1	4		SOUTHWEST	NONE
CORCORAN	1741 SEQUOIA AVE	93212	034-330-018-000		LOW DENSITY RESI	R-1-6	5	7.5	0.14	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	3	1	4		SOUTHWEST	NONE
CORCORAN	1753 SEQUOIA AVE	93212	034-330-019-000		LOW DENSITY RESI	R-1-6	5	7.5	0.15	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	3	1	4		SOUTHWEST	NONE
CORCORAN	1756 HUME LAKE AVE	93212	034-330-020-000		LOW DENSITY RESI	R-1-6	5	7.5	0.15	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	3	1	4		SOUTHWEST	NONE
CORCORAN	1744 HUME LAKE AVE	93212	034-330-021-000		LOW DENSITY RESI	R-1-6	5	7.5	0.14	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	3	1	4		SOUTHWEST	NONE
CORCORAN	1732 HUME LAKE AVE	93212	034-330-022-000		LOW DENSITY RESI	R-1-6	5	7.5	0.14	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	3	1	4		SOUTHWEST	NONE
CORCORAN	1720 HUME LAKE AVE	93212	034-330-023-000		LOW DENSITY RESI	R-1-6	5	7.5	0.14	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	3	1	4		SOUTHWEST	NONE
CORCORAN	1708 HUME LAKE AVE	93212	034-330-024-000		LOW DENSITY RESI	R-1-6	5	7.5	0.14	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	3	1	4		SOUTHWEST	NONE
CORCORAN	1693 HUME LAKE AVE	93212	034-330-025-000		LOW DENSITY RESI	R-1-6	5	7.5	0.14	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	3	1	4		SOUTHWEST	NONE
CORCORAN	1705 HUME LAKE AVE	93212	034-330-026-000		LOW DENSITY RESI	R-1-6	5	7.5	0.14	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	3	1	4		SOUTHWEST	NONE
CORCORAN	1717 HUME LAKE AVE	93212	034-330-027-000		LOW DENSITY RESI	R-1-6	5	7.5	0.14	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	3	1	4		SOUTHWEST	NONE
CORCORAN	1729 HUME LAKE AVE	93212	034-330-028-000		LOW DENSITY RESI	R-1-6	5	7.5	0.14	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	3	1	4		SOUTHWEST	NONE
CORCORAN	1741 HUME LAKE AVE	93212	034-330-029-000		LOW DENSITY RESI	R-1-6	5	7.5	0.14	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	3	1	4		SOUTHWEST	NONE
CORCORAN	1753 HUME LAKE AVE	93212	034-330-030-000		LOW DENSITY RESI	R-1-6	5	7.5	0.14	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	3	1	4		SOUTHWEST	NONE
CORCORAN	2103 MARIPOSA AVE	93212	034-330-031-000		LOW DENSITY RESI	R-1-6	5	7.5	0.254	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	3	1	4		SOUTHWEST	NONE
CORCORAN	2115 MARIPOSA AVE	93212	034-330-032-000		LOW DENSITY RESI	R-1-6	5	7.5	0.16	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	3	1	4		SOUTHWEST	NONE
CORCORAN	2127 MARIPOSA AVE	93212	034-330-033-000		LOW DENSITY RESI	R-1-6	5	7.5	0.14	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	3	1	4		SOUTHWEST	NONE
CORCORAN	2139 MARIPOSA AVE	93212	034-330-034-000		LOW DENSITY RESI	R-1-6	5	7.5	0.14	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	3	1	4		SOUTHWEST	NONE
CORCORAN	2151 MARIPOSA AVE	93212	034-330-035-000		LOW DENSITY RESI	R-1-6	5	7.5	0.15	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	3	1	4		SOUTHWEST	NONE
CORCORAN	1255 BRANUM ST	93212	034-280-007-000		LOW DENSITY RESI	R-1-6	5	7.5	0.15	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	3	1	4		SOUTHWEST	NONE
CORCORAN	BRANUM & SHERMAN	93212	034-280-009-000		LOW DENSITY RESI	R-1-6	5	7.5	0.15	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	3	1	4		SOUTHWEST	NONE
CORCORAN	25207 7TH AVE	93212	034-111-012-000		LOW DENSITY RESI	R-1-6	5	7.5	1.16	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	5	2	7		NORTHWEST	NONE
CORCORAN	25821 7TH AVE	93212	034-141-007-000		VERY LOW DENSIT	RA	1	2	1.08	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	2	1	3		NORTHWEST	NONE
CORCORAN	7TH & WHITLEY	93212	034-141-008-000		VERY LOW DENSIT	RA	1	2	1.04	Residential	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	2	1	3	UNDERUTILIZED. SEVERAL S	WEST	NONE
CORCORAN	25853 7TH AVE	93212	034-141-036-000		VERY LOW DENSIT	RA	1	2	0.51	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	2	1	3		WEST	NONE
CORCORAN	2771 OLYMPIC AVE	93212	034-143-082-000		VERY LOW DENSIT	RA	1	2	0.42	Residential	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	2	1	3	UNDERUTILIZED. TWO SMALL	SOUTHWEST	NONE
CORCORAN	2744 SHERMAN AVE	93212	034-143-038-000		VERY LOW DENSIT	RA	1	2	0.748	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	2	1	3		SOUTHWEST	NONE
CORCORAN	SHERMAN & JAMES	93212	034-143-084-000		VERY LOW DENSIT	RA	1	2	0.968	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	2	1	3		SOUTHWEST	NONE
CORCORAN	25821 7TH AVE	93212	034-141-007-000		VERY LOW DENSIT	RA	1	2	1.08	Residential	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	2	1	3	UNDERUTILIZED. ONE SMALL	WEST	NONE
CORCORAN	2855 WHTLEY AVE	93212	034-141-003-000		VERY LOW DENSIT	RA	1	2	0.833	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	2	1	3		WEST	NONE
CORCORAN	2847 WHITLEY AVE	93212	034-141-004-000		VERY LOW DENSIT	RA	1	2	0.876	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	2	1	3		WEST	NONE
CORCORAN	480 JAMES AVE	93212	034-111-022-000		VERY LOW DENSIT	RA	1	2	0.259	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	2	1	3		WEST	NONE
CORCORAN	500 JAMES AVE	93212	034-111-021-000		VERY LOW DENSIT	RA	1	2	0.57	Residential	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	2	1	3	UNDERUTILIZED. ONE STOR	WEST	NONE
CORCORAN	1500 ORANGE AVE	93212	034-050-018-000		HIGH DENSITY RES	RM-2	20	21.7	1.5	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	30	0	0	30		NORTHEAST	NONE
CORCORAN	2540 WHITLEY AVE	93212	034-130-062-000		HIGH DENSITY RES	RM-2	20	21.7	0.25	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	5	0	5		WEST	NONE
CORCORAN	ORANGE & LETTS	93212	034-050-020-000		HIGH DENSITY RES	RM-2	20	21.7	0.42	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	8	0	8		NORTHEAST	NONE
CORCORAN	329 LETTS AVE	93212	034-050-025-000		HIGH DENSITY RES	RM-2	20	21.7	0.2	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	4	0	4		NORTHEAST	NONE
CORCORAN	1530 ORANGE AVE	93212	034-050-026-000		HIGH DENSITY RES	RM-2	20	21.7	1.541	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	30	0	0	30		NORTHEAST	NONE
CORCORAN	OTTAWA & KING	93212	034-190-037-000		MEDIUM DENSITY	RM-2.5	12	17.5	4.897	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	58	0	0	58		SOUTHEAST	NONE
CORCORAN	1806 VAN DORSTEN AVE	93212	032-200-036-000		MEDIUM DENSITY	RM-2.5	12	17.5	0.18	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	2	0	2		SOUTHEAST	NONE
CORCORAN	KING & STANLEY	93212	032-143-008-000		MEDIUM DENSITY	RM-2.5	12	17.5	2.928	Residential	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	35	0	0	35	UNDERUTILIZED. ONE RESID	SOUTHEAST	NONE
CORCORAN	1233 KING AVE	93212	032-072-013-000		MEDIUM DENSITY	RM-2.5	12	17.5	0.166	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	1	0	1		SOUTHEAST	NONE
CORCORAN	610 6 1/2 AVE	93212	034-120-037-000		MEDIUM DENSITY R	RM-3	12	14.5	1.89	Vacant	YES - Current	NO - Privately-Owne	Available	Used in Two Consecu	0	22	0	22		NORTHWEST	NONE
CORCORAN	SHERMAN & 1ST	93212	034-150-040-000		MEDIUM DENSITY R	RM-3	12	14.5	2.76	Vacant	YES - Current	NO - Privately-Owne	Available	Used in Two Consecu	0	33	0	33		NORTHWEST	NONE
CORCORAN	DAIRY & SHERMAN	93212	034-150-012-000		MEDIUM DENSITY R	RM-3	12	14.5	7	Educational/institution	YES - Current	YES - Special District	Available	Used in Two Consecu	0	84	0	84	UNDERUTILIZED: SCHOOL DI	SOUTHWEST	NONE
CORCORAN	DAIRY & SHERMAN	93212	034-150-012-000		LOW DENSITY RESI	R-1-6	5	7.5	5.5	Educational/institution	YES - Current	YES - Special District	Available	Used in Two Consecu	0	14	13	27	UNDERUTILIZED: SCHOOL DI	SOUTHWEST	NONE
CORCORAN	LORINA & SOTO	93212	030-022-030-000		LOW DENSITY RESI	R-1-6	5	7.5	0.413	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	1	1	2		WEST	NONE
CORCORAN	LORINA & SOTO	93212	030-022-031-000		LOW DENSITY RESI	R-1-6	5	7.5	0.236	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	1	0	1		NORTHWEST	NONE
CORCORAN	LORINA & SOTO	93212	030-022-032-000		LOW DENSITY RESI	R-1-6	5	7.5	0.236	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	1	0	1		NORTHWEST	NONE
CORCORAN	LORINA & SOTO	93212	030-022-033-000		LOW DENSITY RESI	R-1-6	5	7.5	0.236	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	1	0	1		NORTHWEST	NONE
CORCORAN	1708 NORTH AVE	93212	030-260-074-000		LOW DENSITY RESI	R-1-6	5	7.5	2.58	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	6	6	12		NORTH	NONE
CORCORAN	NORTH & 6 1/2	93212	034-120-005-000		MEDIUM DENSITY R	RM-3	12	14.5	1	Vacant	YES - Current	NO - Privately-Owne	Available	Used in Two Consecu	0	12	0	12		NORTHWEST	NONE
CORCORAN	516 JOSEPHINE AVE	93212	030-262-040-000		LOW DENSITY RESI	R-1-6	5	7.5	0.143	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	1	0	1		NORTHEAST	NONE
CORCORAN	JOSEPHINE & NORTH	93212	030-262-041-000		LOW DENSITY RESI	R-1-6	5	7.5	0.143	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	1	0	1		NORTHEAST	NONE
CORCORAN	NORTH & BENRUS	93212	034-110-052-000		LOW DENSITY RESI	R-1-6	5	7.5	0.5	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	1	0	1		NORTHWEST	NONE
CORCORAN	2632 NORTH AVE	93212	034-110-053-000		LOW DENSITY RESI	R-1-6	5	7.5	0.5	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	1	0	1		NORTHWEST	NONE
CORCORAN	6 1/2 & ORANGE	93212	034-110-054-000		LOW DENSITY RESI	R-1-6	5	7.5	0.222	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	1	0	1		NORTHWEST	NONE
CORCORAN	450 6 1/2 AVE	93212	034-110-055-000		LOW DENSITY RESI	R-1-6	5	7.5	0.222	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	1	0	1		NORTHWEST	NONE
CORCORAN	ANDERSON & 6 1/2	93212	034-110-056-000		LOW DENSITY RESI	R-1-6	5	7.5	0.245	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	1	0	1		NORTH	NONE
CORCORAN	ANDERSON & 6 1/2	93212	034-110-057-000		LOW DENSITY RESI	R-1-6	5	7.5	0.245	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	1	0	1		NORTH	NONE
CORCORAN	2732 BELL AVE	93212	034-340-001-000		LOW DENSITY RESI	R-1-6	5	7.5	0.135	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	1	0	1		NORTHWEST	NONE
CORCORAN	2728 BELL AVE	93212	034-340-002-000		LOW DENSITY RESI	R-1-6	5	7.5	0.137	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	1	0	1		NORTHWEST	NONE
CORCORAN	2724 BELL AVE	93212	034-340-003-000		LOW DENSITY RESI	R-1-6	5	7.5	0.137	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	1	0	1		NORTHWEST	NONE
CORCORAN	2720 BELL AVE	93212	034-340-004-000		LOW DENSITY RESI	R-1-6	5	7.5	0.137	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	1	0	1		NORTHWEST	NONE
CORCORAN	2716 BELL AVE	93212	034-340-005-000		LOW DENSITY RESI	R-1-6	5	7.5	0.137	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	1	0	1		NORTHWEST	NONE
CORCORAN	2712 BELL AVE	93212	034-340-006-000		LOW DENSITY RESI	R-1-6	5	7.5	0.137	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	1	0	1		NORTHWEST	NONE
CORCORAN	2708 BELL AVE	93212	034-340-007-000		LOW DENSITY RESI	R-1-6	5	7.5	0.137	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	1	0	1		NORTHWEST	NONE
CORCORAN	2704 BELL AVE	93212	034-340-008-000		LOW DENSITY RESI	R-1-6	5	7.5	0.142	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	1	0	1		NORTHWEST	NONE
CORCORAN	2700 BELL AVE	93212	034-340-009-000		LOW DENSITY RESI	R-1-6	5	7.5	0.23	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	1	0	1		NORTHWEST	NONE
CORCORAN	701 CORRAL ST	93212	034-340-010-000		LOW DENSITY RESI	R-1-6	5	7.5	0.16	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	1	0	1		NORTHWEST	NONE
CORCORAN	705 CORRAL ST	93212	034-340-011-000		LOW DENSITY RESI	R-1-6	5	7.5	0.134	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	1	0	1		NORTHWEST	NONE
CORCORAN	709 CORRAL ST	93212	034-340-012-000		LOW DENSITY RESI	R-1-6	5	7.5	0.137	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	1	0	1		NORTHWEST	NONE
CORCORAN	713 CORRAL ST	93212	034-340-013-000		LOW DENSITY RESI	R-1-6	5	7.5	0.137	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	1	0	1		NORTHWEST	NONE
CORCORAN	717 CORRAL ST	93212	034-340-014-000		LOW DENSITY RESI	R-1-6	5	7.5	0.137	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	1	0	1		NORTHWEST	NONE
CORCORAN	721 CORRAL ST	93212	034-340-015-000		LOW DENSITY RESI	R-1-6	5	7.5	0.137	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	1	0	1		NORTHWEST	NONE
CORCORAN	725 CORRAL ST	93212	034-340-016-000		LOW DENSITY RESI	R-1-6	5	7.5	0.137	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	1	0	1		NORTHWEST	NONE
CORCORAN	729 CORRAL ST	93212	034-340-017-000		LOW DENSITY RESI	R-1-6	5	7.5	0.137	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	1	0	1		NORTHWEST	NONE
CORCORAN	733 CORRAL ST	93212	034-340-018-000		LOW DENSITY RESI	R-1-6	5	7.5	0.128	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	1	0	1		NORTHWEST	NONE
CORCORAN	728 CORRAL ST	93212	034-340-019-000		LOW DENSITY RESI	R-1-6	5	7.5	0.128	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	1	0	1		NORTHWEST	NONE
CORCORAN	724 CORRAL ST	93212	034-340-020-000		LOW DENSITY RESI	R-1-6	5	7.5	0.137	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	1	0	1		NORTHWEST	NONE
CORCORAN	720 CORAL ST	93212	034-340-021-000		LOW DENSITY RESI	R-1-6	5	7.5	0.137	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	1	0	1		NORTHWEST	NONE
CORCORAN	716 CORAL ST	93212	034-340-022-000		LOW DENSITY RESI	R-1-6	5	7.5	0.137	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	1	0	1		NORTHWEST	NONE
CORCORAN	712 CORRAL ST	93212	034-340-023-000		LOW DENSITY RESI	R-1-6	5	7.5	0.137	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	1	0	1		NORTHWEST	NONE
CORCORAN	708 CORRAL ST	93212	034-340-024-000		LOW DENSITY RESI	R-1-6	5	7.5	0.137	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	1	0	1		NORTHWEST	NONE
CORCORAN	704 CORRAL ST	93212	034-340-025-000		LOW DENSITY RESI	R-1-6	5	7.5	0.137	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	1	0	1		NORTHWEST	NONE
CORCORAN	700 CORRAL ST	93212	034-340-026-000		LOW DENSITY RESI	R-1-6	5	7.5	0.144	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	1	0	1		NORTHWEST	NONE
CORCORAN	701 GROVE ST	93212	034-340-027-000		LOW DENSITY RESI	R-1-6	5	7.5	0.144	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	1	0	1		NORTHWEST	NONE
CORCORAN	705 GROVE ST	93212	034-340-028-000		LOW DENSITY RESI	R-1-6	5	7.5	0.137	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	1	0	1		NORTHWEST	NONE
CORCORAN	709 GROVE ST	93212	034-340-029-000		LOW DENSITY RESI	R-1-6	5	7.5	0.137	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	1	0	1		NORTHWEST	NONE
CORCORAN	713 GROVE ST	93212	034-340-030-000		LOW DENSITY RESI	R-1-6	5	7.5	0.137	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	1	0	1		NORTHWEST	NONE
CORCORAN	717 GROVE ST	93212	034-340-031-000		LOW DENSITY RESI	R-1-6	5	7.5	0.137	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	1	0	1		NORTHWEST	NONE
CORCORAN	721 GROVE ST	93212	034-340-032-000		LOW DENSITY RESI	R-1-6	5	7.5	0.137	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	1	0	1		NORTHWEST	NONE
CORCORAN	725 GROVE ST	93212	034-340-033-000		LOW DENSITY RESI	R-1-6	5	7.5	0.137	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	1	0	1		NORTHWEST	NONE
CORCORAN	729 GROVE ST	93212	034-340-034-000		LOW DENSITY RESI	R-1-6	5	7.5	0.129	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	1	0	1		NORTHWEST	NONE
CORCORAN	728 GROVE ST	93212	034-340-035-000		LOW DENSITY RESI	R-1-6	5	7.5	0.137	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	1	0	1		NORTHWEST	NONE
CORCORAN	724 GROVE ST	93212	034-340-036-000		LOW DENSITY RESI	R-1-6	5	7.5	0.137	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	1	0	1		NORTHWEST	NONE
CORCORAN	720 GROVE ST	93212	034-340-037-000		LOW DENSITY RESI	R-1-6	5	7.5	0.137	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	1	0	1		NORTHWEST	NONE
CORCORAN	716 GROVE ST	93212	034-340-038-000		LOW DENSITY RESI	R-1-6	5	7.5	0.137	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	1	0	1		NORTHWEST	NONE
CORCORAN	712 GROVE ST	93212	034-340-039-000		LOW DENSITY RESI	R-1-6	5	7.5	0.137	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	1	0	1		NORTHWEST	NONE
CORCORAN	708 GROVE ST	93212	034-340-040-000		LOW DENSITY RESI	R-1-6	5	7.5	0.148	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	1	0	1		NORTHWEST	NONE
CORCORAN	709 JAMES AVE	93212	034-340-041-000		LOW DENSITY RESI	R-1-6	5	7.5	0.148	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	1	0	1		NORTHWEST	NONE
CORCORAN	713 JAMES AVE	93212	034-340-042-000		LOW DENSITY RESI	R-1-6	5	7.5	0.137	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	1	0	1		NORTHWEST	NONE
CORCORAN	717 JAMES AVE	93212	034-340-043-000		LOW DENSITY RESI	R-1-6	5	7.5	0.137	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	1	0	1		NORTHWEST	NONE
CORCORAN	721 JAMES AVE	93212	034-340-044-000		LOW DENSITY RESI	R-1-6	5	7.5	0.137	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	1	0	1		NORTHWEST	NONE
CORCORAN	725 JAMES AVE	93212	034-340-045-000		LOW DENSITY RESI	R-1-6	5	7.5	0.137	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	1	0	1		NORTHWEST	NONE
CORCORAN	729 JAMES AVE	93212	034-340-046-000		LOW DENSITY RESI	R-1-6	5	7.5	0.137	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	1	0	1		NORTHWEST	NONE
CORCORAN	JAMES & PATTERSON	93212	034-340-048-000		LOW DENSITY RESI	R-1-6	5	7.5	0.137	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	1	0	1		NORTHWEST	NONE
CORCORAN	1624 NORTH AVE	93212	030-260-073-000		LOW DENSITY RESI	R-1-6	5	7.5	1.17	Residential	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	3	0	3	UNDERUTILIZED. RESIDENCE	NORTHWEST	NONE
CORCORAN	2022 VAN DORSTEN AVE	93212	032-240-002-000		LOW DENSITY RESI	R-1-6	5	7.5	0.57	Residential	YES - Current	NO - Privately-Owne	Available	Used in Two Consecu	0	1	0	1	UNDERUTILIZED. RESIDENCE	SOUTHWEST	NONE
CORCORAN	1320 OSAGE AVE	93212	032-240-004-000		LOW DENSITY RESI	R-1-6	5	7.5	0.86	Residential	YES - Current	NO - Privately-Owne	Available	Used in Two Consecu	0	2	0	2	UNDERUTILIZED. RESIDENCE	SOUTHWEST	NONE

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Maximum Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Optional Information1	Optional Information2	Optional Information3
CORCORAN	123 SIERRA AVE	93212	034-300-077-000		LOW DENSITY RESI	R-1-6	5	7.5	0.15	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	1	0	1		NORTH	NONE
CORCORAN	117 SIERRA AVE	93212	034-300-078-000		LOW DENSITY RESI	R-1-6	5	7.5	0.14	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	1	0	1		NORTH	NONE
CORCORAN	115 SIERRA AVE	93212	034-300-079-000		LOW DENSITY RESI	R-1-6	5	7.5	0.14	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	1	0	1		NORTH	NONE
CORCORAN	113 SIERRA AVE	93212	034-300-080-000		LOW DENSITY RESI	R-1-6	5	7.5	0.28	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	1	0	1		NORTH	NONE
CORCORAN	2020 GLACIER AVE	93212	034-300-081-000		LOW DENSITY RESI	R-1-6	5	7.5	0.24	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	1	0	1		NORTH	NONE
CORCORAN	2028 GLACIER AVE	93212	034-300-082-000		LOW DENSITY RESI	R-1-6	5	7.5	0.16	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	1	0	1		NORTH	NONE
CORCORAN	2036 GLACIER AVE	93212	034-300-083-000		LOW DENSITY RESI	R-1-6	5	7.5	0.16	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	1	0	1		NORTH	NONE
CORCORAN	2042 GLACIER AVE	93212	034-300-084-000		LOW DENSITY RESI	R-1-6	5	7.5	0.16	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	1	0	1		NORTH	NONE
CORCORAN	2048 GLACIER AVE	93212	034-300-085-000		LOW DENSITY RESI	R-1-6	5	7.5	0.15	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	1	0	1		NORTH	NONE
CORCORAN	112 WAWONA ST	93212	034-300-086-000		LOW DENSITY RESI	R-1-6	5	7.5	0.31	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	1	0	1		NORTH	NONE
CORCORAN	116 WAWONA ST	93212	034-300-087-000		LOW DENSITY RESI	R-1-6	5	7.5	0.15	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	1	0	1		NORTH	NONE
CORCORAN	120 WAWONA ST	93212	034-300-088-000		LOW DENSITY RESI	R-1-6	5	7.5	0.14	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	1	0	1		NORTH	NONE
CORCORAN	124 WAWONA ST	93212	034-300-089-000		LOW DENSITY RESI	R-1-6	5	7.5	0.14	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	1	0	1		NORTH	NONE
CORCORAN	128 WAWONA ST	93212	034-300-090-000		LOW DENSITY RESI	R-1-6	5	7.5	0.14	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	1	0	1		NORTH	NONE
CORCORAN	130 WAWONA ST	93212	034-300-091-000		LOW DENSITY RESI	R-1-6	5	7.5	0.14	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	1	0	1		NORTH	NONE
CORCORAN	134 WAWONA ST	93212	034-300-092-000		LOW DENSITY RESI	R-1-6	5	7.5	0.14	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	1	0	1		NORTH	NONE
CORCORAN	138 WAWONA ST	93212	034-300-093-000		LOW DENSITY RESI	R-1-6	5	7.5	0.14	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	1	0	1		NORTH	NONE
CORCORAN	142 WAWONA ST	93212	034-300-094-000		LOW DENSITY RESI	R-1-6	5	7.5	0.14	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	1	0	1		NORTH	NONE
CORCORAN	146 WAWONA ST	93212	034-300-095-000		LOW DENSITY RESI	R-1-6	5	7.5	0.14	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	1	0	1		NORTH	NONE
CORCORAN	150 WAWONA ST	93212	034-300-096-000		LOW DENSITY RESI	R-1-6	5	7.5	0.14	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	1	0	1		NORTH	NONE
CORCORAN	200 WAWONA ST	93212	034-300-097-000		LOW DENSITY RESI	R-1-6	5	7.5	0.14	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	1	0	1		NORTH	NONE
CORCORAN	210 WAWONA ST	93212	034-300-098-000		LOW DENSITY RESI	R-1-6	5	7.5	0.14	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	1	0	1		NORTH	NONE
CORCORAN	220 WAWONA ST	93212	034-300-099-000		LOW DENSITY RESI	R-1-6	5	7.5	0.14	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	1	0	1		NORTH	NONE
CORCORAN	230 WAWONA ST	93212	034-300-100-000		LOW DENSITY RESI	R-1-6	5	7.5	0.15	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	1	0	1		NORTH	NONE
CORCORAN	2055 TENAYA AVE	93212	034-300-101-000		LOW DENSITY RESI	R-1-6	5	7.5	0.14	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	1	0	1		NORTH	NONE
CORCORAN	2049 TENAYA AVE	93212	034-300-102-000		LOW DENSITY RESI	R-1-6	5	7.5	0.14	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	1	0	1		NORTH	NONE
CORCORAN	2041 TENAYA AVE	93212	034-300-103-000		LOW DENSITY RESI	R-1-6	5	7.5	0.14	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	1	0	1		NORTH	NONE
CORCORAN	2035 TENAYA AVE	93212	034-300-104-000		LOW DENSITY RESI	R-1-6	5	7.5	0.14	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	1	0	1		NORTH	NONE
CORCORAN	2027 TENAYA AVE	93212	034-300-105-000		LOW DENSITY RESI	R-1-6	5	7.5	0.14	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	1	0	1		NORTH	NONE
CORCORAN	2028 TENAYA AVE	93212	034-300-106-000		LOW DENSITY RESI	R-1-6	5	7.5	0.15	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	1	0	1		NORTH	NONE
CORCORAN	2034 TENAYA AVE	93212	034-300-107-000		LOW DENSITY RESI	R-1-6	5	7.5	0.16	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	1	0	1		NORTH	NONE
CORCORAN	225 WAWONA ST	93212	034-300-108-000		LOW DENSITY RESI	R-1-6	5	7.5	0.15	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	1	0	1		NORTH	NONE
CORCORAN	215 WAWONA ST	93212	034-300-109-000		LOW DENSITY RESI	R-1-6	5	7.5	0.14	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	1	0	1		NORTH	NONE
CORCORAN	205 WAWONA ST	93212	034-300-110-000		LOW DENSITY RESI	R-1-6	5	7.5	0.14	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	1	0	1		NORTH	NONE
CORCORAN	149 WAWONA ST	93212	034-300-111-000		LOW DENSITY RESI	R-1-6	5	7.5	0.14	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	1	0	1		NORTH	NONE
CORCORAN	145 WAWONA ST	93212	034-300-112-000		LOW DENSITY RESI	R-1-6	5	7.5	0.14	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	1	0	1		NORTH	NONE
CORCORAN	141 WAWONA ST	93212	034-300-113-000		LOW DENSITY RESI	R-1-6	5	7.5	0.14	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	1	0	1		NORTH	NONE
CORCORAN	135 WAWONA ST	93212	034-300-114-000		LOW DENSITY RESI	R-1-6	5	7.5	0.14	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	1	0	1		NORTH	NONE
CORCORAN	131 WAWONA ST	93212	034-300-115-000		LOW DENSITY RESI	R-1-6	5	7.5	0.14	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	1	0	1		NORTH	NONE
CORCORAN	127 WAWONA ST	93212	034-300-116-000		LOW DENSITY RESI	R-1-6	5	7.5	0.14	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	1	0	1		NORTH	NONE
CORCORAN	123 WAWONA ST	93212	034-300-117-000		LOW DENSITY RESI	R-1-6	5	7.5	0.14	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	1	0	1		NORTH	NONE
CORCORAN	2041 GLACIER AVE	93212	034-300-118-000		LOW DENSITY RESI	R-1-6	5	7.5	0.16	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	1	0	1		NORTH	NONE
CORCORAN	2035 GLACIER AVE	93212	034-300-119-000		LOW DENSITY RESI	R-1-6	5	7.5	0.13	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	1	0	1		NORTH	NONE
CORCORAN	2027 GLACIER AVE	93212	034-300-120-000		LOW DENSITY RESI	R-1-6	5	7.5	0.16	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	1	0	1		NORTH	NONE
CORCORAN	122 SIERRA ST	93212	034-300-121-000		LOW DENSITY RESI	R-1-6	5	7.5	0.14	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	1	0	1		NORTH	NONE
CORCORAN	406 6 1/2 AVE	93212	034-110-046-000		LOW DENSITY RESI	R-1-6	5	7.5	2	Residential	YES - Current	NO - Privately-Owne	Available	Used in Prior Housing	0	10	0	10	UNDERUTILIZED, RESIDENCE	NORTHWEST	NONE
CORCORAN	495 JAMES AVE	93212	034-112-008-000		LOW DENSITY RESI	R-1-6	5	7.5	2.29	Residential	YES - Current	NO - Privately-Owne	Available	Used in Two Consec	0	12	0	12	UNDERUTILIZED, RESIDENCE	NORTHWEST	NONE
CORCORAN	505 JAMES AVE	93212	034-112-040-000		LOW DENSITY RESI	R-1-6	5	7.5	1.14	Residential	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	5	0	5	UNDERUTILIZED, RESIDENCE	NORTHWEST	NONE
CORCORAN	JAMES & NORTH	93212	034-112-041-000		LOW DENSITY RESI	R-1-6	5	7.5	0.55	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	2	0	2		NORTHWEST	NONE
CORCORAN	JAMES & NORTH	93212	034-112-042-000		LOW DENSITY RESI	R-1-6	5	7.5	0.55	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	2	0	2		NORTHWEST	NONE
CORCORAN	2723 ORANGE AVE	93212	034-112-023-000		LOW DENSITY RESI	R-1-6	5	7.5	0.16	Vacant	YES - Current	NO - Privately-Owne	Available	Used in Two Consec	0	1	0	1	SHED	NORTHWEST	NONE
CORCORAN	2702 HANNA AVE	93212	034-133-009-000		LOW DENSITY RESI	R-1-6	5	7.5	0.24	Vacant	YES - Current	NO - Privately-Owne	Available	Used in Two Consec	0	1	0	1		WEST	NONE
CORCORAN	1150 6 1/2 AVE	93212	034-142-010-000		MEDIUM DENSITY R	RM-2.5	12	17.5	3.97	Industrial	YES - Current	NO - Privately-Owne	Available	Used in Two Consec	47	0	0	47	UNDERUTILIZED, SHEDS, BLD	WEST	NONE
CORCORAN	NORBOE & PATTERSON	93212	030-092-007-000		MEDIUM DENSITY R	RM-3	12	14.5	0.18	Residential	YES - Current	NO - Privately-Owne	Available	Used in Two Consec	0	2	0	2	UNDERUTILIZED, SHED	NORTHEAST	NONE
CORCORAN	2650 PATTERSON AVE	93212	034-120-046-000		LOW DENSITY RESI	R-1-6	5	7.5	1.92	Residential	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	0	5	0	5	UNDERUTILIZED, HOUSE	NORTHWEST	NONE
CORCORAN	1530 ORANGE AVE	93212	034-050-026-000		HIGH DENSITY RES	RM-2	20	21.7	1.541	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	30	0	0	30		NORTHEAST	NONE
CORCORAN	OTTAWA & KING	93212	034-190-037-000		MEDIUM DENSITY	RM-2.5	12	17.5	4.897	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	58	0	0	58		SOUTHEAST	NONE
CORCORAN	KING & STANLEY	93212	032-143-008-000		MEDIUM DENSITY	RM-2.5	12	17.5	2.928	Residential	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	35	0	0	35	UNDERUTILIZED, ONE RESID	SOUTHEAST	NONE
CORCORAN	610 6 1/2 AVE	93212	034-120-037-000		MEDIUM DENSITY R	RM-3	12	14.5	1.89	Vacant	YES - Current	NO - Privately-Owne	Available	Used in Two Consec	0	22	0	22		NORTHWEST	NONE
CORCORAN	NORTH & 6 1/2	93212	034-120-005-000		MEDIUM DENSITY R	RM-3	12	14.5	1	Vacant	YES - Current	NO - Privately-Owne	Available	Used in Two Consec	0	12	0	12		NORTHWEST	NONE
CORCORAN	SHERMAN & 1ST	93212	034-150-040-000		MEDIUM DENSITY R	RM-3	12	14.5	2.76	Vacant	YES - Current	NO - Privately-Owne	Available	Used in Two Consec	0	33	0	33		NORTHWEST	NONE
CORCORAN	DAIRY & SHERMAN	93212	034-150-012-000		MEDIUM DENSITY R	RM-3	12	14.5	7	Educational/Institutior	YES - Current	YES - Special District	Available	Used in Two Consec	0	84	0	84	UNDERUTILIZED, SCHOOL DI	SOUTHWEST	NONE
CORCORAN																		0		

Table B3: City of Hanford Land Inventory

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Maximum Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Environmental Constraints	Optional Information1	Optional Information2	Optional Information3
City of Hanford	E of 10th Ave, N of Florinda	93230	14181012000		MUC	MX-C	14	29	0.177089073	Parking Area	YES - Current	NO - Privately-Owned	Non-vacant/Underutilized	Not Used in Prior Housing Element	0	1	0	1	none present			None
City of Hanford	1212 N 10TH AVE	93230	10121050000		MUC	MX-C	14	29	0.908539945	Aged single-story commercial strucutre	YES - Current	NO - Privately-Owned	Non-vacant/Underutilized	Not Used in Prior Housing Element	10	0	0	10	none present	Buildings, 1k-5k sqr ft:1		None
City of Hanford	W of 10th Ave and S of Cameron St	93230	10132035000	potential to consolidate with 01	MUC	MX-C	14	29	0.334251607	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Prior Housing Element	0	5	0	5	none present			None
City of Hanford	N of Cameron, W of 10th Ave	93230	10121058000		MUC	MX-C	14	29	0.180716253	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Prior Housing Element	0	3	0	3	none present			None
City of Hanford	NEC of 10th Ave and Cameron St	93230	14161015000		MUC	MX-C	14	29	1.5	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Prior Housing Element	24	0	0	24	none present			None
City of Hanford	N of 13th Road, W of Aquifer	93230	11010042000		MUC	MX-C	14	29	5.26	Vacant	YES - Planned	NO - Privately-Owned	Vacant	Used in Prior Housing Element	84	0	0	84	none present			None
City of Hanford	N of 13th Road, W of Aquifer	93230	11010043000		MUC	MX-C	14	29	5.26	Vacant	YES - Planned	NO - Privately-Owned	Vacant	Used in Prior Housing Element	84	0	0	84	none present			None
City of Hanford	E of 13th Ave and S of Hanford-Armona Road	93230	11040005000		MUC	MX-C	14	29	13.3	Vacant	YES - Planned	NO - Privately-Owned	Vacant	Used in Prior Housing Element	213	0	0	213	none present		Hanford-Armona West Corrido	None
City of Hanford	N of Cameron St W of Mary St	93230	14161014000		MUC	MX-C	14	29	0.172176309	Vacant	YES - Planned	YES - City-Owned	Vacant	Not Used in Prior Housing Element	0	3	0	3	none present			None
City of Hanford	NWC of Mary St and Cameron St	93230	14161049000		MUC	MX-C	14	29	0.56	Vacant	YES - Planned	NO - Privately-Owned	Vacant	Used in Prior Housing Element	9	0	0	9	none present			None
City of Hanford	E of 10th N of Cameron	93230	14161050000		MUC	MX-C	14	29	2.82	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Prior Housing Element	45	0	0	45	none present			None
City of Hanford	N of 13th Road, W of Aquifer	93230	11010044000		MUC	MX-C	14	29	5	Vacant	YES - Planned	NO - Privately-Owned	Vacant	Used in Prior Housing Element	80	0	0	80	none present			None
City of Hanford	N of 13th Road, W of Aquifer	93230	11010041000		MUC	MX-C	14	29	5.56	Vacant	YES - Planned	NO - Privately-Owned	Vacant	Used in Prior Housing Element	89	0	0	89	none present			None
City of Hanford	E of 13th Ave and S of Hanford-Armona Road	93230	11040004000		MUC	MX-C	14	29	21.15	Vacant	YES - Planned	NO - Privately-Owned	Vacant	Used in Prior Housing Element	338	0	0	338	none present		Hanford-Armona West Corrido	None
City of Hanford	SWC of 10th Ave and Hanford-Armona Road	93230	11440031000		MUN	MX-N	14	29	2	Vacant	YES - Planned	NO - Privately-Owned	Vacant	Used in Prior Housing Element	32	0	0	32	none present		Hanford-Armona East Corridor	None
City of Hanford	SWC of 10th Ave and Hanford-Armona Road	93230	11440030000		MUN	MX-N	14	29	4.18	Vacant	YES - Planned	NO - Privately-Owned	Vacant	Used in Prior Housing Element	67	0	0	67	none present		Hanford-Armona East Corridor	None
City of Hanford	SWC of 10th Ave and Hanford-Armona Road	93230	11440032000		MUN	MX-N	14	29	4.64	Vacant	YES - Planned	NO - Privately-Owned	Vacant	Used in Prior Housing Element	74	0	0	74	none present		Hanford-Armona East Corridor	None
City of Hanford	SEC of 12th Ave and Fargo Ave	93230	8360028000		MUN	MX-N	14	29	19.17	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Prior Housing Element	307	0	0	307	none present			Oddly Shaped
City of Hanford	440 N REDINGTON ST 1	93230	10261004000	potential to consolidate with 01	OR	O-R	7	20	0.172176309	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Prior Housing Element	0	2	0	2	none present			None
City of Hanford	S of Center St, W of Redington St	93230	10261003000	potential to consolidate with 01	OR	O-R	7	20	0.258264463	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Prior Housing Element	0	2	0	2	none present			None
City of Hanford	N of W 7th St, E of Cameron St	93230	12240052000	potential to consolidate with 01	OR	O-R	7	20	0.264738292	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Prior Housing Element	0	2	0	2	none present			None
City of Hanford	717 W SIXTH ST	93230	12272014000	potential to consolidate with 01	OR	O-R	7	20	0.226584022	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Prior Housing Element	0	2	0	2	none present			None
City of Hanford	S of W 6th St, W of 11th Ave	93230	12282031000	potential to consolidate with 01	OR	O-R	7	20	0.233585859	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Prior Housing Element	0	2	0	2	none present			None
City of Hanford	1003 W SIXTH ST	93230	12282030000	potential to consolidate with 01	OR	O-R	7	20	0.176767677	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Prior Housing Element	0	2	0	2	none present			None
City of Hanford	1121 W SIXTH ST	93230	12282054000	potential to consolidate with 01	OR	O-R	7	20	0.27318641	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Prior Housing Element	0	2	0	2	none present			None
City of Hanford	S of W 6th St, E of Campus Dr	93230	12282084000	potential to consolidate with 01	OR	O-R	7	20	0.334366391	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Prior Housing Element	0	3	0	3	none present			None
City of Hanford	1005 W SIXTH ST	93230	12282032000	potential to consolidate with 01	OR	O-R	7	20	0.483700643	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Prior Housing Element	0	4	0	4	none present			None
City of Hanford	100 S 11TH AVE	93230	12272015000		OR	O-R	7	20	0.635674931	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	6	0	6	none present	Buildings, 1k-5k sqr ft:1		None
City of Hanford	719 W SIXTH ST	93230	12272013000		OR	O-R	7	20	0.315955005	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Prior Housing Element	0	3	0	3	none present	garage structure		None
City of Hanford	110 IRWIN CT	93230	10233010000		OR	O-R	7	20	0.142699725	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Prior Housing Element	0	1	0	1	none present			None
City of Hanford	121 W MYRTLE ST	93230	10189004000		OR	O-R	7	20	0.143480257	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Prior Housing Element	0	1	0	1	none present			None
City of Hanford	115 W MYRTLE ST	93230	10189005000		OR	O-R	7	20	0.143480257	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Prior Housing Element	0	1	0	1	none present			None
City of Hanford	908 N DOUTY ST	93230	10183006000		OR	O-R	7	20	0.146349862	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Prior Housing Element	0	1	0	1	none present			None
City of Hanford	823 W SIXTH ST	93230	12272005000		OR	O-R	7	20	0.151928375	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Prior Housing Element	0	1	0	1	none present			None
City of Hanford	815 W SIXTH ST	93230	12272024000		OR	O-R	7	20	0.179614325	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Prior Housing Element	0	2	0	2	none present			None
City of Hanford	814 W SIXTH ST	93230	12271015000		OR	O-R	7	20	0.209136823	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Prior Housing Element	0	2	0	2	none present			None
City of Hanford	1628 N NORMANDIE ST	93230	10041004000		OR	O-R	7	20	0.232438017	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Prior Housing Element	0	2	0	2	none present			None
City of Hanford	1109 W SEVENTH ST	93230	12281007000		OR	O-R	7	20	0.315151515	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Prior Housing Element	0	3	0	3	none present			None
City of Hanford	1159 W SEVENTH ST	93230	12281001000		OR	O-R	7	20	0.528099174	Vacant	YES - Current	YES - City-Owned	Vacant	Used in Prior Housing Element	0	5	0	5	none present			None
City of Hanford	1131 W SEVENTH ST	93230	12281047000		OR	O-R	7	20	0.650642792	Vacant	YES - Current	YES - City-Owned	Vacant	Used in Prior Housing Element	0	6	0	6	none present			None
City of Hanford	812 W SIXTH ST	93230	12271014000		OR	O-R	7	20	0.23422865	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Prior Housing Element	0	2	0	2	none present	aged residential structure on site		None
City of Hanford	1026 W SIXTH ST	93230	12281026000		OR	O-R	7	20	0.209251607	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Prior Housing Element	0	2	0	2	none present			None
City of Hanford	S of W 7th St, W of 11th Ave	93230	12281013000		OR	O-R	7	20	0.209963269	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Prior Housing Element	0	2	0	2	none present			None
City of Hanford	813 W SEVENTH ST	93230	12271036000		OR	O-R	7	20	0.221418733	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Prior Housing Element	0	2	0	2	none present			None
City of Hanford	811 W SEVENTH ST	93230	12271037000		OR	O-R	7	20	0.221418733	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Prior Housing Element	0	2	0	2	none present			None
City of Hanford	152 WALNUT ST	93230	12282009000		OR	O-R	7	20	0.715105601	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Prior Housing Element	0	6	0	6	none present			None
City of Hanford	N of 6th St, W of 11th Ave	93230	12281048000		OR	O-R	7	20	0.860789715	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Prior Housing Element	0	8	0	8	none present			None
City of Hanford	S of W 6th St, E of Campus Dr	93230	12282065000		OR	O-R	7	20	0.954775023	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Prior Housing Element	0	9	0	9	none present			None
City of Hanford	S of W 6th St, E of Campus Dr	93230	12282059000		OR	O-R	7	20	1.439990817	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Prior Housing Element	0	13	0	13	none present			None
City of Hanford	N of Grangeville Blvd, E of Rodgers Rd	93230	8460016000	potential to consolidate with 00	RHD	R-H	14	29	0.206634527	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Prior Housing Element	0	3	0	3	none present			None
City of Hanford	N of Grangeville Blvd, E of Rodgers Rd	93230	8460015000	potential to consolidate with 00	RHD	R-H	14	29	0.206634527	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Prior Housing Element	0	3	0	3	none present			None
City of Hanford	N of Grangeville Blvd, W of Rodgers Rd	93230	8410054000		RHD	R-H	14	29	3.53	Small shed structures	YES - Current	NO - Privately-Owned	Non-vacant/Underutilized	Not Used in Prior Housing Element	56	0	0	56	none present	Buildings, 500-1k sqr ft:1, 1k-5l		None
City of Hanford	2397 N 10th Ave	93230	14670081000		RHD	R-H	14	29	1.722910927	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	28	0	0	28	none present			None
City of Hanford	W of S Jordan Way, S of Hanford Armona Road	93230	11450037000		RHD	R-H	14	29	0.5	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Prior Housing Element	8	0	0	8	none present			Oddly Shaped
City of Hanford	E of Centennial Dr, S of Lacey Blvd	93230	11020033000		RHD	R-H	14	29	1.41	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Prior Housing Element	23	0	0	23	none present			None
City of Hanford	E of Centennial Dr, S of Lacey Blvd	93230	11020034000		RHD	R-H	14	29	2.74	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Prior Housing Element	44	0	0	44	none present			None
City of Hanford	E of 10 1/2 Ave, S of Hanford Armona Road	93230	11440017000		RHD	R-H	14	29	5	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Prior Housing Element	80	0	0	80	none present		Hanford-Armona East Corridor	None
City of Hanford	E of 10 1/2 Ave, S of Hanford Armona Road	93230	11440027000		RHD	R-H	14	29	14.6	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Prior Housing Element	234	0	0	234	none present		Hanford-Armona East Corridor	None
City of Hanford	N of 9 1/4 Ave, N of Lacey Blvd	93230	14230090000		RHD	R-H	14	29	2.25	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Prior Housing Element	36	0	0	36	none present			None
City of Hanford	E of Centennial Dr, S of Lacey Blvd	93230	11020054000		RHD	R-H	14	29	2.89	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Prior Housing Element	46	0	0	46	none present			None
City of Hanford	S of Lacey Blvd, W of Centennial Dr	93230	11020056000		RHD	R-H	14	29	8.55	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Prior Housing Element	137	0	0	137	none present		Learning Center Planning Area	None
City of Hanford	S of Millenium Way, W of Centennial Dr	93230	11020045000		RHD	R-H	14	29	13.11	Vacant	YES - Current	YES - City-Owned	Vacant	Used in Prior Housing Element	210	0	0	210	none present		Learning Center Planning Area	None
City of Hanford	7536 10TH AVE	93230	7070002000		RLD	R-L-12	1	3	2.27	Residential	YES - Current	NO - Privately-Owned	Non-vacant/Underutilized	Used in Prior Housing Element	0	0	3	3	none present			None
City of Hanford	7584 10TH AVE	93230	7070003000		RLD	R-L-12	1	3	2.41	Residential	YES - Current	NO - Privately-Owned	Non-vacant/Underutilized	Used in Prior Housing Element	0	0	4	4	none present			None
City of Hanford	9434 FARGO AVE	93230	14080099000		RLD	R-L-12	1	3	2.67	Residential	YES - Current	NO - Privately-Owned	Non-vacant/Underutilized	Used in Prior Housing Element	0	0	4	4	none present			None
City of Hanford	8521 12TH AVE	93230	8410001000		RLD	R-L-12	1	3	3.44	Residential	YES - Current	NO - Privately-Owned	Non-vacant/Underutilized	Used in Prior Housing Element	0	0	5	5	none present			None
City of Hanford	8539 12TH AVE	93230	8410032000		RLD	R-L-12	1	3	3.44	Residential	YES - Current	NO - Privately-Owned	Non-vacant/Underutilized	Used in Prior Housing Element	0	0	5	5	none present			None
City of Hanford	11339 JONES ST	93230	11420039000		RLD	R-L-5	2	10	2.5	Abandoned, dilapidated single-family resider	YES - Current	NO - Privately-Owned	Non-vacant/Underutilized	Not Used in Prior Housing Element	0	0	7	7	none present	Buildings, 1k-5k sqr ft:2		None
City of Hanford	Ewell and Holt Ave	93230	12460039000		RLD	R-L-5	1	10	0.14	Residential	YES - Current	YES - City-Owned	Non-vacant/Underutilized	Not Used in Prior Housing Element	0	0	1	1	none present			None
City of Hanford	10796 THOMPSON DR	93230	11420041000		RLD	R-L-5	2	10	3.09	Residential	YES - Current	NO - Privately-Owned	Non-vacant/Underutilized	Used in Prior Housing Element	0	0	7	7	none present			None
City of Hanford	382 THOMPSON DR	93230	11420056000		RLD	R-L-5	2	10	4.19	Residential	YES - Current	NO - Privately-Owned	Non-vacant/Underutilized	Used in Prior Housing Element	0	0	11	11	none present			None
City of Hanford	10711 THOMPSON DR	93230	11420035000		RLD	R-L-5	2	10	5	Residential	YES - Current	NO - Privately-Owned	Non-vacant/Underutilized	Used in Prior Housing Element	0	0	15	15	none present			None
City of Hanford	E of Meadow View Road	93230	14400025000		RLD	R-L-12	1	3	0.34	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Prior Housing Element	0	0	1	1	none present			None
City of Hanford	W of 10th Ave and S of Encore Dr	93230	7090026000		RLD	R-L-12	1	3	0.36	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Prior Housing Element	0	0	1	1	none present			None
City of Hanford	2224 Vintage Pl	93230	9040002000		RLD	R-L-12	1	3	0.750252525	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Prior Housing Element	0	0	2	2	none present			None
City of Hanford	9304 Fargo Ave	93230	14080035000		RLD	R-L-12	1	3	1.23	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Prior Housing Element	0	0	2	2	none present			None
City of Hanford	1426 E FARGO AVE	93230	14080049000		RLD	R-L-12	1	3	4.99	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Prior Housing Element	0	0	7	7	none present			None
City of Hanford	N of Fargo, W of 43	93230	14080051000		RLD	R-L-12	1	3	8.84	Vacant	YES - Planned	YES - City-Owned	Vacant	Used in Prior Housing Element	0	0	18	18	none present			None
City of Hanford	Meadow Ct	93230	14400016000		RLD	R-L-12	1	3	0.47	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Prior Housing Element	0	0	1	1	none present			None
City of Hanford	SWC of Muscat and Vintage Pl	93230	9040042000		RLD	R-L-12	1	3	0.736891644	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Prior Housing Element	0	0	1	1	none present			None
City of Hanford	N of Fargo Ave, W of Meadow view Rd	93230	14400033000		RLD	R-L-12	1	3	1.16	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Prior Housing Element	0	0	2	2	none present			None
City of Hanford	Fargo Place, N of Fargo Ave	93230	14400002000		RLD	R-L-12	1	3	2.53	Vacant	YES - Planned	NO - Privately-Owned	Vacant	Used in Prior Housing Element	0	0	5	5	none present			None
City of Hanford	Intersection of Greenfield and Fitzgerald Lane	93230	10320115000		RLD	R-L-12	1	3	4.17	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Prior Housing Element	0	0	8	8	none present			None
City of Hanford	1308 N Normandie St	93230	10051008000		RLD	R-L-5	1	10	0.143480257	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Prior Housing Element	0	0	1	1	none present			None
City of Hanford	1433 N 11th Ave	93230	10081019000		RLD	R-L-5	1	10	0.159389348	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Prior Housing Element	0	0	1	1	none present			None
City of Hanford	628 W Cameron St	93230	10091015000		RLD	R-L-5	1	10	0.217309458	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Prior Housing Element	0	0	1	1	none present			None
City of Hanford	N of Middleton St, W of 11th Ave	93230	10091014000		RLD	R-L-5	1	10	0.239049587	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Prior Housing Element	0	0	1	1	none present			Oddly Shaped
City of Hanford	E of Middleton, N of Malone St	93230	10083024000		RLD	R-L-5	1	10	0.23989899	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Prior Housing Element	0	0	1	1	none present			None
City of Hanford	Rodgers Road, E of Railroad	93230	10490021000		RLD	R-L-5	1	10	0.743801653	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Prior Housing Element	0	0	3	3	none present			None
City of Hanford	Bernida Court S of Berkshire Way	93230	8410037000		RLD	R-L-5	1	10	2.69	Vacant	YES - Current	YES - City-Owned	Vacant	Used in Prior Housing Element	0	0	11	11	none present			None
City of Hanford	S of Fargo Ave, Meadow View Rd	93230	14830003000		RLD	R-L-5	1	10	4.88	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Prior Housing Element	0	0	20	20	none present			Oddly Shaped
City of Hanford	S of Hume Avenue, W of Alpine Ave	93230	11110021000		RLD	R-L-5	1	10	9.66	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Prior Housing Element	0	0	39	39	none present		Southwest Planning Area	None
City of Hanford	S of Lacey Blvd, W of 12 1/2	93230	11010010000		RLD	R-L-5	1	10	38.89	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Prior Housing Element	0	0	156	156	none present		Learning Center Planning Area	None
City of Hanford	NWC of Houston and 12th Ave	93230	11040019000		RLD	R-L-5	1	10	108	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Prior Housing Element	0	0	432	432	none present		Southwest Planning Area	None
City of Hanford	NEC of 12th and Fargo	93230	7360018000		RLD	R-L-5	1	10	149.73	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	0	599	599	none present		Northwest Plan Area	None
City of Hanford	SEC of Flint and 12th Ave	93230	7010031000		RLD	R-L-5	1	10	151.9	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Prior Housing Element	0	0	608	608	none present		Northwest Plan Area	None
City of Hanford	775 Kimball Ln	93230	12310068000		RLD	R-L-5	1	10	0.134986226	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Prior Housing Element	0	0	1	1	none present			None
City of Hanford	Parkside Drive	93230	11100066000		RLD	R-L-5	1	10	0.158976125	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Prior Housing Element	0	0	1	1	none present			None
City of Hanford	S of Elm St, E of 10th Ave	93230	14186010000		RLD	R-L-5	1	10	0.187327824	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Prior Housing Element	0	0	1	1	none present			None
City of Hanford	S of Florinda, E of 10th Ave	93230	14185002000		RLD	R-L-5	1	10	0.188682277	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Prior Housing Element	0	0	1	1	none present			None
City of Hanford	S of Florinda, E of 10th Ave	93230	14185003000		RLD	R-L-5	1	10	0.188682277	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Prior Housing Element	0	0	1	1	none present			None
City of Hanford	SEC of Beulah St and Grangeville Blvd	93230	14171074000		RLD	R-L-5	1	10	0.196579431	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Prior Housing Element	0	0	1	1	none present			None
City of Hanford	612 Grant St	93230	12321002000		RLD	R-L-5	1	10	0.211730946	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Prior Housing Element	0	0	1	1	none present			None
City of Hanford	Lee Circle	93230	11390013000		RLD	R-L-5	1	10	0.215794307	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Prior Housing Element	0	0	1	1	none present			None
City of Hanford	SEC of Kimball and Davis St	93230	12310039000		RLD	R-L-5	1	10	0.224977043	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Prior Housing Element	0	0	1	1	none present			None
City of Hanford	Washington St, W of Grant St	93230	12310043000		RLD	R-L-5	1	10	0.358126722	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Prior Housing Element	0	0	1	1	none present			None
City of Hanford	1457 Beulah ST	93230	14171049000		RLD	R-L-5	1	10	0.359848485	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Prior Housing Element	0	0	1	1	none present			None
City of Hanford	1616 Beulah St	93230	14162040000		RLD	R-L-5	1	10	0.390266299	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Prior Housing Element	0	0	2	2	none present			None
City of Hanford	1485 Beulah St	93230	14171039000		RLD	R-L-5	1	10	0.463728191	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Prior Housing Element	0	0	2	2	none present			None
City of Hanford	N of Davis St, E of Garland Way	93230	12290029000		RLD	R-L-5	1	10	0.476354454	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Prior Housing Element	0	0	2	2	none present			None
City of Hanford	1463 Beulah St	93230	14171038000		RLD	R-L-5	1	10	0.486937557	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Prior Housing Element	0	0	2	2	none present			None
City of Hanford	1325 Beulah St	93230	14171040000		RLD	R-L-5	1	10	0.56932966	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Prior Housing Element	0	0	2	2	none present			None
City of Hanford	1476 Beulah St	93230	14171070000		RLD	R-L-5	1	10	0.64	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Prior Housing Element	0	0	3	3	none present			None
City of Hanford	1455 Beulah St	93230	14171048000		RLD	R-L-5	1	10	0.640495868	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Prior Housing Element	0	0	3	3	none present			None
City of Hanford	S of Grangeville, E of Beulah St	93230	14171072000		RLD	R-L-5	1	10	0.7	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Prior Housing Element	0	0	3	3	none present			None
City of Hanford	1452 Beulah St	93230	14162012000		RLD	R-L-5	1	10	0.716253444	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Prior Housing Element	0	0	3	3	none present			None
City of Hanford	1368 Beulah St	93230	14162014000		RLD	R-L-5	1	10	0.757575758	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Prior Housing Element	0	0	3	3	none present			None
City of Hanford	1365 Beulah St	93230	14171018000		RLD	R-L-5	1	10	0.85	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Prior Housing Element	0	0	3	3	none present			None
City of Hanford	1357 Beulah St	93230	14171065000		RLD	R-L-5	1	10	1.010009183	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Prior Housing Element	0	0	4	4	none present			None
City of Hanford	1511 Beulah St	93230	14171073000		RLD	R-L-5	1	10	1.1	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Prior Housing Element	0	0	4	4	none present			None
City of Hanford	1364 Beulah St	93230	14162064000		RLD	R-L-5	1	10	1.18	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Prior Housing Element	0	0	5	5	none present			None
City of Hanford	1405 Beulah St	93230	14171020000		RLD	R-L-5	1	10	1.18	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Prior Housing Element	0	0	5	5	none present			None
City of Hanford	1458 Beulah St	93230	14162011000		RLD	R-L-5	1	10	1.239990817	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Prior Housing Element	0	0	5	5	none present			None
City of Hanford	Kenn Circle	93230	14472001000		RLD	R-L-5	1	10	1.4	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Prior Housing Element	0	0	6	6	none present			None
City of Hanford	S of Davis St, W of Grant St	93230	12310062000		RLD	R-L-5	1	10	1.466161616	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Prior Housing Element	0	0	6	6	none present			None
City of Hanford	1397 Beulah St	93230	14171019000		RLD	R-L-5	1	10	1.469995409	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Prior Housing Element	0	0	6	6	none present			None
City of Hanford	1598 Beulah St	93230	14162046000		RLD	R-L-5	1	10	1.54	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Prior Housing Element	0	0	6	6	none present			None
City of Hanford	1512 Beulah St	93230	14162007000		RLD	R-L-5	1	10	1.6	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Prior Housing Element	0	0	6	6	none present			None
City of Hanford	1492 Beulah St	93230	14162009000		RLD	R-L-5	1	10	1.74	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Prior Housing Element	0	0	7	7	none present			None
City of Hanford	1402 Beulah St	93230	14162013000		RLD	R-L-5	1	10	1.81	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Prior Housing Element	0	0	7	7	none present			None
City of Hanford	1057 E Grangeville Blvd	93230	14171011000		RLD	R-L-5	1	10	1.98	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Prior Housing Element	0	0	8	8	none present			Flood: Zone A
City of Hanford	S of Grangeville, E of Babe Ruth Rd	93230	14171012000		RLD	R-L-5	1	10	1.98	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Prior Housing Element	0	0	8	8	none present			Flood: Zone A
City of Hanford	S of Grangeville, E of Babe Ruth Rd	93230	14171042000		RLD	R-L-5	1	10	1.98	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Prior Housing Element	0	0	8	8	none present			Flood: Zone A
City of Hanford	1025 E Grangeville Blvd	93230	14171041000		RLD	R-L-5	1	10	2	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Prior Housing Element	0	0	8	8	none present			None
City of Hanford	Kenn Circle	93230	14473006000		RLD	R-L-5	1	10	2.310009183	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Prior Housing Element	0	0	9	9	none present			None
City of Hanford	N of Hume, E of Shepard	93230	11420036000		RLD	R-L-5	1	10	2.5	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Prior Housing Element	0	0	10	10	none present			None
City of Hanford	Washington St	93230	12310046000		RLD	R-L-5	1	10	2.73	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Prior Housing Element	0	0	11	11	none present			None
City of Hanford	S of Grangeville, E of Babe Ruth Rd	93230	14171067000		RLD	R-L-5	1	10	3.62	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Prior Housing Element	0	0	14	14	none present			Flood: Zone A
City of Hanford	Intersection of 10th Avenue and SR 43	93230	14080078000		RLD	R-L-5	1	10	4.4	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Prior Housing Element	0	0	18	18	none present			None
City of Hanford	S of Grangeville, E of Babe Ruth Rd	93230	14171064000		RLD	R-L-5	1	10	4.42	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Prior Housing Element	0	0	18	18	none present			None
City of Hanford	S of Fargo Ave, Meadow View Rd	93230	14830002000		RLD	R-L-5	1	10	4.91	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Prior Housing Element	0	0	20	20	none present			None
City of Hanford	S of Thompson, E of Shepard Dr	93230	11420037000		RLD	R-L-5	1	10	5.4	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Prior Housing Element	0	0	22	22	none present			None
City of Hanford	N of Hume, E of Shepard	93230	11420034000		RLD	R-L-5	1	10	7.5	Vacant	YES - Current	YES - City-Owned	Vacant	Used in Prior Housing Element	0	0	30	30	none present			None
City of Hanford	12589 Hanford Armona Road	93230	11040007000		RLD	R-L-5	1	10	21.12	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Prior Housing Element	0	0	84	84	none present			None
City of Hanford	N of Houston, W of 11th Ave	93230	11110016000		RLD	R-L-5	1	10	24	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Prior Housing Element	0	0	96	96	none present		Southwest Planning Area	None
City of Hanford	11585 10 1/2 Ave	93230	11440014000		RLD	R-L-5	1	10	40	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Prior Housing Element	0	0	160	160	none present			None
City of Hanford	11585 10 1/2 Ave	93230	11440015000		RLD	R-L-5	1	10	55	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Prior Housing Element	0	0	220	220	none present			None
City of Hanford	SWC of Hume Avenue and 12th Ave	93230	11040017000		RLD	R-L-5	1	10	81.9	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Prior Housing Element	0	0	328	328	none present		Southwest Planning Area	None
City of Hanford	NWC of Douty and Cortner Sts	93230	8022018000		RLD	R-L-8	1	5	0.201446281	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Prior Housing Element	0	0	1	1	none present			None
City of Hanford	NWC of Douty and Cortner Sts	93230	8022019000		RLD	R-L-8	1	5	0.201446281	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Prior Housing Element	0	0	1	1	none present			None
City of Hanford	NWC of Douty and Cortner Sts	93230	8022020000		RLD	R-L-8	1	5	0.201446281	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Prior Housing Element	0	0	1	1	none present			None
City of Hanford	NWC of Douty and Cortner Sts	93230	8022021000		RLD	R-L-8	1	5	0.215817264	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Prior Housing Element	0	0	1	1	none present			None
City of Hanford	639 E Adobe Ct	93230	7480014000		RLD	R-L-8	1	5	0.242424242	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Prior Housing Element	0	0	1	1	none present			None
City of Hanford	653 E Adobe Ct	93230	7480013000		RLD	R-L-8	1	5	0.243227732	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Prior Housing Element	0	0	1	1	none present			None
City of Hanford	SEC of Mission Dr and Adobe Ct	93230	7480015000		RLD	R-L-8	1	5	0.245982553	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Prior Housing Element	0	0	1	1	none present			None
City of Hanford	3352 N Bautista Ave	93230	7480029000		RLD	R-L-8	1	5	0.266345271	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Prior Housing Element	0	0	1	1	none present			None
City of Hanford	N of Grangeville Blvd, E of Kings Road	93230	8410044000		RLD	R-L-8	1	5	1.93	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Prior Housing Element	0	0	6	6	none present			None
City of Hanford	E of Kings Road, W of the railroad	93230	8410043000		RLD	R-L-8	1	5	14.88	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Prior Housing Element	0	0	45	45	none present			None
City of Hanford	SWC of Capistrano and Bautista Ave	93230	7040042000		RLD	R-L-8	1	5	0.239692378	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Prior Housing Element	0	0	1	1	none present			None
City of Hanford	3351 N Bautista Ave	93230	7480024000		RLD	R-L-8	1	5	0.266437098	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Prior Housing Element	0	0	1	1	none present			None
City of Hanford	418 E CAMERON ST	93230	10121042000		RMD	R-M	7	20	0.43	Residential	YES - Current	NO - Privately-Owned	Non-vacant/Underutilized	Used in Prior Housing Element	0	2	0	2	none present			None
City of Hanford	422 E CAMERON ST	93230	10121043000		RMD	R-M	7	20	0.492011019	Residential	YES - Current	NO - Privately-Owned	Non-vacant/Underutilized	Used in Prior Housing Element	0	2	0	2	none present			None
City of Hanford	428 E CAMERON ST	93230	10121017000		RMD	R-M	7	20	0.731795225	Residential	YES - Current	NO - Privately-Owned	Non-vacant/Underutilized	Used in Prior Housing Element	0	3	0	3	none present			None
City of Hanford	587 E MALONE ST	93230	10121034000		RMD	R-M	7	20	0.741988062	Residential	YES - Current	NO - Privately-Owned	Non-vacant/Underutilized	Used in Prior Housing Element	0	3	0	3	none present			None
City of Hanford	218 E NINTH ST	93230	10272011000		RMD	R-M	7	20	0.086088154	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Prior Housing Element	0	1	0	1	none present			None
City of Hanford	121 E THIRD ST	93230	12125006000		RMD	R-M	7	20	0.086088154	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Prior Housing Element	0	1	0	1	none present			Oddly Shaped
City of Hanford	809 S PHILLIPS ST	93230	12192028000		RMD	R-M	7	20	0.086088154	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Prior Housing Element	0	1	0	1	none present			Oddly Shaped
City of Hanford	811 S PHILLIPS ST	93230	12192029000		RMD	R-M	7	20	0.086088154	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Prior Housing Element	0	1	0	1	none present			Oddly Shaped
City of Hanford	303 W THIRD ST	93230	12135008000		RMD	R-M	7	20	0.091827365	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Prior Housing Element	0	1	0	1	none present			None
City of Hanford	512 N GREEN ST	93230	10224009000		RMD	R-M	7	20	0.106749311	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Prior Housing Element	0	1	0	1	none present			None
City of Hanford	712 N HARRIS ST	93230	10197005000		RMD	R-M	7	20	0.111868687	Vacant	YES - Current	YES - City-Owned	Vacant	Used in Prior Housing Element	0	1	0	1	none present			None

City of Hanford	402 E TENTH ST	93230	10215019000	RMD	R-M	7	20	0.112075266	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Prior Housing Element	0	1	0	1	none present			None
City of Hanford	431 E ELEVENTH ST	93230	10215020000	RMD	R-M	7	20	0.114784206	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Prior Housing Element	0	1	0	1	none present			None
City of Hanford	412 S HARRIS ST	93230	12202005000	RMD	R-M	7	20	0.114784206	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Prior Housing Element	0	1	0	1	none present			None
City of Hanford	610 E IVY ST	93230	10206019000	RMD	R-M	7	20	0.140036731	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Prior Housing Element	0	1	0	1	none present			None
City of Hanford	701 N WHITE ST	93230	10208025000	RMD	R-M	7	20	0.140983177	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Prior Housing Element	0	1	0	1	none present			None
City of Hanford	5 of Central Ave. W of Kaweah St	93230	10252011000	RMD	R-M	7	20	0.144628099	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Prior Housing Element	0	1	0	1	none present			None
City of Hanford	710 S WILLIAMS ST	93230	12160102000	RMD	R-M	7	20	0.144628099	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Prior Housing Element	0	1	0	1	none present	Hanford-Armona East Corridor	None	
City of Hanford	327 E IVY ST	93230	10206005000	RMD	R-M	7	20	0.1038282	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Prior Housing Element	0	1	0	1	none present			None
City of Hanford	326 E CAMERON ST	93230	10113013000	RMD	R-M	7	20	0.163269054	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Prior Housing Element	0	1	0	1	none present			None
City of Hanford	E of S Harris St. N of Hanford-Armona Rd	93230	12162028000	RMD	R-M	7	20	0.163987716	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Prior Housing Element	0	1	0	1	none present			Flood Zone A
City of Hanford	411 N HARRIS ST	93230	10272014000	RMD	R-M	7	20	0.170067236	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Prior Housing Element	0	2	0	2	none present			None
City of Hanford	601 E TENTH ST	93230	10206016000	RMD	R-M	7	20	0.171176309	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Prior Housing Element	0	2	0	2	none present			None
City of Hanford	5 of E 3rd St. W of S White St	93230	12115006000	RMD	R-M	7	20	0.171176309	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Prior Housing Element	0	2	0	2	none present			Flood Zone A
City of Hanford	224 E SECOND ST	93230	12116008000	RMD	R-M	7	20	0.171176309	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Prior Housing Element	0	2	0	2	none present			None
City of Hanford	315 W THIRD ST	93230	12115004000	RMD	R-M	7	20	0.171176309	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Prior Housing Element	0	2	0	2	none present			None
City of Hanford	211 BALL PARK ALLEY	93230	12111009000	RMD	R-M	7	20	0.171176309	Vacant	YES - Current	YES - City-Owned	Vacant	Used in Prior Housing Element	0	2	0	2	none present			None
City of Hanford	207 BALL PARK ALLEY	93230	12111011000	RMD	R-M	7	20	0.171176309	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Prior Housing Element	0	2	0	2	none present			None
City of Hanford	203 BALL PARK ALLEY	93230	12111013000	RMD	R-M	7	20	0.171176309	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Prior Housing Element	0	2	0	2	none present			None
City of Hanford	312 E FIRST ST 1/2	93230	12121011000	RMD	R-M	7	20	0.171176309	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Prior Housing Element	0	2	0	2	none present			None
City of Hanford	105 E SECOND ST	93230	12202002000	RMD	R-M	7	20	0.175482094	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Prior Housing Element	0	2	0	2	none present			None
City of Hanford	100 E LANG ST	93230	12221010000	RMD	R-M	7	20	0.180766868	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Prior Housing Element	0	2	0	2	none present			None
City of Hanford	107 W LANG ST	93230	12224006000	RMD	R-M	7	20	0.212121212	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Prior Housing Element	0	2	0	2	none present			None
City of Hanford	502 E NINTH ST	93230	10302013000	RMD	R-M	7	20	0.216807363	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Prior Housing Element	0	2	0	2	none present			None
City of Hanford	323 E MYRTLE ST	93230	10196005000	RMD	R-M	7	20	0.226423324	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Prior Housing Element	0	2	0	2	none present			None
City of Hanford	120 W LANG ST	93230	12221012000	RMD	R-M	7	20	0.226584411	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Prior Housing Element	0	2	0	2	none present			Odd/Shaped
City of Hanford	765 S HARRIS ST	93230	12343018000	RMD	R-M	7	20	0.231473829	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Prior Housing Element	0	2	0	2	none present			None
City of Hanford	306 E SECOND ST	93230	12116017000	RMD	R-M	7	20	0.258264462	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Prior Housing Element	0	2	0	2	none present			None
City of Hanford	126 E SECOND ST	93230	12120020000	RMD	R-M	7	20	0.258264463	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Prior Housing Element	0	2	0	2	none present			None
City of Hanford	404 E CAMERON ST	93230	10121022000	RMD	R-M	7	20	0.275206612	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Prior Housing Element	0	2	0	2	none present			None
City of Hanford	5 of Cameron St. E of N White St	93230	10112025000	RMD	R-M	7	20	0.29603317	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Prior Housing Element	0	3	0	3	none present			None
City of Hanford	115 E THIRD ST	93230	12125003000	RMD	R-M	7	20	0.296586777	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Prior Housing Element	0	3	0	3	none present			None
City of Hanford	403 S IRWIN ST	93230	12050161000	RMD	R-M	7	20	0.307254362	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Prior Housing Element	0	3	0	3	none present			None
City of Hanford	1760 EMMA LEE LN	93230	8460006000	RMD	R-M	7	20	0.34	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Prior Housing Element	0	3	0	3	none present			None
City of Hanford	808 S PHILLIPS ST	93230	12160103000	RMD	R-M	7	20	0.371668926	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Prior Housing Element	0	3	0	3	none present			None
City of Hanford	503 S IRWIN ST	93230	12221017000	RMD	R-M	7	20	0.386179982	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Prior Housing Element	0	3	0	3	none present			None
City of Hanford	230 BRADEN AVE	93230	12175039000	RMD	R-M	7	20	0.436187328	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Prior Housing Element	0	4	0	4	none present			None
City of Hanford	1401 BRADEN AVE	93230	12171003000	RMD	R-M	7	20	0.516089769	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Prior Housing Element	0	5	0	5	none present			None
City of Hanford	SEC of Kensington Way and Gronneville Blvd	93230	8270038000	RMD	R-M	7	20	0.71182787	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Prior Housing Element	0	6	0	6	none present			None
City of Hanford	11080 HANFORD-ARMONA RD	93230	12316022000	RMD	R-M	7	20	0.8	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Prior Housing Element	0	7	0	7	none present	Hanford-Armona East Corridor	None	
City of Hanford	1763 N 10TH AVE	93230	14153019000	RMD	R-M	7	20	0.82	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Prior Housing Element	0	7	0	7	none present			None
City of Hanford	722 S WILLIAMS ST	93230	12160105000	RMD	R-M	7	20	0.96620753	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Prior Housing Element	0	9	0	9	none present	Hanford-Armona East Corridor	None	
City of Hanford	W of 12th Ave. N of Hanford Armona Rd	93230	11010014000	RMD	R-M	7	20	1.58666867	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Prior Housing Element	0	14	0	14	none present	Hanford-Armona West Corrido	None	
City of Hanford	N of W Hanford Armona Rd. E of Kimball Ln	93230	12316023000	RMD	R-M	7	20	1.65	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Prior Housing Element	0	15	0	15	none present	Hanford-Armona East Corridor	Odd/Shaped	
City of Hanford	E of S Douty St. S of E Lansi St	93230	12210003000	RMD	R-M	7	20	1.820660725	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Prior Housing Element	0	16	0	16	none present			Odd/Shaped
City of Hanford	W of 12th Ave. N of Hanford Armona Rd	93230	11010018000	RMD	R-M	7	20	1.956765225	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Prior Housing Element	0	18	0	18	none present	Hanford-Armona West Corrido	None	
City of Hanford	W of 12th Ave. N of Hanford Armona Rd	93230	11010017000	RMD	R-M	7	20	3	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Prior Housing Element	0	27	0	27	none present	Hanford-Armona West Corrido	None	
City of Hanford	712 S HARRIS ST	93230	12310109000	RMD	R-M	7	20	3.545913682	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Prior Housing Element	0	32	0	32	none present			None
City of Hanford	11232 HANFORD-ARMONA RD	93230	12310019000	RMD	R-M	7	20	4.73	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Prior Housing Element	0	43	0	43	none present	Hanford-Armona East Corridor	None	
City of Hanford	11741 S 11TH AVE	93230	11402001000	RMD	R-M	7	20	4.78	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Prior Housing Element	0	43	0	43	none present			Odd/Shaped
City of Hanford	12080 HANFORD-ARMONA RD	93230	12316016000	RMD	R-M	7	20	4.996028466	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Prior Housing Element	0	45	0	45	none present	Hanford-Armona East Corridor	None	
City of Hanford	SWC of Fares Ave and Glacier Way	93230	8360015000	RMD	R-M	7	20	5	Vacant	YES - Current	YES - City-Owned	Vacant	Used in Prior Housing Element	0	45	0	45	none present			None
City of Hanford	1400 W GRAN CERVELLE BLVD	93230	8675010000	RMD	R-M	7	20	5.75	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Prior Housing Element	0	52	0	52	none present			None
City of Hanford	11631 S 11TH AVE	93230	11402003000	RMD	R-M	7	20	9.67	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Prior Housing Element	0	87	0	87	none present			None
City of Hanford	12650 Hanford Armona Road	93230	11010027000	RMD	R-M	7	20	9.87	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Prior Housing Element	0	84	0	84	none present	Hanford-Armona West Corrido	None	
City of Hanford	12400 Hanford Armona Road	93230	11010026000	RMD	R-M	7	20	10	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Prior Housing Element	0	86	0	86	none present	Hanford-Armona West Corrido	None	
City of Hanford	N of Hanford Armona Road. E of 12th Ave	93230	11010024000	RMD	R-M	7	20	10.22	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Prior Housing Element	0	87	0	87	none present	Hanford-Armona West Corrido	None	
City of Hanford	N of Hanford Armona Road. E of 12th Ave	93230	11010022000	RMD	R-M	7	20	10.43	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Prior Housing Element	0	89	0	89	none present	Hanford-Armona West Corrido	None	
City of Hanford	N of E 1st St. W of Green St	93230	12212019000	RMD	R-M	7	20	0.086088154	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Prior Housing Element	0	1	0	1	none present			None
City of Hanford	S of W 2nd St. W of Douty St	93230	12205016000	RMD	R-M	7	20	0.09	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Prior Housing Element	0	1	0	1	none present		Odd/Shaped	
City of Hanford	217 W SECOND ST	93230	12172027000	RMD	R-M	7	20	0.106769311	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Prior Housing Element	0	1	0	1	none present			None
City of Hanford	E of Phillips St. N of Braden Ave	93230	12161014000	RMD	R-M	7	20	0.117631263	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Prior Housing Element	0	1	0	1	none present			None
City of Hanford	S of Carey St. E of 10th Ave	93230	14151033000	RMD	R-M	7	20	0.145224977	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Prior Housing Element	0	1	0	1	none present			None
City of Hanford	SWC of Jones st and Thomason Dr	93230	11380001000	RMD	R-M	7	20	0.153961389	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Prior Housing Element	0	1	0	1	none present			None
City of Hanford	SWC of Jones st and Thomason Dr	93230	11380002000	RMD	R-M	7	20	0.155573462	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Prior Housing Element	0	1	0	1	none present			None
City of Hanford	SWC of Jones st and Thompson Dr	93230	11380003000	RMD	R-M	7	20	0.155573462	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Prior Housing Element	0	1	0	1	none present			None
City of Hanford	SWC of Jones st and Thompson Dr	93230	11380004000	RMD	R-M	7	20	0.155573462	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Prior Housing Element	0	1	0	1	none present			None
City of Hanford	E of Phillips St. N of Braden Ave	93230	12172037000	RMD	R-M	7	20	0.163826918	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Prior Housing Element	0	1	0	1	none present			None
City of Hanford	N of W 2nd St. W of Redington St	93230	12135012000	RMD	R-M	7	20	0.171176309	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Prior Housing Element	0	2	0	2	none present			None
City of Hanford	S of E 3rd St. W of S Brown St	93230	12124007000	RMD	R-M	7	20	0.172222222	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Prior Housing Element	0	2	0	2	none present			None
City of Hanford	W of Jones St. N of Hume Ave	93230	11380010000	RMD	R-M	7	20	0.192116821	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Prior Housing Element	0	2	0	2	none present			None
City of Hanford	1807 N 10TH AVE	93230	14151038000	RMD	R-M	7	20	0.20661157	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Prior Housing Element	0	2	0	2	none present			None
City of Hanford	1807 N 10TH AVE	93230	14151032000	RMD	R-M	7	20	0.216858869	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Prior Housing Element	0	2	0	2	none present			None
City of Hanford	S of Scott St. W of 10 1/2 Ave	93230	12160039000	RMD	R-M	7	20	0.220658411	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Prior Housing Element	0	2	0	2	none present			None
City of Hanford	E of S Douty St. S of E Lansi St	93230	12216025000	RMD	R-M	7	20	0.23116863	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Prior Housing Element	0	2	0	2	none present			None
City of Hanford	E of 11th Ave. W of Jones St	93230	11380009000	RMD	R-M	7	20	0.27	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Prior Housing Element	0	2	0	2	none present			None
City of Hanford	W of 10th Ave. N of Cameron St	93230	10121047000	RMD	R-M	7	20	0.275482094	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Prior Housing Element	0	2	0	2	none present			None
City of Hanford	W of 10th Ave. N of Cameron St	93230	10121048000	RMD	R-M	7	20	0.275482094	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Prior Housing Element	0	2	0	2	none present			None
City of Hanford	764 S WILLIAMS ST	93230	12160153000	RMD	R-M	7	20	0.290256169	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Prior Housing Element	0	3	0	3	none present			None
City of Hanford	11465 S 10th Ave	93230	11380027000	RMD	R-M	7	20	0.319214876	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Prior Housing Element	0	3	0	3	none present			None
City of Hanford	S of E 1st St. W of Green St	93230	12211007000	RMD	R-M	7	20	0.358126722	Vacant	YES - Current	YES - City-Owned	Vacant	Used in Prior Housing Element	0	3	0	3	none present			None
City of Hanford	N of W Hanford Armona Rd. E of Kimball Ln	93230	12316041000	RMD	R-M	7	20	0.518732782	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Prior Housing Element	0	5	0	5	none present	Hanford-Armona East Corridor	None	
City of Hanford	10911 THOMPSON DR	93230	11380043000	RMD	R-M	7	20	0.545857769	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Prior Housing Element	0	5	0	5	none present			None
City of Hanford	5 of Cross Ave. E of 10th Ave	93230	14152019000	RMD	R-M	7	20	0.996808926	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Prior Housing Element	0	9	0	9	none present			None
City of Hanford	11420 IONES ST	93230	11380008000	RMD	R-M	7	20	1	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Prior Housing Element	0	9	0	9	none present			None
City of Hanford	E of 11th Ave. W of Jones St	93230	11380010000	RMD	R-M	7	20	1	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Prior Housing Element	0	9	0	9	none present			None
City of Hanford	W of 10th Ave. N of Cameron St	93230	10121046000	RMD	R-M	7	20	1.016926838	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Prior Housing Element	0	9	0	9	none present			None
City of Hanford	876 LESLIE LN	93230	12316047000	RMD	R-M	7	20	2.79	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Prior Housing Element	0	25	0	25	none present			None
City of Hanford	5 of Cross Ave. E of 10th Ave	93230	14152011000	RMD	R-M	7	20	3.27	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Prior Housing Element	0	29	0	29	none present			None
														2357	1165	3212	6734				

Table B4: County of Kings Land Inventory

Table A: Housing Element Sites Inventory, Table Starts in Cell A2

For Kings County jurisdictions, please format the APNs as follows: 999-999-999-999

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Maximum Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Optional Information1	Optional Information2	Optional Information3
KINGS COUNTY	10TH & HOUSTON	93230	011-440-010-000		MEDIUM DENSITY R	R-1-6	4	7	12.6	Vacant	YES - Current	NO - Privately-Owne	Available		0	13	12	25		HOME GARDEN	NONE
KINGS COUNTY	10TH & HOUSTON	93230	011-440-010-000		VERY HIGH DENSIT	RM-1.5	24	29	3.67	Residential	YES - Current	NO - Privately-Owne	Available	Used in Prior Housin	88	0	0	88	UNDERUTILIZED, FOUR RESIDENCES	HOME GARDEN	NONE
KINGS COUNTY	GARDEN & SHAW	93230	016-140-065-000		HIGH DENSITY RES	RM-2	11	24	1.41	Residential	YES - Current	NO - Privately-Owne	Available	Used in Prior Housin	15	0	0	15	UNDERUTILIZED, ONE RESIDENCE	HOME GARDEN	NONE
KINGS COUNTY	RAILROAD & FRONT	93202	017-070-054-000		HIGH DENSITY RES	RM-2	11	24	0.53	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Ho	5	0	0	5		ARMONA	NONE
KINGS COUNTY	HANFORD ARMONA & 14TH	93202	017-310-009-000		HIGH DENSITY RES	RM-2	11	24	6.91	Residential	YES - Current	NO - Privately-Owne	Available	Used in Prior Housin	76	0	0	76	UNDERUTILIZED, 12 RESIDENCES	ARMONA	NONE
KINGS COUNTY	AMBROSE & FRONT	93202	017-070-060-000		HIGH DENSITY RES	RM-2	11	24	0.08	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Ho	0	1	0	1		ARMONA	IRREGULAR LOT
KINGS COUNTY	13910 LOCUST ST	93202	017-070-062-000		HIGH DENSITY RES	RM-2	11	24	0.14	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Ho	0	1	0	1		ARMONA	IRREGULAR LOT
KINGS COUNTY	FRONT & AMBROSE	93202	017-070-059-000		HIGH DENSITY RES	RM-2	11	24	0.65	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Ho	7	0	0	7		ARMONA	NONE
KINGS COUNTY	145 GENERAL PETROLEUM AVE	93239	042-142-014-000		HIGH DENSITY RES	RM-2	11	24	1.47	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Ho	16	0	0	16		KETTLEMAN CITY	NONE
KINGS COUNTY	FIRST & MILHAM	93239	042-112-009-000		HIGH DENSITY RES	RM-2	11	24	0.53	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Ho	5	0	0	5		KETTLEMAN CITY	NONE
KINGS COUNTY	FRIEND & GENERAL PETROLEUM	93239	042-134-014-000		HIGH DENSITY RES	RM-2	11	24	0.05	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Ho	0	1	0	1		KETTLEMAN CITY	NONE
KINGS COUNTY	GENERAL PETROLEUM & SECOND	93239	042-149-008-000		HIGH DENSITY RES	RM-2	11	24	1.21	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Ho	13	0	0	13		KETTLEMAN CITY	NONE
KINGS COUNTY	219 CARTER ST	93239	042-134-001-000		HIGH DENSITY RES	RM-2	11	24	0.14	Residential	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Ho	0	1	0	1	SHED	KETTLEMAN CITY	NONE
KINGS COUNTY	412 NINTH ST	93239	042-122-022-000		HIGH DENSITY RES	RM-2	11	24	0.12	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Ho	0	1	0	1		KETTLEMAN CITY	NONE
KINGS COUNTY	431 BECKEY PEASE ST	93239	042-122-038-000		HIGH DENSITY RES	RM-2	11	24	0.21	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Ho	0	2	0	2		KETTLEMAN CITY	NONE
KINGS COUNTY	EMPIRE & 3RD	93266	026-162-004-000		HIGH DENSITY RES	RM-2	11	24	2.61	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Ho	28	0	0	28		KETTLEMAN CITY	NONE
KINGS COUNTY	EMPIRE & 3RD	93266	026-161-002-000		HIGH DENSITY RES	RM-2	11	24	3.16	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Ho	34	0	0	34		STRATFORD	NONE
KINGS COUNTY	6TH ST & D ST	93202	017-080-023-000		MEDIUM HIGH DENS	RM-3	7	11	0.12	Vacant	YES - Current	NO - Privately-Owne	Available		0	1	0	1		ARMONA	NONE
KINGS COUNTY	6TH ST & D ST	93202	017-080-023-000		MEDIUM HIGH DENS	RM-3	7	11	0.17	Residential	YES - Current	NO - Privately-Owne	Available		0	1	0	1	SHED	ARMONA	NONE
KINGS COUNTY	14TH AVE & LACEY	93202	017-100-025-000		MEDIUM HIGH DENS	RM-3	7	11	16.52	Vacant	YES - Current	NO - Privately-Owne	Available		0	115	0	115		ARMONA	NONE
KINGS COUNTY	11462 10TH AVE	93230	011-440-007-000		MEDIUM DENSITY R	R-1-6	4	7	4.98	Vacant	YES - Potential	NO - Privately-Owne	Available		0	10	9	19			NONE
KINGS COUNTY	11462 10TH AVE	93230	011-440-007-000		MEDIUM HIGH DENS	RM-3	7	11	3.31	Residential	YES - Potential	NO - Privately-Owne	Available		0	23	0	23	UNDERUTILIZED, 1 RESIDENCE, MULTIPLE SHEDS		NONE
KINGS COUNTY	SEVENTH ST & MILLHAM	93239	042-115-022-000		MEDIUM HIGH DENS	RM-3	7	11	0.07	Vacant	YES - Current	NO - Privately-Owne	Available		0	1	0	1		KETTLEMAN CITY	NONE
KINGS COUNTY	GENERAL PETROLEUM & SEVENT	93239	042-145-016-000		MEDIUM HIGH DENS	RM-3	7	11	0.09	Vacant	YES - Current	NO - Privately-Owne	Available		0	1	0	1		KETTLEMAN CITY	NONE
KINGS COUNTY	STANDARD OIL & FIFTH ST	93239	042-145-012-000		MEDIUM HIGH DENS	RM-3	7	11	0.24	Vacant	YES - Current	NO - Privately-Owne	Available		0	1	0	1		KETTLEMAN CITY	NONE
KINGS COUNTY	EMPIRE & 3RD ST	93266	026-120-039-000		MEDIUM HIGH DENS	RM-3	7	11	4.61	Vacant	YES - Current	NO - Privately-Owne	Available		0	32	0	32		STRATFORD	NONE
KINGS COUNTY	6TH ST & RAILROAD	93266	026-131-044-000		MEDIUM HIGH DENS	RM-3	7	11	4.33	Vacant	YES - Current	NO - Privately-Owne	Available		0	30	0	30		STRATFORD	NONE
KINGS COUNTY	MAIN ST & HIGHWAY 41	93266	026-131-034-000		MEDIUM HIGH DENS	RM-3	7	11	0.67	Agricultural/open spa	YES - Current	NO - Privately-Owne	Available		0	4	0	4	UNDERUTILIZED, AG ANIMAL SHADE STI	STRATFORD	NONE
KINGS COUNTY	LAUREL & 20TH	93266	026-161-020-000		MEDIUM HIGH DENS	RM-3	7	11	0.11	Vacant	YES - Current	NO - Privately-Owne	Available		0	1	0	1	DIRT DRIVEWAY	STRATFORD	NONE
KINGS COUNTY	LAUREL & 20TH	93266	026-161-019-000		MEDIUM HIGH DENS	RM-3	7	11	0.28	Vacant	YES - Current	NO - Privately-Owne	Available		0	1	0	1	DIRT DRIVEWAY	STRATFORD	NONE
KINGS COUNTY	LAUREL & 20TH	93266	026-161-018-000		MEDIUM HIGH DENS	RM-3	7	11	0.37	Vacant	YES - Current	NO - Privately-Owne	Available		0	2	0	2		STRATFORD	NONE
KINGS COUNTY	LAUREL & 20TH	93266	026-161-017-000		MEDIUM HIGH DENS	RM-3	7	11	0.37	Vacant	YES - Current	NO - Privately-Owne	Available		0	2	0	2		STRATFORD	NONE
KINGS COUNTY	EMPIRE ST & 1ST ST	93266	026-120-066-000		MEDIUM HIGH DENS	RM-3	7	11	7.11	Vacant	YES - Current	NO - Privately-Owne	Available		0	49	0	49		STRATFORD	NONE
KINGS COUNTY	EMPIRE ST & 1ST ST	93266	026-120-042-000		MEDIUM HIGH DENS	RM-3	7	11	0.3	Vacant	YES - Current	NO - Privately-Owne	Available		0	2	0	2		STRATFORD	NONE
KINGS COUNTY	HOOD & OAK	93202	017-280-046-000		MEDIUM DENSITY R	R-1-6	4	7	10.3	Vacant	YES - Potential	NO - Privately-Owne	Available		0	21	21	42		ARMONA	NONE
KINGS COUNTY	10952 CEDAR ST	93202	017-040-019-000		MEDIUM DENSITY R	R-1-6	4	7	0.44	Vacant	YES - Current	NO - Privately-Owne	Available		0	1	0	1		ARMONA	NONE
KINGS COUNTY	10721 BALM OF GILEAD	93202	017-070-007-000		MEDIUM DENSITY R	R-1-6	4	7	0.13	Vacant	YES - Current	NO - Privately-Owne	Available		0	1	0	1		ARMONA	NONE
KINGS COUNTY	10771 BALM OF GILEAD	93202	017-070-011-000		MEDIUM DENSITY R	R-1-6	4	7	0.13	Vacant	YES - Current	NO - Privately-Owne	Available		0	1	0	1		ARMONA	NONE
KINGS COUNTY	10640 BALM OF GILEAD	93202	017-070-027-000		MEDIUM DENSITY R	R-1-6	4	7	0.11	Vacant	YES - Current	NO - Privately-Owne	Available		0	1	0	1		ARMONA	NONE
KINGS COUNTY	14TH AVE & LACEY	93202	017-100-012-000		MEDIUM DENSITY R	R-1-6	4	7	15.06	Vacant	YES - Planned	NO - Privately-Owne	Available		0	30	30	60		ARMONA	NONE
KINGS COUNTY	JENSEN & PEACH	93202	017-020-061-000		MEDIUM DENSITY R	R-1-6	4	7	0.31	Vacant	YES - Current	NO - Privately-Owne	Available		0	1	0	1		ARMONA	NONE
KINGS COUNTY	LOCUST & JENSEN	93202	017-020-064-000		MEDIUM DENSITY R	R-1-6	4	7	0.8	Residential	YES - Current	NO - Privately-Owne	Available		0	1	0	1	UNDERUTILIZED, ONE MOBILE HOME	ARMONA	NONE
KINGS COUNTY	HIGHWAY 198 & 14TH	93202	017-310-012-000		MEDIUM DENSITY R	R-1-6	4	7	6.39	Vacant	YES - Current	NO - Privately-Owne	Available		0	13	12	25		ARMONA	NONE
KINGS COUNTY	HIGHWAY 198 & 14TH	93202	017-310-012-000		LOW MEDIUM DENS	R-1-12	2	4	7.98	Vacant	YES - Current	NO - Privately-Owne	Available		0	16	15	31		ARMONA	NONE
KINGS COUNTY	109 THIRD ST	93239	042-148-008-000		MEDIUM DENSITY R	R-1-6	4	7	0.14	Vacant	YES - Current	NO - Privately-Owne	Available		0	1	0	1		KETTLEMAN CITY	NONE
KINGS COUNTY	BARBARA & JENSEN	93202	017-010-046-000		MEDIUM DENSITY R	R-1-6	4	7	2.08	Vacant	YES - Current	NO - Privately-Owne	Available		0	4	4	8		ARMONA	NONE
KINGS COUNTY	BARBARA & JENSEN	93202	017-020-065-000		MEDIUM DENSITY R	R-1-6	4	7	0.7	Vacant	YES - Current	NO - Privately-Owne	Available		0	1	1	2		ARMONA	NONE
KINGS COUNTY	LOCUST & CEDAR	93202	017-020-068-000		MEDIUM DENSITY R	R-1-6	4	7	1.88	Vacant	YES - Current	NO - Privately-Owne	Available		0	4	3	7		ARMONA	NONE
KINGS COUNTY	MARGO & LIBBIE	93230	011-480-128-000		MEDIUM DENSITY R	R-1-6	4	7	0.06	Vacant	YES - Current	YES - Special Distric	Available		0	1	0	1		HOME GARDEN	NONE
KINGS COUNTY	TEMPLE & SHAW	93230	016-140-062-000		MEDIUM DENSITY R	R-1-6	4	7	2.03	Vacant	YES - Potential	NO - Privately-Owne	Available		0	4	4	8		HOME GARDEN	NONE
KINGS COUNTY	6TH & GARDEN	93230	016-293-014-000		MEDIUM DENSITY R	R-1-6	4	7	0.17	Vacant	YES - Current	NO - Privately-Owne	Available		0	1	0	1		HOME GARDEN	NONE
KINGS COUNTY	6TH & GARDEN	93230	016-293-015-000		MEDIUM DENSITY R	R-1-6	4	7	0.15	Vacant	YES - Current	NO - Privately-Owne	Available		0	1	0	1		HOME GARDEN	NONE
KINGS COUNTY	9601 EASTVIEW DR	93230	016-294-007-000		MEDIUM DENSITY R	R-1-6	4	7	0.14	Vacant	YES - Current	NO - Privately-Owne	Available		0	1	0	1		HOME GARDEN	NONE
KINGS COUNTY	9631 EASTVIEW DR	93230	016-294-004-000		MEDIUM DENSITY R	R-1-6	4	7	0.14	Vacant	YES - Current	NO - Privately-Owne	Available		0	1	0	1		HOME GARDEN	NONE
KINGS COUNTY	GARDEN & 6TH	93230	016-294-015-000		MEDIUM DENSITY R	R-1-6	4	7	0.14	Vacant	YES - Current	NO - Privately-Owne	Available		0	1	0	1		HOME GARDEN	NONE
KINGS COUNTY	GARDEN & 6TH	93230	016-293-013-000		MEDIUM DENSITY R	R-1-6	4	7	0.31	Vacant	YES - Current	NO - Privately-Owne	Available		0	1	0	1		HOME GARDEN	NONE
KINGS COUNTY	CROSS & MULBERRY	93266	026-390-001-000		MEDIUM DENSITY R	R-1-6	4	7	0.06	Vacant	YES - Potential	YES - Special Distric	Available		0	1	0	1		STRATFORD	IRREGULAR LOT
KINGS COUNTY	EDWARDS & NINTH	93239	042-114-018-000		MEDIUM DENSITY R	R-1-6	4	7	0.06	Vacant	YES - Current	NO - Privately-Owne	Available		0	1	0	1		STRATFORD	NONE
KINGS COUNTY	EDWARDS & NINTH	93239	042-114-017-000		MEDIUM DENSITY R	R-1-6	4	7	0.09	Vacant	YES - Current	NO - Privately-Owne	Available		0	1	0	1		STRATFORD	NONE
KINGS COUNTY	EDWARDS & NINTH	93239	042-114-016-000		MEDIUM DENSITY R	R-1-6	4	7	0.04	Vacant	YES - Current	NO - Privately-Owne	Available		0	1	0	1		STRATFORD	IRREGULAR LOT
KINGS COUNTY	EDWARDS & NINTH	93239	042-114-006-000		MEDIUM DENSITY R	R-1-6	4	7	0.07	Vacant	YES - Current	NO - Privately-Owne	Available		0	1	0	1		STRATFORD	NONE
KINGS COUNTY	KING & NINTH	93239	042-391-016-000		MEDIUM DENSITY R	R-1-6	4	7	0.06	Vacant	YES - Current	NO - Privately-Owne	Available		0	1	0	1		STRATFORD	NONE
KINGS COUNTY	MILHAM & FIRST ST	93239	038-240-098-000		MEDIUM DENSITY R	R-1-6	4	7	7.56	Vacant	YES - Current	NO - Privately-Owne	Available		0	15	15	30		KETTLEMAN CITY	NONE
KINGS COUNTY	FIRST & MILHAM	93239	042-119-006-000		MEDIUM DENSITY R	R-1-6	4	7	0.25	Vacant	YES - Current	NO - Privately-Owne	Available		0	1	0	1		KETTLEMAN CITY	NONE
KINGS COUNTY	SECOND & GENERAL PETROLEUM	93239	042-142-003-000		MEDIUM DENSITY R	R-1-6	4	7	0.14	Vacant	YES - Current	NO - Privately-Owne	Available		0	1	0	1		KETTLEMAN CITY	NONE
KINGS COUNTY	FOURTH & STANDARD OIL	93239	042-143-002-000		MEDIUM DENSITY R	R-1-6	4	7	0.14	Vacant	YES - Current	NO - Privately-Owne	Available		0	1	0	1		KETTLEMAN CITY	NONE
KINGS COUNTY	FIRST & EDWARDS	93239	042-111-005-000		MEDIUM DENSITY R	R-1-6	4	7	0.45	Vacant	YES - Current	NO - Privately-Owne	Available		0	1	0	1		KETTLEMAN CITY	NONE
KINGS COUNTY	101 EDWARDS ST	93239	042-112-031-000		MEDIUM DENSITY R	R-1-6	4	7	0.13	Vacant	YES - Current	NO - Privately-Owne	Available		0	1	0	1		KETTLEMAN CITY	NONE
KINGS COUNTY	114 EDWARDS ST	93239	042-112-033-000		MEDIUM DENSITY R	R-1-6	4	7	0.13	Vacant	YES - Current	NO - Privately-Owne	Available		0	1	0	1		KETTLEMAN CITY	NONE
KINGS COUNTY	208 EDWARDS ST	93239	042-112-040-000		MEDIUM DENSITY R	R-1-6	4	7	0.07	Vacant	YES - Current	NO - Privately-Owne	Available		0	1	0	1		KETTLEMAN CITY	NONE
KINGS COUNTY	348 EDWARDS ST	93239	042-113-023-000		MEDIUM DENSITY R	R-1-6	4	7	0.07	Vacant	YES - Current	NO - Privately-Owne	Available		0	1	0	1		KETTLEMAN CITY	NONE
KINGS COUNTY	3RD ST & CROSS	93239	026-141-019-000		MEDIUM DENSITY R	R-1-6	4	7	0.21	Vacant	YES - Current	NO - Privately-Owne	Available		0	1	0	1		STRATFORD	NONE
KINGS COUNTY	LANSING & EMPIRE	93266	026-120-061-000		MEDIUM DENSITY R	R-1-6	4	7	0.42	Public facilities	YES - Current	YES - Special Distric	Available		0	1	0	1	UNDERUTILIZED, UTILITY SHED	STRATFORD	NONE
KINGS COUNTY	LANSING & EMPIRE	93266	026-120-061-000		LOW DENSITY RES	R-1-20	1	2	0.32	Public facilities	YES - Current	YES - Special Distric	Available		0	0	1	1	UNDERUTILIZED, UTILITY SHED	STRATFORD	NONE
KINGS COUNTY	6TH ST & EMPIRE	93266	026-132-016-000		MEDIUM DENSITY R	R-1-6	4	7	6.85	Vacant	YES - Current	NO - Privately-Owne	Available		0	14	13	27		STRATFORD	NONE
KINGS COUNTY	JOHNSON & SECOND	93230	002-252-007-000		MEDIUM DENSITY R	R-1-6	4	7	0.17	Residential	YES - Current	NO - Privately-Owne	Available		0	1	0	1	UNDERUTILIZED, SHED	HARDWICK	NONE
KINGS COUNTY	14650 JOHNSON ST	93230	002-253-009-000		MEDIUM DENSITY R	R-1-6	4	7	0.37	Vacant	YES - Current	NO - Privately-Owne	Available		0	1	0	1		HARDWICK	NONE
KINGS COUNTY	VISTA & LACEY	93230	014-251-022-000		MEDIUM DENSITY R	R-1-8	4	7	0.2	Vacant	YES - Current	NO - Privately-Owne	Available		0	1	0	1			NONE
KINGS COUNTY	9884 VISTA AVE	93230	014-251-039-000		MEDIUM DENSITY R	R-1-8	4	7	0.32	Vacant	YES - Current	NO - Privately-Owne	Available		0	1	0	1			NONE
KINGS COUNTY	VISTA & LACEY	93230	014-251-018-000		MEDIUM DENSITY R	R-1-8	4	7	0.14	Residential	YES - Current	NO - Privately-Owne	Available		0	1	0	1	UNDERUTILIZED, SHED		NONE
KINGS COUNTY	LACEY & VISTA	93230	014-251-027-000		MEDIUM DENSITY R	R-1-8	4	7	0.11	Vacant	YES - Current	NO - Privately-Owne	Available		0	1	0	1			NONE
KINGS COUNTY	9954 VISTA AVE	93230	014-251-016-000		MEDIUM DENSITY R	R-1-8	4	7	0.38	Vacant	YES - Current	NO - Privately-Owne	Available		0	1	0	1			NONE
KINGS COUNTY	ORCHARD & 10TH AVE	93230	016-171-084-000		MEDIUM DENSITY R	R-1-8	4	7	0.28	Vacant	YES - Current	NO - Privately-Owne	Available		0	1	0	1		HOME GARDEN	NONE
KINGS COUNTY	2ND PL & ORCHARD	93230	016-172-016-000		MEDIUM DENSITY R	R-1-8	4	7	0.07	Vacant	YES - Current	NO - Privately-Owne	Available		0	1	0	1		HOME GARDEN	NONE
KINGS COUNTY	11937 1ST PL	93230	016-182-014-000		LOW MEDIUM DENS	R-1-12	2	4	0.33	Residential	YES - Current	NO - Privately-Owne	Available		0	0	1	1	UNDERUTILIZED, SHED	HOME GARDEN	NONE
KINGS COUNTY	2ND PL & GARDEN	93230	016-182-039-000		LOW MEDIUM DENS	R-1-12	2	4	0.33	Vacant	YES - Current	NO - Privately-Owne	Available		0	0	1	1		HOME GARDEN	NONE
KINGS COUNTY	2ND PL & GARDEN	93230	016-182-040-000		LOW MEDIUM DENS	R-1-12	2	4	0.33	Vacant	YES - Current	NO - Privately-Owne	Available		0	0	1	1		HOME GARDEN	NONE
KINGS COUNTY	2ND PL & GARDEN	93230	016-182-041-000		LOW MEDIUM DENS	R-1-12	2	4	0.33	Vacant	YES - Current	NO - Privately-Owne	Available		0	0	1	1		HOME GARDEN	NONE
KINGS COUNTY	11890 2ND PL	93230	016-182-007-000		LOW MEDIUM DENS	R-1-12	2	4	0.33	Vacant	YES - Current	NO - Privately-Owne	Available		0	0	1	1		HOME GARDEN	NONE
KINGS COUNTY	11837 2ND PL	93230	016-183-021-000		LOW MEDIUM DENS	R-1-12	2	4	0.33	Vacant	YES - Current	NO - Privately-Owne	Available		0	0	1	1		HOME GARDEN	NONE
KINGS COUNTY	11775 2ND PL	93230	016-183-034-000		LOW MEDIUM DENS	R-1-12	2	4	0.33	Vacant	YES - Current	NO - Privately-Owne	Available		0	0	1	1		HOME GARDEN	NONE
KINGS COUNTY	11832 3RD PL	93230	016-183-037-000		LOW MEDIUM DENS	R-1-12	2	4	0.33	Vacant	YES - Current	NO - Privately-Owne	Available		0	0	1	1	RECREATIONAL VEHICLE PARKING	HOME GARDEN	NONE
KINGS COUNTY	11988 1ST PL	93230	016-181-026-000		LOW MEDIUM DENS	R-1-12	2	4	0.33	Vacant	YES - Current	NO - Privately-Owne	Available		0	0	1	1		HOME GARDEN	NONE
KINGS COUNTY	LAUREL & EMPIRE	93230	026-161-016-000		LOW MEDIUM DENS	R-1-12	2	4	0.37	Vacant	YES - Current	NO - Privately-Owne	Available		0	0	1	1		STRATFORD	NONE
KINGS COUNTY	17668 IONA AVE	93245	023-040-050-000		LOW DENSITY RES	R-1-20	1	2	10.7	Agricultural/open spa	YES - Current	NO - Privately-Owne	Available		0	0	10	10	AGRICULTURAL CROPS		NONE
KINGS COUNTY	14TH & SCHOOL	93230	009-150-024-000		LOW DENSITY RES	R-1-20	1	2	0.73	Residential	YES - Current	NO - Privately-Owne	Available		0	0	1	1	UNDERUTILIZED, SHED	GRANGEVILLE	NONE
KINGS COUNTY	13820 KANAWYER DR	93230	009-150-005-000		LOW DENSITY RES	R-1-20	1	2	0.92	Vacant	YES - Current	NO - Privately-Owne	Available		0	0	1	1		GRANGEVILLE	NONE
KINGS COUNTY	13900 KANAWYER DR	93230	009-150-028-000		LOW DENSITY RES	R-1-20	1	2	0.62	Vacant	YES - Current	NO - Privately-Owne	Available		0	0	1	1		GRANGEVILLE	NONE
KINGS COUNTY	8898 CHURCH DR	93230	005-050-007-000		LOW DENSITY RES	R-1-20	1	2	0.35	Vacant	YES - Current	NO - Privately-Owne	Available		0	0	1	1		GRANGEVILLE	NONE
KINGS COUNTY	CHURCH & SCHOOL	93230	005-050-008-000		LOW DENSITY RES	R-1-20	1	2	0.28	Vacant	YES - Current	NO - Privately-Owne	Available		0	0	1	1		GRANGEVILLE	NONE
KINGS COUNTY	CHURCH & SCHOOL	93230	005-050-014-000		LOW DENSITY RES	R-1-20	1	2	0.28	Vacant	YES - Current	NO - Privately-Owne	Available		0	0	1	1		GRANGEVILLE	NONE
KINGS COUNTY	CHURCH & SCHOOL	93230	005-050-013-000		LOW DENSITY RES	R-1-20	1	2	0.18	Residential	YES - Current	NO - Privately-Owne	Available		0	0	1	1	RECREATIONAL VEHICLE PARKING	GRANGEVILLE	NONE
KINGS COUNTY	11770 10 1/2 AVE	93230	011-430-013-000		VERY LOW DENSIT	RR	1	1	1.01	Vacant	YES - Current	NO - Privately-Owne	Available		0	0	1	1			NONE
KINGS COUNTY	13159 13TH	93230	017-280-022-000		VERY LOW DENSIT	RR	1	1	4	Agricultural/open spa	YES - Current	NO - Privately-Owne	Available		0	0	4	4	AGRICULTURAL CROPS	ARMONA	NONE
KINGS COUNTY	13TH & HOOD	93230	017-280-018-000		VERY LOW DENSIT	RR	1	1	1.02	Vacant	YES - Current	NO - Privately-Owne	Available		0	0	1	1		ARMONA	NONE
KINGS COUNTY	5 1/2 & HWY 43	93212	034-050-041-000		VERY LOW DENSIT	RR	1	1	1.67	Vacant	YES - Current	NO - Privately-Owne	Available		0	0	1	1			NONE
KINGS COUNTY	5 1/2 & NILES	93212	034-060-051-000		VERY LOW DENSIT	RR	1	1	0.16	Vacant	YES - Current	NO - Privately-Owne	Available		0	0	1	1			NONE
KINGS COUNTY	5 1/2 & NILES	93212	034-060-037-000		VERY LOW DENSIT	RR	1	1	1	Vacant	YES - Current	NO - Privately-Owne	Available		0	0	1	1			NONE
KINGS COUNTY	24132 CANAL RD	93212	034-080-013-000		VERY LOW DENSIT	RR	1	1	1.03	Residential	YES - Current	NO - Privately-Owne	Available		0	0	1	1	UNDERUTILIZED, SHED		NONE
KINGS COUNTY	5898 NEWARK AVE	93212	034-080-034-000		VERY LOW DENSIT	RR	1	1	0.92	Residential	YES - Current	NO - Privately-Owne	Available		0	0	1	1	UNDERUTILIZED, SHED		NONE
KINGS COUNTY	5814 NEWARK AVE	93212	034-080-031-000		VERY LOW DENSIT	RR	1	1	0.92	Vacant	YES - Current	NO - Privately-Owne	Available		0	0	1	1			NONE
KINGS COUNTY	NICE & 6 1/2	93212	034-101-018-000		VERY LOW DENSIT	RR	1	1	0.96	Vacant	YES - Current	NO - Privately-Owne	Available		0	0	1	1			NONE
KINGS COUNTY	23791 6 1/2 AVE	93212	034-101-027-000		VERY LOW DENSIT	RR	1	1	0.4	Vacant	YES - Current	NO - Privately-Owne	Available		0	0	1	1			NONE
KINGS COUNTY	6384 NILES AVE	93212	034-102-017-000		VERY LOW DENSIT	RR	1	1	0.48	Vacant	YES - Current	NO - Privately-Owne	Available		0	0	1	1			NONE
KINGS COUNTY	6418 NILES AVE	93212	034-102-019-000		VERY LOW DENSIT	RR	1	1	0.48	Residential	YES - Current	NO - Privately-Owne	Available		0	0	1	1	UNDERUTILIZED, TWO SHEDS		NONE
KINGS COUNTY	705 PICKERELL AVE	93212	034-160-017-000		VERY LOW DENSIT	RR	1	1	0.89	Residential	YES - Current	NO - Privately-Owne	Available		0	0	1	1	UNDERUTILIZED, SHED, RECREATIONAL VEHICLE PARKING		NONE
KINGS COUNTY	725 PICKERELL AVE	93212	034-160-016-000		VERY LOW DENSIT	RR	1	1	0.94	Vacant	YES - Current	NO - Privately-Owne	Available		0	0	1	1	DEMO DEBRIS		NONE
KINGS COUNTY	PLYMOUTH & 6TH	93212	044-120-021-000		VERY LOW DENSIT	RR	1	1	4.05	Vacant	YES - Current	NO - Privately-Owne	Available		0	0	4	4			FLOOD ZONE A
KINGS COUNTY	NEWARK & 6 1/4 AVE	93212	034-101-007-000		VERY LOW DENSIT	RR	1	1	0.5	Residential	YES - Current	NO - Privately-Owne	Available		0	0	1	1	UNDERUTILIZED, SHED		NONE
KINGS COUNTY	10439 9 1/2 AVE	93230	016-042-075-000		VERY LOW DENSIT	RR	1	1	1.45	Residential	YES - Current	NO - Privately-Owne	Available		0	0	1	1	UNDERUTILIZED, SHEDS		NONE
KINGS COUNTY	7263 10 1/2 AVE	93230	007-030-008-000		VERY LOW DENSIT	RR	1	1	10	Agricultural/open spa	YES - Current	NO - Privately-Owne	Available		0	0	10	10	AGRICULTURAL CROPS		NONE
KINGS COUNTY	10651 9 1/8 AVE	93230	016-043-044-000		VERY LOW DENSIT	RR	1	1	1.42	Commercial	YES - Current	NO - Privately-Owne	Available		0	0	1	1	CONTRACTOR STORAGE YARD		NONE
KINGS COUNTY	11675 9TH AVE	93230	016-150-019-000		VERY LOW DENSIT	RR	1	1	1	Vacant	YES - Current	NO - Privately-Owne	Available		0	0	1	1			NONE
KINGS COUNTY	9 3/4 AVE & HANFORD ARMONA	93230	016-160-071-000		VERY LOW DENSIT	RR	1	1	2.49	Vacant	YES - Current	NO - Privately-Owne	Available		0	0	2	2			NONE
KINGS COUNTY	9 3/4 AVE & HANFORD ARMONA	93230	016-160-062-000		VERY LOW DENSIT	RR	1	1	3.02	Residential	YES - Current	NO - Privately-Owne	Available		0	0	3	3	UNDERUTILIZED, STORAGE STRUCTURES, VEHICLES		NONE
KINGS COUNTY	LACEY & MAGNA CARTA	93230	009-050-030-000		VERY LOW DENSIT	RR	1	1	8.11	Vacant	YES - Current	NO - Privately-Owne	Available		0	0	8	8			NONE
KINGS COUNTY	LACEY & MAGNA CARTA	93230	009-050-031-000		VERY LOW DENSIT	RR	1	1	1.67	Vacant	YES - Current	NO - Privately-Owne	Available		0	0	1	1			NONE
KINGS COUNTY	10 1/2 AVE & HANFORD ARMONA	93230	011-420-014-000		VERY LOW DENSIT	RR	1	1	0.2	Vacant	YES - Current	NO - Privately-Owne	Available		0	0	1	1			NONE
KINGS COUNTY	11530 10 1/2 AVE	93230	011-430-001-000		VERY LOW DENSIT	RR	1	1	1.86	Residential	YES - Current	NO - Privately-Owne	Available		0	0	1	1	UNDERUTILIZED, STORAGE STRUCTURES, VEHICLES		NONE
KINGS COUNTY	17TH AVE & HANFORD ARMONA	93245	021-050-007-000		VERY LOW DENSIT	RR	1	1	11.25	Vacant	YES - Current	NO - Privately-Owne	Available		0	0	11	11			CANAL TRANSECTS
KINGS COUNTY	18TH AVE & INDIANA	93245	024-063-030-000		VERY LOW DENSIT	RR	1	1	8.43	Agricultural/open spa	YES - Current	NO - Privately-Owne	Available		0	0	8	8	UNDERUTILIZED, AG ANIMAL SHAFE STRUCTURES		NONE
KINGS COUNTY	13557 18TH AVE	93245	024-064-032-000		VERY LOW DENSIT	RR	1	1	11.25	Vacant	YES - Current	NO - Privately-Owne	Available		0	0	11	11			CANAL TRANSECTS
KINGS COUNTY	16TH RD & 16TH AVE	93245	017-170-042-000		VERY LOW DENSIT	RR	1	1	0.74	Vacant	YES - Current	NO - Privately-Owne	Available		0	0	1	1			IRREGULAR LOT
KINGS COUNTY	BLOWERS ST & FIRST ST	93230	002-251-015-000		VERY LOW DENSIT	RR	1	1	1.91	Vacant	YES - Current	NO - Privately-Owne	Available		0	0	1	1			NONE

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Maximum Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Optional Information1	Optional Information2	Optional Information3
KINGS COUNTY	FRONTIER & GRANGEVILLE	93230	009-080-017-000		VERY LOW DENSITY	RR	1	1	1.49	Vacant	YES - Current	NO - Privately-Owned	Available		0	0	1	1		GRANGEVILLE	NONE
KINGS COUNTY	ALICE SPRINGS & FRONTIER	93230	009-130-002-000		VERY LOW DENSITY	RR	1	1	1.61	Vacant	YES - Current	NO - Privately-Owned	Available		0	0	1	1		GRANGEVILLE	NONE
KINGS COUNTY	9606 14TH AVE	93230	005-030-013-000		VERY LOW DENSITY	RR	1	1	50.15	Public facilities	YES - Current	NO - Privately-Owned	Available		0	0	50	50	CANAL	GRANGEVILLE	CANAL TRANSECTS
KINGS COUNTY	8514 14TH AVE	93230	005-030-012-000		VERY LOW DENSITY	RR	1	1	4.17	Vacant	YES - Current	NO - Privately-Owned	Available		0	0	4	4		GRANGEVILLE	NONE
KINGS COUNTY	14330 MARION LN	93230	005-090-005-000		VERY LOW DENSITY	RR	1	1	1.51	Vacant	YES - Current	NO - Privately-Owned	Available		0	0	1	1		GRANGEVILLE	NONE
KINGS COUNTY	HWY 41 & LACEY	93245	004-261-029-000		VERY LOW DENSITY	RR	1	1	1.12	Vacant	YES - Current	YES - State-Owned	Available		0	0	1	1			NONE
KINGS COUNTY	LACEY & HWY 41	93245	004-261-028-000		VERY LOW DENSITY	RR	1	1	4.63	Vacant	YES - Current	NO - Privately-Owned	Available		0	0	4	4			NONE
KINGS COUNTY	FAIR OAKS & HWY 41	93245	004-270-016-000		VERY LOW DENSITY	RR	1	1	0.73	Vacant	YES - Current	YES - State-Owned	Available		0	0	1	1			FLOOD ZONE AE
KINGS COUNTY	HOUSTON & HWY 198	93245	023-040-022-000		VERY LOW DENSITY	RR	1	1	2.89	Vacant	YES - Current	NO - Privately-Owned	Available		0	0	2	2			NONE
KINGS COUNTY	14TH AVE & HUME	93230	017-300-012-000		VERY LOW DENSITY	RR	1	1	3.83	Vacant	YES - Current	NO - Privately-Owned	Available		0	0	3	3			NONE
KINGS COUNTY	ALICE SPRINGS & FRONTIER	93230	009-120-005-000		VERY LOW DENSITY	RR	1	1	11.65	Vacant	YES - Current	NO - Privately-Owned	Available		0	0	11	11		GRANGEVILLE	NONE
KINGS COUNTY	GRANGEVILLE & 14TH AVE	93230	009-090-017-000		VERY LOW DENSITY	RR	1	1	1.21	Vacant	YES - Current	NO - Privately-Owned	Available		0	0	1	1		GRANGEVILLE	NONE
KINGS COUNTY	14352 PEGGY DR	93230	005-100-004-000		VERY LOW DENSITY	RR	1	1	1.17	Vacant	YES - Current	NO - Privately-Owned	Available		0	0	1	1		GRANGEVILLE	NONE
KINGS COUNTY	14416 PEGGY DR	93230	005-100-002-000		VERY LOW DENSITY	RR	1	1	1	Vacant	YES - Current	NO - Privately-Owned	Available		0	0	1	1		GRANGEVILLE	NONE
KINGS COUNTY	14384 PEGGY DR	93230	005-100-003-000		VERY LOW DENSITY	RR	1	1	1	Vacant	YES - Current	NO - Privately-Owned	Available		0	0	1	1		GRANGEVILLE	NONE
KINGS COUNTY	8768 LILY WAY	93230	005-100-001-000		VERY LOW DENSITY	RR	1	1	1	Vacant	YES - Current	NO - Privately-Owned	Available		0	0	1	1		GRANGEVILLE	NONE
KINGS COUNTY	8808 LILY WAY	93230	005-100-014-000		VERY LOW DENSITY	RR	1	1	1	Vacant	YES - Current	NO - Privately-Owned	Available		0	0	1	1		GRANGEVILLE	NONE
KINGS COUNTY	8846 LILY WAY	93230	005-100-013-000		VERY LOW DENSITY	RR	1	1	1	Vacant	YES - Current	NO - Privately-Owned	Available		0	0	1	1		GRANGEVILLE	NONE
KINGS COUNTY	8898 LILY WAY	93230	005-100-012-000		VERY LOW DENSITY	RR	1	1	1	Vacant	YES - Current	NO - Privately-Owned	Available		0	0	1	1		GRANGEVILLE	NONE
KINGS COUNTY	8941 LILY WAY	93230	005-100-009-000		VERY LOW DENSITY	RR	1	1	1.74	Vacant	YES - Current	NO - Privately-Owned	Available		0	0	1	1		GRANGEVILLE	NONE
KINGS COUNTY	8863 LILY WAY	93230	005-100-007-000		VERY LOW DENSITY	RR	1	1	1.32	Vacant	YES - Current	NO - Privately-Owned	Available		0	0	1	1		GRANGEVILLE	NONE
KINGS COUNTY	8895 LILY WAY	93230	005-100-008-000		VERY LOW DENSITY	RR	1	1	1.15	Vacant	YES - Current	NO - Privately-Owned	Available		0	0	1	1		GRANGEVILLE	NONE
KINGS COUNTY	14361 PEGGY DR	93230	005-100-005-000		VERY LOW DENSITY	RR	1	1	1.13	Vacant	YES - Current	NO - Privately-Owned	Available		0	0	1	1		GRANGEVILLE	NONE
KINGS COUNTY	GRANGEVILLE & 13 1/2 AVE	93230	009-120-006-000		VERY LOW DENSITY	RR	1	1	1.12	Vacant	YES - Current	NO - Privately-Owned	Available		0	0	1	1		GRANGEVILLE	NONE
KINGS COUNTY	SCHOOL & 14TH	93230	005-050-035-000		VERY LOW DENSITY	RR	1	1	1.22	Residential	YES - Current	NO - Privately-Owned	Available		0	0	1	1	UNDERUTILIZED, ONE STORAGE STRUC	GRANGEVILLE	NONE
KINGS COUNTY	13883 FRANCISCO DR	93230	009-160-015-000		VERY LOW DENSITY	RR	1	1	1	Vacant	YES - Current	NO - Privately-Owned	Available		0	0	1	1		GRANGEVILLE	NONE
KINGS COUNTY	FRANCISCO & FRONTIER	93230	009-160-051-000		VERY LOW DENSITY	RR	1	1	0.26	Residential	YES - Current	NO - Privately-Owned	Available		0	0	1	1	TENNIS COURT	GRANGEVILLE	NONE
KINGS COUNTY	8761 FRONTEIR ST	93230	009-160-050-000		VERY LOW DENSITY	RR	1	1	1.2	Vacant	YES - Current	NO - Privately-Owned	Available		0	0	1	1		GRANGEVILLE	NONE
KINGS COUNTY	13784 FRANCISCO DR	93230	009-160-032-000		VERY LOW DENSITY	RR	1	1	1.26	Vacant	YES - Current	NO - Privately-Owned	Available		0	0	1	1		GRANGEVILLE	NONE
KINGS COUNTY	8562 SERRANO AVE	93230	009-160-020-000		VERY LOW DENSITY	RR	1	1	1.7	Vacant	YES - Current	NO - Privately-Owned	Available		0	0	1	1		GRANGEVILLE	NONE
KINGS COUNTY	13741 FRANCISCO DR	93230	009-160-048-000		VERY LOW DENSITY	RR	1	1	1.15	Vacant	YES - Current	NO - Privately-Owned	Available		0	0	1	1		GRANGEVILLE	NONE
KINGS COUNTY	GRANGEVILLE & HWY 41	93245	004-270-005-000		VERY LOW DENSITY	RR	1	1	0.32	Vacant	YES - Current	NO - Privately-Owned	Available		0	0	1	1	VEHICLES		FLOOD ZONE AE
KINGS COUNTY	HANFORD ARMONA & FRONT	93245	017-310-008-000		LOW MEDIUM DENSITY	R-1-12	2	4	42.18	Vacant	YES - Current	NO - Privately-Owned	Available		0	0	84	84			NONE
KINGS COUNTY	HUME & REDWOOD	93245	017-310-012-000		LOW MEDIUM DENSITY	R-1-12	2	4	7.86	Vacant	YES - Current	NO - Privately-Owned	Available		0	0	15	15			NONE
KINGS COUNTY	HUME & REDWOOD	93245	017-310-012-000		MEDIUM DENSITY R	R-1-6	4	7	6.62	Vacant	YES - Current	NO - Privately-Owned	Available		0	13	13	26			NONE
KINGS COUNTY	LANSING & EMPIRE	93268	026-120-067-000		LOW DENSITY RES	R-1-20	1	2	1.26	Vacant	YES - Current	NO - Privately-Owned	Available		0	0	1	1		STRATFORD	NONE
KINGS COUNTY	LANSING & EMPIRE	93268	026-120-067-000		MEDIUM DENSITY R	R-1-6	4	7	11.22	Vacant	YES - Current	NO - Privately-Owned	Available		0	22	22	44		STRATFORD	NONE
KINGS COUNTY																		0		

APPENDIX C: PUBLIC PARTICIPATION

2024 – 2032 Housing Element

April 2026

Prepared By:

Realty Planners Group
Cities of Avenal, Corcoran, and Hanford Staff
County of Kings Staff

APPENDIX C: Public Participation Summary

TABLE OF CONTENTS

Contents

Housing Needs Survey Questions 3
Kings County Stakeholder List 6
Kings County Notice of Public Workshops 10
City of Avenal Public Notice 11
City of Corcoran Public Notice 12
City of Hanford Public Notice 13
City of Lemoore Public Notice 14
Additional Flyers and Communications 15
Community Workshop PowerPoint Presentations 18

Housing Needs Survey Questions

The following is a Housing Needs Survey prepared by county staff and shared to the cities of Avenal, Corcoran, Lemoore, and Hanford for public participation with comments received by November 27th, 2023.

Housing Needs Survey
6th Cycle Housing Element Update
November 2023

1. Do you live or work in Kings County? (Select all that apply.)
    a. Live in Kings County
    b. Work in Kings County
    c. Live and work in Kings County
    d. Business owner in Kings County
    e. Interested in Kings County housing issues
    f. Neither
2. How long have you lived in Kings County?
    a. Less than 1 year
    b. 1-5 years
    c. 6-10 years
    d. 10-19 years
    e. 20+ years
    f. I do not live in Kings County
3. What's your living situation?
    a. Own
    b. Rent
    c. Live with family or friends
    d. Unhoused
    e. Other:_____
4. What is your age?
    a. Under 17
    b. 18-24
    c. 25-34
    d. 35-44
    e. 45-64
    f. 65-74
    g. 75+
5. What is your race/ethnicity?
    a. White/Caucasian

b. Hispanic/Latino
c. Black/African Ancestry
d. Asian/Asian Ancestry
e. Native American or Indigenous
f. Middle Eastern
g. Two or more races
h. I prefer not to say

6. What is your total annual income?
    a. Up to $35,000
    b. $35,000 to $56,000
    c. $56,000 to $72,000
    d. $72,000 to $87,000
    e. $87,000 to $97,000
    f. $97,000 or more
    g. Prefer not to answer
7. What percentage of your income is spent on housing costs (including mortgage or rent and utilities, property tax, and homeowners insurance)?
    a. Less than 30% of income
    b. Between 30-50% of income
    c. More than 50% of income
    d. Does not apply
8. Select the top 3 housing priorities for Kings County.
    a. Increase the amount of housing that is affordable for moderate-, low-, and very low-income residents
    b. More senior housing
    c. Market-rate apartments
    d. Code enforcement
    e. Temporary housing for displaced families
    f. Create programs to help existing homeowners stay in their homes
    g. Make it easier to build in Kings County
    h. Improve substandard housing conditions
    i. Increase homeownership opportunities for moderate-, low-, and very low-income residents
    j. Target efforts to address inequities in the housing market, including discrimination in renting
    k. Other: _____
9. How well does your current housing meet your needs?
    a. I am satisfied with my housing
    b. My unit is in bad condition, and I cannot afford to make the needed repairs
    c. I am unable to house additional family members

d. My unit is substandard or in bad condition, and I need my landlord to respond
e. I would like to downsize, but I am unable to find a smaller unit
f. My unit needs improvements to make it easier to live with a disability
g. None of the above
h. Other:_____

10. What are the preferred types of homes you would like to see built in Kings County?
a. Single-family homes
b. Homes targeted for a specific purpose or population, including seniors, persons with disabilities, farm employees, permanent supportive housing (for people experiencing homelessness, transitional housing, etc.)
c. Townhomes
d. Mixed-income housing
e. Low-density Multi-family housing (duplexes, triplexes, quadplexes)
f. Higher-density Multi-family housing (15+ units)
g. Accessory Dwelling Units (ADUs)/Junior Accessory Dwelling Units (JADUs)
h. Other:_____

11. There is insufficient housing in my community for (please select all that apply).
a. Single individuals
b. Families with children
c. Low-income households
d. Older adults (seniors, elderly)
e. Persons with disabilities
f. I don't know
g. Other:_____

12. Please identify the top barrier to affordable housing.
a. Limited availability of affordable units
b. Quality of affordable housing does not meet my standards
c. Lack of resources
d. Long waitlists
e. Cost of buying a home
f. Income limits on affordable housing
g. Senior living, both assisted and independent
h. Other:_____

13. Are there strategies to meet housing needs that you believe Kings County should consider?
14. Please share any other comments you have related to housing in Kings County.

Kings County Stakeholder List

The following is list of Kings County Stakeholders prepared by the county May 26th, 2023.

LISA LEWIS
KINGS COUNTY BEHAVIORAL HEALTH
1400 W. LACEY BLVD.
HANFORD, CA 93230

ARMONA COMMUNITY SERVICES DISTRICT
PO BOX 486
ARMONA, CA 93202

STRATFORD PUD
19681 RAILROAD AVENUE
PO BOX 85
STRATFORD, CA 93266

CAROLINE FERRELL
CENTER ON RACE, POVERTY & THE ENVIRONMENT
1012 JEFFERSON STREET
DELANO, CA 93215

NANETTE VILLAREAL
KINGS UNITED WAY
125 W. 7TH ST
HANFORD, CA 93230

CORCORAN EMERGENCY AID
PO BOX 393
CORCORAN, CA 93212

LEMOORE CHRISTIAN AID
224 N. LEMOORE AVE.
LEMOORE, CA 93245

KETTLEMAN CITY CSD
PO BOX 66
KETTLEMAN CITY, CA 93239

HOME GARDEN CSD
1677 2ND PLACE
HANFORD, CA 93230

JULIETA MARTINEZ
KINGS COUNTY ECONOMIC DEVELOPMENT CORP.
124 N. IRWIN STREET
HANFORD, CA 93230

HOUSING AUTHORITY OF KINGS COUNTY
670 SOUTH IRWIN STREET
HANFORD, CA 93230

TODD BARLOW
KINGS COUNTY OFFICE OF EDUCATION
1144 W. LACEY BLVD.
HANFORD, CA 93230

KINGS COUNTY ACTION ORGANIZATION
JEFF GARNER
1130 N. 11TH AVE
HANFORD, CA 93230

KINGS COUNTY COMMISSION ON AGING
BOBBIE WARSTON
10953 14TH AVE
ARMONA, CA 93202

THE SALVATION ARMY
LT. SHANNON BROWN
380 E. IVY STREET
HANFORD, CA 93230

CHURCH OF THE SAVIOUR, SOUP KITCHEN
CAROLE FARRIS
519 NORTH DOUTY STREET
HANFORD, CA 93230

SELF HELP ENTERPRISES
TOM COLLISHAW
PO BOX 6520
VISALIA, CA 93290

KINGS COUNTY VETERANS SERVICES
SCOTT HOLWELL
1400 W. LACEY BLVD., LAW BLDG #4
HANFORD, CA 93230

CYNTHIA ECHAVARRIA BARUCH
COMMUNITY PLANNER & LIAISON OFFICER
750 ENTERPRISE AVENUE
NAS LEMOORE, CA 93246

CORCORAN JOURNAL
1040 WHITLEY AVE.
CORCORAN, CA 93212

KEVIN ROBERTSON
KINGS COUNTY FARM BUREAU
870 GREENFIELD AVENUE
HANFORD, CA 93230

CENTRAL VALLEY CHRISTIAN HOUSING DEVELOPMENT
2222 W. SUNNYSIDE AVE
VISALIA, CA 93277

KINGS PARTNERSHIP FOR CHILDREN
GABRIELA RODRIGUEZ
PO BOX 682
HANFORD, CA 93232

TACHI-YOKUT TRIBE
PO BOX 8
LEMOORE, CA 93245

HABITAT FOR HUMANITY
BOB HUGHES
PO BOX 848
VISALIA, CA 93279

KINGS REHABILITATION CENTER
409 E HANFORD ARMONA RD
HANFORD, CA 93230

JIMMY HOOK
AGRICULTURAL COMMISSIONER
680 N. CAMPUS DR. SUITE B
HANFORD, CA 93230

HANFORD SENTINEL
300 W. 6TH ST
HANFORD, CA 93230

CALIFORNIA RURAL LEGAL ASSISTANCE
3747 E. SHIELDS AVE
FRESNO, CA 93726

AMERICAN RED CROSS
208 WEST MAIN STREET SUITE B
VISALIA, CALIFORNIA 93291

KINGS COMMUNITY ACTION ORGANIZATION EMERGENCY SVCS
1130 N. 11TH AVE
HANFORD, CALIFORNIA 93230

TERRI KING
KINGS COUNTY ASSOCIATION OF GOVERNMENTS
339 W. D STREET, SUITE B
LEMOORE, CA 93245

MICHELLE BROWN
MAIN STREET HANFORD
219 W. LACEY BLVD
HANFORD, CA 93230

REFUGE ARMONA
PO BOX 1921
HANFORD, CA 93232

WENDY OSIKAFO
KINGS COUNTY HUMAN SERVICES AGENCY
1400 W. LACEY BLVD.
HANFORD, CA 93230

KINGS COUNTY HOMELESSNESS COLLABORATIVE
1400 W. LACEY BLVD.
HANFORD, CA 93230

GOLDEN EAGLE PANTRY
WEST HILLS COLLEGE LEMOORE
555 COLLEGE AVE.
LEMOORE, CA 93245

CITY OF CORCORAN
KEVIN TROMBORG
832 WHITLEY AVE
CORCORAN, CA 93212

CHAMPIONS RECOVERY ALTERNATIVE PROGRAMS
FRANK RUIZ
311 N. DOUTY ST.
HANFORD, CALIFORNIA 93230

UNITED CEREBRAL PALSY OF CENTRAL CALIFORNIA
606 WEST SIXTH STREET
HANFORD, CALIFORNIA 93230

MIGUEL PEREZ
KINGS TULARE HOMELESS ALLIANCE
PO BOX 1742
VISALIA, CA 93279

ANGIE DOW
KINGS AREA REGIONAL TRANSPORT
610 W 7TH ST
HANFORD, CA 93230

CASA OF KINGS COUNTY
101 N. IRWIN ST. SUITE 110B
HANFORD, CA 93230

CENTRAL VALLEY REGIONAL CENTER
CHRISTINA SCOTT
5441 W. CYPRESS AVE.
VISALIA, CA 93277

CITY OF AVENAL
KAO NOU YANG
919 SKYLINE BLVD.
AVENAL, CA 93204

CITY OF HANFORD
JASON WATERS
317 N DOUTY ST
HANFORD, CA 93230

CITY OF LEMOORE
KRISTIE BALEY
711 W. CINNAMON DR
LEMOORE, CA 93245

KINGS COUNTY COMMUNITY DEVELOPMENT AGENCY
CHUCK KINNEY
1400 W. LACEY BLVD.
HANFORD, CA 93230

KINGS GOSPEL MISSION
PO BOX 1124
HANFORD, CA 93230

Kings County Notice of Public Workshops

The following are copies of Kings County Public notices prepared regarding the proposed 2024-2032 Housing Element Update and Fair Housing Analysis.

COUNTY OF KINGS
NOTICE OF PLANNING COMMISSION MEETING
& PUBLIC WORKSHOP ON THE PROPOSED
2024-2032 GENERAL PLAN HOUSING ELEMENT UPDATE & FAIR HOUSING ANALYSIS

NOTICE IS HEREBY GIVEN that the County of Kings, California, will conduct a Public Workshop on Monday, November 6, 2023, at 7:00 pm to receive input from the public on the proposed 2024-2032 Housing Element Update and the Fair Housing Analysis. Each jurisdiction within Kings County (Kings County unincorporated and the Cities of Avenal, Corcoran, Hanford, and Lemoore) will conduct a Public Workshop for the Housing Element Update and the Fair Housing Analysis, as follows:

- **City of Hanford** – Joint Study with City Council & Planning Commission on Monday, November 6, 2023, at 4:00 pm, located in the City Hall-Training Room, 319 N. Douty St., Hanford, CA 93230
- **Kings County unincorporated** – Planning Commission & Public Workshop on Monday, November 6, 2023, at 7:00 pm, located in the Multi-Purpose Room, 1400 W. Lacey Blvd., Administration Building #1, Hanford, CA 93230
- **City of Lemoore** – City Council & Public Workshop on Tuesday, November 7, 2023, at 5:30 pm, located in the City Council Chambers, 429 C Street, Lemoore, CA 93245
- **City of Avenal** – Town Hall Meeting on Wednesday, November 8, 2023, at 6:00 pm, located in Avenal Theater, 233 E. Kings St., Avenal, CA 93204
- **City of Corcoran** – Planning Commission & Public Workshop on Monday, November 20, 2023, at 5:30 pm, located in City Council Chambers, 1015 Chittenden Ave., Corcoran, CA 93212

The Housing Element, a part of each jurisdiction's General Plan, is required to identify and analyze existing and projected housing needs in order to preserve, improve and develop housing for all economic segments of the community, thereby affirmatively furthering fair housing policies and programs. The update will cover the County's & Cities' housing policies, goals and objectives for the planning period ending in 2032. In addition, the Housing Element will also include a fair housing analysis concerning fair housing enforcement, integration and segregation patterns and trends, racially and ethnically concentrated areas of poverty, disparities in access to opportunity, disproportionate housing needs in the city, and displacement risks.

Public Participation in the preparation of the Housing Element is a very important component of the planning process. The primary purpose of the Workshop is to receive the maximum public participation from citizens and stakeholders in the preparation of the Housing Element. The Workshop will provide participants with an opportunity to provide comments and to be involved in the plan-making process. Each jurisdiction (through its consultants) will answer any questions and record the public comments received at a meeting. A Spanish interpreter will be present at the meeting.

Any person with impairment pursuant to the American Disabilities Act ("ADA") who needs special accommodation for the Public Hearing or needs further information, please call the Kings County Community Development Agency at the number noted below.

Any person unable to attend the meeting may submit written comments to the Executive Secretary, Chanda Jackson, of the Kings County Community Development Agency, 1400 W. Lacey Blvd., Building #6, Hanford, CA 93230, or by email at Chanda.jackson@co.kingss.ca.us .

KINGS COUNTY COMMUNITY DEVELOPMENT AGENCY
/s/ Chuck Kinney
Chuck Kinney, Zoning Administrator

Publish: October 27, 2023

City of Avenal Public Notice

The following a notice of Town Hall Meeting for the Proposed 2024-2032 General Plan Housing Element Update & Fair Housing Analysis.

CITY OF AVENAL
NOTICE OF TOWN HALL MEETING ON THE PROPOSED
2024-2032 GENERAL PLAN HOUSING ELEMENT UPDATE & FAIR HOUSING ANALYSIS
Location: Avenal Theater
Address: 233 E. Kings St., Avenal, CA 93204

NOTICE IS HEREBY GIVEN that the City of Avenal, California, will conduct a Public Workshop on Wednesday, November 8, 2023 at 6:00 pm to receive input from the public on the proposed 2024-2032 Housing Element Update and the Fair Housing Analysis.

The Housing Element, a part of the City of Avenal's General Plan, is required to identify and analyze existing and projected housing needs in order to preserve, improve and develop housing for all economic segments of the community, thereby affirmatively furthering fair housing policies and programs. The update will cover the City of Avenal's housing policies, goals and objectives for the planning period ending in 2032. In addition, the Housing Element will also include a fair housing analysis concerning fair housing enforcement, integration and segregation patterns and trends, racially and ethnically concentrated areas of poverty, disparities in access to opportunity, disproportionate housing needs in the city, and displacement risks.

Public Participation in the preparation of the Housing Element is a very important component of the planning process. The primary purpose of the Workshop is to receive the maximum public participation from citizens and stakeholders in the preparation of the housing element. The Workshop will provide the participants an opportunity to provide comments and to be involved in the plan-making process. The City (through its consultants) will answer any questions and record the public comments received at the meeting. A Spanish interpreter will be present at the meeting.

Any person with impairment pursuant to the American Disabilities Act ("ADA") who needs special accommodation for the Public Hearing or needs further information, please call the (City/County Clerk) at the number noted below.

Any person unable to attend the meeting may submit written comments to the (City/County Clerk) of the (City of /County of) _____ (Name), (address), or by email at _____ or by fax at _____.

Posted and published: _____.

_____
City/County Clerk
City/County of _____ (Name)

City of Corcoran Public Notice

The following a notice of Planning Commission Meeting for the Proposed 2024-2032 General Plan Housing Element Update & Fair Housing Analysis.

CITY OF CORCORAN
NOTICE OF PLANNING COMMISSION MEETING
& PUBLIC WORKSHOP ON THE PROPOSED
2024-2032 GENERAL PLAN HOUSING ELEMENT UPDATE & FAIR HOUSING ANALYSIS
Location: Corcoran City Council Chambers
Address: 1015 Chittenden Ave., Corcoran, CA 93212

NOTICE IS HEREBY GIVEN that the City of Corcoran, California, will conduct a Public Workshop on Monday, November 20, 2023 at 5:30 pm to receive input from the public on the proposed 2024-2032 Housing Element Update and the Fair Housing Analysis.

The Housing Element, a part of the City of Corcoran's General Plan, is required to identify and analyze existing and projected housing needs in order to preserve, improve and develop housing for all economic segments of the community, thereby affirmatively furthering fair housing policies and programs. The update will cover the City of Corcoran's housing policies, goals and objectives for the planning period ending in 2032. In addition, the Housing Element will also include a fair housing analysis concerning fair housing enforcement, integration and segregation patterns and trends, racially and ethnically concentrated areas of poverty, disparities in access to opportunity, disproportionate housing needs in the city, and displacement risks.

Public Participation in the preparation of the Housing Element is a very important component of the planning process. The primary purpose of the Workshop is to receive the maximum public participation from citizens and stakeholders in the preparation of the housing element. The Workshop will provide the participants an opportunity to provide comments and to be involved in the plan-making process. The City (through its consultants) will answer any questions and record the public comments received at the meeting. A Spanish interpreter will be present at the meeting.

Any person with impairment pursuant to the American Disabilities Act ("ADA") who needs special accommodation for the Public Hearing or needs further information, please call the (City/County Clerk) at the number noted below.

Any person unable to attend the meeting may submit written comments to the (City/County Clerk) of the (City of /County of) _____ (Name), (address), or by email at _____ or by fax at _____.

Posted and published: _____.

_____
City/County Clerk
City/County of _____ (Name)

City of Hanford Public Notice

The following a notice of Planning Commission Meeting for the Proposed 2024-2032 General Plan Housing Element Update & Fair Housing Analysis.

CITY OF HANFORD
NOTICE OF JOINT STUDY
& PUBLIC WORKSHOP ON THE PROPOSED
2024-2032 GENERAL PLAN HOUSING ELEMENT UPDATE & FAIR HOUSING ANALYSIS
Location: Hanford City Hall-Training Room
Address: 319 N. Douty St., Hanford, CA 93230

NOTICE IS HEREBY GIVEN that the City of Hanford, California, will conduct a Public Workshop on Monday, November 6, 2023 at 4:00 pm to receive input from the public on the proposed 2024-2032 Housing Element Update and the Fair Housing Analysis.

The Housing Element, a part of the City of Hanford's General Plan, is required to identify and analyze existing and projected housing needs in order to preserve, improve and develop housing for all economic segments of the community, thereby affirmatively furthering fair housing policies and programs. The update will cover the City of Hanford's housing policies, goals and objectives for the planning period ending in 2032. In addition, the Housing Element will also include a fair housing analysis concerning fair housing enforcement, integration and segregation patterns and trends, racially and ethnically concentrated areas of poverty, disparities in access to opportunity, disproportionate housing needs in the city, and displacement risks.

Public Participation in the preparation of the Housing Element is a very important component of the planning process. The primary purpose of the Workshop is to receive the maximum public participation from citizens and stakeholders in the preparation of the housing element. The Workshop will provide the participants an opportunity to provide comments and to be involved in the plan-making process. The City (through its consultants) will answer any questions and record the public comments received at the meeting. A Spanish interpreter will be present at the meeting.

Any person with impairment pursuant to the American Disabilities Act ("ADA") who needs special accommodation for the Public Hearing or needs further information, please call the (City/County Clerk) at the number noted below.

Any person unable to attend the meeting may submit written comments to the (City/County Clerk) of the (City of /County of) _____ (Name), (address), or by email at _____ or by fax at _____.

Posted and published: _____.

_____
City/County Clerk
City/County of _____ (Name)

City of Lemoore Public Notice

The following a notice of Planning Commission Meeting for the Proposed 2024-2032 General Plan Housing Element Update & Fair Housing Analysis.

CITY OF LEMOORE
NOTICE OF CITY COUNCIL MEETING
& PUBLIC WORKSHOP ON THE PROPOSED
2024-2032 GENERAL PLAN HOUSING ELEMENT UPDATE & FAIR HOUSING ANALYSIS
Location: Lemoore City Council Chambers
Address: 429 C Street, Lemoore, CA 93245

NOTICE IS HEREBY GIVEN that the City of Lemoore, California, will conduct a Public Workshop on Tuesday, November 7, 2023 at 5:30 pm to receive input from the public on the proposed 2024-2032 Housing Element Update and the Fair Housing Analysis.

The Housing Element, a part of the City of Lemoore's General Plan, is required to identify and analyze existing and projected housing needs in order to preserve, improve and develop housing for all economic segments of the community, thereby affirmatively furthering fair housing policies and programs. The update will cover the City of Lemoore's housing policies, goals and objectives for the planning period ending in 2032. In addition, the Housing Element will also include a fair housing analysis concerning fair housing enforcement, integration and segregation patterns and trends, racially and ethnically concentrated areas of poverty, disparities in access to opportunity, disproportionate housing needs in the city, and displacement risks.

Public Participation in the preparation of the Housing Element is a very important component of the planning process. The primary purpose of the Workshop is to receive the maximum public participation from citizens and stakeholders in the preparation of the housing element. The Workshop will provide the participants an opportunity to provide comments and to be involved in the plan-making process. The City (through its consultants) will answer any questions and record the public comments received at the meeting. A Spanish interpreter will be present at the meeting.

Any person with impairment pursuant to the American Disabilities Act ("ADA") who needs special accommodation for the Public Hearing or needs further information, please call the (City/County Clerk) at the number noted below.

Any person unable to attend the meeting may submit written comments to the (City/County Clerk) of the (City of /County of) _____ (Name), (address), or by email at _____ or by fax at _____.

Posted and published: _____.

_____
City/County Clerk
City/County of _____ (Name)

Additional Flyers and Communications

The following is a Kings County Planning Commission Meeting & Public Workshops Notice as well as Flyers for the event in English and Spanish.

NOTICE OF PLANNING COMMISSION MEETING
& PUBLIC WORKSHOP ON THE PROPOSED
2024-2032 GENERAL PLAN HOUSING ELEMENT UPDATE & FAIR HOUSING ANALYSIS
Location: Administration Building #1 – Multi-Purpose Room
Address: Kings County Government Center, 1400 W. Lacey Blvd., Hanford, CA 93230

NOTICE IS HEREBY GIVEN that the County of Kings, California, will conduct a Public Workshop on Monday, November 6, 2023, at 7:00 pm to receive input from the public on the proposed 2024-2032 Housing Element Update and the Fair Housing Analysis.

The Housing Element, a part of the 2035 Kings County General Plan, is required to identify and analyze existing and projected housing needs in order to preserve, improve and develop housing for all economic segments of the community, thereby affirmatively furthering fair housing policies and programs. The update will cover the County's housing policies, goals and objectives for the planning period ending in 2032. In addition, the Housing Element will also include a fair housing analysis concerning fair housing enforcement, integration and segregation patterns and trends, racially and ethnically concentrated areas of poverty, disparities in access to opportunity, disproportionate housing needs in the city, and displacement risks.

Public Participation in the preparation of the Housing Element is a very important component of the planning process. The primary purpose of the Workshop is to receive the maximum public participation from citizens and stakeholders in the preparation of the Housing Element. The Workshop will provide the participants with an opportunity to provide comments and to be involved in the plan-making process. The County (through its consultants) will answer any questions and record the public comments received at the meeting. A Spanish interpreter will be present at the meeting.

Any person with impairment pursuant to the American Disabilities Act ("ADA") who needs special accommodation for the Public Hearing or needs further information, please call the Kings County Community Development Agency at the number noted below.

Any person unable to attend the meeting may submit written comments to the Executive Secretary, Chanda Jackson, of the Kings County Community Development Agency, 1400 W. Lacey Blvd., Building #6, Hanford, CA 93230, or by email at Chanda.jackson@co.kings.ca.us .

KINGS COUNTY COMMUNITY DEVELOPMENT AGENCY
/s/ Chuck Kinney
Chuck Kinney, Zoning Administrator

Publish: October 27, 2023

COUNTY OF KINGS
PUBLIC WORKSHOP

2024-2032 Housing Element Update & Fair Housing Analysis

PLEASE COME TO SHARE YOUR THOUGHTS AND COMMENTS ABOUT THE HOUSING NEEDS WITHIN KINGS COUNTY

Date: Monday, November 6, 2023
Time: 7:00 pm
Location: Multi-Purpose Room
Kings County Government Center
1400 Lacey Blvd., Administration Building #1
Hanford, CA 93230

For more information, please call the Kings County Community Development Agency at (559) 852-2670.

CONDADO DE KINGS

TALLER PUBLICO

2024-2032 Actualización del Elemento de Vivienda y Análisis de Vivienda Justa

POR FAVOR VENGA A COMPARTIR SUS PENSAMIENTOS Y COMENTARIOS SOBRE LAS NECESIDADES DE VIVIENDA DENTRO DEL CONDADO DE KINGS

Fecha: Miércoles, 6 de Noviembre 2023
Comienza: 7:00 pm
Ubicación: Sala multipropósito
Kings County Government Center
1400 Lacey Blvd., Administration Building #1
Hanford, CA 93230

Para obtener más información, llame a la Agencia de Desarrollo Comunitario del Condado de Kings al (559) 852-2670.

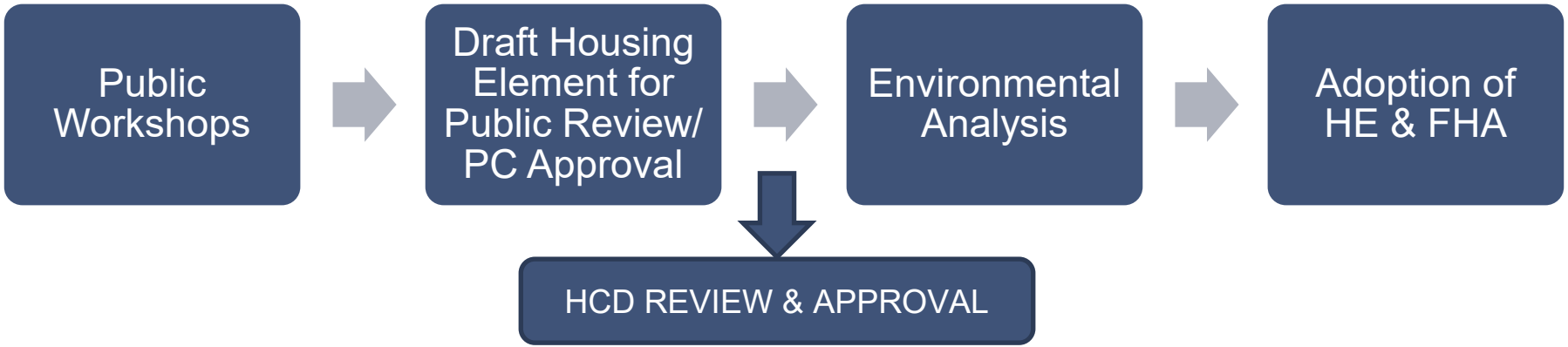
Community Workshop PowerPoint Presentations

The following are PowerPoint Presentations for each jurisdiction conducted for the public by consultant and county staff during public workshops.

PUBLIC WORKSHOP
2024-2032 HOUSING ELEMENT &
Fair Housing Analysis

KINGS COUNTY
Planning Commission Meeting, NOV. 6, 2023
7:00 P.M.

PLANNING PROCESS



COMMUNITY PARTICIPATION

Workshop – Nov. 6, 2023

Public Review - Draft HE & Fair Housing Analysis, Dec. 2023 - Jan. 2024

HE Adoption April-May 2024

What is a Housing Element?

A housing element is a Jurisdictions's vision and a plan on how best to provide housing for all income groups within the City and affirmatively furthering fair housing.

The housing element must be updated every eight years.

Steps in Updating Housing Element?

- Review and revise the Housing Element
- Incorporate new programs into the existing format
- Perform Site Inventory
- Include affordability level in Site Inventory (New)
- Include Programs to Affirmatively Further Fair Housing

What is Fair Housing Analysis?

1. Outreach
2. Assessment of Fair Housing
    a. Key Data and Background Information
    b. Fair Housing Enforcement and Outreach Capacity
    c. Integration and Segregation Patterns and Trends
    d. Racially or Ethnically Concentrated Areas of Poverty
    e. Disparities in Access to Opportunity
    f. Disproportionate Housing Needs in the Jurisdiction
    g. Displacement Risk
3. Sites Inventory
4. Identification of Contributing Factors, Goals and Actions

PRELIMINARY OBSERVATIONS

Preliminary Observations of the Housing Element and Fair Housing Analyses are as follows:

DEMOGRAPHIC DATA

- Total Population: 32,773
- Household Population: 30,074
- Hispanic or Latino: 50.7%
- Households: 9,244
- Owner occupied: 46.50%
- Persons per HH: N/A
- Median HH Income: N/A
- Poverty: N/A

Source: Census, ACS, CA DOF

FAIR HOUSING INDICATORS

FAIR HOUSING ISSUES THAT WILL BE ANALYZED:

1. Diversity Index (Racial and Ethnic Diversity): 1 to 100%

2. GINI Index (Income Disparity): 1 to 10

3. Dissimilarity Index (uneven distribution of racial or ethnic populations in different neighborhoods).

FAIR HOUSING INDICATORS

4. Racially or Ethnically Concentrated area of Poverty (R/ECAP).

The correlation assumes that the lower the income, the higher the diversity of population.

5. Racially Concentrated Areas of Affluence (RCAA):

Any census block in the city with a median household income of $125,000 and a population that is 80 percent or more white.

FAIR HOUSING INDICATORS

6. Disparities in Access to Opportunities:

Census tracts are categorized as Highest Resource, High Resource, Moderate Resource, Moderate Resource (Rapidly Changing), Low Resource, or areas of High Segregation and Poverty.

FAIR HOUSING INDICATORS

7. Disproportionate Housing Needs.

Over payment, Cost burdens

8. Displacement

Displacement occurs when households are forced to move because they are evicted or their building was torn down, often to make way for new and more expensive development.

FAIR HOUSING INDICATORS

9. Site Inventory

The RHNA sites not concentrated in areas with high racial or ethnic populations, persons with disabilities, female-headed households, senior households, or Low-and-moderate income (LMI) households.

FAIR HOUSING INDICATORS

10. Identification of Contributing Factors, Goals and Actions:

The programs in the Housing Element previously discussed are created in light of the findings of the fair housing analysis and needs of the community.

6th CYCLE RHNA ALLOCATION

Jurisdiction	RHNA Allocation	Percent of Total
Avenal	277	3 %
Corcoran	715	8 %
Hanford	5547	59 %
Lemoore	2329	25 %
Unincorporated	561	6 %
TOTAL	9429	100 %

QUANTITATIVE HOUSING OBJECTIVES

Housing/Type	Extremely Low Income / Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total
RHNA 6th Cycle Allocation	132	89	106	234	561
New Construction					
Rehabilitation					
Conservation/Rehabilitation					

GENERAL PLAN CONSISTENCY

- Update and ensure that the housing element amendments are internally consistent and compatible with the other elements of the general plan.

CEQA

- California Environmental Quality Act (CEQA)
- Common Sense Exemption, CEQA Guidelines Section 15061(b)(3)).

COMMUNITY INPUT

- Questions from the participants at the workshop
- What are the housing challenges facing the County?
- What opportunities are available to the County to support housing needs?
- What should the top five priorities be?
- Fair Housing issues, complaints and recommendations.

NEXT STEPS

PREPARE DRAFT HE and FHA → HCD REVIEW, JURISDICTION'S RESPONSE AND HCD APPROVAL → ADOPTION OF HE & FHA → HCD CERTIFICATION

OPEN PUBLIC MEETING

- Open floor for public comments.

Thank you

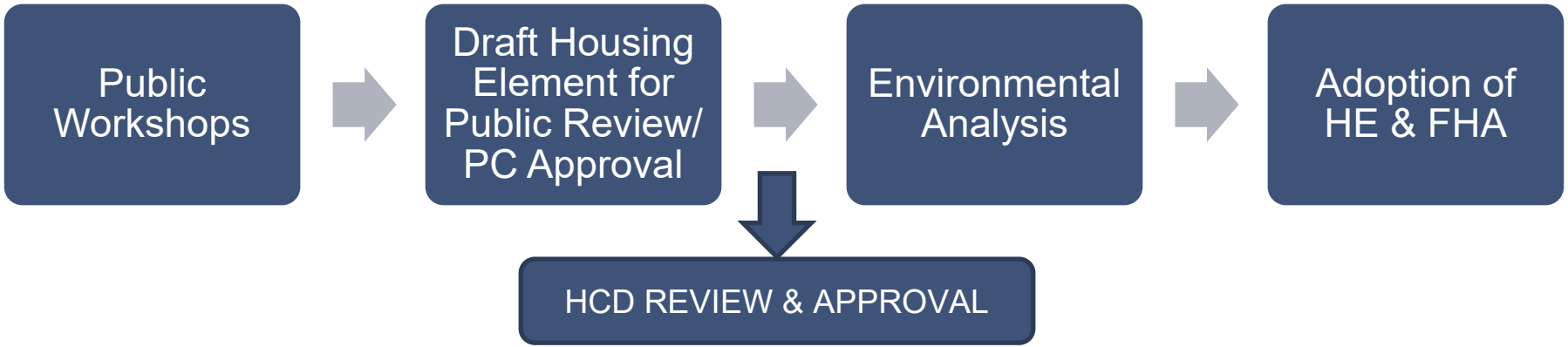
Please send your comments by mail or email to the KINGS COUNTY Planning Department.

Kings County Community Development Agency
Attn: Noelle Tomlinson
1400 W. Lacey Blvd., Building #6
Hanford, CA 93230
Noelle.Tomlinson@co.kings.ca.us
Kcgc.planning@co.kings.ca.us

PUBLIC WORKSHOP
2024-2032 HOUSING ELEMENT &
Fair Housing Analysis

CITY OF AVENAL
Town Hall Meeting, NOV. 8, 2023
6:00 P.M.

PLANNING PROCESS



COMMUNITY PARTICIPATION

Workshop – Nov. 8, 2023

Public Review - Draft HE & Fair Housing Analysis, Dec. 2023 - Jan. 2024

HE Adoption April-May 2024

What is a Housing Element?

A housing element is a Jurisdictions's vision and a plan on how best to provide housing for all income groups within the City and affirmatively furthering fair housing.

The housing element must be updated every eight years.

Steps in Updating Housing Element?

- Review and revise the Housing Element
- Incorporate new programs into the existing format
- Perform Site Inventory
- Include affordability level in Site Inventory (New)
- Include Programs to Affirmatively Further Fair Housing

What is Fair Housing Analysis?

1. Outreach
2. Assessment of Fair Housing
    a. Key Data and Background Information
    b. Fair Housing Enforcement and Outreach Capacity
    c. Integration and Segregation Patterns and Trends
    d. Racially or Ethnically Concentrated Areas of Poverty
    e. Disparities in Access to Opportunity
    f. Disproportionate Housing Needs in the Jurisdiction
    g. Displacement Risk
3. Sites Inventory
4. Identification of Contributing Factors, Goals and Actions

PRELIMINARY OBSERVATIONS

Preliminary Observations of the Housing Element and Fair Housing Analyses are as follows:

DEMOGRAPHIC DATA

- Total Population: 13,033
- Household Population: 9,406
- Hispanic or Latino: 87%
- Households: 2,752
- Owner occupied: 47.46%
- Persons per HH: 2.74
- Median HH Income: $49,781
- Poverty: 25.6%

Source: Census, ACS, CA DOF

FAIR HOUSING INDICATORS

FAIR HOUSING ISSUES THAT WILL BE ANALYZED:

1. Diversity Index (Racial and Ethnic Diversity): 1 to 100%

2. GINI Index (Income Disparity): 1 to 10

3. Dissimilarity Index (uneven distribution of racial or ethnic populations in different neighborhoods).

FAIR HOUSING INDICATORS

4. Racially or Ethnically Concentrated area of Poverty (R/ECAP).

The correlation assumes that the lower the income, the higher the diversity of population.

5. Racially Concentrated Areas of Affluence (RCAA):

Any census block in the city with a median household income of $125,000 and a population that is 80 percent or more white.

FAIR HOUSING INDICATORS

6. Disparities in Access to Opportunities:

Census tracts are categorized as Highest Resource, High Resource, Moderate Resource, Moderate Resource (Rapidly Changing), Low Resource, or areas of High Segregation and Poverty.

FAIR HOUSING INDICATORS

7. Disproportionate Housing Needs.

Over payment, Cost burdens

8. Displacement

Displacement occurs when households are forced to move because they are evicted or their building was torn down, often to make way for new and more expensive development.

FAIR HOUSING INDICATORS

9. Site Inventory

The RHNA sites not concentrated in areas with high racial or ethnic populations, persons with disabilities, female-headed households, senior households, or Low-and-moderate income (LMI) households.

FAIR HOUSING INDICATORS

10. Identification of Contributing Factors, Goals and Actions:

The programs in the Housing Element previously discussed are created in light of the findings of the fair housing analysis and needs of the community.

6th CYCLE RHNA ALLOCATION

Jurisdiction	RHNA Allocation	Percent of Total
Avenal	277	3 %
Corcoran	715	8 %
Hanford	5547	59 %
Lemoore	2329	25 %
Unincorporated	561	6 %
TOTAL	9429	100 %

QUANTITATIVE HOUSING OBJECTIVES

Housing/Type	Extremely Low Income	Very Low Income	Low Income	Moderate & Above Moderate Income	Total
RHNA 6th Cycle Allocation					
Remaining Obligations from 5th Cycle					
Total Housing Obligations					
New Construction					
Rehabilitation					
Conservation/Rehabilitation					

GENERAL PLAN CONSISTENCY

- Update and ensure that the housing element amendments are internally consistent and compatible with the other elements of the general plan.

CEQA

- California Environmental Quality Act (CEQA)
- Common Sense Exemption, CEQA Guidelines Section 15061(b)(3)).

COMMUNITY INPUT

- Questions from the participants at the workshop
- What are the housing challenges facing the City?
- What opportunities are available to the City to support housing needs?
- What should the top five priorities be?
- Fair Housing issues, complaints and recommendations.

NEXT STEPS

PREPARE DRAFT HE and FHA → HCD REVIEW, JURISDICTION'S RESPONSE AND HCD APPROVAL → ADOPTION OF HE & FHA → HCD CERTIFICATION

OPEN PUBLIC MEETING

- Open floor for public comments.

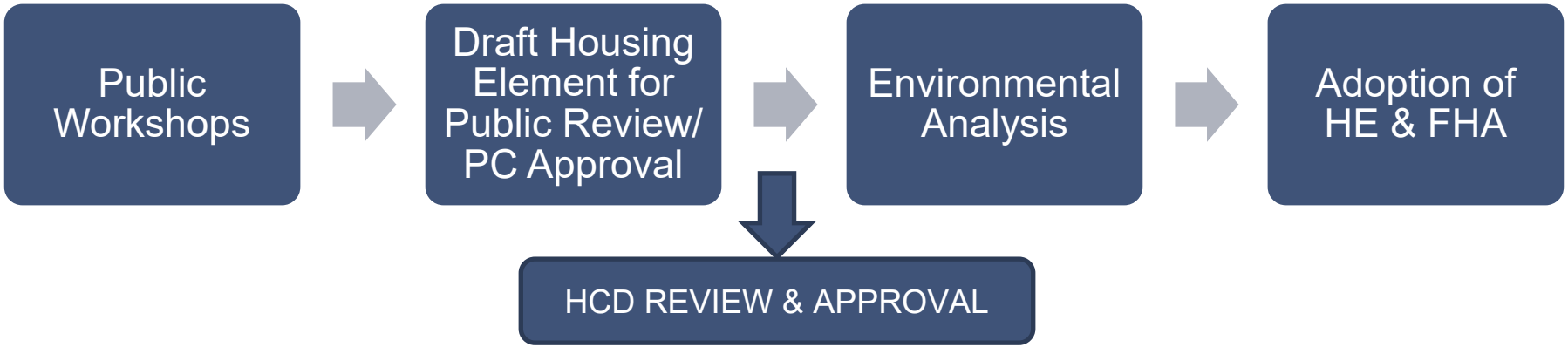
Thank you

Please send your comments by mail or email to the City's Planning Department.

PUBLIC WORKSHOP
2024-2032 HOUSING ELEMENT &
Fair Housing Analysis

CITY OF CORCORAN
Planning Commission Meeting, NOV. 20, 2023
5:30 P.M.

PLANNING PROCESS



COMMUNITY PARTICIPATION

Workshop – Nov. 20, 2023

Public Review - Draft HE & Fair Housing Analysis, Dec. 2023 - Jan. 2024

HE Adoption April-May 2024

What is a Housing Element?

A housing element is a Jurisdictions's vision and a plan on how best to provide housing for all income groups within the City and affirmatively furthering fair housing.

The housing element must be updated every eight years.

Steps in Updating Housing Element?

- Review and revise the Housing Element
- Incorporate new programs into the existing format
- Perform Site Inventory
- Include affordability level in Site Inventory (New)
- Include Programs to Affirmatively Further Fair Housing

What is Fair Housing Analysis?

1. Outreach
2. Assessment of Fair Housing
    a. Key Data and Background Information
    b. Fair Housing Enforcement and Outreach Capacity
    c. Integration and Segregation Patterns and Trends
    d. Racially or Ethnically Concentrated Areas of Poverty
    e. Disparities in Access to Opportunity
    f. Disproportionate Housing Needs in the Jurisdiction
    g. Displacement Risk
3. Sites Inventory
4. Identification of Contributing Factors, Goals and Actions

PRELIMINARY OBSERVATIONS

Preliminary Observations of the Housing Element and Fair Housing Analyses are as follows:

DEMOGRAPHIC DATA

- Total Population: 22,078
- Household Population: 13,525
- Hispanic or Latino: 69.30%
- Households: 3,845
- Owner occupied: 46.53%
- Persons per HH: 3.42
- Median HH Income: $42,997
- Poverty: 27.6%

Source: Census, ACS, CA DOF

FAIR HOUSING INDICATORS

FAIR HOUSING ISSUES THAT WILL BE ANALYZED:

1. Diversity Index (Racial and Ethnic Diversity): 1 to 100%

2. GINI Index (Income Disparity): 1 to 10

3. Dissimilarity Index (uneven distribution of racial or ethnic populations in different neighborhoods).

FAIR HOUSING INDICATORS

4. Racially or Ethnically Concentrated area of Poverty (R/ECAP).

The correlation assumes that the lower the income, the higher the diversity of population.

5. Racially Concentrated Areas of Affluence (RCAA):

Any census block in the city with a median household income of $125,000 and a population that is 80 percent or more white.

FAIR HOUSING INDICATORS

6. Disparities in Access to Opportunities:

Census tracts are categorized as Highest Resource, High Resource, Moderate Resource, Moderate Resource (Rapidly Changing), Low Resource, or areas of High Segregation and Poverty.

FAIR HOUSING INDICATORS

7. Disproportionate Housing Needs.

Over payment, Cost burdens

8. Displacement

Displacement occurs when households are forced to move because they are evicted or their building was torn down, often to make way for new and more expensive development.

FAIR HOUSING INDICATORS

9. Site Inventory

The RHNA sites not concentrated in areas with high racial or ethnic populations, persons with disabilities, female-headed households, senior households, or Low-and-moderate income (LMI) households.

FAIR HOUSING INDICATORS

10. Identification of Contributing Factors, Goals and Actions:

The programs in the Housing Element previously discussed are created in light of the findings of the fair housing analysis and needs of the community.

6th CYCLE RHNA ALLOCATION

Jurisdiction	RHNA Allocation	Percent of Total
Avenal	277	3 %
Corcoran	715	8 %
Hanford	5547	59 %
Lemoore	2329	25 %
Unincorporated	561	6 %
TOTAL	9429	100 %

QUANTITATIVE HOUSING OBJECTIVES

Housing/Type	Extremely Low Income	Very Low Income	Low Income	Moderate & Above Moderate Income	Total
RHNA 6th Cycle Allocation					
Remaining Obligations from 5th Cycle					
Total Housing Obligations					
New Construction					
Rehabilitation					
Conservation/Rehabilitation					

GENERAL PLAN CONSISTENCY

- Update and ensure that the housing element amendments are internally consistent and compatible with the other elements of the general plan.

CEQA

- California Environmental Quality Act (CEQA)
- Common Sense Exemption, CEQA Guidelines Section 15061(b)(3)).

COMMUNITY INPUT

- Questions from the participants at the workshop
- What are the housing challenges facing the City?
- What opportunities are available to the City to support housing needs?
- What should the top five priorities be?
- Fair Housing issues, complaints and recommendations.

NEXT STEPS

PREPARE DRAFT HE and FHA → HCD REVIEW, JURISDICTION'S RESPONSE AND HCD APPROVAL → ADOPTION OF HE & FHA → HCD CERTIFICATION

OPEN PUBLIC MEETING

- Open floor for public comments.

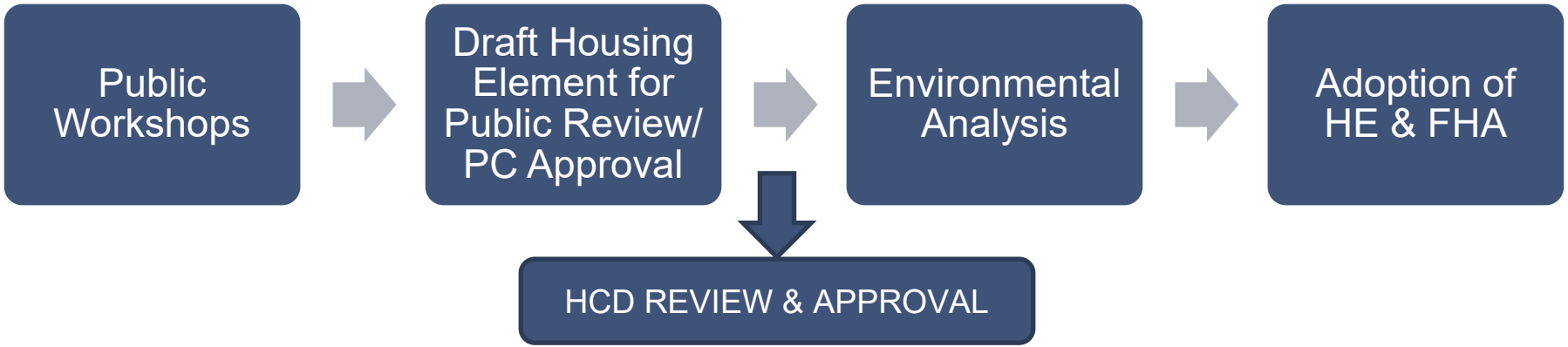
Thank you

Please send your comments by mail or email to the City's Planning Department.

PUBLIC WORKSHOP
2024-2032 HOUSING ELEMENT &
Fair Housing Analysis

CITY OF HANFORD
JOINT CC/PC MEETING, NOV. 6, 2023
4:00 P.M.

PLANNING PROCESS



COMMUNITY PARTICIPATION

Workshop – Nov. 6, 2023

Public Review - Draft HE & Fair Housing Analysis, Dec.2023 - Jan. 2024

HE Adoption April – May 2024

What is a Housing Element?

A housing element is a City's vision and a plan on how best to provide housing for all income groups within the City and affirmatively furthering fair housing.

The housing element must be updated every eight years.

Steps in Updating Housing Element?

- Review and revise the Housing Element
- Incorporate new programs into the existing format
- Perform Site Inventory
- Include affordability level in Site Inventory (New)
- Include Programs to Affirmatively Further Fair Housing

What is Fair Housing Analysis?

1. Outreach
2. Assessment of Fair Housing
    a. Key Data and Background Information
    b. Fair Housing Enforcement and Outreach Capacity
    c. Integration and Segregation Patterns and Trends
    d. Racially or Ethnically Concentrated Areas of Poverty
    e. Disparities in Access to Opportunity
    f. Disproportionate Housing Needs in the Jurisdiction
    g. Displacement Risk
3. Sites Inventory
4. Identification of Contributing Factors, Goals and Actions

PRELIMINARY OBSERVATIONS

Preliminary Observations of the Housing Element and Fair Housing Analyses are as follows:

DEMOGRAPHIC DATA

- Total Population: 57,339
- Household Population: 56,945
- Hispanic or Latino: 49.9%
- Households: 18,960
- Owner occupied: 59.88%
- Persons per HH: 3.0
- Median HH Income: $65,974
- Poverty: 15.5%

Source: Census, ACS, CA DOF

FAIR HOUSING INDICATORS

FAIR HOUSING ISSUES THAT WILL BE ANALYZED:

1. Diversity Index (Racial and Ethnic Diversity): 1 to 100%

2. GINI Index (Income Disparity): 1 to 10

3. Dissimilarity Index (uneven distribution of racial or ethnic populations in different neighborhoods).

FAIR HOUSING INDICATORS

4. Racially or Ethnically Concentrated area of Poverty (R/ECAP).

The correlation assumes that the lower the income, the higher the diversity of population.

5. Racially Concentrated Areas of Affluence (RCAA):

Any census block in the city with a median household income of $125,000 and a population that is 80 percent or more white.

FAIR HOUSING INDICATORS

6. Disparities in Access to Opportunities:

Census tracts are categorized as Highest Resource, High Resource, Moderate Resource, Moderate Resource (Rapidly Changing), Low Resource, or areas of High Segregation and Poverty.

FAIR HOUSING INDICATORS

7. Disproportionate Housing Needs.

Over payment, Cost burdens

8. Displacement

Displacement occurs when households are forced to move because they are evicted or their building was torn down, often to make way for new and more expensive development.

FAIR HOUSING INDICATORS

9. Site Inventory

The RHNA sites not concentrated in areas with high racial or ethnic populations, persons with disabilities, female-headed households, senior households, or Low-and-moderate income (LMI) households.

FAIR HOUSING INDICATORS

10. Identification of Contributing Factors, Goals and Actions:

The programs in the Housing Element previously discussed are created in light of the findings of the fair housing analysis and needs of the community.

6th CYCLE RHNA ALLOCATION

Jurisdiction	RHNA Allocation	Percent of Total
Avenal	277	3 %
Corcoran	715	8 %
Hanford	5547	59 %
Lemoore	2329	25 %
Unincorporated	561	6 %
TOTAL	9429	100 %

QUANTITATIVE HOUSING OBJECTIVES

Housing/Type	Extremely Low Income	Very Low Income	Low Income	Moderate & Above Moderate Income	Total
RHNA 6th Cycle Allocation					
Remaining Obligations from 5th Cycle					
Total Housing Obligations					
New Construction					
Rehabilitation					
Conservation/Rehabilitation					

GENERAL PLAN CONSISTENCY

- Update and ensure that the housing element amendments are internally consistent and compatible with the other elements of the general plan.

CEQA

- California Environmental Quality Act (CEQA)
- Common Sense Exemption, CEQA Guidelines Section 15061(b)(3)).

COMMUNITY INPUT

- Questions from the participants at the workshop
- What are the housing challenges facing the City?
- What opportunities are available to the City to support housing needs?
- What should the top five priorities be?
- Fair Housing issues, complaints and recommendations.

NEXT STEPS

PREPARE DRAFT HE and FHA → HCD REVIEW, JURISDICTION'S RESPONSE AND HCD APPROVAL → ADOPTION OF HE & FHA → HCD CERTIFICATION

OPEN PUBLIC MEETING

- Open floor for public comments.

Thank you

Please send your comments by mail or email to the City of Hanford Planning Department.

APPENDIX D1: COUNTY OF KINGS
(UNINCORPORATED)

FAIR HOUSING ANALYSIS

April 2026

Kings County • *Corcran* • *Hanford* • *Avenal* • ***Kings (Unincorporated)***

Prepared By:

Realty Planners Group
Kings County Staff

APPENDIX D1: COUNTY OF KINGS (UNINCORPORATED) FAIR HOUSING ANALYSIS

Contents

A. LOCAL ASSESSMENT OF FAIR HOUSING 5

Introduction 5
Outreach Program 6
Community Workshops 7

B. ASSESSMENT OF FAIR HOUSING ISSUES 9

Key Data And Background Information 9

Local Patterns of Integration and Segregation 11

Enforcement and Outreach Capacity 11
Enforcement Capacity 11
Outreach Capacity 11
Complaint Data and Patterns 11
Compliance with Fair Housing Laws 14

Racial and Ethnic Characteristics 14
Racial/Ethnic Areas of Concentration of Poverty (R/ECAP) and Racially Concentrated Areas of Affluence (RCAA) 14

Income Distribution 19
Median Household Income 19
Poverty 21
Extremely Low Income Households 21

Special Housing Needs 24
Familial Status 24
Female-headed households 25
Elderly: 26
Large Families 216
Persons with Disabilities 216

Access to Opportunities 33

TCAC/HCD Opportunity Areas 33
Transit Mobility 36
Housing Mobility 39
Employment 40
Jobs-Housing Balance and Commute Patterns 42
Education 44
Environmental Health 46

Disproportionate Housing Needs, Including Displacement Risk 46
Overcrowding 47
Overpayment 48
Housing Conditions 53
Extremely Low-Income Households 53
Homelessness 55
Displacement Risk 57

Identified Sites and Affirmatively Furthering Fair Housing (AFFH) 60

Emergency Shelter Compliance 61
Development Standards in the PF Zone 61
Suitability of the PF Zone 61

Employee Housing and Farmworker Compliance 61
Employee Housing 61
Farmworkers 62

C. HOUSING CONSTRAINTS 66

Governmental Constraints 66
General Plan Designations and Zoning Districts 66
Housing for Persons with Disabilities 67
Processing and Permit Procedures Analysis 68
Suitability and Availability of Infrastructure 69

Non-Governmental Constraints 70

Environmental Constraints 71

D. LOCAL DATA AND KNOWLEDGE AND OTHER RELEVANT FACTORS 75

Segregation and Integration 75

Disparities in Access to Opportunity 76

Local Patterns and Trends 78

Other Relevant Factors 80

E. SITES ANALYSIS 82

Nonvacant Sites and Redevelopment Potential 95
Nonvacant: Residential 95
Nonvacant: Agricultural/Open Space 97
Nonvacant: Public Facilities 99
Nonvacant: Commercial 100

Small Sites Analysis and Consolidation Potential 101

Sites Inventory Findings 102

Regional Discussion 105

Local Discussion 106

Identification of Contributing Factors and Fair Housing Priorities & Goals 108

List of Tables

Table 1: Community Workshops 8
Table 2: Kings County Fair Housing Compliance 12
Table 3: Race and Ethnicity 16
Table 4: Household Income Distribution by Tenure 20
Table 5: Household Characteristics 24
Table 6: Household Type by Tenure 25
Table 7: Percentages of Persons with Disability Types in Unincorporated Kings County 29
Table 8: Persons with Developmental Disabilities Receiving Services by Residential Type 31
Table 9: Kings County Household Population Growth, 1990-2020 34
Table 10: Household Tenure and Vacancy Rates 39
Table 11: Household Population and Civilian Employment Trends 40
Table 12: Travel Time to Work 42
Table 13: Overcrowding by Tenure 47
Table 14: Household Overpayment by Tenure 49
Table 15: Homeless Persons 55
Table 16: Shelter Facilities in Kings County 57
Table 17: Agricultural Employment by Jurisdiction 63
Table 18: Leading Agricultural Crops, Kings County 63
Table 19: Hired Farm Labor-Workers, Kings County 64
Table 20: Land Inventory and RHNA Targets 102
Table 21: Census-Tract-Wise Resource Opportunities 104
Table 22: Distribution of Sites by Census Tract 105
Table 23: Factors Contributing to Fair Housing Issues 108

List of Figures

Figure 1: Kings County 10
Figure 2: Local Racial Demographics 17
Figure 3: Racial/Ethnic Area of Concentration of Poverty (R/ECAP) 18
Figure 4: Removed 19
Figure 5: Local Median Income (ACS, 2017-2021) – TRACT 20
Figure 6: Poverty Status (ACS, 2017-2021) – TRACT 23
Figure 7: Children in Single-Parent Female-Headed Households 28
Figure 8: Population with a Disability 30
Figure 9: COG Geography TCAC/HCD Opportunity Areas, 2023 35
Figure 10: Kings County All Transit Performance Score 37
Figure 11: Kings County High Quality Transit Stops & Transit Area (1/2 Mile) 38
Figure 12: Employment by Industry of Kings County Workforce 41
Figure 13: High Quality Transit Stops & Transit Area (1/2 Mile) & Jobs within 45-Minute Transit Commute 43
Figure 14: School Districts in Kings County 45

Figure 15: Overcrowding in Kings County 50
Figure 16: Overpayment by Renters (ACS, 2017-2021) – Tract Level 51
Figure 17: Percentage of Homeowners Overpaying 52
Figure 18: Estimated Displacement Risk – Overall Displacement by Tract 59
Figure 19-A: CalEnviroScreen 4.0 & High-Quality Transit Stops (Transit Area ½ Mile) 73
Figure 19-B: Flood Hazard Zones 74
Figure 20: Armona Community & Surrounding Area Vacant Sites 6,000 sf or Greater 83
Figure 21: Armona Community & Surrounding Area Vacant Land Inventory 84
Figure 22: Armona Community Vacant Sites by Income Level 85
Figure 23: Home Garden Community & Surrounding Area Vacant Sites 6,000 sf or Greater 86
Figure 24: Home Garden Community & Surrounding Area Vacant Land Inventory 87
Figure 25: Home Garden Community Vacant Sites by Income Level 88
Figure26: Kettleman City Community Vacant Sites 6,000 sf or Greater 89
Figure 27: Kettleman City Community & Surrounding Area Vacant Land Inventory 90
Figure 28: Kettleman City Community Vacant Sites by Income Level 91
Figure 29: Stratford Community Zoning Vacant Sites 6,000 sf or Greater 92
Figure 30: Stratford Community and Surrounding Area Vacant Land Inventory 93
Figure 31: Stratford Community Vacant Sites by Income Level 94

A. LOCAL ASSESSMENT OF FAIR HOUSING

Introduction

Assembly Bill (AB) 686 requires that all housing elements due on or after January 1, 2021, contain an Assessment of Fair Housing (AFH) consistent with the core elements of the analysis required by the federal Affirmatively Furthering Fair Housing (AFFH) Final Rule of July 16, 2015. Under California law, AFFH means "taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics."[1]

California Government Code Section 65583 (10)(A)(ii) requires local jurisdictions to analyze racially or ethnically concentrated areas of poverty and affluence, disparities in access to opportunity, and disproportionate housing needs, including displacement risk. Although this is the Housing Element for the County of Kings, Government Code Section 65583 (c)(10) requires all local jurisdictions to address patterns locally and regionally to compare conditions at the local level to the rest of the region. This section is organized by fair housing topics strategies to address the identified issues. Through discussions with housing service providers, fair housing advocates, and this assessment of fair housing issues, the County of Kings identified factors that contribute to fair housing issues.

The AFFH analysis must contain the following:

1. Outreach
2. Assessment of Fair Housing
    a. Key Data and Background Information
    b. Fair Housing Enforcement and Outreach Capacity
    c. Integration and Segregation Patterns and Trends
    d. Racially or Ethnically Concentrated Areas of Poverty
    e. Disparities in Access to Opportunity
    f. Disproportional Housings Needs
    g. Displacement Risk
3. Sites Inventory
4. Identification

[1] California Department of Housing and Community Development, *Affirmatively Furthering Fair Housing: Guidance for All Public Entities and for Housing Elements (April 2021 Update*), April 27, 2021, preface page, https://www.hcd.ca.gov/community-development/affh/docs/affh_document_final_4-27-2021.pdf.

Outreach Program

State law requires local governments to make a diligent effort to achieve public participation in three formal community meetings to initiate the Housing Element. To that end, each jurisdiction has provided opportunities for residents, interested parties, and local officials to participate in the update process and offer recommendations regarding housing needs and strategies to address those needs.

The diligent effort required means that local jurisdictions must do more than issue the customary public notices and conduct standard public hearings prior to adopting a Housing Element. State law requires cities and counties to take active steps to inform, involve, and solicit input from the public, particularly low-income and racial and ethnic households that might otherwise not participate in the process. Spanish-language materials were available, and Spanish translation was made available by request.

The public participation process for this Housing Element involved five major stages:

1. Public workshops and meetings in each of the four cities and the Kings unincorporated County during the preparation of the Draft Housing Element.
2. Prior to submittal of the first draft to California Department of Housing and Community Development (HCD), the local government must make the draft available for public comment for 30 days and if any comments were received, take at least 10 business days to consider and incorporate public comments.
3. Publication of the Draft Housing Element and subsequent review by the HCD.
4. Revisions to the Housing Element to address comments from HCD and publication of a revised Draft Housing Element.
5. Public hearings before the Planning Commission and City Council of each city and the Planning Commission and Board of Supervisors of Kings County prior to adoption of the final Housing Element.

To meet the requirements of state law, the County of Kings completed the public outreach at both the local level and as part of the regional Kings County Multi-Jurisdictional Housing Element effort to encourage community involvement. These efforts included:

- Regional Project Website
- Stakeholder Consultations and Focus Groups
- Study Sessions with the Planning Commission and Board of Supervisors
- Community Workshops
- Community Survey

Regional efforts included community workshops, consultations, and a community survey, all of which are discussed in detail in the Housing Element Appendix C: Public Participation Summary. The following is a summary of the key results of the survey for Kings County:

- Majority of respondents identified the cost of buying a home (38%) and limited availability of affordable units (27%) as the biggest barriers to affordable housing in Kings County.
- Top 3 housing priorities, 1) Increase the amount of housing that is affordable for moderate, low,

and very low-income residents; 2) Increasing home ownership opportunities for moderate, low and very low-income residents; Identified programs to help existing homeowners stay in their homes as priorities.

- Over two-thirds (67%) of the respondents were satisfied with their housing situation;
- Single family homes are the preferred type of housing;
- 61% of respondents felt there is insufficient housing for low-income households, 50% of respondents felt there is insufficient housing for single individuals, 45% felt there is insufficient housing for families with children and 35% of respondents felt there is sufficient housing for older adults (seniors, elderly).

Community Workshops

A Kings County 2024-2032 Housing Element and Fair Housing Analysis Public Workshop was held on November 6th, 2023 at 7:00 PM during a Planning Commission meeting. During the workshop presentation county staff and consultants provided a description of the Housing Element adoption process. Consultants and county staff also provided a description of the Fair Housing Analysis process as well as a timeline for adoption. At each workshop, the community was prompted to provide feedback to the prompts listed below:

- Questions from the participants at the workshop
- What are the housing challenges facing the County?
- What opportunities are available to the County to support housing needs?
- What should the top five priorities be?
- Fair Housing issues, complaints and recommendations.

The floor was then opened for public comment after consultant and county staff presentation.

At the City of Hanford, a public workshop took place during a joint City Council/Planning Commission meeting on November 6th, 2023 at 4:00 PM. During the workshop presentation city staff and consultants provided a description of the Housing Element adoption process. Consultants and city staff also provided a description of the Fair Housing Analysis process as well as a timeline for adoption.

At the City of Lemoore, a public workshop took place during a City Council meeting on November 7th, 2023 at 5:30 PM. During the workshop presentation city staff and consultants provided a description of the Housing Element adoption process and timelines for adoption. Consultants and city staff also provided information on 6th cycle RHNA allocations as well as a timeline for HCD certification.

At the City of Avenal, a public workshop took place during a Town Hall meeting on November 8th, 2023 at 6:00 PM. During the workshop presentation city staff and consultants provided a description of the Housing Element adoption process and timelines for adoption. Consultants and city staff also provided information on RHNA allocations as well as a timeline for adoption.

At the City of Corcoran, a public workshop took place during a Planning Commission meeting on November 20th, 2023 at 5:30 PM. During the workshop presentation city staff and consultants provided a description of the Housing Element adoption process and timelines for adoption. Consultants and city staff also provided information on 6th cycle RHNA allocations as well as a timeline for HCD certification.

List of Community Workshops are presented in **Table 1**:

Table 1: Community Workshops

Jurisdiction	Date	Format
City of Hanford	November 6th, 2023 at 4:00 PM	Joint City Council/Planning Commission Meeting
Kings County	November 6th, 2023 at 7:00 PM	Planning Commission Meeting
City of Lemoore	November 7th, 2023 at 5:30 PM	Planning Commission Meeting
City of Avenal	November 8th, 2023 at 6:00 PM	Town Hall Meeting
City of Corcoran	November 20th, 2023 at 5:30 PM	Planning Commission Meeting

B. ASSESSMENT OF FAIR HOUSING ISSUES

This section provides an overview of available federal, state, and local data to analyze fair housing issues in the County of Kings. This data is supplemented with local knowledge of existing conditions in the community to present a more accurate depiction of fair housing issues in the County, and a more informed perspective from which to base goals, policies, and programs to affirmatively further fair housing. The following issues are addressed:

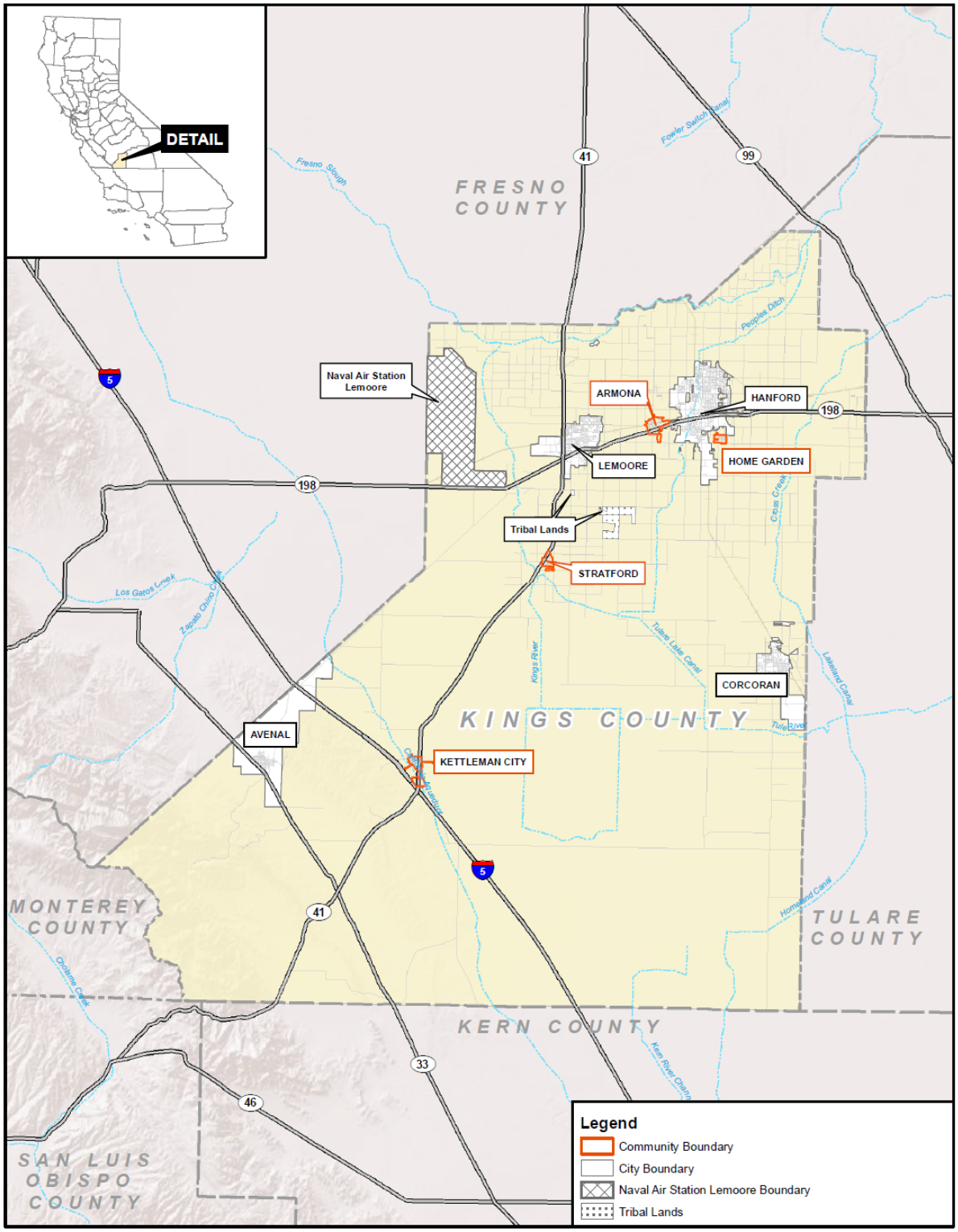
1. Key Data and Background Information
2. Fair Housing Enforcement and Outreach Capacity
3. Integration and Segregation Patterns and Trends
4. Racially or Ethnically Concentrated Areas of Poverty
5. Disparities in Access to Opportunity
6. Disproportionate Housing Needs
7. Displacement Risk

Key Data and Background Information

Kings County is located within the agriculturally rich San Joaquin Valley, with Fresno County to the north and west, Tulare County to the east, and Kern County to the south. Created in 1893, Kings County was carved from the western portion of Tulare County and later added another 100 square miles. The Kings River, from which the County derives its name, runs along the northern edges and flows south towards the center of the County. Historically, this river flowed farther south to what was once Tulare Lake. Kings County is comprised of four cities (Avenal, Corcoran, Hanford, and Lemoore), four unincorporated community service areas (Armona, Home Garden, Kettleman City, and Stratford), and a few other smaller community pockets. According to the California Department of Finance (DOF), approximately 154,000 people lived in Kings County as of January 2024, with approximately 13,500 of those housed within the three state prison facilities. The County's transportation network has played a key role in its economic development. Agriculture remains the predominant landscape of Kings County, with approximately 84% of its land area used for agriculture. **Figure 1** is a map of Kings County with the location of the four cities and four unincorporated communities.

The availability of decent and affordable housing for residents is an important housing goal. To accomplish this goal, a comprehensive assessment of housing needs provides the basis for developing responsive policies and programs. This FHA also presents and analyzes demographic, economic, and housing characteristics and their impact upon housing needs in the unincorporated areas of Kings County, with focus on the four communities of Armona, Home Garden, Kettleman City and Stratford.

Figure 1: Kings County



Local Patterns of Integration and Segregation

An expanded analysis of local patterns within each major unincorporated community in Kings County has been conducted in this FHA. To summarize the key local patterns, the unincorporated community of Armona, Hispanic/Latino residents make up more than 70% of the population, with moderate access to educational opportunities but limited access to higher-paying employment opportunities. In Home Garden, approximately 85% of residents identify as Hispanic/Latino, and the community exhibits a moderate to high-cost burden among renters (57%) and the highest overcrowding rate (35%) among the unincorporated communities. The community of Kettleman City demonstrates significant income segregation, with approximately 65% of households classified as low-income, and residents experience limited access to high-performing schools and reliable transportation options. Stratford, meanwhile, has a higher proportion of persons with disabilities (18%) and female-headed households (22%), coupled with lower access to educational and economic opportunities compared to other communities.

These observed patterns are aligned with historical land use practices, such as agricultural zoning and uneven infrastructure investments, have contributed to segregation and limited upward mobility, particularly in the western and southern portions of unincorporated Kings County. This expanded assessment informs the County's updated fair housing goals and programmatic strategies to promote greater equity and access across all neighborhoods.

Enforcement and Outreach Capacity

The County of Kings has procedures in place to support fair housing enforcement and outreach efforts.

Enforcement Capacity Kings County partners with the Fair Housing Council of Central California (FHCCC) to conduct investigations of alleged housing discrimination complaints. FHCCC provides intake services, counseling, investigation, and referral of complaints to appropriate enforcement agencies such as HUD or the California Civil Rights Department (formerly DFEH).

County staff within the Community Development Agency also coordinate with legal services organizations to refer residents with fair housing concerns. Although the County does not directly conduct fair housing testing, FHCCC conducts such testing periodically within the Central Valley region, and results are reviewed to identify emerging patterns of discrimination.

Outreach Capacity Kings County conducts outreach activities as part of its public participation process, including dissemination of fair housing materials in English and Spanish, hosting community workshops, and maintaining information on the County's website regarding rights and responsibilities under fair housing laws. Additional outreach is performed through partnerships with community-based organizations, housing advocates, and service providers. The Housing Element's public outreach program is presented in Appendix C: Public Participation Summary.

Complaint Data and Patterns Based on data from FHCCC and HUD's Enforcement Management System (HEMS), the volume of fair housing complaints from Kings County remains low. As presented in **Table 1** below, most complaints are related to disability discrimination (45%) and familial status discrimination (30%). Complaints are distributed across jurisdictions without significant concentration in any specific geographic area.

Table 2: Kings County Fair Housing Compliance

Law	Description	Compliance
California Fair Employment and Housing Act (FEHA)	The Fair Employment and Housing Act (FEHA) applies to public and private employers, labor organizations and employment agencies and prohibits discrimination in housing and employment on the basis of protected characteristics. The FEHA prohibits those engaged in the housing business – landlords, real estate agents, home sellers, builders, mortgage lenders, among others – from discriminating against tenants or homeowners based on protected characteristics. It is also illegal for cities, counties, or other local government agencies to make zoning or land-use decisions, or have policies, that discriminate against individuals based on those traits.	The County complies with employment requirements through strict enforcement of hiring practices and regular training of hiring managers and human resources staff. All development projects with County funding are required to comply with FEHA.
Government Code Section 65008	Covers actions of a city, county, city and county, or other local government agency, and makes those actions null and void if the action denies an individual or group of individuals the enjoyment of residence, landownership, tenancy, or other land use in the state because of membership in a protected class, the method of financing, and/or the intended occupancy. For example, a violation under Government Code section 65008 may occur if a jurisdiction applied more scrutiny to reviewing and approving an affordable development as compared to market-rate developments, or multifamily housing as compared to single family homes.	Compliance is achieved by uniform application of the County's codes, regulations, policies and practices, including development standards, design guidelines, application submittal requirements, fees and approval findings. Kings County supports the recommendations of the San Joaquin Valley Fair Housing and Equity Assessment and cooperates with the State in the development of the Assessment of Fair Housing.
Government Code Section 8899.50	Requires all public agencies to administer programs and activities relating to housing and community development in a manner to affirmatively further fair housing and avoid any action that is materially inconsistent with its obligation to affirmatively further fair housing.	Compliance is achieved through consultations with community stakeholders and support agencies as part of program evaluation and funding decisions.
Government Code Section 11135 et seq.	Requires full and equal access to all programs and activities operated, administered, or funded with financial assistance from the state, regardless of one's membership or perceived membership in a protected class.	Compliance is achieved through promotion/availability of activities and programs to all persons of all backgrounds to participate equally in community programs and activities.
Housing Accountability Act (Gov. Code, § 65589.5.)	Provides that a local agency shall not disapprove a housing development project, for very low, low-, or moderate-income households, or an emergency shelter, or condition approval in a manner that renders the housing development project infeasible for development for the use of very low, low-, or moderate-income households, or an emergency shelter, including through the use of design review standards, unless it makes certain	Compliance is achieved through the development review process consistent with the Housing Accountability Act. Additionally, the County continually reviews its development standards and to ensure they facilitate an objective and equitable review of applicable projects.

Law	Description	Compliance
	written findings, based upon a preponderance of the evidence in the record.	
Excessive Subdivision Standards (Gov. Code, § 65913.2.)	Provides that, in exercising its authority to regulate subdivisions a city, county, or city and county shall: Refrain from imposing criteria for design, as defined in Section 66418, or improvements, as defined in Section 66419, for the purpose of rendering infeasible the development of housing for any and all economic segments of the community. However, nothing in this section shall be construed to enlarge or diminish the authority of a city, county, or city and county under other provisions of law to permit a developer to construct such housing. Consider the effect of ordinances adopted and actions taken by it with respect to the housing needs of the region in which the local jurisdiction is situated. Refrain from imposing standards and criteria for public improvements including, but not limited to, streets, sewers, fire stations, schools, or parks, which exceed the standards and criteria being applied by the city, county, or city and county at that time to its publicly financed improvements located in similarly zoned districts within that city, county, or city and county.	Compliance is achieved through the implementation of a fair and equitable development review process which is administrated consistent with the Excessive Subdivision Standards Act.
Housing Element Law (Gov. Code, § 65583, esp. subds. (c)(5), (c)(10).)	Section 65583 stipulates that the housing element shall consist of an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement, and development of housing. The housing element shall identify adequate sites for housing, including rental housing, factory-built housing, mobile homes, and emergency shelters, and shall make adequate provision for the existing and projected needs of all economic segments of the community. Subdivision (c)(5) provides that, in order to make adequate provision for the housing needs of all economic segments of the community, the program shall promote and affirmatively further fair housing opportunities and promote housing throughout the community or communities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability, and other characteristics protected by the California Fair Employment and Housing Act (Part 2.8 (commencing with Section 12900) of Division 3 of Title 2), Section 65008, and any other state and federal fair housing and planning law.	Compliance is achieved through preparation and adoption of a Housing Element found to be in substantial compliance with State Housing Element law by the California Department of Housing and Community Development.

Compliance with Fair Housing Laws Kings County affirms full compliance with existing federal and state fair housing laws, including the federal Fair Housing Act and California's Fair Employment and Housing Act. The County has not been subject to any fair housing lawsuits, findings, settlements, or judgments within the past five years. Going forward, the County will strengthen fair housing enforcement and outreach by:

- Expanding partnerships with regional fair housing providers,
- Increasing education campaigns targeted to historically underserved populations,
- Reviewing complaint trends annually to inform fair housing strategies,
- Evaluating the feasibility of participating directly in periodic fair housing testing programs.

Racial and Ethnic Characteristics

In unincorporated areas of Kings County, a rich tapestry of cultural and ethnic diversity is evident. As presented in Table 3, nearly half of the population, 49.3%, identifies as not Hispanic or Latino, with the largest subgroup being White, comprising 36.3%. This is followed by a notable Black or African American presence, accounting for 5.1%, and smaller, yet significant, communities of American Indian/Alaska Native and Asian, each representing 2.4%. The Native Hawaiian/Pacific Islander group, although smaller at 0.2%, along with those identifying with other races or multiple races (3.0%), add to the mosaic of ethnicities. In contrast, the Hispanic or Latino population, encompassing individuals of various racial backgrounds, forms a slight majority at 50.7%. This demographic shift highlights the area's vibrant Hispanic or Latino heritage, which plays a pivotal role in shaping the cultural landscape of the region.

As shown in **Figure 2**, there are variations in the local racial demographics and the segregations. In the unincorporated Kings County, there does not appear to be the existence of High-White segregation. While their areas surrounding Lemoore are racially integrated, most of the areas in the northern and eastern regions have Low-medium segregation. While central and southern areas have High People of Color (POC) Segregation. While this corresponds with the HCD opportunity map as the areas with moderate resources.

Racial/Ethnic Areas of Concentration of Poverty (R/ECAP) and Racially Concentrated Areas of Affluence (RCAA)

The race and ethnic composition of a population influence fair housing issues to the extent that certain racial and ethnic groups may experience discrimination. These influences are due to factors such as color, language spoken, or other cultural factors, which can affect resident's ability to find housing, obtain home financing, or have unrestricted access to housing of their choice. According to the Census ACS 2016-2020 data, the Hispanic or Latino population, encompassing individuals of various racial backgrounds, forms a slight majority at 51% of the total unincorporated County population. As previously mentioned, 85% of the residents of Home Garden and 70% of Armona communities identify as Hispanic/Latino.

To meet the threshold of a Racial/Ethnic Area of Concentration of Poverty (R/ECAP), a census tract must have a non-white population of 50% or more, with 40 percent or more of individuals living at or below the poverty line. According to the HUD database used to create the map in Figure 3, two census tracts within Kings County meet the defined parameters for a R/ECAP designation. They include the unincorporated area southwest of the City of Avenal and the community of Home Garden located southeast of the City of Hanford.

Southwest of Avenal

Census tract 17.03 is a large census tract in the unincorporated area southwest of the City of Avenal in a rural

area with a low population. This area also includes the Kettleman Hills and coast range mountains where residences are widely dispersed. There are no communities here, and all the lands are zoned for agricultural use, with the small exception of the Jackson Ranch Specific Plan area which also includes some limited commercial zoning along Interstate-5.

Home Garden

Housing Conditions. The community of Home Garden's residential development is generally achieved through limited infill development and by increasing density, often through the installment of Accessory Dwelling Units. There is a mix of aging homes and types of homes (i.e., stick built or mobile home), which is similar to the Kettleman City and Stratford Communities. Like all other communities in the unincorporated area, there is no specific area of substandard housing. These housing conditions are also similar to the closest residential areas of the City of Hanford, which is located to the north and west.

Neighborhood Conditions. Residential areas within the existing Home Garden Community are mostly laid out in a grid street pattern. There have been limited curb, gutter, and sidewalk improvements along some of the arterial residential streets. Installation of curb, gutter, and sidewalk is dependent on available grant funding or are required improvements when a zoning permit is approved. Limited commercial development exists along the western side along 10th Avenue. Home Garden has the newest Community park, which is cared for by the Home Garden Community Service District. Neighborhood conditions are similar to Stratford and Kettleman City. Unlike the other three Communities, Home Garden does not have access to a library or a school within the Community. However, Home Garden is in much closer proximity to a city that has amenities and resources than Kettleman City and Stratford.

New Development. The newest development has been focused on residential infill throughout the Community and the limited commercial development along 10th Avenue. Many of the existing single-family homes were constructed in the 1940s and 1950s, while some of the newer homes built on the west side of 10th Avenue were constructed in the 1960s and 1970s. This is common for the Kings County unincorporated areas, with the newest residential developments occurring in the Armona Community or within the Cities. Interest for commercial development along 10th Avenue has recently increased, with the expansion of a small strip mall that currently holds a convenience store and fast-food restaurant. Home Garden has less commercial development compared to Armona but is similar to Stratford Community and the Kettleman City Community's northern residential area.

Physical Features. Home Garden is not situated directly along a highway or railway like the other Communities, but 10th Avenue is an arterial street and runs north-south along the western side. Home Garden is bounded by the City of Hanford's sphere of influence to the north, west, and south (west of 10th Avenue), and agriculturally zoned lands to the east and south, preventing growth beyond its current boundaries. The Community is southwest of Hanford Airport and mostly lies within one of the Aviation Land Use Overlay Zones.

Overall Conditions. The Home Garden Community is highly similar to the Stratford and Kettleman City Communities with regard to housing and neighborhood conditions and new development. The Community shares many similarities to the Armona Community with access to amenities and resources. While Home Garden's physical features are different from all three of the other Communities since it is not located along a Highway and/or railway, it is approximately 1.5 miles south of Highway 198, which runs east-west through Kings County. Home Garden borders the City of Hanford, which is the largest city in Kings County.

Table 3: Race and Ethnicity

Racial /Ethnic Group	Unincorporated Kings County	Kings County
Not Hispanic or Latino	49.30%	45.10%
White	36.30%	31.60%
Black or African American	5.10%	5.90%
American Indian/ Alaska Native	2.40%	0.80%
Asian	2.40%	3.60%
Native Hawaiian /Pacific Islander	0.20%	0.10%
Other races or 2+ races	3.00%	3.20%
Hispanic or Latino (any race)	50.70%	54.90%
Total	100%	100%

Source: Census ACS 2016-2020, Table B03002

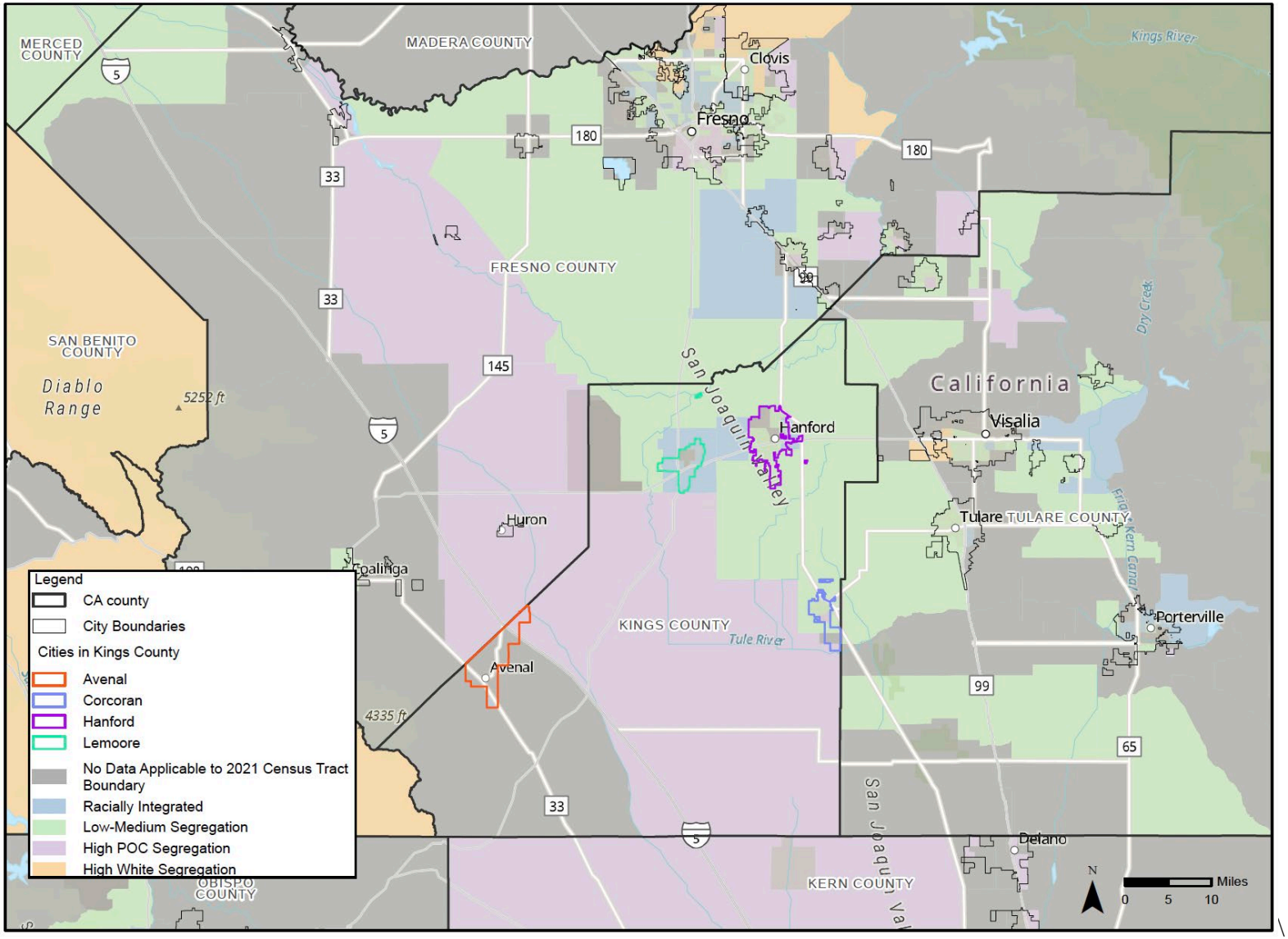
While the R/ECAP addresses racial poverty and segregation, the FHA also examines the other side of the spectrum, which is the Racially Concentrated Areas of Affluence (RCAA). According to a HUD policy paper, RCAA is defined as an affluent, White community. Patterns of segregation in the United States show that of all racial groups, Whites are the most severely segregated[2]. Therefore, this FHA examines the percentage of White population and median household income as an indicator of areas of affluence.

The HCD Affirmatively Furthering Fair Housing Data Viewer reports that there are no RCAAs located in Kings County. Disparities are most pronounced in communities like Home Garden, Kettleman City, and Stratford, which face limited services, higher overcrowding, and cost burden. Kettleman City and Stratford are located in the south part of the county where there is less access to grocery stores, health care facilities, and non-agricultural jobs than the north County. While the County has two regional parks in the northern half, Kettleman City only has access to a local community park. Stratford does not have a community park. All Communities have access to a Kings County Branch Library within each Community. Stratford, Kettleman City, and Home Garden do not have full curb, gutter, and sidewalk, and therefore it is required to be installed as part of a development application.

The County will implement programs to assist with affordable housing development (Program 4.13), promote Single Room Occupancy (SRO) housing (Program 4.16), support infrastructure improvements (Program 4.18), ensure the General Plan and Development Code comply with state laws (Program 4.20), conduct ADU outreach (Program 4.22), support the development of extremely-low income housing (Program 4.23), regionally collaborate with the Cities on housing opportunities (Program 4.24) and attainment of infrastructure (Program 4.25).

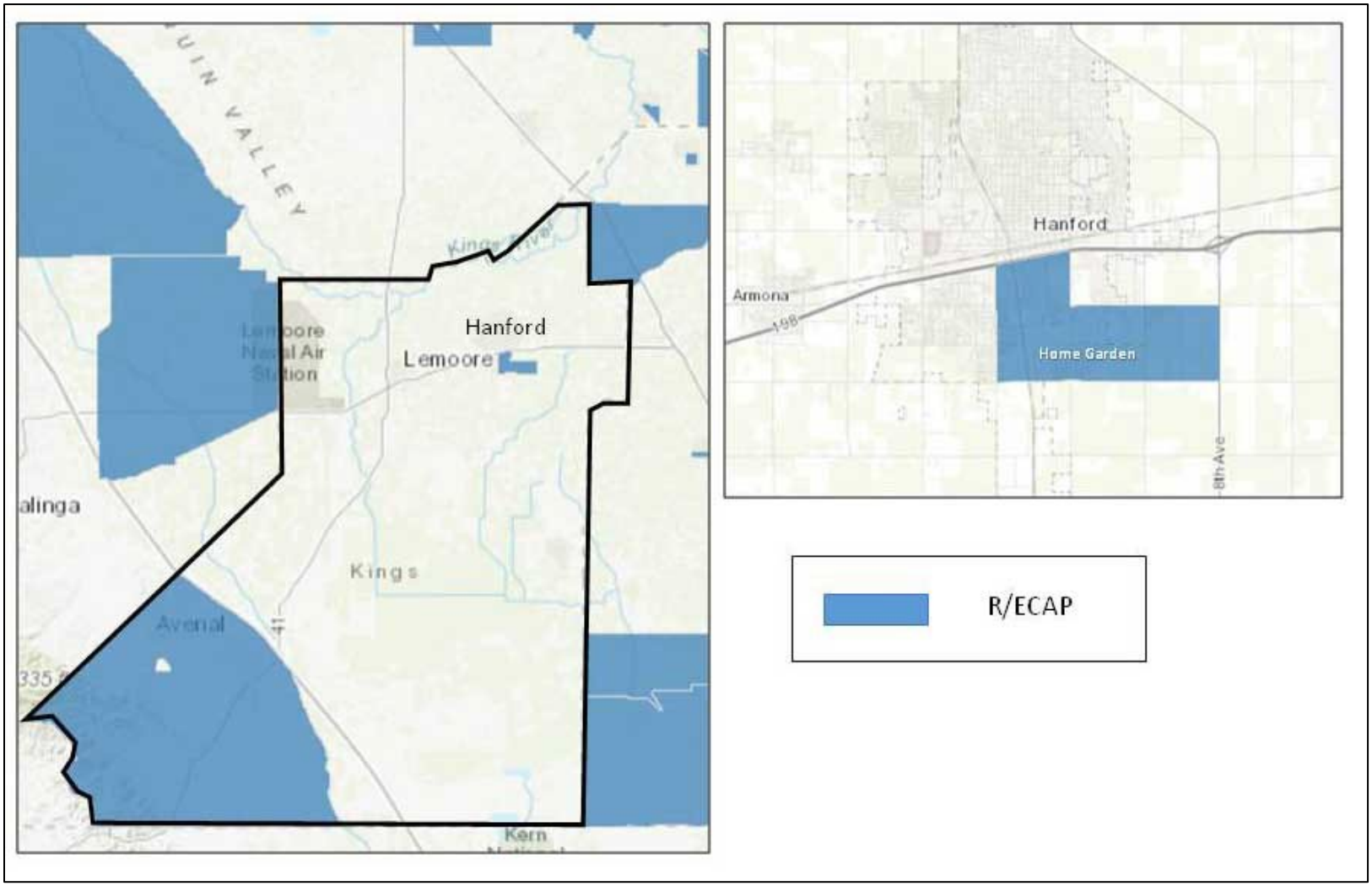
[2] *"Racially Concentrated Areas of Affluence: A Preliminary Investigation" authored by Edward G. Goetz, Anthony Damiano, and Rashad A. Williams of the Center for Urban and Regional Affairs, University of Minnesota.*

Figure 2: Local Racial Demographics



Source: California Department of Housing and Community Development (HUD); OBI, 2020

Figure 3: Racial/Ethnic Area of Concentration of Poverty (R/ECAP)



Source: https://hudgis-hud.opendata.arcgis.com

Income Distribution

Along with housing prices and rents, household income is the most important factor affecting housing opportunities within Kings County. Housing choices such as tenure (owning versus renting), housing type, and location are dependent on household income. On the other hand, however, household size and type often affect the proportion of income that can be spent on housing.

Median Household Income In general, median household income by census tract reflects those patterns in adjacent tracts within incorporated cities as illustrated in **Figure 5**. In many cases, tracts with particularly high or low median incomes that include incorporated areas also extend into the unincorporated county, making it difficult to determine whether median household income for the tract reflects incomes for residents within or outside of the incorporated areas, although residential areas within incorporated jurisdictions are typically denser, indicating that data on these tracts may more accurately reflect conditions for residents of the incorporated jurisdiction.

Most of the unincorporated county has median incomes between $30,000 and $87,500 (state median income). The unincorporated communities of Kettleman City and Stratford are in the median income range of $35,000 to $60,000, while the communities of Armona and Home Garden are in the range of $60,000 to $84,100. Although median household income is a common benchmark for comparison, the distribution of household income also provides a useful measure of housing needs in a community. In housing analysis, households are typically grouped into categories, expressed relative to the Area Median Income (AMI) and adjusted for family size. Using State of California income thresholds, the income groups analyzed were as follows:

Extremely low income: Up to 30% of AMI

Very low income: 31-50% of AMI

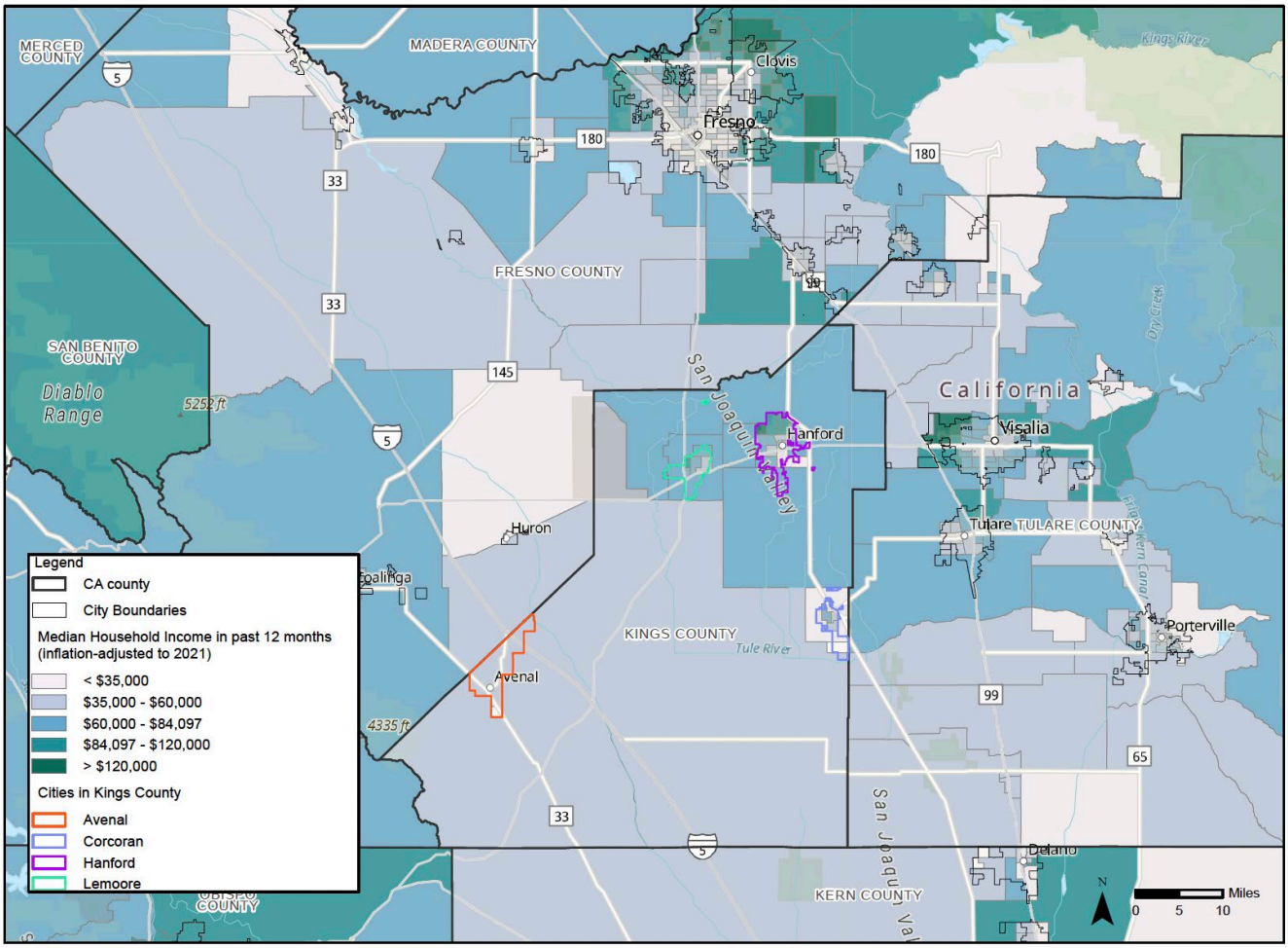
Low income: 51-80% of AMI

Moderate income: 81-120% of AMI

Upper income: Above 120% of AMI

Figure 4: Removed

Figure 5: Local Median Income (ACS, 2017-2021) – TRACT



Source: California Department of Housing and Community Development. ACS 5yr estimates (2017-2021). Updated: March 2023.

Table 4 estimates the percentage of households by tenure within each income category in each jurisdiction as reported in HUD Comprehensive Housing Affordability Strategy (CHAS) data based on the Census ACS 2014-2018. Countywide, almost one-quarter (24%) of owner households were in the lower-income category (80% or less than the AMI --extremely-low, very-low, and low incomes), while over one-half (55%) of renter households were in the lower-income category. In the incorporated county more than 60% of owners belonged to the moderate-income category while the renters were mostly distributed in the moderate income and lower income categories. As witnessed at the county and city levels, renters experience a higher proportion of lower-income households.

Table 4: Household Income Distribution by Tenure

Income Category	Unincorporated	Kings County
Owners		
<= 30%	6.50%	5.50%
>30% to <=50%	9.10%	7.30%

>50% to <=80%	10.70%	11.00%
>80% to <=100%	7.80%	8.60%
>100%	65.70%	67.50%
Total	100.00%	100.00%
Renters		
<= 30%	14.10%	17.70%
>30% to <=50%	13.30%	14.60%
>50% to <=80%	26.50%	22.80%
>80% to <=100%	10.50%	11.40%
>100%	35.40%	33.50%
Total	100.00%	100.00%

Source: HUD CHAS data based on Census ACS 2014-2018

Data from the U.S. Census Bureau indicates that from 2010 to 2020, median monthly housing costs in the unincorporated areas of Kings County rose from $960 to $1,094, a 14.0% increase, which is less than the 19.8% increase seen statewide in California. The median household income in unincorporated Kings County was $61,556, lower than the state median of $78,672. Additionally, 11.2% of households in these areas lived below the poverty level, which is slightly better than Kings County's overall rate of 13.1%, yet still above California's 9.0% rate.

Poverty In 2021, Kings County experienced varying levels of poverty across different regions. Census tracts as seen in **Figure 6** in many areas revealed poverty rates reaching up to 30% of the population living below the poverty level, particularly pronounced in certain regions. The northern areas around Hanford generally displayed poverty rates below 10%, indicating a lower prevalence of poverty compared to other areas. In contrast, areas near Corcoran exhibited the highest poverty tract, with rates ranging between 20 and 30%. Meanwhile, the southern regions near Avenal experienced poverty rates in the range of 10 to 20%. Of the four unincorporated communities, Armona had the lowest percentage range of the population in poverty (10%-20%), which was followed by Kettleman City and Stratford at 20%-30%. Home Garden had the highest percentage of the population living below the poverty level at 30%-40%. The overall poverty rate for Kings County stood at 16.4%, marking a 2.19% increase from the previous year. The median household income in 2021 was reported at $63,267, showing a growth of 2.78% from the previous year.

The total number of individuals living in poverty in Kings County in 2021 was 24,295, reflecting a fluctuating trend in poverty levels over the preceding years, with the numbers being 19,874 in 2020, 21,840 in 2019, and even higher at 25,481 in 2018 and 24,810 in 2017. According to American Community Survey data from 2017 to 2021, 17.7% of persons in Kings County were in poverty. These statistics underscore the diverse economic landscape of Kings County, where certain areas exhibit significantly higher poverty rates, highlighting the need for targeted socioeconomic interventions.

Extremely Low Income Households In 2006 state law was amended (Assembly Bill 2634) to add the extremely low-income (ELI) category (up to 30% AMI) to the required analysis of household characteristics and housing growth needs. Consistent with State Housing Element law and HCD guidance, the County has assumed that 50 percent of the very low-income category allocation (132 units) will represent projected need for extremely low-income (ELI) households, resulting in an estimated need for 66

ELI units. This quantification reflects the disproportionately higher housing cost burdens, overcrowding rates, and risk of homelessness among lower-income and extremely low-income households within the unincorporated County, as documented through HUD CHAS data and local surveys.

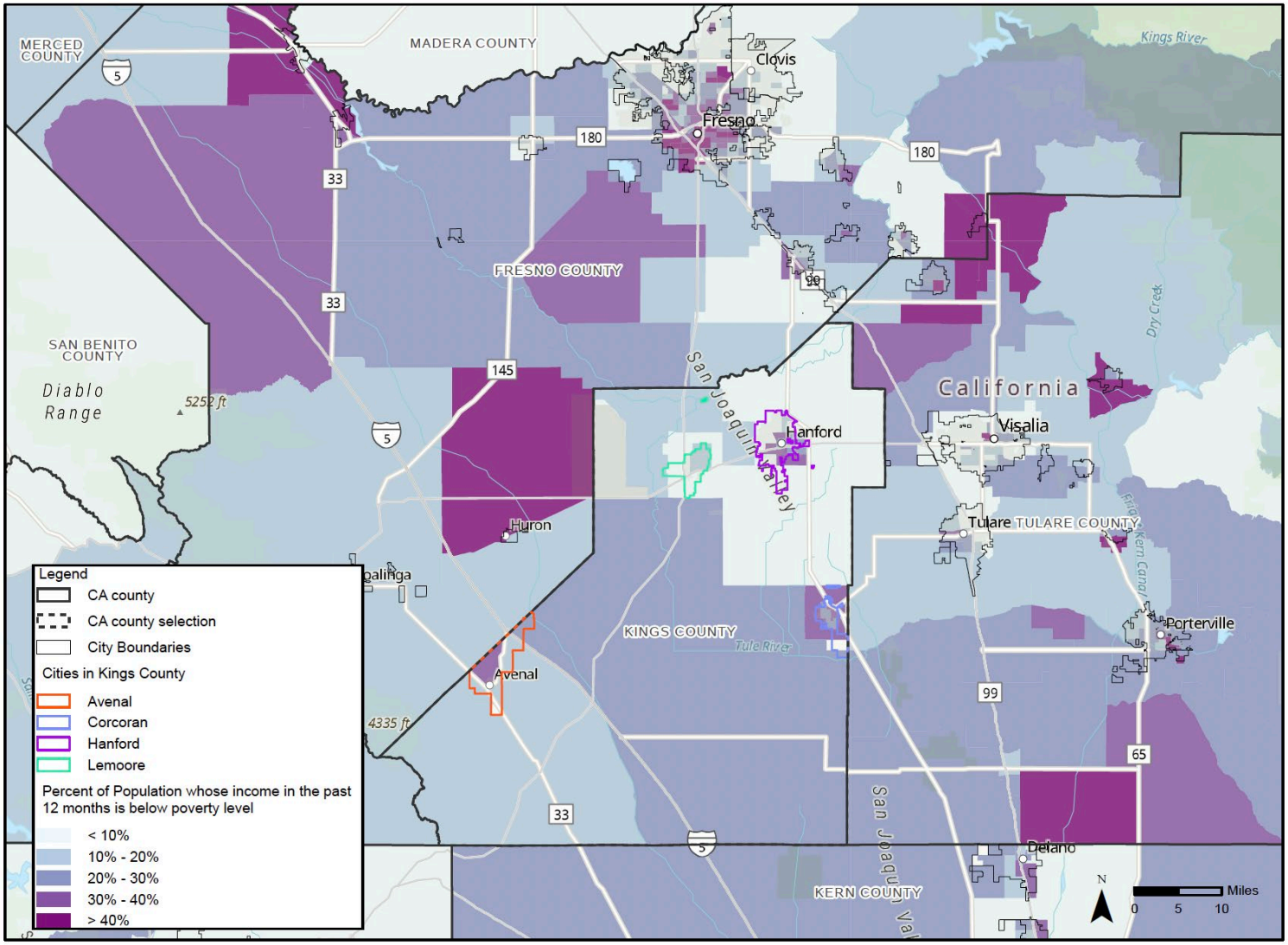
In response, Kings County will prioritize strategies to address the needs of ELI households by:

- Supporting the development of new affordable housing units specifically targeted to ELI households;
- Expanding rental assistance programs and housing voucher opportunities;
- Preserving and rehabilitating existing affordable housing stock;
- Encouraging the development of smaller, lower-cost housing units suitable for ELI residents;
- Integrating housing programs with supportive services for populations with heightened needs, such as persons with disabilities and seniors.

This targeted approach is designed to directly address the unique and severe housing needs of ELI households, consistent with best practices outlined in the California Department of Housing and Community Development's Building Blocks for Effective Housing Elements.

The expanded analysis also considers past housing production trends, demographic shifts, and labor market dynamics to ensure that future housing production strategies are responsive to the needs of all segments of the community, particularly those most vulnerable to housing instability.

Figure 6: Poverty Status (ACS, 2017-2021) – TRACT



*

Source: California Department of Housing and Community Development. American Community Survey (ACS), 2017-2021.

Special Housing Needs

Familial Status A household refers to the people occupying a home, such as a family, a single person, or unrelated persons living together. Families often prefer single-family homes or condominiums to accommodate children, while single people generally occupy smaller apartments or condominiums. Single-person households often include seniors or young adults. Table 5 displays household composition by community as reported by the Census ACS 2015-2020. Families comprised approximately 78% of all households within Kings County. Countywide, the proportion of single households (male and females living alone) was approximately 17%.

Table 5: Household Characteristics

Age Group	Unincorporated Kings County	Kings County
Total Households	9,244	43,604
Family Households	81.90%	78.30%
With own children under 18 years	43.50%	41.30%
Married/Cohabiting Couples	68.20%	61.20%
With own children under 18 years	37.30%	32.20%
Male Householder, no spouse/partner present	13.60%	16.20%
With own children under 18 years	1.80%	2.40%
Living Alone	6.50%	8.30%
Age 65+	1.80%	2.50%
Female Householder, no spouse/partner present	18.20%	22.60%
With own children under 18 years	4.40%	6.80%
Living Alone	8.10%	8.80%
Age 65+	4.70%	4.70%
Nonfamily Households	18.10%	21.70%
Average Household Size	NA	3.14

Source: Census ACS 2016-2020, Tables DP-2, B11012, and S1101

In both areas, a significant portion of households have children under 18 years. In the unincorporated Kings County, this is slightly higher (43.50%) than in Kings County as a whole (41%). Many households in unincorporated areas are headed by married or cohabiting couples (68%), which is higher than in the broader county (61%). Among these, a substantial proportion (37%) have children under 18, indicating a prevalence of traditional nuclear families. Male householder households without a spouse or partner present in unincorporated area is around 13.6 % compared to the overall county (16%). Within this group, a smaller fraction, 1.80% in unincorporated Kings County and 2.40% in Kings County, have children under 18, indicating a presence of single-father households. The data also sheds light on female-headed households without a spouse or partner, which make up a significant 18% in unincorporated Kings County and an even higher 22.6% in Kings County. Among these, 4.40% in the unincorporated area and 6.80% in the broader county have children under 18, underscoring the challenges faced by single mothers. Additionally, the proportion of individuals living alone is significant, with 6.50% in unincorporated Kings County and 8.30% in Kings County. This includes a notable percentage of the elderly (aged 65 and above), accounting for 1.80% and 2.50% respectively.

Female-headed households Female-headed households without a spouse or partner are also less common in unincorporated areas. These households often face challenges, particularly in terms of resource access and opportunities, especially for children in single-parent, female-headed households. In **Figure 6**, it's seen that northern parts of the county that contain cities of Hanford and Lemoore have less than 20% of households with children that are headed by a female single parent. While it's 20-40% in the rest of the county. The distribution of single-parent, female-headed households correlate with TCAC/HCD opportunity areas designations, indicating that areas with lower resources and higher segregation and poverty have higher rates of such households.

Female-headed households have special housing needs including affordable housing, accessible daycare, health care, and other supportive services. Female-headed households comprised about 17% of all households in Kings County. State law recognizes that these households face challenges due to a combination of income level, childcare expenses, and housing availability. As shown in **Table 6**, the proportion of female-headed households was about 12% in the unincorporated areas and 17% countywide. Notably, across all jurisdictions, the data reveals that a higher percentage of female-headed households are renters rather than homeowners. This trend is indicative of the economic challenges and housing affordability issues faced by these households. Additionally, the table illustrates that in unincorporated Kings County, out of the total 9,244 households, a significant majority, about 82%, are family households. This breakdown of household types and tenures, including the specific focus on female-headed households, provides a comprehensive overview of the diverse household compositions and housing situations in these regions, highlighting the need for tailored policy interventions and support services.

Table 6: Household Type by Tenure

Household Type	Unincorporated Kings County		Kings County	
	HH	%	HH	%
Total Households	9,244		43,604	
Family households:	7,575	81.90%	34,155	78.30%
Owner	3,428	37.10%	18,997	43.60%
Renter	4,147	44.90%	15,158	34.80%
Married-couple family:	5,801	62.80%	23,236	53.30%
Owner	2,698	29.20%	14,704	33.70%
Renter	3,103	33.60%	8,532	19.60%
Male householder no wife present:	693	7.50%	3,653	8.40%
Owner	306	3.30%	1,499	3.40%
Renter	387	4.20%	2,154	4.90%
Female householder no husband present:	1,081	11.70%	7,266	16.70%
Owner	424	4.60%	2,794	6.40%
Renter	657	7.10%	4,472	10.30%
Nonfamily households:	1,669	18.10%	9,449	21.70%
Owner	870	9.40%	4,371	10.00%
Renter	799	8.60%	5,078	11.60%

Source: Census ACS 2016-2020, Table B25007

As **Figure 7** shows, the census tract with the unincorporated community of Armona had less than 20% of the children in single-parent female-headed households. The census tracts of the communities of Home

Garden, Kettleman City, and Stratford were in the 20%-30% range. County staff indicates that child-care facilities are located throughout the County and their services are available to residents of the four communities.

Elderly: The elderly population in Kings County's unincorporated areas faces significant housing needs. Approximately 41% of seniors (age 65 and older) report living with one or more disabilities, primarily ambulatory difficulties. Older housing stock, particularly in communities such as Home Garden and Armona, presents accessibility and safety challenges for seniors. Strategies to support independent living include the expansion of senior-friendly housing rehabilitation programs, affordable senior housing developments, and services such as in-home supportive care.

Large Families: Large families face particular difficulty securing adequate housing, due to the limited availability of units with three or more bedrooms. Overcrowding exceeds 30% in Home Garden and Kettleman City, with renter households most affected. Housing solutions must include construction of larger rental units, mixed-income developments, and programs that prioritize family-sized affordable units to meet the needs of larger households.

Persons with Disabilities. Due to the multitude of possible functional limitations that may present as disabilities, and in the absence of information on external factors that influence disability, surveys like the Census Bureau's ACS are limited to capturing difficulty with only selected activities. As such, people identified by the ACS as having a disability are, in fact, those who exhibit difficulty with specific functions and may, in the absence of accommodation, have a disability. To capture a variety of characteristics that encompass the definition of disability, the ACS identifies serious difficulty with four basic areas of functioning – hearing, vision, cognition, and ambulation.[3]

As presented in **Table 7**, the largest number of Kings County residents with disabilities was in the 18 to 64 years age group or the working age population with 8,357 individuals, which represented 11% of the total age group. However, disabilities were most common among senior citizens (65 years and over). Approximately 41% of total seniors reported one or more types of disability. At the local level, the proportion of seniors reporting some type of physical disability ranged from 37% in unincorporated areas to as high as 63% in the City of Avenal. The most common type of disability among seniors was having ambulatory difficulty. Developmental Disabilities as defined by federal law; "developmental disability" means a severe, chronic disability of an individual that:

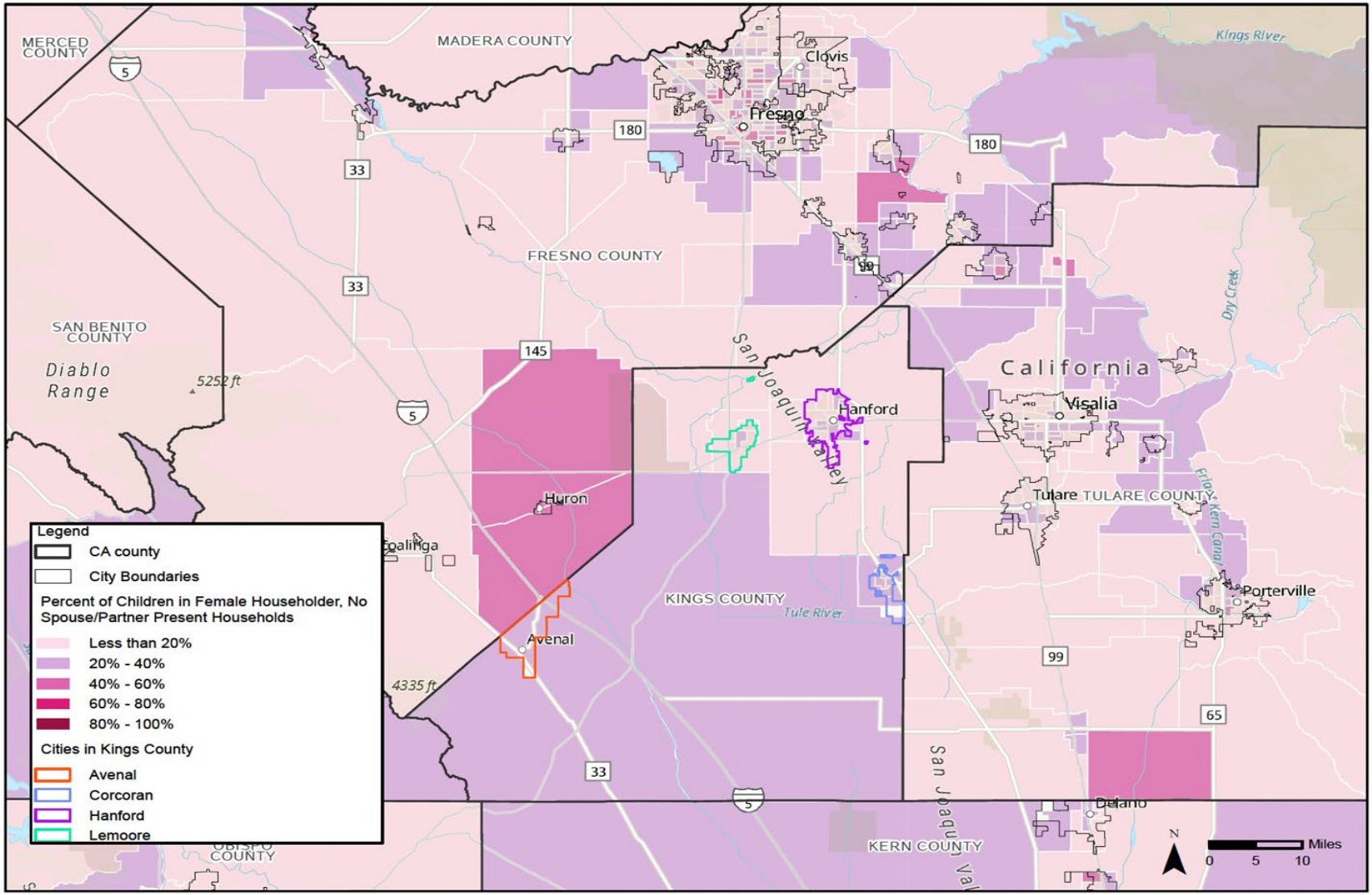
- Is attributable to a mental or physical impairment or combination of mental and physical impairments.
- Is manifested before the individual attains age 18.
- Is likely to continue indefinitely.
- Results in substantial functional limitations in three or more of the following areas of major life activity: a) self-care; b) receptive and expressive language; c) learning; d) mobility; e) self-direction; f) capacity for independent living; or g) economic self-sufficiency.
- Reflects the individual's need for a combination and sequence of special, interdisciplinary, or generic services, individualized supports or other forms of assistance that are of lifelong or

[3] Source: *American Community Survey 2013 Subject Definitions*. Beginning in 2008, questions on disability represent a conceptual and empirical break from earlier years of the ACS. Hence, the Census Bureau does not recommend any comparisons of disability data to 2007 and earlier ACS disability data, or to disability estimates from the 2000 Census.)

extended duration and are individually planned and coordinated.

The Census Bureau does not record developmental disabilities. According to the U.S. Administration on Developmental Disabilities, an accepted estimate of the percentage of the population that can be defined as developmentally disabled is 1.5 percent. Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

Figure 7: Children in Single-Parent Female-Headed Households



Source: California Department of Housing and Community Development (HUD), ACS, 2017-2021. Updated: March 2023.

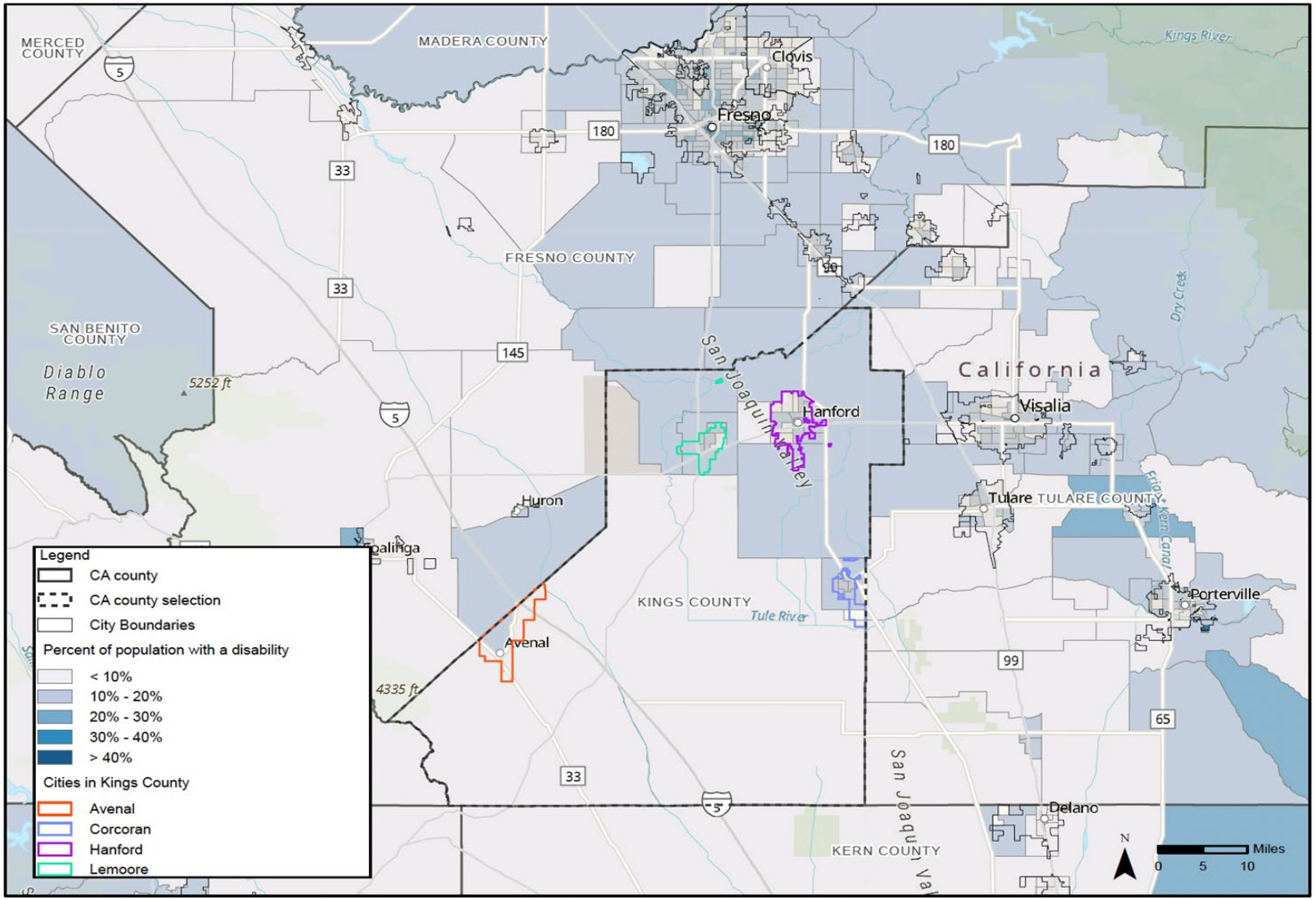
Table 7: Percentages of Persons with Disability Types in Unincorporated & Kings County

Disability Type by Age	Unincorporated		Kings County	
	Persons	%	Persons	%
Population under 18 years w/disability	223	2.30%	1,498	3.70%
With a hearing difficulty	58	0.60%	193	0.50%
With a vision difficulty	30	0.30%	480	1.20%
With a cognitive difficulty	163	1.70%	890	2.20%
With an ambulatory difficulty	12	0.10%	127	0.30%
With a self-care difficulty	28	0.30%	219	0.50%
Population 18 to 64 years w/disability	1,927	11.40%	8,357	10.70%
With a hearing difficulty	528	3.10%	1,632	2.10%
With a vision difficulty	310	1.80%	1,354	1.70%
With a cognitive difficulty	504	3.00%	3,009	3.80%
With an ambulatory difficulty	993	5.90%	4,087	5.20%
With a self-care difficulty	310	1.80%	1,424	1.80%
With an independent living difficulty	628	3.70%	3,094	4.00%
Population 65 years and over w/disability	1,126	36.50%	6,179	40.80%
With a hearing difficulty	596	19.30%	2,657	17.60%
With a vision difficulty	190	6.20%	1,265	8.40%
With a cognitive difficulty	300	9.70%	1,458	9.60%
With an ambulatory difficulty	605	19.60%	3,807	25.10%
With a self-care difficulty	185	6.00%	1,500	9.90%
With an independent living difficulty	411	13.30%	2,659	17.60%

Note: Numbers represent people, not disabilities. Persons may report more than one type of disability Source: Census ACS 2016-2020, Table S1810 and C18108

Figure 8 shows the percentage of the population with a disability at the census tract level. It shows that less than 10% of the census tract population that include the communities of Armona, Kettleman City, and Stratford were persons with a disability; whereas, 10%-20% of the census tract population of Home Garden were persons with a disability.

Figure 8: Population with a Disability



The State Department of Developmental Services (DDS) currently provides community-based services to approximately 243,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. Kings County is served by the Central Valley Regional Center (CVRC) which is based in Fresno. During 2014, CVRC served approximately 16,200 clients, of which about 900 to 1,000 lived in Kings County). CVRC provides diagnosis, evaluation, and case management services. The Center also operates approximately 20 small group homes for mentally disabled clients and placement services to help clients find affordable, independent housing (typically Section 8 units). The Kings County Rehabilitation Center in Hanford also offers rehabilitation, vocational and life training, and operates four group homes for mentally and physically handicapped individuals.

As **Table 8** below shows, the community of Armona has the largest number of persons with developmental disabilities (more than 52 persons) reserving residential services in 2021. Most of the service recipients living at home with a family member or guardian. The second highest of the four communities was Kettleman City with more than 14 persons with developmental disabilities receiving services with most living with a family member or guardian. The exact numbers for the communities of Home Garden and Stratford could not be determined.

State and federal law mandate minimum accessibility standards for housing. For example, local governments that use federal housing funds must meet federal accessibility guidelines for new construction and substantial rehabilitation. At least 5% of the units must be accessible to persons with mobility impairments, and an additional 2% must be accessible to persons with sensory impairments. New multi-family housing must be built so that: 1) the public and common use portions of such units are readily accessible to and usable by disabled persons. 2) the doors allowing passage into and within such units can accommodate wheelchairs; and 3) all units contain adaptive design features. In addition, state law requires all jurisdictions to provide reasonable accommodation in the application of housing policies and regulations. According to the County, zoning permits require curb, gutter, and sidewalk improvements in all the unincorporated areas of the county. These improvements are especially need for the residents of Kettleman City.

Table 8: Persons with Developmental Disabilities Receiving Services by Residential Type 2021

Community (Zip Code)	Home of Parent /Family /Guardian	Independent / Supported Living	Community Care Facility	Intermediate Care Facility	Foster /Family Home	Other	Total Res
Armona (Uninc.) (93202)	52	<11	0	0	<11	0	>52
Kettleman City (Uninc.) (93239)	14	<11	0	0	0	0	>14
Stratford (Uninc.) (93266)	<11	<11	0	0	0	0	>0

Source: CA Dept. of Developmental Services, 2021

The special housing needs analysis shows the magnitude of housing needs, available resources, existing gaps, the effectiveness of past strategies, and proposed programs and funding strategies. Approximately 14.1 percent of renter households are classified as Extremely Low-Income (ELI), while 41 percent of seniors report living with one or more disabilities. Overcrowding rates exceed 30 percent in communities such as Home Garden and Kettleman City, and high housing cost burdens are prevalent among female-headed households and farmworker families. In addition, emerging risks of homelessness and housing instability are particularly evident in Armona and Home Garden.

The County currently offers several resources, including affordable housing developments targeted to lower-income households, limited emergency shelter beds in urban centers, owner-occupied housing rehabilitation programs, and regional partnerships with fair housing organizations. However, significant gaps remain, including a shortage of affordable units for ELI households and large families, insufficient accessible housing for persons with disabilities, limited emergency shelter capacity in rural areas, and an aging housing stock in need of major rehabilitation.

The County's review of the effectiveness of past strategies indicates progress in providing senior housing and completing rehabilitation projects but highlights limited success in expanding emergency shelter capacity and farmworker housing resources. Fair housing outreach has improved awareness but continues to face challenges in reaching rural and farmworker communities.

To address these needs, Kings County proposes a comprehensive set of actions, including the expansion of affordable and supportive housing production, increased investment in rehabilitation and rental assistance programs, pursuit of additional state and federal funding sources (such as CDBG, HOME, and farmworker housing grants), implementation of anti-displacement strategies, promotion of mixed-income housing developments, and strengthened partnerships with nonprofit organizations and regional service providers.

This integrated strategy aims to address the full continuum of special housing needs, promote equity, and affirmatively further fair housing throughout Kings County.

Access to Opportunities

TCAC/HCD Opportunity Areas

The Tax Credit Allocation Committee (TCAC) and HCD Opportunity Maps help identify areas within the community, particularly in an area as vast as the unincorporated county, that provide stronger access to economic, environmental, or educational opportunities for residents or, conversely, provide more limited access to opportunities. This opportunity mapping can help highlight the need for housing element policies and programs that would help to remediate conditions in low-resource areas and areas of high segregation and poverty and to encourage better access for lower-income households and communities of color to housing in high-resource areas. Segregation is defined as the separation or isolation of a race/ethnic group, national origin group, individuals with disabilities, or other social group by enforced or voluntary residence in a restricted area, by barriers to social connection or dealings between persons or groups, by separate educational facilities, or by other discriminatory means.

As seen in **Figure 9**, most of the unincorporated Kings County is designated as Moderate resource, or area of High Segregation and Poverty towards the south. However, in the unincorporated county there exists a combination of moderate, low, resource designations and High segregation and poverty towards the south near the city of Avenal. The areas north of the city of Hanford seem to contain the highest resources. The areas of the unincorporated county near the Tule River are abundant with moderate resource designations. Kings County is comprised of four incorporated cities (Avenal, Corcoran, Hanford, and Lemoore), four unincorporated community service areas (Armona, Home Garden, Kettleman City, and Stratford), and a few other smaller community pockets. The community of Armona, located west of the city of Hanford is located in a High resource census tract. The communities of Kettleman City and Stratford are in Moderate resource census tracts and Home Garden is in a Low resource census tract. According to the Census and DOF, Kings County had a total population of 152,486 in 2020; however, about 10% of that is represented by persons in group quarters, primarily the state prisons and Naval Air Station Lemoore. Thus, **Table 9** presents the household population of Kings County at approximately 137,000 in 2020. Housing needs in Kings County are largely determined by population and employment growth, coupled with various demographic variables. Characteristics such as age, household size, occupation, and income combine to influence the type of housing needed and its affordability. Given that much of the unincorporated county has maintained a steady population for the past 30 years without much variation seeing merely a change by 6% when compared to the entire county whose household population has grown by more than 50% as seen in table. There has been a decline in population observed in unincorporated Kings County. Overall, according to DOF[4] , Kings County is projected to reach approximately 153,400 by 2030, an increase of 12% over the 2020 population.

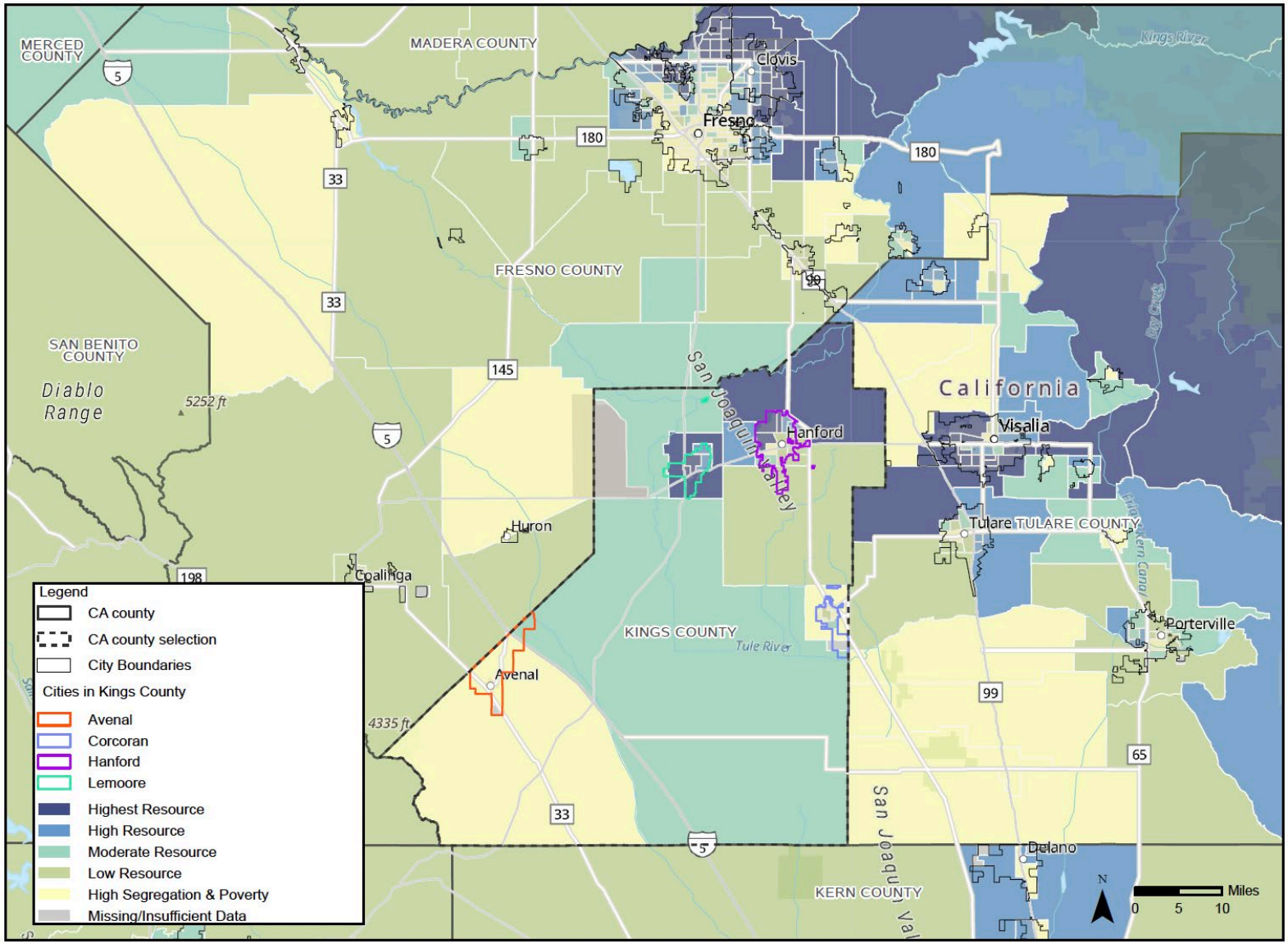
[4] California, Department of Finance, P-4 Report, Population Projections for California Counties 2015-2030, March 2015

Table 9: Kings County Household Population Growth, 1990-2020

Jurisdiction	Household Population				Change 1990-2020	
	1990	2000	2010	2020	Persons	%
Unincorporated	32,122	31,271	32,165	30,074	2,048	6.40%
County Totals	89,469	109,332	131,402	136,964	47,495	53.10%

Note: All numbers exclude persons in group quarters (State prisons and Naval Air station Lemoore) ; Sources: Census 1990, 2000, 2010; Cal.DOF, , E5 and E8 Population and Housing Estimates.

Figure 9: COG Geography TCAC/HCD Opportunity Areas, 2023



Source: California Department of Housing and Community Development (HCD); California Tax Credit Allocation Committee (TCAC), Updated Jan 2023.

Transit Mobility

Transit mobility refers to an individual's ability to navigate the community and region daily to access services, employment, schools, and other resources. Indicators of transit mobility include the extent of transit routes, proximity of transit stops to affordable housing, and frequency of transit.

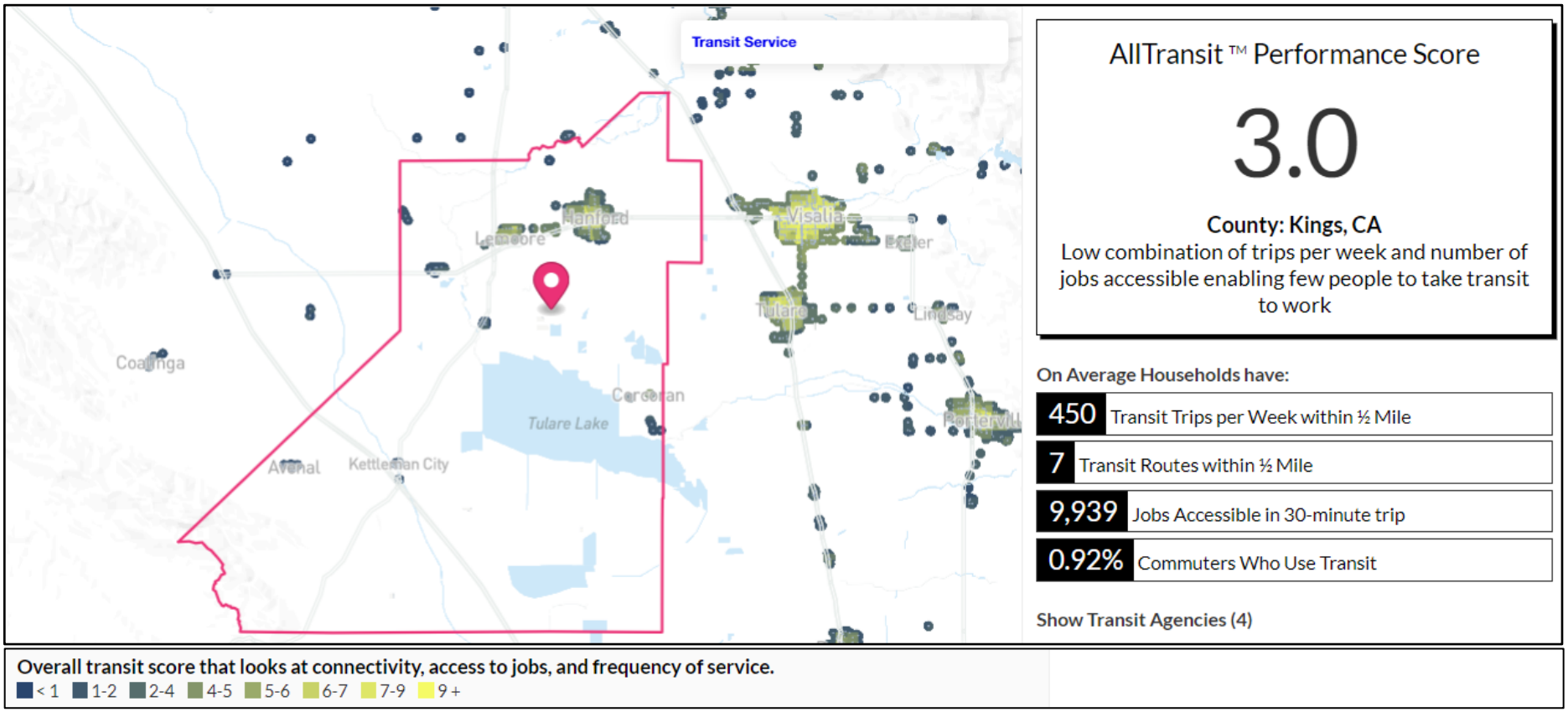
There is a need to plan for and address the mobility needs of the County's growing population. Public Transportation services are available to people with lower incomes, seniors, and persons with disabilities through the Kings Area Rural Transit (KART) system, overseen by the Kings County Area Public Transit Agency (KCAPTA) and through the City of Corcoran's transit system, Corcoran Area Transit (CAT). Kings Area Regional Transit (KART) is Kings County's public transportation provider. KART provides public transit service Monday through Friday and limited service on Saturdays. KART provides transportation services to the cities of Avenal, Corcoran, Hanford, Lemoore, and the unincorporated communities of Armona, Kettleman City, Stratford, , and Home Garden. KART Paratransit (origin to destination) is available to eligible certified ADA passengers. In addition, KART provides regular transportation services to Fresno and Visalia Monday through Friday. All KART bus routes begin and end at the KART Terminal located at 250 E. 7th Street Hanford, California, west of the AMTRAK station in Downtown Hanford.

AllTransit is a transit and connectivity analytic tool developed by the Center for Neighborhood Technology for the advancement of equitable communities and urban sustainability. The tool analyzes the transit frequency, routes, and access to determine an overall transit score at city, county, and regional levels. AllTransit scores geographic regions (e.g., cities, counties, Metropolitan Statistical Areas [MSAs]) on a scale of 0 to 10, with 10 being complete transit connectivity. **Figure 10** depicts Kings County's AllTransit Performance score, including metrics representing average household transit access. Kings County's overall score is 3.0, demonstrating "low" connectivity. It is important to note that this score is for Kings County as a whole, including incorporated areas, as AllTransit does not provide a score just for unincorporated county areas. Kings County's score is consistent with comparable counties, which are typified by rural and semi-rural communities. However, the AllTransit methodology, which determines scores according to an "average" household, may not fully represent transit availability in unincorporated areas, as the estimate is an average of both incorporated and unincorporated areas.

As is shown in **Figure 11**, many high qualities transit stops in terms of facilities, accessibility and frequency of services are concentrated in the city of Hanford while they seem to be lacking in the other cities and unincorporated areas. It's also evident that the connectivity is focused on moving people within cities rather than between cities. Most unincorporated areas in the central areas of Kings County are not served by transit, except for the Hanford area. Based on the information in the Kings County Transit Development Plan 2021 document, Kings County faces challenges in providing comprehensive transit services, especially in rural areas. The report identifies gaps in service and highlights the difficulty of connecting transit-dependent residents living in remote areas to services in larger communities.

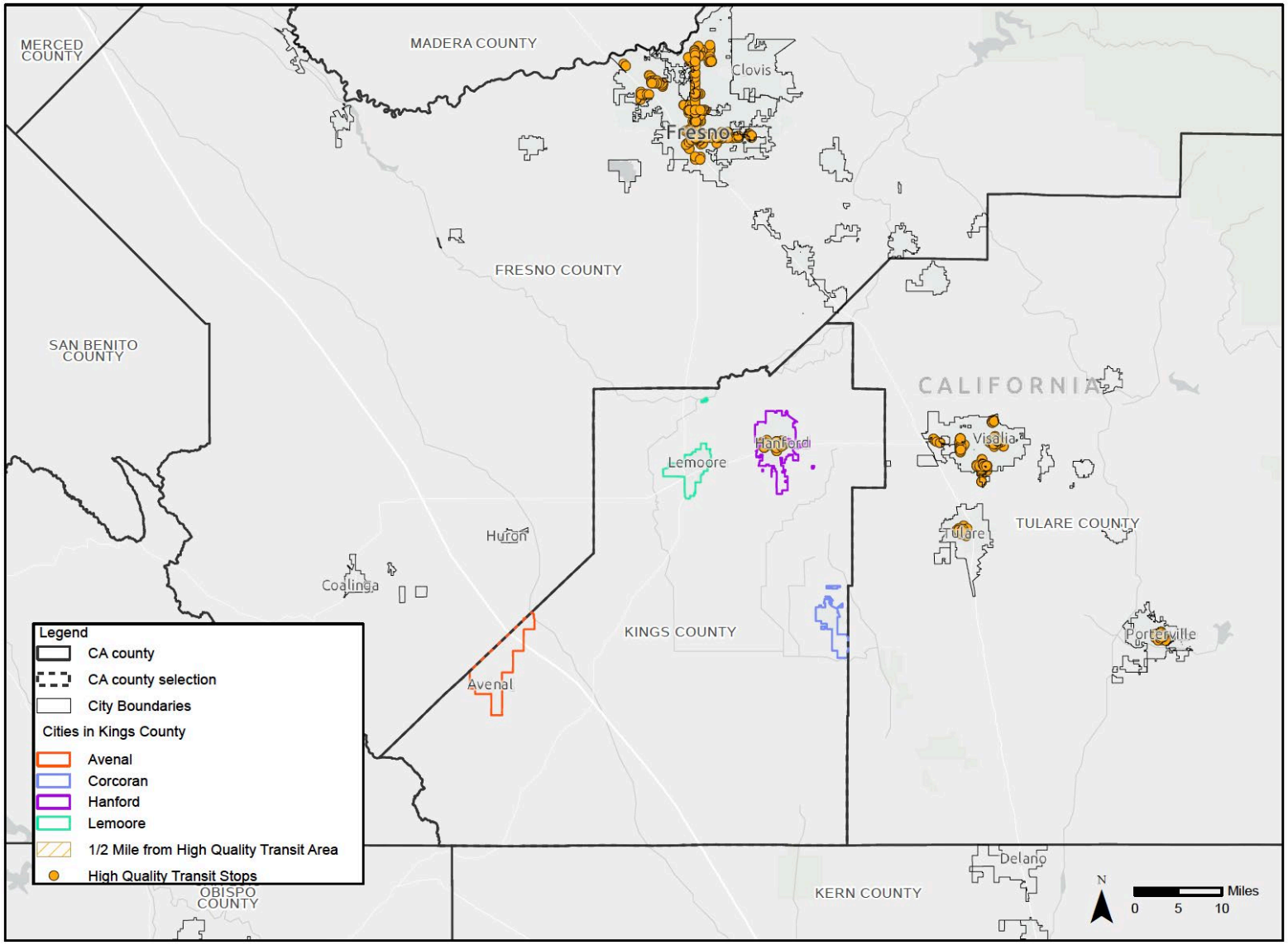
In addition, County staff has indicated that the County has commenced on a comprehensive General Plan update in 2025 that includes a Circulation Element and an Air Quality Element that will incorporate the countywide bikeway network in the Regional Active Transportation Plan adopted by the Kings County Association of Governments (KCAG). Staff also noted that an additional KART bus stop is located in Armona's Summers Point for its residents, and residents including farmworkers can ride-share and carpool through the CalVans vanpool program administered by KCAPTA.

Figure 10: Kings County All Transit Performance Score



Source: AllTransit.cnt.org, 2022

Figure 11: Kings County High Quality Transit Stops and Transit Area (1/2 Mile)



Source: Caltrans, 2022. U.S.; Department of Housing and Urban Development (HUD), Updated 2022.

Housing Mobility

Housing tenure (owner vs. renter) influences several aspects of the local housing market. Residential mobility is influenced by tenure, with ownership housing evidencing a lower turnover rate than rental housing. The vacancy rate also indicates the match between the demand and supply of housing. **Table 10** details housing tenure and vacancies in Kings County and incorporated communities according to the Census ACS 2016-2020 estimates. Vacancy rates of 5% to 6% for rental housing and 1.5% to 2.0% for ownership housing are generally considered to be optimum. A higher vacancy rate may indicate an excess supply of units, a softer market, and result in lower housing prices. A lower vacancy rate may indicate a shortage of housing and high competition for available housing, which generally leads to higher housing prices and diminished affordability.

Table 10: Household Tenure and Vacancy Rates

Housing Type	Unincorporated		Kings County	
	Units	%	Units	%
Occupied housing units	9,244	91.10%	43,604	94.20%
Owner-occupied housing units	4,298	42.40%	23,368	50.50%
Avg. HH size of owner-occupied units	N/A		3.12	
Renter-occupied housing units	4,946	48.80%	20,236	43.70%
Avg. HH size of renter-occupied units	N/A		3.17	
Vacant housing units	898	8.90%	2,663	5.80%
For rent	112	1.10%	446	1.00%
Rented, not occupied	25	0.20%	140	0.30%
For sale only	108	1.10%	426	0.90%
Sold, not occupied	70	0.70%	194	0.40%
For seasonal or occasional use	45	0.40%	54	0.10%
All other vacant	538	5.30%	1,403	3.00%
Homeowner vacancy rate	N/A		1.80%	
Rental vacancy rate	N/A		2.10%	
Total housing units	10,142	100.00%	46,267	100.00%

Source: Census, ACS 2016-2020, Tables DP04 and B25004

The balance between owner-occupied and rental housing, along with vacancy rates, shapes the housing market dynamics. For instance, areas with high owner occupancy and low vacancy rates may see property values appreciating, while areas with high rental vacancy rates might experience stagnating or declining property values. The demand exceeds the supply, driving up rental costs, which can disproportionately affect lower-income residents and contribute to housing insecurity. According to the census, the housing vacancy rate in Kings County was 1.8% among homeowner units and 2.1% for rental units. The proportion of renter-occupied housing units is higher in unincorporated Kings County (48.80%) compared to Kings County (43.70%). However, the vacancy rate varied among communities and was not available for most of

unincorporated Kings County.

Employment

Between 2010 and 2020, Kings County's household population grew from approximately 131,402 to 136,964 persons, representing an increase of 4.2 percent, with projections estimating the County population to reach approximately 153,400 by 2030, reflecting a growth of 12 percent over 2020 estimates (**Table 11**). Civilian employment growth trends are similarly tied to the County's agricultural economy, with gradual diversification into service and logistics sectors. According to the California Employment Development Department (EDD), the County's employment base is projected to grow by approximately 7.5 percent between 2020 and 2030.

The County's economy remains agriculturally based, with growing diversification into education, healthcare, and correctional facility employment. Employment projections from the California Employment Development Department (EDD) estimate continued modest employment growth, particularly in healthcare support, educational services, and food production sectors.

Table 11: Household Population and Civilian Employment Trends

Year	Household Population	Civilian Employment
1990	89,469	28,000
2000	109,332	32,400
2010	131,402	38,000
2020	136,964	42,500
2030 (Projected)	153,400	46,000 (Projected)

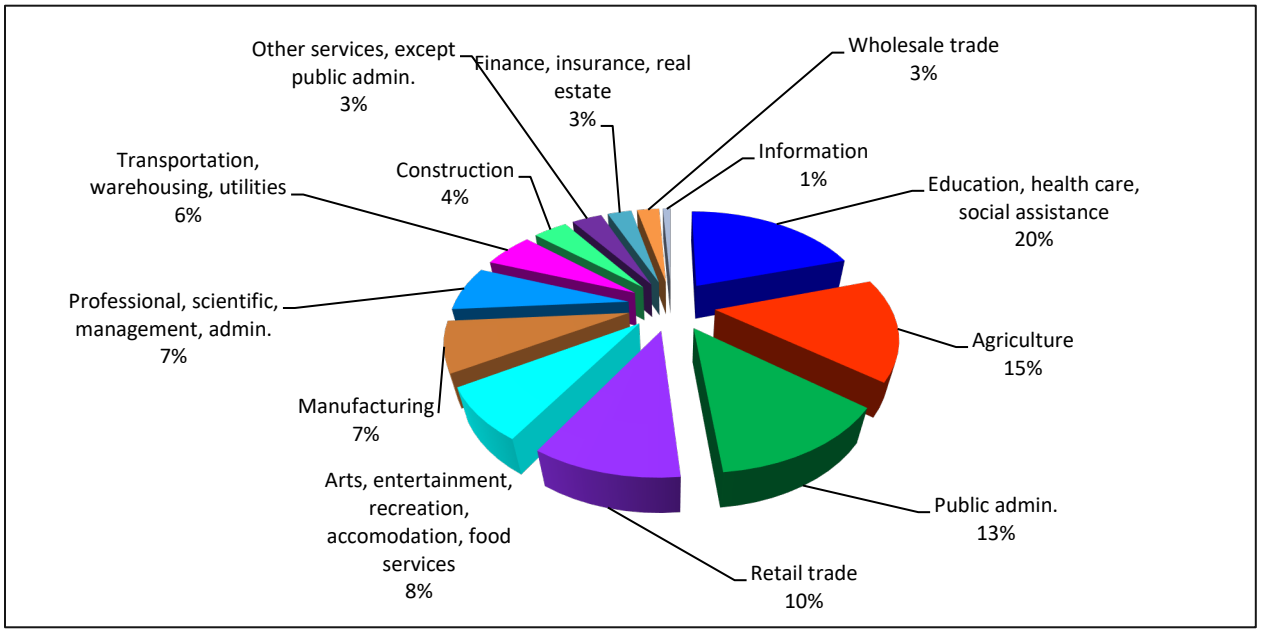
Source: U.S. Census; CA DOF; CA EDD)

Kings County's economy has an important impact on housing needs. Employment growth typically results in increased housing demand in areas that serve as regional employment centers. Moreover, the type of occupation and income levels for new employment also affects housing demand. This section describes the economic and employment patterns in Kings County and how these patterns influence housing needs.

Kings County supports a diversified economy as illustrated in **Figure 12**. This figure shows the proportion of jobs held by residents (civilian employed population 16 years and over) living in the County. Based on the Census ACS 2016-2020 information, the education, health care, social assistance industry was the largest employer of Kings County residents, providing approximately 10,800 jobs, or 20% of workforce. As important as agriculture is to the County, the agriculture sector was the second largest employer of its residents, which employed 8,300 residents or 15% of the workforce. Kings County's civilian labor force was estimated at 57,800, with an unemployment rate of 7.0% (not seasonally adjusted). This compares to the statewide unemployment rate of 4.1%. However, compared to recent trends, Kings County's unemployment rate has decreased significantly from the 2020 annual average unemployment rate of 12.0%. Historically, agriculture has played a key role in Kings County's economy. Agriculturally oriented counties tend to have higher unemployment rates and greater seasonal variations in unemployment. Kings County is ranked 8th among California counties in agricultural production with an annual gross value of $2.5 billion.

According to the Kings County 2022 Annual Agricultural Crop Report, milk remains the County's leading commodity, followed by pistachios (second) and cotton (third). With climate change and the long-term severe drought as well as the 2023 wet winter/spring, it is uncertain to what extent future water supplies will affect agriculture.

Figure 12: Employment by Industry of Kings County Workforce



Source: Census ACS 2016-2020, Table DP03

According to County staff, key employers are located throughout the majority of the unincorporated areas of the County. The key employers include Leprino Foods (Lemoore), Central Valley Meat (unincorporated, south of Hanford), Naval Air Station Lemoore (west of Lemoore), Corcoran and Avenal State Prisons (Corcoran and Avenal), Kings County Government Center (Hanford), Adventist Health (Hanford), schools (spread throughout the County), Surf Ranch (unincorporated, approx. 2 miles south of Lemoore). In recent years, the construction of the High-Speed Rail project has provided jobs and is intended to include mixed-use, commercial zoning to surround Kings-Tulare Station. In the community of Kettleman City at I-5 interchange additional commercial development has occurred. Also, the 415-acre Jackson Ranch Specific Plan is planned for commercial, industrial, and agricultural uses and has begun the construction process.

While economic growth is in the County's future, it is anticipated that two key factories will soon close. They include the Leprino East factories (Lemoore) with a loss of approximately 300 jobs, and the Del Monte tomato plant to close in the unincorporated area with a loss of approximately 400 jobs. Furthermore, the passing of State law to limit the amount of groundwater pumping in the County will impact the amount of farming activity in the County, and subsequently reduce the number of jobs in the agricultural industry in Kings County and surrounding Counties.

The County has also indicated that high speed internet access covers all of Kings County and according to Broadbandnow.com, 79% of people living within Kings County have access to internet at speeds of 100

Mbps or better. However, the cost of high speed internet may limit some of King County's lower income residents. Additionally, there are known cellular access challenges in areas around the cities of Corcoran and Avenal depending upon the carrier. A new cell tower is to be built in Stratford to ease the cellular challenges in that community.

Jobs-Housing Balance and Commute Patterns

Commuting patterns in Kings County have an important implication for housing needs. Larger employers in the County (e.g., three state prisons, Naval Air Station Lemoore, and agricultural industries) generate a significant number of jobs. However, the workforce employed at these institutions or in the agricultural industries may live in other communities for a variety of reasons, including preferences, the availability of suitable housing, or other reasons.

Commuting patterns show the relationship between where people live and where they work. Long commuting distances increase traffic congestion that strains the existing overcrowded road and highways infrastructure systems that are often in need of maintenance. Long commuting distances also contribute to poor air quality, increases expenses to the commuting workforce, and has been shown to have negative consequences on personal health. One of the aims of the Regional Housing Needs Allocation (RHNA) Plan is to direct new housing growth to employment centers to balance the jobs-housing ratio and decrease commuting distances.

Figure 13 illustrates the locates of high-quality transit stops and transit areas and jobs within 45 minutes transit commutes. According to the map, all high-quality transit stops are located in the City of Hanford and of the four unincorporated communities, Home Garden has the largest number of jobs within 45 minute transit commutes, which are followed by Armona and Stratford.

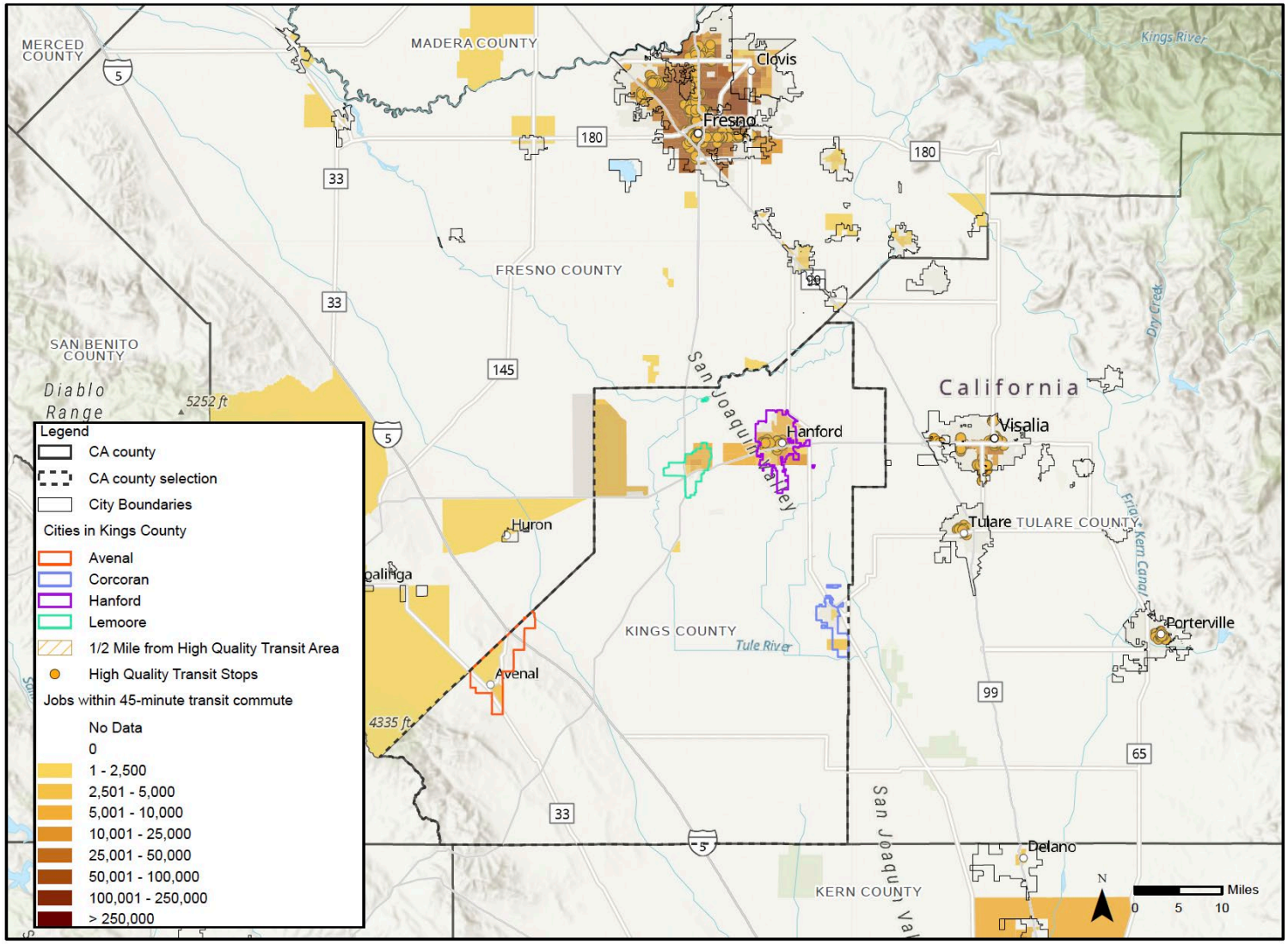
Table 12 shows that over one-third (37%) of the County's workforce aged 16 years and older who do not work at home travel less than 15 minutes to work and another 32% of workers travel 15-30 minutes to work. The average time to work for countywide workers was 23 minutes.

Table 12: Travel Time to Work

Travel Time to Work	Unincorporated Kings County	Kern County
Less than 15 minutes	35.80%	36.80%
15-30 minutes	37.40%	32.00%
30 to 59 minutes	22.50%	25.10%
60 or more minutes	4.30%	6.10%
Average Travel Time	**NA**	**23 min.**

Note: Workers included those 16 years and over who did not work from home.; Source: Census ACS 2016-2020 Table S0801

Figure 13: High Quality Transit Stops and Transit Area (1/2 Mile) & Jobs within 45-Minute Transit Commute



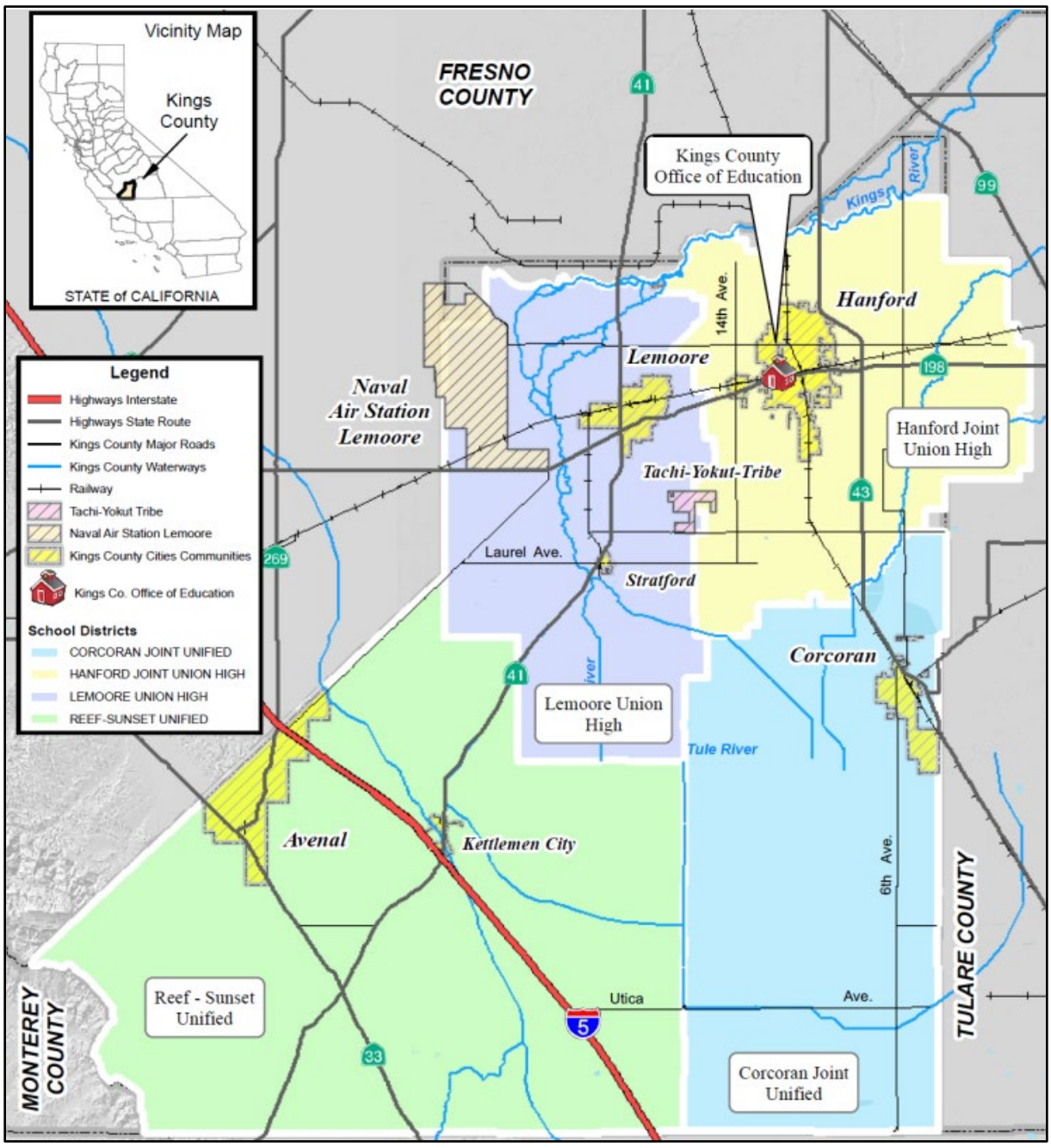
Sources: Caltrans, 2022; Smart Locations Database, 2018.

Education

The Kings County Board of Education establishes the mission and primary objectives for the Kings County Superintendent of Schools and ensures that activities and programs remain focused on the goals identified within the California Department of Education educational rules and regulations. The Kings County Board of Education establishes the mission and primary objectives for the Kings County Superintendent of Schools and ensures that activities and programs remain focused on the goals identified within the California Department of Education educational rules and regulations. According to the Kings County office of education as of Oct 2021 there are a total of 19,429 students enrolled in elementary schools and about 8,179 students in high schools across the county as per data submitted by the districts. In the 2025 school year, there are 65 public schools serving 29,479 students in Kings County and six private schools serving 902 private students. Of all K-12 students in Kings County, 97% are educated in public schools as compared the state average of 90%.[5] **Figure 14** below shows the school districts in Kings County. It shows the communities of Armona and Home Garden are located in the Hanford Joint Union High School District, Stratford is in the Lemoore Union High School District, and Kettleman City is in the Reef-Sunset Unified School District. The top ranked public schools, based on a school's combined math and reading proficiency test score ranking, include R.J.Neutra Elementary (Lemoore High School District), Lemoore Middle College High School (Lemoore Union High School District), and Kings River-Hardwick Elementary School (Kings River Hardwick Elementary School District located in Hanford Joint Union High School District boundaries).

[5] https://www.publicschoolreview.com/california/kings-county

Figure 14: School Districts in Kings County



Environmental Health

The Office of Environmental Health Hazard Assessment (OEHHA) reports CalEnviroScreen 4.0 scores for unincorporated county areas, suggesting relatively adverse environmental conditions throughout the county. According to OEHHA, except for some of the smaller tracts in the center of the cities of Hanford, Lemoore, and Corcoran the rest of the areas have scores above the 90th percentile. The environmental conditions in Kings County likely due to the dominance of commercial agricultural practices and natural resource extraction, both of which are known to have negative impacts on the surrounding areas resulting from air pollution and other contaminants.

The primary indicators leading to the high environmental scores as reported by OEHHA's CalEnviroScreen vary across the county, but include ozone, particulate matter (PM) $_{2.5}$, diesel PM, pesticides, toxic releases, drinking water contaminants, chemical cleanup, lead in housing, groundwater threats, hazardous waste, impaired water, and solid waste. Ozone, diesel particulate, and $PM_{2.5}$, forms of pollution generated by car traffic and industrial uses, score higher throughout the county. In the unincorporated county areas, pesticide use, groundwater threats, and solid waste facilities are more prevalent than in urbanized areas, reflecting the presence of agricultural industries and chemical and waste storage outside of urban areas. Nearly all of Kings County is Senate Bill (SB) 535-qualifying disadvantaged communities excluding areas around Lemoore, north of Hanford and some tracts in Corcoran. This indicates that the unincorporated county areas represent an area of potential concern regarding fair housing and disproportionate exposure to environmental hazards and a concentration of vulnerable populations.

Further, the Federal Emergency Management Agency (FEMA) develops flood maps that identify areas with the highest risk of flooding, differentiating them by the degree of severity and frequency of flooding anticipated. In Kings County, while large pieces of including land just outside Lemoore and Corcoran, are classified by the Federal Emergency Management Agency at a high-risk for flooding, Hanford is not according to a map released by the Kings County Office of Emergency Services. Flood zones include Zone AO, AE, AH, and A, which indicate the depth of the 1.0% annual chance of flooding, and areas with a 0.2% annual chance of flooding (see **Figure 19** in the Environmental Constraint section). Lemoore and the Island District have many large swaths of land classified as high or moderate risk. West of Highway 41 along West Industry Avenue is one of the large swaths of high-risk land. North of town, at the intersection of Grangeville Boulevard and Highway 41 is another area classified as high risk. Corcoran is surrounded by both high-risk and flooded land to the west, south and north. The area inside city limits is largely not classified as high-risk, but the area just south of the city near Highway 43 is described by the map as flooded. Hanford on the other hand has only a minor risk of flooding.

Disproportionate Housing Needs, Including Displacement Risk

The assessment now identifies distinct patterns of housing need, homelessness risk, and displacement vulnerability by community. Home Garden and Stratford demonstrate higher rates of renter cost burden, with more than 55 percent of renter households spending over 30 percent of their income on housing. Overcrowding rates exceed 30 percent in Kettleman City and Home Garden, indicating significant pressure on housing availability and affordability. Regarding homelessness, local service providers report that unsheltered homelessness is more concentrated near Hanford and Lemoore; however, emerging risks of

hidden homelessness — such as overcrowded households and housing instability — are evident in Armona and Home Garden. Access to transportation services and homeless assistance programs remains limited in the more remote areas of the unincorporated County.

The evaluation of housing conditions, based on input from code enforcement officials and local observations, identifies Home Garden and Armona as areas with greater need for rehabilitation and replacement of aging housing stock, due to a higher incidence of code enforcement cases related to substandard housing conditions.

Displacement risk has also been analyzed using local data and recent housing cost trends. Home Garden and Armona are identified as moderate-risk areas for displacement, where increases in rental costs and limited new affordable housing options contribute to vulnerability among low-income residents. These findings are incorporated into the County's updated fair housing priorities and program strategies to target areas of higher need with expanded housing support and anti-displacement efforts.

Overcrowding

Overcrowding is often closely related to household income and the cost of housing. The U.S. Census Bureau considers a household to be overcrowded when there is more than one person per room, excluding bathrooms and kitchens; and to be severely overcrowded when there are more than 1.5 occupants per room. Overcrowded households are usually a reflection of the lack of adequate income for housing.

Table 13 details the percentage of households that live in overcrowded situations. Overcrowding is more prevalent among renters than owners. For example, countywide, approximately 12% of renters and 5% of owners reported more than one person per room resulting in overcrowding. Severe overcrowding among owners was 1.2%, while that for renters was 3.5%.

Table 13: Overcrowding by Tenure

Occupants per Room	Unincorporated Kings County	Kings County
Total households	9,244	43,604
Owner occupied:	4,298	23,368
0.50 or less	62.90%	60.70%
0.51 to 1.00	32.10%	34.20%
1.01 to 1.50	2.30%	3.90%
1.51 to 2.00	2.40%	0.70%
2.01 or more	0.20%	0.50%
Renter occupied:	4,946	20,236
0.50 or less	38.60%	39.70%
0.51 to 1.00	51.20%	48.10%
1.01 to 1.50	7.40%	8.70%
1.51 to 2.00	2.60%	2.90%
2.01 or more	0.20%	0.60%

Source: Census ACS 2016-2020, Table B25014

Within unincorporated areas, overcrowding is less than that of the County as a whole. For instance, overcrowding was 4.9% and 10.2% for owners and renters, respectively. Severe overcrowding was in the unincorporated areas by tenancy was not pronounced (2.6% and 2.8% for owners and tenants, respectively). **Figure 15** shows overcrowding in Kings County.

The analysis of overcrowding, defined as more than one person per room, indicates that 11 percent of all households in the unincorporated area are overcrowded, with rates significantly higher among renter households (16 percent) compared to owner households (8 percent). Overcrowding is particularly concentrated in the communities of Home Garden and Kettleman City, where rates exceed 30 percent, based on U.S. Census Bureau American Community Survey (ACS) 5-Year Estimates (2017–2021).

Overpayment

State and federal housing law defines *overpayment* as a household paying more than 30% of gross income for housing expenses, including utilities. Housing overpayment is especially problematic for lower-income households that have limited resources for other living expenses.

As shown in **Table 14**, a significant portion of lower-income households in each community overpaid for housing according to HUD CHAS data (special tabulations based on the Census ACS). However, the overpayment rate varied by tenure and income level. More than half of all very-low- and extremely-low-income households in all jurisdictions, both owners and renters, were reported to be overpaying. In most communities, however, more rental households than owner households were overpaying. Few households with incomes above the median faced overpayment – often less than 10% of households.

According to HUD Comprehensive Housing Affordability Strategy (CHAS) data (2014–2018 and 2017–2021 datasets), approximately 54 percent of renter households and 35 percent of owner households in the unincorporated County are cost-burdened, paying more than 30 percent of their income toward housing costs. Severe cost burden (paying more than 50 percent of income) affects 26 percent of renters and 16 percent of homeowners, with the highest rates among very low- and extremely low-income households. **Figure 16** shows overpayment by renters and **Figure 17** shows the percentage of homeowners overpaying.

Table 14: Household Overpayment by Tenure

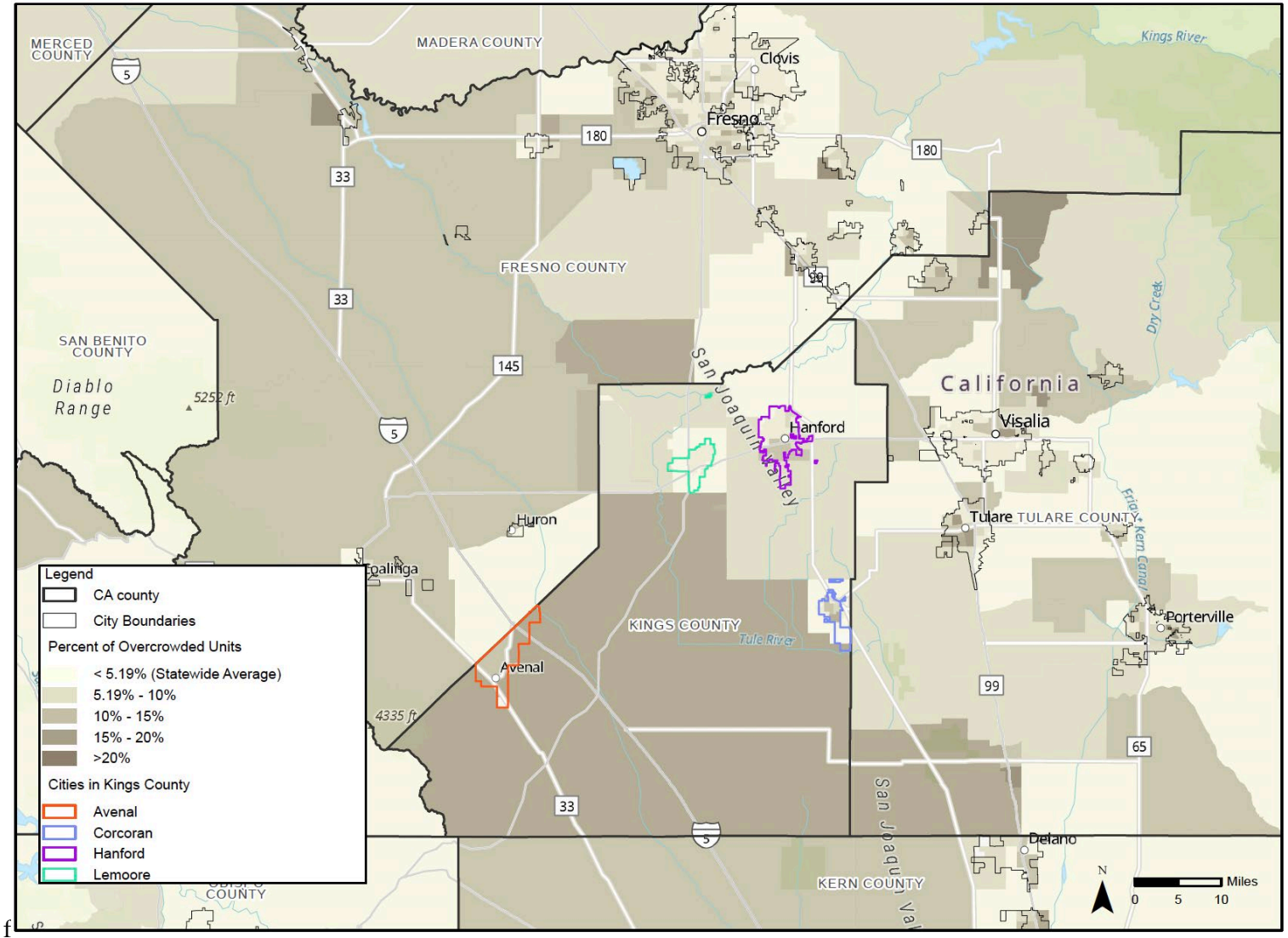
Income Category	Unincorporated Kings County	Kings County
Owners		
<= 30%	84.60%	79.00%
>30% to <=50%	72.20%	68.60%
>50% to <=80%	35.50%	48.30%
>80% to <=100%	10.30%	32.80%
>100%	5.80%	7.40%
Total	20.50%	22.50%
Renters		
<= 30%	78.30%	79.30%
>30% to <=50%	66.00%	78.30%
>50% to <=80%	56.80%	57.00%
>80% to <=100%	35.10%	22.50%
>100%	5.50%	6.40%
Total	40.50%	43.20%

Source: HUD CHAS data based on Census ACS 2014-2018

According to Zillow, the average home price in Kings County in 2020 was approximately $240,000 and in 2025 the price has risen to approximately $359,000, an increase of 50%. Of the four unincorporated communities, Kettleman City and Stratford had the lowest price of homes. Given that the median household income in Kings County is $68,750, the current average home price is outside the reach of many of the County residents.

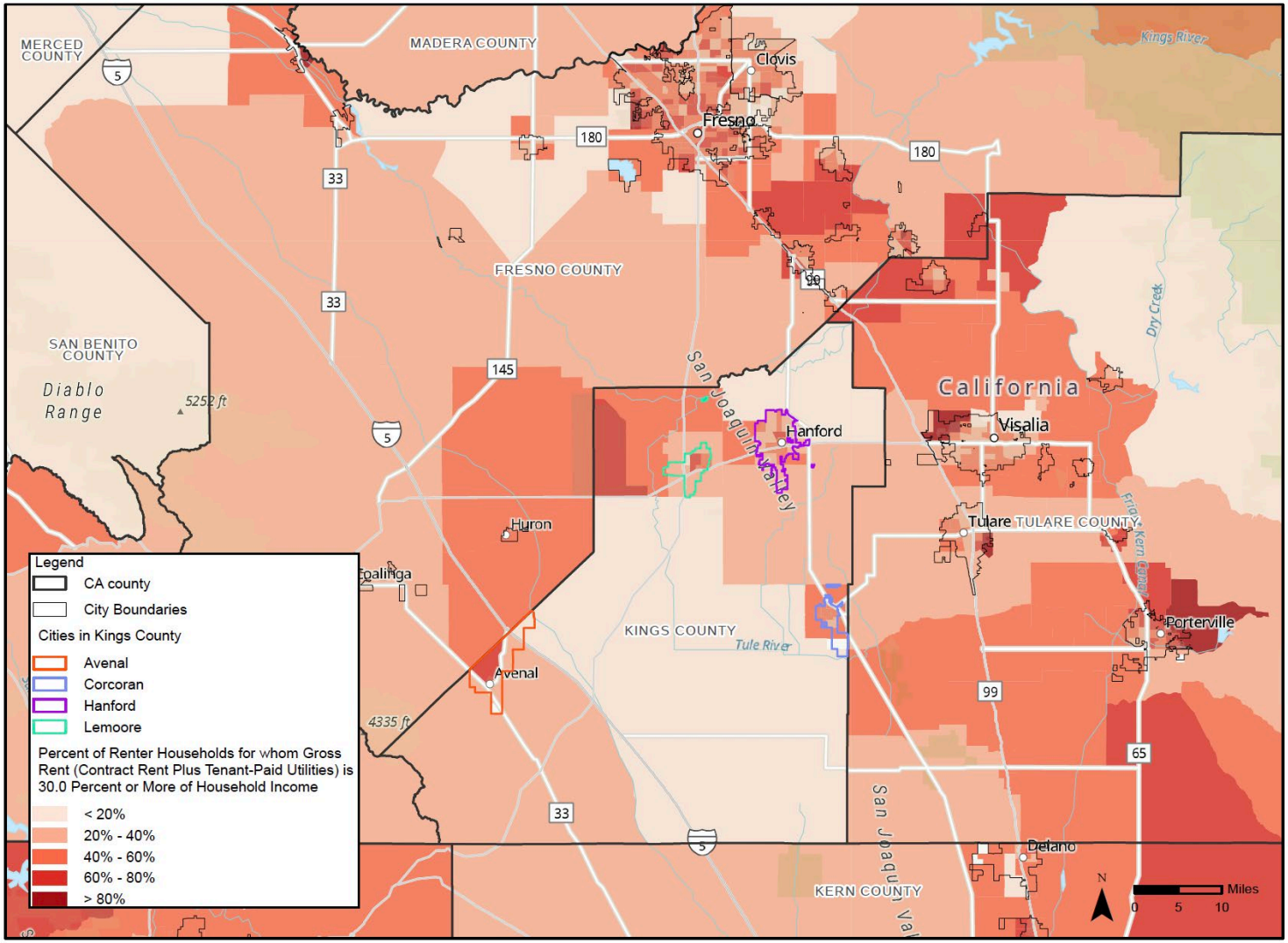
The Housing Element integrates this analysis to accurately identify existing housing needs and inform the County's targeted programs for rehabilitation assistance, affordable housing development, anti-overcrowding efforts, and support services for cost-burdened and extremely low-income households.

Figure 15: Overcrowding in Kings County



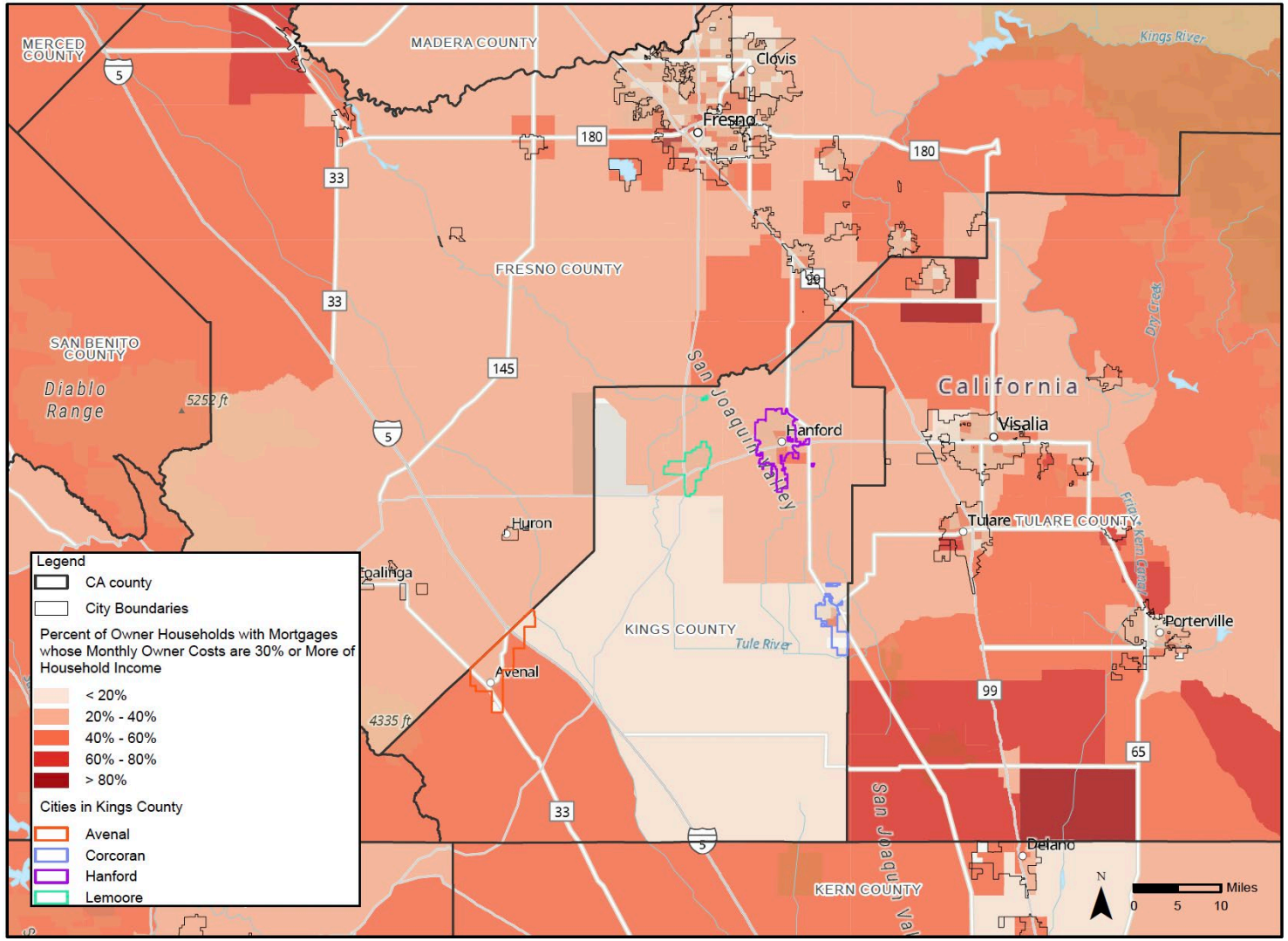
Source: California Department of Housing and Community Development (HUD), ACS, 2017-2021

Figure 16: Overpayment by Renters (ACS, 2017-2021) – Tract Level



Source: California Department of Housing and Community Development (HUD), ACS, 2017-2021

Figure 17: Percentage of Homeowners Overpaying



Source: California Department of Housing and Community Development (HUD), ACS, 2017-2021

Housing Conditions

The County acknowledges the importance of maintaining an up-to-date understanding of local housing conditions. While prior Housing Elements relied on survey data conducted over ten years ago, this Housing Element incorporates updated qualitative information based on current local knowledge, input from local code enforcement officials, building permit data, and field observations.

The majority of the unincorporated housing stock was built prior to 1980, with Home Garden and Armona containing the oldest and most maintenance-challenged housing units. However, in the last 10 years, subdivision developments have occurred in north Armona, with lots sizes of approximately 4,800 square feet

Based on this updated assessment, housing conditions in unincorporated Kings County show moderate levels of deterioration in certain communities, particularly Home Garden and Armona. In addition, field observations and code enforcement records from 2018 to 2023 indicate that approximately 25 to 30 percent of residential units in Home Garden and Armona require moderate to substantial rehabilitation. Common deficiencies include aging roofs, outdated electrical and plumbing systems, structural wear, and signs of deferred maintenance. According to County staff, similar housing conditions are evident in all areas of the unincorporated County. Communities such as Kettleman City and Stratford also exhibit housing quality concerns, but at a slightly lower estimated rate of 15 to 20 percent of units needing rehabilitation.

Compared to the prior survey results, local knowledge suggests that overall housing conditions have remained relatively stable, with some localized worsening in areas experiencing higher renter occupancy and limited reinvestment.

In response to these findings, the County will implement targeted strategies to:

- Expand housing rehabilitation assistance programs, with priority given to high-need communities such as Home Garden, Armona, and Kettleman City;
- Support programs that preserve existing affordable housing stock;
- Partner with nonprofit organizations to secure additional funding for housing repairs;
- Promote proactive code enforcement combined with education and resources to assist homeowners in maintaining safe and healthy housing.

Extremely Low-Income Households

Kings County recognizes that Extremely Low-Income (ELI) households — those earning at or below 30 percent of the Area Median Income (AMI) — face the most severe challenges in accessing safe and affordable housing. Based on HUD Comprehensive Housing Affordability Strategy (CHAS) data (2014–2018), approximately 14.1 percent of renter households and 6.5 percent of owner households in unincorporated Kings County are categorized as ELI.

ELI households experience a range of disproportionate housing challenges, including:

Cost Burden: Severe cost burden — defined as spending more than 50 percent of household income on housing costs — affects a substantial portion of ELI households. Countywide, approximately 54 percent of renters and 35 percent of owners are cost-burdened, with the highest rates concentrated among ELI

households.

Overcrowding: ELI households are more likely to experience overcrowded living conditions. Overcrowding rates among renter households, particularly in communities such as Home Garden and Kettleman City, exceed 30 percent.

Housing Quality: Many ELI households reside in aging housing stock requiring substantial rehabilitation. In Home Garden and Armona, up to 30 percent of residential units are estimated to need moderate to substantial repairs, based on local observations and code enforcement records.

A comparative analysis indicates that ELI households endure significantly higher rates of overcrowding, cost burden, and substandard housing conditions compared to higher-income households. These disproportionate housing challenges highlight the urgent need for targeted policy interventions.

To quantify the existing and projected housing needs for all income levels, including extremely low-income (ELI) households, the County's total RHNA allocation for the 2024–2032 planning period is 561 units, distributed by income group as follows

Extremely Low- and Very Low-Income (0–50% AMI): 132 units

Low-Income (51–80% AMI): 89 units

Moderate-Income (81–120% AMI): 106 units

Above Moderate-Income (>120% AMI): 234 units

Consistent with State Housing Element law and HCD guidance, the County has assumed that 50 percent of the very low-income category allocation (132 units) will represent projected need for extremely low-income (ELI) households, resulting in an estimated need for 66 ELI units. This quantification reflects the disproportionately higher housing cost burdens, overcrowding rates, and risk of homelessness among lower-income and extremely low-income households within the unincorporated County, as documented through HUD CHAS data and local surveys.

In response, Kings County will prioritize strategies to address the needs of ELI households by:

- Supporting the development of new affordable housing units specifically targeted to ELI households;
- Expanding rental assistance programs and housing voucher opportunities;
- Preserving and rehabilitating existing affordable housing stock;
- Encouraging the development of smaller, lower-cost housing units suitable for ELI residents;
- Integrating housing programs with supportive services for populations with heightened needs, such as persons with disabilities and seniors.

This targeted approach is designed to directly address the unique and severe housing needs of ELI households, consistent with best practices outlined in the California Department of Housing and Community Development's Building Blocks for Effective Housing Elements.

Homelessness

Homelessness is often the result of multiple factors that converge in a person's life. The combination of loss of employment, inability to find a job because of the need for retraining, and high housing costs lead to some individuals and families losing their housing. For others, the loss of housing is due to chronic health problems, physical disabilities, mental health disabilities or drug and alcohol addictions along with an inability to access the services and long-term support needed to address these conditions. Obtaining an accurate assessment of the magnitude of the homeless population is difficult because many individuals are not visibly homeless but rather live with relatives or friends, in hotels/motels or shelters, and other temporary accommodations. To address the needs of homeless people in Kings County, the Kings/Tulare Homeless Alliance (KTHA) conducted a Point-in-Time (PIT) survey of homeless people in these two counties in January 2022. The study used HUD's definition of homelessness, which is defined as people who reside in emergency shelters, transitional housing, or places not meant for human habitation such as cars, parks, sidewalks, and abandoned buildings.

Table 15: Homeless Persons

Jurisdiction	Estimated Homeless
Avenal	4
Corcoran	17
Hanford	260
Lemoore	8
Unincorporated area	24
Kings County totals	313

Source: Kings/Tulare Homeless Alliance Point-in-Time Survey, 2022

Based on the 2022 PIT survey, which is presented in **Table 15**, the following portrait of the 313 homeless individuals counted in Kings County included:

- 22% chronically homeless
- 39% persons with disability
- 20% suffer from mental disability.
- 12% suffer from substance abuse problems.
- 11% victims of domestic violence
- 6% veterans
- 2% unaccompanied children
- 12% young adults under age 25 in 2022,
- 39% of the homeless population was housed in temporary living arrangements (31% in emergency shelter and 8% in transitional housing).
- Over half (61%) were unsheltered and homeless or in a car.

The table shows that the City of Hanford had the highest counted with 260 homeless individuals or 83% of the countywide total. This was followed by unincorporated areas with 24 homeless individuals. Avenal had the lowest count with four homeless individuals.

Table 16 lists the shelter facilities in Kings County that served the homeless. It identifies an inventory of 126 emergency shelter beds (78% use rate), 27 transitional housing beds (89% use rate), 64 permanent supportive housing beds (89% use rate), 15 other permanent housing beds (93% use rate), and 103 rapid rehousing beds (100% use rate) in Kings County. Additional emergency assistance is provided by the Salvation Army in Hanford, which provides short-term assistance in the form of food, financial assistance for rent and utility bills, motel vouchers and bus or plane tickets. Corcoran Christian Aid provides food, vouchers, and other types of emergency financial assistance within Corcoran.

Despite these services, a significant shortage in emergency shelters and transitional housing remains. In 2007 the State Legislature passed Senate Bill (SB) 2, which strengthened the planning and zoning requirements for emergency shelters and transitional/supportive housing. SB2 requires that all jurisdictions adopt zoning regulations that allow emergency shelters by-right in at least one zone, subject to objective development standards, or as an alternative, the jurisdiction may meet the need through a multi-jurisdictional agreement with up to three adjacent jurisdictions. As noted in the Constraints section of the FHA, all of the jurisdictions in Kings County have adopted zoning regulations for emergency shelters and transitional/supportive housing in response to SB 2.

Currently, Kings County does not have special standards or size requirements, but the County requires 1 parking space per 4 beds. Programs 4.8 and 4.20 are included in the Housing Plan to ensure consistency with state law. Program 4.20 will facilitate emergency shelters with sufficient capacity to accommodate the need for emergency shelters and in proximity to transportation and homeless services.

Table 16: Shelter Facilities in Kings County

Total Project Name & Organization	PIT Beds	Use Count	Use Rate
EMERGENCY SHELTER			
Barbara Saville Shelter - DV	15	4	27%
Barbara Saville Woman's Shelter	23	6	26%
EHA Kings	7	7	100%
PRK Holiday Lodge	57	57	100%
PRK Stardust Hotel	17	17	100%
Temporary Housing Program	7	7	100%
Total	**126**	**98**	**78%**
TRANSITIONAL HOUSING			
KGM Men's Transitional	15	15	100%
KGM Women's Transitional	6	6	100%
New Song Academy	6	3	50%
Total	**27**	**24**	**89%**
PERMANENT SUPPORTIVE HOUSING			
Anchors II	6	4	67%
Anchors IV	6	5	83%
Grace Homes	13	13	100%
Hope Survives	6	6	100%
Kings County Act	28	28	100%
Kings VASH	5	1	20%
Total	**64**	**57**	**89%**
OTHER PERMANENT HOUSING			
HAKC Emergency Housing Voucher	15	14	93%
Total	**15**	**14**	**93%**
RAPID REHOUSING			
Bringing Families Home	16	16	100%
HANA	4	4	100%
Housing Support Program	76	76	100%
Kings Rapid Rehousing	1	1	100%
RRH4 Kings	6	6	100%
Total	**103**	**103**	**100%**

Source: Kings Tulare Homeless Alliance, 2023

Displacement Risk

The Urban Displacement Project, a joint research and action initiative of the University of California, Berkeley, and the University of Toronto, analyzes income patterns and housing availability to determine the level of displacement risk at the census tract level.

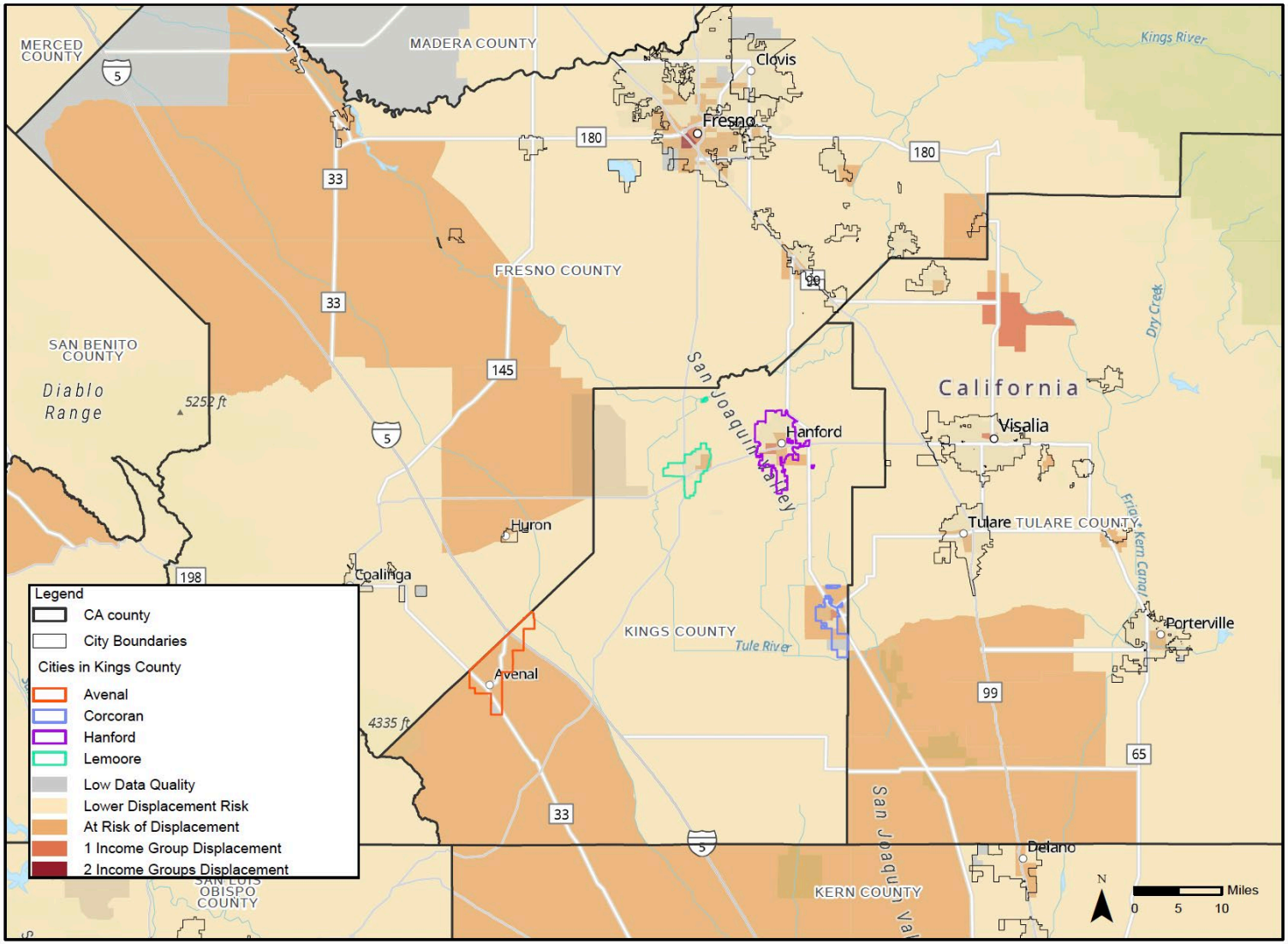
The EDR provides three layers of displacement information. The “Overall Displacement” map layer shows

the number of income groups experiencing any displacement risk. The dark red tracts (2 income groups), our models estimate displacement (Elevated, High, or Extreme) for two income groups. In the light orange tracts categorized as “Probable”, one or all three income groups had to have been categorized as “Probable Displacement”. In Figure 18 it could be observed that all the cities in the county and the southern western region are at predominant risk of At-Risk displacement. "At risk of displacement" refers to the likelihood of residents, particularly low-income renter households, being forced to move out of their neighborhoods due to various factors. This concept is often evaluated in the context of gentrification, rising housing costs, and changing neighborhood dynamics.

As shown in Figure 18, of the four unincorporated communities, Home Garden is in the census tract identified as At Risk of Displacement. The other three communities are in census tract identified as Lower Displacement Risk.

According to the Urban Displacement Project's Estimated Displacement Risk (EDR) model for California, displacement risk is determined by evaluating census tract characteristics that are strongly correlated with a net loss of low-income renter populations. Essentially, a high displacement risk suggests that more low-income households are leaving a neighborhood than moving in, often due to factors like affordability, development pressures, or changes in the housing market.

Figure 18: Estimated Displacement Risk – Overall Displacement by Tract



Source: California Department of Housing and Community Development (HUD), UCB – Urban Displacement Project, 2022

Identified Sites and Affirmatively Furthering Fair Housing (AFFH)

An analysis of identified housing sites has been conducted to assess the County's efforts to affirmatively further fair housing (AFFH) and to understand the distribution of sites relative to existing patterns of segregation, access to opportunity, and displacement risk. Sites have been evaluated by income group, geographic location at the sub-tract level (community-level analysis), and proximity to key opportunity indicators.

Of the total sites within the unincorporated County, as identified in Appendix B: Land Use Inventory, approximately 42% are designated for lower-income households (very low- and low-income categories), and 58% are designated for moderate- and above-moderate-income housing. Sites targeted for lower-income households are primarily located in and around the unincorporated communities of Armona and Home Garden. According to the 2023 TCAC/HCD Opportunity Maps, these areas are classified as Moderate Resource areas, with limited proximity to High Resource or Highest Resource tracts. Meanwhile, sites suitable for moderate- and above-moderate-income development are more dispersed, including areas adjacent to Hanford, which falls within High Resource areas according to the same opportunity mapping.

At a finer geographic level, clustering of lower-income housing sites has been observed near Home Garden, an area with higher renter cost burden (57%), moderate overcrowding rates (35%), and moderate environmental health burdens based on CalEnviroScreen 4.0 data (scores ranging between the 60th–70th percentiles for cumulative pollution burden). Armona, while having slightly better access to transportation and schools, also shows moderate displacement risk according to **Figure 18 of** Estimated Displacement Risk. Conversely, Stratford and Kettleman City sites are more isolated, presenting challenges related to access to opportunity without substantial supportive infrastructure investments.

The County's site distribution strategy neither significantly exacerbates existing patterns of segregation nor severely concentrates poverty. However, without accompanying revitalization and anti-displacement programs, some areas may experience reinforced concentrations of lower-income households.

In response, Kings County has committed to further program actions, including:

- Prioritizing support for infrastructure improvements and service expansion in Armona and Home Garden;
- Establishing incentives for mixed-income developments in newly designated residential areas;
- Targeting affordable housing production within proximity to higher-resource areas whenever feasible;
- Implementing anti-displacement strategies, including rental assistance programs, preservation of existing affordable housing, and community-based revitalization plans.

Through these strategies, Kings County seeks to ensure that the Housing Element not only meets RHNA obligations but actively advances fair housing choice, opportunity, and community integration across all income levels.

Emergency Shelter Compliance

In unincorporated Kings County, California, emergency shelters are permitted by-right in the Public Facilities (PF) zoning district, subject to a ministerial Site Plan Review process. This approach aligns with California Government Code § 65583(a) (4), which mandates that jurisdictions identify at least one zoning district where emergency shelters are allowed without discretionary review.

Development Standards in the PF Zone

Permitting Process: Emergency shelters in the PF zone undergo a ministerial Site Plan Review, ensuring compliance with objective development standards without requiring a conditional use permit.

Objective Standards: While specific standards are not detailed in the provided sources, they typically include requirements such as maximum number of beds, provision of on-site management, length of stay, security measures, and lighting. These standards are designed to ensure the health and safety of both shelter residents and the surrounding community without imposing undue constraints on the development of emergency shelters.

Suitability of the PF Zone

Proximity to Services: PF-zoned areas are strategically located near essential services, including healthcare facilities, social services, and employment centers, which are critical for individuals experiencing homelessness.

Access to Transportation: These areas are often situated within close proximity to public transportation routes, facilitating easy access for shelter residents.

Availability of Sites: The PF zone encompasses approximately 325 acres, providing ample capacity to accommodate additional emergency shelters.

Programmatic Commitments: Kings County has included Program 4.8 in its Housing Plan to ensure continued compliance with state law. This program commits to reviewing and amending zoning ordinances as necessary to facilitate the development of emergency shelters and to support the provision of transitional and supportive housing.

Employee Housing and Farmworker Compliance

Employee Housing

The Housing Element has been updated to ensure full compliance with the Employee Housing Act (Health and Safety Code, § 17000 et seq.), including Sections 17021.5, 17021.6, and 17021.8.

Zoning Consistency: In accordance with Health and Safety Code Section 17021.5, the County confirms that employee housing for six or fewer persons is classified as a single-family residential use and is permitted by-right in all residential zones. Pursuant to Health and Safety Code Section 17021.6, the Housing Element affirms that employee housing consisting of no more than 12 units or 36 beds is permitted in agricultural zones in the same manner as other agricultural uses.

Ministerial Processing: In compliance with Section 17021.8, the Housing Element specifies that

qualifying employee housing developments are subject to a streamlined, ministerial approval process and are not subject to a conditional use permit. A program has been added to revise local procedures and Development Code language to reflect this requirement.

Parking Standards: The current requirement of two parking spaces per unit for farm labor housing (Table 4-4) has been reviewed and identified as a constraint. This standard exceeds the parking requirement for comparable residential uses. A program has been added to review and amend the Development Code to ensure that employee housing is not held to more restrictive parking requirements, consistent with state law.

Program Amendment: Housing Element Program 4.10 has been revised to reflect the County's prior efforts to develop farmworker housing, including the 2003 Conditional Use Permit (CUP No. 02-13) approved for a 24-unit conversion project, which was not developed and has since expired.

A new or revised program commits the County to:

- Amend Development Code to incorporate statutory provisions;
- Ensure ministerial review for eligible developments;
- Provide staff training on the Employee Housing Act; and
- Review and revise development standards, including parking.

These updates ensure that zoning and permitting for employee housing are fully compliant with state law and that barriers to the development of farmworker housing are identified and removed.

Farmworkers

Recent Census data in **Table 17** shows that 22% of total employed unincorporated Kings County civilian residents (16 years and over) worked in agriculture and related industries as compared to 15% countywide. Of the four cities, the highest percentage of civilian workers in agricultural related jobs was Avenal, where 45% of its workers were in this industry. This was followed by Corcoran workers at 30%.

Kings County is one of the state's major agricultural areas, ranking 8th among California counties in total agricultural production. According to the Kings County Agricultural Commissioner, 92% of the total land area in the County is devoted to farmland. **Table 18** shows the County's top three leading agricultural products in 2022 were milk ($999 million), pistachios ($228 million), and cotton ($192 million).

Table 19 presents the number of farms and hired farm workers in Kings County. According to the 2017 U.S. Department of Agriculture (USDA) Census estimates, there were 963 farms and 507 of those 963 farms hired a total of almost 7,000 farm workers countywide. The largest number of workers (5,820) were employed at farms with 10 or more employees or 83% of the countywide total number of hired workers. Also, there were more permanent hired workers (worked more than 150 days) than seasonal workers (worked less than 150 days) for both farm operations with less than 10 employees and with more than 10 employees.

Table 17: Agricultural Employment by Jurisdiction

Jurisdiction of Civilian Employed Pop. (16 and over)	Number of Agricultural Workers	% of Total Workers
Avenal	1,617	45%
Corcoran	1,275	30%
Hanford	2,213	9%
Lemoore	692	6%
Unincorporated	2,474	22%
Kings County	8,271	15%

Table 18: Leading Agricultural Crops, Kings County

Crop	Rank	Value
Milk	1	$999,866,000
Pistachios	2	$228,785,000
Cotton	3	$192,811,000
Tomatoes, Processed	4	$177,492,000
Cattle & Calves	5	$151,274,000
Almonds, Total	6	$132,323,000
Corn, Silage	7	$123,941,000
Alfalfa, Hay	8	$67,540,000
Wheat, Silage	9	60,112,000
Plums	10	$55,245,000

Source: Kings County, Dept. of Agriculture, 2022 Crop Report, August 2023

Table 19: Hired Farm Labor-Workers, Kings County

Farmworkers	No. of Farms that Hired Workers	No. of Hired Workers	Percent of Total County Hired Workers
Total Hired Farm Labor	507	6,998	
Farm operations with less than 10 employees	351	1,178	17%
Permanent (> 150 days)	275	1,034	15%
Seasonal (< 150 days)	246	677	10%
Farm operations with 10 or more employees	156	5,820	83%
Permanent (> 150 days)	96	3,046	44%
Seasonal (< 150 days)	49	2,241	32%

Source: USDA, 2017 Census of Agriculture

Agricultural workers, and especially farmworkers, have special housing needs due to their relatively low wages. According to an article in *Rural Migration News*, the average hourly wage for all California farmworkers in the years 2015-2019 was approximately $12.[6]. This is equivalent to approximately $25,000/year for full-time work. As a result, farmworkers often overpay for housing (in relation to their income) and/or live in overcrowded and substandard living situations.

The nature of agricultural work also affects the specific housing needs of farm workers. For instance, farmworkers employed on a year-round basis generally live with their families and need permanent affordable housing much like other lower-income households. Migrant farmworkers who follow seasonal harvests generally need temporary housing only for the workers themselves.

California has a statewide shortage of farmworker housing projects. For instance, the number of agricultural employee housing facilities registered with the California HCD has dramatically declined since the 1950s. Between 1955 and 1982, grower-registered facilities declined from 9,000 to 1,414 camps. By 1998, only 500 camps were registered with HCD, none of which were in Kings County. According to growers, the dramatic decline in labor camps is due to the high cost of maintaining housing and the climate of litigation facing growers who maintain camps. Additionally, most farm owners/managers hire most of their workers through temporary agencies for planting, picking, pruning, or other specific tasks, so that providing full-time housing for workers is not practical.

Although no farmworker camps exist in Kings County, the County does have a significant number of government-subsidized housing projects (e.g., Section 515 and public housing) that house farmworkers and their families. Many farmworkers live in mobile homes on the farming site. A new farmworker housing project was completed in Hanford during the 2003-2008 planning period. That project involved the renovation of an existing former motel into temporary and/or long-term, permanent agricultural employee housing. The project included 24 units plus parking, courtyard, children's play areas and open space.

In addition, there is a 40-unit apartment complex in unincorporated Kettleman City that serves farm labor families. This apartment includes 10 two-bedroom units, 20 three-bedroom units, and 10 four-bedroom units,

[6] https://migration.ucdavis.edu/rmn/blog/post/?id=2805

with approximately 70-100 farmworkers residing in the apartment complex. The Constraints analysis contains a discussion of each jurisdiction's land use and zoning policies and regulations regarding farmworker housing. In communities with large farmworker populations, farmworker housing needs are met through homeownership assistance and rehabilitation loans.

Most loans under both types of programs are issued to people working in the agricultural industry. Moreover, many occupants of Section 515 projects and other subsidized projects are also employed in the farming industry. In Lemoore the farmworker population is significantly smaller, although many farmworkers also access standard homeownership and/or rehabilitation loans. The Housing Plan (Chapter 5) includes programs to address the housing and supportive services needs of farm workers.

C. Housing Constraints

The following analysis of the existing governmental constraints is based on the assumption that the pending update of the Development Code will be adopted ahead of the adoption of the Housing Element and analyzes any constraints that would exist following the adoption of the update. Should the adoption of the update be delayed until after the adoption of the Housing Element, the County commits to making the zoning updates specified in Program 4.20. Pending changes are identified with footnotes.

Governmental Constraints

Kings County and the Cities of Avenal, Corcoran, and Hanford have their General Plans, Zoning Ordinances, development standards, and fees posted for public access on each of the jurisdiction's respective websites.

General Plan Designations and Zoning Districts

The following Figures 20 – 30 provide General Plan corresponding Zoning designations for the incorporated cities of Kings County.

The County of Kings General Plan contains a number of land use designations that are implemented by zoning districts to support and facilitate residential development. The following table illustrates the type and intensity of residential development allowed through the County's General Plan and Zoning maps and documents. The Agricultural and Resource categories, which permit residential in a more ancillary fashion at densities of one unit per 20 or 40 acres, are not listed below.

In addition to the range of residential units that are allowed in the designations outlined in the table, the County allows planned unit developments (PUDs) in areas designated as residential. A PUD may include a combination of different dwelling types and/or a variety of land uses which are made to complement each other and harmonize with existing and proposed land uses in the vicinity, by design. A PUD may be located in any area designated and zoned for residential use upon the granting of a use permit in accordance with the provisions of the Development Code.

This section provides a more complete and consistent evaluation of land use controls as potential constraints to the development of a variety of housing types, as required under Government Code § 65583(a)(5).

Analysis of Height Limits in RM Zone: While Table 4-3 summarizes the maximum height limits across zoning districts, the updated analysis specifically examines how height limits in the RM (Multi-Family Residential) zone may affect the feasibility of multifamily development. The analysis finds that current height limitations, when combined with other development standards (e.g., parking, setbacks), may restrict the ability to achieve maximum allowed densities in some cases. Based on these findings, the Element proposes modifications to height standards or implementation of flexible development incentives where appropriate. Comprehensive Review of Development Standards in All Residential and Mixed-Use Zones: The Element now includes a systematic review of key residential development standards—including setbacks, lot coverage, minimum lot sizes, open space, and parking requirements—across all zoning districts that allow residential development, including Mixed-Use zones. This evaluation assesses:

- Each standard independently, to determine if it imposes undue constraints;
- The cumulative effect of combined standards on development capacity;

- The impacts on housing cost, supply, and variety.

Clarification of Density Limits: The Element has been updated to reconcile previous inconsistencies in the discussion of maximum densities across residential and mixed-use zoning designations. Maximum allowable densities for each zone are now clearly stated and uniformly presented throughout the document. Where inconsistencies were previously identified, corrections have been made to align land use policies with zoning standards and ensure clarity for both planners and developers.

Alignment with State Policy and Law: These actions align with the requirements outlined in HCD's Building Blocks guidance for evaluating and addressing constraints to housing development and support the County's goal of removing regulatory barriers and facilitating production of housing at all income levels.

Housing for Persons with Disabilities

This section addresses identified constraints on housing for persons with disabilities, including the County's reasonable accommodation procedures and zoning standards for residential care facilities, in compliance with Government Code § 65583(a)(5).

Reasonable Accommodation Procedures. The County has clarified and expanded its description of the reasonable accommodation process for individuals with disabilities. Requests for accommodation may be submitted by individuals, developers, or service providers. The Community Development Agency reviews and processes these requests administratively. Minor requests are typically handled by staff within 30 days, while more complex cases may be elevated to the Planning Commission.

Decisions are based on findings that consider whether the requested accommodation is necessary to afford equal housing opportunity, whether it would impose an undue financial or administrative burden on the County, and whether it would fundamentally alter the County's zoning framework. No known complaints or delays have been reported; however, the County will continue to monitor its procedures and proactively ensure that the process remains accessible and non-restrictive.

Program 4.11 (Housing for Persons with Disabilities) has been updated to include a review of the reasonable accommodation process, with the objective of streamlining procedures and improving access to information for individuals with disabilities.

Residential Care Facilities. Housing Element Table 4-2 has been revised to accurately reflect that residential care facilities serving seven or more persons are conditionally permitted in all residential zones.

The requirement for a Conditional Use Permit (CUP) for such facilities has been evaluated. While intended to maintain neighborhood compatibility, the CUP process may create time and cost barriers, particularly for housing designed to serve persons with disabilities. These requirements may pose compliance risks under the federal Fair Housing Act and the California Community Care Licensing Act if they unjustly limit housing opportunities.

As a corrective measure, Program 4.11 has been expanded to include a commitment to review the CUP requirement for larger residential care facilities. The County will allow such facilities by right, subject to appropriate performance standards, in at least one or more residential zones. Legal counsel will be consulted to ensure compliance with fair housing mandates.

Processing and Permit Procedures Analysis

The Public Works Department and the Community Development Agency are responsible for application intake, permit issuance, plan checking, and inspection services for public and private projects. The Departments provide public counter services, subdivision processing, various entitlements associated with development, and engineering and technical staff support to commercial and residential projects. Working in tandem, the primary objective is expeditious review and approval of development projects. County staff encourages applicants to contact them prior to completing applications, particularly for large projects. This allows permitting and zoning issues to be discussed by the applicant and staff, resulting in more efficient processing.

The development approval process in the County is governed by three levels of decision-making bodies: The Community Development Agency (and its Director), the Planning Commission, and the Board of Supervisors. As shown in Table 4-2, single- and multi-family development applications are typically permitted by right, subject only to review and issuance by County staff (the staff planner assigned to review the application) for compliance with development standards. A limited number of residential uses require Director Review and Approval (DRA), which extends the review and approval process from staff planners to include the Director of the Community Development Agency. Under the DRA process, the Director is the final approval body, but may defer action and refer the permit or approval application to the Commission for final determination if significant opposition is expressed by the public, except in the case of a Reasonable Accommodation.

Additional review involving the Planning Commission only occurs for a limited set of residential uses and zones, such as mobile home and manufactured housing community parks.

The Board of Supervisors are only involved when there is a request for a formal amendment to the General Plan, Zoning Map, or Development Code (including specific plans); development agreements; or when there is an appeal of the Planning Commission's decision (such as a request for a variance).

Senate Bill 330. The County recently established a procedure to address SB 330. The requisite development review and preliminary application processes outlined in Senate Bill 330 are codified in the County's code.[7]

Senate Bill 35. Projects are eligible for ministerial review if they satisfy the following criteria:

- Project is a multifamily housing development consisting of two or more units.
- Project dedicates either 10% or 50% of units affordable to 80% of average median income (AMI)
- Project site is on land zoned for residential or mixed-use residential use.
- Project site is on land in an urbanized area where 75% of the perimeter of site is developed.
- Project is consistent with objective zoning and design review standards.
- Project site is not located on or in any of the following: (1) coastal zone, (2) prime farmland, or

[7] As part of its pending Zoning Code update the County will add additional discussion of the SB 330 preliminary application process to its code. If the update is not adopted prior to the adoption of the Housing Element, the County commits to making these revisions as part of Program 20.

farmland of statewide importance, (3) wetlands, (4) within a very high fire severity zone, (5) a hazardous waste site, (6) within a delineated earthquake fault zone, (7) within a flood plain, (8) within a floodway, (9) identified for conservation in an adopted natural community conservation plan, (10) habitat for protected species or (11) lands under conservation easement.

- Project does not propose demolition of (1) housing subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of moderate-, low-, or very low-income, or (2) housing subject to rent or price control, or (3) housing occupied by tenants within the past 10 years.

Senate Bill 35 states that in the unincorporated areas the development must be located on a site that is a legal parcel(s) wholly within the boundaries of an urbanized area or urban cluster as designated by the United States Census Bureau. The Kings County unincorporated area is not designated as an urbanized area or urban cluster by the United States Census Bureau, and therefore SB 35 does not apply.

Kings County makes a CEQA determination regarding the Permit Streamlining Act within 30 days of receiving a complete application.

Suitability and Availability of Infrastructure

The County of Kings has conducted a detailed infrastructure capacity assessment to determine whether water and sewer systems (existing and planned) are sufficient to accommodate the housing growth required under the 6th Cycle Regional Housing Needs Allocation (RHNA) for the 2024–2032 planning period.

According to the Census 2020 ACS and the California Department of Finance population projections, Kings County's population is expected to grow to approximately 153,400 by 2030. With an average household size of 3.14 persons, the RHNA allocation for the whole county of 9,429 units translates to approximately 26,600 new residents countywide.

Water and sewer services in unincorporated communities such as Armona, Home Garden, Stratford, and Kettleman City are provided by local districts (Armona CSD, Home Garden CSD, Kettleman City CSD, and Stratford PUD). These providers are engaged in capital improvement efforts to expand capacity:

- Armona CSD is pursuing state grants for wastewater treatment upgrades by 2026.
- Home Garden CSD is implementing a sewer system expansion with 25% additional capacity expected by 2027.
- Stratford PUD is planning groundwater supply diversification projects.
- Kettleman City CSD relies on coordinated water system planning with state support.

For fringe areas near Hanford and Lemoore, city service agreements confirm current capacity is sufficient to support projected housing development.

To ensure infrastructure aligns with RHNA obligations, the County is adding or updating the following programs:

Program 4.18 – Infrastructure Improvements to Facilitate Housing for Lower and Moderate-Income Households and Special Needs Populations: Use available federal, state, and local housing development programs for infrastructure improvements and other incentives to support the development of housing for lower- and moderate-income households and special needs populations, such as seniors, large households, single-parent households, farm workers, persons with disabilities including developmental

disabilities, and those that have recently experienced homelessness.

Program 4.25 – Attainment of Infrastructure: The attainment and development, improvement, or expansion of needed public infrastructure such as roads, sidewalks, storm water drainage, safe and adequate water supply and wastewater disposal systems within the Communities located throughout the unincorporated area of the County. Encourage the development, improvement, or expansion of necessary public infrastructure serving the unincorporated Communities. Require new hosing developments located within the development boundaries of unincorporated Communities to have the necessary infrastructure and capacity to support the development.

This infrastructure strategy is supported by planning data from the Kings County General Plan, U.S. Census ACS data, and local provider capital improvement plans. The County will monitor implementation and update programs as needed to maintain compliance with RHNA requirements.

Non-Governmental Constraints

The section provides a comprehensive analysis of potential non-governmental constraints to the development, maintenance, and improvement of housing, as required by Government Code § 65583(a)(6). This analysis addresses factors such as land prices, construction costs, development trends, and permitting timelines, and evaluates their impact on the County's ability to accommodate its Regional Housing Needs Allocation (RHNA) across all income categories.

Land Costs. Land acquisition and holding costs can constitute a significant portion of the final sales prices of new homes, especially in areas where land is scarce. In some cases, these costs can account for up to half of the final sales price of new homes in small developments or in areas with limited available land. This presents a substantial barrier to the development of affordable housing, particularly for lower-income households.

Construction Costs. Construction costs have escalated due to factors such as rising material prices, labor shortages, and supply chain disruptions. These increased costs affect all housing developments but disproportionately impact the feasibility of building lower-income housing. The County acknowledges that these economic pressures may discourage developers from pursuing affordable or higher-density projects.

Development Trends and Density Requests. An evaluation of past development patterns indicates that many market-rate residential projects are proposed at or near the minimum allowed densities, particularly in rural and low-density zones. This trend may limit the effective utilization of residential land identified in the sites inventory for meeting RHNA targets, especially for low- and very low-income housing. The County will monitor these trends and encourage development at planned densities through zoning incentives and density bonus provisions.

Permitting Timelines. The time between receiving planning entitlement and submitting building permit applications can vary significantly, depending on project complexity, financing, and market conditions. Larger multi-unit developments often experience longer timelines due to extended design, financing, and review periods. While the County does not impose extraordinary local delays, it recognizes the need to streamline post-entitlement processes where feasible.

Programmatic Response. To address these findings, the Housing Element includes an update to Program 4.13 (Assist Affordable Housing Development). County will:

- Monitor land and construction cost trends and their impact on housing production.

- Promote the use of density bonuses and regulatory incentives to offset feasibility concerns.
- Engage with developers to understand barriers and support full utilization of RHNA sites.
- Streamline administrative procedures to reduce delays between entitlement and building permit issuance, particularly for affordable housing projects.

These actions aim to mitigate non-governmental constraints and support the County's ability to accommodate its RHNA across all income categories.

Environmental Constraints

In alignment with Government Code § 65583.2(b), this section provides an expanded analysis of environmental constraints that may impact housing development opportunities within Kings County during the 6th cycle planning period (2024–2032). This section enhances that discussion by identifying and evaluating specific site-related and regional constraints—including topography, access, contamination, flood risk, infrastructure limitations, and compatibility with adjacent uses—that may influence the feasibility, timing, and capacity for residential development. This targeted analysis supports a more comprehensive understanding of development readiness and informs programmatic strategies to address potential barriers and promote housing production consistent with the County's Regional Housing Needs Allocation (RHNA) obligations.

Topography and Site Shape: Most identified housing sites are located on flat terrain suitable for development. However, select parcels in areas such as Stratford and Kettleman City exhibit irregular configurations or limited frontage, which may reduce their developable area or layout efficiency. These conditions have been noted and the Housing Element includes programmatic strategies to encourage lot consolidation and flexible site design standards to address these constraints. See Programs 4.13 and 4.23.

Access to Right-of-Way: The County has reviewed right-of-way access for all identified housing sites. While the majority have sufficient public road access, a few parcels in Home Garden and Armona may require access improvements such as curb cuts, easements, or shared driveways. The County will coordinate with local Public Works and private property owners to resolve any access limitations during the permitting process.

Environmental Hazards and Contamination: Kings County reviewed CalEnviroScreen 4.0 and local environmental health data to assess hazard exposure. Sites in Home Garden and near State Route 41 scored in the 60th to 70th percentiles for cumulative environmental burden. Although no sites are known to be on state or federal hazardous waste cleanup lists, future development will include Phase I Environmental Site Assessments (ESA) to confirm site suitability. Where contamination is found, remediation will occur consistent with state and federal regulations. The County proactively uses zoning and overlays to buffer residential uses from hazards. The Limited Agriculture – 10 Acre Minimum zone district is used to buffer urban uses from more intensive agricultural uses, such as animal concentrations and agricultural processing and packing, of the General Agricultural zone districts. The Limited Agriculture – 10 Acre Minimum zone district is primarily for application around cities and community districts. The Aviation Land Use Compatibility Overlay Zone is applied to reduce potential conflicts around the Hanford airport concerning noise and safety due to the operation of private aircraft and to ensure that aircraft and residential uses can co-exist while maintaining a strong quality of life for nearby residents.

Flooding and Drainage: A limited number of sites, particularly near the Kings River, fall within FEMA-designated 100-year flood zones. These sites will be subject to County floodplain management regulations,

including minimum elevation requirements and drainage mitigation measures. The County will also consult with the Kings River Conservation District to ensure alignment with regional flood control objectives.

Compatibility with State and Federal Uses: No identified housing sites fall within restricted buffer zones surrounding the Lemoore Naval Air Station or state correctional facilities. The County has verified that all candidate parcels are located outside areas with land use incompatibilities.

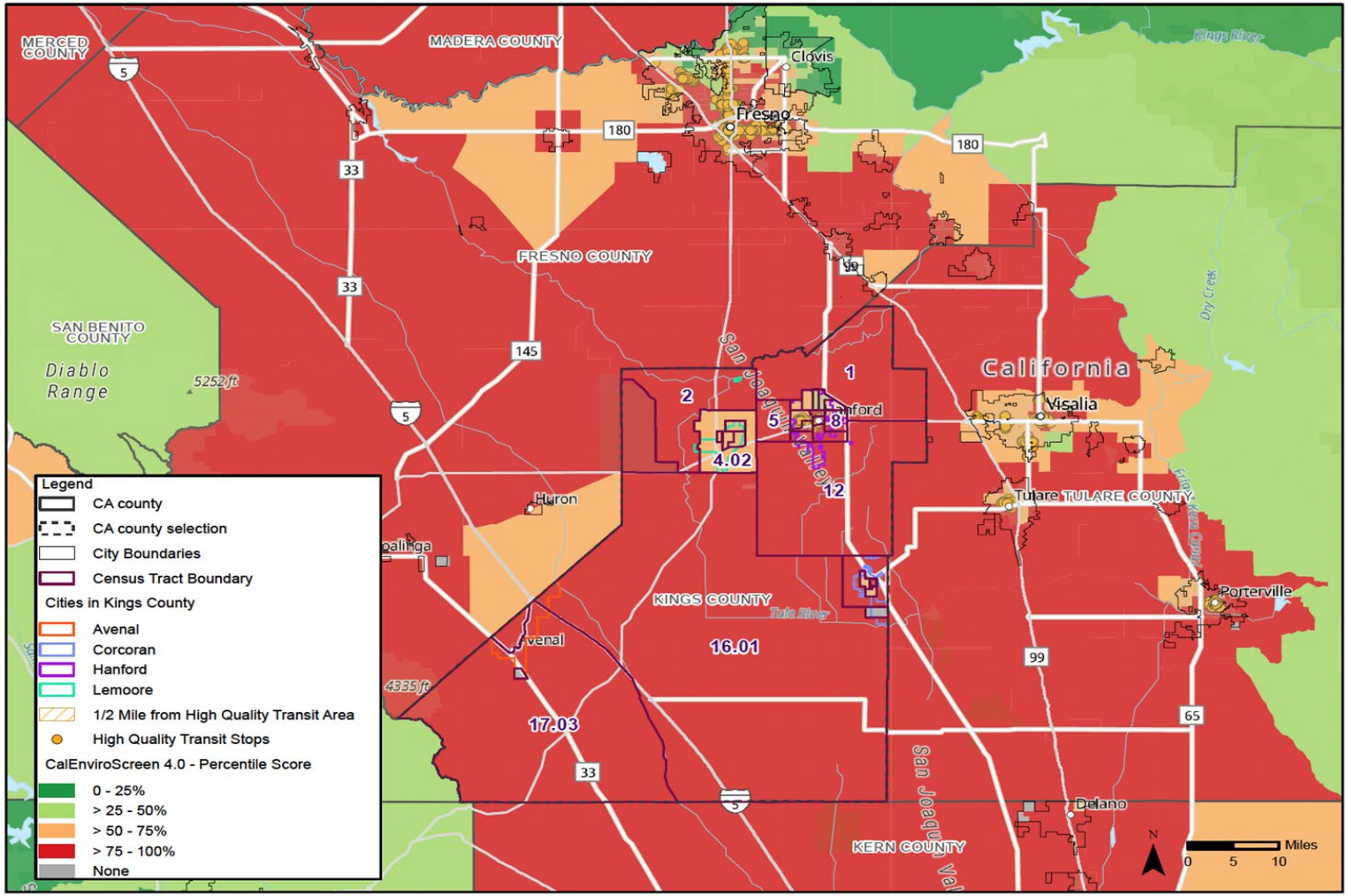
Utility Easements and Infrastructure: Some sites, particularly in Kettleman City and Armona, may contain utility easements that reduce developable area. The County will facilitate coordination with utility providers to assess options for easement adjustments or alternative site design.

Based on this analysis, the County concludes that no environmental constraints fully preclude residential development of the identified sites within the planning period. As part of the implementation strategy, the County will:

- Launch a new program offering site feasibility assistance for developers,
- Enhance collaboration with infrastructure and utility districts, and
- Implement incentives for development of constrained infill sites.

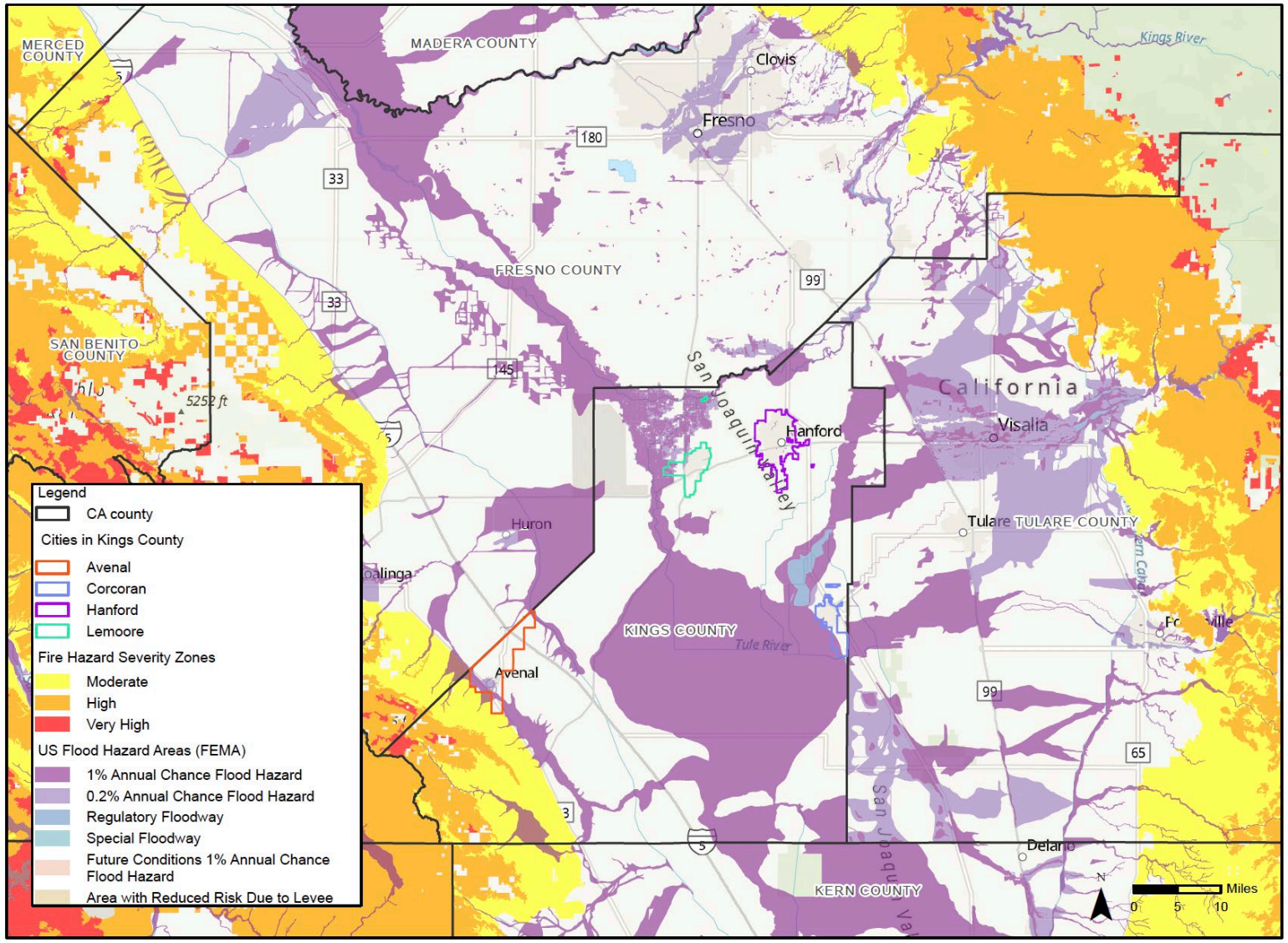
See Programs 4.13, 4.18, 4.19, 4.20, 4.23, and 4.25.

Figure 19-A: CalEnviroScreen 4.0 & High-Quality Transit Stops (Transit Area ½ Mile)



Source: Caltrans, 2022; OEHHA, 2021.

Figure 19-B: Flood Hazard Zones



Source: Federal Emergency Management Agency (FEMA), 2022; OEHHA, 2021; CalFire, updated 2023

D. Local Data and Knowledge and Other Relevant Factors

The FHA incorporates Census and State data, as well as local information from County staff. Local information from County staff have been incorporated into the various topics of this FHA. Key local patterns and trends include the following:

- Concentration of low-income households and minority populations in specific unincorporated communities (Home Garden, Kettleman City, Stratford),
- Disparities in access to quality education, employment centers, and public transportation,
- Higher environmental health burdens in western communities based on CalEnviroScreen data,
- Historical patterns of infrastructure underinvestment in rural and unincorporated areas,
- Rising displacement risk in moderate-resource areas such as Armona and Home Garden,
- Issues like housing cost burdens, limited services, and uneven infrastructure persist—especially in communities like Kettleman City and Stratford.

This analysis supports future planning efforts aimed at promoting equitable housing, inclusive development, and improved access to opportunity across all unincorporated areas.

The following is a summary of the local input, especially from County staff:

Segregation and Integration

Race and Ethnicity. Some neighborhoods—particularly those with agricultural employment bases—can be characterized as concentrated minority communities, there are no identified areas with notably low concentrations of minority populations. This suggests a relatively even racial distribution across many unincorporated communities.

Historical patterns of agricultural labor migration have contributed to the development of racially concentrated areas, particularly among Latino populations engaged in seasonal or permanent farm labor. These patterns are further reinforced by ongoing economic structures, limited housing availability, and affordability constraints.

Recent state legislation such as California's Accessory Dwelling Unit (ADU) law, coupled with updates to the County's General Plan and zoning standards, have the potential to reduce racial and ethnic concentrations over time by enabling a wider variety of housing types and greater residential mobility. Infrastructure investments that increase neighborhood connectivity may also contribute to more integrated settlement patterns.

Disability. There are no clear geographic concentrations of persons with disabilities across the unincorporated areas of Kings County. The County has not identified clusters of group homes or licensed residential care facilities (RCFs) in any specific neighborhoods. Accessibility improvements, such as ramps or lifts, are generally integrated into broader building permits for home remodeling or new construction and therefore are not separately tracked.

Within the last 2–3 years, the County has undertaken efforts to improve accessibility in public facilities, including the installation of ramps at the County Complex. However, no formal requests for reasonable accommodation have been recorded during the most recent planning period. All communities requiring

zoning permits for development are mandated to include curb, gutter, and sidewalk infrastructure. Future improvements are also planned in areas such as Kettleman City, where mobility enhancements for individuals with disabilities remain a priority.

Familial Status. There is currently no disaggregated data available on the geographic distribution of family versus non-family households within the unincorporated areas of the County. However, it is understood that a variety of household types exist across the region. Child care facilities are available in all four major unincorporated communities, ensuring a baseline level of access to early childhood services regardless of location.

Income and Economic Integration. Census data and tools such as the CalEnviroScreen 4.0 Poverty Map confirm the presence of both lower-income and relatively higher-income areas within the unincorporated portions of Kings County. Certain communities exhibit high poverty concentrations and may be considered disadvantaged or underserved, while others demonstrate greater income stability.

The spatial distribution of Housing Choice Voucher (HCV)/Section 8 recipients is not currently documented at the neighborhood level, but coordination with the Kings County Housing Authority is ongoing to obtain mapped data on voucher holders. Similarly, information on the geographic distribution of publicly financed housing is limited. The Human Services Agency (HSA) is being consulted to determine the extent and location of assisted housing programs, which could help assess concentrations of subsidized housing.

Disparities in Access to Opportunity

Education. Elementary schools in unincorporated Kings County are primarily located in rural agricultural communities, including Stratford and Kettleman City. Junior high and high schools are generally located within incorporated cities, though two private Christian schools in the unincorporated areas offer higher-level instruction. Schools are distributed near population centers, ensuring general accessibility across communities.

According to the Public School Review, school performance in Kings County is comparable to state averages, though rural schools may face unique challenges. There is no significant evidence of geographic disparities in educational opportunity, as tutoring and small-group interventions are available countywide. Vocational and higher education opportunities are accessible via Lemoore College, College of the Sequoias (Hanford and Visalia campuses), and CSU Fresno. Community members typically attend schools based on geographic school district boundaries, but charter and private schools offer some degree of school choice. Popular charter options include Pioneer, Kings River Hardwick, and Island Elementary.

Socioeconomic factors remain a key influence on graduation and college attendance rates. Programs such as the Boys and Girls Club, private tutoring, and school-based interventions support academic achievement, with no notable disparities in access. New subdivisions, such as Armona North and Summers Point, do not currently impact school access or zoning.

Economic. Agriculture dominates Kings County's economy, with major employers like Central Valley Meat and the Naval Air Station in Lemoore. Other significant industries include corrections (Corcoran and Avenal State Prisons), education, health care, and local government. Recent industrial changes include the closure of Leprino East and the Del Monte tomato plant, leading to a loss of roughly 700 jobs.

Broadband access is generally available, with 79% of residents having access to speeds over 100 Mbps. However, affordability remains a barrier for lower-income households. Some communities near Corcoran and Avenal report limited cell service, though a new tower in Stratford will improve coverage. Groundwater regulation is expected to reduce agricultural employment in the coming decade, potentially reshaping the local economic landscape.

Transportation. The unincorporated areas are served by Kings Area Regional Transit (KART), Amtrak, and will eventually be connected to the High-Speed Rail network. KART and Cal Vans provide alternatives for residents without vehicles, including farmworkers who often rely on carpooling or ride-share.

The County is updating its General Plan, including circulation and bikeway planning. Infrastructure projects like a new pedestrian bridge in Kettleman City and improved curb, gutter, and sidewalk facilities are underway. Road conditions vary, with damage from 2023 flooding in the Tulare Lake Basin still under repair. Bike and pedestrian infrastructure are limited, but efforts are ongoing through the Regional Active Transportation Plan. Safe Routes to School programs have been implemented in several communities.

Due to the dispersed nature of communities, access to transportation varies significantly. Cities like Hanford are too distant for walking or biking from many unincorporated areas. The new KART stop and ride-share service in Armona's Summers Point subdivision are steps toward improved connectivity.

Environment. Environmental hazards include naturally occurring arsenic and benzene in groundwater. Public water systems treat contaminants and are monitored by the state. Stratford and Kettleman City are seeking sewer infrastructure improvements.

Flooding remains a risk in southern Kings County, especially in the Tulare Lake basin. Some areas lack public roads, electricity, or adequate drainage infrastructure. Access to parks is uneven; Burris and Hickey Parks serve northern communities, while other areas depend on community-level parks. Armona Summers Point will feature a park as part of its development.

Shopping and access to healthy foods vary widely. Many unincorporated areas lack grocery stores, requiring residents to travel to Hanford or other cities. Armona is the exception, with local food retail options available.

Disparities in access to opportunity across Kings County's unincorporated areas are influenced by geographic, economic, and infrastructural factors. While education, transportation, and digital connectivity are broadly available, challenges remain in infrastructure development, environmental safety, and economic diversification. Continued investment and targeted planning will be critical to addressing these disparities and advancing equitable access for all residents.

Disproportionate Housing Needs, Including Displacement

Overpayment. Housing costs have increased notably in Kings County over the past five years. According to Zillow, the average home price rose from approximately $240,000 in 2020 to $359,000 in 2025. This increase has outpaced local income growth, as the county's median household income currently stands at $68,750. This means that the average home price is unaffordable for many residents, particularly in unincorporated areas where incomes tend to be lower.

Among unincorporated communities, Kettleman City and Stratford continue to have the lowest median housing prices. Despite these affordability differences, no patterns of neighborhood-level evictions or

foreclosures have been reported across Kings County, suggesting relatively stable housing tenure in most areas.

Overcrowding. Household overcrowding, particularly the phenomenon of "doubling-up," is observed anecdotally in agricultural areas but not formally tracked by neighborhood. Census data indicates that overcrowding is present in low-income areas where affordability issues compel multiple families or extended households to share a single unit. There is no significant record of geographic clustering based on code enforcement records, though further analysis could provide greater clarity.

Housing Conditions. The condition of the housing stock is generally consistent throughout the unincorporated county. All areas display a mix of aging homes and relatively newer structures, with no specific concentration of units in substandard condition. There are no notable differences in housing conditions based on unit type—whether single-family, multifamily, or mobile homes—and no neighborhoods have been identified as requiring urgent rehabilitation for safety or accessibility reasons.

Recent residential development has occurred in Armona North, with lot sizes averaging approximately 4,800 square feet. While this subdivision is more modern in design, there are no reported differences in infrastructure, rental rates, or housing quality between newer and older areas. Furthermore, the County does not report any housing types being particularly scarce or unavailable, and there are no neighborhoods with high rates of code enforcement complaints.

Persons Experiencing Homelessness. The presence of unhoused individuals is minimal in the unincorporated areas. Most individuals experiencing homelessness tend to congregate in incorporated cities such as Hanford and Lemoore, where transportation, public services, and shelters are more accessible. In the unincorporated areas, there are no formal encampments or designated service hubs.

Emergency rental assistance is available through county-level programs and is generally accessible to residents throughout the County. There are no indications of geographic disparities in access to this assistance, although service reach may be more limited in isolated rural communities.

Displacement. There is no evidence of significant displacement within Kings County's unincorporated communities. While home prices and rental costs have risen due to the broader California housing market, no local redevelopment, infrastructure projects, or zoning changes have triggered widespread involuntary displacement.

No neighborhoods have been identified as having heightened susceptibility to displacement due to the age or design of housing stock. Similarly, no defensible space inspections or environmental hazard prevention programs are currently in place in the unincorporated areas. There are also no known zones outside FEMA floodplains that are especially prone to flash flooding or runoff-related instability due to insufficient stormwater infrastructure.

Local Patterns and Trends

The four Communities of Armona, Home Garden, Kettleman City, and Stratford share similar characteristics forming patterns and trends between the Communities.

Armona Community

Armona has the newest residential development with the recent construction of the Armona North housing tract completed in 2023 and the recording of the tract map for the Summer's Pointe housing tract (construction to start in 2026). There is a mix of aging homes in the older areas of the Community with no specific area of substandard housing. Curb, gutter, and sidewalk exist in most of the commercial areas and some residential areas located on arterial streets. Installation of curb, gutter, and sidewalk is dependent on available grant funding or are required improvements when a zoning permit is approved. Armona has one community park with baseball/softball fields and basketball courts located next to the Armona Community Branch Library, and the Armona North housing development is constructing a park to serve the newer housing developments to the north. The Armona Community Branch Library is operated through a joint powers agreement between the Armona Community Services District, the Armona Union Elementary School District, and the County of Kings. Armona has an elementary school, middle school, and a charter academy serving all grade levels. Public high schools are located within the City of Hanford. Highway 198 runs east-west through the southern portion of Armona, and the Southern Pacific Railroad Co. railroad runs east-west through the middle. Armona is bounded by the City of Hanford sphere of influence to the east. In comparison to the other communities in the unincorporated area, Armona has the overall newest housing stock and is located the closest to amenities such as grocery stores, public services, and the high-quality transit stops located in Hanford.

Home Garden Community

New residential development in Home Garden comes through limited infill development and by increasing density. There is a mix of aging homes and types of homes (i.e., stick built homes, mobile homes, ADUs) in the Community with no specific area of substandard housing. Installation of curb, gutter, and sidewalk is dependent on available grant funding or are required improvements when a zoning permit is approved. There have been limited curb, gutter, and sidewalk improvements along some of the arterial residential streets. There is little commercial development in Home Garden, mostly on the western edge along 10th Avenue. Home Garden has the newest and largest community park that includes basketball courts, play structures, covered picnic areas, a splash pad, and open space grass and is cared for by the Home Garden Community Service District. Home Garden does not have a Branch Library in the Community. Gardenside Elementary School has been closed for over a decade due to declining enrollment, and most students from Home Garden attend Lakeside Elementary School located 5 miles to the south. The Gardenside Elementary School site remains vacant, in need of substantial repairs, and is under private ownership. Junior high and high schools are located in the City of Hanford. Home Garden is located on the southeastern edge of the City of Hanford and is surrounded by the City's sphere of influence on three sides. Highway 198 is located outside the Home Garden Community boundaries, approximately 1.5 miles to the north. In comparison to the other communities in the unincorporated area, Home Garden has the most infill development. Although Home Garden has a local convenience store within walking distance, there is not pedestrian access to a full grocery store or other amenities such as a library, school, or high-quality transit stop.

Kettleman City

Kettleman City Community has unique characteristics that differ from the other three Communities. The residential area of the Community is concentrated to the north and is dissected north-south by Highway 41. The majority of the commercial development is along Highway 41 at the Interstate-5 interchange, approximately 1.25 miles south of the residential area, creating a divide between the commercial and

residential areas. Highway 41 separates a group of residences to the east from the rest of the residential community, requiring students from the east side to use a crosswalk to cross Highway 41 to get to school on the west side. New residential development in Home Garden comes through limited infill development and by increasing density. There is a mix of aging homes and types of homes (i.e., stick built homes, mobile homes, ADUs) in the Community with no specific area of substandard housing. Grant funding has provided limited curb, gutter, and sidewalk improvements. There is limited commercial development within the residential area of the Community, with only a handful of businesses located along Highway 41. The commercial area to the south generally serves vehicles traveling along Interstate-5 with fast-food restaurants, gas stations and convenience stores, charging stations, and the Bravo Farms tourist facility. The Kettleman City Community Service District maintains a centrally located park that has a play structure, picnic areas, and open space grass. The Kettleman City Branch Public Library is in the residential area along Highway 41. Kettleman City Elementary School (K-8) is located at the south end of the residential community, but high school students must travel to the City of Avenal for school. Although Kettleman City residents have access to a park and a library, it is a rural community with limited to no pedestrian access to resources and amenities such as public services, high-quality transit stops, grocery stores, and health services.

Stratford

There has been limited residential development in the Stratford Community. There is a mix of aging homes and types of homes (i.e., stick built homes, mobile homes, ADUs) in the Community with no specific area of substandard housing. Installation of curb, gutter, and sidewalk is dependent on available grant funding or are required improvements when a zoning permit is approved. There are curb and gutters throughout most of the Community, and limited sidewalk improvements have been made along the commercial center of Stratford. Commercial development is focused on the downtown center along Main Steet. The Stratford Community does not currently have a park. A group of residents recently attempted to acquire land and funding for a small pocket park, but that has not yet been successful. The Stratford Branch Public Library is located in the center of the Community, along the commercial center. Stratford Elementary School (K-8) serves the younger population, but high school students travel approximately 6 miles north to the City of Lemoore for school. Highway 41 bounds Stratford on the west side, and Stratford Canal runs along the east side, meeting just to the north of Stratford to form a triangle. Stratford has a small grocery store and a handful of convenience stores, but residents have limited to no access to high-quality transit stops, parks, health and other public services.

Other Relevant Factors

Kings County's socio-economic patterns have been shaped by a unique combination of historical continuity, agricultural land use, and regional infrastructure corridors. Unlike many regions in California that experienced rapid urban expansion or post-industrial decline, Kings County has maintained a relatively stable trajectory of slow but steady population growth. The area's economy and land use remain deeply rooted in agriculture, which continues to define both demographic trends and development patterns.

The county has not experienced major waves of immigration or large-scale redlining events that defined urban areas elsewhere in the state. Instead, growth has occurred incrementally, influenced more by the seasonal and economic fluctuations of the agricultural sector than by industrial or commercial expansion.

There is limited evidence of historical covenants or deed restrictions that segregated communities by race or class, and financial investment patterns have remained relatively modest and consistent over time.

Zoning and land use policies have reinforced this stability. The majority of the unincorporated county is zoned for agriculture, preserving open space and limiting large-scale residential or commercial development. This zoning structure has tied local economic opportunities—and vulnerability—to the health of the agricultural economy. It has also contributed to limited housing diversification and constrained residential expansion, particularly in areas without supporting infrastructure.

Settlement patterns reflect the influence of employment hubs such as the Avenal and Corcoran State Prisons, which are associated with a higher concentration of female-headed households in nearby communities. These areas may present specific social service and housing needs that differ from other parts of the county.

Geographically, land use and development are closely linked to the region's transportation corridors. Highway 198 runs east-west and serves as the primary spine for development across the county. Highways 41 and 43 form the north-south axis, with communities like Stratford and Kettleman City situated along Highway 41. The Jackson Ranch specific plan area and Kettleman City also benefit from access to Interstate 5, enabling future commercial expansion. In contrast, Avenal remains geographically isolated west of the Kettleman Hills, which limits its connectivity to broader regional growth. The Tulare Lake Basin remains largely undeveloped, serving as both an agricultural zone and natural floodplain.

Recent infrastructure assessments and capital improvement programs have targeted mobility and infrastructure needs in under-resourced areas. For instance, pedestrian access enhancements, water supply upgrades, and stormwater management projects have been planned or implemented in Kettleman City and other rural communities. These investments reflect both current deficiencies and long-term strategies to create more resilient and equitable development patterns across the unincorporated county.

E. Sites Analysis

This section provides a review of available vacant sites in unincorporated Kings County that would allow for and facilitate production of the unincorporated county's regional share of housing as required by State Law. This data is supplemented with local knowledge of existing conditions in the community to present a more accurate depiction of fair housing issues in Kings County. Figures 20 to 31 present the vacant sites and land use inventory of the unincorporated areas of the County.

To determine where the county has sufficient land to accommodate its share of regional housing needs for all income groups, the county must identify "adequate sites." Under the State law (California Government Code section 65583[c][1], adequate sites are those with appropriate zoning in and development standards, with service and facilities, needed to facilitate and encourage the development of housing for all income levels.

Assembly Bill 686 (*AB 686*) has introduced a duty to affirmatively further fair housing into California state law. AB 686 requires that jurisdictions identify sites throughout the community in a manner that is consistent with its duty to affirmatively further fair housing. The site identification includes not only an analysis of site capacity to accommodate the RHNA but also considers whether the identified sites serve the purpose of replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity. This section analyzes the role of all sites, regardless of income level, in assisting to affirmatively further fair housing and consider how the development of new affordable housing options can promote patterns of equality and inclusiveness.

An important part of the AFFH analysis is looking at where the site inventory is directing housing growth and how that will replace segregated living patterns with integrated and balanced living patterns and convert any racially or ethnically concentrated areas that may exist into areas of opportunity for households at all income levels. The following Figures 27 -38 are Vacant Sites for areas surrounding the incorporated areas of Kings County by block group, Zoning designation, and/or income level.

Figure 20: Armona Community and Surrounding Area Vacant Sites 6,000 sq ft or Greater

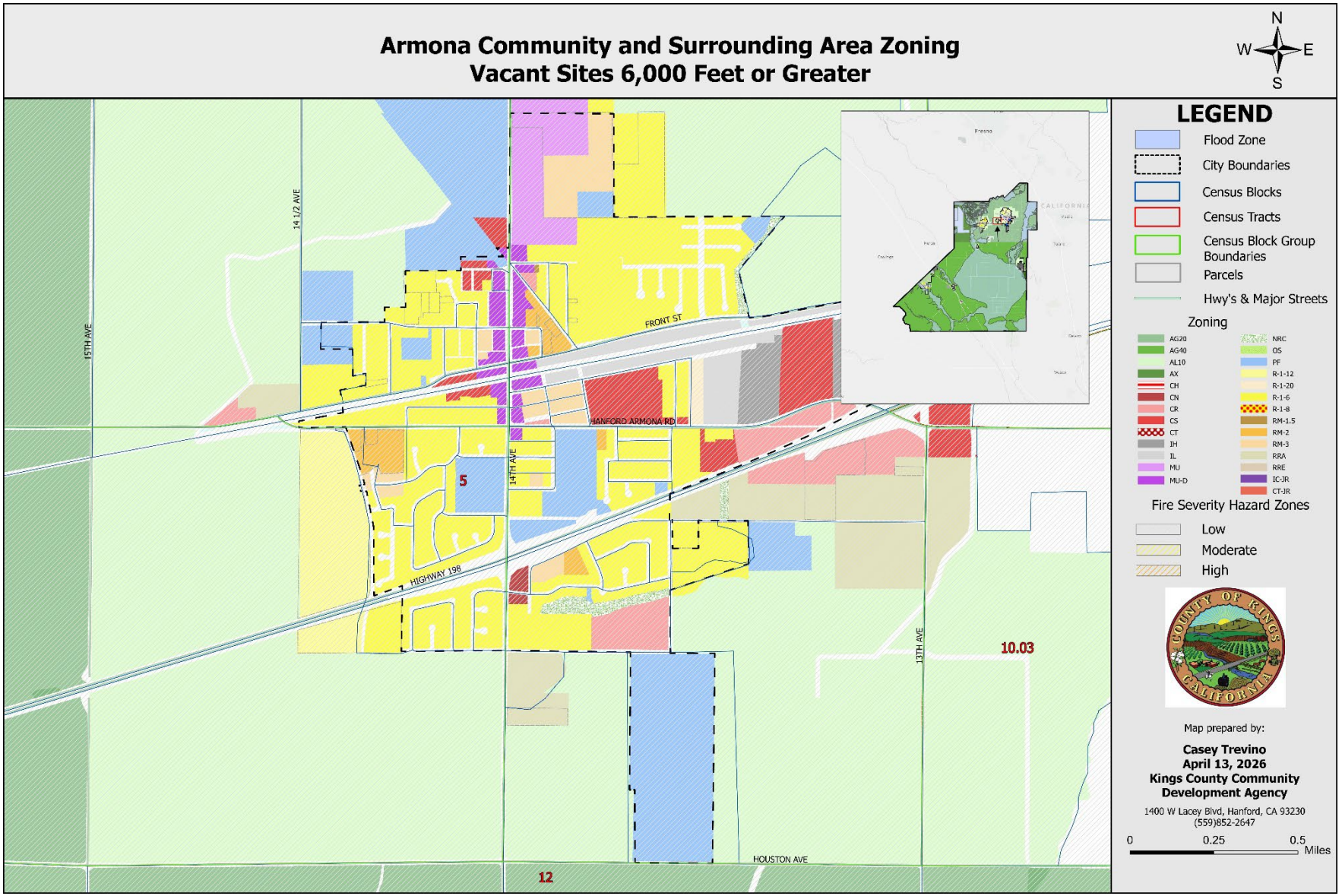


Figure 21: Armona Community and Surrounding Area Vacant Land Inventory

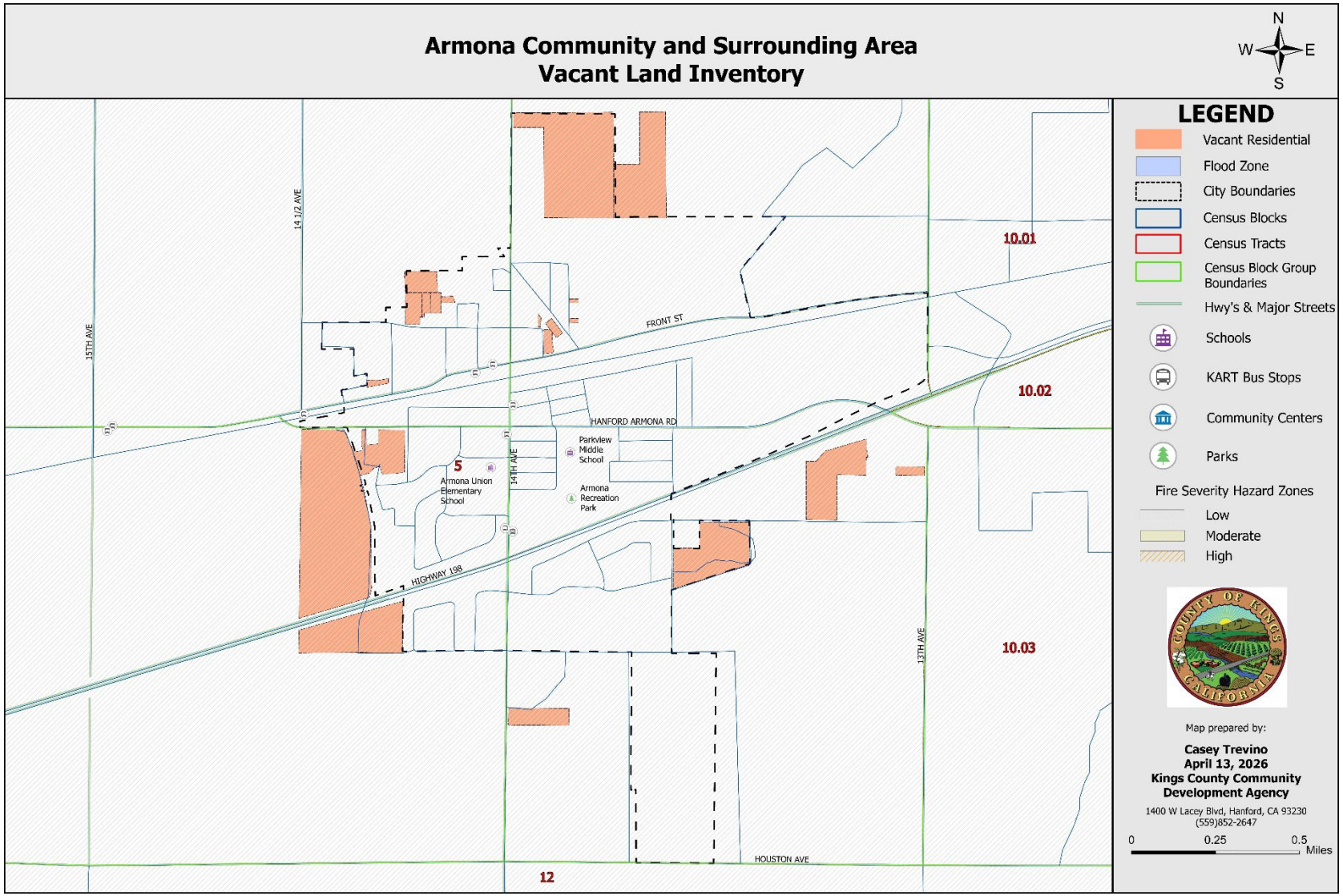


Figure 22: Armona Community Vacant Sites by Income Level

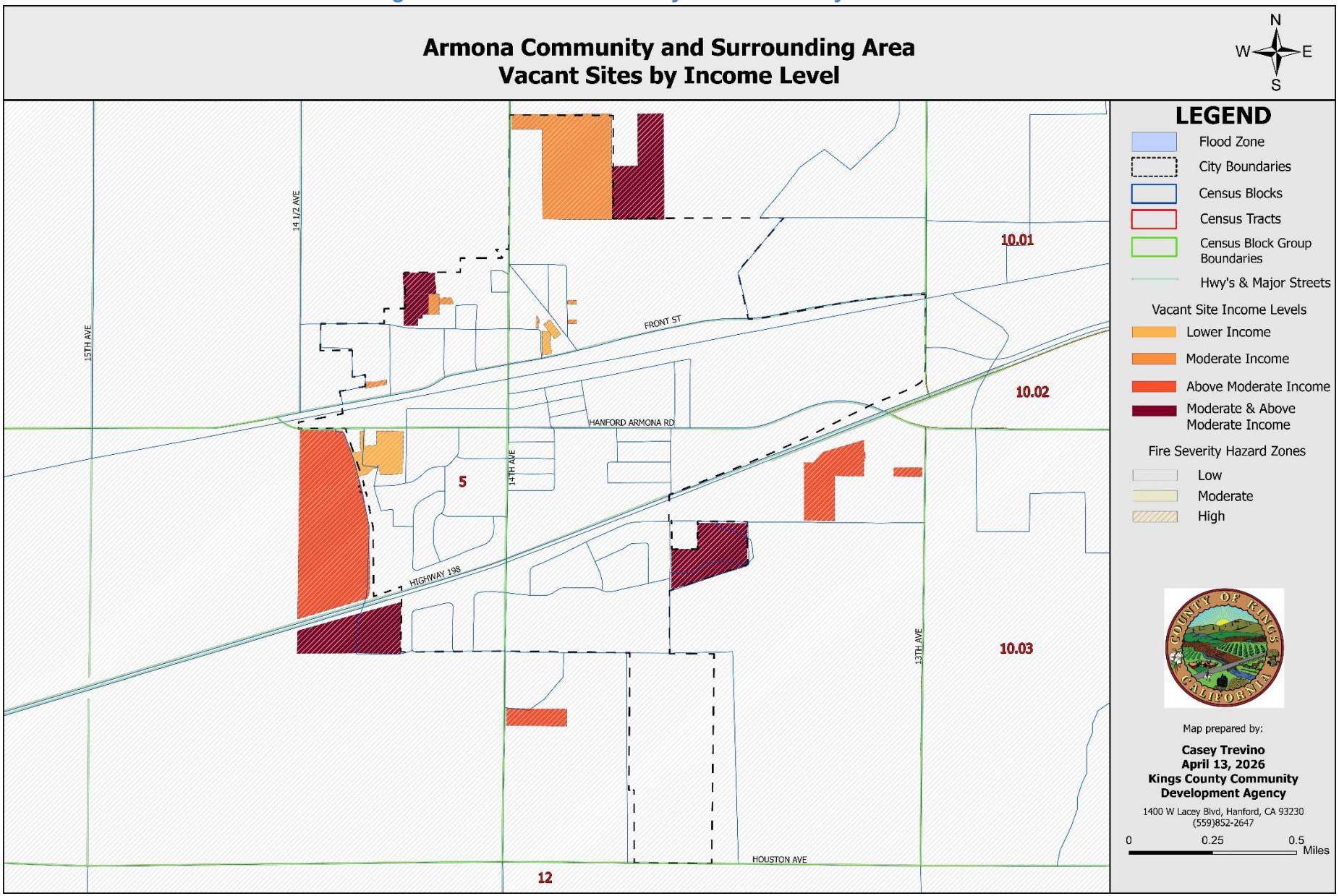


Figure 23: Home Garden Community and Surrounding Area Vacant Sites 6,000 sq ft or Greater

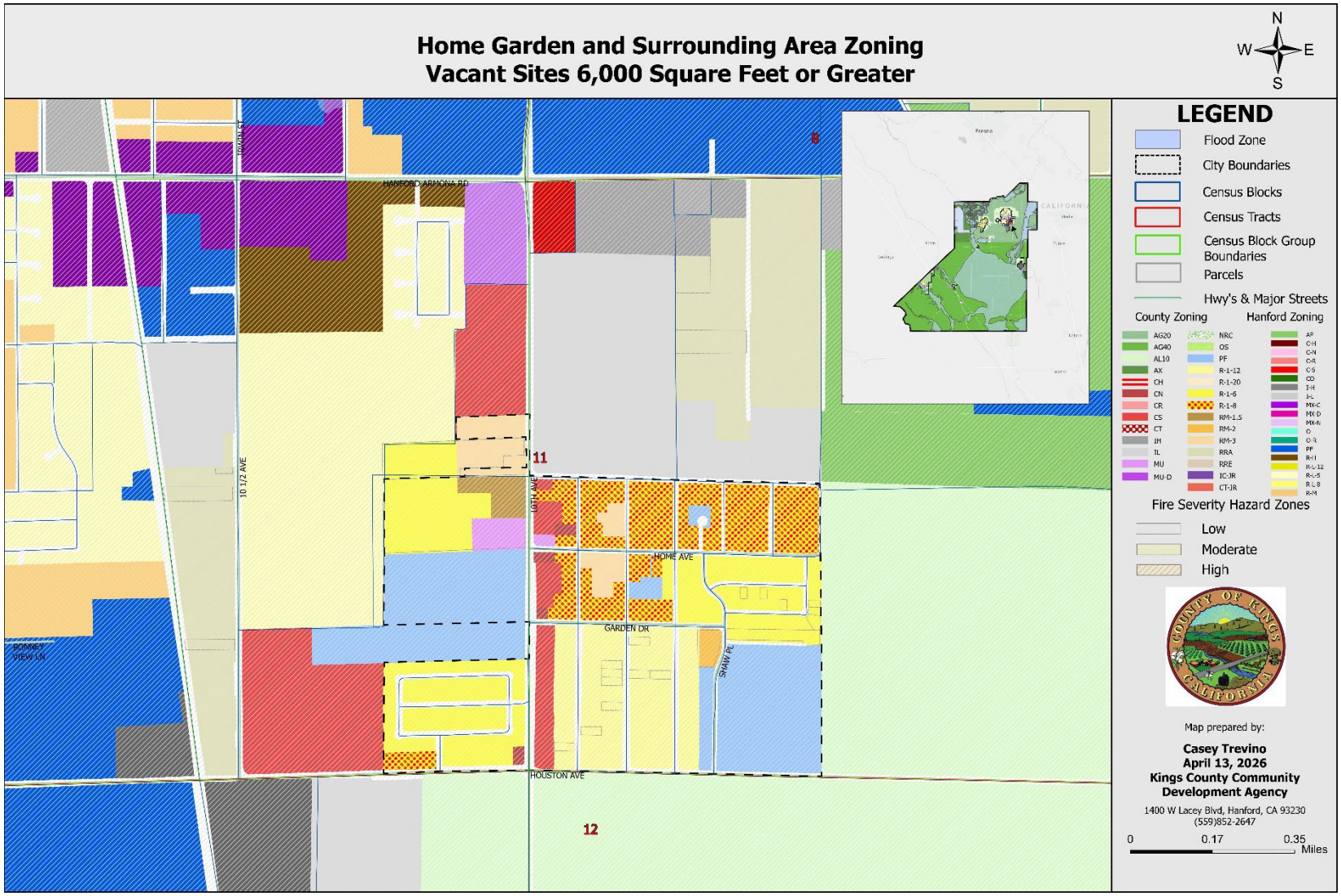


Figure 24: Home Garden Community and Surrounding Area Vacant Land Inventory

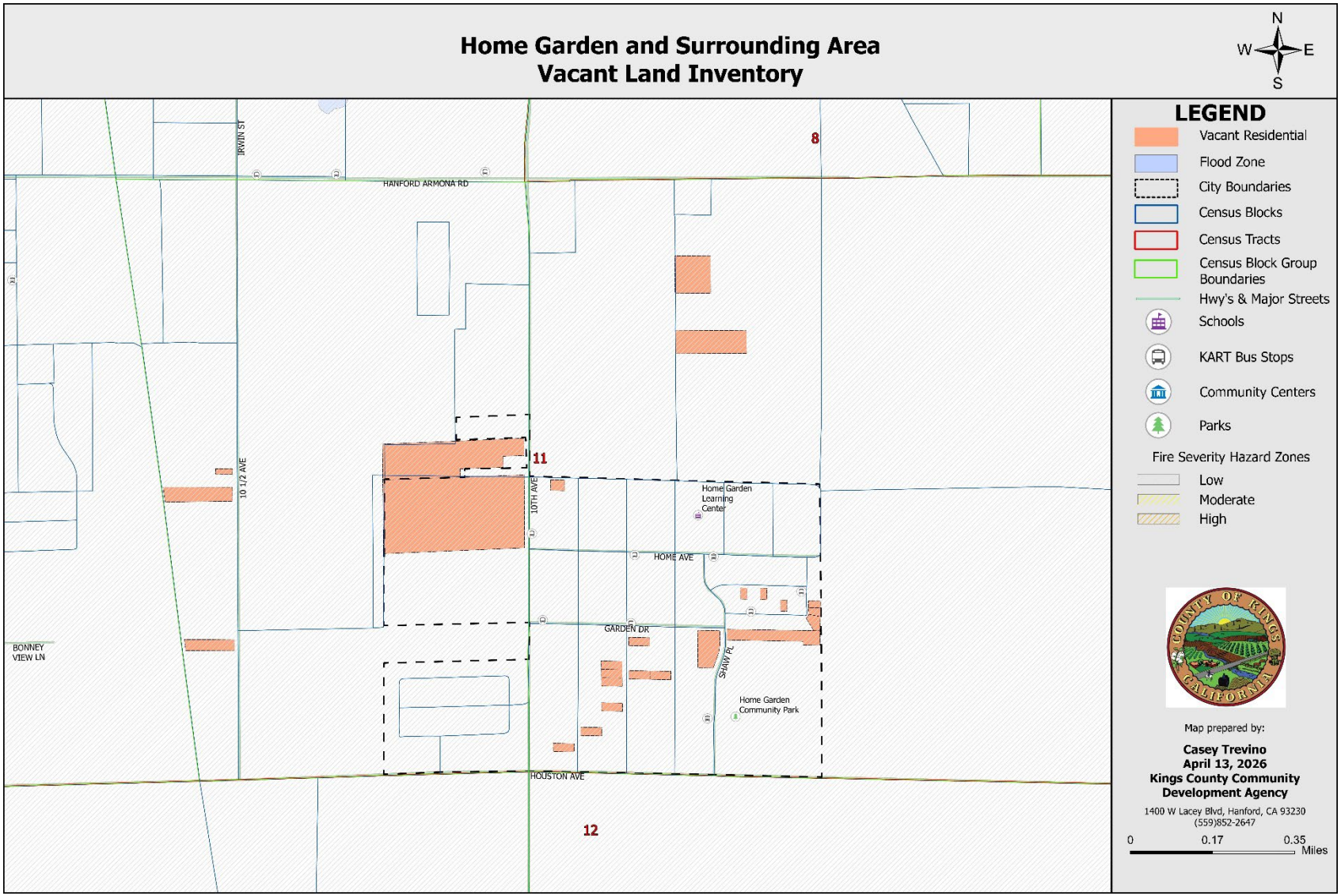


Figure 25: Home Garden Community Vacant Sites by Income Level

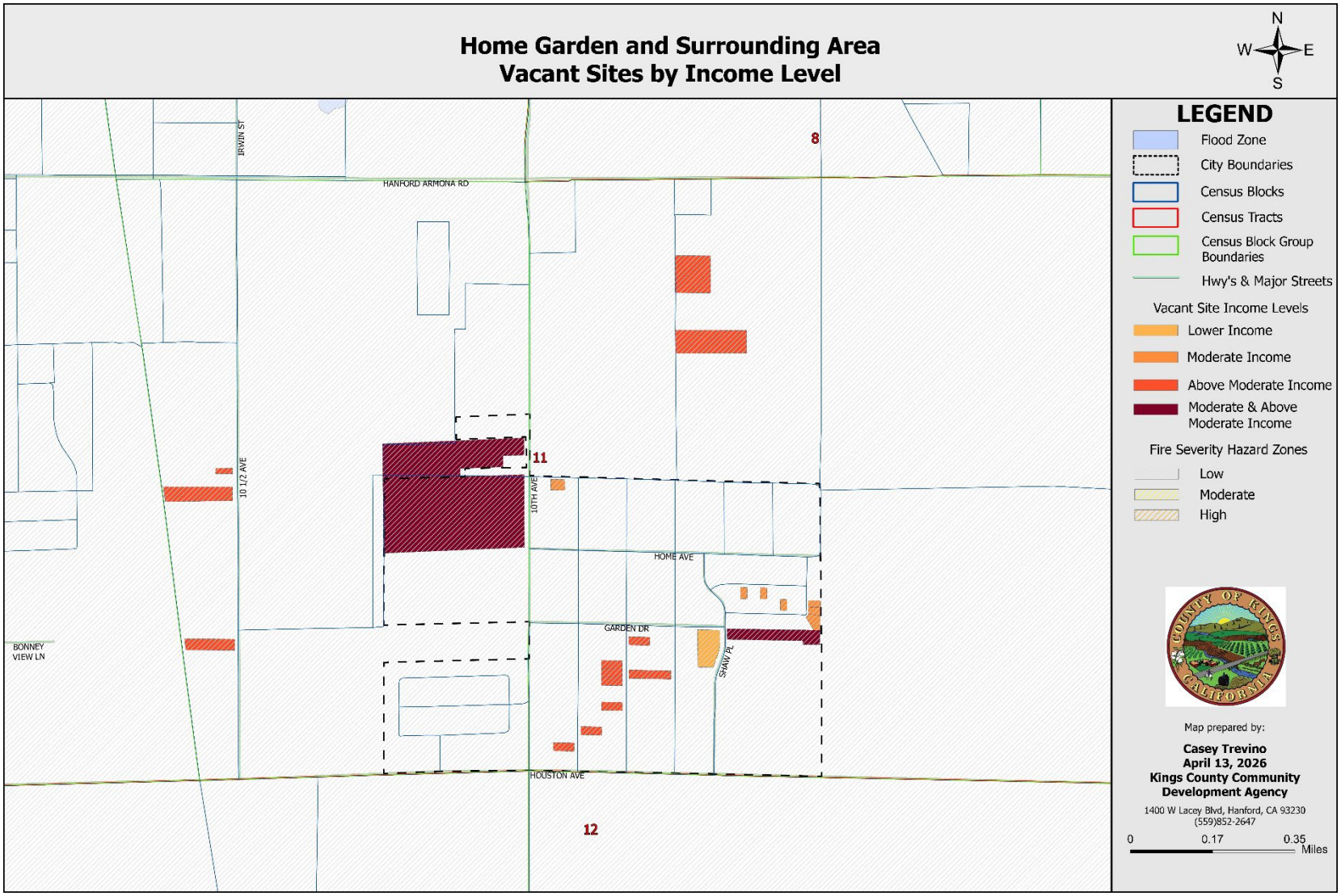


Figure 26: Kettleman City Community Vacant Sites 6,000 sq ft or Greater

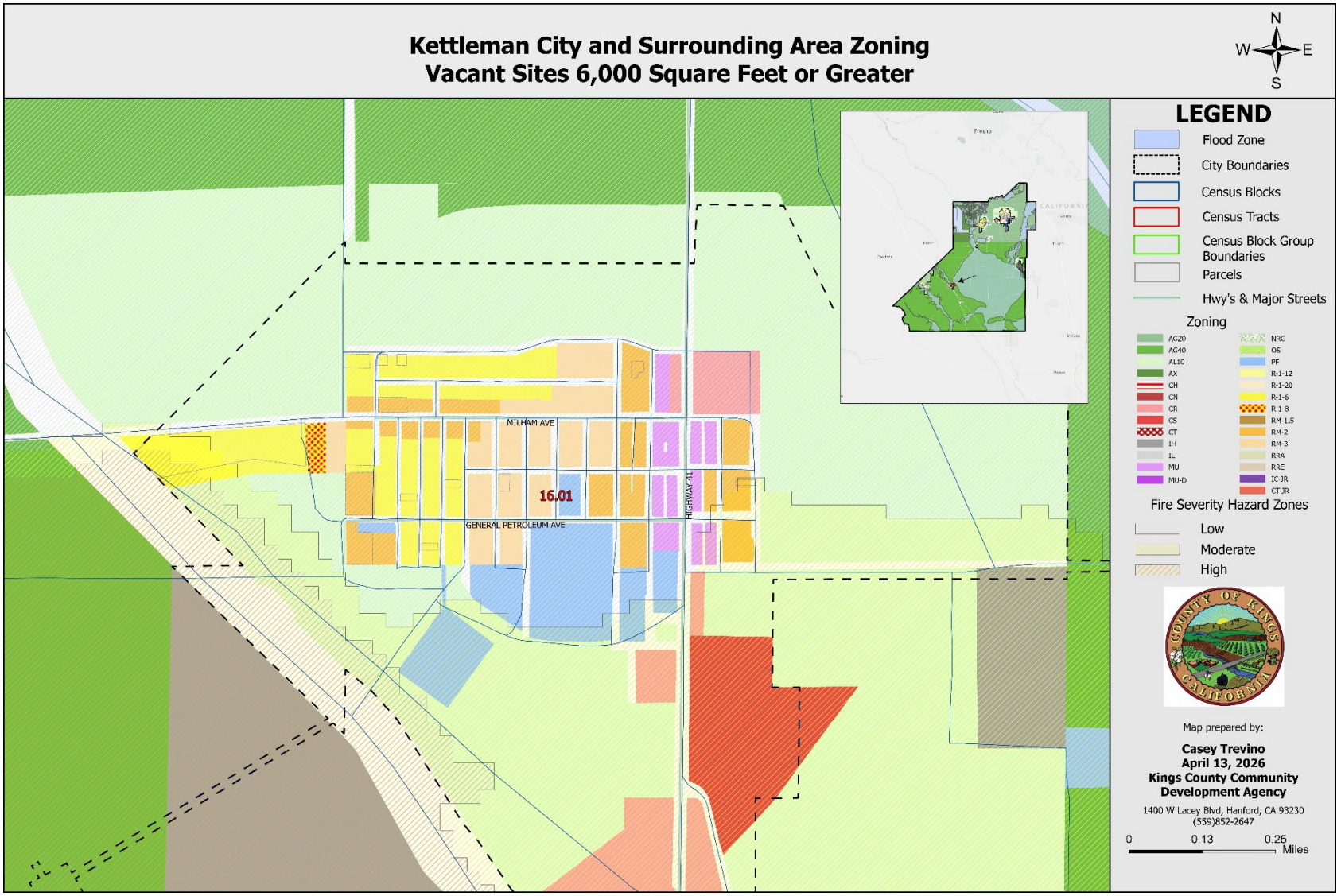


Figure 27: Kettleman City Community and Surrounding Area Vacant Land Inventory

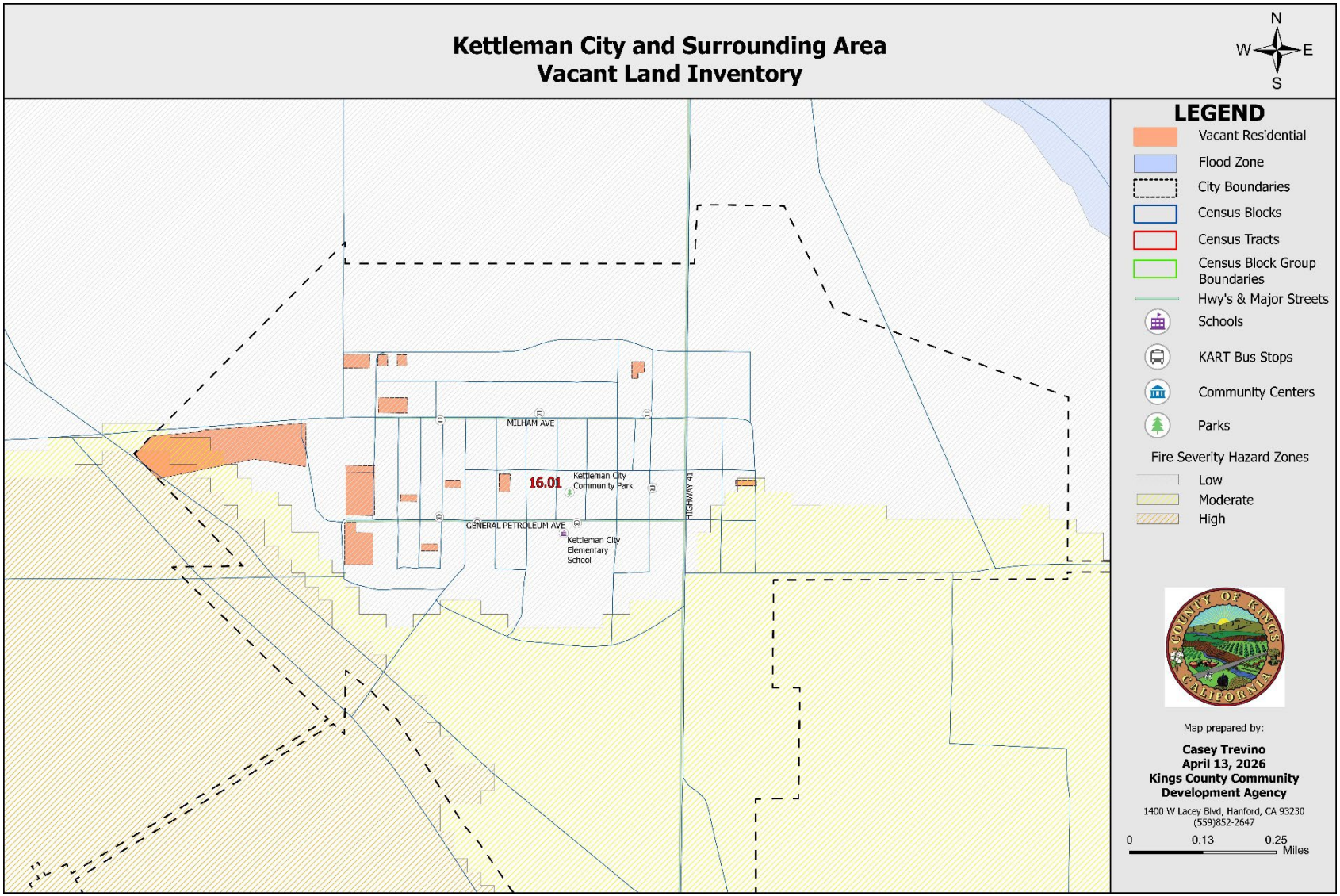


Figure 28: Kettleman City Community Vacant Sites by Income Level

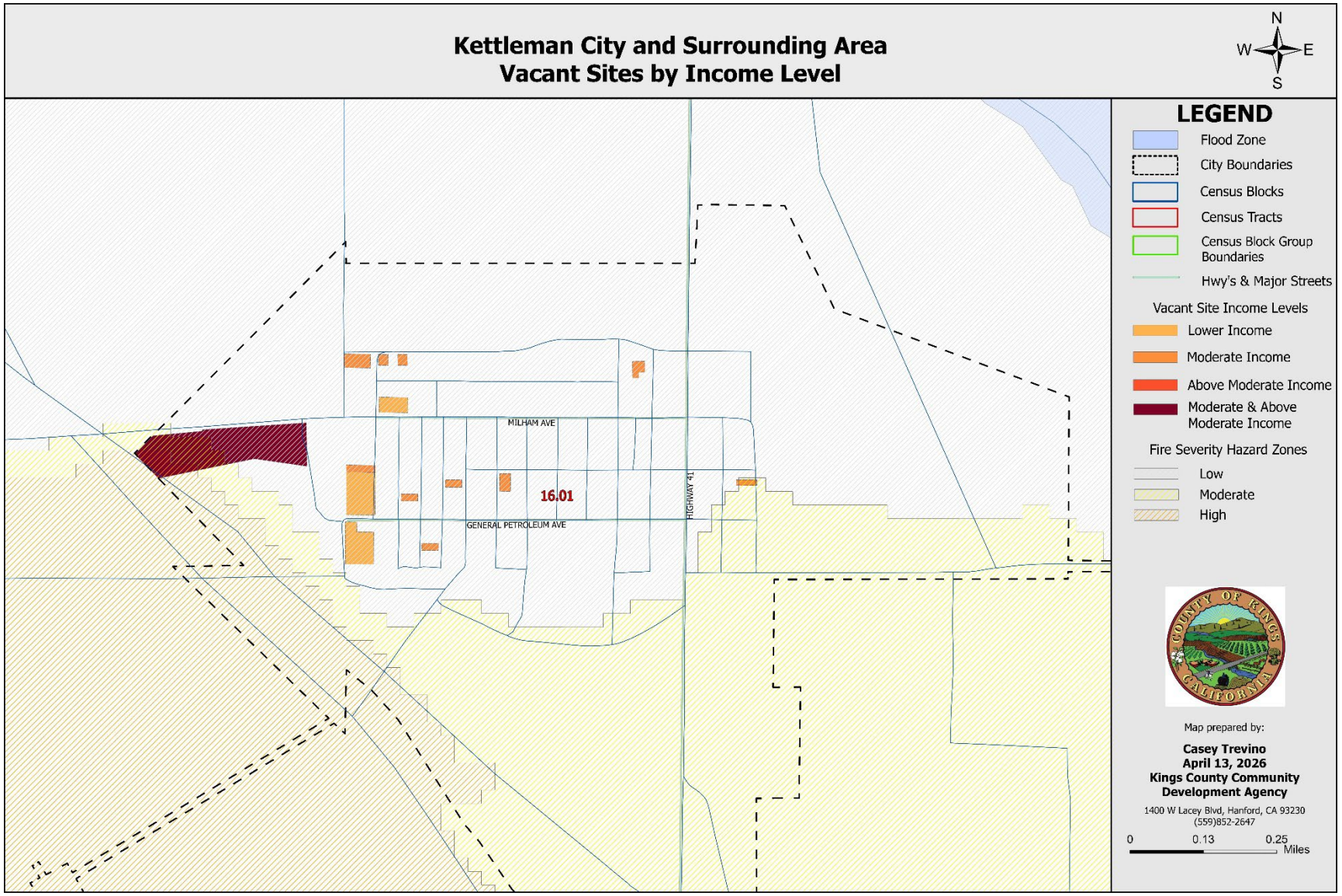


Figure 29: Stratford Community Zoning Vacant Sites 6,000 sq ft or Greater

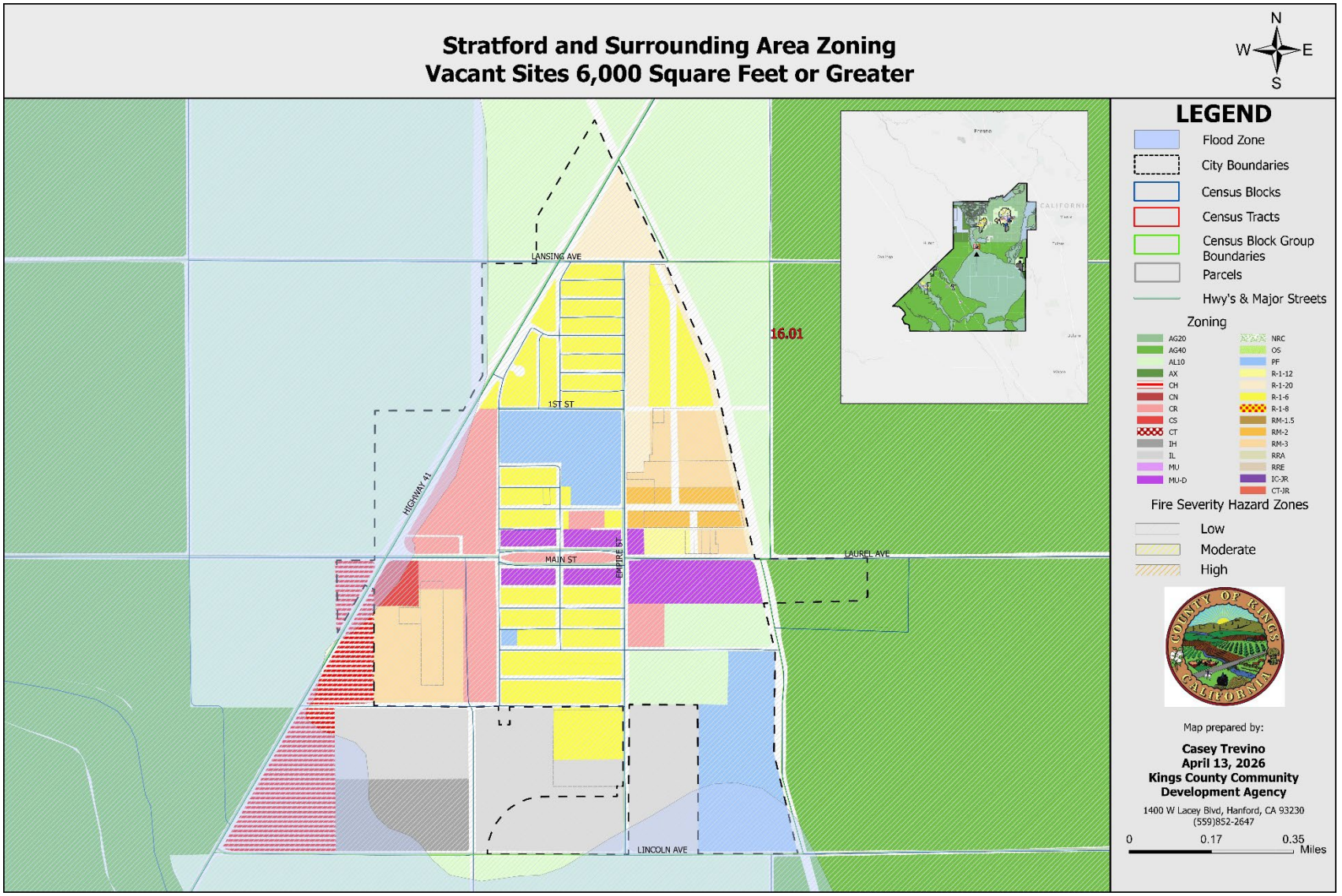


Figure 30: Stratford Community and Surrounding Area Vacant Land Inventory

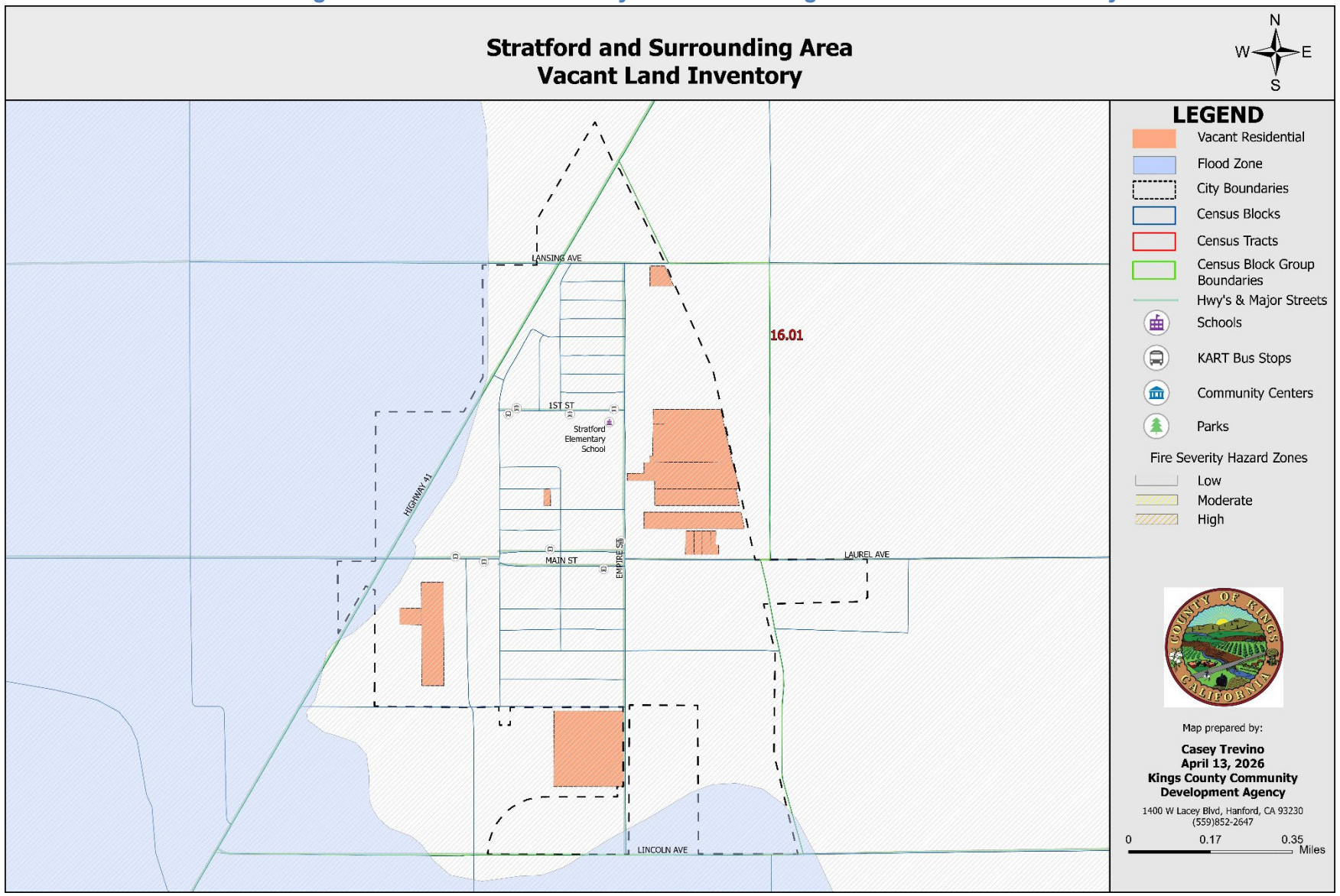
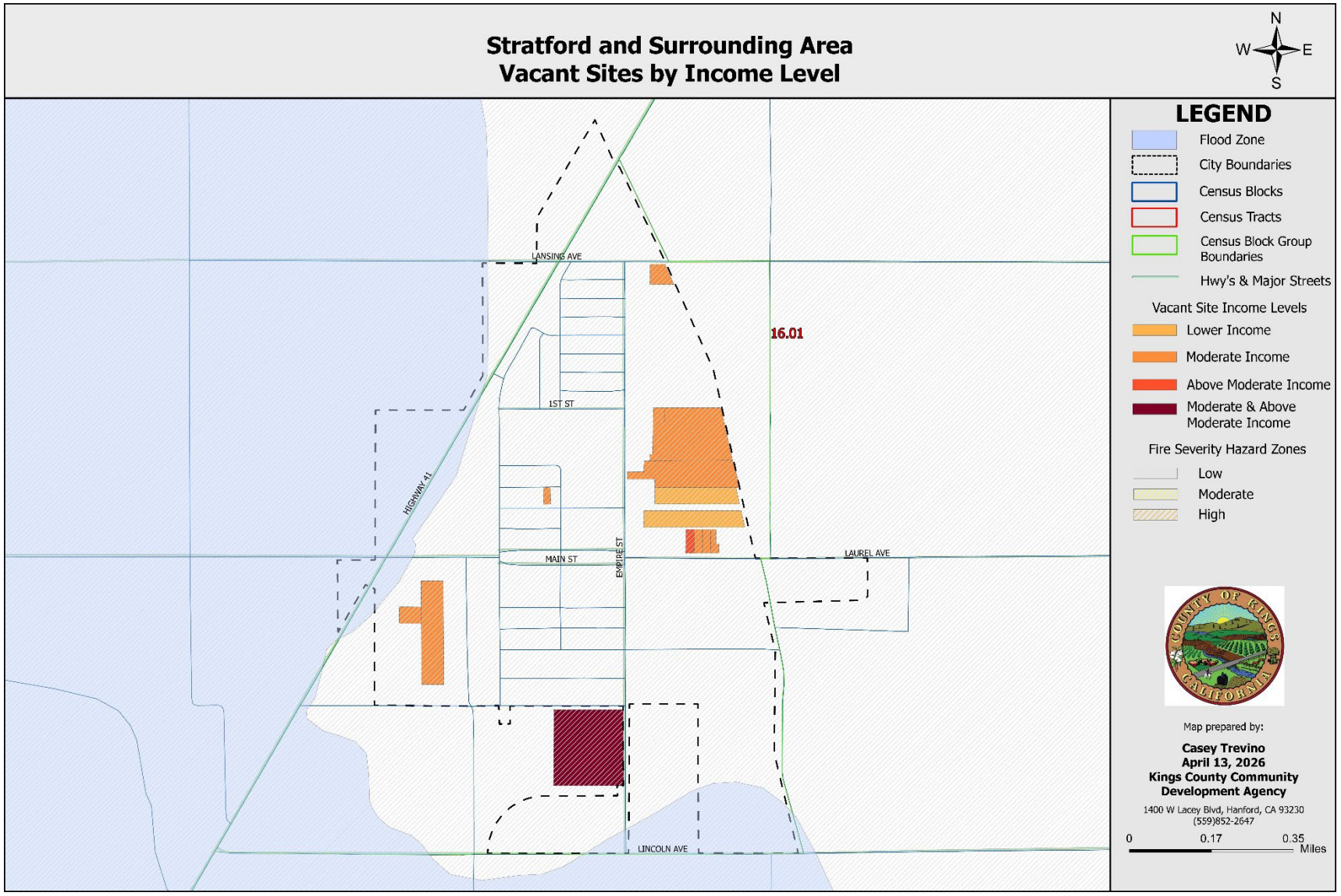


Figure 31: Stratford Community Vacant Sites by Income Level



Nonvacant Sites and Redevelopment Potential

This section provides an analysis of nonvacant sites proposed to accommodate a portion of the County's Regional Housing Needs Allocation (RHNA). The analysis includes a detailed description of existing uses, evaluates potential impediments to redevelopment, and assesses site-specific conditions and local market trends to demonstrate realistic redevelopment potential during the planning period, consistent with Government Code § 65583.2(g).

Appendix B: Land Inventory (County of Kings) of the Housing Element presents all the sites in the unincorporated County available to accommodate the RHNA housing numbers. The inventory includes vacant sites and nonvacant sites with redevelopment potential based on criteria such as structure age, site condition, existing use, improvement-to-land value ratios, market feasibility indicators, and local knowledge. None of the identified sites are known to be encumbered by long-term leases or other factors that would impede redevelopment during the planning period. Programmatic strategies to incentivize redevelopment include streamlined permitting, density bonuses, infrastructure support, and active outreach to developers.

Appendix B: Land Inventory (County of Kings) shows 32 nonvacant sites, ranging from 0.14 to 50.15 acres. These nonvacant sites represent 333 total units – 180 lower income units, 32 moderate income units, and 121 above moderate income units. These nonvacant sites included structures or existing uses that fall into four categories: residential, agricultural/open space, public facilities, and commercial. A representative example of each category includes site descriptors, an aerial image, density, income category and capacity, the types of structures/uses, examples of past redevelopment of similar uses, and other pertinent information.

Nonvacant: Residential

The unincorporated county includes 22 nonvacant residential sites ranging in size from 0.14 acres to 6.91 acres, and representing 222 total units (179 lower income, 28 moderate income, and 15 above moderate income units). Most of these sites, such as the site represented below, are underutilized with a residence(s) or storage structures and could be suitable for infill units. One 0.26-acre parcel has an existing tennis court for neighborhood use, which could be incorporated into the housing design or demolished and used to construct an additional above moderate residence. Constraints due to water or sewer infrastructure may impact infill units in the Community Service Districts if existing services have not yet been provided. See Program 4.18 for infrastructure improvements to facilitate housing for lower and moderate income households and special needs populations and Program 4.25 for attainment of infrastructure.

In 2022, an underutilized 0.43-acre residential site designated for moderate income housing in the Home Garden Community had one existing mobile home residence. A developer increased the number of units by dividing the parcel, installing a new mobile home residence and mobile home ADU on the new parcel, and installing a new mobile home ADU on the parcel with the existing residence, which increased the total housing units by three. This type of infill is typical developer interest for nonvacant and underutilized sites in the unincorporated area, especially where services have already been made available to the site.

Below are representative examples of nonvacant sites with residential uses.

11937 1st Place, APN 016-182-014, 0.33 acres, R-1-12 Zoning					
Minimum Density	**Maximum Density**	**Income Category**	**Income Capacity**	**Structure/Use**	**Other Information**
2	4	Above Moderate	1	Storage shed	Underutilized

705 Pickerell Ave., APN 034-160-017, 0.89 acres, RR zoning					
Minimum Density	**Maximum Density**	**Income Category**	**Income Capacity**	**Structure/Use**	**Other Information**
1	1	Above Moderate	1	Storage shed, vehicle parking	Underutilized

10th Ave. & Houston Ave., APN 011-440-010, 3.67 acres, RM-1.5 zoning					
Minimum Density	**Maximum Density**	**Income Category**	**Income Capacity**	**Structure/Use**	**Other Information**
24	29	Lower Income	88	Four residences	Underutilized

Nonvacant: Agricultural/Open Space

There are 5 total nonvacant sites with agricultural uses, ranging from 0.67 acres to 10.7 acres. The 5 sites represent 4 moderate income and 32 above moderate income units, for a total of 36 housing units. Row or tree crops, animal shade structures, or agricultural shops are the most common uses on the nonvacant agricultural sites. The 10.7-acre site has tree crops and a small veterinarian office, storage building, and small parking lot. All but one of these nonvacant sites are 4 acres or larger, with a total potential for 32 above moderate income units. Residential redevelopment of agricultural uses would require clearing portions of the land of crops and agricultural structures at minimum. The majority of these sites are not connected to services and would need to either be annexed into an adjacent city or Community Service District or will need to install septic systems and domestic wells. The 10-acre parcel is adjacent to the City of Hanford boundary and could potentially be connected to the City's services through annexation. Groundwater and subsidence are prevalent in certain areas of the unincorporated area, which could constrain residential development. The installation of septic tanks requires meeting certain property line setbacks to prevent groundwater contamination, preventing higher density development on these sites without connection to services.

The Summers Pointe housing development in Armona is an example of a developer that converted a nonvacant 20-acre property that was in agricultural use with one existing residence into the Summers Pointe housing development in Armona. This property was zoned as R-1-6 with a minimum density of 4 units and a maximum density of 7 units for moderate income. The existing residence remains in addition to the planned 109 single-family residences and 3 outlots. The developer entered into a density bonus agreement that will provide for 10% of the total units to be designated for lower income housing and allow for a reduction in the minimum site area, minimum site width, minimum site frontage, and would exempt the project from site coverage requirements. Construction will begin in 2026.

Below are representative examples of nonvacant sites with agricultural uses.

17668 Iona Ave., APN 023-040-050, 10.7 acres, R-1-20 Zoning					
Minimum Density	**Maximum Density**	**Income Category**	**Income Capacity**	**Structure/Use**	**Other Information**
1	2	Above Moderate	10	Agricultural Crops	No land conservation contracts/easements, City of Lemoore sphere of influence

7263 10 ½ Ave., APN 007-030-008, 10 acres, RR zoning					
Minimum Density	**Maximum Density**	**Income Category**	**Income Capacity**	**Structure/Use**	**Other Information**
1	1	Above Moderate	10	Agricultural Crops	No land conservation contracts/easements, City of Hanford sphere of influence

18th Ave. & Indiana Ave., APN 024-063-030, 8.43 acres, RR zoning					
Minimum Density	**Maximum Density**	**Income Category**	**Income Capacity**	**Structure/Use**	**Other Information**
1	1	Above Moderate	8	Animal shade structures & corrals	No land conservation contracts/easements, City of Lemoore sphere of influence

Nonvacant: Public Facilities

The unincorporated sites inventory includes 3 nonvacant underutilized sites with public facility uses, 0.32 acres, 0.42 acres, and 50.15 acres. These sites represent 1 moderate income unit and 51 above moderate units, for a total of 52 housing units. Two of the smallest sites, 0.42 acres and 0.32 acres, are owned by Stratford Public Utility District and have an existing utility station and supporting solar panels. The largest site at 50.15 acres (shown below) is privately-owned and is transected by Last Chance Ditch that spans approximately 100 feet across. The two smaller sites are within the Stratford Public Utility District, which can provide services for limited infill connections. The 50.15-acre site is constrained by the canal transecting the parcel through the middle in a northeast-southwest direction. This site is located in the Grangeville Rural Interface, where there are above moderate and moderate income units. There are no services provided in the Grangeville area, and residents must install septic systems and domestic water wells for new construction housing.

Developers have shown interest in this site, but the projects have not come to fruition due to the canal and lack of services. A bridge meeting fire department access standards would need to be built to cross the canal, and a community well would likely be required since there are several residences, commercial establishments, and a school in the vicinity, both costly improvements. The County has previously approved a Tentative Tract Map for 39 home sites on July 6, 2005. The applicant was granted a 3-year extension on September 13, 2006, and a two-year extension on August 2, 2021 when the developer agreed to install a community well instead of individual wells for each lot. The project has since expired due to lack of funds.

8606 14th Ave., APN 005-030-013, 50.15 acres, RR Zoning					
Minimum Density	**Maximum Density**	**Income Category**	**Income Capacity**	**Structure/Use**	**Other Information**
1	1	Above Moderate	50	Canal	Underutilized

Nonvacant: Commercial

The county has 1 nonvacant site with an existing commercial use (shown below). This site is 1.42 acres and represents 1 above moderate income housing unit. Currently, this site appears to be a contractor storage yard, which is not a permitted use in the Rural Residential zone district. The site contains several parked vehicles, machinery, and several storage-type structures. There are two code compliance cases for this site.

Residential redevelopment of existing commercial uses usually involves 1) demolishing existing structures and building new residences, 2) expanding into vacant areas of the sites by adding housing units, or 3) remodeling or converting existing structures to develop housing units. In this case, the vehicles and machinery would be removed, and the existing structures could be demolished or repurposed if the housing unit was developed. Commercial uses on sites zoned as Residential is not a common occurrence in the county unincorporated area.

10651 9 1/8 Ave., APN 016-043-044, 1.42 acres, RR Zoning					
Minimum Density	**Maximum Density**	**Income Category**	**Income Capacity**	**Structure/Use**	**Other Information**
1	1	Above Moderate	1	Contractor storage yard (vehicles, machinery, storage buildings)	Underutilized

Small Sites Analysis and Consolidation Potential

The County acknowledges the importance of demonstrating the realistic potential for lower-income housing development on small sites, particularly those less than 0.5 acres in size. All small sites that are 0.5 acres or less have been used for the moderate or above moderate income capacity. There are no small sites used for the lower income groups since those small sites were not needed to meet the RHNA target capacities and the County has adequate lower income sites. In response to HCD's comments, this section provides an expanded analysis referencing recent development trends, County facilitation strategies, and updated demographic information from the U.S. Census Bureau.

Suitability of Small Sites: Recent U.S. Census data for Kings County (2020 Decennial Census and 2022 ACS 5-Year Estimates) indicate that smaller, infill multifamily projects represent a growing share of new residential development, particularly in communities such as Hanford, Lemoore, and Corcoran, where land costs are comparatively moderate. Between 2017 and 2022, approximately 28% of new multifamily units were constructed on parcels smaller than 0.5 acres, achieving densities between 20 to 28 units per acre【US Census / ACS Building Permits Survey 2022】.

Specific examples include:

Hanford – Elm Street Apartments (2021): Developed on a 0.45-acre site, achieved a density of 24 units per acre, and provided 6 units affordable to lower-income households through project-based voucher support.

Lemoore – East D Street Flats (2020): Constructed on a 0.38-acre site, achieving a density of 26 units per acre, with 5 units reserved for very low-income households.

Sites Inventory Findings

The County of King's future housing needs as projected in the unincorporated Kings County for the 2024-2032 period is 561 units. The total housing needs include 66 units for extremely low-income (approx. 11.76% of the RHNA Very Low-Income allocation), 66 units for very low-income, 89 units for low-income, 106 units for moderate-income, and 234 units for above moderate-income. Housing for lower-income households represents 23.5% of the above-mentioned housing needs.

Table 28 provides a summary of the RHNA allocation by income category and compares it with the total unit capacity identified across the site inventory. This ensures that the County has designated adequate capacity, including an identified buffer, to meet its assigned housing needs. The RHNA includes allocations for extremely low-, very low-, low-, moderate-, and above moderate-income units, all of which are addressed through the collective development potential of listed sites on the land inventory presented in Appendix B. Based on the land inventory there are adequate sites to accommodate the RHNA housing unit targets for the County of Kings.

Table 20: Land Inventory and RHNA Targets

	Income Category				
County of Kings	**EL/VL**	**Low**	**Mod**	**Above Mod**	**Total**
RHNA	132	83	106	234	561
Housing sites	288		647	463	1,398
Adequate Capacity	Yes		Yes	Yes	Yes

Table 2-3 in the Housing Element shows the demographic trends of different racial/ethnic categories within Kings County between 2000 and 2020. During this period, the population of unincorporated Kings County decreased by –3.8 percent, however, a reduction of population in the last decade between 2010 and 2020 was 6.5 percent. Unincorporated Kings County Hispanic population was 46.7 percent of the total population in the year 2010. By 2020, the Hispanic population comprise of 50.7 percent of the population. The changing ethnic characteristics of a community, coupled with shifting in age composition, lead to changes in household composition and ensuing housing needs. The percentage of population that are White residents decreased from 42.2% in 2010 to 36.3 % in 2020.

The County has considered trends and patterns related to integration and segregation based on racial and ethnic factors, disability, family status, seniors, and median household income. Unincorporated Kings County has some differences compared to Kings County as a whole. Unincorporated Kings County has a smaller percentage of renters that are extremely low-income households (14.1%) compared to Kings County as a whole (17.7%). The City of Hanford (19.1%), City of Corcoran (25%), and the City of Avenal (34%) had a higher share of renters that are extremely low-income households. Those same jurisdictions also had higher percentage of multi-family units that ranged from 2-4 units and that had 5+ units, as seen on Housing Element Table 2-4. Figure 9, COG Geography TCAC/HCD Opportunity Areas, 2023, shows that the southeast portion of the county contains high segregation and poverty.

The County also has a significant need for dependent care and support systems for young children and

youth, farm worker housing and housing appropriate for large families.

The Kings County Community Development Agency will include stakeholders and community-based organizations to advise the county on developing and implementing various Housing Element programs. The Kings County Community Development Agency will actively participate in the county's efforts prioritize and implement the following strategies:

Research, identify, and apply for funds available through the CDBG and HOME Programs, Mobile home Park Rehabilitation and Resident Ownership Program (MPRROP), United States Department of Agriculture (USDA), Cap-and-Trade Program, and other funding sources that support affordable housing development and preservation, infrastructure investment, energy efficiency, homeownership, code enforcement, farmworker housing, etc.

Implement the following Housing Programs:

Program 4.1 - Code Enforcement Program

Program 4.2 - Housing Rehabilitation Program

Program 4.3 - Preservation of At-Risk Affordable Housing

Program 4.4 - Adequate Sites

Program 4.5 - First-Time Homebuyer Program

Program 4.6 - Section 8 Rental Assistance

Program 4.7 - Foster Youth Transitional Program

Program 4.8 - Emergency Shelters and Transitional/Supportive Housing

Program 4.9 - Mobile Home/Manufactured Housing

Program 4.10 - Farmworker and Employee Housing

Program 4.11 - Housing for Persons with Disabilities

Program 4.12 - Promote Equal Housing Opportunities

Program 4.13 - Assist Affordable Housing Development

Program 4.14 - Energy Conservation and Greenhouse Gas/Particulate Matter Reduction

Program 4.15 - Weatherization and Energy-Efficient Home Improvements

Program 4.16 - Single Room Occupancy (SRO) Housing

Program 4.17 - Promote Fair and Balanced Fee Structures

Program 4.18 – Infrastructure Improvements to Facilitate Housing for Lower and Moderate-Income Households and Special Needs Population

Program 4.19 –Prior Identified Sites in Site Inventory

Program 4.20 – Ensure the General Plan and Zoning Ordinance is in Compliance with State Laws

Program 4.21 – Housing No Net Loss Program and Replacement Housing Program

Program 4.22 – ADU Outreach Meeting and Incentives

Program 4.23 – Development of Extremely Low Income Housing

Program 4.24 – Regional Collaboration on Housing Opportunities

Program 4.25 – Attainment of Infrastructure

Housing Element Appendix B: Land Inventory, Table B 4 reflects that the sites identified to meet the County's RHNA are at all income levels. The RHNA sites are generally accommodated throughout the County administered areas and are not concentrated in areas with high racial or ethnic populations, persons with disabilities, female-headed households, senior households, or LMI households. For these reasons, the County finds that the sites proposed to accommodate its RHNA allocation do not unduly burden existing areas of concentrated racial or ethnic homogeneity, poverty, or other characteristics. Moreover, the sites affirmatively further fair housing by helping to stimulate investment in areas where additional opportunities are desired, and where new residential and/or mixed-use development can help to improve some of the opportunity level characteristics discussed earlier in this chapter.

Further, an emphasis on increasing access in primarily single-family neighborhoods through ADUs, SB 9 units, and alternative housing types as discussed in the Housing Plan will increase opportunities in areas where single family neighborhoods coincide with higher-than-average income levels, areas of opportunity, and lower diversity.

Table 21: Census-Tract-wise Resource Opportunities

Characteristics	Census Tract 5	Census Tract 11	Census Tract 16.01
TCAC/HCD Opportunity Areas	High Resource	Low Resource	Moderate Resource
Figure 5 Local Median Income	$60,000 - $84, 097	< $35,000	$35,000 - $60,000
Figure 6 Poverty Status	10% - 20%	30% - 40%	20% - 30%
Figure 2: Local Racial Demographics	Racially Integrated	Low-Medium Segregation	High POC Segregation
Local RCAAs	Not a RCAA	Not a RCAA	Not a RCAA
Figure 7: Single Parent Female Headed Households with Children	Less than 20%	20% - 40%	20% - 40%
Figure 8: Population with a Disability	< 10%	10% - 20%	< 10%
Figure 13: Jobs Within 45-Minute Transit Commute	1-2,500	1-2,500	
Figure 19-A: CalEnviroScreen 4.0	> 75% - 100%	> 75% - 100%	> 75% - 100%
Figure 19-B: Flood Hazard Zones	No identified flood hazard	No identified flood hazard	Areas of 1% Annual Chance Flood Hazard

Figure 15: Overcrowded Units	5.19% - 10%	15% - 20%	15% - 20%
Figure 15: Severely Overcrowded Units	< 2.5%	< 2.5%	2.5%-6.5%
Figure 16: Overpayment by Renters	40% - 60%	40% - 60%	< 20%
Figure 17: Percentage of Homeowners Overpaying	20%-40%	40%-60%	< 20%
Figure 18: Estimated Displacement Risk	Lower Displacement Risk	At Risk of Displacement	Lower Displacement Risk

Table 22: Distribution of Sites by Census Tract

Sites Distribution	Census Tract 5 (Armona Community)	Census Tract 11 (Home Garden Community)	Census Tract 16.01 (Stratford Community & Kettleman City Community)
Low Income	89 units 6% of total units	103 units 7% of total units	99 units 7% of total units
Moderate Income	222 units 16% of total units	57 units 4% of total units	110 units 8% of total units
Above Moderate Income	302 units 22% of total units	43 units 3% of total units	30 units 2% of total units
Total Units Identified	1,398 units		

Regional Discussion

The identified sites are located in zoning districts that allow residential development by right or with minimal entitlement requirements. High- and medium-density zones such as RM, R-1-6, and R-1-8 provide opportunities for housing at densities consistent with accommodating lower income units. The identified sites are concentrated within or adjacent to the four unincorporated Communities of Armona, Home Garden, Kettleman City, and Stratford where water and sewer services are provided.

Overall, the identified sites do not exacerbate any socio-economic patterns.

The Element also describes development standards that ensure feasibility, such as minimum lot sizes, parking requirements, height allowances, and open space ratios, with reference to the Kings County Development Code. These standards have been reviewed to confirm that they do not unreasonably constrain development potential on sites listed for lower income housing.

Local Discussion

Census Tracts

Census Tract 5. The Armona Community and Grangeville rural interface areas are the only areas designated as a High Resource area. It is also racially integrated. It is the highest percentile bracket of the CalEnviroScreen 4.0 score measuring environmental hazard risk. This census tract is not within a flood hazard zone. One of the disadvantages of living in this census tract is renters are overpaying by 40% - 60%. There is lower displacement risk here. There are 613 housing units here (89 lower income units, 222 moderate income units, and 302 above moderate income units).

Census Tract 11. The Home Garden Community is within Census Tract 11. This area is designated as a Low Resource area, and there is low-medium segregation. There is 30% - 40% poverty status and the local median income is > $35,000. It is the highest percentile bracket of the CalEnviroScreen 4.0 score measuring environmental hazard risk. This census tract is not within a flood zone. Disadvantages to living in this census tract are both 40% - 60% of renters and homeowners are overpaying, and this area is designated as At Risk of Displacement. There are 203 housing units in this Census Tract: 103 lower income units, 57 moderate income units, and 43 above moderate income units.

Census Tract 16.01. The area is identified as a Moderate Resource. It is also an area identified as High POC Segregation. It is in the highest percentile bracket of the CalEnviroScreen 4.0 score that measures environmental hazard risk. Portions of this Census Tract are located within Areas of 1% Chance Flood Hazard zone. One of the disadvantages of this area is that it does not provide access to employment opportunities within a 45-minute commute. There are 239 housing units here with 99 lower income units, 110 moderate income units, and 30 above moderate income units.

Communities

The identified units are distributed throughout the Communities in a manner that does not create concentrations of lower income units in a particular area. Home Garden, Stratford, and Kettleman City have a proportionate distribution of units across all three income levels. All four Communities have approximately 7% of the total identified sites designated for lower income, showing that each Community has an even distribution. Armona Community has a higher distribution of moderate and above moderate units than the other Communities at 16% (moderate income) and 22% (above moderate income) of total identified sites. The County's most recent housing tract developments (Armona North and Summers Pointe) have been in the Armona Community, providing moderate and above moderate units and additional lower income units have been achieved through Density Bonus agreements. Overall, the identified sites do not exacerbate any socio-economic patterns.

Armona Community. Identified sites by income group are generally equitably distributed throughout the Armona Community and minimally impact the socioeconomic patterns within the Community. For

example, there are 13 lower units, 145 moderate units, and 30 above moderate units in the northeast quadrant, compared to 0 lower units, 11 moderate units, and 8 above moderate units in the northwest quadrant, 76 lower units, 42 moderate units, and 139 above moderate units in the southwest quadrant, and 0 lower units, 21 moderate units, and 26 above moderate units in the southeast quadrant. The southeast quadrant has limited room for growth as it is bounded on the east by the City of Hanford and Armona's wastewater services to the south. The northeast quadrant has more room for growth to the north, even though it is also bounded by the City of Hanford to the east. The northwest quadrant has limited room for growth due to the location of a cemetery to the north. Lower income units are more centrally located as higher density and infill units, and the moderate and above moderate units are located around the outer portions of the Community, but this does not largely impact the socioeconomic patterns of the Community.

Home Garden Community. Identified sites by income group are generally equitably distributed throughout the Home Garden Community and minimally impact the socioeconomic patterns within the Community. For example, the area west of 10th Avenue has 88 lower units, 46 moderate units, and 23 above moderate units, compared to the area east of 10th Avenue, which has 15 lower units, 11 moderate units, and 13 above moderate units. This does not impact socioeconomic patterns because of the small size of the Community at approximately 0.4 square miles.

Kettleman City Community. All units but one are located on the west side of Highway 41. The one unit on the east side of Highway 41 is in the lower income category. On the west side of Highway 41, there are 36 lower units, 21 moderate units, and 15 above moderate units. Additional growth is discouraged from the east side of Highway 41 for safety of the community and access to amenities. The distribution of units does not impact socioeconomic patterns because of the small size of the residential portion of Community at approximately 0.2 square miles.

Stratford Community. Identified sites by income group are generally equitably distributed throughout the Stratford Community and minimally impact the socioeconomic patterns within the community. Due to Highway 41 running diagonally along the western border and the Stratford Canal running diagonally along the eastern border, Stratford is a triangular shape, and the bottom two-thirds of the Community (the wider portion of the triangle) contains the majority of the units. Only 3 moderate units are located in the top portion of the triangle. This largely does not impact socioeconomic patterns because of the triangular shape and small size of the Community at approximately 0.6 square miles.

Identification of Contributing Factors and Fair Housing Priorities & Goals

The December 2015 Affirmatively Furthering Fair Housing Rule Guidebook published by HUD identifies examples of contributing factors by each fair housing issue area: outreach, fair housing Local Assessment of Fair Housing , segregation and integration, racially and ethnically concentrated areas of poverty, disparities in access to opportunity, disparities in access to opportunities for persons with disabilities, disproportionate housing needs, including displacement risks, and sites inventory.

The County supports the recommendations of the 2014 San Joaquin Valley Fair Housing and Equity Assessment (FHEA) that was prepared by the California Coalition for Rural Housing. The FHEA analyzes patterns in racial and economic segregation, discusses how segregation impacts individuals' and families' ability to access housing opportunity, and proposes strategies and recommendations to create more equitable and integrated communities.

Based on the issues identified in this Fair Housing Analysis, the following are the top 5 issues to be addressed through the programs in the Housing Plan:

1. Maintaining and preserving the existing affordable housing stock;
2. Assisting in the provision of housing;
3. Removing governmental constraints, as necessary;
4. Providing adequate sites to achieve a variety and diversity of housing; and
5. Promoting equal housing opportunity.

After considering these issues and FHEA recommendations, the County has identified in **Table 23** potential contributing factors to fair housing issues in unincorporated Kings County and outlines the meaningful actions to be taken. The meaningful actions listed in the Table relate to the actions identified in the Housing Element.

Table 23: Factors Contributing to Fair Housing Issues

AFH Identified Fair Housing Issue	Contributing Factors	Priority	Meaningful Actions
Limitations in local Consolidated Planning Processes, ongoing CDBG and HOME funding allocations, Housing Elements Processes, and other city planning documents.	Existing low-density residential development under general plan and zoning code Gap between low density and medium density and high-density classification	High	Program 4.13 Assist Affordable Housing Development: Through direct financial assistance such as CDBG and HOME, priority entitlement processing, regulatory incentives such as density bonus and modified development standards,
Assist in the provision of housing by removing government constraints and promoting equal housing opportunity	Limitations in zoning code and density classifications Permission of pre-approved design, and development standards	High	Program 4.13 Assist Affordable Housing Development: Through direct financial assistance such as CDBG and HOME, priority entitlement processing, regulatory incentives such as density bonus and modified development standards, administrative support to developers on grant applications.

			Programs 4.6 Section 8 Rental Assistance Program 4.8 Emergency Shelters and Transitional/Supportive Housing Program 4.9 Mobile/Manufactured Housing), Program 4.10 Farmworker and Employee Housing Program 4.11 Housing for Persons with Disabilities Program 4.16 SRO Housing
Funding for marginalized or distressed communities, such as Transit Oriented Development Funds, Strategic Growth Council grants, HCD's Housing-Related Parks Program, Safe Routes to School, and Brownfield funding.	Ensuring funding is available for marginalized and distressed community	High	Research, identify, and apply for funds available through the CDBG and HOME Programs, Mobile home Park Rehabilitation and Resident Ownership Program (MPRROP), United States Department of Agriculture (USDA), Cap-and-Trade Program, and other funding sources that support affordable housing development and preservation, infrastructure investment, energy efficiency, homeownership, code enforcement, farmworker housing, etc. Program 4.5 First-Time Homebuyer Program Program 4.6 Section 8 Rental Assistance Program 4.14 Energy Conservation and Greenhouse Gas/Particulate Matter Reduction 4.15 Weatherization and Energy-Efficient Home Improvements 4.25 Attainment of Infrastructure
Provide guidance for site selection of affordable housing developments.	Housing Element identifies adequate sites to accommodate the City's share of the Regional Housing Needs Allocation of 561 units	High	Program 4.4 Zoning for Adequate Sites: Adequate sites are those with sufficient development and density standards, water and sewer services, and adequate infrastructure.
Develop a program to educate and encourage landlords to accept Housing Choice Vouchers.	Lack of readily available information regarding fair housing resources and assistance to persons in filing a complaint Lack of education of public	High	Program 4.12 Promote Equal Housing Opportunities

	and housing providers regarding rights and responsibilities under the AFH and FEHA		
Develop and implement a proactive code enforcement program that holds property owners accountable and proactively plans for resident relocation when necessary.	Code enforcement	High	Program 4.1 Code Enforcement, 4.2 Housing Rehabilitation Program
Prioritize basic infrastructure improvements like water, sewer, and streetlights.	Ensuring availability of basic infrastructure to proposed development of lower-income households	High	Program 4.17 Promote Fair and Balanced Fee Structures Program 4.18 Infrastructure Improvements to Facilitate Housing for Lower and Moderate-Income Households and Special Needs Populations Program 4.25 Attainment of Infrastructure
Disproportionate Housing Needs, including Overpayment and Substandard Housing	Ongoing need for affordable housing Need for assistance with monthly housing costs Lack of local information regarding available housing rehabilitation, emergency repair, and weatherization programs Need for targeted housing revitalization strategies	Medium	Program 4.6 Section 8 Rental Assistance Program 4.7 Foster Youth Transitional Program Program 4.8 Emergency Shelters and Transitional/Supportive Housing Program 4.10 Farmworker and Employee Housing Program 4.11 Housing for Persons with Disabilities Program 4.16 Single Room Occupancy (SRO) Housing
Use design tools to seamlessly integrate affordable housing development into larger mixed-income developments.	Limitations in zoning code and density classifications · Approval process	Medium	Program 4.13 Assist Affordable Housing Development: The County promotes the development of housing for extremely-low-, very-low-, low- and moderate-income persons through direct financial assistance such as CDBG and HOME, priority entitlement processing, regulatory incentives such as density bonus and modified development standards,

Displacement Risk	Land use and zoning laws Displacement of residents due to economic pressures	Medium	Program 4.3 Preservation of At-Risk Affordable Housing

Kings County *Corcoran* *Hanford* *Avenal* *Kings (Unincorporated)*

APPENDIX D2: CITY OF AVENAL

FAIR HOUSING ANALYSIS

April 2026

Prepared By:

Realty Planners Group
City of Avenal Staff

*Kings County • Corcoran • Hanford • **Avenal** • Kings (Unincorporated)*

APPENDIX D2: CITY OF AVENAL FAIR HOUSING ANALYSIS

Table of Contents

A. Local Assessment of Fair Housing **1**
Introduction 1
Outreach Program 2
B. Assessment of Fair Housing Issues **3**
Key Data and Background Information 3
Fair Housing Enforcement Outreach Capacity 5
Local Patterns of Integration and Segregation 9
Disparities in Access to Opportunities 35
Disproportionate Housing Needs and Displacement Risk 49
C. Constraints **62**
Governmental Constraints 62
Non-Governmental Constraints 65
Environmental Health 66
D. Local Data, Knowledge, and Other Relevant Factors **72**
Segregation and Integration 72
Disparities in Access to Opportunities 73
Disproportionate Housing Needs, Including Displacement 75
Other Relevant Factors Influencing Fair Housing Conditions 77
E. Sites Analysis **78**
Redevelopment Potential of Non-Vacant Sites 82
Infrastructure and Public Services Availability 83
Small Sites Analysis 83
Sites Inventory Findings 83
Identification of Contributing Factors and Fair Housing 87
Attachment: City of Avenal Questionnaire to City Staff **91**

Tables

Table 1: Kings County Household Population Growth, 1990-2020 5
Table 2: City of Avenal Fair Housing Compliance 7
Table 3: Race and Ethnicity 11
Table 4: Population by Race by Hispanic Origin Over Time 11
Table 5: Household Income Distribution by Tenure 18
Table 6: Median Household Income by Race or Hispanic Origin 18
Table 7: Total Households in Poverty 20
Table 8: Households in Poverty Over Time, City of Avenal 20
Table 9: Households Characteristics 22
Table 10: Household Type by Tenure 23
Table 11: Households by Size 24
Table 12: Tenure by Household Size 25
Table 13: Female-Headed Households 25
Table 14: Population by Age Groups (Total) 27
Table 15: Senior Households by Tenure Over Time 28
Table 16: Percentage of Persons with Disability Type by Age 32
Table 17: People with Developmental Disabilities – Age 32
Table 18: Agricultural Employment by Jurisdiction 33
Table 19: Hired Farm Labor-Workers, Kings County 34
Table 19: Travel Time to Work 43
Table 20: Work Locations of City/County Resident Workers 43
Table 21: Agricultural Employment by Jurisdiction 45
Table 22: Hired Farm Labor-Workers, Kings County 45
Table 23: Household Overpayment by Tenure 50
Table 24: Overcrowding by Tenure 53
Table 25: Homeless Persons 57
Table 26: Shelter Facilities in Kings County 58
Table 27: Extremely Low Income Households Overpaying by Tenure in Avenal 59
Table 28: Land Inventory and RHNA Targets 83
Table 29: Characteristics by City of Avenal Census Tracts 85
Table 30: Identified Sites and Affirmatively Furthering Fair Housing (AFFH) 86
Table 31: Factors Contributing to Fair Housing Issues 88

Figures

Figure 1: Kings County 4
Figure 2: Local Racial Demographics 12
Figure 3: Racial/Ethnic Area of Concentration of Poverty (R/ECAP) 15
Figure 4: Local RCAAS 16
Figure 5: Local Median Income 2021, Census Tract 19
Figure 6: Avenal Poverty Status – Census Tracts 21
Figure 7: Single-Parent Female-Headed Households with Children 26
Figure 8: Senior (65 Years of Older) Households by Household Income (2020) 28
Figure 9: Population with a Disability 31
Figure 10: TCAC/HCD Opportunity Areas, 2023 37
Figure 11: City of Avenal All Transit Performance Score 39
Figure 12: High Quality Transit Stops and Transit Area (1/2 Mile) 40
Figure 13: Employment by Industry of Kings County Workforce 42
Figure 14: Jobs within 45-Minute Transit Commute 44
Figure 15: School Districts in Kings County 48
Figure 16: Overpayment by Renters (ACS, 2017-2021) – Tract Level 51
Figure 17: Percentage of Homeowners Overpaying 52
Figure 18: Overcrowding in the City of Avenal 54
Figure 19: Estimated Displacement Risk – Overall Displacement by Tract 61
Figure 20: CalEnviroScreen 4.0 70
Figure 21: Flood Hazard Zones 71
Figure 22: City of Avenal Vacant Sies 6,000 Square Feet or Greater 79
Figure 23: City of Avenal Vacant Sites by Income Level 80
Figure 24: City of Avenal by Block Groups 81
Figure 25: Low to Moderate Income Population by Block Group 82

A. Local Assessment of Fair Housing

Introduction

Assembly Bill (AB) 686 requires that all housing elements due on or after January 1, 2021, contain an Assessment of Fair Housing (AFH) consistent with the core elements of the analysis required by the federal Affirmatively Furthering Fair Housing (AFFH) Final Rule of July 16, 2015. Under California law, AFFH means "taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics."[1]

California Government Code Section 65583 (10)(A)(ii) requires local jurisdictions to analyze racially or ethnically concentrated areas of poverty and affluence, disparities in access to opportunity, and disproportionate housing needs, including displacement risk. Although this is the Housing Element for the County of Kings, Government Code Section 65583 (c) (10) requires all local jurisdictions to address patterns locally and regionally to compare conditions at the local level to the rest of the region. This section is organized by fair housing topics to address the identified issues which are included throughout the section. Through discussions with housing service providers, fair housing advocates, and this assessment of fair housing issues, the County of Kings identified factors that contribute to fair housing issues.

The AFFH analysis must contain the following:

1. Outreach
2. Assessment of Fair Housing
    a. Key Data and Background Information
    b. Fair Housing Enforcement and Outreach Capacity
    c. Integration and Segregation Patterns and Trends
    d. Racially or Ethnically Concentrated Areas of Poverty
    e. Disparities in Access to Opportunity
    f. Disproportional Housings Needs
    g. Displacement Risk
3. Sites Inventory
4. Identification

[1] California Department of Housing and Community Development, *Affirmatively Furthering Fair Housing: Guidance for All Public Entities and for Housing Elements (April 2021 Update)*, April 27, 2021, preface page, https://www.hcd.ca.gov/community- development/affh/docs/affh_document_final_4-27-2021.pdf.

Outreach Program

State law requires local governments to make a diligent effort to achieve public participation in three formal community meetings to initiate the Housing Element. To that end, each jurisdiction has provided opportunities for residents, interested parties, and local officials to participate in the update process and offer recommendations regarding housing needs and strategies to address those needs.

The public participation process for this Housing Element involved four major stages:

1. Public workshops and meetings in each of the four cities and the unincorporated County during the preparation of the Draft Housing Element.
2. Publication of the Draft Housing Element and subsequent review by the California Department of Housing and Community Development (HCD).
3. Revisions to the Housing Element to address comments from HCD and publication of a revised Draft Housing Element.
4. Public hearings before the Planning Commission and City Council of each city and the Planning Commission and Board of Supervisors of Kings County prior to adoption of the final Housing Element.

City of Avenal Website

City of Avenal website (https://www.cityofavenal.com/212/Community-Development) serves as the main conduit of information for individuals who can access material online. The website is regularly updated to reflect ongoing community input opportunities, advertise draft housing element, and answer commonly asked questions. The website includes the following information:

- Upcoming meeting information
- Housing Element Workshops
- Notices of Public Hearing
- Links to Housing Element and other planning documents

General Multi-Lingual Advertisements

The City utilized a variety of methods to advertise the project, engage the community, and solicit input on the Housing Element and the Fair Housing Analysis (FHA).These efforts are summarized herein to demonstrate the City's meaningful commitment to community collaboration. The city has prepared workshop flyers (in English and Spanish), and sent emails to stakeholders requesting involvement and providing flyers and outreach information in English and Spanish.

Community Workshop

At the City of Avenal, a public workshop took place during a Town Hall meeting on November 8th, 2023 at 6:00 PM. During the workshop presentation city staff and consultants provided a description of the Housing Element adoption process and timelines for adoption. Consultants and city staff also provided information on RHNA allocations as well as a timeline for adoption

B. Assessment of Fair Housing Issues

This section provides an overview of available federal, state, and local data to analyze fair housing issues in the City of Avenal. This data is supplemented with local knowledge of existing conditions in the community to present a more accurate depiction of fair housing issues in Avenal, and a more informed perspective from which to base goals, policies, and programs to affirmatively further fair housing. The following issues are addressed:

1. Key Data and Background Information
2. Integration and Segregation Patterns and Trends
3. Racially or Ethnically Concentrated Areas of Poverty
4. Disparities in Access to Opportunity
5. Disproportionate Housing Needs
6. Displacement Risk
7. Local Data Knowledge

Key Data and Background Information

Kings County is located within the agriculturally rich San Joaquin Valley, with Fresno County to the north and west, Tulare County to the east, and Kern County to the south. Created in 1893, Kings County was carved from the western portion of Tulare County and later added another 100 square miles. The Kings River, from which the County derives its name, runs along the northern edges and flows south towards the center of the County. Historically, this river flowed farther south to what was once Tulare Lake Kings County is comprised of four cities (Avenal, Corcoran, Hanford, and Lemoore), four unincorporated community service areas (Armona, Home Garden, Kettleman City, and Stratford), and a few other smaller community pockets. Figure 1 is a map of Kings County and its four cities and unincorporated communities. Agriculture remains the predominant landscape of Kings County, with approximately 84% of its land area used for agriculture.

Avenal has a proud agricultural heritage and is the largest pistachio grower and processor. Wonderful Pistachios employs a majority of Avenal's agricultural labor. They are a major community partner that has invested in the city including building a pre-school. Before that, the discovery of oil in the early 1900s transformed Avenal into a boomtown and the Standard Oil Company invested in the community including a hospital and theater. In the 1950s, the oil money and Avenal's growth started to dwindle. Then in the 1970's, the California Aqueduct project was completed and the agricultural sector grew. Today, the City of Avenal aims to be a caring community that provides an oasis of opportunities for all to prosper.

Figure 1: Kings County

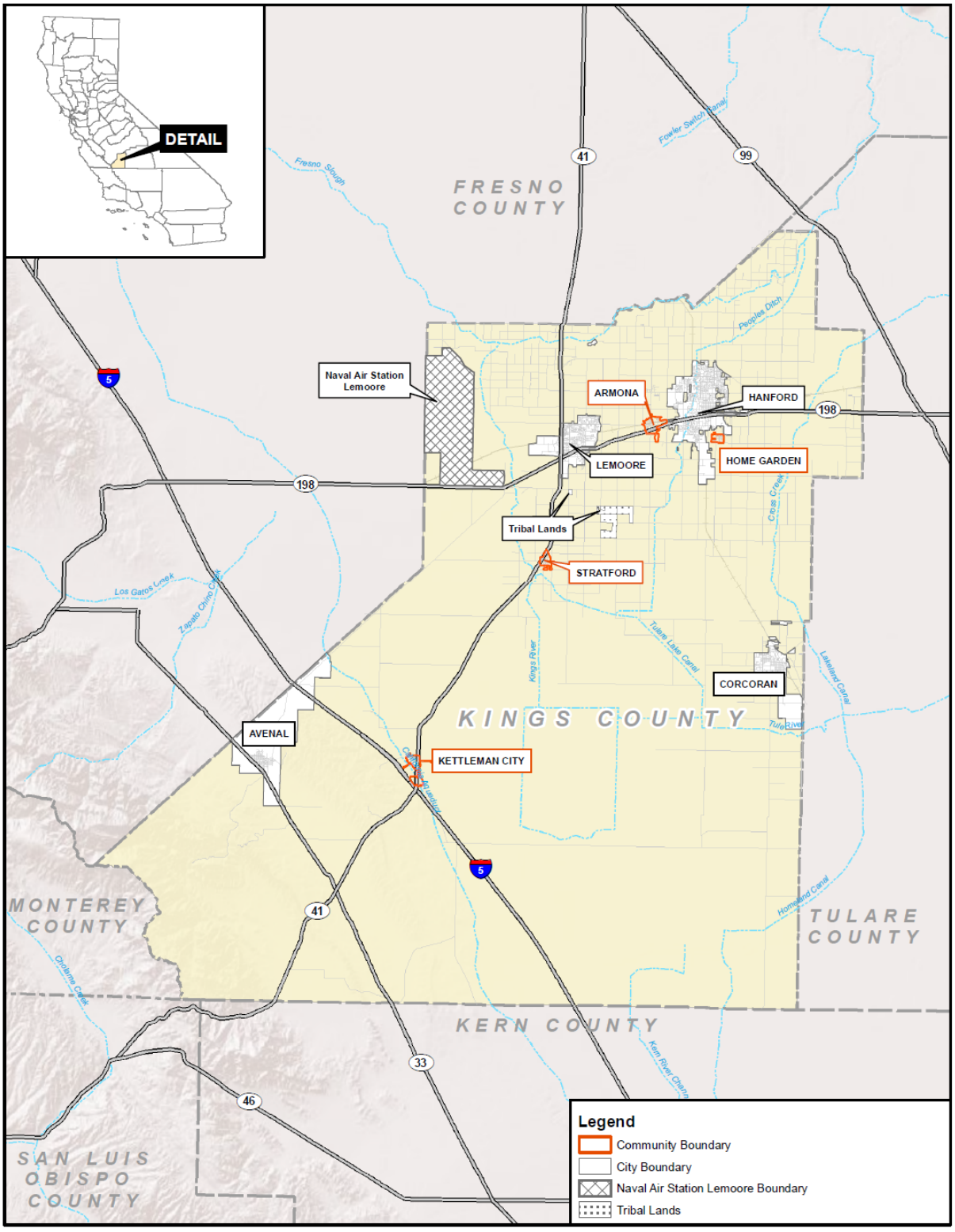


Table 1 provides data on the growth of the household population in Avenal and Kings County over a thirty-year period. In Avenal, the household population increased, starting from 5,505 in 1990 and rising to 9,406 by 2020. This growth represents an addition of 3,901 persons, or a 70.9% increase in population over three decades. Comparatively, Kings County also experienced population growth, but at a much slower rate, 53.1%. This data highlights that Avenal's population growth significantly outpaced that of the overall county, marking it as a key area of demographic change within Kings County. This rate of growth is significantly higher than the overall growth rate in Kings County during the same period. The county's household population grew from 89,469 in 1990 to 136,964 in 2020, an increase of 47,495 persons or 53.10%. The data highlights Avenal's notable population growth, which outpaced the average growth rate in Kings County.

Table 1: Kings County Household Population Growth, 1990-2020

Jurisdiction	Household Population				Change 1990-2020	
	1990	2000	2010	2020	Persons	%
Avenal	5,505	7,973	9,082	9,406	3,901	70.9%
County Totals	89,469	109,332	131,402	136,964	47,495	53.10%

Note: All numbers exclude persons in group quarters (State prisons and Naval Air station Lemoore) ; Sources: Census 1990, 2000, 2010; Cal.DOF, , E5 and E8 Population and Housing Estimates.

Fair Housing Enforcement Outreach Capacity

Equal access to housing is fundamental to each person being able to meet essential needs and to pursuing personal, educational, employment, or other goals. In recognition of equal housing access as a fundamental right, the governments of the United States and the State of California have both established fair housing as a right protected by law. Federal fair housing laws prohibit discrimination in the sale, rental, lease, or negotiation for real property based on race, color, religion, sex, national origin, familial status, and disability. The California fair housing laws are built upon the federal laws and add marital status, ancestry, source of income, sexual orientation, and "any arbitrary factor" as protected categories under the laws. Many factors in the public and private domains impede equal access to housing or fair housing choice. Impediments to fair housing choice are:

- Any actions, omissions, or decisions taken because of race, color, ancestry, national origin, religion, sex, disability, marital status, familial status, source of income, sexual orientation, or any other arbitrary factor which restrict housing choices or the availability of housing choices; or
- Any actions, omissions, or decisions which have the effect of restricting housing choices or the availability of housing choices on the basis of race, color, ancestry, national origin, religion, sex, disability, marital status, familial status, source of income, sexual orientation, or any other arbitrary factor. To affirmatively promote equal housing opportunity, a community must work to remove or mitigate impediments to fair housing choice. The City of Avenal is dedicated to providing fair housing opportunities to all residents and to ensure that all applicable laws are complied with throughout the city

The City of Avenal provides resources and programs to address fair housing concerns. Table 2 a discusses

laws and compliance regarding fair housing. Further discussion of programs is found in the Kings County Multi-Jurisdictional Housing Element and in the Contributing Factors section of this Fair Housing Analysis (FHA).

An essential component of affirmatively furthering fair housing is the jurisdiction's demonstrated capacity to conduct enforcement, offer outreach services, and respond meaningfully to incidents of housing discrimination. Kings County and its cities must assess and describe their institutional mechanisms for investigating fair housing complaints, obtaining remedies, and engaging in proactive testing or compliance activities. This includes identifying which agencies, nonprofit organizations, or legal assistance providers are responsible for handling discrimination allegations under state and federal fair housing laws. For instance, organizations such as California Rural Legal Assistance (CRLA), the Fair Housing Council of Central California, or the Department of Fair Employment and Housing (DFEH) may serve residents in the area, but the scope and availability of these services across rural and urban zones must be documented. Additionally, jurisdictions must provide data on the number and nature of complaints received during the previous planning period—disaggregated, where possible, by protected characteristics such as race, disability, familial status, and national origin—and indicate whether resolutions were achieved through legal settlements, administrative findings, or other remedies. Geographic patterns of complaints, such as concentrations in certain neighborhoods or rental sectors, can also reveal systemic disparities. Any ongoing or resolved lawsuits, judgments, or fair housing compliance agreements (e.g., with HUD or state agencies) should be disclosed, as they demonstrate the region's legal history and responsiveness to violations. Beyond enforcement, outreach activities—including multilingual tenant rights workshops, housing assistance clinics, or distribution of printed materials—must be evaluated for their reach, accessibility, and frequency. Effective outreach is especially critical in areas with high percentages of non-English-speaking residents, undocumented populations, or persons with disabilities. The cumulative analysis of enforcement infrastructure, legal compliance history, complaint resolution data, and outreach coverage will establish whether Kings County is adequately equipped to protect fair housing rights and respond to discrimination in a timely and equitable manner.

The City of Avenal provides enforcement and outreach services with regard to affirmatively furthering and ensuring that fair housing practices are followed within the City. The City Clerk is the designated individual to receive and refer fair housing questions and complaints to the Department of Fair employment and Housing office in Fresno. In addition, information regarding fair housing practices and concerns is provided on the City website as well as displayed in public offices. During the previous planning period, the City did not receive any complaints regarding the provision of equal housing opportunities. Further the City is not aware of any fair housing lawsuits, findings, settlements, or judgements that occurred during the previous planning period. However, in order to continue this trend of zero complaints received, Program 1.16 has been created, which provides meaningful actions addressing fair housing issues and contributing factors.

Table 2: City of Avenal Fair Housing Compliance

Law	Description	Compliance
California Fair Employment and Housing Act (FEHA)	The Fair Employment and Housing Act (FEHA) applies to public and private employers, labor organizations and employment agencies and prohibits discrimination in housing and employment on the basis ofprotected characteristics. The FEHA prohibits those engaged in the housing business –landlords, real estate agents, home sellers, builders, mortgage lenders, among others – from discriminating against tenants or homeowners based on protected characteristics. It is also illegal for cities, counties, or other local government agencies to make zoning or land-use decisions, or have policies, that discriminate against individuals based on those traits.	The city complies with employment requirements through strict enforcement of hiring practices and regular training of hiring managers and human resources staff. All development projects with City funding are required to comply with FEHA.
Government Code Section 65008	Covers actions of a city, county, city and county, or other local government agency, and makes those actions null and void if the action denies an individual or group of individuals the enjoyment of residence, landownership, tenancy, or other land use in the state because of membership in a protected class, the method of financing, and/or the intended occupancy. For example, a violation under Government Code section 65008 mayoccur if a jurisdiction applied more scrutiny to reviewing and approving an affordable development as compared to market-rate developments, or multifamily housing as compared to single family homes.	Compliance is achieved by uniform application of the City's codes, regulations, policies and practices, including development standards, design guidelines, application submittal requirements, fees and approval findings. Avenal supports the recommendations of the San Joaquin Valley Fair Housing and Equity Assessment and cooperates with the State in the development of the Assessment of Fair Housing.
Government Code Section 8899.50	Requires all public agencies to administer programs and activities relating to housing and community development in a manner to affirmatively further fair housing and avoid any action that is materially inconsistent with its obligation to affirmatively further fair housing.	Compliance is achieved through consultations with community stakeholders and support agencies as partof program evaluation and funding decisions.
Government Code Section 11135 et seq.	Requires full and equal access to all programs and activities operated, administered, or funded with financial assistance from the state, regardless of one's membership or perceived membership in aprotected class.	Compliance is achieved through promotion/availabilityof activities and programs to all persons of all backgrounds to participate equally in community programs and activities.

Housing Accountability Act (Gov. Code, § 65589.5.)	Provides that a local agency shall not disapprove a housing development project, for very low, low-, or moderate-income households, or an emergency shelter, or condition approval in a manner that renders the housing development project infeasible for development for the use of very low, low-, or moderate-income households, or an emergency shelter, including through the use of design review standards, unless it makes certain written findings, based upon a preponderance of the evidence in the record.	Compliance is achieved through the development review process consistent with the Housing Accountability Act. Additionally, the city continually reviews its development standards and to ensure they facilitate an objective and equitable review of applicable projects.
Excessive Subdivision Standards (Gov. Code, § 65913.2.)	Provides that, in exercising its authority to regulate subdivisions a city, county, or city and county shall: a) Refrain from imposing criteria for design, as defined in Section 66418, or improvements, as defined in Section 66419, for the purpose of rendering infeasible the development of housing for anyand all economic segments of the community. However, nothing in this section shall be construed to enlarge or diminish the authority ofa city, county, or city and county under other provisions of law to permit a developer to construct such housing. b) Consider the effect of ordinances adopted and actions taken by itwith respect to the housing needs of the region in which the local jurisdiction is situated. c) Refrain from imposing standards and criteria for public improvements including, but not limited to, streets, sewers, fire stations, schools, or parks, which exceed the standards and criteria being applied by the city, county, or city and county at that time to itspublicly financed improvements located in similarly zoned districts within that city, county, or city and county.	Compliance is achieved through the implementation of a fair and equitable development review process whichis administrated consistent with the Excessive Subdivision Standards Act.
Housing Element Law (Gov. Code, § 65583, esp. subds. (c)(5), (c)(10).)	Section 65583 stipulates that the housing element shall consist of an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement, and development of housing. The housing element shall identify adequate sites for housing, including rental housing, factory-built housing, mobile homes, and emergency shelters, and shall make adequate	Compliance is achieved through preparation and adoption of a Housing Element found to be in substantial compliance with State Housing Element lawby the California Department of Housing and Community Development.

	provision for the existing and projected needs of all economic segments of the community. Subdivision (c)(5) provides that, in order to make adequate provisionfor the housing needs of all economic segments of the community, the program shall promote and affirmatively further fair housing opportunities and promote housing throughout the community or communities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability, and other characteristics protected by the California Fair Employment and Housing Act (Part 2.8 (commencing with Section 12900) of Division 3 of Title 2), Section 65008, and any other state and federal fair housing and planning law.	

The City of Avenal affirms its commitment to fair housing through compliance with federal and state laws prohibiting discrimination based on race, color, religion, sex, national origin, familial status, disability, marital status, ancestry, source of income, sexual orientation, or any arbitrary characteristic. As described in Program 1.16: Promote Equal Housing Opportunities, the City continues to disseminate fair housing information in English and Spanish at City Hall, the library, and other public venues, and refers inquiries or complaints to the California Civil Rights Department (formerly DFEH) in Fresno. While this referral process aligns with basic legal obligations, the City does not currently conduct internal investigations, maintain complaint databases, or engage in fair housing testing, instead relying on external agencies for enforcement and resolution.

The City maintains compliance with the California Fair Employment and Housing Act (FEHA), Government Code §65008, and §8899.50, applying non-discrimination policies uniformly in zoning, permitting, and publicly funded housing projects. Training for staff ensures ongoing adherence to these laws. The City has also supported regional efforts such as the San Joaquin Valley Fair Housing and Equity Assessment (FHEA), and continues to promote equitable housing practices through Program 1.1 (Code Enforcement) and outreach related to voucher acceptance and funding for lower-income neighborhoods.

Local Patterns of Integration and Segregation

To develop priorities, policies, and actions, an analysis of integration and segregation, including patterns and trends, related to people with protected characteristics was prepared. Segregation generally means a condition in which there is a high concentration of persons of a particular race, color, religion, sex, familial status, national origin, or having a disability or a particular type of disability when compared to a broader geographic area. Conversely, integration refers to a condition in which there is a not a high concentration of persons of a particular race, color, religion, sex, familial status, national origin, or having a disability or a particular type of disability when compared to a broader geographic area. The following analysis will analyze levels of segregation and integration for race and ethnicity, persons with disabilities, familial status, age, and income to identify the groups in Avenal that experience the highest levels of segregation. Minorities are often concentrated in impoverished areas and lack access to resources such as jobs,

educational opportunities, life services and face other disadvantages.

The City of Avenal's Housing Element includes comprehensive data and maps across key components of the Fair Housing Analysis (FHA). This includes local patterns and trends related to segregation/integration, access to opportunity, and disproportionate housing needs. The Element evaluates racial and ethnic demographics, revealing that 87.0% of Avenal's population identifies as Hispanic or Latino, a notably higher concentration compared to 54.9% countywide, indicating racial/ethnic clustering. Census Tracts 17.02 and 17.03 are identified as areas of high segregation and poverty, reflecting persistent disparities.

Patterns of disproportionate housing needs are evident in high overcrowding and cost burden rates. In 2020, 17% of Avenal households lived in overcrowded conditions, with renter households especially affected (13.8% had 1.01 to 1.5 occupants per room). HUD CHAS data show that over 50% of very-low and extremely-low-income renters and owners were overpaying for housing. Overpayment varies geographically, with renters in central tracts experiencing rates above 40%.

Access to opportunity also varies significantly. TCAC/HCD Opportunity Area maps identify Avenal's tracts as "moderate resource" or "high segregation and poverty," with limited access to jobs (fewer than 2,500 within a 45-minute transit commute in most areas) and high scores on CalEnviroScreen (75–100%) suggesting environmental burdens. Educational access indicators such as on-time graduation and test proficiency are lower than regional averages, further emphasizing limited opportunity access.

Race and Ethnic Characteristics

The racial and ethnic composition of Avenal and Kings County, as indicated by the Census ACS 2016-2020 data and presented in Table 3, shows a distinct demographic profile. In Avenal, a significant majority of the population, 87.0%, identifies as Hispanic or Latino, which is notably higher than the percentage in Kings County at 54.9%. This indicates a strong Hispanic or Latino presence in Avenal's community. The non-Hispanic or Latino population in Avenal is comparatively smaller, at 13.0%, which is significantly lower than the 45.10% in Kings County. Breaking this down further, only 8.4% of Avenal's population is White (non-Hispanic or Latino), in contrast to Kings County's 31.6%. Similarly, other racial groups such as Black or African American, American Indian/Alaska Native, Asian, Native Hawaiian/Pacific Islander, and those identifying as other races or with two or more races, have a lesser representation in Avenal compared to Kings County.

Table 3: Race and Ethnicity

Racial /Ethnic Group	Avenal	Kings County
Not Hispanic or Latino	13.0%	45.1%
White	8.4%	31.6%
Black or African American	3.3%	5.9%
American Indian/Alaska Native	0.4%	0.8%
Asian	0.3%	3.6%
Native Hawaiian/Pacific Islander	0.1%	0.1%
Other races or2+ races	0.5%	3.2%
Hispanic or Latino (any race)	87.0%	54.9%
Total	100%	100%

Source: Census ACS 2016-2020, Table B03002

From the span of 2000 to 2020, the Hispanic or Latino of Any Race population count increased by 19.4% (Table 4). There was a larger increase of the Hispanic or Latino of Any Race population between 2000-2010 than there was between 2010 to 2020. The inverse took place with the White Alone Non-Hispanic between 2000 to 2020, however the 41.1% percentage decrease is more significant. There is an extremely significant drop in the Black or African American Alone Non-Hispanic from 2000 to 2020. In 2000, there were 1,808 individuals which dropped by a few hundred in 2010. Then from 2010 to 2020, there was a large drop from 1,540 to 102 individuals. In the span of 20 years, that is a 94.3% decrease.

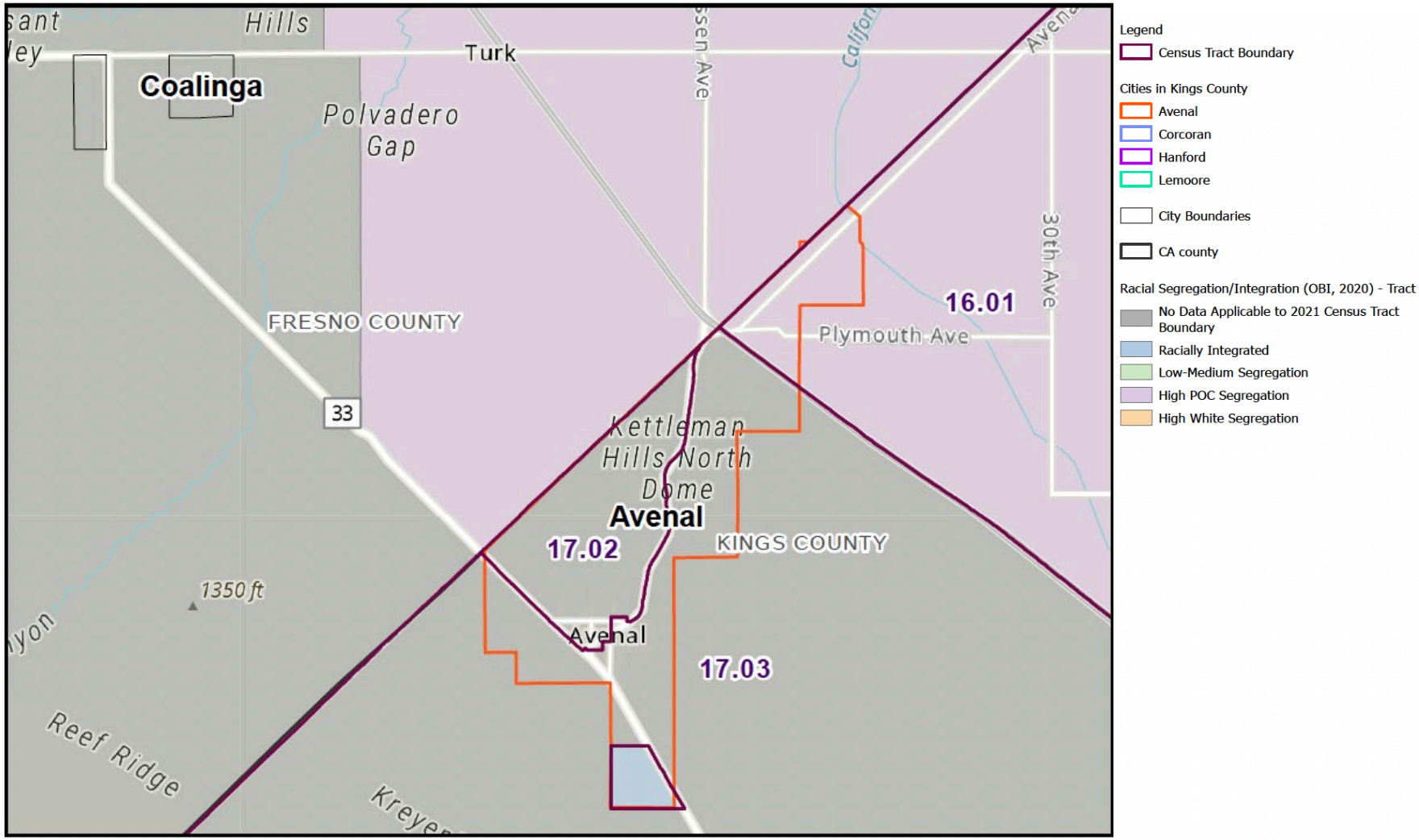
Table 4: Population by Race by Hispanic Origin Over Time

	2000	2010	2020
Hispanic or Latino of Any Race	9,667	11,130	11,545
White Alone Non-Hispanic	2,923	2,387	1,721
Black or African American Alone Non-Hispanic	1,808	1,540	102
American Indian and Alaska Native Alone Non-Hispanic	79	82	76
Asian Alone Non-Hispanic	54	102	83
Native Hawaiian and Other Pacific Islander Alone Non-Hispanic	2	4	13
Some Other Race Non-Hispanic	26	197	37
Two or More Races Non-Hispanic	115	63	119

Source: U.S. Census Bureau, Census 2000, 2010; Social Explorer Table for Census 2020.

According to Figure 2, there are three partial census tracts (CTs 16.01, 17.01, and 17.02) and the Avenal State Prison (CT 9810) located in the City of Avenal. Only a small portion is within CT 17.02 which is identified as High POC Segregation. Census Tract 9818 lacks data for a lot of other categories in this report but this small area is identified as Racially Integrated.

Figure 2: Local Racial Demographics



Source: California Department of Housing and Community Development (HUD); OBI, 2020

Racially/Ethnically Concentrated Areas of Poverty (R/ECAPs) and Racial Concentration of Areas of Affluence (RCAA)

To better understand fair housing, HUD uses the designation Racially/Ethnically Concentrated Areas of Poverty (R/ECAP) which requires:

- a non-white population of 50 percent or more in a metropolitan or micropolitan area, or a non-white population of 20 percent or more outside of these areas.
- extreme poverty, defined as census tracts with either 40 percent or more of individuals living at or below the poverty line or with a poverty rate of three or more times the average tract poverty rate for the metropolitan/micropolitan area, whichever threshold is lower.

As illustrated in Figure 3, much of Avenal, particularly CTs 17.02 and 17.03, are identified as R/ECAP areas based on HUD definition. These areas meet the thresholds for both high concentrations of racial/ethnic minorities and households in poverty. As discussed later in the FHA, these census tracts are also categorized as "High Segregation and Poverty" areas under the TCAC/HCD Opportunity Area framework.

The assessment provides a demographic and socioeconomic comparison of these R/ECAP tracts relative to other areas in Avenal. The analysis shows that CTs 17.02 and 17.03 have:

- Poverty rates between 30% and 40%
- Median household incomes ranging from $35,000 to $60,000
- Renter overpayment rates between 40% and 60%
- Higher rates of overcrowding and severe overcrowding, with up to 6.5% of households in severely overcrowded conditions (more than 1.5 persons per room)

HCD has a designation called Racial Concentration of Areas of Affluence (RCAA) which is also based on two factors:

- A location quotient based on the percentage of white, non-Hispanic or Latino population in the census tract compared to the average percentage of total white population for the COG region.
- If the median income for the census tract is greater than 1.5 times the COG median income or State median income, whichever is lower.

In Figure 4, it is noted that there are no Racially Concentrated Areas of Affluence (RCAAs) identified in the City of Avenal. Typically, RCAAs are found in areas that align with the highest-resource zones as determined by the Tax Credit Allocation Committee (TCAC) and Housing and Community Development (HCD), or in relatively higher-income parts of unincorporated counties.

The City of Avenal has programs to help ensure fair housing opportunities like Program 1.8 First Time Homebuyer Program which provides home ownership opportunities to new low-income homebuyers. It provides up to $130,000 in a deferred silent second loan to subsidize mortgage payments and closing costs. Program 1.9 Section 8 Rental Assistance extends rental subsidies to extremely-low- and very-low-income households equal to the difference between 30% of the monthly income and the allowable rent determined by the program.

The Housing Element's assessment further links these disparities with broader community conditions, such as aging housing stock, infrastructure limitations, and access to amenities. These neighborhoods have

comparatively fewer parks, limited access to high-performing schools, and may lack adequate pedestrian or transit infrastructure—all of which influence quality of life and long-term opportunity.

To address these disparities, the City includes several targeted programs:

- **Program 1.1 (Code Enforcement)** seeks to proactively identify and remedy substandard housing conditions, with a focus on older neighborhoods that overlap with R/ECAP tracts.
- **Program 1.2 (Housing Rehabilitation Program)** provides financial support for home repairs and safety improvements for lower-income homeowners.
- **Program 1.7 (Regulatory and Financial Assistance to Developer of Affordable Housing)** assisting developers build affordable housing.
- **Program 1.10 (Affordable Housing Assistance)** focuses on increasing access to quality, affordable housing in areas of need.
- **Program 1.16 (Promote Equal Housing Opportunities)** enhances outreach on fair housing rights and services, including multilingual materials and referrals to the Civil Rights Department for investigation of discrimination complaints.

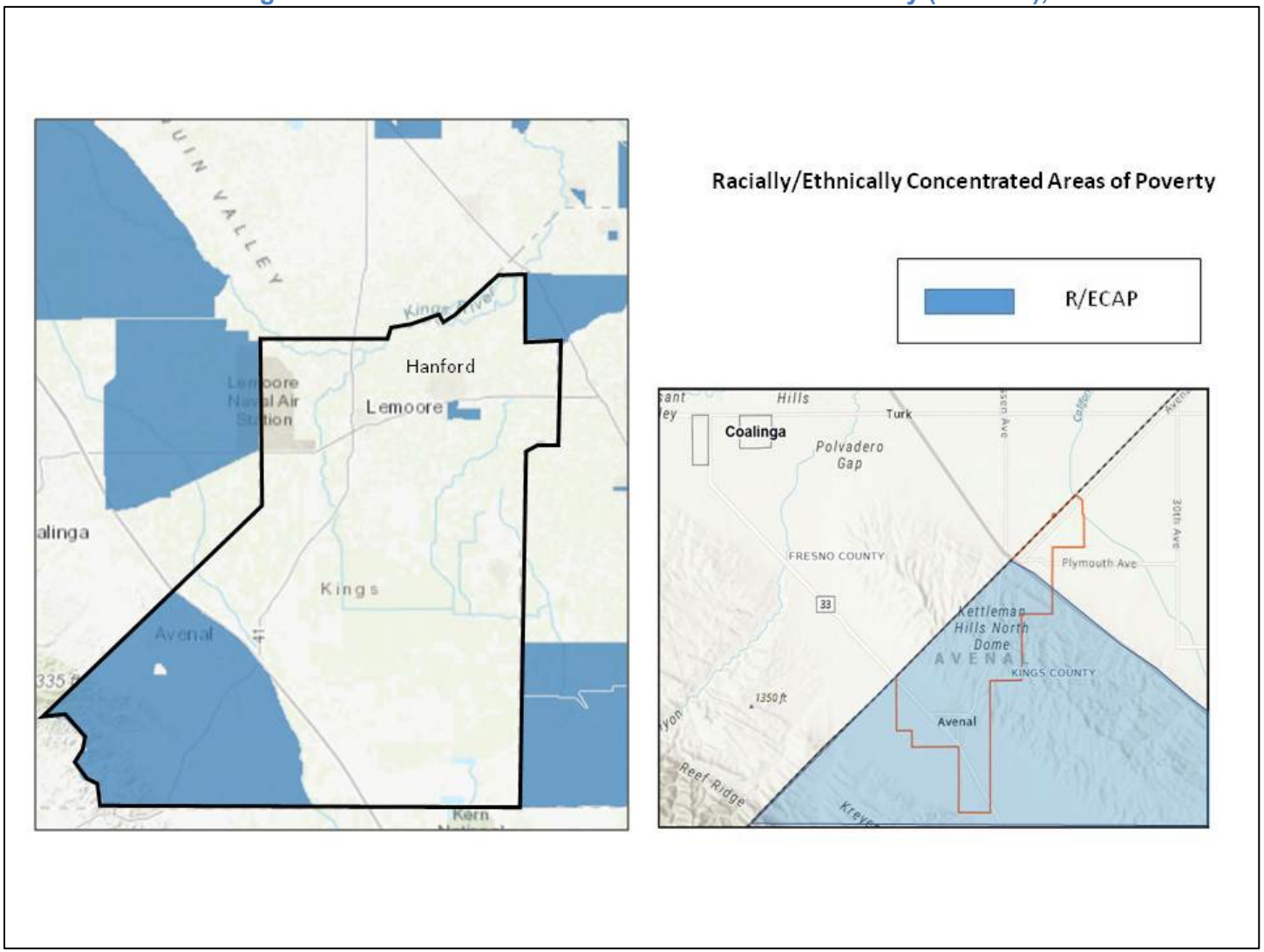
The inclusion of these programs demonstrates the City's commitment to addressing inequalities within R/ECAP areas and to affirmatively furthering fair housing by improving living conditions, promoting housing stability, and expanding access to opportunity in historically disadvantaged neighborhoods.

The City of Avenal does not exhibit any neighborhoods with disproportionately high or low concentrations of minority residents. In fact, all areas within the city are considered concentrated minority communities. This uniform distribution of minority populations is a defining feature of Avenal's residential landscape.

Historically, the city's demographic pattern was shaped by the rise and fall of the local oil industry. During the mid-20th century, Avenal experienced an economic downturn following the collapse of oil operations, which led to population decline and economic instability. Beginning in the 1960s, the city witnessed a substantial influx of agricultural workers, many of whom were from Latino backgrounds, who repopulated the area and contributed to the city's current racial and ethnic composition.

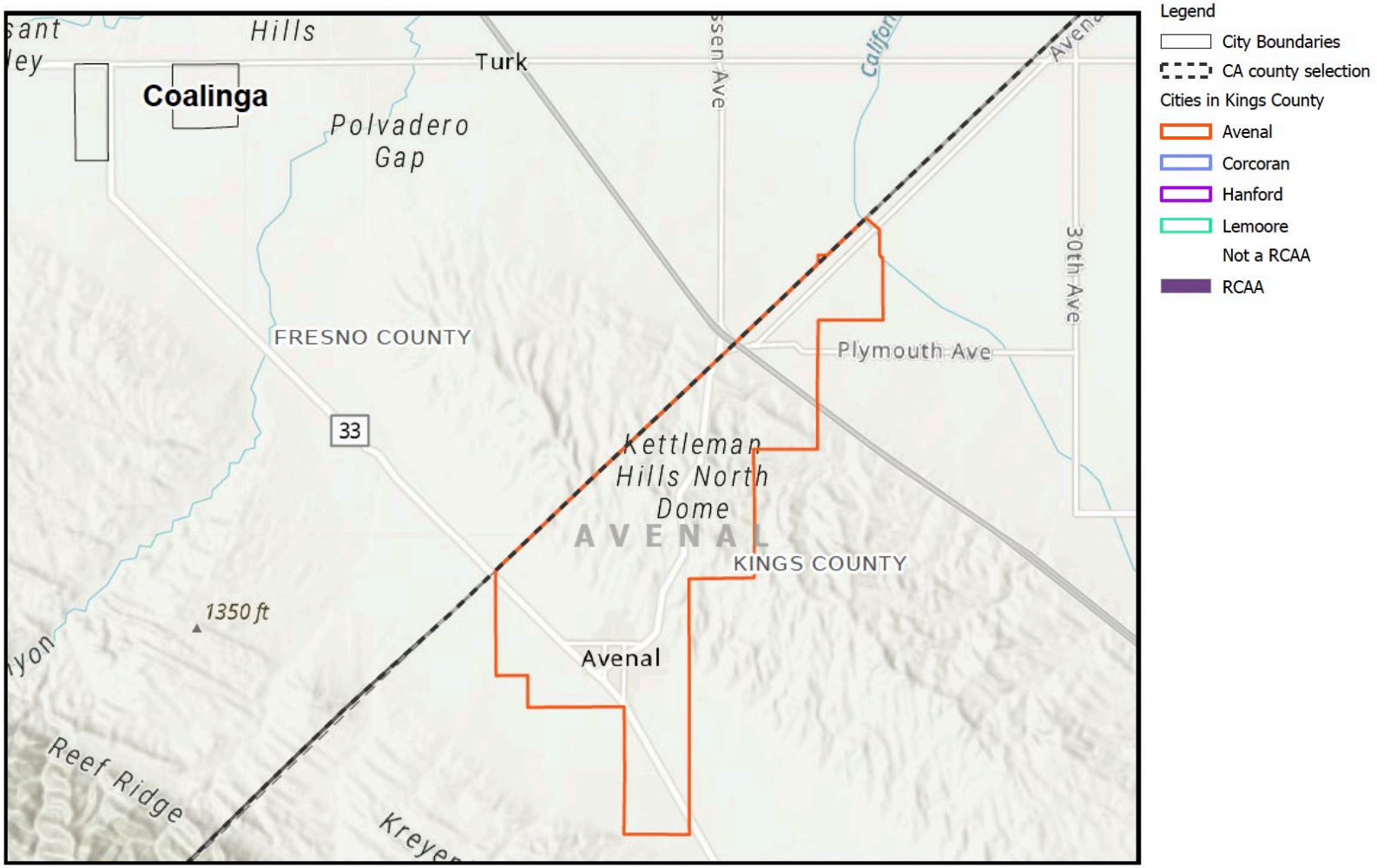
These historical economic and migratory patterns have reinforced a consistent racial and ethnic distribution across the city, with no distinct areas of racial segregation or exclusion. The absence of high-income enclaves, limited housing market turnover, and the city's relatively small geographic size have likely contributed to the maintenance of this uniform demographic structure over time.

Figure 3: Racial/Ethnic Area of Concentration of Poverty (R/ECAP),



Source: https://hudgis-hud.opendata.arcgis.com

Figure 4: Local RCAAs



Source: American Community Survey (ACS), 2015-2019. Updated: March,2021

Income Distribution

Along with housing prices and rents, household income is the most important factor affecting housing opportunities within Kings County. Housing choices such as tenure (owning versus renting), housing type, and location are dependent on household income. On the other hand, however, household size and type often affect the proportion of income that can be spent on housing.

According to the ACS 2016-2020, the median household income for the entire County was reported as $61,556. In general, the City of Avenal's median household income is below the county average at $49,781. As seen in Figure 5, the City of Avenal's median income is between $35,000 and $60,000 (state median income) with a small portion towards the southern tip consisting of income below $35,000.

Avenal's workforce consists of a larger proportion of individuals that participate in "blue-collar" jobs such as farming, construction, extraction, manufacturing, production, transportation, and material moving compared to other jurisdictions such as Hanford and Lemoore with more "white collar jobs". Although median household income is a common benchmark for comparison, the distribution of household income also provides a useful measure of housing needs in a community. In housing analysis, households are typically grouped into categories, expressed relative to the Area Median Income (AMI) and adjusted for family size. Using State of California income thresholds, the income groups analyzed were as follows:

- Extremely low income: Up to 30% of AMI
- Very low income: 31-50% of AMI
- Low income: 51-80% of AMI
- Moderate income: 81-120% of AMI
- Upper income: Above 120% of AMI

Table 5 estimates the percentage of households by tenure within each income category in each jurisdiction as reported in HUD Comprehensive Housing Affordability Strategy (CHAS) data based on the Census ACS 2014-2018. Countywide, almost one-quarter (24%) of owner households were in the lower-income category (80% or less than the AMI --extremely-low, very-low, and low incomes), while over one-half (55%) of renter households were in the lower-income category. In the City of Avenal, more than 60% of owners belonged to the moderate-income category while more than 80% of the renters were mostly distributed in the moderate income and lower income categories. As witnessed at the county and city levels, renters experience a higher proportion of lower-income households.

At the city level, Avenal and Corcoran had higher percentages of lower-income owner and renter households than those in Hanford and Lemoore. As shown in Table 5, 35% of Avenal owner households and 82% of renter households are in the lower income category. Data from the Census ACS 2016-2020 provides a comparative snapshot of the changes in housing costs over a decade for the City of Avenal, Kings County, and the state of California. In 2010, the median monthly housing cost in Avenal was $669, which rose to $768 in 2015 and then to $840 in 2020, marking a 25.6% increase over ten years. Kings County saw a rise from $960 in 2010 to $978 in 2015, reaching $1,094 by 2020, which is a 14.0% increase. In comparison, California's median housing costs started at $1,409 in 2010, slightly increased to $1,419 in 2015, and jumped to $1,688 by 2020, resulting in a 19.8% rise. These figures indicate that while Avenal experienced the highest percentage increase in housing costs, it remains substantially lower in absolute terms compared to the county average and significantly lower than the state average.

Table 5: Household Income Distribution by Tenure

Income Category	Avenal	Kings County
Owners		
<= 30%	7.9%	5.50%
>30% to <=50%	6.9%	7.30%
>50% to <=80%	20.4%	11.00%
>80% to <=100%	10.6%	8.60%
>100%	54.2%	67.50%
Total	100.00%	100.00%
Renters		
<= 30%	34.0%	17.70%
>30% to <=50%	19.3%	14.60%
>50% to <=80%	29.1%	22.80%
>80% to <=100%	2.9%	11.40%
>100%	15.2%	33.50%
Total	100.00%	100.00%

Source: HUD CHAS data based on Census ACS 2014-2018

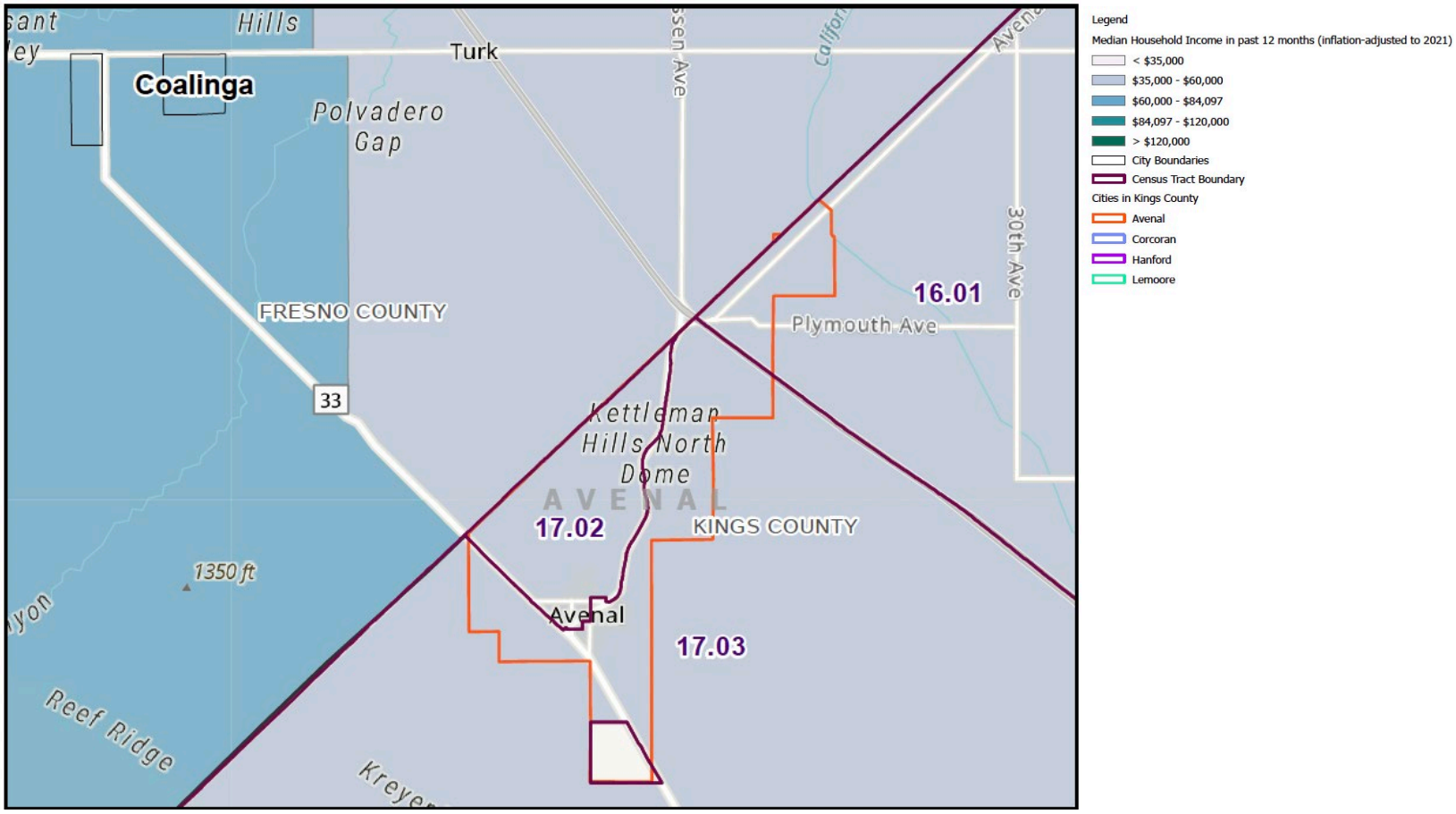
Table 6 presents the median income by race/ethnicity. As the table shows, the median incomes for both the Non-Hispanic White and Hispanic/Latino households are lower than the county and state. There is also a significant lower median income for Avenal's Hispanic/Latino households ($48,783) compared to non-Hispanic households ($68,052).

Table 6: Median Household Income by Race or Hispanic Origin

	City of Avenal	Kings County	California
White Alone Non-Hispanic	$68,052	$74,918	$90,496
Black Or African American Alone Non-Hisp.	NA	$56,076	$54,976
American Indian And Alaska Native Alone Non-Hisp.	NA	$44,842	$60,182
Asian Alone Non-Hisp.	NA	$80,530	$101,380
Native Hawaiian, Other Pacific Islander Alone Non-Hisp.	NA	$98,864	$81,682
Some Other Race Alone Non-Hisp.	$50,768	$47,592	$59,287
Two Or More Races Non-Hisp.	$82,111	$72,188	$76,733
Hispanic Or Latino of Any Race	$48,783	$49,373	$62,330

Source: U.S. Census Bureau, ACS 2016-2020), Table B19013.

Figure 5: Local Median Income 2021, Census Tract



Source: California Department of Housing and Community Development. ACS 5yr estimates (2017-2021).

Poverty Status

In 2021, Kings County, California, experienced varying levels of poverty across different regions. As seen in Figure 6, the City of Avenal consists of census tracts with poverty rates that reach up to 30% - 40% in the central areas while the borders of the county have poverty rates at around 10% - 20% with a small portion towards the northern end consisting of poverty rates around 20% - 30%.

According to the Census American Community Survey data from 2017 to 2021, 17.7% of persons in Kings County were in poverty. These statistics underscore the diverse economic landscape of Kings County, where certain areas exhibit significantly higher poverty rates, highlighting the need for targeted socioeconomic interventions.

Table 7 shows that almost one-quarter (23.7%) of Avenal's households have incomes below the poverty level, significantly higher than both the county and the state. However. over the last decade between 2010 and 2020, Avenal has experienced a dramatic decline the number and percentage of household in poverty. As Table 8 shows, the percentage in household poverty declined from 41.1% in 2010 to 23.7% in 2020.

Table 7: Total Households in Poverty

	Below Poverty Level	Percent
City of Avenal	565	23.7%
Kings County	4,464	13.1%
California	806,599	9.0%

Source: U.S. Census Bureau, ACS 2016-2020 Table B17019.

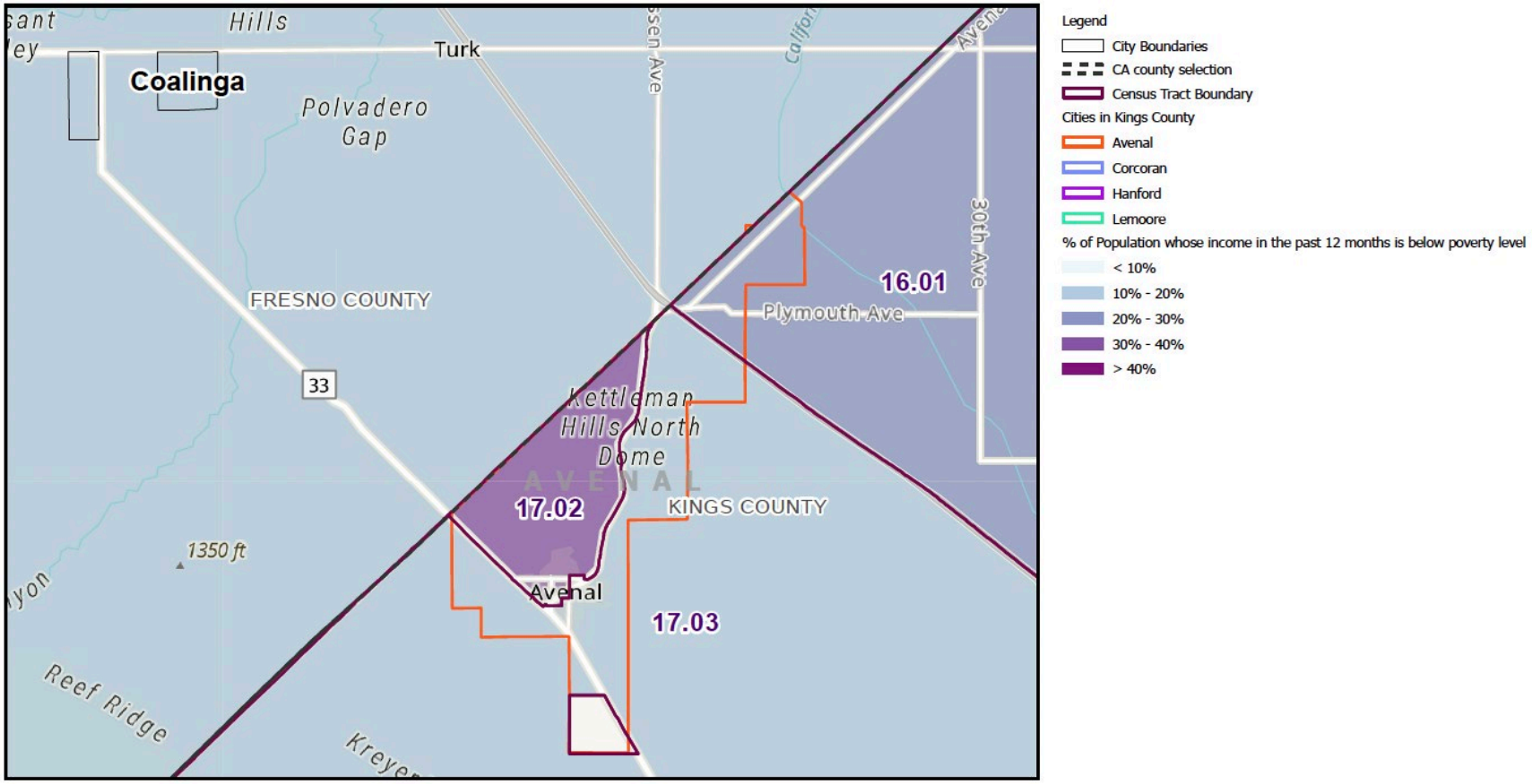
Table 8: Households in Poverty Over Time, City of Avenal

	2010	2015	2020
Income in the Past 12 Months Below Poverty Level	1,215	596	565
Total Households	2,953	1,888	2,380
Percent of Households in Poverty	41.1%	31.6%	23.7%

Source: U.S. Census Bureau, ACS16-20 (5-year Estimates), Table B17019.

.

Figure 6: Avenal Poverty Status – Census Tracts



Source: California HCD and Census ACS 2017-2021.

Familial Status

A household refers to the people occupying a home, such as a family, a single person, or unrelated persons living together. Families often prefer single-family homes or condominiums to accommodate children, while single people generally occupy smaller apartments or condominiums. Single-person households often include seniors or young adults.

Table 9 displays household composition by community as reported by the Census ACS 2016-2020. Avenal has 2,752 households, whereas Kings County has 43,604 households. Family households are prevalent in both areas, forming 86.5% of households in Avenal and 78.30% in Kings County.

A little over half of family households have children under 18 years. Married or cohabiting couples are a significant portion of households in both regions, though slightly more predominant in Kings County. In Avenal, 39.6% of these couples have children under 18, higher than that in Kings County. Proportion of single male householders (15.5%) are less than single female householders (22.2%). Nonfamily households, which include singles and unrelated individuals living together, constitute 13.5% compared to 21.7% in the County.

Overall, the average household size in Avenal is 3.74, higher than the County average of 3.14. These figures provide insight into the varied household compositions in Avenal, highlighting differences in family size, marital status, and the presence of children compared to the broader Kings County area.

Table 9: Household Characteristics

Age Group	Avenal	Kings County
Total Households	2,752	43,604
Family Households	86.5%	78.30%
With own children under 18 years	55.0%	41.30%
Married/Cohabiting Couples	62.4%	61.20%
With own children under 18 years	39.6%	32.20%
Male Householder, no spouse/partner present	15.5%	16.20%
With own children under 18 years	2.4%	2.40%
Living Alone	6.4%	8.30%
Age 65+	1.4%	2.50%
Female Householder, no spouse/partner present	22.2%	22.60%
With own children under 18 years	13.0%	6.80%
Living Alone	5.6%	8.80%
Age 65+	3.4%	4.70%
Nonfamily Households	13.5%	21.70%
Average Household Size	3.74	3.14

Source: Census ACS 2016-2020, Tables DP-2, B11012, and S1101

As seen in Table 10, family households in Avenal consist of 86.5%, while non-family households are around 13.5%. Among family households, 40.2% own their homes, while 46.3% are renters. For nonfamily households 7.2% own their homes, while 6.3% are renters. Among female householders with no husband present, only 6.1% own a house, while 11.2% rent a house, which is more or less similar to the data for the County.

As depicted in Table 11, larger households with 5 or more persons in Avenal is 33%, compared to 19.1% in the County and 13.7% in California.

Table 10: Household Type by Tenure

Household Type	Avenal		Kings County	
	HH	%	HH	%
Total Households	2,752		43,604	
Family households:	2,380	86.5%	34,155	78.30%
Owner	1,107	40.2%	18,997	43.60%
Renter	1,273	46.3%	15,158	34.80%
Married-couple family:	1,604	58.3%	23,236	53.30%
Owner	844	30.7%	14,704	33.70%
Renter	760	27.6%	8,532	19.60%
Male householder no wife present:	299	10.9%	3,653	8.40%
Owner	94	3.4%	1,499	3.40%
Renter	205	7.4%	2,154	4.90%
Female householder no husband present:	477	17.3%	7,266	16.70%
Owner	169	6.1%	2,794	6.40%
Renter	308	11.2%	4,472	10.30%
Nonfamily households:	372	13.5%	9,449	21.70%
Owner	199	7.2%	4,371	10.00%
Renter	173	6.3%	5,078	11.60%

Source: Census ACS 2016-2020, Table B25007

Table 11: Households by Size

	City of Avenal	Percent	Kings County	Percent	California	Percent
Total:	2,752		43,604		13,103,114	
Family Households:	2,380	86.5%	34,155	78.3%	8,986,666	68.6%
2-Person HH	346	12.6%	9,940	22.8%	3,209,170	24.5%
3-Person HH	694	25.2%	7,998	18.3%	2,054,635	15.7%
4-Person HH	431	15.7%	7,984	18.3%	1,945,127	14.8%
5-Person HH	567	20.6%	4,886	11.2%	1,006,126	7.7%
6-Person HH	226	8.2%	2,216	5.1%	433,324	3.3%
7-Or-More Person HH	116	4.2%	1,131	2.6%	338,284	2.6%
Nonfamily Households:	372	13.5%	9,449	21.7%	4,116,448	31.4%
1-Person HH	328	11.9%	7,439	17.1%	3,114,819	23.8%
2-Person HH	20	0.7%	1,652	3.8%	774,224	5.9%
3-Person HH	24	0.9%	242	0.6%	135,683	1.0%
4-Person HH	0	0.0%	34	0.1%	59,938	0.5%
5-Person HH	0	0.0%	82	0.2%	19,730	0.2%
6-Person HH	0	0.0%	0	0.0%	6,805	0.1%
7-Or-More Person HH	0	0.0%	0	0.0%	5,249	0.0%

Source: U.S. Census Bureau, ACS16-20 (5-year Estimates), Table B11016

Large Families. Households with five or more persons are categorized as large families and are disproportionately affected by overcrowding and a lack of adequately sized, affordable rental units. As shown in Table12 , large families make up one third (33%) of total occupied households in Avenal, with large family renters at 15.6% and owner occupied at 17,2%. The need for three- and four-bedroom units, exceeds supply. This contributes to a higher incidence of overcrowding, which affects educational and health outcomes for children. The City encourages development of multi-bedroom affordable units through incentives in its site inventory and density bonus policies.

Female Headed Households. Female-headed households have special housing needs including affordable housing, accessible daycare, health care, and other supportive services. Female-headed households comprised 22.2% of the total households in the City of Avenal. Notably, across all jurisdictions, the data reveals that a higher percentage of female-headed households are renters rather than homeowners. This trend is indicative of the economic challenges and housing affordability issues faced by these households. Of the total female head of households, the majority (58.5%) have children under the age of 18 years, which compares to the County of 30.1% and the State of 17.9%. Figure 7 shows that the distribution of single-parent, female-head of household with children is approximately equal among the three census tracts (CTs 16.01, 17.02, and 17.03) within Avenal.

Within the City, there are two child care facilities on the eastern and southern boundary of the city: Maria Resendez Family Child Care (1025 Fremont Street, Avenal) and Kings Community Action Organization-Oasis Opportunity Center (1072 S. 7th Avenue, Avenal). The Reef-Sunset School District also includes a preschool located at 500 S. First Street, Avenal.

Table 12: Tenure by Household Size

	City of Avenal		Kings County		California	
Total Occupied Housing Units	2,752		43,604		13,103,114	
Total Large Households (5 or More Persons)	**909**	**33.0%**	**8,315**	**19.1%**	**1,809,518**	**13.7%**
5-Person Household	**567**	**20.6%**	**4,968**	**11.4%**	**1,025,856**	**7.8%**
6-Person Household	**226**	**8.2%**	**2,216**	**5.1%**	**440,129**	**3.3%**
7-or-More Person Household	**116**	**4.2%**	**1,131**	**2.6%**	**343,533**	**2.6%**
Owner-Occupied	1,306	47.5%	23,368	53.6%	7,241,318	55.3%
1-Person HH	155	5.6%	3,694	8.5%	1,416,913	10.8%
2-Person HH	237	8.6%	7,071	16.2%	2,403,865	18.3%
3-Person HH	239	8.7%	4,338	9.9%	1,235,833	9.4%
4-Person HH	201	7.3%	4,161	9.5%	1,182,987	9.0%
5-Person HH	276	10.0%	2,443	5.6%	567,528	4.3%
6-Person HH	101	3.7%	1,113	2.6%	238,866	1.8%
7-Or-More Person HH	97	3.5%	548	1.3%	195,326	1.5%
Renter-Occupied	1,446	52.5%	20,236	46.4%	5,861,796	44.7%
1-Person HH	173	6.3%	3,745	8.6%	1,697,906	13.0%
2-Person HH	129	4.7%	4,521	10.4%	1,579,529	12.1%
3-Person HH	479	17.4%	3,902	8.9%	954,485	7.3%
4-Person HH	230	8.4%	3,857	8.8%	822,078	6.3%
5-Person HH	291	10.6%	2,525	5.8%	458,328	3.5%
6-Person HH	125	4.5%	1,103	2.5%	201,263	1.5%
7-Or-More Person HH	19	0.7%	583	1.3%	148,207	1.1%

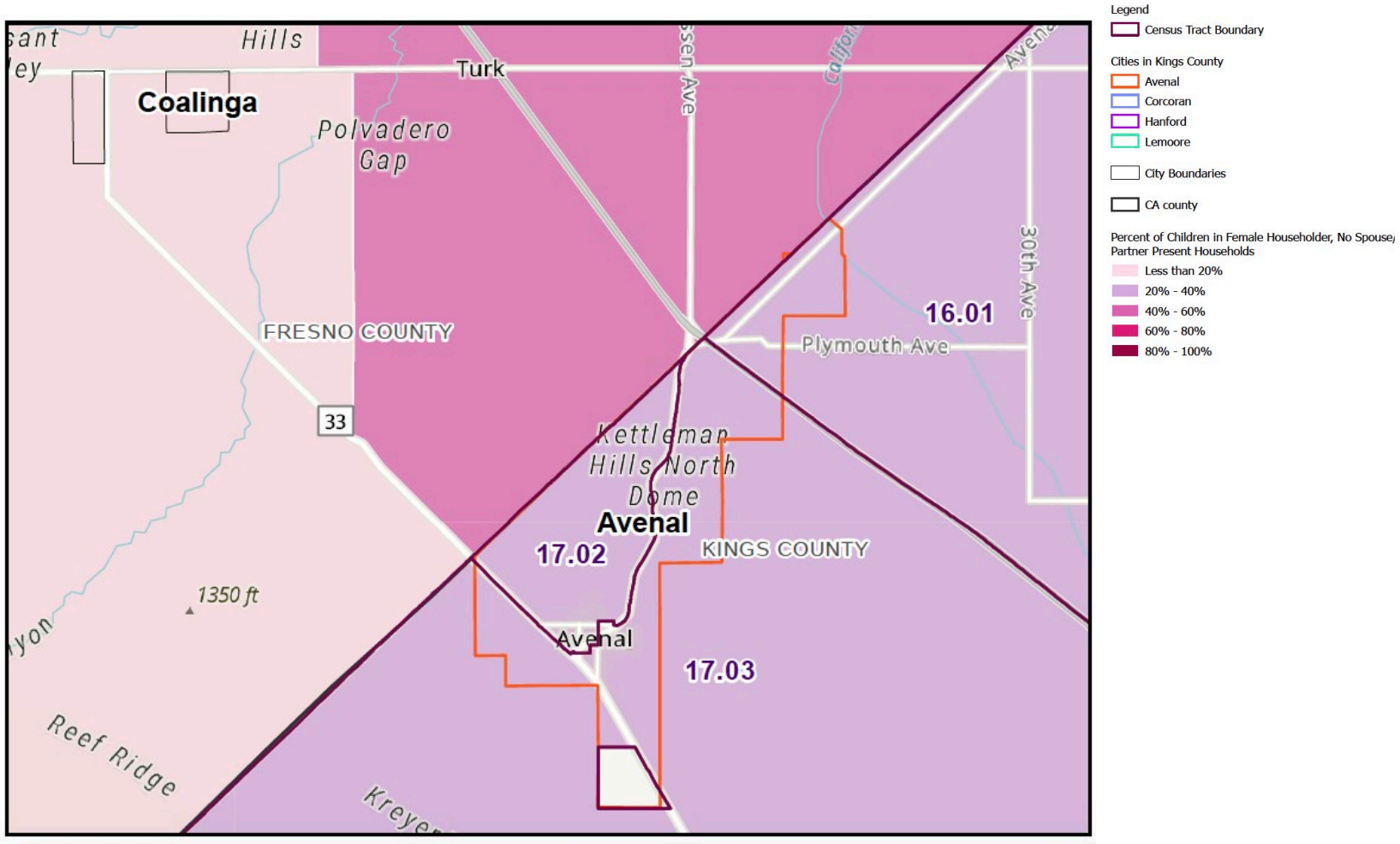
Source: U.S. Census Bureau, ACS 2016-2020 (5-year Estimates), Table B25009

Table 13: Female-Headed Households

	City of Avenal		Kings County		California	
Female Householder, No Spouse Or Partner Present	610		9,847		3,430,426	
Living Alone	153	25.1%	3,825	38.8%	1,722,600	50.2%
With Own Children Under 18 Years	357	58.5%	2,963	30.1%	615,734	17.9%
With Relatives, No Own Children Under 18 Years	80	13.1%	2,812	28.6%	858,959	25.0%
With Only Nonrelatives Present	20	3.3%	247	2.5%	233,133	6.8%

Source: U.S. Census Bureau, ACS16-20 (5-year Estimates), Table B11012

Figure 7: Single-Parent Female-Headed Households with Children



Source: California Department of Housing and Community Development (HUD), ACS, 2017-2021. Updated: March 2023.

Seniors. Table 14 shows that seniors, defined as 65 years or older, compromise 23.1% of the population. In comparison, that proportion is 21.9% Kings County and 19.4% in California. Typically, senior households have special housing needs primarily due to three concerns – physical disabilities or limitations, limited income, and higher medical costs. In the last decade, there has not been much of a shift in rates of ownership and renting among seniors in Kings County and California. However, there is a dramatic shift in Avenal's seniors owning their household. According to Table 15, in 2010, 63.2% of seniors owned their household. In 2020, 93.1% of Avenal's seniors own their home which is much higher than the general proportion of owners in Avenal, 45.4%.

The median household income in Avenal is $49,781, and 42.8% of seniors make more than the median income which influences housing choice and ownership. Figure 8 shows that almost one quarter (23.1%) of Avenal seniors are in the $60,000 to $74,999 income category, followed by 19.7% in the $10,000 to $14,999 category.

It is important to note that disabilities are most common among senior citizens. Of Avenal's residents, seniors account for 62.6% with one or more types of disability in Avenal. It is interesting to note that in California the proportion is much lower, 40.8%. See further discussion about housing needs for people with disabilities below, in the Disability Rates and Services section.

Table 14: Population by Age Groups (Total)

	City of Avenal	Percent	Kings County	Percent	California	Percent
Total:	13,033		151,090		39,346,023	
Under 5 Years	1,105	8.5%	11,461	7.6%	2,409,082	6.1%
5 to 17 Years	2,905	6.9%	10,646	7.0%	2,431,647	6.2%
18 to 24 Years	1,187	11.2%	12,534	8.3%	2,597,443	6.6%
25 to 34 Years	2,599	4.2%	6,282	4.2%	1,518,469	3.9%
35 to 44 Years	2,059	3.6%	4,049	2.7%	1,029,603	2.6%
45 to 54 Years	1,419	0.8%	2,572	1.7%	545,047	1.4%
55 to 64 Years	1,114	1.5%	2,456	1.6%	540,872	1.4%
65 to 74 Years	416	3.2%	7,544	5.0%	1,608,717	4.1%
75 to 84 Years	229	10.9%	13,278	8.8%	3,084,036	7.9%
85 Years And Over	0	9.0%	12,210	8.1%	2,923,877	7.4%

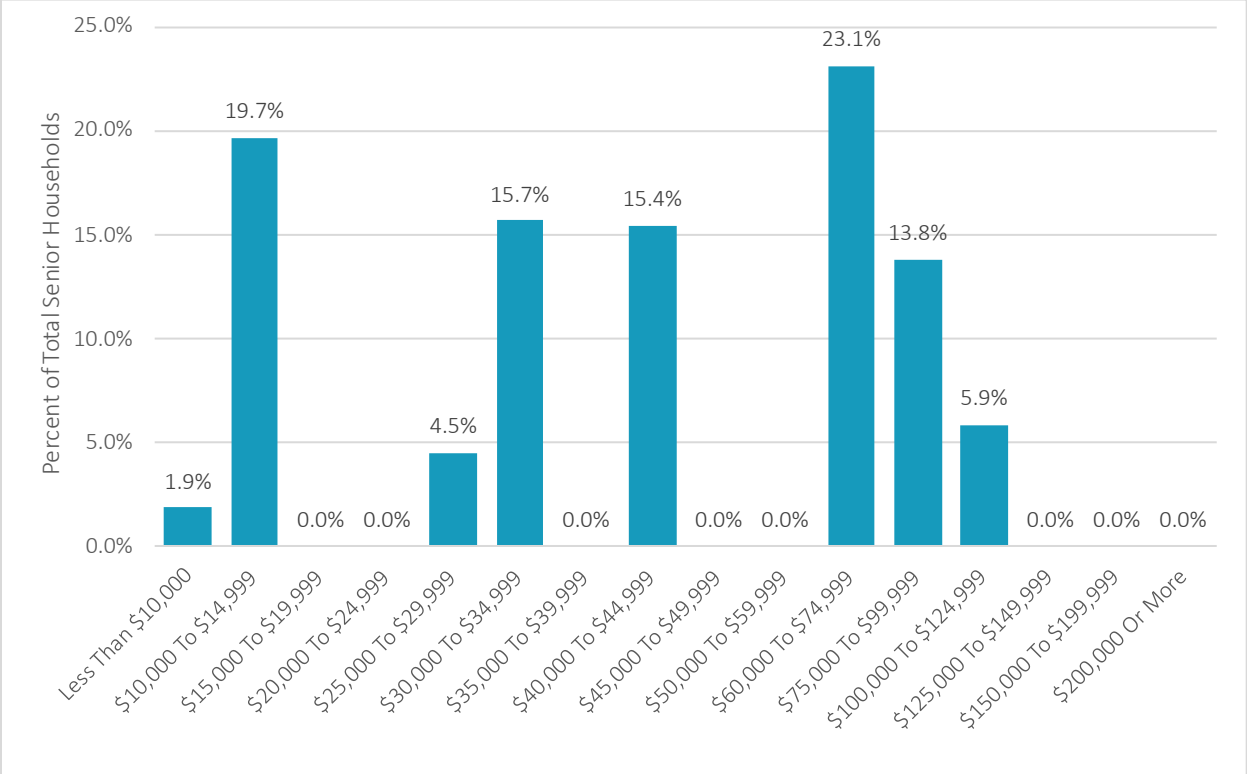
Source: U.S. Census Bureau, ACS16-20 (5-year Estimates), Table B01001.

Table 15: Senior Households by Tenure Over Time

	2010		2015		2020	
	Renter-Occupied	Owner Occupied	Renter-Occupied	Owner Occupied	Renter-Occupied	Owner Occupied
City of Avenal	156	268	118	227	26	350
Percent	36.8%	63.2%	34.2%	65.8%	6.9%	93.1%
Kings County	1,654	5,193	1,815	5,586	2,258	6,917
Percent	24.2%	75.8%	24.5%	75.5%	24.6%	75.4%
California	605,590	1,764,836	737,696	2,005,660	858,161	2,340,689
Percent	25.5%	74.5%	26.9%	73.1%	26.8%	73.2%

Source: U.S. Census Bureau, ACS 06-10, 11-15, 16-20 (5-year Estimates), Table B25007

Figure 8: Senior (65 Years and Older) Households by Household Income (2020)



Source: U.S. Census Bureau, ACS 2016-2020 (5-year Estimates), Table B19037

Local Knowledge. The City of Avenal does not exhibit any patterns of familial segregation. Families are distributed evenly across all areas of the city, with no neighborhoods identified as having a disproportionate concentration of either family or non-family households. This reflects the city's compact geography and the relatively uniform nature of its housing stock, which primarily consists of single-family homes suitable for households of various sizes.

There are two licensed child care facilities within the city: *Maria Resendez Family Child Care* and *KCAO Oasis Opportunity*, located on the eastern and southern boundaries of Avenal. While these facilities provide essential early childhood services, their peripheral locations suggest that residents in other parts of the city may have limited access to nearby child care options. However, due to the small size of the city, travel distances to these facilities are relatively modest and do not present a major barrier.

Overall, there is no evidence of segregation based on familial status, and households with children appear to have citywide access to residential areas. Nevertheless, the limited number and geographic concentration of child care providers highlight the need to explore strategies to expand child care access equitably as part of broader efforts to support families and working parents across the community.

Persons with Disabilities

Due to the multitude of possible functional limitations that may present as disabilities, and in the absence of information on external factors that influence disability, surveys like the Census ACS are limited to capturing difficulty with only selected activities. As such, people identified by the ACS as having a disability are, in fact, those who exhibit difficulty with specific functions and may, in the absence of accommodation, have a disability. To capture a variety of characteristics that encompass the definition of disability, the ACS identifies serious difficulty with four basic areas of functioning – hearing, vision, cognition, and ambulation.[2]

Figure 9 illustrates that CT 17.02 within the City of Avenal has 10% -20% of the population with a disability. Census Tracts 16.01 and 17.03 within the City have less than 10% of the population with a disability.

As presented in Table 16, the largest number of Kings County residents with disabilities was in the 18 to 64 years age group or the working age population with 8,357 individuals, which represented 11% of the total age group. However, disabilities were most common among senior citizens (65 years and over). Approximately 40.8% of total seniors in Kings County reported one or more types of disability. At the local level, in the City of Avenal, the proportion of seniors reporting some type of physical disability is high at 62.6%. The most common type of disability among seniors was having ambulatory difficulty.

Developmental Disabilities as defined by federal law; "developmental disability" means a severe, chronic disability of an individual that:

- Is attributable to a mental or physical impairment or combination of mental and physical impairments.
- Is manifested before the individual attains age 18.

[2] Source: *American Community Survey 2013 Subject Definitions. Beginning in 2008, questions on disability represent a conceptual and empirical break from earlier years of the ACS. Hence, the Census Bureau does not recommend any comparisons of disability data to 2007 and earlier ACS disability data, or to disability estimates from the 2000 Census.)*

- Is likely to continue indefinitely.
- Results in substantial functional limitations in three or more of the following areas of major life activity: a) self-care; b) receptive and expressive language; c) learning; d) mobility; e) self-direction; f) capacity for independent living; or g) economic self-sufficiency.
- Reflects the individual's need for a combination and sequence of special, interdisciplinary, or generic services, individualized supports or other forms of assistance that are of lifelong or extended duration and are individually planned and coordinated.

The Census does not record developmental disabilities. According to the U.S. Administration on Developmental Disabilities, an accepted estimate of the percentage of the population that can be defined as developmentally disabled is 1.5 percent. Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

In the City of Avenal, as shown in Table 17, almost three quarters (73.1%) of those residents that have developmental disabilities are less than the age 18 years. This is considerably less than the proportion of those in the County (61.0%) and the State (50.9%).

Based on local knowledge, there are no identified geographic concentrations of persons with disabilities in the City of Avenal. Individuals with disabilities appear to be dispersed uniformly throughout the community, with no particular areas identified as having a higher or lower presence of this population group. In addition, the city currently has no known group homes or residential care facilities (RCFs) within its jurisdiction. Similarly, there are no records of permits issued for residential accessibility modifications—such as ramps or structural accommodations—and no requests for reasonable accommodations were received during the previous planning period. This absence of activity may reflect limited demand, underreporting, or a lack of awareness among residents about available resources and rights under fair housing law.

There are also no known recent accessibility improvements to the housing stock or public infrastructure, and no areas of the city have been identified as being in greater need of accessibility enhancements. However, given Avenal's aging housing stock and absence of new construction, there may be citywide deficiencies in accessible housing features, even if not formally documented.

Overall, while there is no evidence of disability-related segregation, the lack of documented accommodations or infrastructure upgrades highlights an opportunity for the City to enhance outreach, support inclusive housing practices, and ensure that persons with disabilities can access housing and community resources on an equal basis. Future planning efforts should consider proactive strategies to identify and address potential accessibility gaps across Avenal

Figure 9: Population with a Disability

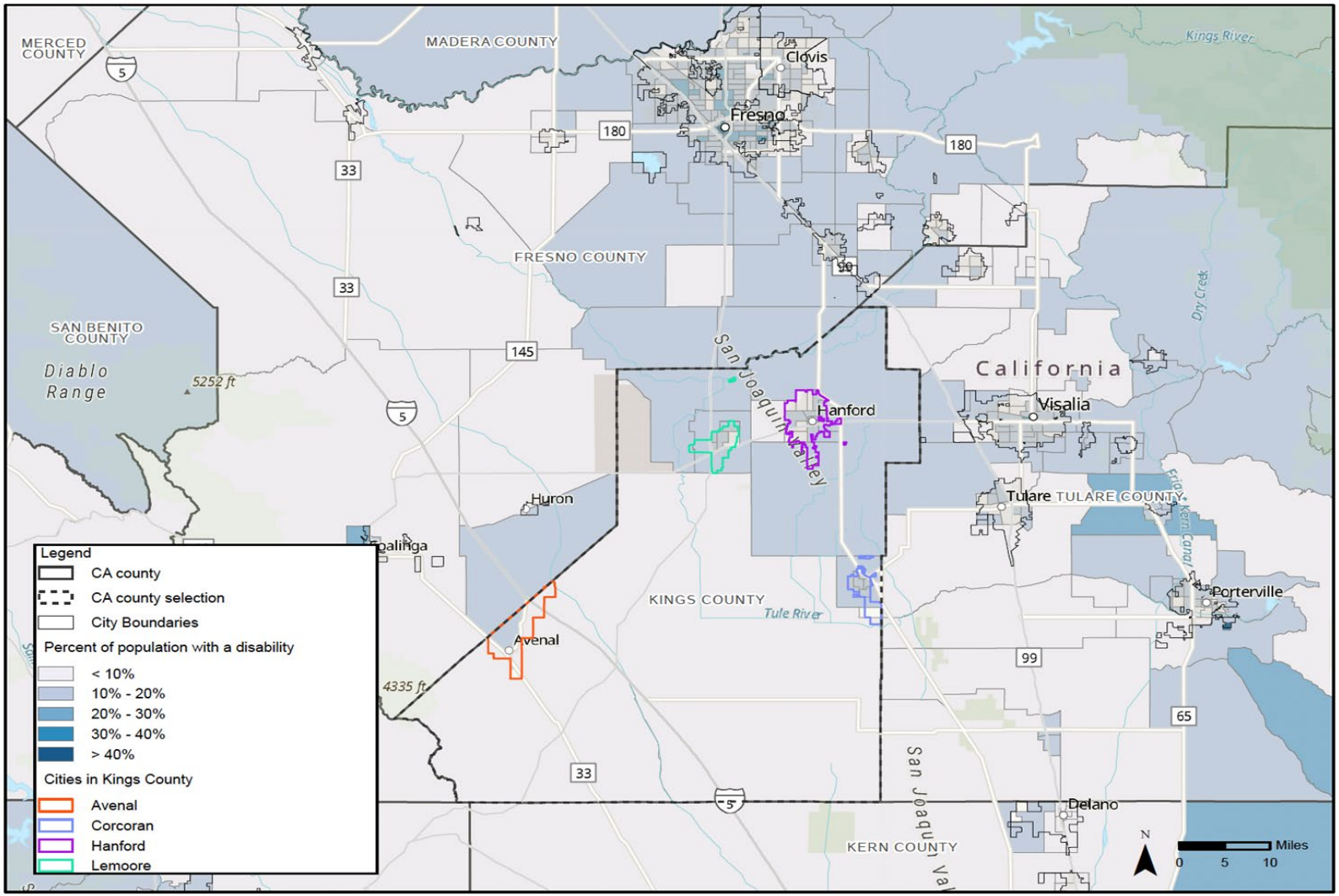


Table 16: Percentage of Persons with Disability Type by Age

Disability Type by Age	Avenal		Kings County	
	Persons	%	Persons	%
Population under 18 years w/disability	**61**	**1.5%**	**1,498**	**3.7%**
With a hearing difficulty	0	0.0%	193	0.5%
With a vision difficulty	0	0.0%	480	1.2%
With a cognitive difficulty	61	1.5%	890	2.2%
With an ambulatory difficulty	0	0.0%	127	0.3%
With a self-care difficulty	0	0.0%	219	0.5%
Population 18 to 64 years w/disability	**419**	**7.4%**	**8,357**	**10.7%**
With a hearing difficulty	142	2.5%	1,632	2.1%
With a vision difficulty	84	1.5%	1,354	1.7%
With a cognitive difficulty	22	0.4%	3,009	3.8%
With an ambulatory difficulty	171	3.0%	4,087	5.2%
With a self-care difficulty	0	0.0%	1,424	1.8%
With an independent living difficulty	22	0.4%	3,094	4.0%
Population 65 years and over w/disability	**392**	**62.6%**	**6,179**	**40.8%**
With a hearing difficulty	94	15.0%	2,657	17.6%
With a vision difficulty	115	18.4%	1,265	8.4%
With a cognitive difficulty	86	13.7%	1,458	9.6%
With an ambulatory difficulty	278	44.4%	3,807	25.1%
With a self-care difficulty	51	8.1%	1,500	9.9%
With an independent living difficulty	109	17.4%	2,659	17.6%

Note: Numbers represent people, not disabilities. Persons may report more than one type of disability Source: Census ACS 2016-2020, Table S1810 and C18108

Table 17: People with Developmental Disabilities - Age

	City of Avenal	Kings County	State
0-17 yrs	79 (73.1%)	758 (61.0%)	192,384 (50.9%)
18+ yrs	29	485	185,353
Total Population	108	1,243	377,737

Source: DDS Quarterly Consumer Report, December 2021

Farmworkers

Kings County is a significant agricultural producer, with the number of employed farmworkers ranging from 7,000 to 10,000 workers. Farmworker households often face unstable income, seasonal unemployment, and substandard living conditions. Many live in shared housing, mobile homes, or employer-provided units that lack permanent tenancy rights. Farmworkers—especially those who are undocumented or migrant—often lack access to stable rental contracts and may reside in overcrowded or informal housing units.

Recent Census data in Table 18 shows that approximately 8,300 of employed Kings County civilian residents (16 years and over) worked as agricultural workers. Of the four cities, the highest percentage of civilian workers in agricultural related jobs was Avenal, where 45% of its workers were in this industry. While Avenal itself may not host a large volume of dedicated farmworker housing developments, it serves as a residential node for agricultural laborers working in surrounding rural areas. Local consultation confirms that demand for safe, affordable, and family-oriented farmworker housing remains high and largely unmet.

Table 18: Agricultural Employment by Jurisdiction

Jurisdiction of Civilian Employed Pop. (16 and over)	Number of Agricultural Workers	% of Total Workers
Avenal	**1,617**	**45%**
Corcoran	1,275	30%
Hanford	2,213	9%
Lemoore	692	6%
Unincorporated	2,474	22%
Kings County	8,271	15%

Source: Census ACS 2016-2020, Table DP-3

Table 19 presents the number of farms and hired farm workers in Kings County. According to the 2017 U.S. Department of Agriculture (USDA) Census estimates, there were 507 farms and a total of almost 7,000 hired farm workers countywide. The largest number of workers (5,820) were employed at farms with 10 or more employees or 83% of the countywide total number of hired workers. Also, there were more permanent hired workers (worked more than 150 days) than seasonal workers (worked less than 150 days) for both farm operations with less than 10 employees and with more than 10 employees.

Agricultural workers, and especially farmworkers, have special housing needs due to their relatively low wages. According to an article in *Rural Migration News*, the average hourly wage for all California farmworkers in the years 2015-2019 was approximately $12.[3] This is equivalent to approximately $25,000/year for full-time work. As a result, farmworkers often overpay for housing (in relation to their income) and/or live in overcrowded and substandard living situations.

[3] https://migration.ucdavis.edu/rmn/blog/post/?id=2805

Table 19: Hired Farm Labor-Workers, Kings County

Farmworkers	No. of Farms	No. of Hired Workers	Percent of Total County Hired Workers
Total Hired Farm Labor	507	6,998	
Farm operations with less than 10 employees	351	1,178	17%
Permanent (> 150 days)	275	1,034	15%
Seasonal (< 150 days)	246	677	10%
Farm operations with 10 or more employees	156	5,820	83%
Permanent (> 150 days)	96	3,046	44%
Seasonal (< 150 days)	49	2,241	32%

Source: USDA, 2017 Census of Agriculture

Although no farmworker camps exist in Kings County, the County does have a significant number of government-subsidized housing projects (e.g., Section 515 and public housing) that house farmworkers and their families. Many farmworkers live in mobile homes on the farming site. A new farmworker housing project was completed in Hanford during the 2003-2008 planning period. That project involved the renovation of an existing former motel into temporary and/or long-term, permanent agricultural employee housing. The project included 24 units plus parking, courtyard, children's play areas and open space.

In addition, there is a 40-unit apartment complex in unincorporated Kettleman City that serves farm labor families. This apartment includes 10 two-bedroom units, 20 three-bedroom units, and 10 four-bedroom units, with approximately 70-100 farmworkers residing in the apartment complex. The Constraints analysis contains a discussion of each jurisdiction's land use and zoning policies and regulations regarding farmworker housing. In communities with large farmworker populations, farmworker housing needs are met through homeownership assistance and rehabilitation loans.

Most loans under both types of programs are issued to people working in the agricultural industry. Moreover, many occupants of Section 515 projects and other subsidized projects are also employed in the farming industry. In addition, the City will assist interested developers by providing incentives, identifying suitable sites, and assisting in preparation of funding applications.

Kings County is one of California's top-producing agricultural counties, with over *$2.4 billion in crop value* in 2021. According to *California Employment Development Department (EDD)* and *USDA-NAWS (2021–22)* data:

- An estimated 6,800 to 7,200 farmworkers are employed annually in Kings County, with additional seasonal variation (peaking up to 10,000).
- Approximately 93% identify as Latino/Hispanic, with 85% foreign-born, primarily from Mexico.
- Nearly 48% are considered migratory, and 29% are considered settled farmworkers.
- The median annual income for crop workers is $22,000 to $25,000, well below the area median income (AMI).

Farmworker households in Kings County face significant housing challenges:

- Approximately 40% of farmworker households are renters, while others live in informal or seasonal housing arrangements, some in unpermitted dwellings or trailers.
- Kettleman City, rural Corcoran, and Hanford's southern fringe are identified as farmworker-concentrated zones with high rates of poverty, limited infrastructure, and older housing stock.

Farmworker households face disproportionate burdens in the following ways:

- Overcrowding is a dominant issue. According to HUD CHAS and local knowledge, over 37% of farmworker households experience overcrowded conditions (1.01+ persons per room).
- Severe Cost Burden: CHAS data shows over 52% of low-income farmworker households pay more than 50% of income toward housing.
- Many reside in older, single-family homes, converted garages, or employer-provided units, often without formal leases or tenant rights.
- Lack of Permanence: Migrant workers often face frequent relocations, leading to disruptions in children's education and healthcare access.
- Unsafe Living Conditions: Multiple stakeholder consultations (2019–2023) and Kings County code enforcement records indicate farmworkers are overrepresented in units with health/safety violations (e.g., mold, leaks, non-functional plumbing).
- Barriers to Assistance: Language barriers, immigration status, and employer-control over housing reduce access to public programs, including voucher eligibility and code complaint processes.

Farmworker households in Avenal face unique and disproportionate housing challenges due to income volatility, large household sizes, and limited access to safe, affordable rental units. These needs are compounded by barriers such as language access, documentation status, and limited public awareness. Through data-informed analysis and coordinated strategies, the City aims to improve housing outcomes for farmworkers by facilitating supportive housing production, increasing cross-agency coordination, and ensuring inclusion of farmworker needs in broader housing policy decisions.

Avenal's Program 1.14 Farmworker and Employee Housing has various objectives including an inventory of suitable sites for farmworker housing with the update of the Land Use Element, assisting interested developers with supporting funding applications for affordable housing, and more.

Disparities in Access to Opportunities

The Tax Credit Allocation Committee (TCAC) and California Department of Housing and Community Development (HCD) have developed annual maps of access to resources, such as high-paying job opportunities; proficient schools; safe and clean neighborhoods; and other healthy economic, social, and environmental indicators in 2017.

It uses economic and education indicators that include the following:

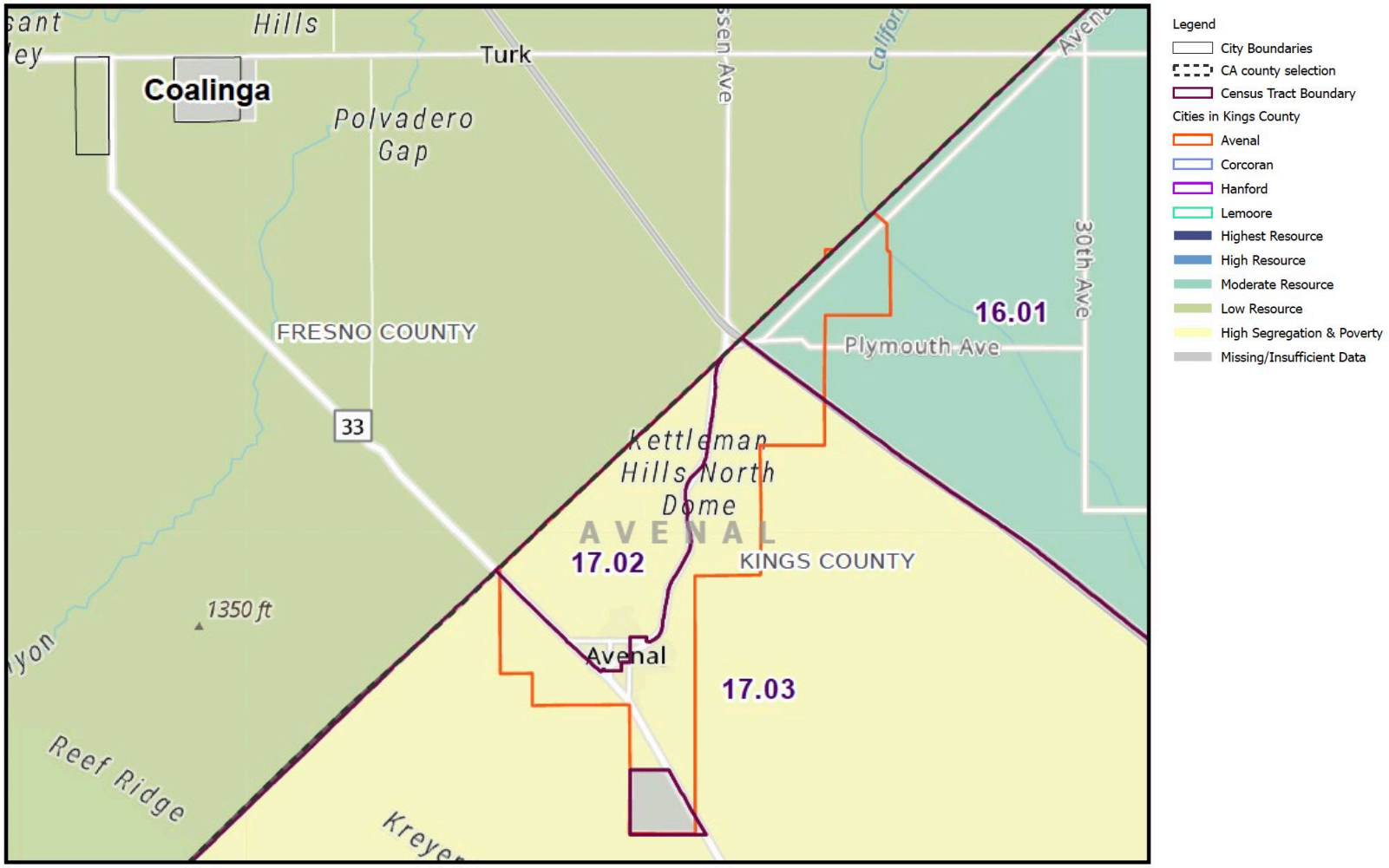
- Percentage of population with income above 200% of federal poverty line
- Percentage of adults with a bachelor's degree or above,
- Percentage of adults aged 20-64 who are employed in the civilian labor force or in the armed forces

- Value of owner-occupied units
- Percentage of 4th graders who meet or exceed math proficiency standards
- Percentage of 4th graders who meet or exceed literacy standards
- Percentage of high school cohort that graduated on time
- Percentage of students not receiving free or reduced-price lunch

The TCAC/HCD Opportunity Areas map identifies areas within the City that provide resources and opportunities. Figure 10 illustrates the spatial distribution of TCAC/HCD Opportunity Areas in Avenal. The information from this map shows that CTs 17.02 and 17.03 with high segregation and poverty and the northern part of Avenal in the broader CT 16.01 with moderate resources. The neighboring Fresno area is characterized as low resource, while other adjacent areas in Kings County bordering Avenal share similar issues of high segregation and poverty.

Areas designated as "highest resource" are the top 20.0 percent highest-scoring census tracts in the region. It is expected that residents in these census tracts have access to the best outcomes in terms of health, economic opportunities, and education attainment. Census tracts designated "high resource" score in the 21st to 40th percentile compared to the region. Residents of these census tracts have access to highly positive outcomes for health, economic, and education attainment. "Moderate resource" areas are in the top 30.0 percent of the remaining census tracts in the region and those designated as "moderate resource (rapidly changing)" have experienced rapid increases in key indicators of opportunity, such as increasing median income, home values, and an increase in job opportunities. Residents in these census tracts have access to either somewhat positive outcomes in terms of health, economic attainment, and education, or positive outcomes in a certain area (e.g., score high for health, education) but not all areas (e.g., may score poorly for economic attainment). Low-resource areas are those that score in the bottom 30.0 percent of census tracts and indicate a lack of access to positive outcomes and poor access to opportunities. The final designation are those areas identified as having "high segregation and poverty;" these are census tracts that have an overrepresentation of people of color compared to the county as a whole, and at least 30.0 percent of the population in these areas is below the federal poverty line ($27,750 annually for a family of four in 2022).

Figure 10: TCAC/HCD Opportunity Areas, 2023



Source: California Department of Housing and Community Development (HCD); California Tax Credit Allocation Committee (TCAC), Updated Jan 2023.

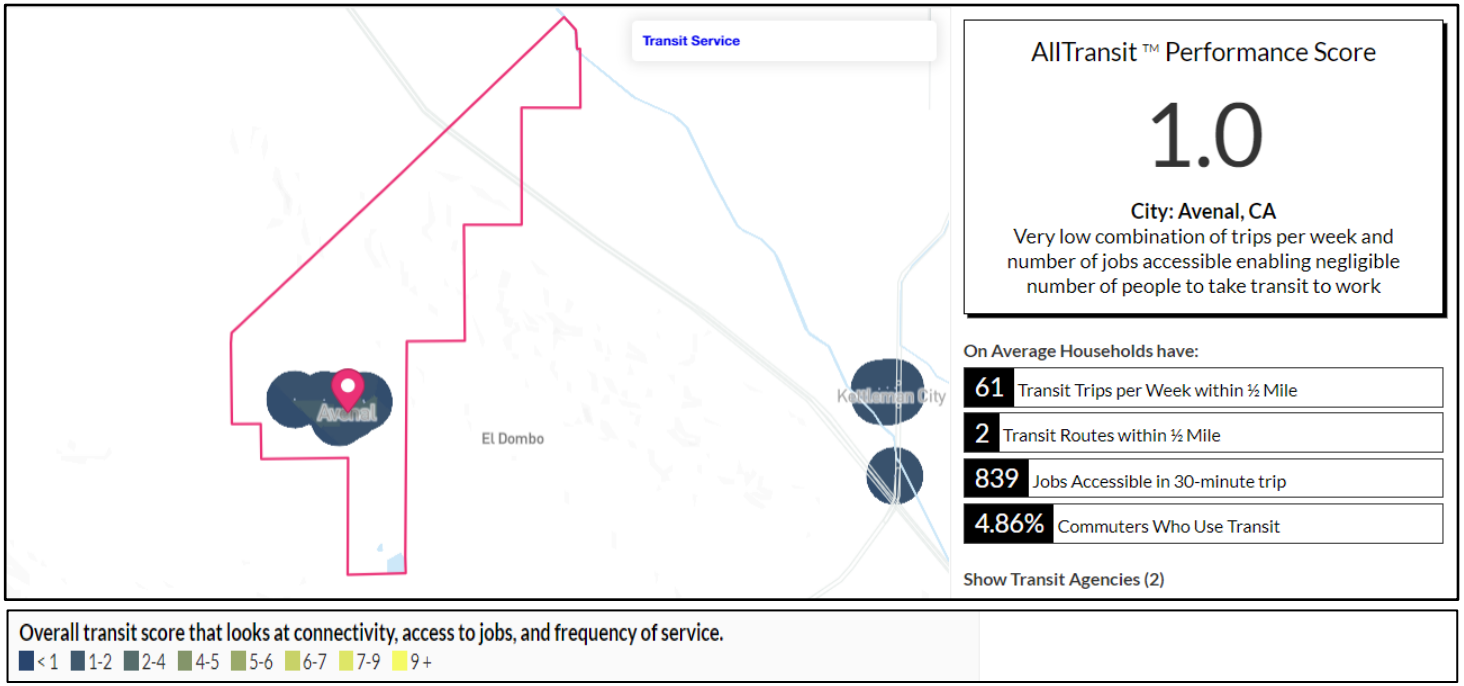
Transit Mobility

Transit mobility refers to an individual's ability to navigate the community and region daily to access services, employment, schools, and other resources. Indicators of transit mobility include the extent of transit routes, proximity of transit stops to affordable housing, and frequency of transit. The County needs to plan for and address the mobility needs of the county's growing population. Public transportation services are available to people with lower incomes, seniors, and persons with disabilities through the Kings Area Rural Transit (KART) system, overseen by the Kings County Area Public Transit Agency (KCAPTA) and through the City of Corcoran's transit system, Corcoran Area Transit (CAT). KART is Kings County's public transportation provider. KART provides public transit service Monday through Friday and limited service on Saturdays, to the cities and communities of Armona, Avenal, Corcoran, Grangeville, Hardwick, Hanford, Kettleman City, Laton, Lemoore, and Stratford. KART Paratransit (origin to destination) is available to eligible certified ADA passengers. In addition, KART provides regular transportation services to Fresno and Visalia Monday through Friday. All KART bus routes begin and end at the KART Terminal located at 504 W. 7th Street Hanford, California, west of the AMTRAK station in Downtown Hanford.

AllTransit is a transit and connectivity analytic tool developed by the Center for Neighborhood Technology for the advancement of equitable communities and urban sustainability. The tool analyzes the transit frequency, routes, and access to determine an overall transit score at city, county, and regional levels. AllTransit scores geographic regions (e.g., cities, counties, Metropolitan Statistical Areas [MSAs]) on a scale of 0 to 10, with 10 being complete transit connectivity. Figure 11 depicts the city of Avenal's AllTransit Performance score, including metrics representing average household transit access. Avenal's overall score is 1.0, demonstrating "very low" connectivity. However, the AllTransit methodology, which determines scores according to an "average" household, may not fully represent transit availability in the unincorporated areas, as the estimate is an average of both incorporated and unincorporated areas.

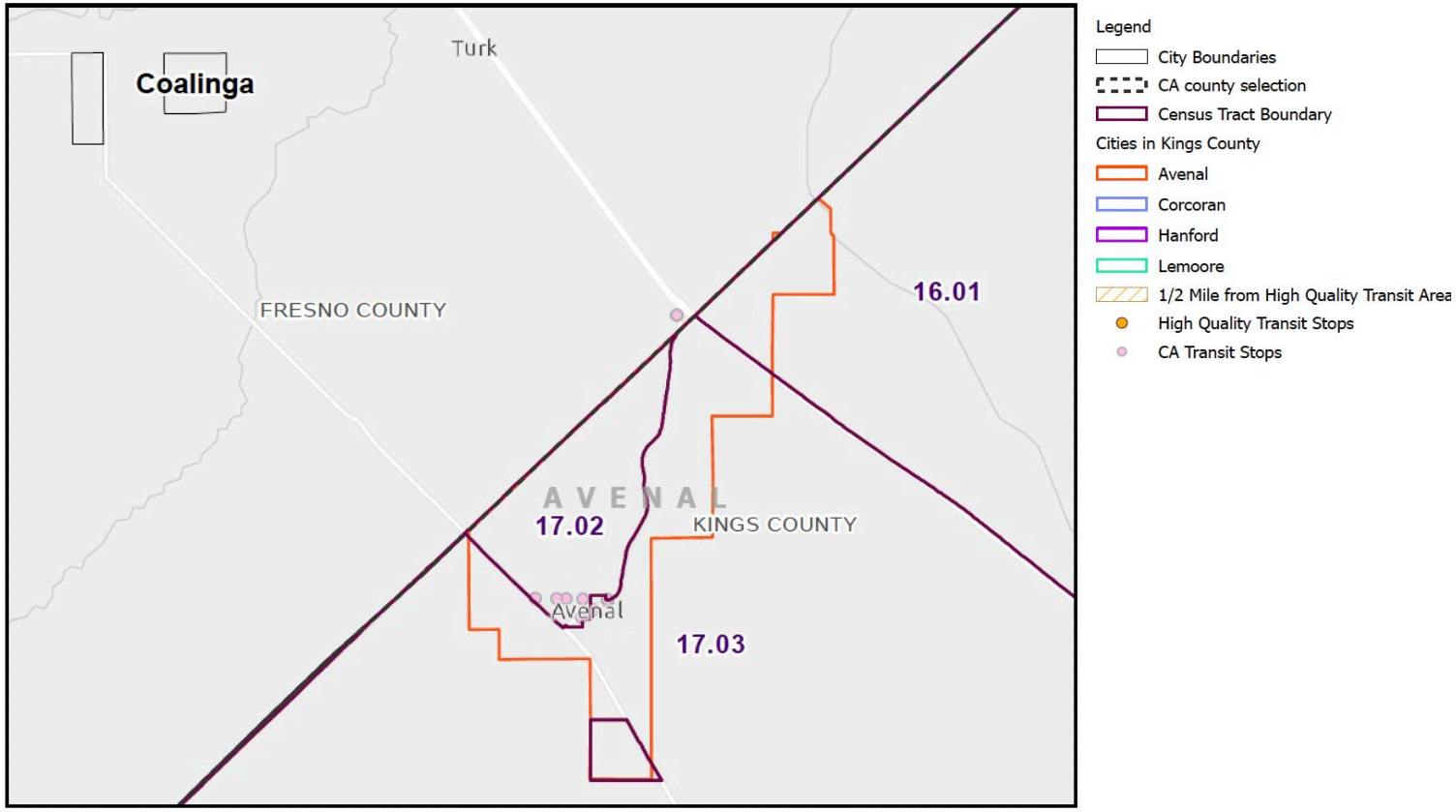
As seen in Figure 12, high qualities transit stops in terms of facilities, accessibility and frequency of services are not present in the City of Avenal. Public transit usage for commuters is extremely low at 4.9%. This indicates a lack of reliance on or availability of robust public transit options in the area. The data suggests that most residents likely depend on other means of transportation for their daily commute and activities. This low usage of public transit in Avenal aligns with the general challenges faced in ensuring accessible and efficient public transportation in smaller cities and rural areas. It is also evident that the connectivity is focused on moving people within cities rather than between cities. Based on the information in the Kings County Transit Development Plan 2021 document, Kings County faces challenges in providing comprehensive transit services, especially in rural areas. The report identifies gaps in service and highlights the difficulty of connecting transit-dependent residents living in remote areas to services in larger communities.

Figure 11: City of Avenal All Transit Performance Score



Source: AllTransit.cnt.org, 2022

Figure 12: High Quality Transit Stops and Transit Area (1/2 mile)



Source: Caltrans, 2022. U.S.; Department of Housing and Urban Development (HUD), Updated 2022.

Local Knowledge. The City of Avenal is served by the Kings Area Regional Transit (KART) system, which provides limited public transportation options within the county. A single fixed-route line operates in Avenal, with connections to Hanford and Lemoore—two larger cities that offer greater access to jobs, healthcare, and services. Locally, this transit line follows a loop path along Highway 269 and San Joaquin Street, with all designated stops located north of Highway 269.

While the KART system offers essential connectivity, transit service coverage and frequency are limited, and access is less convenient for residents living south of Highway 269. Additionally, the city lacks dedicated infrastructure for alternative transportation modes, such as protected bicycle lanes or fully connected pedestrian pathways. Although some roads feature "share the road" signage, there is no formal bike network, and walking paths are incomplete in certain areas.

Residents without access to a private vehicle face significant transportation challenges. Many rely on informal ride-sharing arrangements, often paying neighbors or acquaintances for transportation to work or appointments. The *Avenal State Prison* provides van services for employees, which helps offset the transportation burden for some. However, these solutions are inconsistent and not accessible to all residents, particularly those who need reliable access to medical care, educational institutions, or regional employment centers.

The physical condition of local roads varies. While most neighborhoods have streetlights, they are inconsistent at intersections, and overall road conditions are fair to poor, though the city has initiated a routine maintenance program. The only identified high-collision corridor is Skyline Boulevard, which also carries the most traffic volume.

To improve safety and mobility, the city has adopted a Safe Routes to School Plan and is actively seeking Active Transportation Program (ATP) funding for its implementation. This plan is designed to enhance pedestrian and bicycle infrastructure, especially for students. Most neighborhoods have sidewalks, and there are no major differences in pedestrian infrastructure access between neighborhoods.

Recent and ongoing infrastructure improvements include:

- Reconstruction of 7th Avenue
- Development of a new pocket park with fitness equipment
- Construction of a community building/sports facility on Hydril
- Planned 7th Avenue Trail from Skyline to Mariposa, for recreational and active transportation use

While Avenal's transportation infrastructure does not exhibit stark neighborhood disparities, the city as a whole faces significant transportation limitations that constrain residents' access to opportunity. These include limited public transit, poor internet connectivity for telecommuting, minimal bike infrastructure, and an overreliance on informal transportation networks. Continued investment in multimodal infrastructure and transportation equity will be essential to meet the needs of low-income, transit-dependent, and non-driving residents.

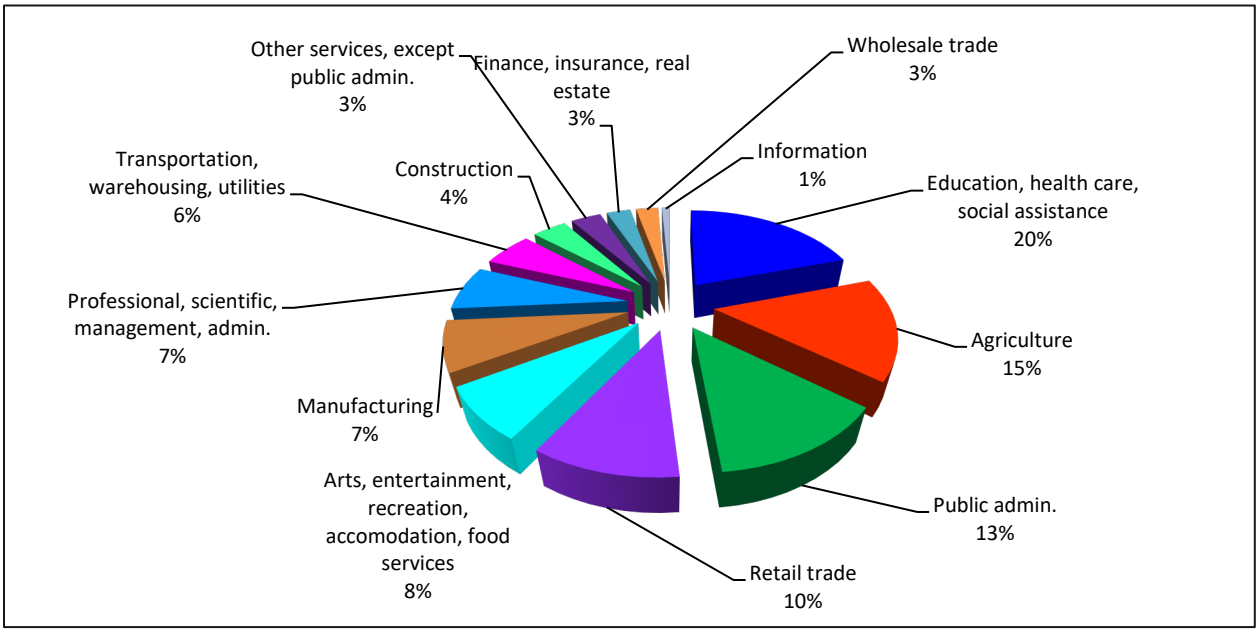
Employment

Kings County's economy has an important impact on housing needs. Employment growth typically results in increased housing demand in areas that serve as regional employment centers. Moreover, the type of occupation and income levels for new employment also affects housing demand. This section describes

the economic and employment patterns in Kings County and how these patterns influence housing needs.

Kings County supports a diversified economy as illustrated in Figure 13. This figure shows the proportion of jobs held by residents (civilian employed population 16 years and over) living in the County. Based on the Census ACS 2016-2020 information, the education, health care, social assistance industry was the largest employer of Kings County residents, providing approximately 10,800 jobs, or 20% of workforce. As important as agriculture is to the County, the agriculture sector was the second largest employer of its residents, which employed 8,300 residents or 15% of the workforce. Kings County's civilian labor force was estimated at 57,800, with an unemployment rate of 7.0% (not seasonally adjusted). This compares to the statewide unemployment rate of 4.1%. However, compared to recent trends, Kings County's unemployment rate has decreased significantly from the 2020 annual average unemployment rate of 12.0%.

Figure 13: Employment by Industry of Kings County Workforce



Source: Census ACS 2016-2020, Table DP03

The economic landscape of the City of Avenal is defined by a limited number of major employers, most notably *Avenal State Prison* and the *Reef-Sunset School District*, both located within city limits. A significant number of residents are also employed by Wonderful Pistachios, a large agricultural processor located over 30 minutes away in Lost Hills, California. This reliance on a small number of public sector and agricultural employers contributes to the city's economic vulnerability and limits opportunities for economic diversification or upward mobility.

At present, there are no known economic development programs or workforce initiatives in place within the city that are aimed at revitalizing the local economy or preparing the workforce for future industry needs. Without targeted investment or policy intervention, this economic stagnation is likely to persist, continuing to limit residents' access to high-quality job opportunities.

Jobs-Housing Balance and Commute Patterns

Commuting patterns in Kings County have an important implication for housing needs. Larger employers

in the County (e.g., three state prisons, Naval Air Station Lemoore, and agricultural industries) generate a significant number of jobs. However, the workforce employed at these institutions or in the agricultural industries may live in other communities for a variety of reasons, including preferences, the availability of suitable housing, or other reasons.

Commuting patterns show the relationship between where people live and where they work. Long commuting distances increase traffic congestion that strains the existing overcrowded road and highways infrastructure systems that are often in need of maintenance. Long commuting distances also contribute to poor air quality, increases expenses to the commuting workforce, and has been shown to have negative consequences on personal health. One of the aims of the Regional Housing Needs Allocation (RHNA) Plan is to direct new housing growth to employment centers to balance the jobs-housing ratio and decrease commuting distances.

Table 19 in the city of Avenal 20.8% workforce aged 16 years and older who do not work at home travel less than 15 minutes to work and another 19.7% of workers travel 15-30 minutes to work. The average time to work for Avenal workers was 36 minutes which is relatively higher by 13 minutes by countywide workers. Table 20 shows that only 18.6% of Avenal resident worker are employed in the City. In addition, Figure 14 show that CT 17.02 has less than 2,500 jobs within a 45-minute transit commute time and a portion of CT 17.03 has 2,500-5,000-10,000 jobs within the 45-minute transit commute time.

Table 19: Travel Time to Work

Travel Time to Work	Avenal	Kings County
Less than 15 minutes	20.8%	36.80%
15-30 minutes	19.7%	32.00%
30 to 59 minutes	35.8%	25.10%
60 or more minutes	23.6%	6.10%
Average Travel Time	**36 min.**	**23 min.**

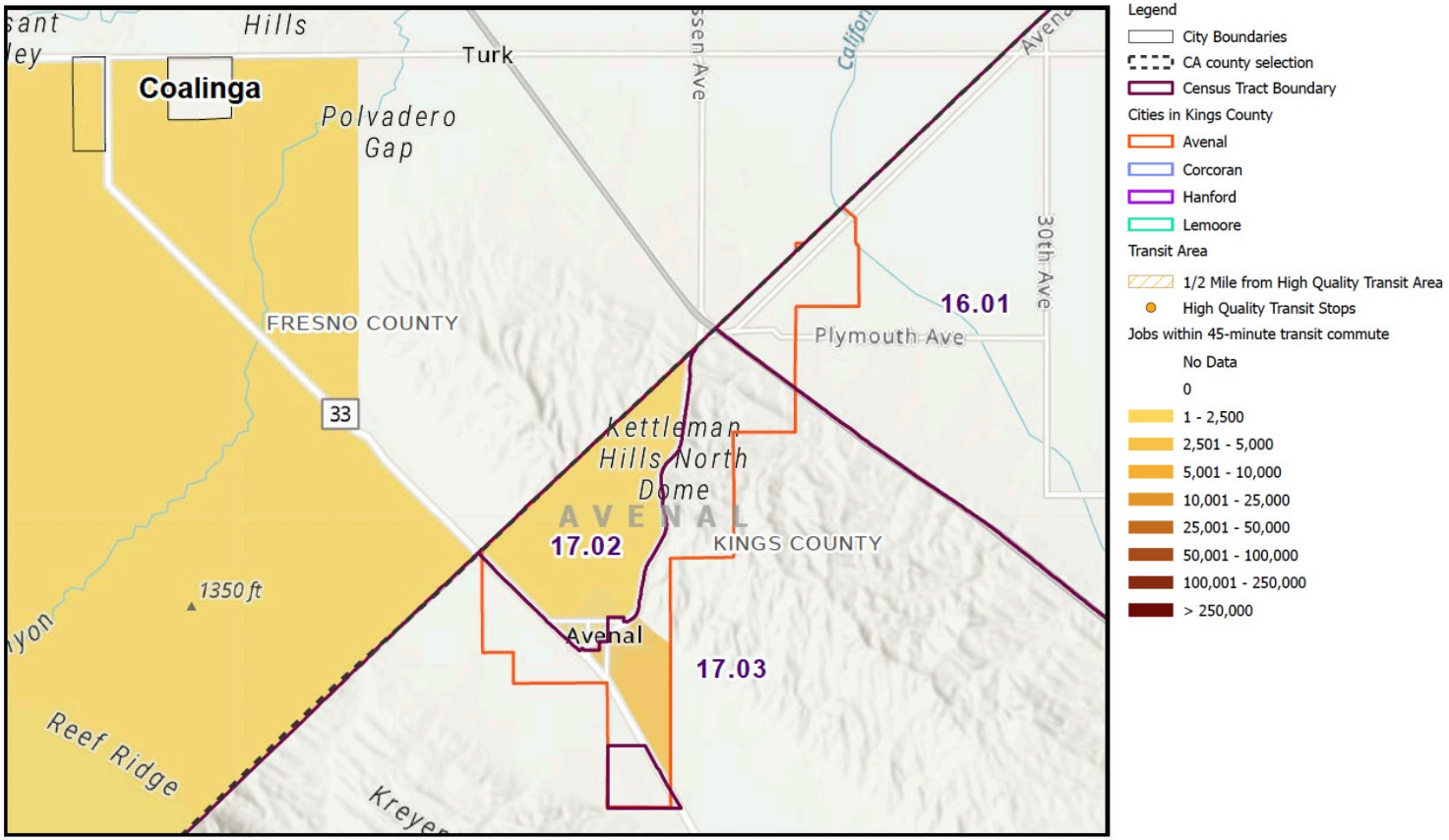
Note: Workers included those 16 years and over who did not work from home.; Source: Census ACS 2016-2020 Table S0801

Table 20: Work Locations of City/County Resident Workers

Travel Time to Work	Avenal	Kings County
Number of Resident Workers (Age 16 and over)	3,423	56,560
Work in Same City/County)	18.6%	75.6%
Work Outside of City/County	81.4%	24.1%
Total	**100%**	**100%**

Note: Workers included those 16 years and over who did not work from home.; Source: Census ACS 2016-2020 Table S0801

Figure 14: Jobs within 45-Minute Transit Commute



Sources: Caltrans, 2022; Smart Locations Database, 2018.

Agricultural Jobs

Kings County is one of the state's major agricultural areas, ranking 8th among California counties in total agricultural production. According to the Kings County Agricultural Commissioner, 84% of the total land area in the County is devoted to farmland.

Recent Census data in Table 21 shows that 15% of employed Kings County civilian residents (16 years and over) worked in agriculture and related industries. Of the four cities, the highest percentage of civilian workers in agricultural related jobs was Avenal, where 45% of its workers were in this industry. This was followed by Corcoran workers at 30%.

Table 22 presents the number of farms and hired farm workers in Kings County. According to the 2017 U.S. Department of Agriculture (USDA) Census estimates, there were 507 farms and a total of almost 7,000 hired farm workers countywide. The largest number of workers (5,820) were employed at farms with 10 or more employees or 83% of the countywide total number of hired workers. Also, there were more permanent hired workers (worked more than 150 days) than seasonal workers (worked less than 150 days) for both farm operations with less than 10 employees and with more than 10 employees.

Table 21: Agricultural Employment by Jurisdiction

Jurisdiction of Civilian Employed Pop. (16 and over)	Number of Agricultural Workers	% of Total Workers
Avenal	1,617	45%
Corcoran	1,275	30%
Hanford	2,213	9%
Lemoore	692	6%
Unincorporated	2,474	22%
Kings County	8,271	15%

Source: Census ACS 2016-2020, Table DP-3

Table 22: Hired Farm Labor-Workers, Kings County

Farmworkers	No. of Farms	No. of Hired Workers	Percent of Total Hired Workers
Total Hired Farm Labor	507	6,998	
Farm operations with less than 10 employees	351	1,178	17%
Permanent (> 150 days)	275	1,034	15%
Seasonal (< 150 days)	246	677	10%
Farm operations with 10 or more employees	156	5,820	83%
Permanent (> 150 days)	96	3,046	44%
Seasonal (< 150 days)	49	2,241	32%

Source: USDA, 2017 Census of Agriculture

Services for Persons with Developmental Disabilities

The State Department of Developmental Services (DDS) currently provides community-based services to approximately 243,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. Kings County is served by the Central Valley Regional Center (CVRC) which is based in Fresno. During 2014, CVRC served approximately 16,200 clients, of which about 900 to 1,000 lived in Kings County. CVRC provides diagnosis, evaluation, and case management services. The Kings County Rehabilitation Center in Hanford also offers rehabilitation, vocational and life training, and operates four group homes for mentally and physically handicapped individuals. State and federal law mandate minimum accessibility standards for housing. For example, local governments that use federal housing funds must meet federal accessibility guidelines for new construction and substantial rehabilitation. At least 5% of the units must be accessible to persons with mobility impairments, and an additional 2% must be accessible to persons with sensory impairments. New multi-family housing must be built so that:

1) the public and common use portions of such units are readily accessible to and usable by disabled persons.
2) the doors allowing passage into and within such units can accommodate wheelchairs; and
3) all units contain adaptive design features.

In addition, state law requires all jurisdictions to provide reasonable accommodation in the application of housing policies and regulations.

The City's Program 1.15 Housing for Persons with Disabilities continues to facilitate reasonable accommodation in housing for persons with disabilities and expedite developmental applications like residential care facilities.

Education

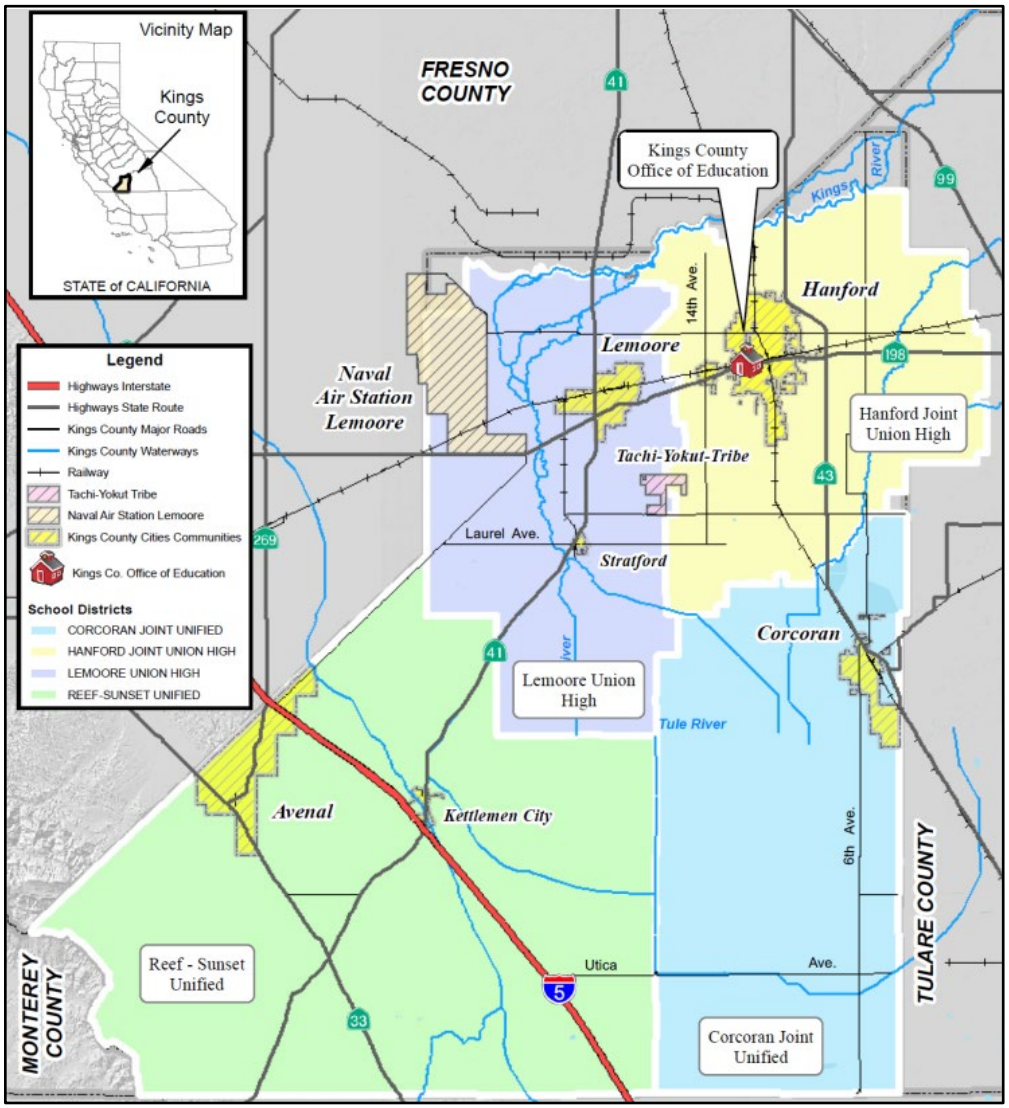
The Kings County Board of Education establishes the mission and primary objectives for the Kings County Superintendent of Schools and ensures that activities and programs remain focused on the goals identified within the California Department of Education educational rules and regulations. The Kings County Board of Education establishes the mission and primary objectives for the Kings County Superintendent of Schools and ensures that activities and programs remain focused on the goals identified within the California Department of Education educational rules and regulations. According to the Kings County office of education as of Oct 2021 there are a total of 19,429 students enrolled in elementary schools and about 8,179 students in high schools across the county as per data submitted by the districts. Figure 15 below shows some of the school districts in Kings County.

The Reef-Sunset School District serves Avenal. The District enrolls 2,722 students, of which 64.3% of students are economically disadvantaged.. The District includes:

- Reef-Sunset State Preschool
- Tamarack Elementary School
- Avenal Elementary School
- Kettleman City Elementary
- Reef-Sunset Middle School
- Sunrise High School
- Avenal High School
- Avenal Adult School

Schools are located generally on the north side of HWY 269 with the exception of Tamarack Elementary. According to U.S. News and World Report on Reef-Sunset Unified School District, 19% of elementary students tested at or above the proficient level for reading, and 11% tested at or above that level for math. Also, 24% of middle school students tested at or above the proficient level for reading, and 15% tested at or above that level for math. And 44% of high school students tested at or above the proficient level for reading, and 8% tested at or above that level for math. In addition, based on the California Assessment of Student Performance and Progress (CAASPP), 18.7% met or exceeded standard for ELA; 9.07% met or exceeded standard for math

Figure 15: School Districts in Kings County



Source: Kings County, Cal EM

Disproportionate Housing Needs and Displacement Risk

Disproportionate housing needs in the City of Avenal are evaluated through an analysis of overpayment, overcrowding, housing condition, homelessness, and displacement risk. This assessment utilizes data from HUD CHAS, ACS, CalEnviroScreen, the Urban Displacement Project, and the Kings/Tulare Homeless Alliance, along with local knowledge from City staff and code enforcement records.

Overpayment and overcrowding are prevalent in several areas of the City, particularly in Census Tracts 17.02 and 17.03. As shown in Figure 15, 56.1 percent of renter households in Tract 17.02 are cost burdened, and Figure 16 indicates that Tract 17.03 has the highest rates of overcrowding and severe overcrowding. These areas also correspond to Racially/Ethnically Concentrated Areas of Poverty (R/ECAPs) and exhibit elevated levels of poverty and segregation.

Housing condition data, combined with local code enforcement insight, indicate that many of the City's older neighborhoods, particularly in central Avenal, may require rehabilitation or repair. The City addresses these needs through Program 1.1 (Code Enforcement), which includes proactive identification and correction of substandard housing, and Program 1.2 (Housing Rehabilitation Program), which provides financial assistance for lower-income households in need of repairs or accessibility improvements.

According to the 2022 Kings/Tulare Homeless Alliance Point-in-Time Count, four individuals experiencing homelessness were identified within the City. While the number is relatively small, the City recognizes the importance of maintaining access to shelter and services. Avenal participates in regional homelessness programs and maintains zoning compliance with SB 2 by permitting emergency shelters by right in the R-3 zone. Program 1.13 (Emergency and Supportive Housing) supports continued access to emergency shelter, transitional housing, and permanent supportive housing through zoning and coordination with service providers.

Figure 18 presents data from the Urban Displacement Project, which identifies central Avenal as an area at risk of displacement, particularly for lower-income renter households. The Housing Element responds to this risk through Program 1.3 (Preservation of At-Risk Housing and Mobile Home Parks), which supports the preservation of affordable units and the stabilization of vulnerable housing types, including mobile homes and older unsubsidized rentals.

Limited access to public transportation and essential services further compounds disproportionate needs. The City's All Transit Performance Score is 1.0, indicating minimal fixed-route transit access and longer travel times to jobs and services. These challenges are considered in the City's broader efforts to improve access to opportunity and housing stability, particularly in disadvantaged neighborhoods.

Overpayment

State and federal housing law defines overpayment as a household paying more than 30% of gross income for housing expenses, including utilities, and those spending more than 50% are considered severely overpayment. Housing overpayment is especially problematic for lower-income households that have limited resources for other living expenses.

As shown in Table 23, a significant portion of lower-income households in each community overpaid for housing according to HUD CHAS data (special tabulations based on the Census ACS). However, the overpayment rate varied by tenure and income level. More than half of all very-low- and extremely-low-

income households in all jurisdictions, both owners and renters, were reported to be overpaying. In most communities, however, more rental households than owner households were overpaying. Few households with incomes above the median faced overpayment – often less than 10% of households.

Table 23: Household Overpayment by Tenure

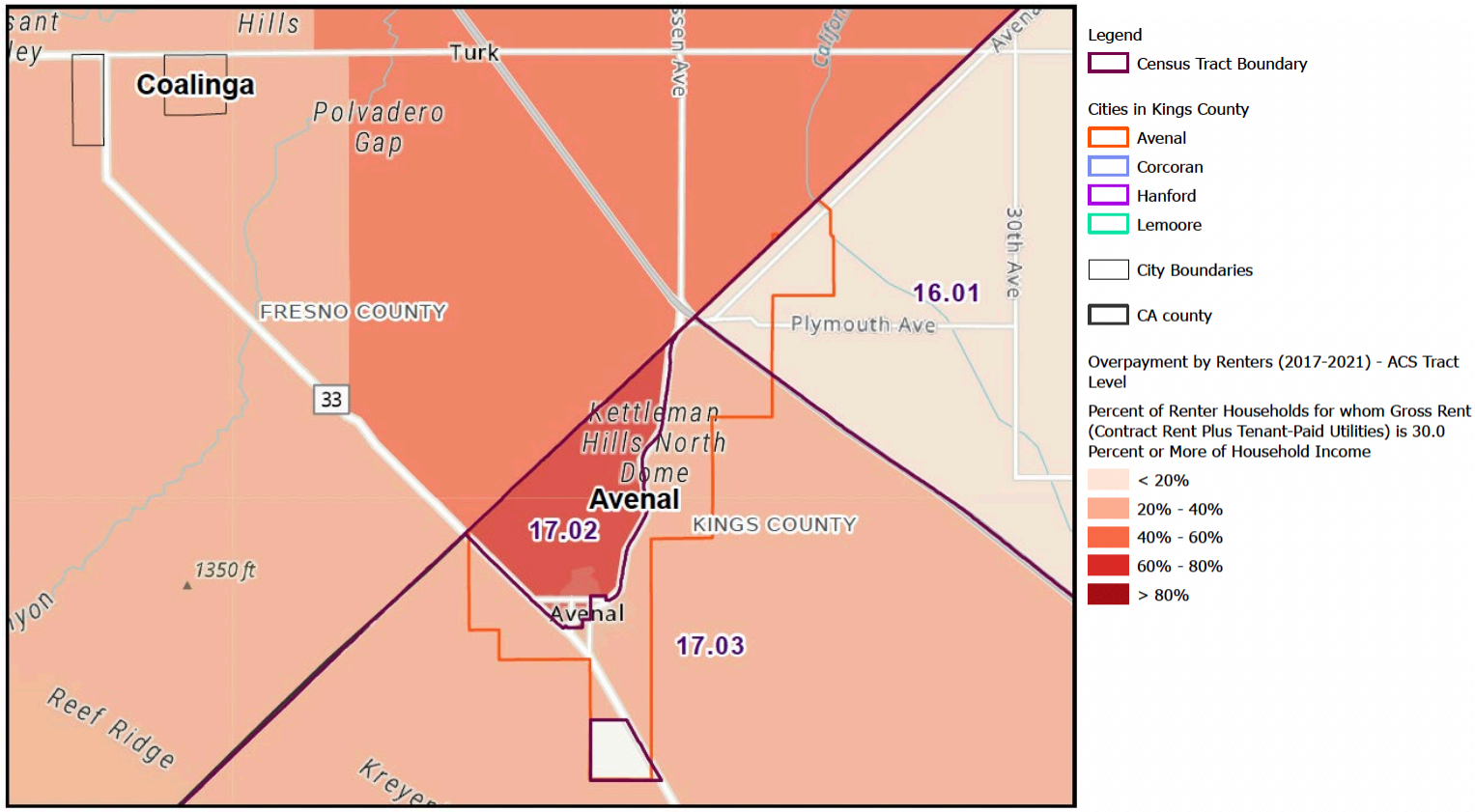
Income Category	Avenal	Kings County
Owners		
<= 30%	82.4%	79.00%
>30% to <=50%	86.7%	68.60%
>50% to <=80%	6.8%	48.30%
>80% to <=100%	17.4%	32.80%
>100%	0.0%	7.40%
Total	15.7%	22.50%
Renters		
<= 30%	81.9%	79.30%
>30% to <=50%	68.1%	78.30%
>50% to <=80%	52.1%	57.00%
>80% to <=100%	0.0%	22.50%
>100%	0.0%	6.40%
Total	56.1%	43.20%

Source: HUD CHAS data based on Census ACS 2014-2018

Figures 16 and 17, based on HUD data, highlight the patterns of housing cost overpayment in Avenal. Renters on the city's edges face relatively lower overpayment rates, ranging between 20% to 40%, and even lesser, below 20%, at the northernmost tip. In contrast, homeowners on the edges experience higher overpayment, between 40% and 60%. Central areas of Avenal show a moderate overpayment rate for homeowners, ranging from 20% to 40%. This data suggests a geographical variation in housing affordability within Avenal, with differing financial burdens for renters and homeowners across the city.

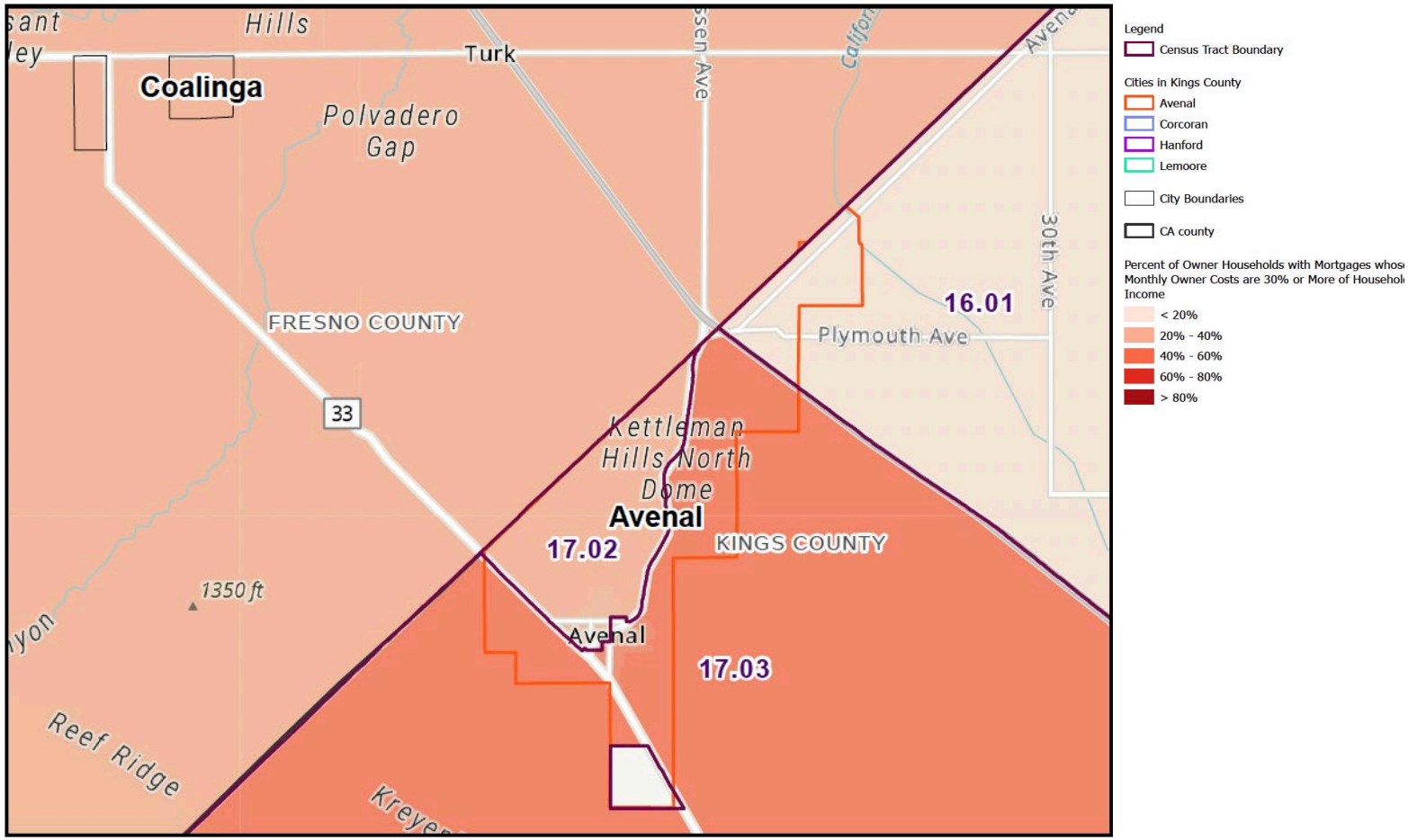
Avenal's Program 1.10 Affordable Housing Assistance implements various strategies to continue the construction of affordable housing. The City seeks applicable grants from state and federal sources including funding specifically targeted to ELI housing, provide an inventory of housing sites to interested developers, continue to provide a density bonus to qualifying projects, and continue to pursue housing production and rehabilitation with nonprofits including assistance in preparing grant applications. Housing for very-low- and extremely-low-income households will be prioritized where feasible. In addition, the City's affordable housing incentives will be promoted on the website and in handouts provided at the Planning counter.

Figure 16: Overpayment by Renters (ACS, 2017-2021) – Tract Level



Source: California Department of Housing and Community Development (HUD), ACS, 2017-2021

Figure 17: Percentage of Homeowners Overpaying



Source: California Department of Housing and Community Development (HUD), ACS, 2017-2021

Overcrowding

Overcrowding is often closely related to household income and the cost of housing. The U.S. Census Bureau considers a household to be overcrowded when there is more than one person per room, excluding bathrooms and kitchens; and to be severely overcrowded when there are more than 1.5 occupants per room. Overcrowded households are usually a reflection of the lack of adequate income for housing.

Table 24 details the number and percentage of households that live in overcrowded situations. Based on the table, 16.8% of households in Avenal are overcrowded as compared to 8.6% countywide. Also, overcrowding is more prevalent among renters than owners. For example, of the household in Avenal, 18.2% of renters and 15.2% of owners reported more than one person per room. Renter households are more likely to experience overcrowding, particularly among large families and multigenerational households who lack access to larger, affordable housing units. Overcrowding can lead to negative outcomes such as health risks, stress, and decreased academic performance among children.

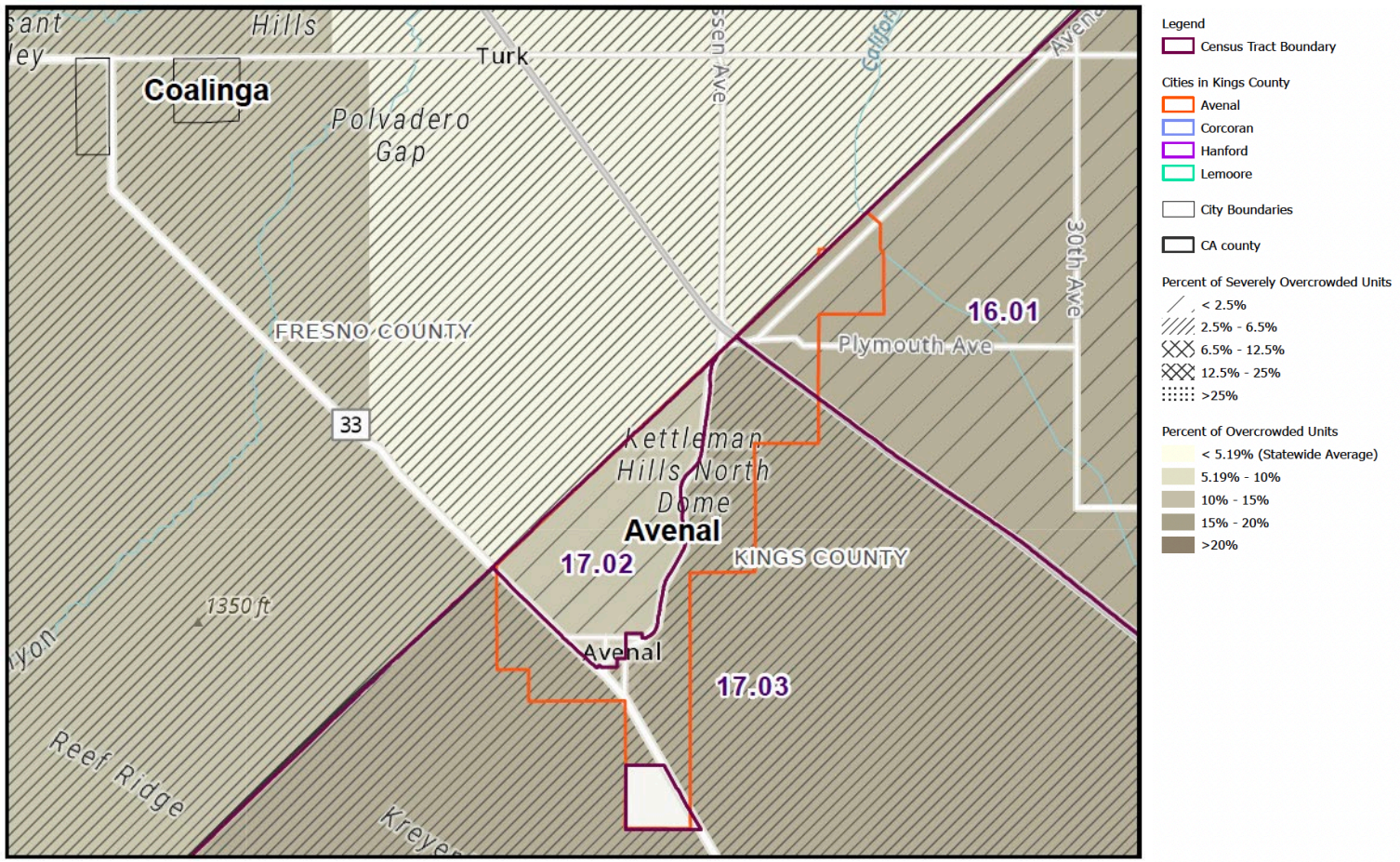
Figure 18 shows that CT 17.03 which includes a portion of the City, had higher percentages of severely overcrowded units and overall overcrowded units than CT 17.02.

Table 24: Overcrowding by Tenure

Occupants per Room	Avenal	Kings County
Total households	2,752	43,604
Owner occupied:	1,306	23,368
0.50 or less	36.0%	60.70%
0.51 to 1.00	48.9%	34.20%
1.01 to 1.50	15.2%	3.90%
1.51 to 2.00	0.0%	0.70%
2.01 or more	0.0%	0.50%
Renter occupied:	1,446	20,236
0.50 or less	21.6%	39.70%
0.51 to 1.00	60.2%	48.10%
1.01 to 1.50	13.8%	8.70%
1.51 to 2.00	4.4%	2.90%
2.01 or more	0.0%	0.60%

Source: Census ACS 2016-2020, Table B25014

Figure 18: Overcrowding in the City of Avenal



Source: California Department of Housing and Community Development (HUD), ACS, 2017-2021

Housing Conditions

Understanding the condition of the existing housing stock is essential for determining current housing needs, identifying potential health and safety risks, and developing strategies for housing preservation and rehabilitation. While the previous housing conditions survey referenced in the draft was conducted over a decade ago, the City of Avenal has supplemented this data with updated local code enforcement records, building inspection reports, and consultations with planning and housing staff to present a current, qualitative understanding of housing conditions within the community.

Age and Type of Housing Stock. According to ACS 2018–2022 data (see Table 3-3), approximately 47% of all housing units in Avenal were constructed prior to 1980. Units built before this date are more likely to lack energy-efficient features and may be at higher risk of structural deficiencies, outdated plumbing or electrical systems, and the presence of lead-based paint hazards—especially for units built before 1978. The city's housing stock includes a mix of single-family detached homes, multifamily units, and older rental properties that may be more vulnerable to deferred maintenance

Field Observations and Code Enforcement Input. While a new citywide windshield survey has not been conducted in recent years, qualitative assessments from the City's code enforcement division and building officials indicate that conditions have remained largely consistent since the prior formal assessment, with some observable deterioration in aging rental properties and infill neighborhoods. According to internal estimates informed by code complaints, inspection results, and property maintenance observations, the City approximates that:

- 7–10% of housing units are currently in need of moderate to substantial rehabilitation, and
- Approximately 1–2% of units may be in condition that could warrant replacement due to structural unsoundness or infeasibility of repair.

Common rehabilitation needs based on local code enforcement and building department records include roofing repairs, window and siding replacement, upgraded HVAC, electrical systems, outdated plumbing, structural deficiencies, and lead-based paint mitigation in pre-1978 homes.

Housing Quality Challenges in Older Neighborhoods. Concentrations of aging housing stock are most prevalent in older parts of Avenal, particularly in lower-income census block groups. In these areas, homeownership rates tend to be lower, and renters often lack the financial resources or authority to carry out property maintenance or upgrades. As a result, *renter-occupied single-family homes*—especially those owned by absentee landlords—are more frequently cited for code violations related to plumbing leaks, unsafe stairways, and substandard electrical work. In response, the City has continued to enforce *local health and safety codes*, and remains committed to exploring avenues for rehabilitation financing or assistance, especially for lower-income homeowners and landlords willing to preserve affordable units.

Rehabilitation and Preservation Strategy. The Housing Element supports the development of a rehabilitation assistance program through Program 1.7, which aims to provide financial assistance or low-interest loans for homeowners and rental property owners to improve housing safety and livability. The City also intends to apply for CDBG, HOME, and CalHome funds to support ongoing preservation efforts. Targeted outreach and prioritization will be given to units located in older neighborhoods, those housing extremely low- and very low-income households, and properties cited for health and safety violations.

The updated housing conditions analysis demonstrates that, while Avenal's housing stock has not

undergone drastic citywide deterioration in the past decade, a significant share of homes remains in need of repairs to maintain livability, health, and safety standards. Through code enforcement, housing program expansion, and regional partnerships, the City remains committed to protecting its aging housing stock and preventing displacement through proactive rehabilitation strategies.

Understanding the condition of the existing housing stock is essential for determining current housing needs, identifying potential health and safety risks, and developing strategies for housing preservation and rehabilitation. While the previous housing conditions survey referenced in the draft was conducted over a decade ago, the City of Avenal has supplemented this data with updated local code enforcement records, building inspection reports, and consultations with planning and housing staff to present a current, qualitative understanding of housing conditions within the community.

Local Knowledge. Avenal's housing stock is predominantly older and in need of maintenance or rehabilitation, and this trend is consistent across all housing types and areas of the city. No neighborhoods have been singled out as having especially poor housing conditions, and there are no known differences in housing quality between single-family, multi-family, or mobile home units. However, because of the age of the housing stock, many homes may require safety, accessibility, or energy-efficiency upgrades.

The city has not seen any new subdivisions or master-planned developments in the past decade. As a result, there are no newer areas with upgraded infrastructure or better housing quality. Likewise, differences in rents or home prices based on housing location or age are not evident, due to the city's broadly uniform housing supply conditions.

No areas have been identified as experiencing a disproportionate number of code enforcement complaints, and there is no data to suggest variation in housing-related violations or complaints across neighborhoods.

Disproportionate housing needs in Avenal are not concentrated in specific neighborhoods, but are broadly experienced across the city. The lack of new development, aging housing stock, and low supply contribute to widespread issues of overpayment, overcrowding, and substandard housing conditions. Addressing these challenges will require significant public investment in housing rehabilitation, expansion of affordable housing supply, and continued monitoring to ensure housing conditions remain safe and habitable for all residents.

Homelessness

Homelessness is often the result of multiple factors that converge in a person's life. The combination of loss of employment, inability to find a job because of the need for retraining, and high housing costs lead to some individuals and families losing their housing. For others, the loss of housing is due to chronic health problems, physical disabilities, mental health disabilities or drug and alcohol addictions along with an inability to access the services and long-term support needed to address these conditions. Obtaining an accurate assessment of the magnitude of the homeless population is difficult because many individuals are not visibly homeless but rather live with relatives or friends, in hotels/motels or shelters, and other temporary accommodations. To address the needs of homeless people in Kings County, the Kings/Tulare Homeless Alliance (KTHA) conducted a Point-in-Time (PIT) survey of homeless people in these two counties in January 2022. The study used HUD's definition of homelessness, which is defined as people who reside in emergency shelters, transitional housing, or places not meant for human habitation such as cars, parks, sidewalks, and abandoned buildings.

Table 25 presents the 2022 PIT homeless counts for the four cities and unincorporated areas of the County. The table shows that the City of Hanford had the highest counted with 260 homeless individuals or 83% of the countywide total. This was followed by the unincorporated area with 24 homeless individuals. Avenal had the lowest count with four homeless individuals.

Table 25: Homeless Persons

Jurisdiction	Estimated Homeless
Avenal	**4**
Corcoran	17
Hanford	260
Lemoore	8
Unincorporated area	24
Kings County totals	313

Source: Kings/Tulare Homeless Alliance Point-in-Time Survey, 2022

Based on the 2022 PIT survey, the following portrait of the 313 homeless individuals counted in Kings County included:

- 22% chronically homeless
- 39% persons with disability
- 20% suffer from mental disability.
- 12% suffer from substance abuse problems.
- 11% victims of domestic violence
- 6% veterans
- 2% unaccompanied children
- 12% young adults under age 25

In 2022, 39% of the homeless population was housed in temporary living arrangements (31% in emergency shelter and 8% in transitional housing). Over half (61%) were unsheltered and homeless or in a car.

Given that there are an estimated four individuals experiencing homelessness in Avenal, there are no dedicated emergency shelter programs or housing navigation services provided directly by the City. Additionally, the existence of such a small population of individuals experiencing homelessness in Avenal makes it difficult to provide meaningful analysis associated with patterns of need or areas of the City that are experiencing higher concentrations of persons experiencing homelessness. The existence of such a small population of individuals experiencing homelessness results in no areas of the City experiencing higher concentrations. However, for the estimated four individuals experiencing homelessness as well as individuals and households potentially facing housing insecurity in Avenal, the City relies on Kings County and statewide programs to provide support and assistance. These services may include emergency rental assistance, rapid rehousing, or homelessness prevention. Strengthening coordination with Kings County's Continuum of Care and improving service accessibility within Avenal will be key to addressing the needs of persons at risk of or currently experiencing homelessness.

Table 26 lists the shelter facilities in Kings County that served the homeless. It identifies an inventory of 126 emergency shelter beds (78% use rate), 27 transitional housing beds (89% use rate), 64 permanent supportive housing beds (89% use rate), 15 other permanent housing beds (93% use rate), and 103 rapid rehousing beds (100% use rate) in Kings County. Additional emergency assistance is provided by the Salvation Army in Hanford, which provides short-term assistance in the form of food, financial assistance for rent and utility bills, motel vouchers and bus or plane tickets. Corcoran Christian Aid provides food, vouchers, and other types of emergency financial assistance within Corcoran.

Table 26: Shelter Facilities in Kings County

Total Project Name & Organization	PIT Beds	Use Count	Use Rate
EMERGENCY SHELTER			
Barbara Saville Shelter - DV	15	4	27%
Barbara Saville Woman's Shelter	23	6	26%
EHA Kings	7	7	100%
PRK Holiday Lodge	57	57	100%
PRK Stardust Hotel	17	17	100%
Temporary Housing Program	7	7	100%
Total	**126**	**98**	**78%**
TRANSITIONAL HOUSING			
KGM Men's Transitional	15	15	100%
KGM Women's Transitional	6	6	100%
New Song Academy	6	3	50%
Total	**27**	**24**	**89%**
PERMANENT SUPPORTIVE HOUSING			
Anchors II	6	4	67%
Anchors IV	6	5	83%
Grace Homes	13	13	100%
Hope Survives	6	6	100%
Kings County Act	28	28	100%
Kings VASH	5	1	20%
Total	**64**	**57**	**89%**
OTHER PERMANENT HOUSING			
HAKC Emergency Housing Voucher	15	14	93%
Total	**15**	**14**	**93%**
RAPID REHOUSING			
Bringing Families Home	16	16	100%
HANA	4	4	100%
Housing Support Program	76	76	100%

Kings Rapid Rehousing	1	1	100%
RRH4 Kings	6	6	100%
Total	**103**	**103**	**100%**

Source: Kings Tulare Homeless Alliance, 2023

Despite these services, a significant shortage in emergency shelters and transitional housing remains. In 2007 the State Legislature passed Senate Bill (SB) 2, which strengthened the planning and zoning requirements for emergency shelters and transitional/supportive housing. SB2 requires that all jurisdictions adopt zoning regulations that allow emergency shelters by-right in at least one zone, subject to objective development standards, or as an alternative, the jurisdiction may meet the need through a multi-jurisdictional agreement with up to three adjacent jurisdictions. As noted in the Constraints section, all of the jurisdictions in Kings County have adopted zoning regulations for emergency shelters and transitional/supportive housing in response to SB 2.

Avenal Program 1.13 Emergency Shelters and Transitional/Supportive Housing objective is to continue the establishment of emergency shelters and transitional/supportive housing. Avenal permits emergency shelters in the High-Density Multi-Family Residential (R-3) zone. Transitional/supportive housing is permitted as a residential use subject to the same regulations that apply to other residential uses of the same type, in the same zone, consistent with state law.

Extremely Low-Income Households

In 2006, state law was amended (Assembly Bill 2634) to add the extremely low-income (ELI) category (up to 30% AMI) to the required analysis of household characteristics and housing growth needs. Due to their limited incomes, these households have the greatest difficulty finding suitable housing at an affordable price. As previously presented in Table 5 (Household Income Distribution by Tenure), Table 27 shows that the City of Avenal consists of about 7.9% of ELI owners and 34.0% percent of ELI renters, significantly higher than the County average. According to Table 26, Avenal's ELI households also face overpayment, with 82% of ELI renter households paying more than 30% of household income on housing cost and 63% paying more that 50% of household income.

ELI households are more likely to live in older or physically deficient housing, particularly single-family rentals, which often lack energy efficiency and accessibility features. Furthermore, ELI households in Avenal are more likely to include vulnerable populations, such as seniors on fixed incomes, persons with disabilities, and female-headed households with children. These factors result in disproportionate exposure to housing instability, eviction risk, and homelessness, relative to higher income groups.

Table 27: Extremely Low Income Households Overpaying by Tenure in Avenal

	Owner Occupied	Percent	Renter Occupied	Percent	Total	Percent
Cost Burden > 30%	70	82.4%	340	81.9%	410	82.0%
Cost Burden >50%	35	41.2%	280	67.5%	315	63.0%
Total Extremely Low Income Households	85		415		500	

Source: US Housing and Urban Development, CHAS 2014-18 (5-Year Estimates)

The housing stock available to ELI households is limited, both in quantity and suitability. Few rental units in Avenal are available at rents affordable to this income level without significant subsidy. In addition, ELI households frequently face non-financial barriers, such as poor credit, rental history requirements, and a shortage of units that accommodate disabilities or large households. These challenges are compounded by rising rental costs and limited access to tenant-based assistance such as Section 8 vouchers.

The City of Avenal recognizes that ELI households require dedicated strategies to overcome these challenges. This includes:

- Supporting the development of deeply affordable rental units through inclusionary zoning, land use incentives, and collaboration with non-profit housing developers.
- Partnering with county and regional agencies to expand access to rental assistance programs, such as Section 8 and emergency housing vouchers.
- Incorporating targeted supportive housing units in new developments for populations with special needs (e.g., seniors, disabled, formerly homeless).
- Ensuring that new affordable housing units incorporate universal design and accessibility features.

These policies are reflected in the Housing Element's Program Section (e.g., Programs 1.1, 1.11, 1.13) and are prioritized to address the disproportionate needs of the ELI population. The City also commits to monitoring ELI production and preservation outcomes annually to inform future program adjustments.

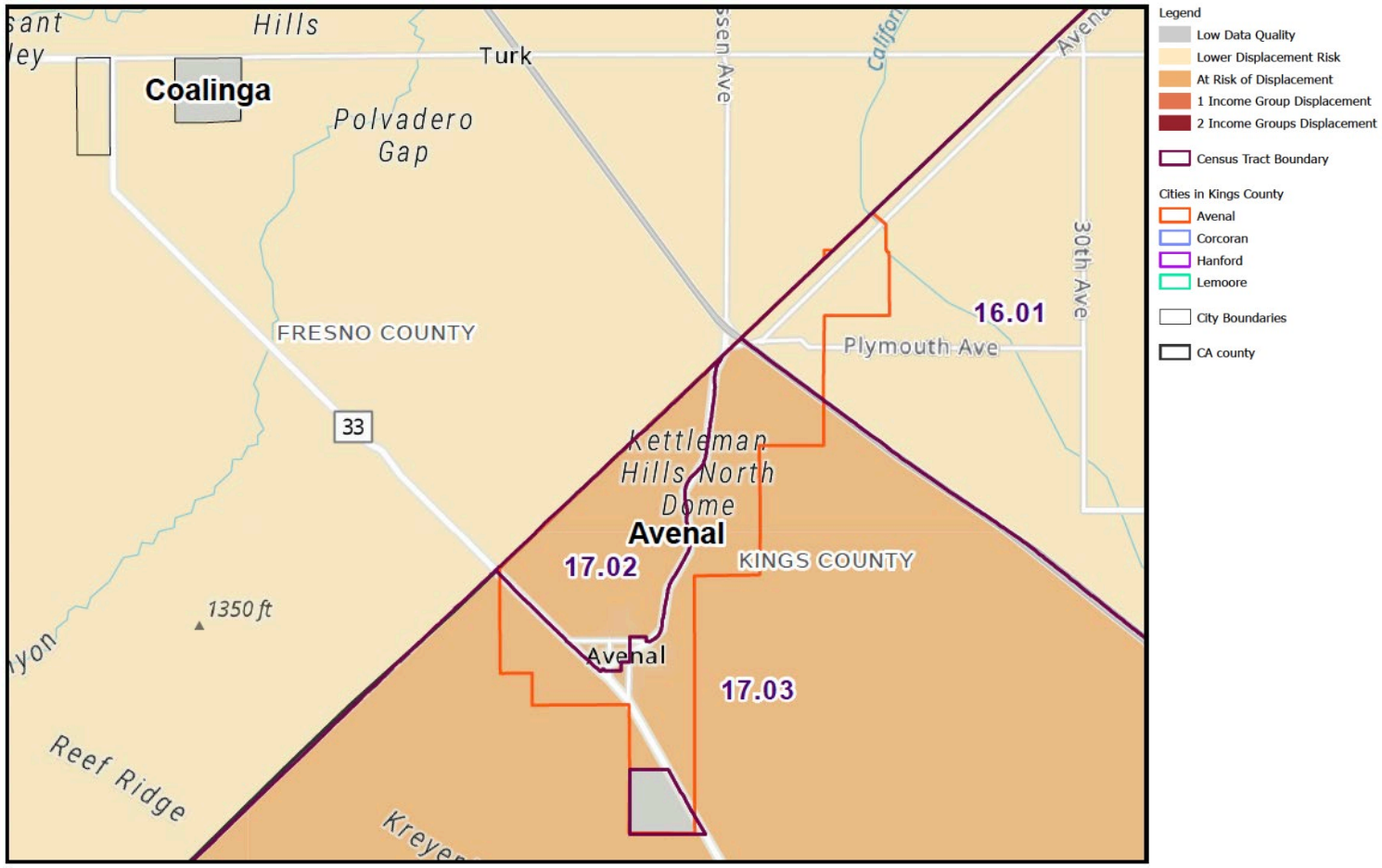
The prevalence of cost burden, overcrowding, and substandard housing conditions underscores the need for targeted housing strategies in Avenal. These challenges disproportionately impact extremely low-income households. The City will continue to prioritize programs for affordable housing development, rental assistance, housing rehabilitation, and enforcement of health and safety codes to preserve existing housing and protect vulnerable populations.

Displacement Risk

The Urban Displacement Project, a joint research and action initiative of the University of California, Berkeley, and the University of Toronto, analyzes income patterns and housing availability to determine the level of displacement risk at the census tract level. According to the Urban Displacement Project's Estimated Displacement Risk (EDR) model for California, displacement risk is determined by evaluating census tract characteristics that are strongly correlated with a net loss of low-income renter populations. Essentially, a high displacement risk suggests that more low-income households are leaving a neighborhood than moving in, often due to factors like affordability, development pressures, or changes in the housing market.

In Figure 19, the City of Avenal is considered "At risk of displacement" which refers to the likelihood of residents, particularly low-income renter households, being forced to move out of their neighborhoods due to various factors. This concept is often evaluated in the context of gentrification, rising housing costs, and changing neighborhood dynamics. Census Tract 17.02 is fully at risk of displacement while Census Tract 16.01 has only low displacement risk.

Figure 19: Estimated Displacement Risk – Overall Displacement by Tract



Source: California Department of Housing and Community Development (HUD), UCB – Urban Displacement Project, 2022

C. Constraints

Governmental Constraints

Development Standards and Permitting for Single Room Occupancy (SRO) Units.

Single Room Occupancy (SRO) units provide critical housing opportunities for extremely low- and very low-income individuals, including seniors, veterans, and individuals experiencing or at risk of homelessness. To effectively facilitate SRO development, jurisdictions must ensure that their zoning regulations and permitting procedures do not create undue barriers to such housing types.

In the City of Avenal, SROs are conditionally permitted in the Downtown Commercial (C-D) and Service Commercial (C-S) zones. To support the development of SROs during the 2024–2032 planning period, the Housing Element includes an expanded review of the relevant development standards and discretionary procedures that may influence the feasibility of SRO construction or conversion.

Typical barriers that may arise include excessive minimum unit sizes, restrictive parking ratios, incompatibility with mixed-use designations, or lengthy and uncertain approval timelines under the Conditional Use Permit (CUP) process. The City will evaluate whether these requirements are proportionate to the scale and purpose of SRO development. For instance, since SRO units are often less than 300 square feet, requiring standard multifamily development setbacks, open space, or parking ratios may significantly hinder feasibility.

To ensure the City's zoning ordinance actively supports the creation of SROs, the City has identified a Program 1.20 that includes of the following components:

- Minimum unit size requirements
- On-site amenity and open space standards
- Parking ratios specific to SROs
- CUP process timeline and discretionary findings
- Applicability of design review or other layers of review

As part of program, SROs will be encouraged To be developed by streamlining permitting, revising development standards, and actively promoting SRO construction through partnerships with non-profits and developers targeting special needs populations. These actions will help align the City’s regulatory framework with state housing goals and ensure a diverse housing stock for individuals with limited incomes.

Reasonable Accommodation.

The City of Avenal, while outlining basic reasonable accommodation procedures, must conduct a more in-depth analysis of regulatory and land-use constraints that hinder housing access for persons with disabilities. One of the most significant barriers to reasonable accommodation is the requirement for a Conditional Use Permit (CUP) for group homes accommodating seven or more individuals, which can delay or discourage development of inclusive housing. Under federal and state fair housing laws, such as the Fair Housing Act (FHA) and California Government Code §12927(c)(1), group homes for persons with disabilities must be treated as any other residential use. Zoning codes that subject these homes to additional scrutiny can

constitute a discriminatory practice. In Avenal, residential care facilities with seven or more residents require a CUP on residential zoned land. The City is committed to including a program to revise its zoning code to permit by right residential care facilities with seven or more residents on residential zoned land.

Parking Requirements as a Potential Constraint on Housing Development.

In addition to identifying parking standards across residential zones, the Housing Element must evaluate whether these requirements constrain the development of a variety of housing types, particularly multifamily developments, studios, and one-bedroom units, which serve lower-income households and smaller households such as seniors, students, and single individuals.

In Avenal, minimum parking requirements—while consistent with traditional development patterns—may create financial and spatial constraints that limit the feasibility of higher-density or affordable housing. For example, requiring two off-street parking spaces per unit for studio or one-bedroom apartments can increase per-unit development costs due to the need for surface parking or structured parking in constrained urban sites. This can reduce the number of units that can be built, limit site design flexibility, and disincentivize small-unit construction, particularly in infill settings.

Moreover, excessive parking minimums can conflict with state density bonus law and emerging housing typologies such as modular, co-housing, and micro-units, which often require minimal parking due to targeted demographics, car-free lifestyles, or transit access. These constraints are amplified for affordable housing developers operating under funding thresholds and subsidy caps, where every added space contributes significantly to cost burdens. Industry data suggest structured parking can add $20,000–$30,000 per space, representing a substantial share of total development cost per unit.

To address these issues and align with State housing priorities, the City will commit to assessing and updating its parking requirements, with the goal of:

- Reducing parking minimums for studio and one-bedroom units;
- Allowing by-right reductions or waivers for 100% affordable projects;
- Introducing flexible parking ratios near transit or in mixed-use districts;
- Aligning parking policies with State Density Bonus Law and SB 330 streamlining provisions.

This program will ensure that parking requirements do not unduly constrain housing supply, particularly for affordable and smaller-unit developments, and that the zoning code supports housing choice and cost-effectiveness in line with California's housing goals.

Streamlining Procedures

In addition to describing the City's general development review process, the Housing Element must confirm compliance with SB 35 (Government Code § 65913.4), the Permit Streamlining Act, and relevant provisions of CEQA that govern timely processing of housing projects. To do so, the City will establish and document a written procedure for SB 35 streamlined ministerial approval, which applies to eligible infill housing developments that meet objective standards and affordability thresholds. The City will ensure that this process includes clear eligibility criteria, application checklists, and a 60-day completeness review process as required under state law.

Furthermore, to support housing production efficiency and certainty, the City recognizes its obligations

under the Permit Streamlining Act (Government Code §§ 65920–65964), which sets deadlines for project review, completeness determinations, and final decisions. In particular, housing development projects must be reviewed for completeness within 30 calendar days of submittal, followed by final decisions within 60 to 180 days, depending on CEQA applicability. For projects that are CEQA-exempt or subject to a negative declaration or mitigated negative declaration, the Permit Streamlining Act provides specific timing benchmarks that the City will meet.

To ensure that local procedures align with these statutory timelines, the City will update internal review protocols and publicly post updated processing timelines on its website. In addition, the City will establish a tracking and accountability system for housing-related applications to ensure compliance with SB 35 and the Permit Streamlining Act.

To formalize these efforts, a new implementation measure will be added as Program 1.21 (SB 35 and Permit Streamlining Implementation). This program will commit the City to preparing written SB 35 processing guidelines, incorporating the streamlined review timelines into departmental procedures, and training staff accordingly. The program will also identify methods for integrating CEQA review within state-mandated timeframes and developing parallel review tracks when feasible to reduce processing delays.

Zoning Adequacy for Accommodating Lower-Income Housing.

To demonstrate compliance with California Government Code Section 65583.2(c), jurisdictions must identify zoning that permits "densities appropriate to encourage and facilitate the development of housing for lower-income households". For small jurisdictions like Avenal, this means a default density of at least 20 dwelling units per acre. While Avenal's High Density Residential (R-3) zone satisfies this threshold, the Medium Density Residential (R-2) zone, which allows fewer than 20 units per acre, requires additional justification if used to meet the lower-income RHNA.

To demonstrate that the R-2 zone is suitable for accommodating lower-income housing, the Housing Element includes a site-specific or zone-wide analysis that addresses:

- Recent development trends in Avenal or comparable jurisdictions showing that affordable or multifamily housing has been constructed in the R-2 zone.
- Market feasibility studies or pro forma analyses showing that affordable housing development is financially viable in the R-2 zone at current land values, development costs, and allowable densities.
- Developer interest or applications for affordable housing within the R-2 zone during the past planning cycle or current cycle.
- Incentives offered, such as density bonuses, streamlined approvals, reduced parking requirements, or fee waivers, which improve the financial feasibility of developing affordable units below the default density threshold.
- Additionally, the City should incorporate data on the availability of infrastructure and services, including water, sewer, roads, and transit accessibility, to show that R-2 zoned sites are not only legally but practically feasible for development during the 2024–2032 planning period.
- If these justifications cannot be adequately demonstrated, the City must either:
- Identify alternate sites in the R-3 or similarly zoned areas that meet or exceed the 20 du/acre density standard, or

- Commit to a rezoning program with a defined timeline (typically within 3 years of Housing Element adoption) to increase the density of R-2 zoned parcels intended to accommodate lower-income RHNA.

Development Fees and Exactions.

In addition to listing the types of fees imposed on residential development, a complete analysis of governmental constraints must include an evaluation of the cumulative impact of development fees on housing affordability and supply, particularly for typical single-family and multifamily housing prototypes. This analysis is important to determine whether local exactions may pose financial barriers to the production of housing—especially affordable and workforce housing—during the 6th cycle planning period.

To supplement the summary already provided, the City has evaluated the per-unit fee burden for a typical single-family unit (1,500 sq. ft.) and a multifamily unit (850 sq. ft.), using recent fee schedules and sample development scenarios. This includes planning and entitlement fees, building permit and plan check fees, public facility fees, sewer and water connection charges, and school impact fees. On average, development fees for a single-family unit total approximately $26,000 to $32,000 per unit, while for a multifamily unit, the fee burden ranges from $18,000 to $24,000 per unit, depending on project size and location.

These fees represent approximately 9% to 14% of total development costs—consistent with the countywide estimate cited in the draft (6% to 16%). However, even within this range, such fees can significantly affect project feasibility, particularly for nonprofit developers and projects reliant on Low-Income Housing Tax Credits (LIHTC), where cost containment is crucial. For smaller infill parcels or studio-unit developments, fixed per-unit fees (such as utility connections or base service charges) may disproportionately impact per-square-foot costs.

Non-Governmental Constraints

In addition to governmental regulations, several market-driven (nongovernmental) forces can significantly influence the availability, cost, and production timeline of housing units. These constraints include high land and construction costs, limited financing options for developers and buyers, delays in market response, and a tendency toward lower-density development that reduces the ability to meet RHNA targets. Understanding these constraints is essential for devising responsive programs that support housing production across all income levels.

Land Cost and Availability.

The price and availability of land are critical determinants in housing feasibility. In California's Central Valley, including Kings County, the average land cost for residential development has increased due to inflationary pressures, land speculation, and limited supply of zoned and infrastructure-ready parcels. According to the California Association of Realtors (CAR), land can constitute up to 40% of the total development cost for a single-family unit in small jurisdictions. In cities like Avenal, small lot sizes, limited utility extensions, and lower market demand reduce developer incentives, despite lower per-acre costs than coastal areas. The shortage of shovel-ready lots delays construction even when zoning is compliant.

Construction Costs.

The cost of materials and labor has surged significantly post-pandemic. According to the U.S. Census Bureau and National Association of Home Builders (NAHB), construction input costs rose by more than 35% between 2020 and 2023, driven by shortages in lumber, concrete, steel, and skilled labor. Small and rural cities like Avenal face additional barriers due to lack of economies of scale, limited local contractors, and higher per-unit costs for small projects. This impacts both single-family and multifamily housing and disproportionately affects affordable housing projects that depend on narrow margins.

Financing Availability.

Access to credit for developers and homebuyers remains a significant nongovernmental constraint. While mortgage interest rates have stabilized, lenders continue to impose stricter underwriting criteria, especially for low-income buyers or those seeking financing for multifamily or infill projects in smaller markets. In rural cities, developers often struggle to secure construction loans due to perceived financial risks and limited comparable sales (comps). Furthermore, small developers may lack the equity or capacity to compete for complex funding programs like LIHTC or AHSC without technical support.

Market Preferences and Density Trends.

In lower-density communities, market demand often favors detached single-family homes, driven by consumer preference and resale value. This creates a disincentive for builders to construct multifamily or higher-density housing, even when allowed by zoning. In jurisdictions where RHNA obligations require high-density units, these market preferences can result in fewer applications for by-right higher-density projects, undermining site utilization and affordable housing goals.

Development Delays and Timing Gaps.

One underappreciated constraint is the time lag between project entitlement (zoning and planning approvals) and actual construction. In small jurisdictions, this delay can be prolonged due to developers awaiting favorable market conditions, slow financing approvals, or limited builder capacity. Data from HCD indicates that in jurisdictions without streamlined permitting processes, delays of 12–24 months between entitlement and permit application are common. These delays reduce the pace of housing delivery and threaten RHNA compliance within the planning cycle.

Technological Infrastructure Limitations.

Avenal residents report poor internet and mobile connectivity citywide, which poses a barrier to modern economic participation, including remote work, online education, e-commerce, and digital services. The lack of high-speed broadband further constrains both individual economic advancement and broader business development potential.

Environmental Health

The Office of Environmental Health Hazard Assessment (OEHHA) reports CalEnviroScreen 4.0 scores for the unincorporated county, suggesting relatively adverse environmental conditions throughout the county. (see Figure 13). According to OEHHA, except for some of the smaller tracts in the center of the cities of

Hanford, Lemoore, and Corcoran the rest of the areas have scores above the 90th percentile. The environmental conditions in Kings County likely due to the dominance of commercial agricultural practices and natural resource extraction, both of which are known to have negative impacts on the surrounding areas resulting from air pollution and other contaminants.

The primary indicators leading to the high environmental scores as reported by OEHHA's CalEnviroScreen vary across the county, but include ozone, particulate matter (PM) $_{2.5}$, diesel PM, pesticides, toxic releases, drinking water contaminants, chemical cleanup, lead in housing, groundwater threats, hazardous waste, impaired water, and solid waste. Ozone, diesel particulate, and $PM_{2.5}$, forms of pollution generated by car traffic and industrial uses, score higher throughout the county. In the unincorporated county, pesticide use, groundwater threats, and solid waste facilities are more prevalent than in urbanized areas, reflecting the presence of agricultural industries and chemical and waste storage outside of urban areas. Nearly all of Kings County is Senate Bill (SB) 535-qualifying disadvantaged communities excluding areas around Lemoore, north of Hanford and some tracts in Corcoran. This indicates that the unincorporated county represents an area of potential concern regarding fair housing and disproportionate exposure to environmental hazards and a concentration of vulnerable populations.

In Figure 20 the high CalEnviroScreen scores of 75-100% across most of Avenal and its neighboring zones indicate significant environmental and socio-economic challenges. These high scores typically reflect higher pollution burdens, greater exposure to environmental hazards, and vulnerabilities linked to socio-economic factors. In contrast, the northwestern region of Avenal, with scores between 50 and 75%, suggests relatively lower but still notable environmental and socio-economic concerns. This disparity within the city highlights the need for targeted interventions in areas with higher scores to address pollution and socio-economic vulnerabilities.

Further, the Federal Emergency Management Agency (FEMA) develops flood maps that identify areas with the highest risk of flooding, differentiating them by the degree of severity and frequency of flooding anticipated (Figure 21). As the map shows, the neighboring areas of Avenal exhibit a moderate fire hazard severity. Additionally, the southwest portion of the City and the northern borders exhibit areas within the 1% annual chance of flooding. This suggests a varied environmental risk profile in areas adjacent to Avenal, encompassing both fire and minimal flood risks.

Local Knowledge. Environmental conditions in the City of Avenal do not currently show significant neighborhood-level disparities, based on available local knowledge. There are no known public safety reports identifying differences in environmental quality—such as water quality, sewer infrastructure, or stormwater circulation—between neighborhoods. However, the absence of formal data may limit the city's ability to proactively address potential environmental justice concerns.

Some potential sources of pollution have been identified:

- The local landfill, which may pose air or groundwater contamination risks, although no environmental testing data is currently available to confirm the extent of its impact.
- Lead-based paint exposure in older housing stock may be another concern, particularly given the citywide aging condition of housing. Again, the city does not maintain data on the prevalence of this hazard.

There is no known environmental condition or site formally identified as unsuitable for residential development, nor has the city identified any existing developments significantly affected by environmental

hazards. However, without detailed environmental assessments, these risks remain undocumented but possible.

In terms of access to outdoor amenities, the city has made strides in providing park space and recreational facilities. However, park distribution is uneven, with most facilities concentrated in the northeastern and southwestern areas of Avenal. The eastern and northern portions of the city are noted to lack convenient access to parks and open spaces, which may limit opportunities for physical activity, especially for low-income families and youth in those areas.

Other key amenities—such as grocery stores and retail centers—are limited across the city. There are no reported disparities between neighborhoods in terms of access to healthy foods or shopping, but rather a citywide lack of commercial retail options, which contributes to Avenal being considered a "food desert" community under some definitions.

The city has not developed any new subdivisions or master-planned areas in recent years, and therefore no significant differences in environmental infrastructure, park availability, or public space access have emerged through new development patterns.

In conclusion, while Avenal does not show evidence of environmental disparities between neighborhoods, the city faces broad environmental challenges related to aging infrastructure, possible pollution sources, and limited park and food access in certain areas. These issues underscore the importance of environmental monitoring and equitable distribution of green space and resources in future planning and capital improvement strategies

Environmental Constraints

A community's environmental setting affects the feasibility and cost of developing housing. Environmental issues range from the availability of water to the suitability of land for development due to potential exposure to seismic, flooding, wildfire, and other hazards. If not properly recognized and accommodated in residential design, these environmental features could potentially increase the cost of housing and also endanger lives and property. This section summarizes environmental constraints to housing development in the city.

Floodplains

Portions of Avenal are within the 100-year floodplain as identified by the Federal Emergency Management Agency (FEMA) on their Flood Insurance Rate Map (see Figure ##).

Almost all of this area is west of State Highway 33 and wisely, the City has directed urban growth (including residential development) to the east of Highway 33. A smaller area located within the 100-year floodplain is situated along the channel of Arroyo Del Camino which emanates from the Kettleman Hills on the north side of the City. However, this flood area is focused within the immediate channel though it widens to a larger flood plain south of the urban area.

The City has enacted measures to mitigate flood risk including elevated building pads and foundations above the known flood level. Complying with flood plain requirements (such as elevating building pads) does generate an added cost but is not a constraint.

Seismic Zones and Landslide Potential

Avenal lies within a seismically active area. An earthquake measuring 6.7 on the Richter scale (Rs)

occurred in the Coalinga area in 1983, while a quake of 5.5 on the Rs occurred in the Avenal area in 1985. This quake had its epicenter five miles northeast of Avenal in the Kettleman Hills. This quake caused widespread cracks in buildings and pavement and broke numerous windows. Structural failures did not result from this event. Seven potentially active faults are located within 70 miles of Avenal, including a thrust fault lying 6-8 miles below the central axis of the Kettleman Hills anticline. This thrust fault appears to have caused the Coalinga and Avenal earthquakes. The United States Geological Survey Earthquake Faults and Landslide Map (summarized as Figure 7-5 in the Avenal General Plan) indicates that areas within the Kettleman Hills are moderately susceptible to landslides. The City has not designated any of these areas for residential development, so the potential impact on housing is minimal.

In order to offset potential impacts from seismic activity, Avenal requires all new residential construction to conform to the California Building Code Zone III standards. Compliance with these requirements does increase the cost of housing but recent projects indicate that this cost increase is not significant.

Wildfire

Wildland fire hazards have the potential to threaten life and property within portions of the City. Map 7-2 from the Avenal General Plan is based on data from CalFire and summarizes wildfire threats and indicates that the bulk of the city limits within the Kettleman Hills is subject to fire hazard, owing to steep slopes and grassy areas. Where the slopes interface with the urban areas of the City the fire hazard is defined as "High". For this reason, the City has directed most future urban development (including residential development) away from these areas.

Structural fires usually result from man-made causes and threaten industrial, residential and commercial structures, especially those built before building and fire codes were established. These substandard structures represent the highest potential for injury, death, or loss of property.

Kings County Fire Department is responsible for wildfire and urban fire prevention activities in the city. To reduce the potential impact of fires, the City ensures that developments comply with California Fire and Building Code requirements for health and safety though the city's site plan review process.

Soils

Agricultural uses may contaminate sites due to the use of pesticides and other chemicals. Soil contamination may be a concern if a Phase One Environmental Site Assessment determines there is a potential for soil contamination and contamination is substantiated by a Phase Two study.

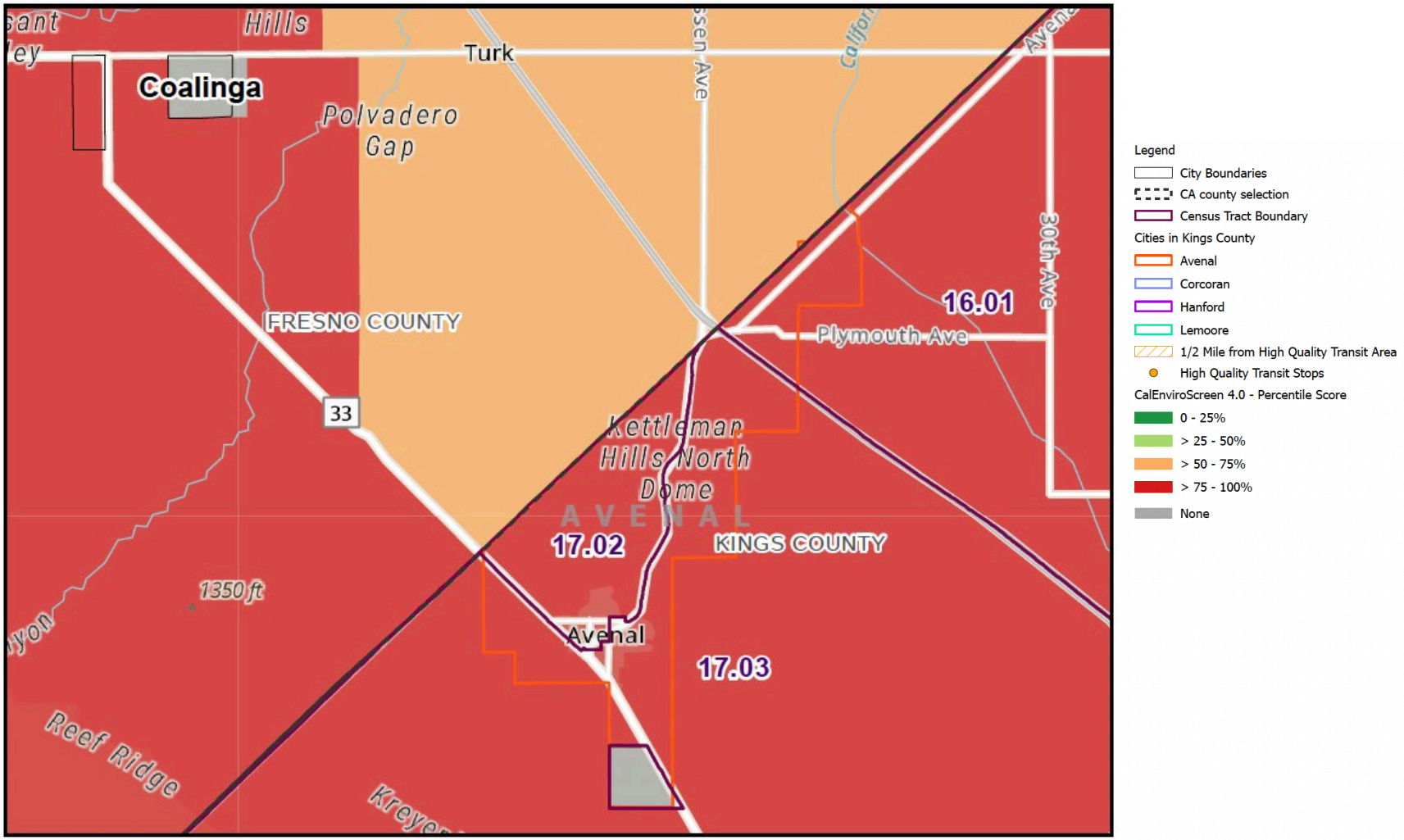
The City ensures that the necessary steps are taken to clean up residual hazardous wastes on any contaminated sites proposed for redevelopment or reuse. Soil evaluations are required as needed to ensure that risks are assessed, and appropriate remediation is provided. Developing housing on these sites can involve costs to remediate contaminated soil or groundwater. The remediation cost would typically be on the developer to address the clean-up and potential site contamination is not considered a constraint.

Conclusion

Environmental conditions in Avenal are not considered a constraint to development on identified sites and there are no other known conditions that preclude development such as access, shape, easements, environmental overlays, Williamson act contracts, conservation easements or contamination.

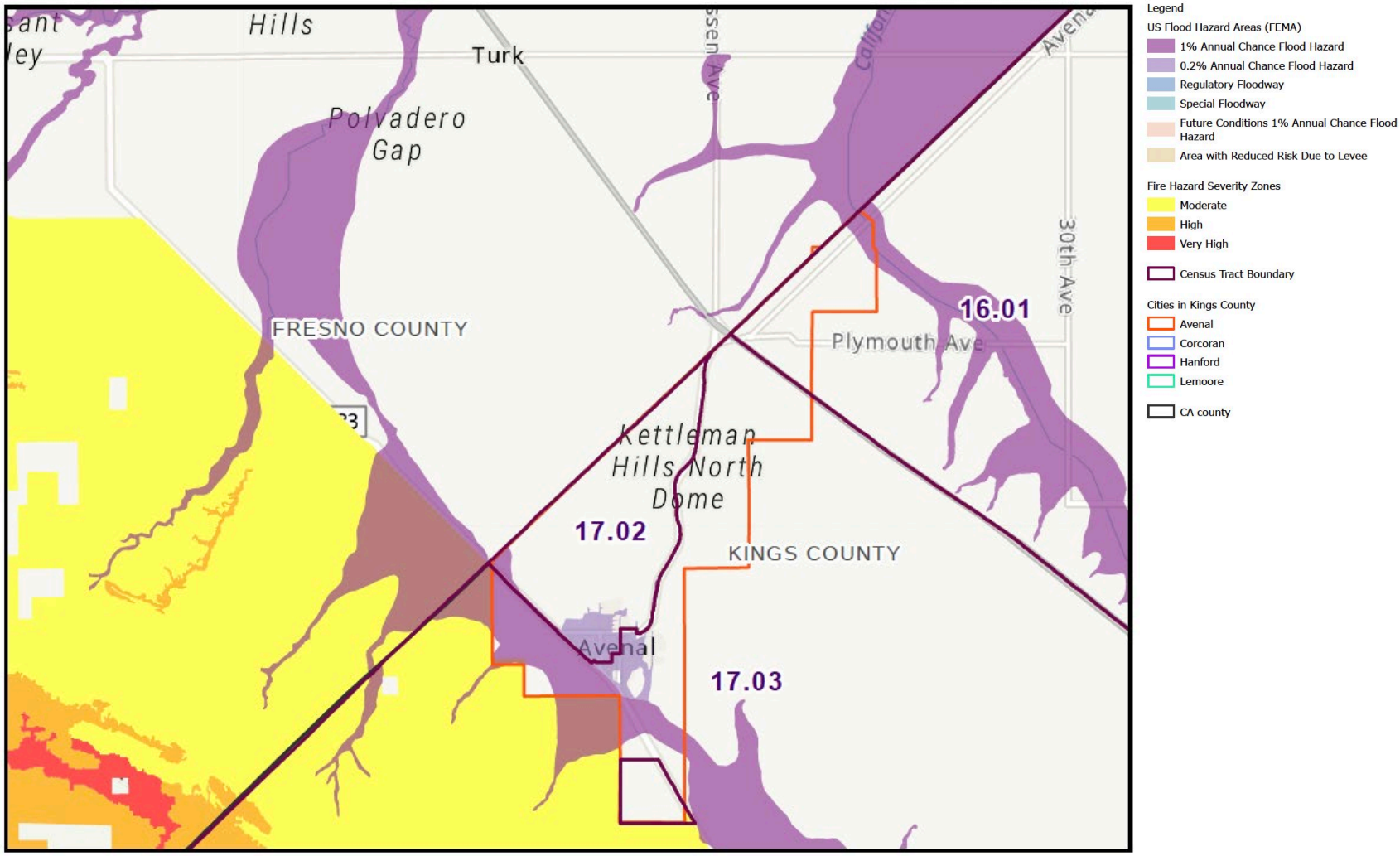
Recommended Action: None required.

Figure 20: CalEnviroScreen 4.0



Source: Caltrans, 2022; OEHHA, 2021.

Figure 21: Flood Hazard Zones



Source: Federal Emergency Management Agency (FEMA), 2022; OEHHA, 2021; CalFire, updated 2023.

D. Local Data, Knowledge, and Other Relevant Factors

The local information in this section was developed from local staff input, demographic characteristics, historical context, and observed trends affecting various population groups.

Segregation and Integration

Disability. There are no identified geographic concentrations of persons with disabilities in the City of Avenal. Based on local knowledge, individuals with disabilities appear to be dispersed uniformly throughout the community, with no particular areas identified as having a higher or lower presence of this population group.

The city currently has no known group homes or residential care facilities (RCFs) within its jurisdiction. Similarly, there are no records of permits issued for residential accessibility modifications—such as ramps or structural accommodations—and no requests for reasonable accommodations were received during the previous planning period. This absence of activity may reflect limited demand, underreporting, or a lack of awareness among residents about available resources and rights under fair housing law.

There are also no known recent accessibility improvements to the housing stock or public infrastructure, and no areas of the city have been identified as being in greater need of accessibility enhancements. However, given Avenal's aging housing stock and absence of new construction, there may be citywide deficiencies in accessible housing features, even if not formally documented.

Overall, while there is no evidence of disability-related segregation, the lack of documented accommodations or infrastructure upgrades highlights an opportunity for the City to enhance outreach, support inclusive housing practices, and ensure that persons with disabilities can access housing and community resources on an equal basis. Future planning efforts should consider proactive strategies to identify and address potential accessibility gaps across Avenal.

Familial Status. The City of Avenal does not exhibit any patterns of familial segregation. Families are distributed evenly across all areas of the city, with no neighborhoods identified as having a disproportionate concentration of either family or non-family households. This reflects the city's compact geography and the relatively uniform nature of its housing stock, which primarily consists of single-family homes suitable for households of various sizes.

There are two licensed child care facilities within the city: *Maria Resendez Family Child Care* and *KCAO Oasis Opportunity*, located on the eastern and southern boundaries of Avenal. While these facilities provide essential early childhood services, their peripheral locations suggest that residents in other parts of the city may have limited access to nearby child care options. However, due to the small size of the city, travel distances to these facilities are relatively modest and do not present a major barrier.

Overall, there is no evidence of segregation based on familial status, and households with children appear to have citywide access to residential areas. Nevertheless, the limited number and geographic concentration of child care providers highlight the need to explore strategies to expand child care access equitably as part of broader efforts to support families and working parents across the community.

Segregation and Integration – Income

The City of Avenal is characterized by widespread economic disadvantage, with the entire city considered a lower-income or high-poverty area. There are no areas within the city identified as higher-income, nor are there noticeable income disparities between neighborhoods. This uniformity is largely influenced by the city's economic base, which includes employment sectors such as corrections, agriculture, and public education—industries that typically provide limited income variability among residents.

While income levels are generally consistent across the city, there is some localized concentration of Housing Choice Voucher (HCV)/Section 8 households, particularly near the eastern and southern boundaries of the city, including areas such as *El Palmar* and *Heartstone Village*. These areas likely offer rental units that meet affordability criteria and housing quality standards required for voucher acceptance, though there is no indication of formal income-based segregation or exclusion in other parts of Avenal.

In terms of publicly financed housing, no developments supported by federal, state, or local housing finance programs (such as LIHTC) are currently known to exist within the city. The absence of such developments suggests a gap in permanently affordable housing infrastructure, which could limit long-term housing stability for extremely low- and very low-income residents.

In conclusion, while Avenal does not demonstrate income segregation at the neighborhood level, the citywide economic vulnerability and localized presence of voucher holders highlight the need for expanded affordable housing options and greater housing investment to improve income-based housing equity. Future planning efforts should prioritize the development of income-restricted units and support services to stabilize housing for the most economically disadvantaged residents.

Disparities in Access to Opportunity

Economic. The economic landscape of the City of Avenal is defined by a limited number of major employers, most notably Avenal State Prison and the Reef-Sunset School District, both located within city limits. A significant number of residents are also employed by Wonderful Pistachios, a large agricultural processor located over 30 minutes away in Lost Hills, California. This reliance on a small number of public sector and agricultural employers contributes to the city’s economic vulnerability and limits opportunities for economic diversification or upward mobility.

Historically, Avenal was developed around a thriving oil industry, which once supported a more diverse and prosperous local economy. However, the collapse of the oil sector led to significant job losses and a population decline, from which the city has not fully recovered. Since then, no new commercial or industrial centers have been developed within the city or in surrounding areas that would meaningfully expand local employment opportunities.

Avenal also faces significant technological and infrastructure limitations. Residents report poor internet and mobile connectivity citywide, which poses a barrier to modern economic participation, including remote work, online education, e-commerce, and digital services. The lack of high-speed broadband further constrains both individual economic advancement and broader business development potential.

At present, there are no known economic development programs or workforce initiatives in place within the city that are aimed at revitalizing the local economy or preparing the workforce for future industry needs. Without targeted investment or policy intervention, this economic stagnation is likely to persist, continuing to limit residents' access to high-quality job opportunities.

In summary, economic opportunity in Avenal is restricted by a narrow employment base, the absence of development initiatives, and infrastructure barriers such as poor internet access. These conditions affect all residents broadly, with no significant neighborhood-level disparities. However, they represent a citywide challenge to fair housing choice, as limited economic mobility may prevent residents—particularly lower-income and renter households—from affording stable, quality housing or relocating to opportunity-rich areas.

Transportation. The City of Avenal is served by the Kings Area Regional Transit (KART) system, which provides limited public transportation options within the county. A single fixed-route line operates in Avenal, with connections to Hanford and Lemoore—two larger cities that offer greater access to jobs, healthcare, and services. Locally, this transit line follows a loop path *along Highway 269 and San Joaquin Street, with all designated stops located north of Highway 269.*

While the KART system offers essential connectivity, transit service coverage and frequency are limited, and access is less convenient for residents living south of Highway 269. Additionally, the city lacks dedicated infrastructure for alternative transportation modes, such as protected bicycle lanes or fully connected pedestrian pathways. Although some roads feature “share the road” signage, there is no formal bike network, and walking paths are incomplete in certain areas.

Residents without access to a private vehicle face significant transportation challenges. Many rely on informal ride-sharing arrangements, often paying neighbors or acquaintances for transportation to work or appointments. The *Avenal State Prison* provides van services for employees, which helps offset the transportation burden for some. However, these solutions are inconsistent and not accessible to all residents, particularly those who need reliable access to medical care, educational institutions, or regional employment centers.

The physical condition of local roads varies. While most neighborhoods have streetlights, they are inconsistent at intersections, and overall road conditions are fair to poor, though the city has initiated a routine maintenance program. The only identified high-collision corridor is Skyline Boulevard, which also carries the most traffic volume.

To improve safety and mobility, the city has adopted a Safe Routes to School Plan and is actively seeking Active Transportation Program (ATP) funding for its implementation. This plan is designed to enhance pedestrian and bicycle infrastructure, especially for students. Most neighborhoods have sidewalks, and there are no major differences in pedestrian infrastructure access between neighborhoods.

Recent and ongoing infrastructure improvements include:

- Reconstruction of 7th Avenue
- Development of a new pocket park with fitness equipment
- Construction of a community building/sports facility on Hydril
- Planned 7th Avenue Trail from Skyline to Mariposa, for recreational and active transportation use

While Avenal’s transportation infrastructure does not exhibit stark neighborhood disparities, the city as a whole faces significant transportation limitation that constrain residents' access to opportunity. These include limited public transit, poor internet connectivity for telecommuting, minimal bike infrastructure, and an overreliance on informal transportation networks. Continued investment in multimodal

infrastructure and transportation equity will be essential to meet the needs of low-income, transit-dependent, and non-driving residents.

Environment. Environmental conditions in the City of Avenal do not currently show significant neighborhood-level disparities, based on available local knowledge. There are no known public safety reports identifying differences in environmental quality—such as water quality, sewer infrastructure, or stormwater circulation—between neighborhoods. However, the absence of formal data may limit the city's ability to proactively address potential environmental justice concerns.

Some potential sources of pollution have been identified:

- The local landfill, which may pose air or groundwater contamination risks, although no environmental testing data is currently available to confirm the extent of its impact.
- Lead-based paint exposure in older housing stock may be another concern, particularly given the citywide aging condition of housing. Again, the city does not maintain data on the prevalence of this hazard.

There is no known environmental condition or site formally identified as unsuitable for residential development, nor has the city identified any existing developments significantly affected by environmental hazards. However, without detailed environmental assessments, these risks remain undocumented but possible.

In terms of access to outdoor amenities, the city has made strides in providing park space and recreational facilities. However, park distribution is uneven, with most facilities concentrated in the northeastern and southwestern areas of Avenal. The eastern and northern portions of the city are noted to lack convenient access to parks and open spaces, which may limit opportunities for physical activity, especially for low-income families and youth in those areas.

Other key amenities—such as grocery stores and retail centers—are limited across the city. There are no reported disparities between neighborhoods in terms of access to healthy foods or shopping, but rather a citywide lack of commercial retail options, which contributes to Avenal being considered a "food desert" community under some definitions.

The city has not developed any new subdivisions or master-planned areas in recent years, and therefore no significant differences in environmental infrastructure, park availability, or public space access have emerged through new development patterns.

In conclusion, while Avenal does not show evidence of environmental disparities between neighborhoods, the city faces broad environmental challenges related to aging infrastructure, possible pollution sources, and limited park and food access in certain areas. These issues underscore the importance of environmental monitoring and equitable distribution of green space and resources in future planning and capital improvement strategies.

Disproportionate Housing Needs, Including Displacement

Overpayment. The City of Avenal is experiencing a citywide increase in housing costs, largely driven by a chronic shortage of available housing units. Both rental and for-sale prices have risen, although no neighborhood-specific differences in pricing have been identified. Given the city's uniformly low-income population, these rising costs are likely to result in a high incidence of housing cost burden (overpayment), particularly among renter households. However, no data is available to document eviction or foreclosure

patterns by neighborhood, and no formal records suggest localized displacement pressures.

Overcrowding. While no specific areas have been identified as having high rates of overcrowding, local knowledge suggests that overcrowding and multi-generational living are common citywide, particularly in response to housing shortages and affordability constraints. The lack of formal code enforcement data on this issue may mask the true extent of the problem.

Housing Conditions. Avenal's housing stock is predominantly older and in need of maintenance or rehabilitation, and this trend is consistent across all housing types and areas of the city. No neighborhoods have been singled out as having especially poor housing conditions, and there are no known differences in housing quality between single-family, multi-family, or mobile home units. However, because of the age of the housing stock, many homes may require safety, accessibility, or energy-efficiency upgrades.

The city has not seen any new subdivisions or master-planned developments in the past decade. As a result, there are no newer areas with upgraded infrastructure or better housing quality. Likewise, differences in rents or home prices based on housing location or age are not evident, due to the city's broadly uniform housing supply conditions.

There is very limited housing availability citywide, regardless of housing type or price point. This lack of supply exacerbates both overcrowding and cost burden, while reducing mobility and housing choice for residents.

No areas have been identified as experiencing a disproportionate number of code enforcement complaints, and there is no data to suggest variation in housing-related violations or complaints across neighborhoods.

Disproportionate housing needs in Avenal are not concentrated in specific neighborhoods, but are broadly experienced across the city. The lack of new development, aging housing stock, and low supply contribute to widespread issues of overpayment, overcrowding, and substandard housing conditions. Addressing these challenges will require significant public investment in housing rehabilitation, expansion of affordable housing supply, and continued monitoring to ensure housing conditions remain safe and habitable for all residents.

Persons Experiencing Homelessness. At this time, the City of Avenal reports no known locations where individuals experiencing homelessness congregate, such as informal encampments, vehicle-dwelling sites, or daytime gathering spots near public amenities like parks or libraries. This may reflect the small size and rural character of the city, the absence of local homelessness services, or underreporting or limited visibility of the unhoused population.

There are no dedicated emergency shelter programs or housing navigation services provided directly by the City. Instead, Avenal relies on Kings County and statewide programs to support individuals facing housing insecurity. These services may include emergency rental assistance, rapid rehousing, or homelessness prevention programs, though access is centralized at the county level and may not be easily navigable for all Avenal residents, particularly those without reliable transportation or internet access.

There are no neighborhood-level differences in access to these resources because such programs are not administered locally. This citywide absence of service delivery infrastructure underscores the importance of regional collaboration, as well as the need to enhance local outreach and referral networks to ensure vulnerable residents are connected with available resources.

In conclusion, while there is no visible concentration of homelessness within Avenal, the lack of local shelters, support services, and direct data collection may mask the extent of housing insecurity in the community. Strengthening coordination with Kings County's Continuum of Care and improving service accessibility within Avenal will be key to addressing the needs of persons at risk of or currently experiencing homelessness.

Displacement. Figure 19 shows that Census Tract 17.02 is fully at risk of displacement while Census Tract 16.01 has only low displacement risk. The City of Avenal has not identified any specific neighborhoods that have experienced significant displacement due to rising rents or home prices. However, local knowledge indicates that a lack of overall housing availability has led to increased housing costs and overcrowding across the city, which may exert indirect displacement pressure, particularly on low-income renters. Despite this trend, there is no formal documentation of widespread evictions or resident displacement attributed to redevelopment, gentrification, or infrastructure projects.

There have been no major local events—such as rezoning, demolitions, or natural disasters—that directly caused displacement. Instead, displacement risks in Avenal are largely driven by longstanding underinvestment in new housing and infrastructure, which constrains housing supply and limits residential mobility.

In terms of environmental risk, no areas within Avenal have been identified as more susceptible to damage due to building age, structural design, or environmental exposure. The city's housing stock is uniformly older, but there is no current data indicating elevated environmental vulnerability or differential risk between neighborhoods.

Additionally, the city does not conduct defensible space inspections or other proactive environmental hazard mitigation programs. There are no known areas prone to flash flooding or related environmental conditions outside of FEMA-designated zones that would impact residential stability.

In summary, while Avenal is not currently experiencing acute or localized displacement, the citywide housing shortage and increasing cost burden pose a chronic displacement risk, particularly for low-income and overcrowded households. Addressing these risks will require new affordable housing development, rehabilitation of existing units, and targeted investment to stabilize vulnerable residents before displacement becomes more pronounced.

Other Relevant Factors Influencing Fair Housing Conditions

Avenal's socio-economic development has been shaped by a distinct historical and economic trajectory. Originally established as a booming oil town, the city once attracted a more affluent population. However, following the collapse of the local oil industry, Avenal experienced significant population decline and economic disinvestment. In the 1960s and thereafter, the city was repopulated largely by migrant agricultural workers, contributing to a lasting shift in both the city's demographic composition and income distribution.

There is no documented history of redlining, restrictive covenants, or racially exclusionary zoning practices, though formal records are limited. Likewise, there are no known past zoning or land use decisions that directly influenced present-day socio-economic disparities. That said, the lack of housing and economic reinvestment since the oil industry's decline has likely contributed to persistent poverty and limited housing choice.

Settlement patterns in Avenal have remained relatively stable over the past several decades, with little to no new major housing or commercial developments. The absence of recent subdivisions or master-planned communities reflects the city's limited growth and constrained investment climate.

Avenal's land use pattern is significantly shaped by transportation corridors and major facilities. The city is bordered by Highway 33 to the west and bisected by Highway 269, which connects to Interstate 5 approximately five miles to the north. These roadways influence the city's connectivity and may create subtle barriers in land use or access to services. Additionally, two major land uses—the Avenal State Prison and the city landfill—play outsized roles in the city's economy and spatial development. While these facilities provide jobs and revenue, they may also deter private sector investment in surrounding areas, contributing to a lack of diverse economic activity and housing development.

There are no recent engineering assessments or capital improvement reports available that identify differences in infrastructure quality or public safety between neighborhoods. As such, current understanding of disparities in infrastructure access or service delivery is based primarily on qualitative observation and local knowledge rather than empirical evaluation.

Avenal's economic legacy, migration patterns, infrastructure placement, and limited development activity all contribute to current housing and opportunity patterns. While the city does not have a documented history of exclusionary policies, it faces structural challenges stemming from historical economic shifts, limited reinvestment, and geographic isolation that warrant targeted attention in future housing and community development planning.

E. Sites Analysis

This section provides a review of available vacant sites in the City of Avenal that would allow for and facilitate production of the city's regional share of housing as required by State Law. This data is supplemented with local knowledge of existing conditions in the community to present a more accurate depiction of fair housing issues in the City. Figures 22 and 23 present the vacant sites inventory of the City of Avenal.

To ensure adequate capacity for meeting the City of Avenal's 2024–2032 Regional Housing Needs Allocation (RHNA), the Housing Element includes a detailed inventory of land suitable for residential development. This includes both vacant parcels and non-vacant sites with realistic redevelopment potential, categorized and analyzed by zoning designation, existing use, and income level potential. Housing Element Appendix B: Land Use Inventory present parcel-level data for each site identified, including:

- Parcel size and Assessor's Parcel Number (APN)
- General Plan designation and zoning classification
- Current use and existing structures (if any)
- Realistic unit capacity based on allowed densities
- Status (vacant or underutilized)
- Income category assignment
- Availability of infrastructure

Figure 22: City of Avenal Vacant Sites 6,000 Square Feet or Greater

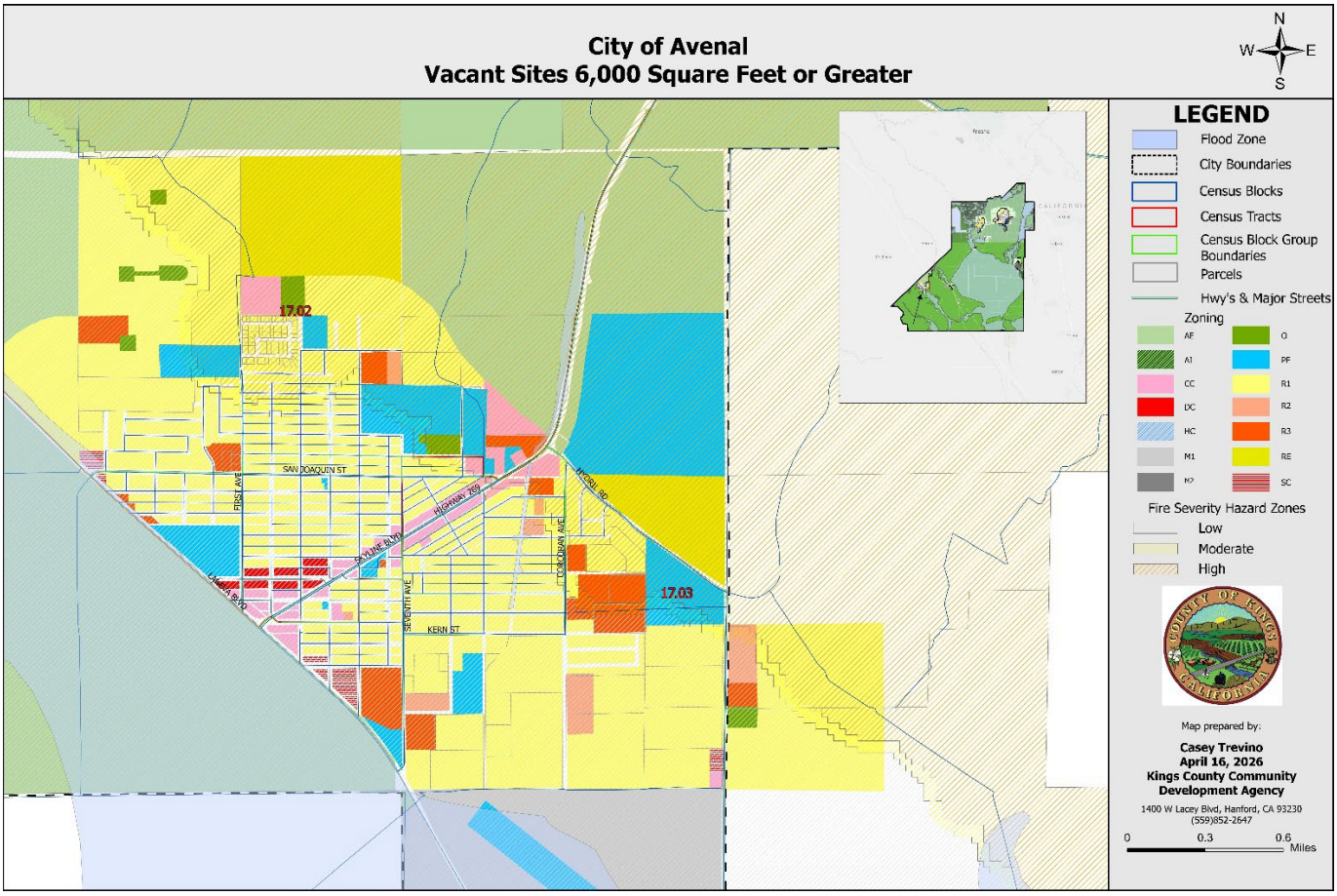


Figure 23: City of Avenal Vacant Sites by Income Level

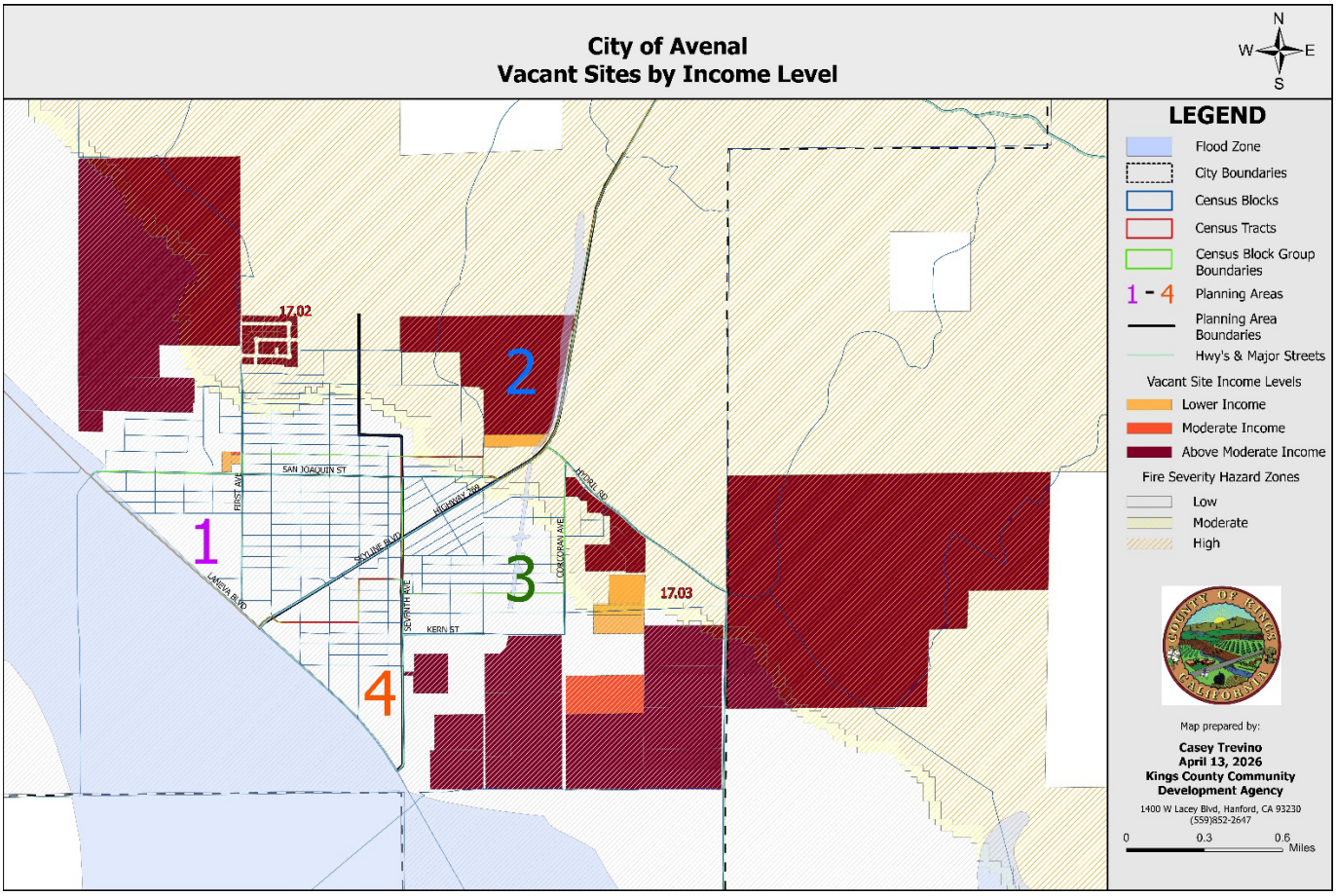


Figure 24: City of Avenal by Block Groups

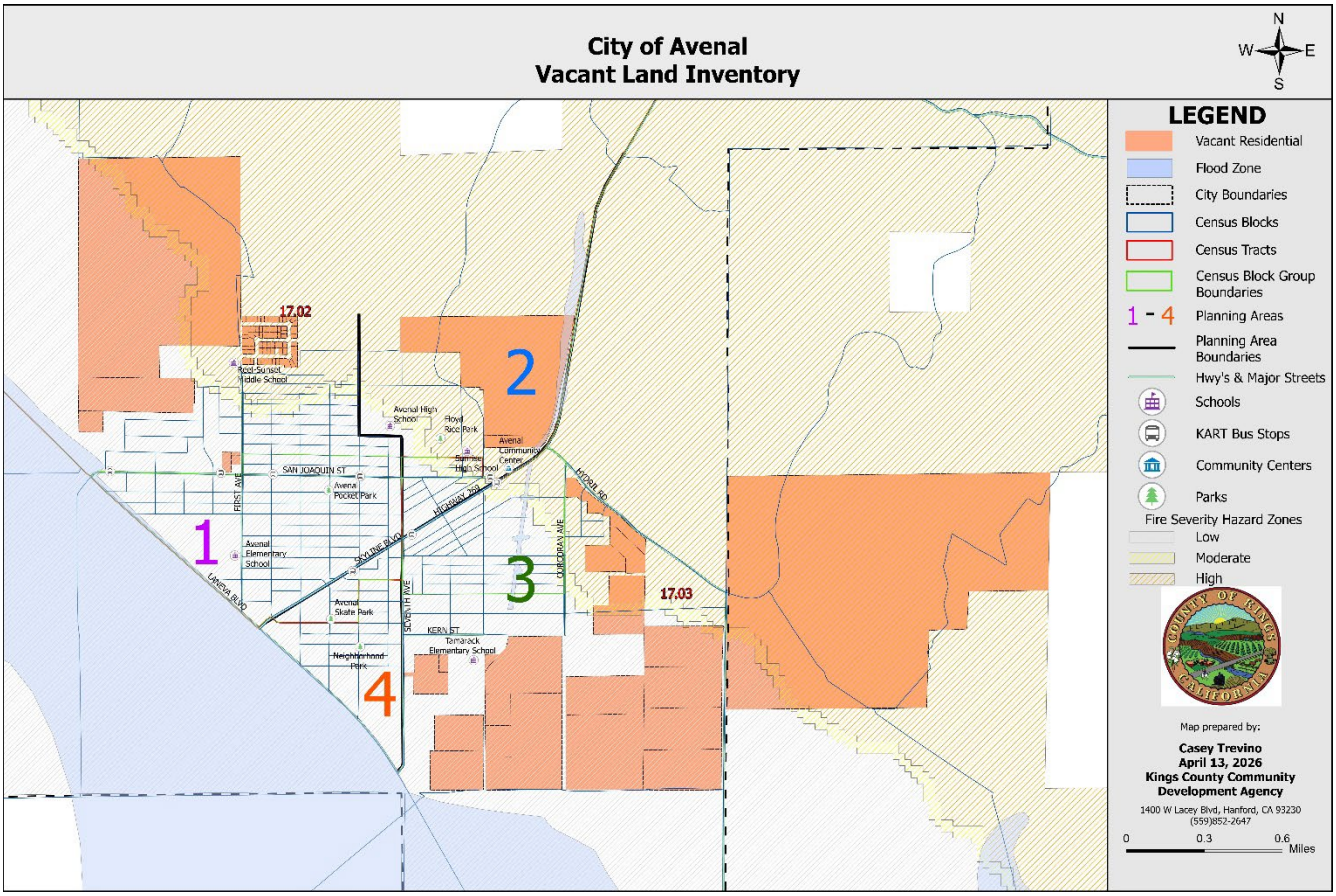
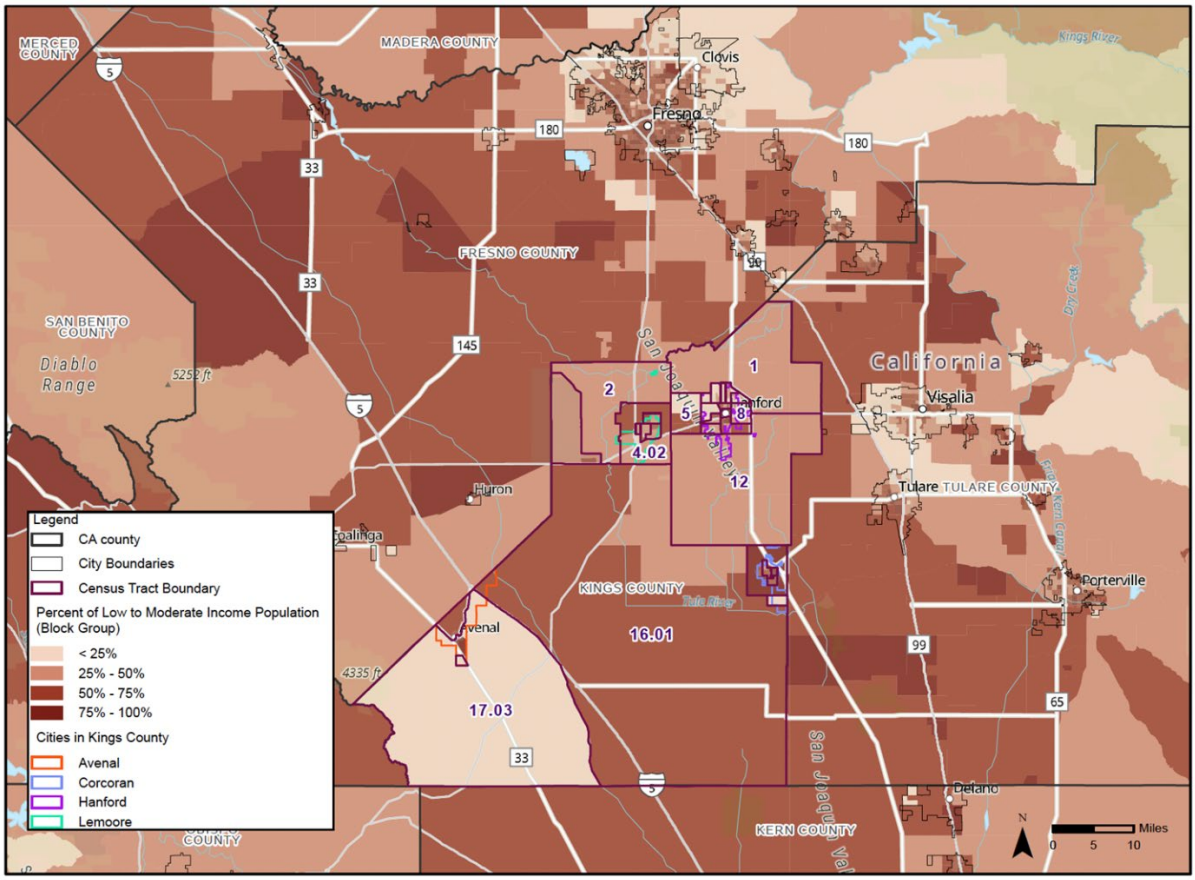


Figure 25: Low to Moderate Income Population by Block Group



Sources: California Department of Housing and Community Development (HUD), 2011-2015. Updated: March, 2023.

Redevelopment Potential of Non-vacant Sites

The City of Avenal is able to fulfill its lower-income RHNA obligations through utilizing vacant sites. The City has a RHNA allocation of 85 Extremely Low/Very Low/Low income units and 55 Moderate units. The City's land inventory is capable of accommodating 375 Extremely Low/Very Low and Low income units with vacant land designated for High Density Residential (R3) development. Two additional underutilized sites (APNs 038-432-012 and 038-432-010) zoned R3 are included in the Sites Inventory with a capacity of accommodating an additional 24 lower income units. However, these sites are not being depended upon to demonstrate the City's ability to meet the RHNA lower income RHNA requirements.

Similarly, the City's land inventory is capable of accommodating 196 Moderate units with vacant land designated for Medium Density Residential (R2) development. One additional underutilized site (APN 038-280-043) zoned R2 is included in the Sites Inventory with a capacity of accommodating an additional 48 moderate income units. Therefore, the City concludes that it has identify more than triple the amount of vacant land at appropriate densities to accommodate its lower and moderate income RHNA allocations.

Infrastructure and Public Services Availability

All identified sites are located within areas served by existing municipal infrastructure, including water, sewer, storm drainage, and roadway access, as verified through coordination with the City's Public Works and Utilities Departments. The FHA confirms that no major infrastructure extensions are needed to support development on these parcels during the 2024–2032 planning period. These sites also benefit from access to public transit routes, proximity to schools and parks, and proximity to commercial services, meeting state guidance for access to opportunity and promoting infill development consistent with environmental sustainability goals.

Small Sites Analysis

The City of Avenal acknowledges the importance of demonstrating the realistic potential for lower-income housing development on small sites, particularly those less than 0.5 acres in size. Data from the recent Census for Avenal on the suitability of small sites indicate that smaller, infill multifamily projects represent a growing share of new residential development, particularly in other cities in the county such as Hanford, Lemoore, and Corcoran, where land costs are comparatively moderate. Between 2017 and 2022, approximately 28% of new multifamily units were constructed on parcels smaller than 0.5 acres, achieving densities between 20 to 28 units per acre[4]. Specific examples of small sites include:

- Hanford – Elm Street Apartments (2021): Developed on a 0.45-acre site, achieved a density of 24 units per acre, and provided 6 units affordable to lower-income households through project-based voucher support.
- Lemoore – East D Street Flats (2020): Constructed on a 0.38-acre site, achieving a density of 26 units per acre, with 5 units reserved for very low-income households.

Sites Inventory Findings

Table 28 provides a summary of the RHNA allocation by income category and compares it with the total unit capacity identified across the site inventory. This ensures that the City has designated adequate capacity, including an identified buffer, to meet its assigned housing needs. The RHNA includes allocations for extremely low-, very low-, low-, moderate-, and above moderate-income units, all of which are addressed through the collective development potential of listed sites. Based on the site inventory presented in Appendix B, there are adequate sites to accommodate the RHNA housing units figures for Avenal.

Table 28: Land Inventory and RHNA Targets

	Income Category				
City of Avenal	**EL/VL**	**Low**	**Mod**	**Above Mod**	**Total**
RHNA (Table 2-32)	48	37	55	137	277
Housing sites	399		244	1,822	1,966
Adequate Capacity	Yes		Yes	Yes	Yes

[4] US Census / ACS Building Permits Survey 2022

The land use inventory tables in Appendix B clearly distinguish between vacant sites zoned for residential use and underutilized infill parcels within areas supported by existing infrastructure, allowable densities of the General Plan and Zoning Ordinance, size of the parcel, and public/private ownership.

The identified sites are located in zoning districts that allow residential development by right or with minimal entitlement requirements. High- and medium-density zones such as R-2, R-3, and Mixed-Use Residential (MUR) provide opportunities for multi-family housing at densities consistent with accommodating lower-income units. The default density threshold established under Government Code § 65583.2(c)(3)(B) for small jurisdictions in Kings County is met or exceeded on applicable sites.

The Element also describes development standards that ensure feasibility, such as minimum lot sizes, parking requirements, height allowances, and open space ratios, with reference to the Avenal Zoning Code. These standards have been reviewed to confirm that they do not unreasonably constrain development potential on sites listed for lower-income housing.

Census Tract 16.01. The only area identified as a Moderate Resource in the City of Avenal. It is also an area identified as High POC Segregation. All the census tracts in the City of Avenal are in the highest percentile bracket of the CalEnviroScreen 4.0 score that measures environmental hazard risk. One of the disadvantages of this area is that it does not provide access to employment opportunities within a 45 minute commute. There are no vacant sites identified in census tract 16.01.

Census Tract 17.02. This census tract is identified as an area with High Segregation and Poverty. This census tract has the highest rates of poverty and overpayment by renters in the City of Avenal. All the census tracts in the City of Avenal are in the highest percentile bracket of the CalEnviroScreen 4.0 score that measures environmental hazard risk. A portion of the census tract is in the 1% Annual Chance Flood Hazard. The majority of the vacant land in census tract 17.02 is outside of the 1% Annual Chance Flood Hazard. The sites accommodate lower density housing production.

Census Tract 17.03. This census tract is identified as an area with High Segregation and Poverty. This census tract has a higher percentage of overpayment by owners compared to renters. It also has the highest rates of overcrowded and severely overcrowded units. All the census tracts in the City of Avenal are in the highest percentile bracket of the CalEnviroScreen 4.0 score that measures environmental hazard risk.

Census Tract 9818. This census tract consists of the Avenal State Prison. There are no vacant sites identified in this census tract.

Table 29: Characteristics by City of Avenal Census Tracts

Characteristics	Census Tract 16.01	Census Tract 17.02	Census Tract 17.03	Census Tract 9818
TCAC/HCD Opportunity Areas	Moderate Resource	High Segregation & Poverty	High Segregation & Poverty	N/A
Local Median Income	$35,000 - $60,000	$35,000 - $60,000	$35,000 - $60,000	N/A
Poverty Status	20% - 30%	30% -40%	10% - 20%	< 10%
Local Racial Demographics	High POC Segregation	N/A	N/A	Racially Integrated
Local RCAAs	Not a RCAA	Not a RCAA	Not a RCAA	Not a RCAA
Single Parent Female Headed Households with Children	20% - 40%	20% - 40%	20% - 40%	N/A
Population with a Disability	< 10%	10% - 20%	< 10%	< 10%
Jobs Within 45-Minute Transit Commute	0	1 – 2,500 1-2,500	A small portion to the south has 1 – 2,500	0
CalEnviroScreen 4.0	75% - 100%	75% - 100%	75% - 100%	N/A
Flood Hazard Zones and Fire Hazard Severity Zones	Small north portion contain 1% Annual Chance Flood Hazard	Southern portions contain 1% Annual Chance Flood Hazard	Southern portions contain 1% Annual Chance Flood Hazard	No identified flood hazard
	No Identified Risk	No Identified Risk	No Identified Risk	No Identified Risk
Overcrowded Units	10%-15%	5.19% - 10%	10%-15%	N/A
Severely Overcrowded Units	< 2.5%	< 2.5%	2.5%-6.5%	N/A
Overpayment by Renters	< 20%	40% - 60%	20%-40%	N/A
Overpayment by Homeowners	20%-40%	< 20%	20%-40%	N/A
Estimated Displacement Risk	At Risk Displacement	At Risk Displacement	At Risk Displacement	N/A

Table 30 below provides additional details regarding the distribution of housing sites throughout the City.

Table 30: Identified Sites and Affirmatively Furthering Fair Housing (AFFH)

Characteristic	Census Tract 16.01	Census Tract 17.02	Census Tract 17.03	Census Tract 9818
Socio-economic Characteristics				
TCAC Resource Category	Moderate Resource	High Segregation & Poverty	High Segregation & Poverty	N/A
Median Income	$35,000 - $60,000	$35,000 - $60,000	$35,000 - $60,000	N/A
Poverty Level	20% - 30%	30% -40%	10% - 20%	< 10%
Persons with Disabilities	< 10%	10% - 20%	< 10%	< 10%
Overpayment	< 20%	40% - 60%	20%-40%	N/A
Overcrowding	10%-15%	5.19% - 10%	10%-15%	N/A
Displacement Risk	At Risk Displacement	At Risk Displacement	At Risk Displacement	N/A
Regional Housing Need Allocation				
Lower Income	0	92	307	0
Moderate Income	0	2	242	0
Above Moderate Income	0	524	655	0
TOTAL	0	618	1,204	0

Discussion

- Distribution of the total RHNA

  The City's housing capacity to accommodate its RHNA is highly concentrated within Census Tracts 17.02 and 17.03, which together account for 100 percent of the total identified residential capacity. Specifically, Census Tract 17.02 contains 976 units of capacity and Census Tract 17.03 contains 362 units, while no capacity is located in Census Tract 16.01 or Census Tract 9818. This concentration reflects the City's geographic extent, as the majority of the City lies within these two census tracts.

- Magnitude of the Distribution on Socio-Economic Characteristics

  The magnitude of the impact on socio-economic characteristics is minimal, as all housing capacity is located within Census Tracts 17.02 and 17.03, both of which are designated as High Segregation & Poverty areas. These conditions indicate that socio-economic characteristics such as lower median incomes and higher poverty rates are present throughout the City. As a result, future housing development is likely to occur within areas that already experience these conditions.

- Lower-income RHNA Concentrations and the Magnitude of the Impact

Lower-income housing capacity is concentrated entirely within Census Tracts 17.02 and 17.03, with 92 units located in Tract 17.02 and 307 units located in Tract 17.03. No lower-income capacity is identified in Census Tract 16.01 or Census Tract 9818. As a result, 100 percent of the City's lower-income housing capacity is located within areas designated as High Segregation & Poverty. The magnitude of this concentration is significant, as it reflects existing citywide socio-economic conditions and limits opportunities to distribute lower-income housing in areas of varying resource levels.

- Moderate and Above Moderate-income RHNA and the Magnitude of the Impact

  Moderate and above moderate-income housing capacity is also concentrated within Census Tracts 17.02 and 17.03. Moderate-income capacity is located almost entirely within Census Tract 17.03, while above moderate-income capacity is distributed between both tracts, with 524 units in Tract 17.02 and 655 units in Tract 17.03. No moderate- or above moderate-income capacity is located in Census Tract 16.01 or Census Tract 9818. The magnitude of this concentration is significant, as all housing capacity across income levels is located within areas designated as High Segregation & Poverty.

Conclusion:

Overall, the identified sites are likely to maintain existing socio-economic patterns, as housing capacity across all income levels is concentrated within areas designated as High Segregation & Poverty.

Identification of Contributing Factors and Fair Housing

The City of Avenal supports the recommendations of the 2014 San Joaquin Valley Fair Housing and Equity Assessment (FHEA) that was prepared by the California Coalition for Rural Housing. The FHEA analyzes patterns in racial and economic segregation, discusses how segregation impacts individuals' and families' ability to access housing opportunity, and proposes strategies and recommendations to create more equitable and integrated communities.

Based on the issues identified in this Fair Housing Analysis, the following are the top 5 issues to be addressed through the programs in the Housing Plan:

1. Maintaining and preserving the existing affordable housing stock;
2. Assisting in the provision of housing;
3. Removing governmental constraints, as necessary;
4. Providing adequate sites to achieve a variety and diversity of housing; and
5. Promoting equal housing opportunity.

After considering these issues and FHEA recommendations, the City has identified in Table 30

- potential contributing factors to fair housing issues in Avenal and outlines the meaningful actions to be taken. The meaningful actions listed in the Table relate to the actions identified in the Housing Element.

Table 31: Factors Contributing to Fair Housing Issues

Fair Housing Issue	Contributing Factors	Priority	Meaningful Actions
Limitations in local Consolidated Planning Processes, ongoing CDBG and HOME funding allocations, Housing Elements Processes, and other city planning documents.	Existing low-density residential development under general plan and zoning code Gap between low density and medium density and high-density classification	High	Program 1.10 Assist Affordable Housing: Through direct financial assistance such as CDBG and HOME, priority entitlement processing, regulatory incentives such as density bonus and modified development standards
Assist in the provision of housing by removing government constraints and promoting equal housing opportunity	Limitations in zoning code and density classifications Permission of pre-approved design, and development standards	High	Programs 1.9 Section 8 Rental Assistance Program 1.13 Emergency Shelters and Transitional/Supportive Housing Program 1.14 Farmworker and Employee Housing Program 1.11 Special Needs Housing for Seniors and Persons with Disabilities
Funding for marginalized or distressed communities, such as Transit Oriented Development Funds, Strategic Growth Council grants, HCD's Housing-Related Parks Program, Safe Routes to School, and Brownfield funding.	Ensuring funding is available for marginalized and distressed community	High	Research, identify, and apply for funds available through the CDBG and HOME Programs, Mobile home Park Rehabilitation and Resident Ownership Program (MPRROP), United States Department of Agriculture (USDA), Cap-and-Trade Program, and other funding sources that support affordable housing development and

			preservation, infrastructure investment, energy efficiency, homeownership, code enforcement, farmworker housing, etc. Program 1.8 First-Time Homebuyer Program Program 1.9 Section 8 Rental Assistance Program 1.17 Energy Conservation
Provide guidance for site selection of affordable housing developments.	Housing Element identifies adequate sites to accommodate the City's share of the Regional Housing Needs Allocation of 277 units	High	Program 1.4 Adequate Sites: Adequate sites are those with sufficient development and density standards, water and sewer services, and adequate infrastructure.
Develop a program to educate and encourage landlords to accept Housing Choice Vouchers.	Lack of readily available information regarding fair housing resources and assistance to persons in filing a complaint Lack of education of public and housing providers regarding rights and responsibilities under the AFH and FEHA	High	Program 1.16 Promote Equal Housing Opportunities
Develop and implement a proactive code enforcement program that holds property owners accountable and proactively plans for resident relocation when necessary.	Code enforcement	High	Program 1.1 Code Enforcement Program 1.2 Housing Rehabilitation Program,
Prioritize basic infrastructure improvements like water, sewer, and streetlights.	Ensuring availability of basic infrastructure to proposed development of lower-income households	High	Program 1.4 Adequate Sites

Disproportionate Housing Needs, including Overpayment and Substandard Housing	Ongoing need for affordable housing Need for assistance with monthly housing costs Lack of local information regarding available housing rehabilitation, emergency repair, and weatherization programs Need for targeted housing revitalization strategies	Medium	Program 1.9 Section 8 Rental Assistance Program 1.13 Emergency Shelters and Transitional/Supportive Housing Program 1.14 Farmworker and Employee Housing 1.11 Special Needs Housing for Seniors and Persons with Disabilities
Use design tools to seamlessly integrate affordable housing development into larger mixed-income developments.	Limitations in zoning code and density classifications · Approval process	Medium	Program 1.10 Affordable Housing Assistance
Displacement Risk	Land use and zoning laws Displacement of residents due to economic pressures	Medium	Program 1.3 Preservation of At-Risk Affordable Housing and Mobile Home Parks

.

ATTACHMENT: City of Avenal Questionnaire to City Staff.

Responses from staff provided local insight into existing conditions, trends, and potential development in the City.

Segregation and Integration

Race

- Any areas or neighborhoods considered to be concentrated minority communities??
  - None. All areas of the city are considered concentrated minority communities.
- Are any areas known to have particularly low concentrations of minority residents?
  - No, the city's demographic is made up primarily of minority residents with no low concentrations in any specific areas.
- Are there any known historic factors that have led to these p atterns? Are there current factors that reinforce these patterns? Are there any factors that are changing these patterns over time?
  - Potentially the history of oil discovery and its subsequent collapse that led to a steady decline of bot the economy and population until an influx of agricultural workers repopulated the city and surrounding area in the 1960s.

Disability

- Any areas or neighborhoods with concentrations of persons with disabilities?
  - No known concentrations of persons with disabilities.
- Any concentrations of group homes or residential care facilities?
  - No know RCF or Group Homes in the City
- Have there been any permits issued for construction of ramp or other accessibility modifications to homes in the area?
  - None known
- Have any requests for reasonable accommodation been made during the last planning period?
  - No
- Any locational differences in terms of disabilities? Recent accessibility improvements? Areas in need of improvements?
  - No.

Familial Status

- Any areas or neighborhoods with concentrations of families? Non-families or smaller homes?
  - No, families are throughout the city
- Any child care facilities? Any locational differences?
  - There are two child care facilities on the eastern and southern boundary of the city: Maria Resendez Family Child Care and KCAO Oasis Opportunity

Income

- Any areas of the community that are considered to be lower-income, high-poverty areas?
  - The entire city is considered lower-income.
- Any areas of the community that are considered to be higher-income areas?
  - No.
- Are there any known areas where a lot of HCV/Section 8 renters live?

  - The eastern and southern boundary of town: El Palmar, Heartstone Village
- Any housing assisted by public financing in the city? If so, any areas of the city with a concentration of housing assisted by public financing?
  - None known

Disparities in Access to Opportunity Education

- Discuss local schools and geographic availability
  - Reef-Sunset School District:
    - Reef-sunset Middle School
    - Sunrise High School
    - Avenal High School
    - Tamarack Elementary School
    - Avenal Elementary School
  - Other:
    - Reef-Sunset Secondary School
    - Avenal Adult School
  - Schools are located generally on the north side of HWY 269 with the exception of Tamarack Elementary
- Discuss local school performance compared to the region
  - Per US NEWS: In Reef-Sunset Unified School District, 19% of elementary students tested at or above the proficient level for reading, and 11% tested at or above that level for math. Also, 24% of middle school students tested at or above the proficient level for reading, and 15% tested at or above that level for math. And 44% of high school students tested at or above the proficient level for reading, and 8% tested at or above that level for math.
  - Per CAASPP: 18.7% met or exceeded standard for ELA; 9.07% met or exceeded standard for math
- Discuss local performance and any differences in access to education opportunities from neighborhood to neighborhood
  - None; there are no differences to access to education opportunities; small city and small school district. School performance likely due to other factors other than access to school
- Discuss any upper education opportunities, including vocational opportunities
  - West hills college – Avenal Campus (Community College)
  - Avenal Adult School
  - Avenal High School Career Center
- Discuss any trends and past and current local efforts to improve access to education opportunities
  - Adult School has classes & Wonderful prepares high School student for college.
- Do community members have the opportunity to select the schools that their students attend, or are schools assigned by geography? Are there private or charter options in the community? If families have the ability to select schools, are there higher-demand schools in the community?
  - Limited options for schools; there is one middle school and two each of elementary and high schools – these are geographically based. No known charters or private schools in city limits.
- Are there any known factors that influence the current rates of high school graduation or college attendance?

    - No known; potentially the performance metrics for absenteeism, suspension, English learner progress, math, and language arts. Despite this, Sunset-Reef has a high graduation rate.
- Are there any organizations that provide services like tutoring that could help to improve educational outcomes? Any differences between neighborhoods in terms of access?
    - None known
- Any new subdivisions? New master planned areas? Differences in schools?
    - No

Economic

- What are the major employers in the area, or major industries? Where are they located?
    - Are there major industries that are not nearby that many residents work in?
        - Avenal State Prison (within city limits)
        - Wonderful Pistachio (30+ mins away in Lost Hills, CA)
        - Sunset-Reef School District (within city limits)
    - How has this changed recently? Are there new areas of the county that have developed commercial or industrial uses? Or are there areas that were previously job centers that are no longer in as high of use?
        - The City's rich oil history and subsequent collapse of the oil industry led to a mass exodus.
- Is high-speed internet readily available in the area? Do any areas have known challenges with cell signal access?
    - The signal is really bad and all the town has issues with internet access and it slow.
- Are there any known economic development programs or initiatives planned or in place that might influence the jobs landscape in the next ten years?
    - No.

Transportation

- Discuss countywide transportation system, including different modes
    - KART – Kings Area Regional Transit runs one line on a fixed route with stops ultimately in Hanford and Lemoore.
- Discuss local access to the countywide transportation system, such as routes and locations
    - All fixed route stops are north of hwy 269; but operates in a 'loop path along hwy 269 and San Joaquin Street
- Discuss any local efforts to assist access to different transportation modes, including public transit, walking and biking.
    - Limited dedicated walking and bike paths
- How do residents without access to a car travel to work or to access resources like medical care? Is this different depending on the industry that residents work in?
    - They ask one another for rides to get to work for a fee. The Avenal State Prison uses vans to come to work and make it more feasible.
- Any engineering reports or assessments of capital improvements? Any differences between neighborhoods?
    - no assessments, no maintenance districts
- What are the physical conditions of local roads like? Are there street lights, traffic lights, or bike infrastructure in any parts of the community?

  - most of the community has some streetlights, but they are lacking at intersections. The roads are not in great condition, but we have begun a road maintenance plan, and this year we will begin routine street maintenance. there is no bike infrastructure within the city, a few roads have share the road signs. street lights are along Skyline, owned and operated by Caltrans.
- Are there known high-collision corridors or areas of high traffic on a regular basis?
  - Skyline Blvd, high collision corridor and has the most traffic.
- Any Safe Routes to Schools plans or programs in place? Where in the community are sidewalks available or not available? Any differences between neighborhoods?
  - most of the city has sidewalks in all neighborhoods, We've have a safe routes to school plan in place, we are actively seeking ATP funding for the implementation of this plan.
- Any major community facilities and any differences in access between neighborhoods?
  - City parks, the boxing gym, newly constructed pocket park behind the gym along with workout equipment. senior center near downtown, and we are starting on the construction of a community building/ sports facility on Hydril.
- Any differences between neighborhoods in terms of access to transportation options? Biking? Walking?
  - None, the city is actively looking to improve citywide.
- Have there been any major infrastructure investments in the recent past? This can include, but is not limited to, roads, bridges, or water/sewer infrastructure. Are there any major infrastructure projects planned for the next ten years?
  - Yes 7th avenue reconstruction has been complete, pocket park is finishing up, community building/ sports facility on hydril is to be completed this year. the city recieved funding for 7th ave trail from skyline to mariposa.

Environment

- Any public safety reports (e.g., water quality, sewer, circulation)? Any differences between neighborhoods?
  - None known
- Are there known major sources of pollution in the area? Where are they located, if so?
  - This could include things like industrial sources, groundwater contamination from agriculture, or lead paint exposure in older homes.
    - Potentially the landfill causing air or groundwater pollution; potentially lead paint in older homes; however the City does not have data on this.
  - Are there places where residential development should be avoided due to environmental conditions, or where existing environmental conditions are negatively effecting residents?
    - Unknown without date
- Do any neighborhoods lack access to parks or other outdoor spaces? Are there other notable community amenities, and where are they? Any differences between neighborhoods in terms of access?
- Are there any new subdivisions or new master planned areas? Any differences in parks, other amenities between neighborhoods?
  - Parks are distributed on the NE and SW areas of the City; lacking on the east side and to the north

- Are there any differences between neighborhoods with respect to access to shopping? Healthy foods?
    - None; equal lack of access throughout

Disproportionate Housing Needs, including Displacement

Overpayment

- Any recent increases in rents or sales prices? Any differences between neighborhoods? How does that compare to incomes in the area?
    - Lack of supply has driven prices up citywide
- Any patterns of evictions or foreclosures between neighborhoods?
    - None known

Overcrowding

- Are there any areas that are known to have higher rates of household overcrowding, such as "doubling-up" families in one house? Any information from code enforcement officers?
    - None known; though it is anticipated many residential units are overcrowded and multi-generational

Housing Conditions

- Any areas of the City with more or less units in need of rehabilitation and replacement
    - The City's housing stock is older throughout
- Any differences in housing conditions based on unit types (single family, multifamily, mobilehome) and locations
    - No differences, most housing stock is older
- Are there any known areas where the physical conditions of housing suggest a high need for rehabilitation for safety or accessibility reasons?
    - Citywide, no distinction between areas or neighborhoods.
- Have there been any subdivisions developed in the past ten years? If so, how large were the lots in these developments? Are there differences between new subdivisions and older areas? any new master planned areas that have different infrastructure? Differences in rents and prices and locational differences?
    - No
- Are there any types of housing that are known to be not widely available? If so, which neighborhoods?
    - There is very little housing available citywide
- Are there any areas where there have been a high rate of code enforcement complaints? What were the issues that drove the complaint?
    - None known

Persons Experiencing Homelessness

- Are there any areas where homeless community members tend to congregate? This could either be encampment areas, parking areas where people who live in vehicles park, or areas where people congregate during the day, such as libraries, parks, or community centers. If so, is there access to transportation, services and programs?
    - None known

- Any programs to provide emergency rental assistance? If so, how is that assistance available? Any differences between neighborhoods?
    - The City relies on countywide and statewide assistance and programs

Displacement

- Any areas or neighborhoods that have experienced significant increases in rents and sales prices? Are people moving or evicted as a result?
    - None known; overall housing is not available in the city and it drives up prices and overcrowding.
- Any local events that led to displacement?
    - Lack of housing and investment
- Do any areas have a higher percentage of housing with higher susceptibility to environmental damage due to building age or design?
    - No
- Are defensible space inspections performed? Any other similar environmental hazard prevention programming?
    - No
- Are there any areas that might not be in a FEMA zone but which might have a tendency to experience flash floods during storms due to a lack of stormwater infrastructure or ground absorption/permeability?
    - No

Other Relevant Factors

- Describe any historical events, past populations, waves of immigration and development, redlining, financial investments, conditions, covenants and restrictions that influenced socio-economic patterns
    - Historic oil town with many more affluent residents leaving and agricultural workers migrating in.
- Describe any past zoning or land use decisions that influenced socio-economic patterns
    - None known
- Describe any settlement trends, major developments or population trends that influenced socio-economic patterns
    - Same as above; the oil investment and then lack thereof causing large numbers of people to leave.
- Does the city have any defining features to the land use pattern? Topography, Railroads? Highways? Major roadways? Does that influence socio-economic patterns?
    - The city is bounded by HWY 33 to the west and dissected by HWY 269 which leads to Interstate 5 approximately 5 miles north of the City.
    - The City also has a landfill and prison to generate money.
- Any recent engineering reports, assessments of infrastructure supply or quality, public safety reports, capital improvement program? Does this information describe or show any differences? None Known

Kings County • Corcoran • Hanford • Avenal • Kings (Unincorporated)

APPENDIX D3: CITY OF CORCORAN

FAIR HOUSING ANALYSIS

April 2026

Prepared By:

Realty Planners Group
City of Corcoran Staff

Kings County *Corcoran* *Hanford* *Avenal* *Kings (Unincorporated)*

APPENDIX D3: CITY OF CORCORAN FAIR HOUSING ANALYSIS

TABLE OF CONTENTS

A. Local Assessment of Fair Housing 1
Introduction 1
Outreach Program 2
B. Assessment of Fair Housing Issues 3
Key Data and Background Information 3
Integration and Segregation 5
Racially/Ethnically Concentrated Areas of Poverty (R/ECAPs) and Racial Concentration (RCAA) 8
Disparities in Access to Opportunity 31
Disproportionate Housing Needs and Displacement Risk 45
C. Constraints 60
Governmental Constraints 60
Non-Governmental Constraints 63
Environmental Constraints 64
D. Local Data Knowledge and Other Relevant Factors 67
E. Site Analysis 74
Review of Past Accomplishments 74
Redevelopment Potential of Non-Vacant Sites 74
Infrastructure and Public Services Availability 75
Small Site Analysis 76
Environmental Constraints Affecting Site Suitability 77
Site Inventory Findings 78
Actons to Affirmatively Further Fair Housing 87
Contributing Factors 90
Attachment: City of Corocoran Questionnaire to City Staff 93

TABLES

Table 1: Kings County Household Population Growth, 1990-2020 5
Table 2: Race and Ethnicity 6
Table 3: Population by Race by Hispanic Origin Over Time 6
Table 4: Median Household Income 14
Table 5: Household Income Distribution by Tenure .....
Table 6 Median Household Income by Race or Hispanic Origin 15
Table 7: Total Households in Poverty 18
Table 8: Percent of Households in Poverty Over Time 18
Table 9: Household Characteristics 20
Table 10: Large Households 20
Table 11: Household Type by Tenure 20
Table 12: Populations with a Disability 24
Table 13: Agricultural Employment by Jurisdiction 26
Table 14: Hired Farm Labor-Workers, Kings County 28
Table 15: Agricultural Employment by Jurisdiction 39
Table 16: Hired Farm Labor-Workers, Kings County 40
Table 17: Travel Time to Work 41
Table 18: Work Locations of City/County Resident Workers 41
Table 19: Median Monthly Housing Costs Over Time 42
Table 20: Median Monthly Housing Costs Over Time by Tenure 42
Table 21: Household Overpayment by Tenure 48
Table 22: Overcrowding by Tenure 49
Table 23: Homeless Persons 55
Table 24: Shelter Facilities in Kings County 56
Table 25: Land Inventory and RHNA Targets 78
Table 26: City of Corcoran Census Tract Characteristics 84
Table 27: Actions to Affirmatively Further Fair Housing 87
Table 28: Factors Contributing to Fair Housing Issues 90

FIGURES

Figure 1: Kings County Map 4
Figure 2: Local Racial Demographics 7
Figure 3: Racial/Ethinic Area of Concentration of Poverty (R/ECAP) 16
Figure 4: Local RCAAs 11
Figure 5: High Poverty & Segregated Areas 12
Figure 6: Local Median Income 16
Figure 7: Poverty Status (ACS, 2017-2021) - TRACT 17
Figure 8: Single-Parent Femal-Headed Households with Children 23
Figure 9: Population with a Disability 27
Figure 10: TCAC/HCD Opportunity Areas, 2023 33
Figure 11: City of Corcoran All Transit Performance Score 35
Figure 12: City of Corcoran High Quality Transit Stops and Tranit Area (1/2 mile) 36
Figure 13: Jobs within 45-minute Transit Commute. 37
Figure 14: Employment by Industry of Kings County Workforce 38
Figure 15: School Districts in Kings County 44
Figure 16: TCAC/HCD Opportunity Areas, 2023 47
Figure 17: Overpayment by renters (ACS, 2017-2021) – Tract Level 50
Figure 18: Percentage of Homeowners Overpaying 51

Figure 19:Overcrowding in Corcoran.....53
Figure 20: Estimated Displacement Risk – Overall Displacement 59
Figure 21: CalEnviroScreen 4.0 65
Figure 22: Flood Hazard Zones.....66
Figure 23: City of Corcoran and Surrounding Area Vacant Sites 6,000 sqft or Greater.....79
Figure 24: City of Corcoran and Surrounding Area Vacant Land Inventory .....
Figure 24: City of Corcoran and Surrounding Area by Income Level 81

A Local Assessment of Fair Housing

Introduction

Assembly Bill (AB) 686 requires that all housing elements due on or after January 1, 2021, contain an Assessment of Fair Housing (AFH) consistent with the core elements of the analysis required by the federal Affirmatively Furthering Fair Housing (AFFH) Final Rule of July 16, 2015. Under California law, AFFH means "taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics."[1]

California Government Code Section 65583 (10)(A)(ii) requires local jurisdictions to analyze racially or ethnically concentrated areas of poverty and affluence, disparities in access to opportunity, and disproportionate housing needs, including displacement risk. Although this is the Housing Element for the County of Kings, Government Code Section 65583 (c) (10) requires all local jurisdictions to address patterns locally and regionally to compare conditions at the local level to the rest of the region. This section is organized by fair housing topics to address the identified issues which are included throughout the section. Through discussions with housing service providers, fair housing advocates, and this assessment of fair housing issues, the City of Corcoran identified factors that contribute to fair housing issues.

The AFFH analysis must contain the following:

1. Outreach
2. Assessment of Fair Housing
    a. Key Data and Background Information
    b. Fair Housing Enforcement and Outreach Capacity
    c. Integration and Segregation Patterns and Trends
    d. Racially or Ethnically Concentrated Areas of Poverty
    e. Disparities in Access to Opportunity
    f. Disproportional Housings Needs
    g. Displacement Risk
3. Sites Inventory
4. Identification

[1] California Department of Housing and Community Development, *Affirmatively Furthering Fair Housing: Guidance for All Public Entities and for Housing Elements (April 2021 Update*), April 27, 2021, preface page, https://www.hcd.ca.gov/community- development/affh/docs/affh_document_final_4-27-2021.pdf.

Outreach Program

State law requires local governments to make a diligent effort to achieve public participation in three formal community meetings to initiate the Housing Element. To that end, each jurisdiction has provided opportunities for residents, interested parties, and local officials to participate in the update process and offer recommendations regarding housing needs and strategies to address those needs.

The public participation process for this Housing Element involved four major stages:

- Public workshops and meetings in each of the four cities and the unincorporated County during the preparation of the Draft Housing Element.
- Publication of the Draft Housing Element and subsequent review by the California Department of Housing and Community Development (HCD).
- Revisions to the Housing Element to address comments from HCD and publication of a revised Draft Housing Element.
- Public hearings before the Planning Commission and City Council of each city and the Planning Commission and Board of Supervisors of Kings County prior to adoption of the final Housing Element.

City Of Corcoran Website

City of Corcoran's website (https://cityofcorcoran.ca.gov/departments/community_development/index.php) serves as the main conduit of information for individuals who can access material online. The website is regularly updated to reflect ongoing community input opportunities, advertise draft housing element, and answer commonly asked questions. The website includes the following information:

- Upcoming meeting information
- Housing Element Workshops (Spanish and English)
- Notices of public hearing
- Links to Housing Element and other planning documents

General Multi-Lingual Advertisements

The City utilizes a variety of methods to advertise the project, engage the community, and solicit input on the Housing Element (including fair housing analysis).These efforts are summarized herein to demonstrate the City's meaningful commitment to community collaboration. The city has prepared workshop flyers (in English and Spanish), and sent emails to stakeholders requesting involvement and providing flyers and outreach information in English and Spanish.

Community Workshop

The City of Corcoran held a Planning Commission on November 20, 2023 at 5:30 pm. Members of the community did not attend the meeting. The Planning Commission discussed several topics on zoning, city's obligations to build, and whether the city could force a developer to build affordable housing.

B. Assessment of Fair Housing Issues

This section provides an overview of available federal, state, and local data to analyze fair housing issues in the City of Corcoran. This data is supplemented with local knowledge of existing conditions in the community to present a more accurate depiction of fair housing issues in Hanford, and a more informed perspective from which to base goals, policies, and programs to affirmatively further fair housing. The following issues are addressed:

1. Key Data and Background Information
2. Fair Housing Enforcement and Outreach Capacity
3. Integration and Segregation Patterns and Trends
4. Racially or Ethnically Concentrated Areas of Poverty
5. Disparities in Access to Opportunity
6. Disproportionate Housing Needs
7. Displacement Risk

Key Data and Background Information

Kings County is located within the agriculturally rich San Joaquin Valley, with Fresno County to the north and west, Tulare County to the east, and Kern County to the south. Created in 1893, Kings County was carved from the western portion of Tulare County and later added another 100 square miles. The Kings River, from which the County derives its name, runs along the northern edges and flows south towards the center of the County. Historically, this river flowed farther south to what was once Tulare Lake Kings County is comprised of four cities (Avenal, Corcoran, Hanford, and Lemoore), four unincorporated community service areas (Armona, Home Garden, Kettleman City, and Stratford), and a few other smaller community pockets. Figure 1 is a map of Kings County and its four cities and unincorporated communities. Agriculture remains the predominant landscape of Kings County, with approximately 84% of its land area used for agriculture.

The City of Corcoran, incorporated in 1914, is situated in the San Joaquin Valley and is near the Tulare Lake Basin, one of the most fertile regions in the world. It is connected to one of the largest irrigated farming operations in the world, J.G. Boswell Company. Its primary crops are Pima cotton, alfalfa hay, tomatoes, and wheat. Another major industry in Corcoran is the state prison. It incarcerates approximately 12,000 prisoners and employs around 3,500 individuals. The City and community leaders are continuing to push for additional industries to diversity the local economic base.

According to the California Department of Finance (DOF), Table 1, the data illustrates the population growth in the City of Corcoran and Kings County over a 30-year period from 1990 to 2020. In Corcoran, the household population increased from 8,309 in 1990 to 13,525 in 2020, marking a substantial rise of 5,216 persons, or a 62.8% increase. This growth rate is notably higher than the overall growth in Kings County, which saw its population rise from 89,469 in 1990 to 136,964 in 2020, an increase of 47,495 persons or 53.10%. These figures highlight a significant population expansion in Corcoran, outpacing the county's average growth rate over the same period.

Figure 1: Kings County

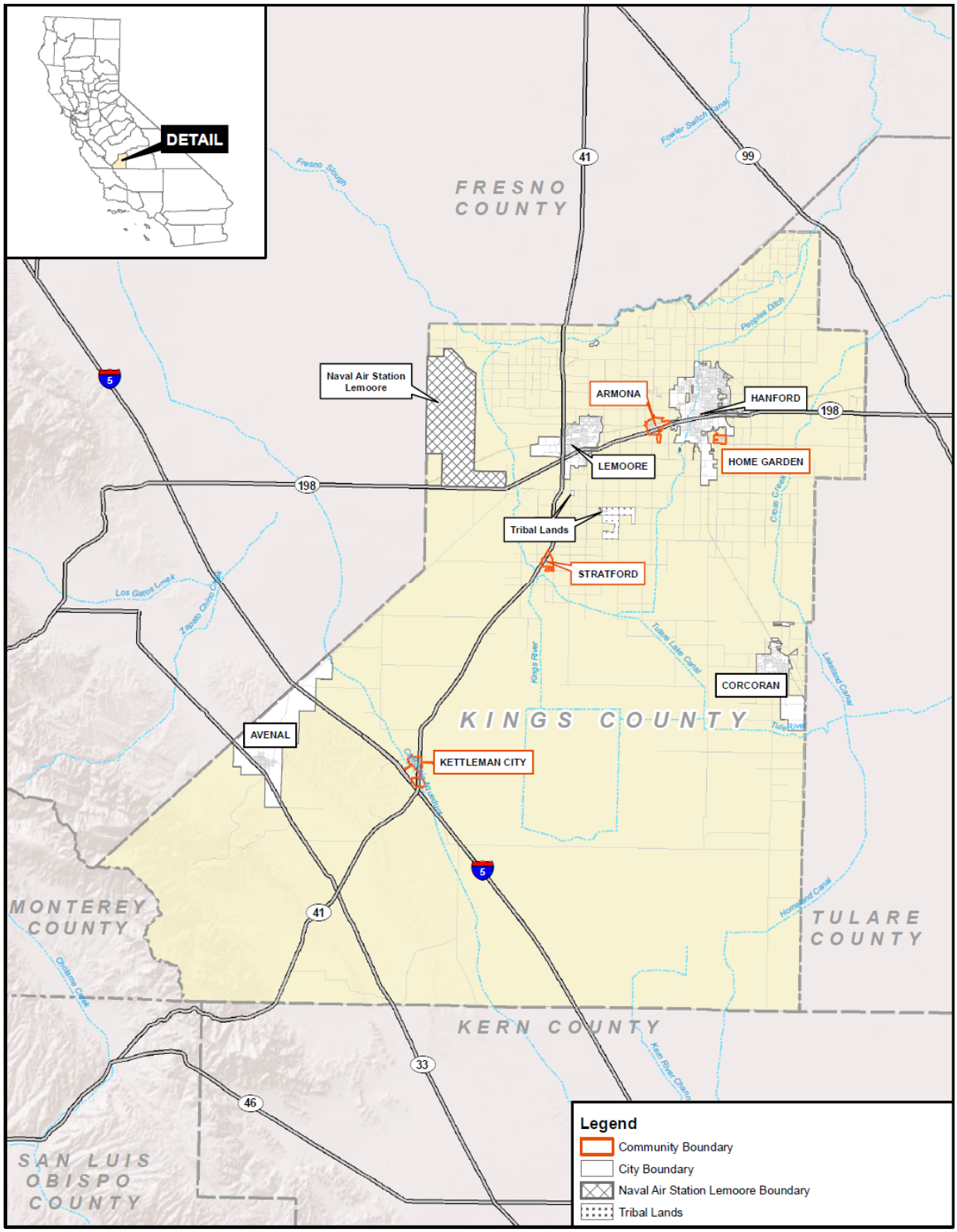


Table 1: Kings County Household Population Growth, 1990-2020

Jurisdiction	Household Population				Change 1990-2020	
	1990	2000	2010	2020	Persons	%
Corcoran	8,309	9,539	12,573	13,525	5,216	62.80%
County Totals	89,469	109,332	131,402	136,964	47,495	53.10%

Note: All numbers exclude persons in group quarters (State prisons and Naval Air station Lemoore) ; Sources: Census 1990, 2000, 2010; Cal.DOF, , E5 and E8 Population and Housing Estimates.

Integration and Segregation

To inform priorities, policies, and actions, an analysis of integration and segregation, including patterns and trends, related to people with protected characteristics. Segregation generally means a condition in which there is a high concentration of persons of a particular race, color, religion, sex, familial status, national origin, or having a disability or a particular type of disability when compared to a broader geographic area. Conversely, integration refers to a condition in which there is a not a high concentration of persons of a particular race, color, religion, sex, familial status, national origin, or having a disability or a particular type of disability when compared to a broader geographic area. The following analysis will analyze levels of segregation and integration for race and ethnicity, persons with disabilities, familial status, age, and income to identify the groups in Corcoran that experience the highest levels of segregation. Minorities are often concentrated in impoverished areas and lack access to resources such as jobs, educational opportunities, life services and face other disadvantages.

Race and Ethnic Characteristics

The racial and ethnic composition of Corcoran and Kings County can be seen in Table 3. It shows that in Corcoran, the majority of the population, 69.3%, identifies as Hispanic or Latino, which is significantly higher than Kings County's 54.90%. The non-Hispanic or Latino population in Corcoran accounts for 30.7%, which is notably lower than the 45.10% in Kings County. When breaking down the non-Hispanic or Latino population, Corcoran has a smaller percentage of White individuals (15.3%) compared to Kings County (31.60%), and a notably higher percentage of Black or African American individuals (11.7%) compared to Kings County (5.90%). The percentages for other racial groups such as American Indian/Alaska Native, Asian, Native Hawaiian/Pacific Islander, and those identifying as other races or with two or more races are relatively low in both Corcoran and Kings County. The city's Hispanic population in 2000 was already well over half the population, 59.6%. In the span of two decades, the proportion of those that identify as Hispanic has increased an additional 10%. Within the same period, the proportion of White Non-Hispanic demographic has decrease from 24.1% to 15.3% of the total population (Table 4).

The demographic breakdown below highlights the distinct racial and ethnic makeup of Corcoran in contrast to the broader Kings County area, particularly the higher proportion of Hispanic or Latino residents and the different distribution of other racial groups.

Table 2: Race and Ethnicity

Racial /Ethnic Group	Corcoran	Kings County
Not Hispanic or Latino	30.7%	45.10%
White	15.3%	31.60%
Black or African American	11.7%	5.90%
American Indian/Alaska Native	0.8%	0.80%
Asian	0.7%	3.60%
Native Hawaiian/Pacific Islander	0.1%	0.10%
Other races or 2+ races	2.1%	3.20%
Hispanic or Latino (any race)	69.3%	54.90%
Total	100%	100%

Source: Census ACS 2016-2020, Table B03002

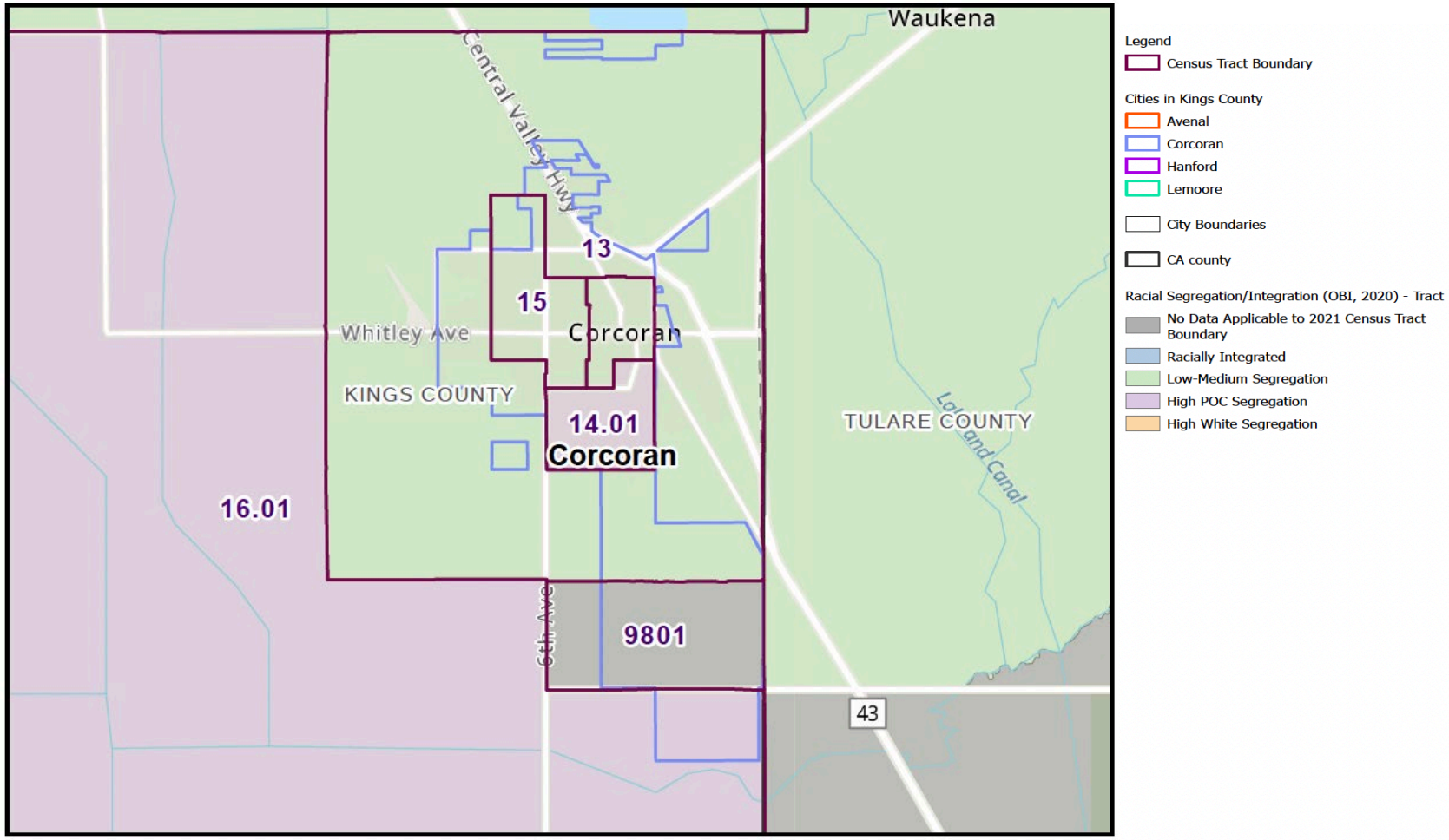
Table 3: Population by Race by Hispanic Origin Over Time - Corcoran

	2000	Percent of Total	2010	Percent of Total	2020	Percent of Total
Total:	14,458		24,813		22,078	
Hispanic or Latino	8,618	59.6%	15,545	62.6%	15,304	69.3%
Not Hispanic Or Latino:	5,840	40.4%	9,268	37.4%	6,774	30.7%
White	3,479	24.1%	4,818	19.4%	3,377	15.3%
Black Or African American	2,029	14.0%	3,617	14.6%	2,578	11.7%
American Indian And Alaska Native	77	0.5%	133	0.5%	180	0.8%
Asian	102	0.7%	179	0.7%	160	0.7%
Native Hawaiian And Other Pacific Islander	2	0.0%	11	0.0%	23	0.1%
Some Other Race	9	0.1%	358	1.4%	67	0.3%
Two Or More Races:	142	1.0%	152	0.6%	389	1.8%

Source: U.S. Census Bureau, Census 2000 & 2010, ACS16-20 (5-year Estimates), Table B03002.

As seen on Figure 2, most of the City of Corcoran is identified as Low-Medium Segregation. Census Tract (CT) 14.01, which is the southern residential areas of the City located nearest to City wastewater ponding basins and the two State Prisons south of this tract. CT 14.01 is identified as High People of Color (POC) Segregation that is predominantly represented by Hispanic or Latino. Census Tracts 15 and 14.02 make up the centrally located residential areas that were part of the City's core neighborhoods and part of the historic City formation territory dating back to 1914. These two Census Tracts have similar population characteristics and represented with high predominance of Hispanic or Latino. Census Tract 13 is partly in the City along the City's western and northeast edges with the majority of territory in unincorporated Kings County with some county residential areas and mostly agricultural land. Census Tract 9801 is entirely represented by the two State Prisons and one agricultural property with no residential homesites. Census Tract 16.01 only includes one agricultural property located immediately south of the Prisons and owned by the State of California with no residences. The City continues to prioritize the integration of diverse residential options throughout the City in residentially planned areas of CT 14.01, 14.02, 15, and 13 and works to avoid displacement risk as discussed in a section below.

Figure 2: Local Racial Demographics



Gini Index

The Gini index is a measure of the extent to which the distribution of income among families/households within a community deviates from a perfect equal distribution. The scale is from 0 to 1, with 0 representing perfect equality and 1 representing the highest possible level of inequality. Gini coefficient for California is 0.49 while Kings County has a Gini index of 0.41. The City of Corcoran has a Gini Index of 0.46. All three jurisdictions have a similar amount of inequality in terms of distribution of income among households.

Racially/Ethnically Concentrated Areas of Poverty (R/ECAPs) and Racial Concentration of Areas of Affluence (RCAA)

R/ECAP. To better understand fair housing, HUD uses the designation Racially/Ethnically Concentrated Areas of Poverty (R/ECAP) which requires:

- a non-white population of 50 percent or more in a metropolitan or micropolitan area, or a non-white population of 20 percent or more outside of these areas.
- extreme poverty, defined as census tracts with either 40 percent or more of individuals living at or below the poverty line or with a poverty rate of three or more times the average tract poverty rate for the metropolitan/micropolitan area, whichever threshold is lower.

There are no census tracts in Corcoran that are identified as a R/ECAP as shown in Figure 3. Figure 4 also depicts that no Racial Concentration of Areas of Affluence exist within the City as defined below.

RCAA. HCD has a designation called Racial Concentration of Areas of Affluence (RCAA) which is also based on two factors:

- A location quotient based on the percentage of white, non-Hispanic or Latino population in the census tract compared to the average percentage of total white population for the COG region.
- If the median income for the census tract is greater than 1.5 times the COG median income or State median income, whichever is lower.

As mentioned in the Income Distribution section above, the median income is $42,997, which is 69.9% of the Kings County median income of $61,556. Compared to the state of California, where the median income is $78,672, Corcoran's median household income is lower at 54.7% of the California median. When considering race and income in Corcoran, the numbers are quite different. As presented on Table 7, Median Household Income by Race or Hispanic Origin table, the median household income for White Non-Hispanic households is $55,786 which is approximately $12,000 more than Corcoran's average median income. The median household income for Hispanic or Latino of Any Race is $41,591, which is approximately $14,000 less than the White Non-Hispanic population but similar to Corcoran's median household income. The American Indian and Alaskan Native Non-Hispanic population makes significantly less than both groups by earning $29,000. Figure 4 shows, Corcoran is not identified as a RCAA.

Areas of High Segregation and Poverty as shown in Figure 5 are identified as part of the City in Census Tract 14.02 and 13. Census Tract 14.02 is the City's eastern portion of downtown, considered predominantly built out, and consists of older neighborhoods separated by the BNSF Rail/Amtrak. The area west of the rail tracts are adjacent to downtown with compact older residential neighborhoods, municipal operations with City Hall, Police Department, Amtrak Station, Kings County Fire Department, City Council Chambers, medical facilities, post office, commercial services, and a small Civic Park. The area east of the rail tracts has an older smaller neighborhood area along Pickerell Avenue and located adjacent to agricultural service and industrial businesses, City corporation yard and has one baseball field park named Father Wyatt Park.

Census Tract 13 is one the most geographically diverse and challenging areas as it represents the outward fringe of the City intermixed with previously developed County neighborhoods, and bisecting State transportation infrastructure challenges.

Western Portion – The western portion of this Tract within the City consists of large areas that were previously County unincorporated areas encouraged to be annexed under the State's adoption of the Cortese-Knox-Hertzberg Local Government Reoganization Act of 2000. In 2005, the City of Corcoran aligned with the State's direction to initiate streamlined annexation of qualifying County unincorporated island areas. The intent was to ensure more efficient consolidation of municipal services and greater opportunity for infrastructure enhancement to older County neighborhoods. However, the fiscal reality of local government funding to accomplish these improvements has proven to be extremely challenging as the City must seek grant funds to avoid placing additional assessment burdens upon mostly low-income older neighborhoods. The majority of the City's western territory within Census Tract 13 is former County unincorporated island areas, built to County Standards and lacking storm drainage/curb/gutter/sidewalk/road improvements. Previous City service extensions do provide City water and sewer service to these areas. The City continues to actively pursues grant funding to assist in enhancing infrastructure in this portion of the City, and recently was granted $2 million from Federal Government Community Funding Earmarks that will be used towards the City's estimated $20 stormwater system infrastructure needs. Despite these challenges to the existing previous County neighborhoods, the City is experiencing the greatest demand from housing developers seeking to develop new single family subdivisions and represented 67% of all new residences in the previous planning period. In the current planning period, the the D.R. Horton residential subdivision was completed in 2024 consisting of 47 single family units, and the Stonefield Homes Subdivision Phase 1 and 2 were also completed representing an additional 70 units. Two additional Phases with Stonefield Homes is currently in development. As these new subdivisions are being developed, the general area is directly benefiting by the developer investment that is enhancing and supporting greater improvements on local roadways, and municipal systems with water/sewer/storm drainage.

Northwestern Portion – This area is largely outside of the existing City limits, but within the City's long range planned growth area as it avoids the Flood Zones the exist to the west and southwest of the City limits. This area is the most logical growth area to avoid environmental constraints as well as governmental infrastructure constraints along the northwest areas of Census Tract 13 that are separated by State Route 43, the BNSF Rail, and the California Highspeed Rail system that all run nearly parallel to one another creating geographic barriers to the City.

Northeast Portion - The northeast portion of the City within Census Tract 13 has also experienced considerable recent residential growth and City grant funded investment. In this areas residential infill development, first time homebuyer and housing reahab loans have been issued. The City also was awarded a $7.5 million Prop 68 grant to develop and in 2023 completed one of the City's largest parks called Gateway Park. This park contiains a $1 million Veterans Memorial called "The Five Pillars of Freedom", "The Loop" City Pump Track that was host to the 2025 World Championship Pump Track Qualifier event, a splash pad, soccer field, and family pavilions. The City also hosts a number of family community events at this park.

Eastern Portion – The small eastern portion within the City is the site of the City's property that is being sold to and developed by Self Help Enterprises for their 17 acre "Lakeview Terrace " Project site that is developing Very-Low income residential multi-family units, and Single Family residential homes.

All together, these dispersed areas within Census Tract 13 demonstrate the City's commitment to invest in new residential growth throughout the City, enhanced infrastructure to deficient areas, and added amenities.

Figure 3: Racial/Ethnic Area of Concentration of Poverty (R/ECAP)

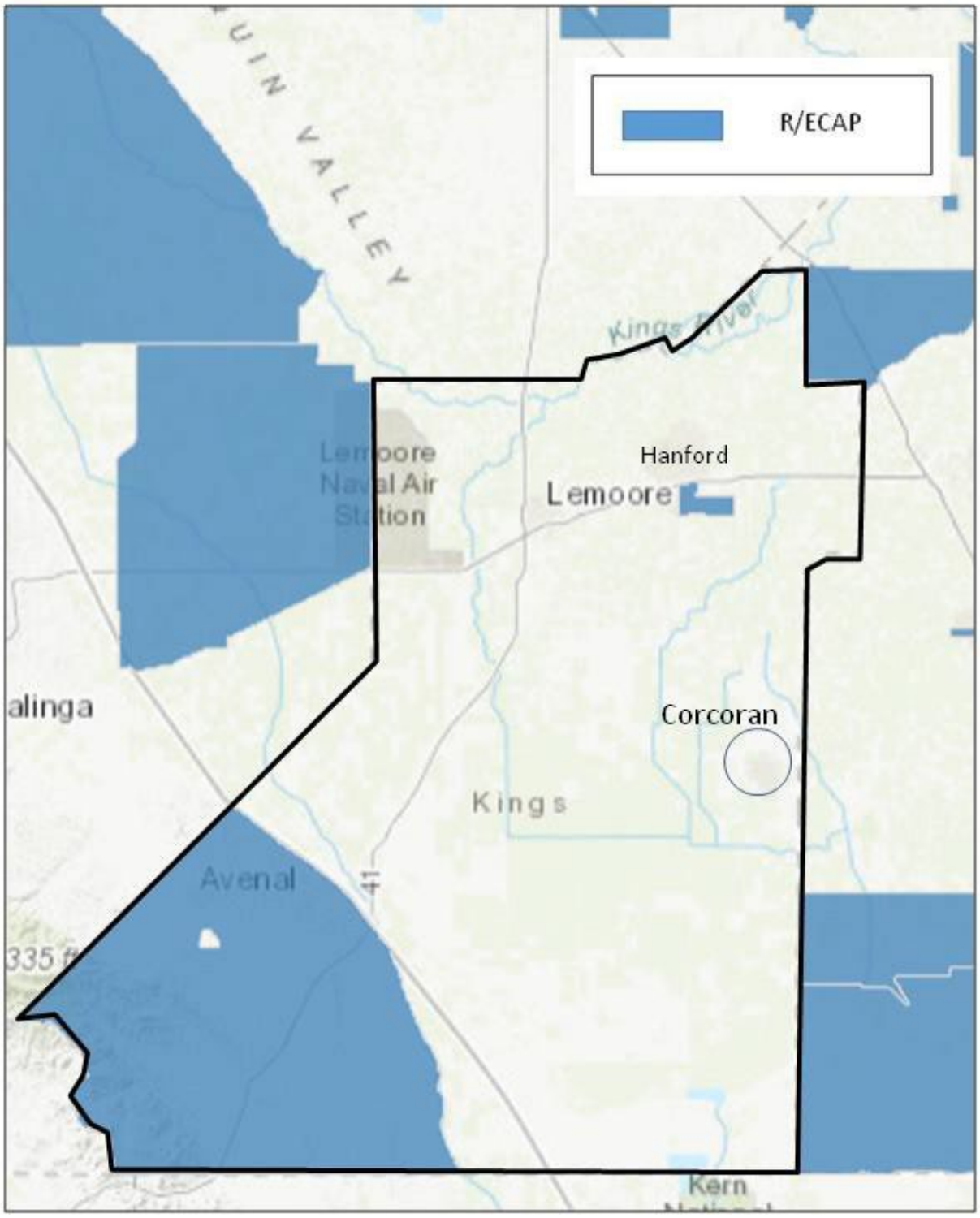


Figure 4: Local RCAAs

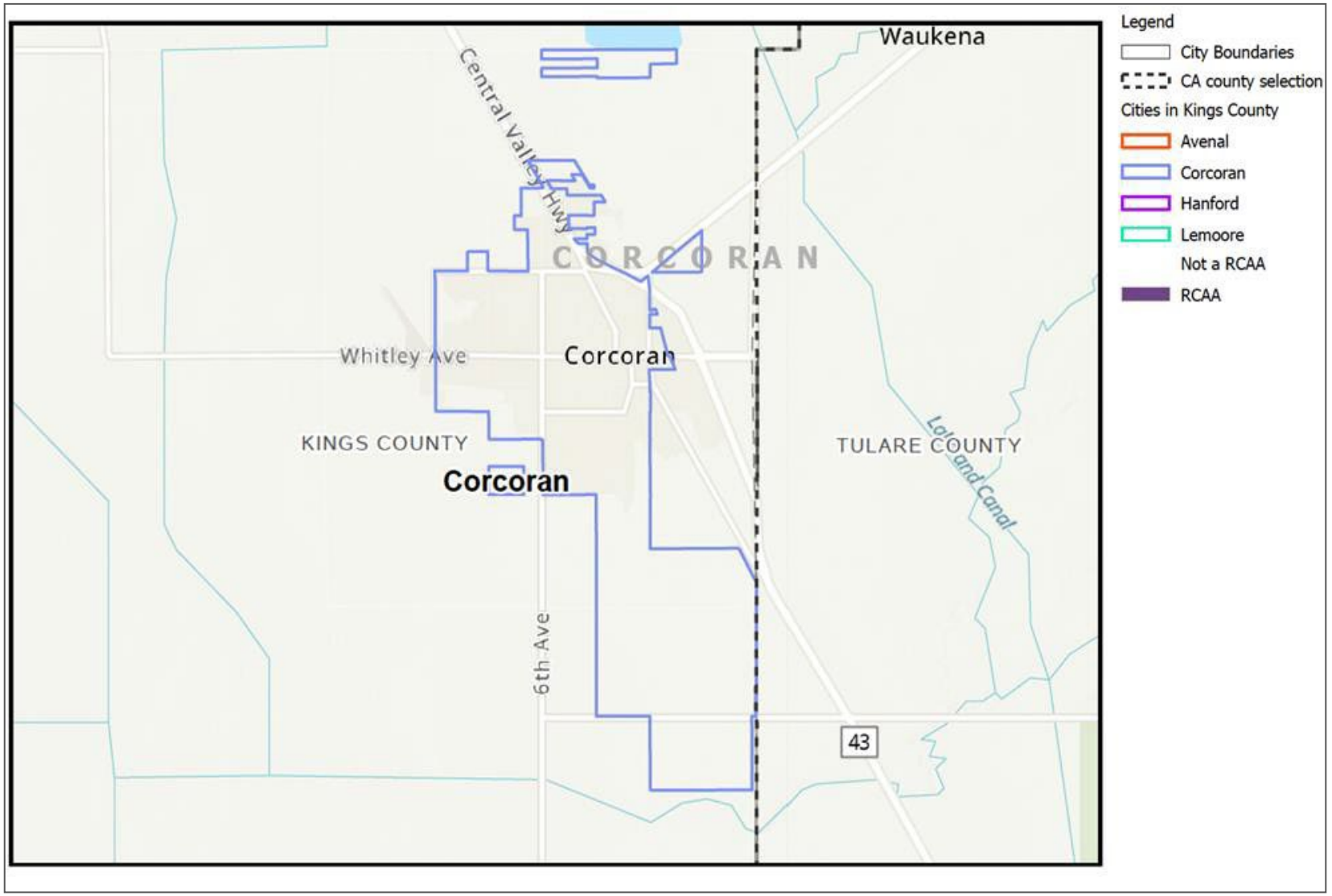
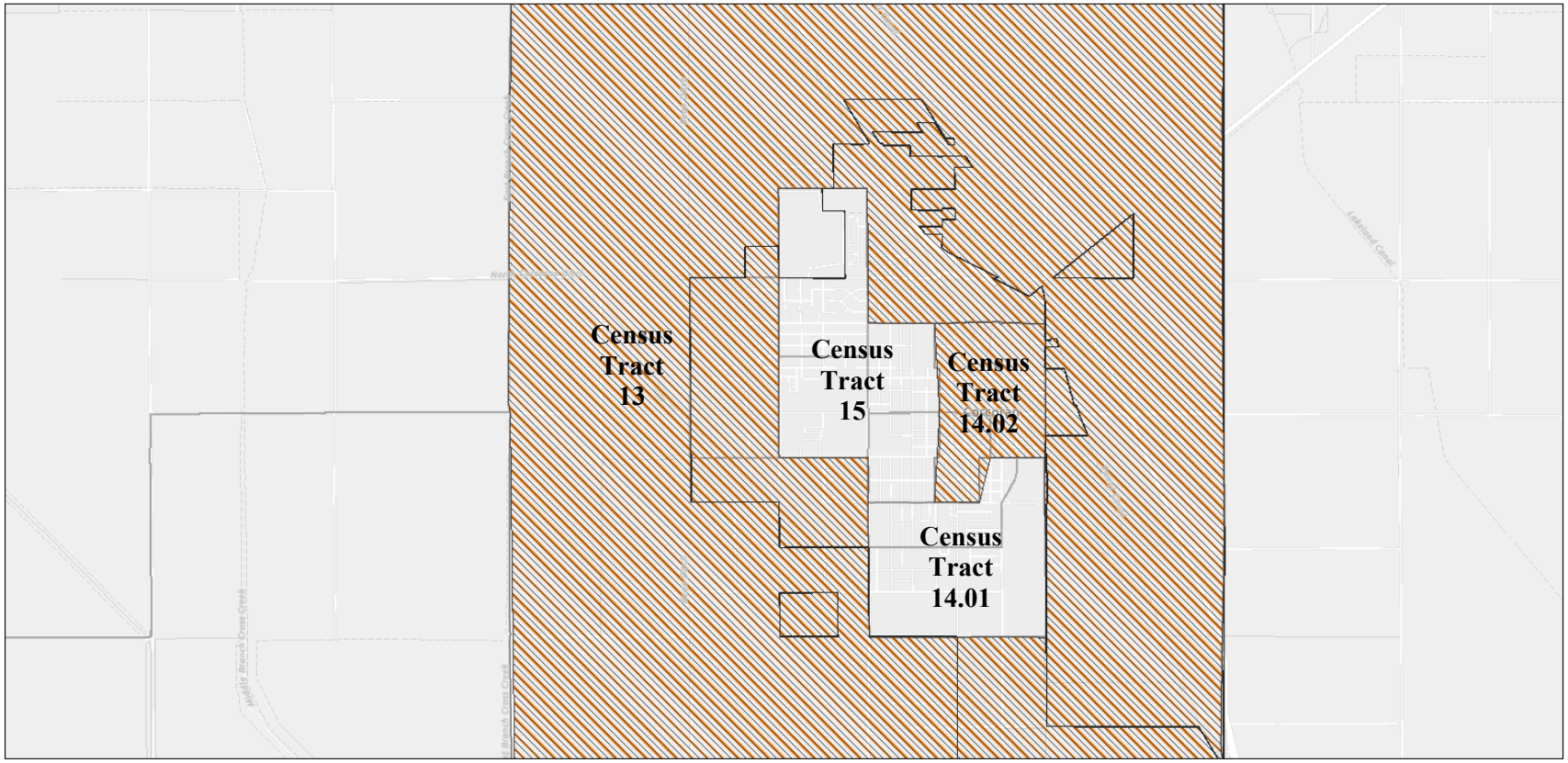


Figure 5: High Poverty & Segregated Areas



Income Distribution

The City of Corcoran consists of six census tracts and is the third most populous city in Kings County with approximately 13,525 residents, excluding the state prison population.

Along with housing prices and rents, household income is the most important factor affecting housing opportunities within Kings County. Housing choices such as tenure (owning versus renting), housing type, and location are dependent on household income. On the other hand, however, household size and type often affect the proportion of income that can be spent on housing. According to the ACS 2016-2020 the median household income for the entire County was reported as $61,556.

Table 5 highlights that Corcoran's household income is substantially less than that of the wider county and state levels. The table details the median household income over the past 12 months for the City of Corcoran, Kings County, and California. In Corcoran, the median income is $42,997, which is 69.9% of the Kings County median income of $61,556. Compared to the state of California, where the median income is $78,672, Corcoran's median household income is lower at 54.7% of the California median.

Corcoran consists of a larger proportion of the workforce which hold “blue-collar” jobs such as farming, construction, extraction, manufacturing, production, transportation, and material moving compared to other cities such as Hanford and Lemoore with more "white collar jobs". Although median household income is a common benchmark for comparison, the distribution of household income also provides a useful measure of housing needs in a community.

In housing analysis, households are typically grouped into categories, expressed relative to the Area Median Income (AMI) and adjusted for family size. Using the State's income thresholds, the income groups analyzed were as follows:

- Extremely low income: Up to 30% of AMI
- Very low income: 31-50% of AMI
- Low income: 51-80% of AMI
- Moderate income: 81-120% of AMI
- Upper income: Above 120% of AMI

Table 6 estimates the percentage of households by tenure within each income category in each jurisdiction as reported in HUD Comprehensive Housing Affordability Strategy (CHAS) data based on the Census ACS 2014-2018. Countywide, almost one-quarter of owner households were in the lower-income category (80% or less than the AMI --extremely-low, very-low, and low incomes), while over one-half of renter households were in the lower-income category.

In the City of Corcoran, approximately 63% of homeowners belong to the moderate- and upper-income category whereas around 29% of renters belong to the moderate and upper income category. There is a large difference in tenure for extremely low-income households. Only 10.3% of extremely low-income households own while 25% of extremely low-income households rent. However, Corcoran homeowners in every income category, apart from those above area median income, have a higher rate of ownership than other households in Kings County. This is also true for Corcoran households that rent compared to others in Kings County.

Much of the population in Corcoran, 69.3%, identifies as Hispanic or Latino while 15.3% identifies as White

Alone. The average median Hispanic household income is $41,591 which is close to Corcoran's overall median household income, $42,997. Notably, the White Alone population earns around $15,000 more on average; the White Alone median household income is $55,786. In the City of Corcoran, much like Kings County and California, there are income disparities when comparing race and ethnicity.

Table 4: Median Household Income

	City of Corcoran	Kings County	California
Median Household Income In The Past 12 Months	$42,997	$61,556	$78,672

Source: U.S. Census Bureau, ACS16-20 (5-year Estimates), Table B19013.

Table 5: Household Income Distribution by Tenure

Income Category	Corcoran	Kings County
Owners		
<= 30%	10.3%	5.50%
>30% to <=50%	13.5%	7.30%
>50% to <=80%	13.0%	11.00%
>80% to <=100%	17.8%	8.60%
>100%	45.4%	67.50%
Total	100.00%	100.00%
Renters		
<= 30%	25.0%	17.70%
>30% to <=50%	21.8%	14.60%
>50% to <=80%	24.0%	22.80%
>80% to <=100%	12.5%	11.40%
>100%	16.8%	33.50%
Total	100.00%	100.00%

Source: HUD CHAS data based on Census ACS 2014-2018

Table 6 Median Household Income by Race or Hispanic Origin

	City of Corcoran	Kings County	California
White Non-Hispanic	$55,786	$74,918	$90,496
Black Or African American Non-Hispanic	--	$56,076	$54,976
American Indian And Alaska Native Non-Hispanic	$29,000	$44,842	$60,182
Asian Non-Hispanic	--	$80,530	$101,380
Native Hawaiian And Other Pacific Islander Non-Hispanic	--	$98,864	$81,682
Some Other Race Non-Hispanic	$27,428	$47,592	$59,287
Two Or More Races Non-Hispanic	$72,780	$72,188	$76,733
Hispanic Or Latino of Any Race	$41,591	$49,373	$62,330

The City of Corcoran's median household income ($42,997) is lower the county average ($61,556) according to the Census ACS 2016-2020. As shown in Figure 5, the City of Corcoran has varied median incomes with CT 15 consisting of household incomes between $60,000-$84,097. Households with incomes $35,000-$60,000 reside in CTs 14.01 and 14.02 and the outlying areas of the City to the west, north and south (CT 13) have the lowest income at less than $35,000.

Poverty Status

In 2021, Kings County, California, experienced varying levels of poverty across different regions. The overall poverty rate for Kings County stood at 16.4%, marking a 2.19% increase from the previous year. According to Table 8, 18.8% of households in Kings County are in poverty, 6.6% higher than California.

The City of Corcoran's poverty rate is 25.5%. As seen in Figure 6, the highest concentration of poverty is in CT 13, which is largely the periphery of Corcoran, with over 40% of households experiencing poverty. The central tracts (CTs 15, 14.01, and 14.02) have varying percentages (20%-40%) of households in poverty. These statistics underscore the diverse economic landscape of Corcoran, where certain areas exhibit significantly higher poverty rates, highlighting the need for targeted socioeconomic interventions.

Notably, the household poverty rate from 2010 to 2015 increased by around 14%; while the total households in Corcoran fell by 156 households but the number of households in poverty increased by 353 households. Then from 2015 to 2020, the household poverty rate and the number of households in poverty decreased even as the total number of households increased from 2,772 to 3,079 households.

Figure 6: Local Median Income

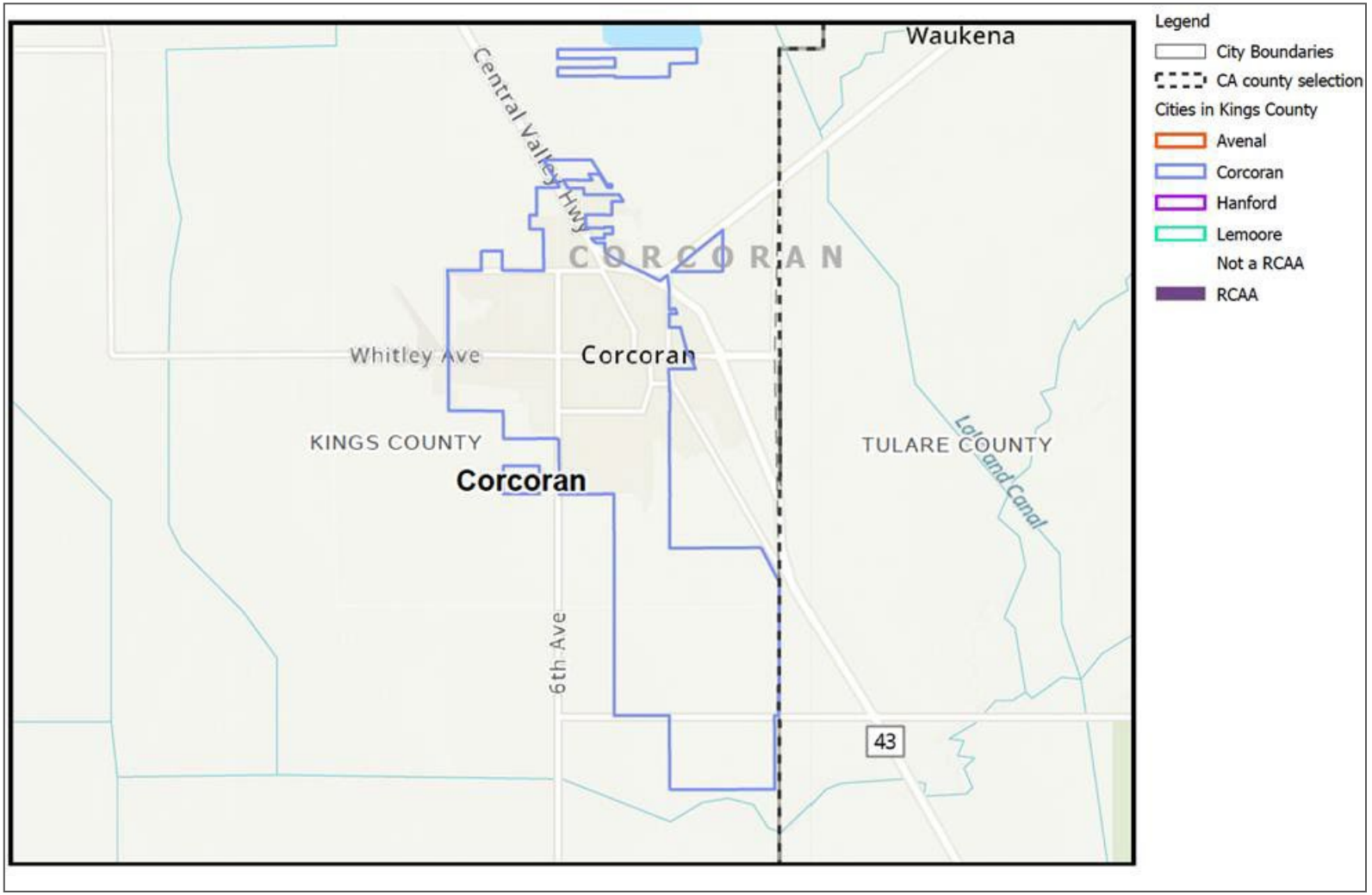
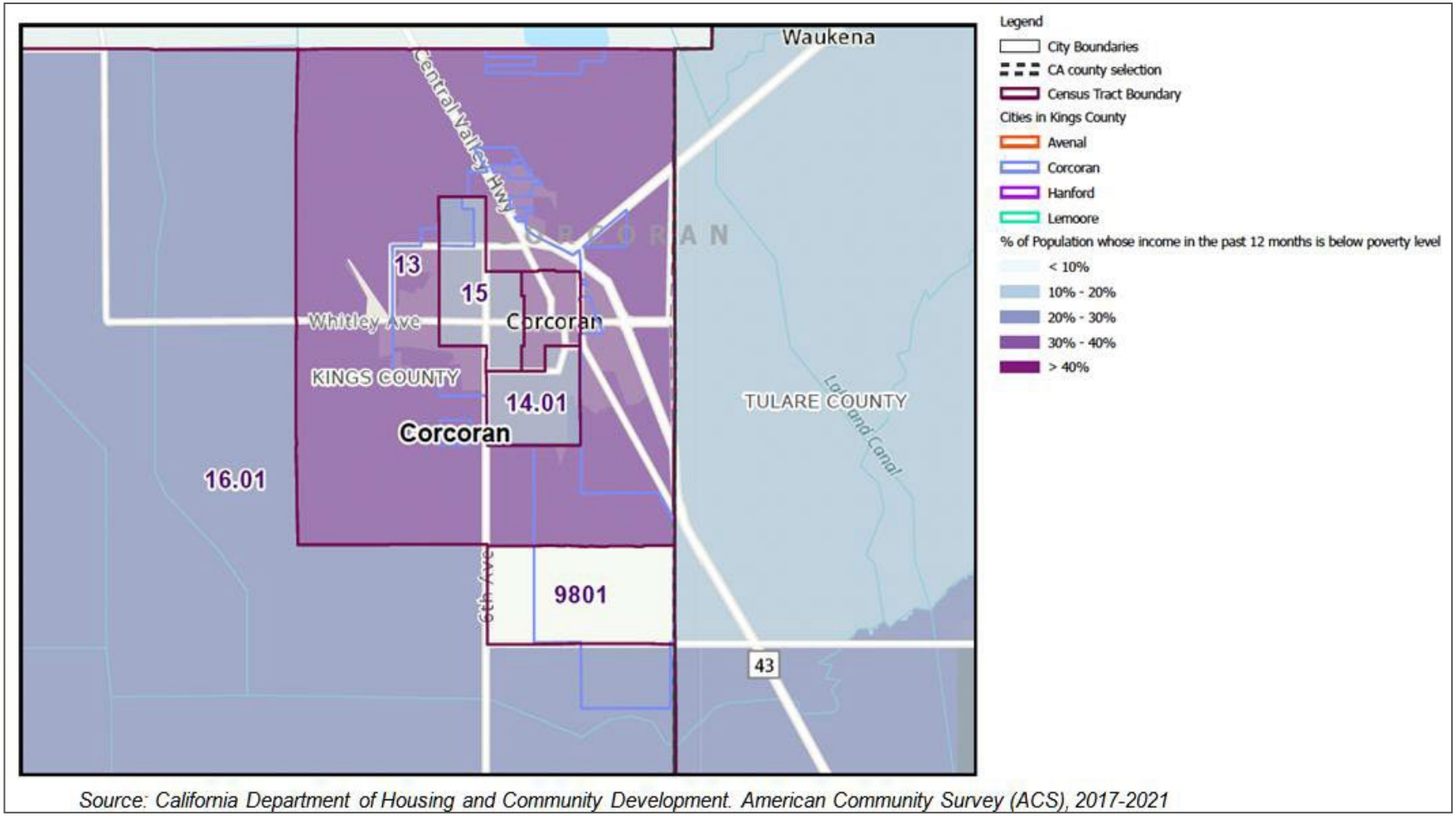


Figure 7: Poverty Status (ACS, 2017-2021) – TRACT



Source: California Department of Housing and Community Development. American Community Survey (ACS), 2017-2021

Table 7: Total Households in Poverty

	Households	Percent
City of Corcoran	785	25.5%
Kings County	4,464	13.1%
California	806,599	9.0%

Source: U.S. Census Bureau, ACS16-20 (5-year Estimates), Table B17019.

Table 8: Percent of Households in Poverty Over Time

	2010	2015	2020
Income in the Past 12 Months Below Poverty Level	572	925	785
Total Households	2,928	2,772	3,079
Percent of Households in Poverty	19.5%	33.4%	25.5%

Source: U.S. Census Bureau, ACS16-20 (5-year Estimates), Table B17019.

Corcoran's Program 2.10 Section 8 Rental Vouchers' objective is to promote Section 8 assistance which extends rental subsidies to extremely-low- and very-low-income households equal to the difference between 30% of the monthly income and the allowable rent determined by the program. Section 8 assistance is administered by Kings County Housing Authority.

Extremely Low-Income Households

In 2006 state law was amended (Assembly Bill 2634) to add the extremely low-income (ELI) category (up to 30% AMI) to the required analysis of household characteristics and housing growth needs. Due to their limited incomes, these households have the greatest difficulty finding suitable housing at an affordable price. As previous Table 6 (Household Income Distribution by Tenure) shows, the City of Corcoran has 10.3 % of extremely low-income category owners and 25.0% percent of extremely low-income category renters. Extremely low-income households that rent or own have higher rates of overpayment than every other income category. Further discussion on overpayment can be found in the Disproportionate Housing Need and Displacement Risk section.

Familial Status

A household refers to the people occupying a home, such as a family, a single person, or unrelated persons living together. Families often prefer single-family homes or condominiums to accommodate children, while single people generally occupy smaller apartments or condominiums. Single-person households often include seniors or young adults.

Table 10 displays household composition by community as reported by the Census ACS 2015-2020. Corcoran has 3,854 households, a small part of Kings County's 43,604 households. Families comprise approximately 80% of all households in Corcoran which is similar to Kings County. In Corcoran, 41.8%

of family households have their own children under 18 years of age which is close to the rate in Kings County.

Married/cohabiting couples make up 56.7% of Corcoran's households. Of those households, 32.5% have their own children under the age of 18. These rates are a little lower than Kings County's averages. Single male householders with no spouse/partner present make up 14.1% of households which is about half the rate of their female householder counterparts that make up 29.2% of Corcoran households. Notably, Kings County's average of female householder with no spouse/partner present make up 22.6% of households.

Table 9: Household Characteristics

Age Group	Corcoran	Kings County
Total Households	3,854	43,604
Family Households	80.1%	78.30%
With own children under 18 years	41.8%	41.30%
Married/Cohabiting Couples	56.7%	61.20%
With own children under 18 years	32.5%	32.20%
Male Householder, no spouse/partner present	14.1%	16.20%
With own children under 18 years	0.9%	2.40%
Living Alone	7.7%	8.30%
Age 65+	2.4%	2.50%
Female Householder, no spouse/partner present	29.2%	22.60%
With own children under 18 years	8.4%	6.80%
Living Alone	8.7%	8.80%
Age 65+	5.5%	4.70%
Nonfamily Households	19.9%	21.70%
Average Household Size	3.42	3.14

Source: Census ACS 2016-2020, Tables DP-2, B11012, and S1101

Corcoran has a larger share of large households, five or more people, compared to Kings County and California; large households make up 26.1% of Corcoran's households while it makes up 19.1% of Kings County households and 13.7% of California households. (Table 11) An estimated 5.9% of Corcoran's households compromise of seven person or more people, which is more than double the rate in Kings County and California. Overall, the average household size in the City of Corcoran is 3.42, a bit larger than the Kings County average.

When it comes to tenure in Corcoran, 36.2% of family households own while 43.9% rent. The rates for family households in Kings County that own or rent are inverse to Corcoran, 43.6% and 34.8% respectively. Male householder with no wife present that own represents 3.1%; of households while 4.9% rent; these rates are similar for the broader county. However female householders with no husband present that own represents 6.2% which is like the rate in Kings County. However, female householders with no husband present that rent represent 20.4% of households while in Kings County the rate is about half at 10.3%. Nonfamily households own and rent at somewhat similar rates in Corcoran and Kings County, around 10%.

Table 10: Large Households

	City of Corcoran	Percent	Kings County	Percent	California	Percent
Total Occupied Housing Units	3,845		43,604		13,103,114	
Total Large Households (5 or More Persons)	1,005	26.1%	8,315	19.1%	1,809,518	13.7%
5-Person Household	548	14.3%	4,968	11.4%	1,025,856	7.8%
6-Person Household	229	6.0%	2,216	5.1%	440,129	3.3%
7-or-More Person Household	228	5.9%	1,131	2.6%	343,533	2.6%

Source: U.S. Census Bureau, ACS 16-20 (5-year Estimates), Table B25009

Table 11: Household Type by Tenure

	Corcoran		Kings County	
Household Type	**HH**	**%**	**HH**	**%**
Total Households	3,845		43,604	
Family households:	3,079	80.1%	34,155	78.30%
Owner	1,391	36.2%	18,997	43.60%
Renter	1,688	43.9%	15,158	34.80%
Married-couple family:	1,745	45.4%	23,236	53.30%
Owner	1,031	26.8%	14,704	33.70%
Renter	714	18.6%	8,532	19.60%
Male householder no wife present:	309	8.0%	3,653	8.40%
Owner	120	3.1%	1,499	3.40%
Renter	189	4.9%	2,154	4.90%
Female householder no husband present:	1,025	26.7%	7,266	16.70%
Owner	240	6.2%	2,794	6.40%
Renter	785	20.4%	4,472	10.30%
Nonfamily households:	766	19.9%	9,449	21.70%
Owner	398	10.4%	4,371	10.00%
Renter	368	9.6%	5,078	11.60%

Source: Census ACS 2016-2020, Table B25007

Female Headed Households. Female householder households without a spouse or partner are also less common in unincorporated. These households often face challenges, particularly in terms of resource access and opportunities, especially for children in single-parent, female-headed households. In figure Table 12, it could be observed that single-parent female headed household lies between 20 and 30%. The distribution of single-parent, female-headed households correlate with TCAC/HCD opportunity areas designations, indicating that areas with lower resources and higher segregation and poverty have higher rates of such households.

Female-headed households have special housing needs including affordable housing, accessible daycare, health care, and other supportive services. Female-headed households comprised about 17% of all households in Kings County. State law recognizes that these households face challenges due to a combination of income levels, childcare expenses, and housing availability. As shown in Figure 4, the proportion of female-headed households, which is highlighted in the table, range from about 26.7% in the unincorporated. Notably, across all jurisdictions, the data reveals that a higher percentage of female-headed households are renters rather than homeowners. In Corcoran, family households constitute 80.1% of 3,845 total households, with a nearly equal split between owners (36.2%) and renters (43.9%). Married-couple families are 45.4% of households, but more are owners than renters. Male householders without a wife present make up 8.0%, and female householders without a husband present account for 26.7%, with a higher proportion of renters in both categories. This breakdown of household types and tenures, including the specific focus on female-headed households, provides a comprehensive overview of the diverse household compositions and housing situations in these regions, highlighting the need for tailored policy interventions and support services.

Seniors. Seniors, defined as 65 years or older, compromise 8.8% of the population. In comparison, that proportion is 10.3% for Kings County. Typically, senior households have special housing needs primarily due to three concerns – physical disabilities or limitations, limited income, and higher medical costs. It is important to note that disabilities are most common among senior citizens. Approximately 46% of total Corcoran seniors reported one or more types of disability. Many elderly households live on fixed incomes (e.g., SSI or pensions). Aging residents are more likely to need accessible, one-story housing and proximity to healthcare, public transit, and social services. However, much of the existing affordable rental stock lacks ADA-compliant features.

Persons with Disabilities

Due to the multitude of possible functional limitations that may present as disabilities, and in the absence of information on external factors that influence disability, surveys like the Census Bureau's ACS are limited to capturing difficulty with only selected activities. As such, people identified by the ACS as having a disability are, in fact, those who exhibit difficulty with specific functions and may, in the absence of accommodation, have a disability. To capture a variety of characteristics that encompass the definition of disability, the ACS identifies serious difficulty with four basic areas of functioning – hearing, vision, cognition, and ambulation.

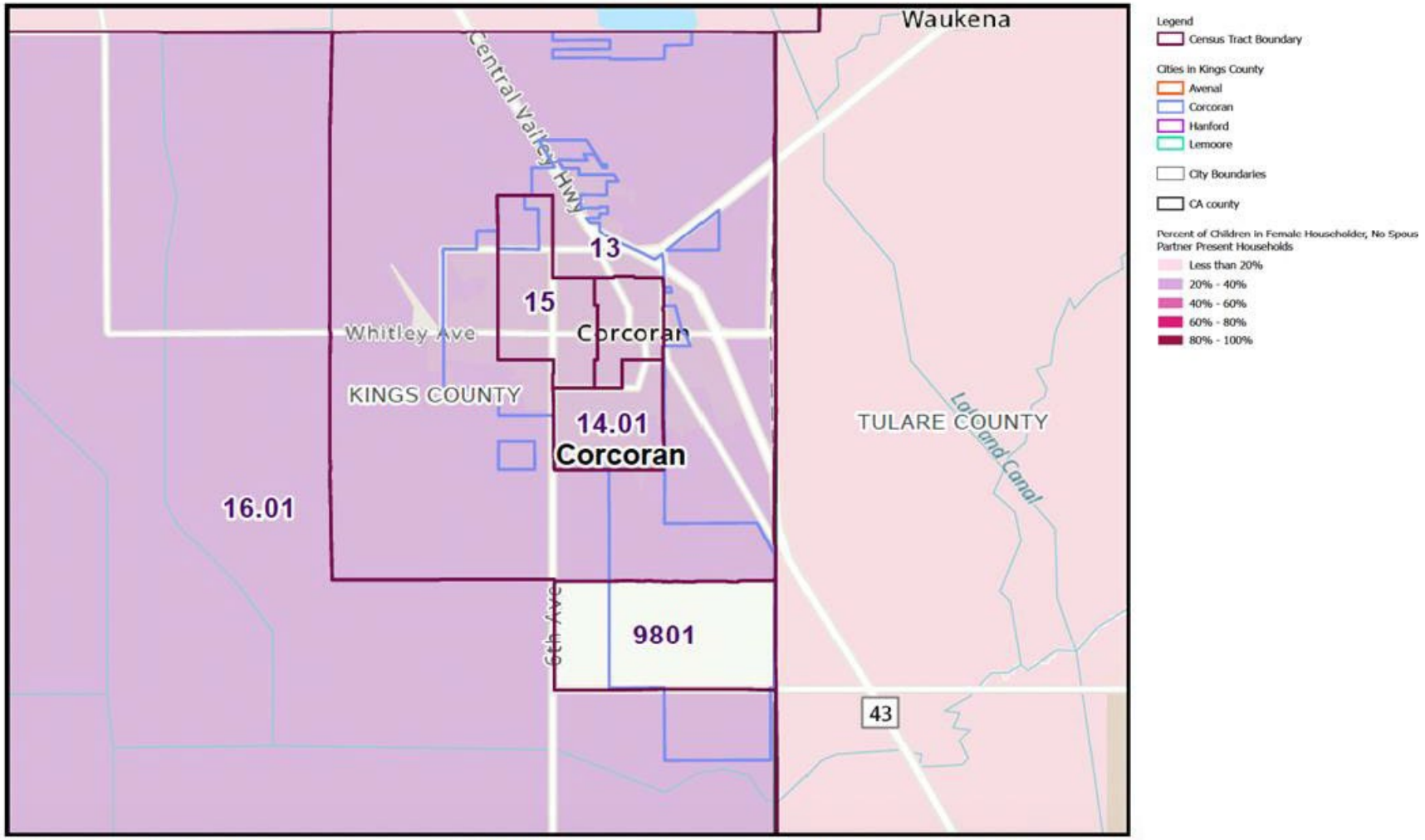
As presented in Table 13, the largest number of Kings County residents with disabilities was in the 18 to 64 years age group or the working age population with 8,357 individuals, which represented 11% of the total age group. However, disabilities were most common among senior citizens (65 years and over). Approximately 41% of total seniors reported one or more types of disability. At the local level, in the city of Corcoran the proportion of seniors reporting some type of physical disability ranged from 45.6% The most common type of disability among seniors was having ambulatory difficulty. Developmental Disabilities as defined by federal law; "developmental disability" means a severe, chronic disability of an individual that:

- Is attributable to a mental or physical impairment or combination of mental and physical impairments.
- Is manifested before the individual attains age 18.

- Is likely to continue indefinitely.
- Results in substantial functional limitations in three or more of the following areas of major life activity: a) self-care; b) receptive and expressive language; c) learning; d) mobility; e) self-direction; f) capacity for independent living; or g) economic self-sufficiency.
- Reflects the individual's need for a combination and sequence of special, interdisciplinary, or generic services, individualized supports or other forms of assistance that are of lifelong or extended duration and are individually planned and coordinated.

The Census Bureau does not record developmental disabilities. According to the U.S. Administration on Developmental Disabilities, an accepted estimate of the percentage of the population that can be defined as developmentally disabled is 1.5 percent. Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

Figure 8: Single-Parent Female-Headed Households with Children



Source: California Department of Housing and Community Development (HUD), ACS, 2017-2021. Updated: March 2023.

Table 12: Populations with a Disability

Disability Type by Age	Corcoran		Kings County	
	Persons	%	Persons	%
Population under 18 years w/disability	103	2.3%	1,498	3.70%
With a hearing difficulty	-	0.0%	193	0.50%
With a vision difficulty	53	1.2%	480	1.20%
With a cognitive difficulty	38	0.9%	890	2.20%
With an ambulatory difficulty	17	0.4%	127	0.30%
With a self-care difficulty	11	0.2%	219	0.50%
Population 18 to 64 years w/disability	874	12.5%	8,357	10.70%
With a hearing difficulty	170	2.4%	1,632	2.10%
With a vision difficulty	187	2.7%	1,354	1.70%
With a cognitive difficulty	252	3.6%	3,009	3.80%
With an ambulatory difficulty	577	8.3%	4,087	5.20%
With a self-care difficulty	253	3.6%	1,424	1.80%
With an independent living difficulty	421	6.0%	3,094	4.00%
Population 65 years and over w/disability	794	45.6%	6,179	40.80%
With a hearing difficulty	189	10.8%	2,657	17.60%
With a vision difficulty	188	10.8%	1,265	8.40%
With a cognitive difficulty	278	16.0%	1,458	9.60%
With an ambulatory difficulty	590	33.9%	3,807	25.10%
With a self-care difficulty	256	14.7%	1,500	9.90%
With an independent living difficulty	489	28.1%	2,659	17.60%

Note: Numbers represent people, not disabilities. Persons may report more than one type of disability Source: Census ACS 2016-2020, Table S1810 and C18108

The State Department of Developmental Services (DDS) currently provides community-based services to approximately 243,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. Kings County is served by the Central Valley Regional Center (CVRC) which is based in Fresno. During 2014, CVRC served approximately 16,200 clients, of which about 900 to 1,000 lived in Kings County. CVRC provides diagnosis, evaluation, and case management services. Kings County Rehabilitation Center in Hanford also offers rehabilitation, vocational and life training, and operates four group homes for mentally and physically handicapped individuals. State and federal law mandate minimum accessibility standards for housing. For example, local governments that use federal housing funds must meet federal accessibility guidelines for new construction and substantial rehabilitation. At least 5% of the units must be accessible to persons with mobility impairments, and an additional 2% must be accessible to persons with sensory impairments. New multi-family housing must be built so that: 1) the public and common use portions of such units are readily accessible to and usable by disabled persons 2) the doors allowing passage into and

within such units can accommodate wheelchairs; and 3) all units contain adaptive design features. In addition, state law requires all jurisdictions to provide reasonable accommodation in the application of housing policies and regulations.

Most of the central portion of the City contain Census Tract (CTs 14.01, 14.02, and 15) that contain between 10% -20% of a population with a disability. Census Tract 13 consists of both County unincorporated areas, and City annexed former County Island areas that lack City infrastructure. The two Census Tracts in the southern portion of the City (CTs 16.01 and 9801) are representative of the two State Prisons in CT 9801, and the State owned agricultural land associated with the Prisons as the only area in CT 16.01.

Farmworkers

Kings County is a significant agricultural producer, with the number of employed farmworkers ranging from 7,000 to 10,000 workers. The City of Corcoran is considered a rural agriculturally supported City in Kings County that was founded in 1914 as a community to support agricultural service and employee needs due to its remoteness form other communities at least 30 miles away. The surrounding agricultural region around Corcoran historically produced cotton that was very labor intensive, but has since shifted to greater mechanization. The largest farming operations surrounding the City include the J.G. Boswell Company (approximately 200,000 acres), the Hansen Ranches (approximately 25,000 acres), and the Gilkey 5 (approximately 8,700 acres). These agricultural employers maintain a range of permanent farmworker employees that have year round employment and supports greater financial stability to families for home ownership and seek housing within the existing housing market of the City. The City current serves many farmworkers families through the City's First Time Homebuyer program, and with other financial assistance programs offered through the City's contracted services with Self Help Enterprises. As the City has historically provided more than its fair share of affordable housing in comparison to other jurisdictions in Kings County, all new multi-family residential units developed in the City are priced within the market where farmworker families can compete for housing.

The commodities that are primarily grown around Corcoran are dominated by cotton, safflower, tomatoes, and pistachios that together make up approximately 95% of the agricultural production within a five mile radius of Corcoran. The peak season for these commodities is July-September of each year when harvest occurs and local farming operations have a greater demand for additional seasonal farmworker support. The farm labor contractors that support this seasonal work demand, typically provide the necessary transportation from other communities where farmworkers live, and or contract with local hotels for seasonal housing. For example, one hotel in Corcoran has maintained long term (10+ years) contracts for dedicating all 25 rooms with double occupancy during peak season months. Throughout the rest of the year, the other three quarters do not prove to generate much demand for temporary farmworker housing as the labor demand for these types of commodities is very low and/or maintained by existing permanent farmworker employees.

In general, throughout Central California farmworker households often face unstable income, seasonal unemployment, and substandard living conditions. Many live in shared housing, mobile homes, or employer-provided units that lack permanent tenancy rights. Farmworkers—especially those who are undocumented or migrant—often lack access to stable rental contracts and may reside in overcrowded or informal housing units. Corcoran's farmworker housing needs are more refined and limited in the nature of demand due largely to the types of commodities grown and existing permanent farmworker employee

stability and seasonal temporary farmworker employee services and support through labor contractors and hotel contracted seasonal housing that adapts to meet demand.

Recent Census data in Table 14 shows that approximately 8,300 of employed Kings County civilian residents (16 years and over) worked as agricultural workers. Of the four cities, the highest percentage of civilian workers in agricultural related jobs was Avenal, where 45% of its workers were in this industry. The City of Corcoran had an approximately 1,275 agricultural workers, which represents 30% to the total civilian work force.

Table 13: Agricultural Employment by Jurisdiction

Jurisdiction of Civilian Employed Pop. (16 and over)	Number of Agricultural Workers	% of Total Workers
Avenal	1,617	45%
Corcoran	**1,275**	**30%**
Hanford	2,213	9%
Lemoore	692	6%
Unincorporated	2,474	22%
Kings County	8,271	15%

Source: Census ACS 2016-2020, Table DP-3

Figure 9: Population with a Disability

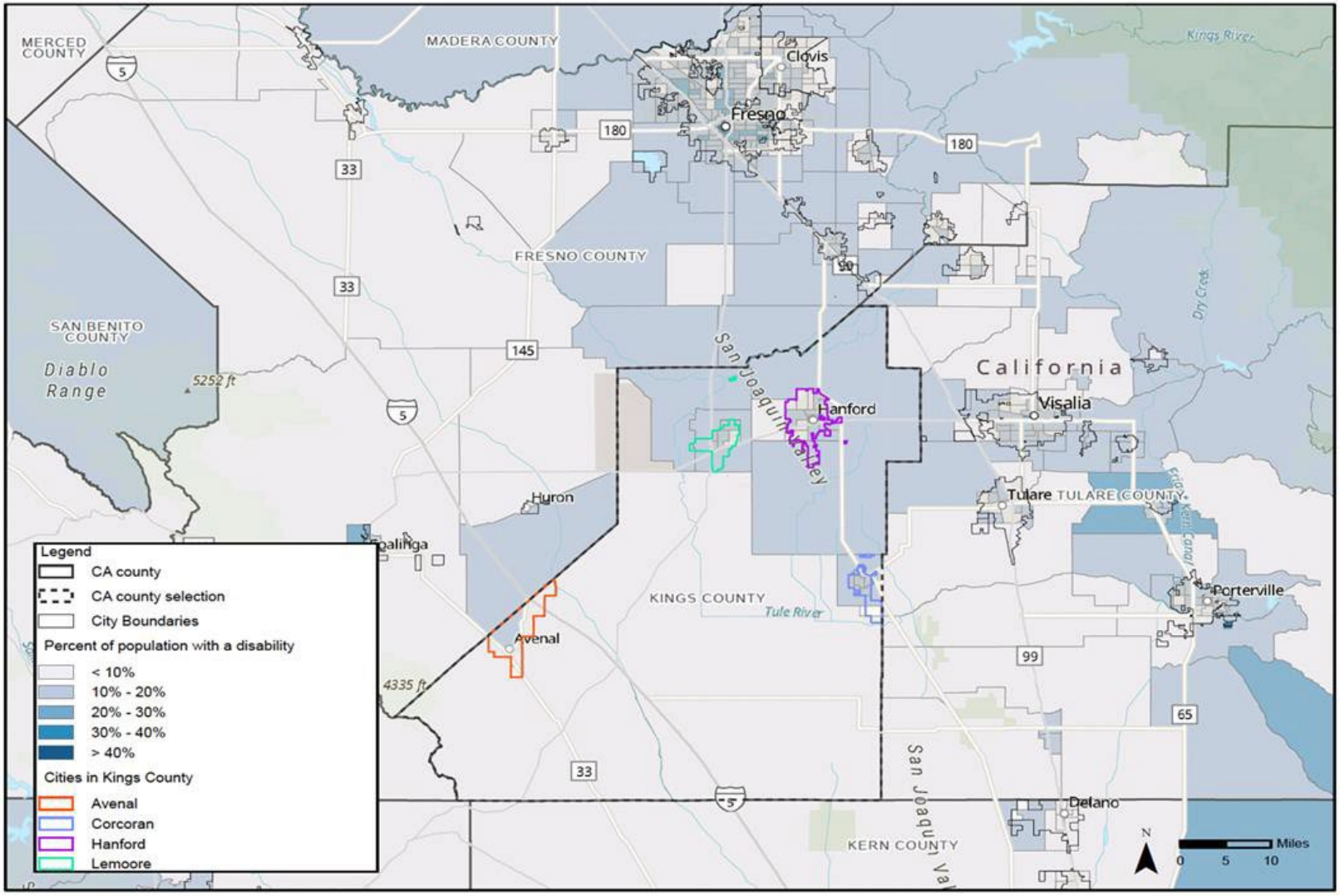


Table 15 presents the number of farms and hired farm workers in Kings County. According to the 2017 U.S. Department of Agriculture (USDA) Census estimates, there were 507 farms and a total of almost 7,000 hired farm workers countywide. The largest number of workers (5,820) were employed at farms with 10 or more employees or 83% of the countywide total number of hired workers. Also, there were more permanent hired workers (worked more than 150 days) than seasonal workers (worked less than 150 days) for both farm operations with less than 10 employees and with more than 10 employees.

Agricultural workers, and especially farmworkers, have special housing needs due to their relatively low wages. According to an article in *Rural Migration News*, the average hourly wage for all California farmworkers in the years 2015-2019 was approximately $12.[2]. This is equivalent to approximately $25,000/year for full-time work. As a result, farmworkers often overpay for housing (in relation to their income) and/or live in overcrowded and substandard living situations.

Table 14: Hired Farm Labor-Workers, Kings County

Farmworkers	No. of Farms	No. of Hired Workers	Percent of Total County Hired Workers
Total Hired Farm Labor	507	6,998	
Farm operations with less than 10 employees	351	1,178	17%
Permanent (> 150 days)	275	1,034	15%
Seasonal (< 150 days)	246	677	10%
Farm operations with 10 or more employees	156	5,820	83%
Permanent (> 150 days)	96	3,046	44%
Seasonal (< 150 days)	49	2,241	32%

Source: USDA, 2017 Census of Agriculture

Although no farmworker camps exist in Kings County, the County does have a significant number of government-subsidized housing projects (e.g., Section 515 and public housing) that house farmworkers and their families. Many farmworkers live in mobile homes on the farming site. A new farmworker housing project was completed in Hanford during the 2003-2008 planning period. That project involved the renovation of an existing former motel into temporary and/or long-term, permanent agricultural employee housing. The project included 24 units plus parking, courtyard, children's play areas and open space.

In addition, there is a 40-unit apartment complex in unincorporated Kettleman City that serves farm labor families. This apartment includes 10 two-bedroom units, 20 three-bedroom units, and 10 four-bedroom units, with approximately 70-100 farmworkers residing in the apartment complex. The Constraints analysis contains a discussion of each jurisdiction's land use and zoning policies and regulations regarding farmworker housing. In communities with large farmworker populations, farmworker housing needs are

[2] https://migration.ucdavis.edu/rmn/blog/post/?id=2805

met through homeownership assistance and rehabilitation loans.

Most loans under both types of programs are issued to people working in the agricultural industry. Moreover, many occupants of Section 515 projects and other subsidized projects are also employed in the farming industry. The Housing Plan (Chapter 5) includes Program 3.12 Farmworker and Employee Housing where the City permits farmworker housing in conformance with *Health and Safety Code* §17021.5 and §17021.6. In addition, the City will assist interested developers by providing incentives, identifying suitable sites, and assisting in preparation of funding applications.

Kings County is one of California's top-producing agricultural counties, with over $2.4 billion in crop value in 2021. According to California Employment Development Department (EDD) and USDA-NAWS (2021–22) data:

- An estimated 6,800 to 7,200 farmworkers are employed annually in Kings County, with additional seasonal variation (peaking up to 10,000).
- Approximately 93% identify as Latino/Hispanic, with 85% foreign-born, primarily from Mexico.
- Nearly 48% are considered migratory, and 29% are considered settled farmworkers.
- The median annual income for crop workers is $22,000 to $25,000, well below the area median income (AMI).

Farmworker households in Kings County face significant housing challenges:

- Approximately 40% of farmworker households are renters, while others live in informal or seasonal housing arrangements, some in unpermitted dwellings or trailers.
- Kettleman City, rural Corcoran, and Hanford's southern fringe are identified as farmworker-concentrated zones with high rates of poverty, limited infrastructure, and older housing stock.

Farmworker households face disproportionate burdens in the following ways:

- Overcrowding is a dominant issue. According to HUD CHAS and local knowledge, over 37% of farmworker households experience overcrowded conditions (1.01+ persons per room).
- Severe Cost Burden: CHAS data shows over 52% of low-income farmworker households pay more than 50% of income toward housing.
- Many reside in older, single-family homes, converted garages, or employer-provided units, often without formal leases or tenant rights.
- Lack of Permanence: Migrant workers often face frequent relocations, leading to disruptions in children's education and healthcare access.
- Unsafe Living Conditions: Multiple stakeholder consultations (2019–2023) and Kings County code enforcement records indicate farmworkers are overrepresented in units with health/safety violations (e.g., mold, leaks, non-functional plumbing).
- Barriers to Assistance: Language barriers, immigration status, and employer-control over housing reduce access to public programs, including voucher eligibility and code complaint processes.

Summary of Special Housing Needs

The City of Corcoran's special housing needs groups represent a substantial portion of the population and require housing solutions that are tailored not only by affordability but also by physical, familial, occupational, and supportive service characteristics. A review of demographic trends, household structure, and service accessibility provides a deeper understanding of the magnitude of unmet need, the scope of existing resources, and the key areas of disparity among these vulnerable groups.

Seniors. The aging population in Corcoran has steadily increased, consistent with state and national trends. Many elderly residents live on fixed incomes such as Social Security and pensions, placing them at high risk of cost burden and displacement. Seniors are more likely to experience mobility limitations and health-related housing needs, such as single-level units, grab bars, and proximity to medical services. The availability of accessible or age-appropriate units in the city remains limited. As the population continues to age, the demand for senior housing, assisted living, and in-home support services is expected to outpace current supply.

Persons with Disabilities. Individuals with physical, cognitive, or developmental disabilities require housing that is both affordable and accessible. According to the American Community Survey, disability prevalence in Corcoran is particularly high among seniors and working-age adults. However, many older homes in the city predate accessibility regulations under the Americans with Disabilities Act (ADA) and Fair Housing Act. As a result, these individuals may remain in substandard or inappropriate housing or be forced to rely on informal care. Accessibility-related retrofitting is cost-prohibitive for many renters, further constraining housing options.

Large Households. Larger families, typically with five or more members, face housing challenges due to the limited supply of units with three or more bedrooms. Rental units, especially those that are affordable, are often smaller and do not accommodate the space and privacy needs of multi-generational or larger nuclear families. Overcrowding—common among this group—can negatively impact health, academic performance, and family stability. Many large households are also rent-burdened, as they must pay higher costs to access larger units.

Female-Headed Households with Children. Female-headed households with children represent one of the most economically vulnerable groups. These households often rely on a single income, and in Corcoran, many are employed in low-wage service or agricultural jobs. These families are more likely to experience housing instability, especially in the face of rent increases or job loss. Barriers include discrimination in rental markets, limited access to childcare, and lack of nearby support networks, making proximity to schools, public transit, and employment hubs essential.

Farmworkers. Corcoran's economy is deeply tied to agriculture, and many farmworkers live in the city or commute from surrounding areas. Farmworkers often live in informal or overcrowded housing, face language barriers, and lack access to employer-provided housing. Due to seasonal and migratory patterns, housing that is flexible, affordable, and close to work locations is essential. Additionally, these households often lack legal protections or documentation, making them especially vulnerable to eviction or housing exploitation.

Persons Experiencing Homelessness and At Risk of Displacement. Though formal point-in-time homelessness counts in Corcoran are relatively low, service provider feedback and school data suggest a broader pattern of hidden homelessness, including couch surfing, overcrowded shared housing, and housing

instability among seniors and youth. The city currently lacks emergency shelter or transitional housing infrastructure. Households most at risk include renters paying over 50% of their income on housing, seniors without support, and those recently released from incarceration.

Across all special needs groups, there exist gaps between the groups and the available housing options available which indicates that greater work can be done to increase the types of housing units and supportive services needed to support special needs groups. Most of the City's existing units are not tailored to the physical, spatial, or affordability needs of these groups. Greater consideration of these groups should be aligned with proximity to healthcare, transportation, and/or social services. Additionally, there is limited tracking or coordination with housing providers, service organizations, and government agencies to assess special needs group accommodation effectiveness over time.

Disparities in Access To Opportunity

The Tax Credit Allocation Committee (TCAC) and California Department of Housing and Community Development (HCD) have developed annual maps of access to resources, such as high-paying job opportunities; proficient schools; safe and clean neighborhoods; and other healthy economic, social, and environmental indicators in 2017.

It uses economic and education indicators that include the following:

- Percentage of population with income above 200% of federal poverty line
- Percentage of adults with a bachelor's degree or above,
- Percentage of adults aged 20-64 who are employed in the civilian labor force or in the armed forces
- Value of owner-occupied units
- Percentage of 4th graders who meet or exceed math proficiency standards
- Percentage of 4th graders who meet or exceed literacy standards
- Percentage of high school cohort that graduated on time
- Percentage of students not receiving free or reduced price lunch

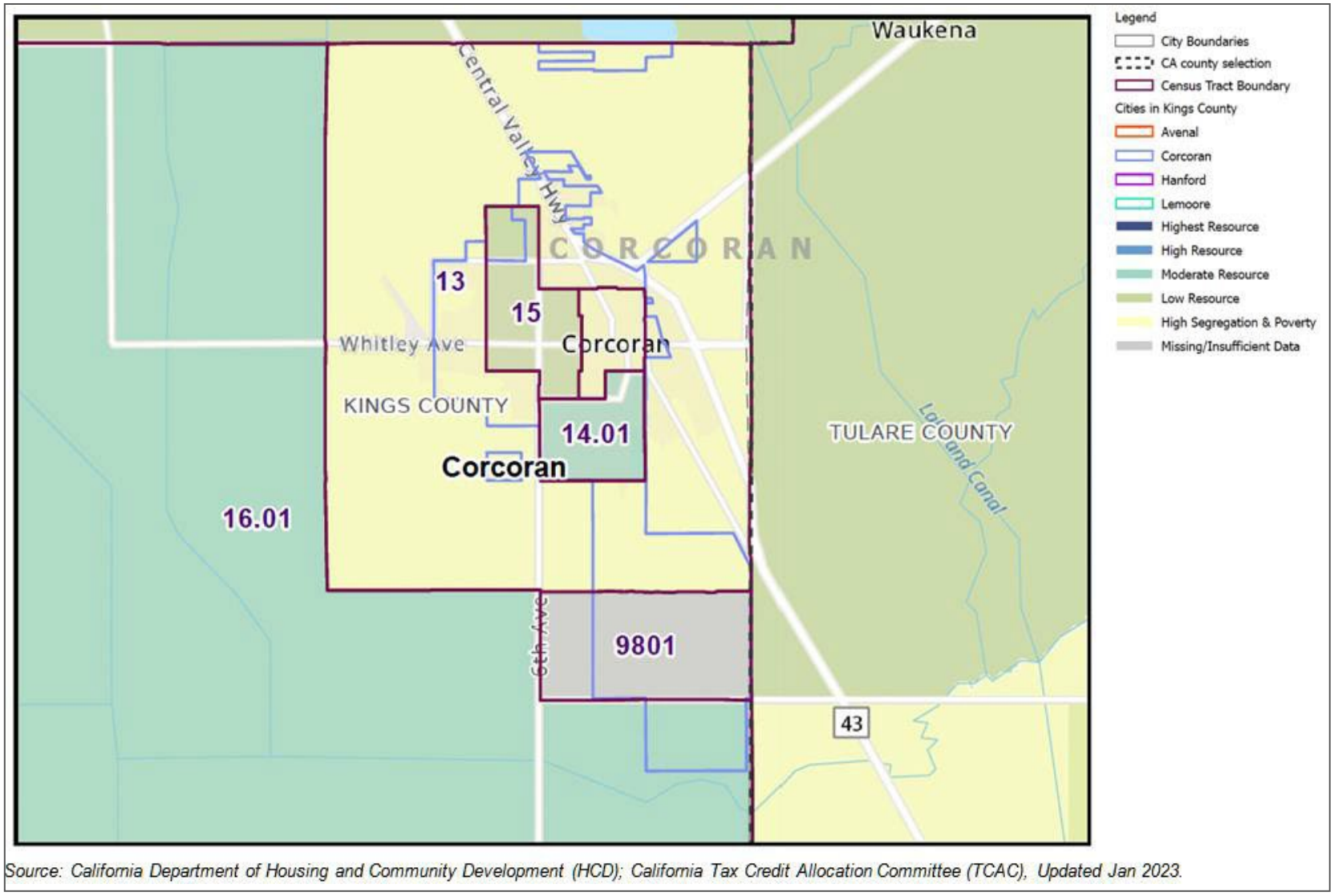
The TCAC/HCD Opportunity Maps help to identify areas within the community that provide stronger access to economic, environmental, or educational opportunities for residents or, conversely, provide more limited access to opportunities. The information from this mapping can help to highlight the need for housing element policies and programs that would help to remediate conditions in low-resource areas and areas of high segregation and poverty and to encourage better access for lower-income households and communities of color to housing in high-resource areas.

Areas designated as "highest resource" are the top 20.0 percent highest-scoring census tracts in the region. It is expected that residents in these census tracts have access to the best outcomes in terms of health, economic opportunities, and education attainment. Census tracts designated "high resource" score in the 21st to 40th percentile compared to the region. Residents of these census tracts have access to highly positive outcomes for health, economic, and education attainment. "Moderate resource" areas are in the top 30.0 percent of the remaining census tracts in the region and those designated as "moderate resource (rapidly changing)" have experienced rapid increases in key indicators of opportunity, such as increasing median income, home values, and an increase in job opportunities. Residents in these census tracts have access to either somewhat positive outcomes in terms of health, economic attainment, and education, or

positive outcomes in a certain area (e.g., score high for health, education) but not all areas (e.g., may score poorly for economic attainment). Low-resource areas are those that score in the bottom 30.0 percent of census tracts and indicate a lack of access to positive outcomes and opportunities. The final designation are those areas identified as having "high segregation and poverty;" these are census tracts that have an overrepresentation of people of color compared to the county as a whole, and at least 30.0 percent of the population in these areas is below the federal poverty line ($27,750 annually for a family of four in 2022).

The City of Corcoran presents a complex socio-economic landscape, as evidenced by its mixed resource distribution in the TCAC and HCD Opportunity map, as seen in Figure 9. The city is characterized by areas that are High Segregation & Poverty (CTs 13 and 14.02), Low Resource (CT 15), and Moderate Resource (CT 14.01). Corcoran faces significant challenges in bridging spatial economic disparities. These disparities necessitate nuanced policy interventions aimed at promoting equitable development.

Figure 10: TCAC/HCD Opportunity Areas, 2023



Source: California Department of Housing and Community Development (HCD); California Tax Credit Allocation Committee (TCAC), Updated Jan 2023.

Transit Mobility

Transit mobility refers to an individual's ability to navigate the community and region daily to access services, employment, schools, and other resources. Indicators of transit mobility include the extent of transit routes, proximity of transit stops to affordable housing, and frequency of transit.

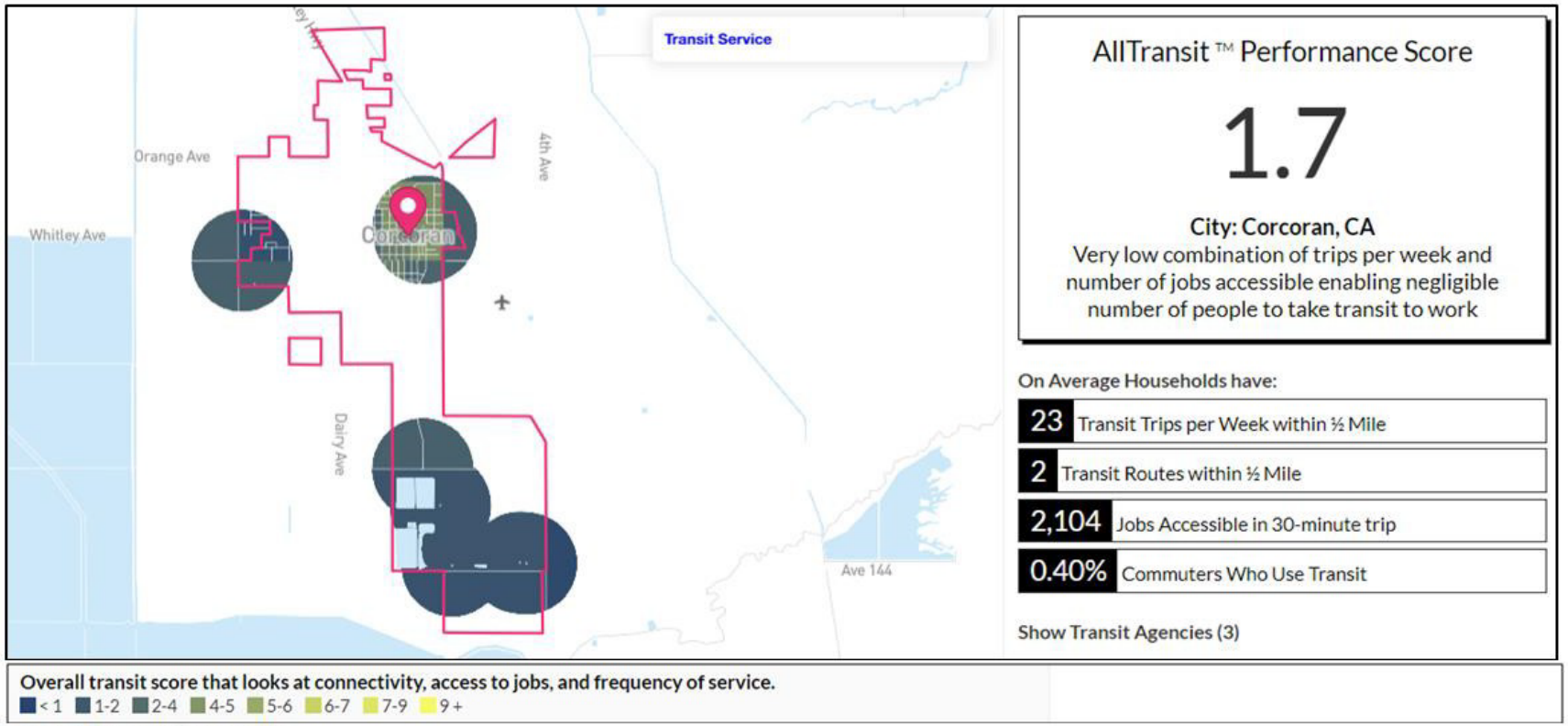
The need to plan for and address the mobility needs of the County's growing population. Public Transportation services are available to people with lower incomes, seniors, and persons with disabilities through the Kings Area Rural Transit (KART) system, overseen by the Kings County Area Public Transit Agency (KCAPTA) and through the City of Corcoran's transit system, Corcoran Area Transit (CAT). Kings Area Regional Transit (KART) is Kings County's public transportation provider. KART provides public transit service Monday through Friday and limited service on Saturdays. KART provides transportation services to the cities of Armona, Avenal, Corcoran, Grangeville, Hardwick, Hanford, Kettleman City, Laton, Lemoore, and Stratford. KART Paratransit (origin to destination) is available to eligible certified ADA passengers. In addition, KART provides regular transportation services to Fresno and Visalia Monday through Friday. All KART bus routes begin and end at the KART Terminal located at 504 W. 7th Street Hanford, California, west of the AMTRAK station in Downtown Hanford.

AllTransit is a transit and connectivity analytic tool developed by the Center for Neighborhood Technology for the advancement of equitable communities and urban sustainability. The tool analyzes the transit frequency, routes, and access to determine an overall transit score at city, county, and regional levels. AllTransit scores geographic regions (e.g., cities, counties, Metropolitan Statistical Areas [MSAs]) on a scale of 0 to 10, with 10 being complete transit connectivity. Figure 10 depicts Kings County's AllTransit Performance score, including metrics representing average household transit access. Kings County's overall score is 1.7, demonstrating "very low" connectivity. It is important to note that this score is for Kings County as a whole, including incorporated areas, as AllTransit does not provide a score just for the unincorporated county. Kings County's score is consistent with comparable counties, which are typified by rural and semi-rural communities. However, the AllTransit methodology, which determines scores according to an "average" household, may not fully represent transit availability in the unincorporated areas, as the estimate is an average of both incorporated and unincorporated areas.

As is shown in Figure 11, there is a complete absence of high quality transit stops and a few CA transit stops in Corcoran. Three of the four CA transit stops in Corcoran are in census tract 9801 which contains the two California State Prisons. Hanford is the most transit connected jurisdiction in Kings County with an AllTransit Performance Score of 4.0. Most unincorporated areas in the central areas of Kings County are not served by transit, except for the Hanford area. Based on the information in the Kings County Transit Development Plan 2021 document, Kings County faces challenges in providing comprehensive transit services, especially in rural areas. The report identifies gaps in service and highlights the difficulty of connecting transit-dependent residents living in remote areas to services in larger communities.

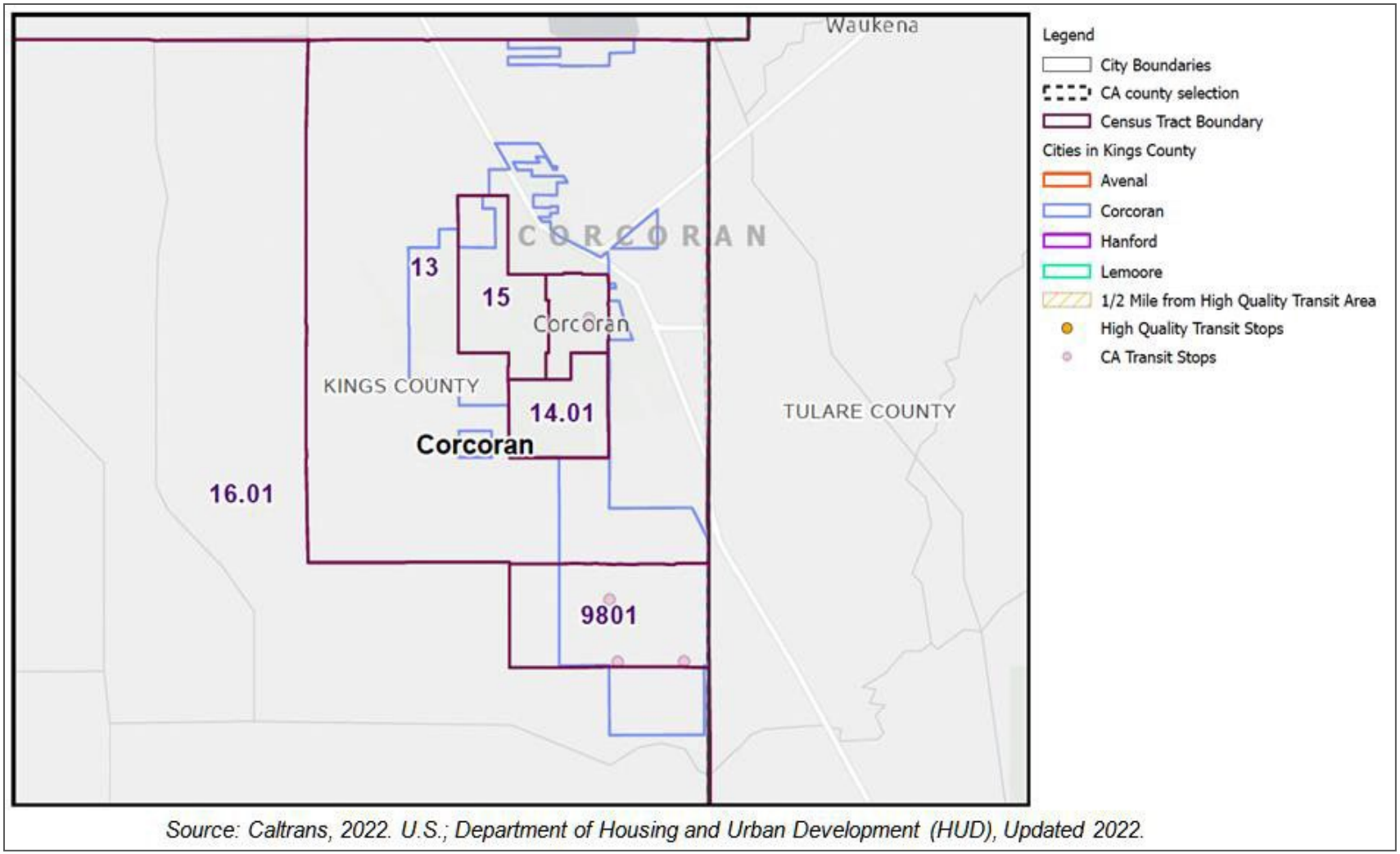
APPENDIX 1A: COUNTY OF KINGS

Figure 11: City of Corcoran All Transit Performance Score



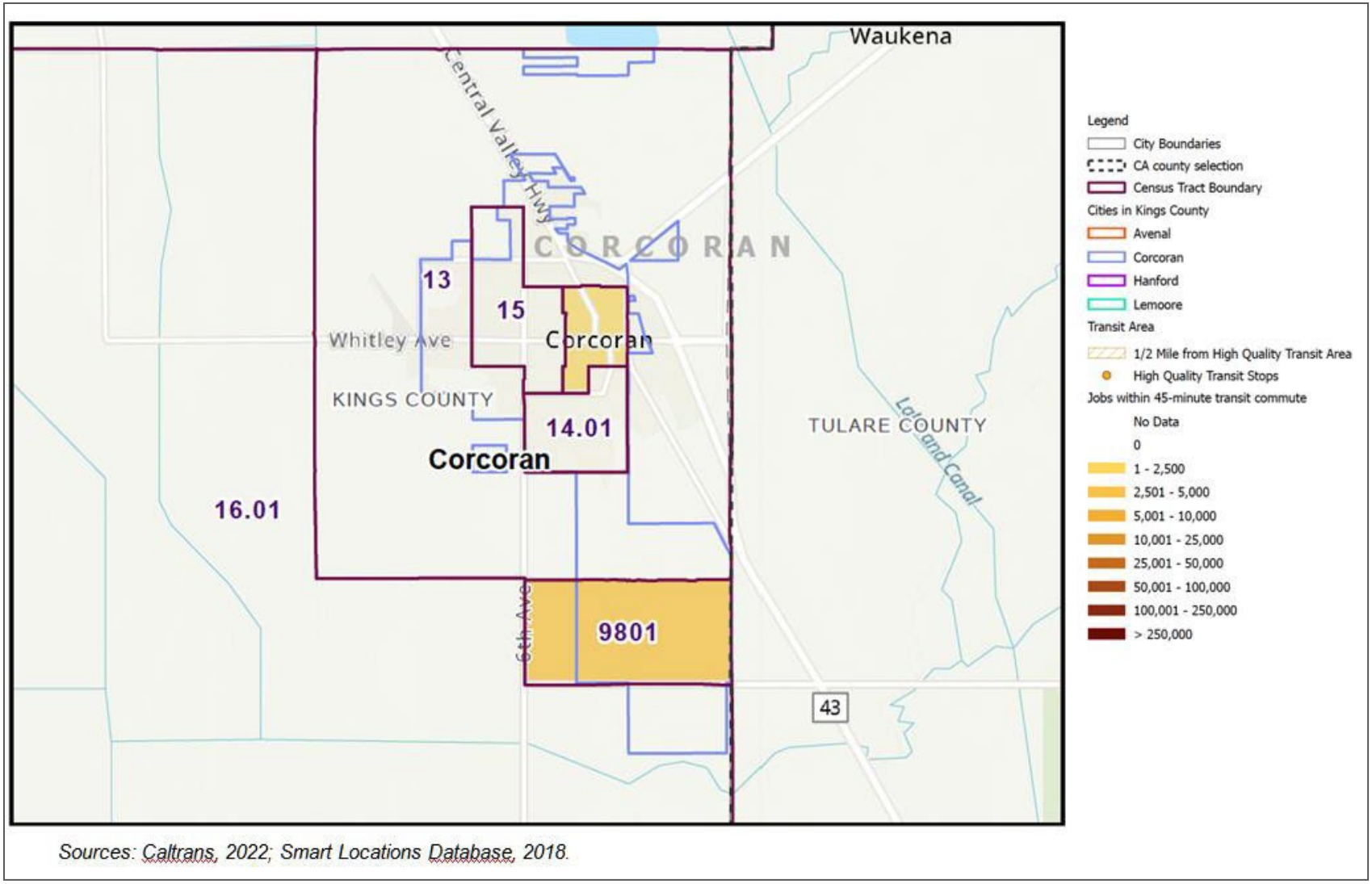
Source: AllTransit.cnt.org, 2022

Figure 12: City of Corcoran High quality transit stops and transit area (1/2 mile)



Source: Caltrans, 2022. U.S.; Department of Housing and Urban Development (HUD), Updated 2022.

Figure 13: Jobs within 45-minute transit commute.

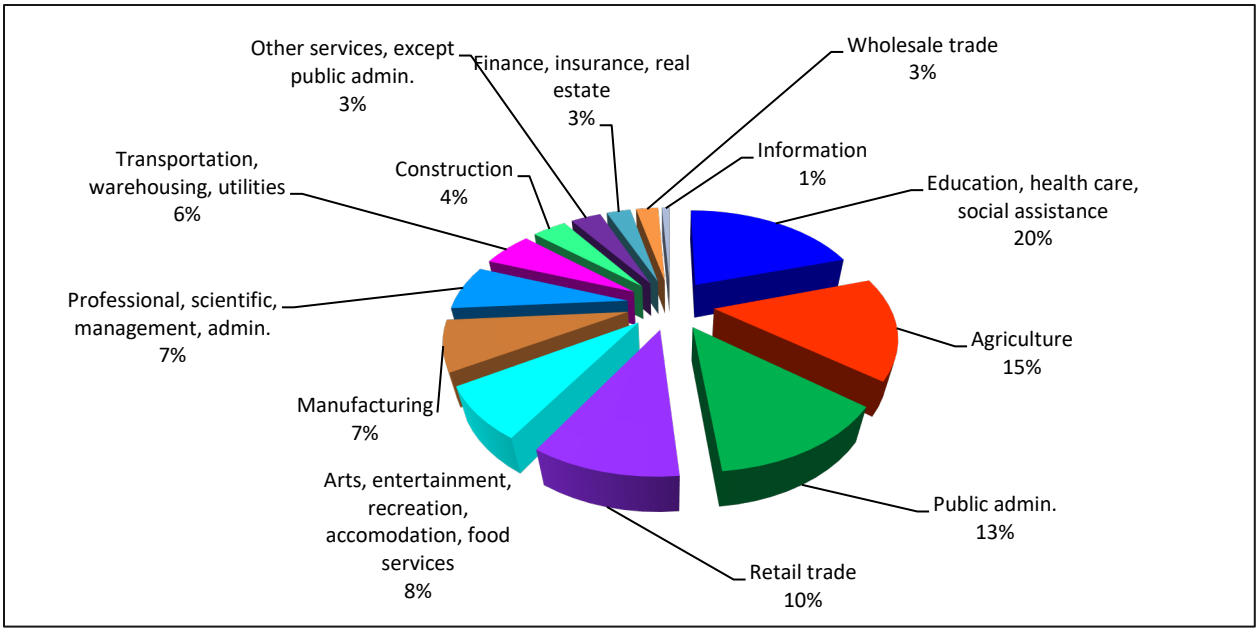


Sources: Caltrans, 2022; Smart Locations Database, 2018.

Employment

Kings County's economy has an important impact on housing needs. Employment growth typically results in increased housing demand in areas that serve as regional employment centers. Moreover, the type of occupation and income levels for new employment also affects housing demand. This section describes the economic and employment patterns in Kings County and how these patterns influence housing needs.

Figure 14: Employment by Industry of Kings County Workforce



Source: Census ACS 2016-2020, Table DP03

Kings County supports a diversified economy as illustrated in Figure 12. This figure shows the proportion of jobs held by residents (civilian employed population 16 years and over) living in the county. Based on the Census ACS 2016-2020 information, the education, health care, social assistance industry was the largest employer of Kings County residents, providing approximately 10,800 jobs, or 20% of workforce. As important as agriculture is to the county, the agriculture sector was the second largest employer of its residents, which employed 8,300 residents or 15% of the workforce. Kings County's civilian labor force was estimated at 57,800, with an unemployment rate of 7.0% (not seasonally adjusted). This compares to the statewide unemployment rate of 4.1%. However, compared to recent trends, Kings County's unemployment rate has decreased significantly from the 2020 annual average unemployment rate of 12.0%. Historically, agriculture has played a key role in Kings County's economy. Agriculturally oriented counties tend to have higher unemployment rates and greater seasonal variations in unemployment. Kings County is ranked 8th among California counties in agricultural production with an annual gross value of $2.5 billion. According to the Kings County 2022 Annual Agricultural Crop Report, milk remains the County's leading commodity, followed by pistachios (second) and cotton (third). With climate change and the long-term severe drought as well as the 2023 wet winter/spring, it is uncertain to what extent future water supplies will affect agriculture.

Farmworker. Kings County is one of the state's major agricultural areas, ranking 8th among California counties in total agricultural production. Recent Census data in Table 16 shows that 15% of employed Kings County civilian residents (16 years and over) worked in agriculture and related industries. Of the four cities, the highest percentage of civilian workers in agricultural related jobs was Avenal, where 45% of its workers were in this industry. This was followed by Corcoran workers at 30%.

Table 15: Agricultural Employment by Jurisdiction

Jurisdiction of Civilian Employed Pop. (16 and over)	Number of Agricultural Workers	% of Total Workers
Avenal	1,617	45%
Corcoran	**1,275**	**30%**
Hanford	2,213	9%
Lemoore	692	6%
Unincorporated	2,474	22%
Kings County	8,271	15%

Source: Census ACS 2016-2020, Table DP-3

Table 18 presents the number of farms and hired farm workers in Kings County. According to the 2017 U.S. Department of Agriculture (USDA) Census estimates, there were 507 farms and a total of almost 7,000 hired farm workers countywide. The largest number of workers (5,820) were employed at farms with 10 or more employees or 83% of the countywide total number of hired workers. Also, there were more permanent hired workers (worked more than 150 days) than seasonal workers (worked less than 150 days) for both farm operations with less than 10 employees and with more than 10 employees.

Corcoran's agricultural economy has historically relied on a substantial farmworker labor force, many of whom live in the city or in adjacent rural communities. While some farmworkers may be permanent residents, a large share are seasonal or migrant workers, whose housing needs differ significantly from the general population.

Despite the agricultural backbone of the local economy, Corcoran does not have a dedicated supply of farmworker housing, and access to state or federally subsidized agricultural housing is limited in both capacity and reach. In addition, few employers provide worker housing, meaning that the burden of locating housing falls disproportionately on low-income workers with little flexibility or transportation access.

Interviews with regional service providers and findings from past studies such as the California Statewide Farmworker Housing Study (California HCD, 2008; updated regional inputs in 2021) indicate that the key barriers to adequate housing for farmworkers include:

- High cost relative to income
- Lack of permanent housing units tailored to larger households
- Fear of eviction or exploitation due to documentation or language barriers
- Ineligibility or limited access to mainstream housing assistance programs

Table 16: Hired Farm Labor-Workers, Kings County

Farmworkers	No. of Farms	No. of Hired Workers	Percent of Total County Hired Workers
Total Hired Farm Labor	507	6,998	
Farm operations with less than 10 employees	351	1,178	17%
Permanent (> 150 days)	275	1,034	15%
Seasonal (< 150 days)	246	677	10%
Farm operations with 10 or more employees	156	5,820	83%
Permanent (> 150 days)	96	3,046	44%
Seasonal (< 150 days)	49	2,241	32%

Source: USDA, 2017 Census of Agriculture

Although no farmworker camps exist in Kings County, the County does have a significant number of government-subsidized housing projects (e.g., Section 515 and public housing) that house farmworkers and their families. Many farmworkers live in mobile homes on the farming site. A new farmworker housing project was completed in the City of Hanford during the 2003-2008 planning period. That project involved the renovation of an existing former motel into temporary and/or long-term, permanent agricultural employee housing. The project included 24 units plus parking, courtyard, children's play areas and open space.

In addition, there is a 40-unit apartment complex in unincorporated Kettleman City that serves farm labor families. This apartment includes 10 two-bedroom units, 20 three-bedroom units, and 10 four-bedroom units, with approximately 70-100 farmworkers residing in the apartment complex. The Constraints analysis contains a discussion of each jurisdiction's land use and zoning policies and regulations regarding farmworker housing. In communities with large farmworker populations, farmworker housing needs are met through homeownership assistance and rehabilitation loans.

Most loans under both types of programs are issued to people working in the agricultural industry. Moreover, many occupants of Section 515 projects and other subsidized projects are also employed in the farming industry. The Housing Plan (Chapter 5) includes Program 3.10 Farmworker and Employee Housing where the City permits farmworker housing in conformance with *Health and Safety Code* §17021.5 and §17021.6. In addition, the City will assist interested developers by providing incentives, identifying suitable sites, and assisting in preparation of funding applications.

Job-Housing Balance and Commute Patterns

Commuting patterns in Kings County have an important implication for housing needs. Larger employers in the county (e.g., three state prisons, Naval Air Station Lemoore, and agricultural industries) generate a significant number of jobs. However, the workforce employed at these institutions or in the agricultural industries may live in other communities for a variety of reasons, including preferences, the availability of suitable housing, or other reasons.

Commuting patterns show the relationship between where people live and where they work. Long commuting distances increase traffic congestion that strains the existing overcrowded road and highways

infrastructure systems that are often in need of maintenance. Long commuting distances also contribute to poor air quality, increases expenses to the commuting workforce, and has been shown to have negative consequences on personal health. One of the aims of the Regional Housing Needs Allocation (RHNA) Plan is to direct new housing growth to employment centers to balance the jobs-housing ratio and decrease commuting distances.

Table 17 shows that over 46.9% of the workforce in the city of Corcoran aged 16 years and older who do not work at home travel less than 15 minutes to work and another 17.8% of workers travel 15-30 minutes to work. The average time to work for countywide workers was 24 minutes.

Table 17: Travel Time to Work

Travel Time to Work	Corcoran	Kings County
Less than 15 minutes	46.9%	36.80%
15-30 minutes	17.8%	32.00%
30 to 59 minutes	28.6%	25.10%
60 or more minutes	6.7%	6.10%
Average Travel Time	24 min.	23 min.

Note: Workers included those 16 years and over who did not work from home.; Source: Census ACS 2016-2020 Table S0801

Table 18: Work Locations of City/County Resident Workers

Travel Time to Work	Corcoran	Kings County
Number of Resident Workers (Age 16 and over)	4,119	56,560
Work in Same City/County)	35.3%	75.6%
Work Outside of City/County	64.7%	24.1%
Total	100%	100%

Note: Workers included those 16 years and over who did not work from home.; Source: Census ACS 2016-2020 Table S0801

Housing Costs

In the City of Corcoran, the median monthly housing cost is $892. (Table 20) For the wider Kings County, the median monthly housing cost is higher by $202. In contrast, California's median is significantly higher by an additional $796. From 2010 to 2020, the City of Corcoran's median monthly housing cost increased by 9% while Kings County increased by 14%. California's percent change was more than double than the City of Corcoran.

In Corcoran, the median monthly owner cost with a mortgage as a percentage of household income is 18.2% and 11.8% for those homeowners without a mortgage. (Table 21) The percentage that renters spend is much higher at 30.7 percent which is a little less than the acceptable standard to spend on housing, one third of income. However, as seen below, overcrowding and overpayment is an issue in Corcoran. It is important to note these figures are medians. The following sections provide further context of fair and affordable housing by analyzing overcrowding, overpayment, and homelessness.

Table 19: Median Monthly Housing Costs Over Time

	2010	2015	2020	Percent Change (2010 to 2020)
City of Corcoran	$818	$787	$892	9.0%
Kings County	$960	$978	$1,094	14.0%
California	$1,409	$1,419	$1,688	19.8%

Source: U.S. Census Bureau, ACS16-20 (5-Year Estimates), Table B25105

Table 20: Median Monthly Housing Costs by Tenure as a Percentage of Household Income in the Past 12 Months

	2010	2015	2020
Median Gross Rent	31.2%	32.8%	30.7%
Median Selected Monthly Owner Costs - Total	26.0%	25.1%	18.2%
Median Selected Monthly Owner Costs - Units with a Mortgage	29.9%	29.5%	20.2%
Median Selected Monthly Owner Costs - Units without a Mortgage	10.1%	11.4%	11.8%

Source: U.S. Census Bureau, ACS16-20 (5-Year Estimates), Tables B25071, B25092

Education

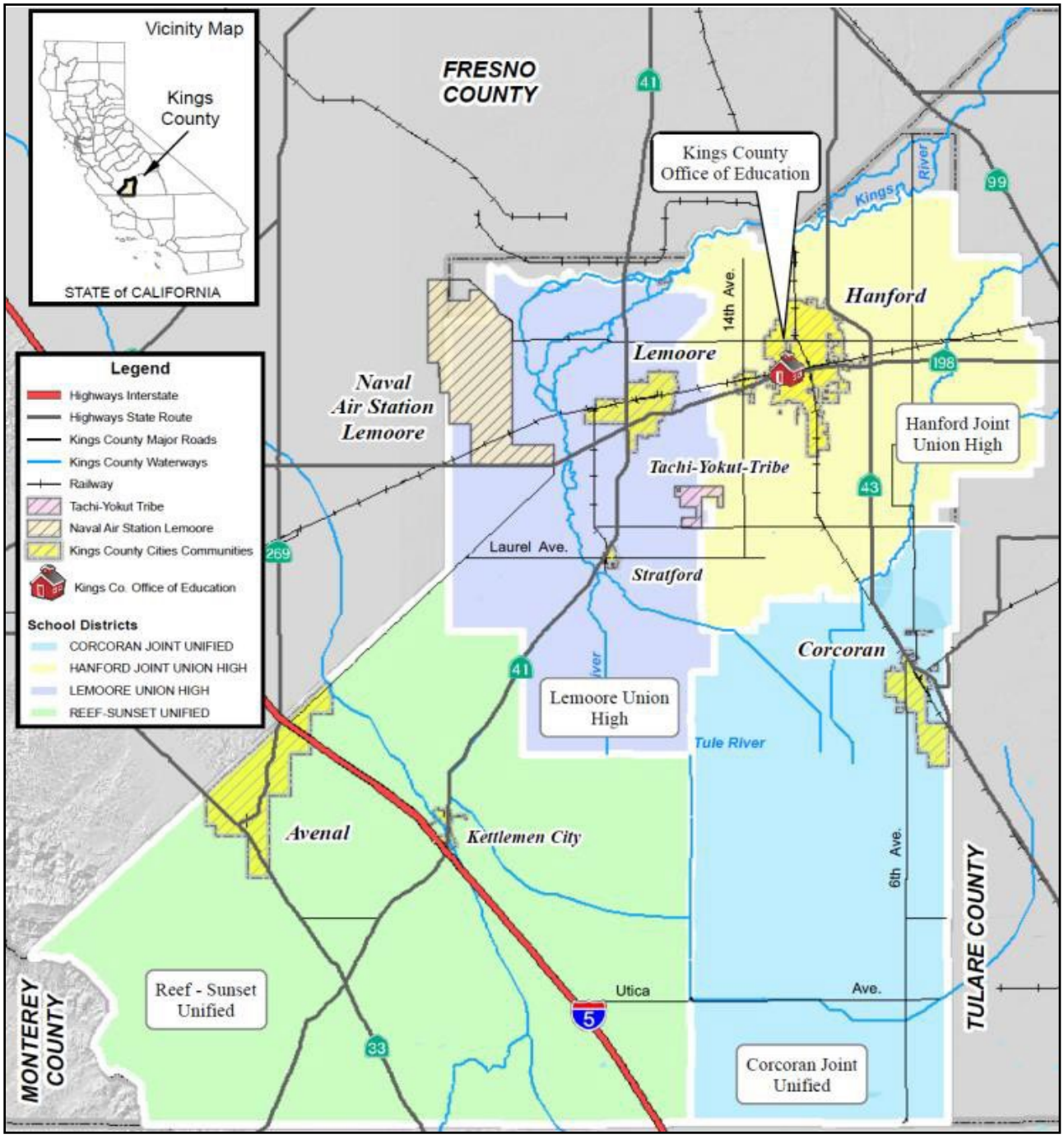
The Kings County Board of Education establishes the mission and primary objectives for the Kings County Superintendent of Schools and ensures that activities and programs remain focused on the goals identified within the California Department of Education educational rules and regulations. The Kings County Board of Education establishes the mission and primary objectives for the Kings County Superintendent of Schools and ensures that activities and programs remain focused on the goals identified within the California Department of Education educational rules and regulations. According to the Kings County office of education as of Oct 2021 there are a total of 19,429 students enrolled in elementary schools and about 8,179 students in high schools across the county as per data submitted by the districts. Figure 13 below shows some of the school districts in Kings County.

The Corcoran Unified School District serves the families of Corcoran. The District consists of six schools serving the approximately 3,300 students in preschool through twelfth grade. The school include:

- Bret Harte Elementary (Serving preschool–1st grade), 1300 Letts Avenue Corcoran.
- John C. Fremont Elementary (Serving grades 2–3) 1900 Bell Avenue, Corcoran
- Mark Twain Elementary (Serving grades 4–5), 1500 Oregon Avenue Corcoran
- John Muir Middle School (Serving grades 6–8), 707 Letts Avenue Corcoran
- Corcoran High School (Serving grades 9–12), 1100 Letts Avenue Corcoran
- Technology Learning Center (School and community education 9th grade–college), 1101 Dairy Avenue Corcoran

The Kings Lake Education Center is also part of the District, and includes the Mission Community Day School, High School Continuation, Corcoran Academy, Adult Education at 1128 S. Dairy Avenue Corcoran.

Figure 15: School Districts in Kings County



Source: Kings County, Cal EM

Disproportionate Housing Needs and Displacement Risk

A focused analysis of disproportionate housing needs and displacement risk reveals key geographic and demographic disparities within the City of Corcoran. These needs include severe housing cost burdens, overcrowding, substandard housing, and vulnerability to environmental and economic displacement..

Extremely low- and very low-income renter households are disproportionately impacted by housing overpayment, with nearly 71% of renters spending more than 30% of their income on housing. Overcrowding is also a major concern, especially in renter households , and is concentrated in CTs 14.01 and 16.01, which also align with high poverty levels, environmental risk (CalEnviroScreen scores over the 75th percentile), and limited access to transportation. (Figure 14) These overlapping indicators of need suggest these neighborhoods are particularly susceptible to involuntary displacement, especially if older housing stock is redeveloped or rents increase due to public or private investment.

Although specific homelessness enumeration data is limited at the city level, service provider input and county-level trends indicate growing need for permanent supportive housing and services. Local stakeholder knowledge suggests that families, seniors, and individuals with disabilities represent a growing share of the unhoused population, often staying with relatives or in overcrowded conditions rather than unsheltered. This "hidden homelessness" is common in rural and small urban communities and is underreported in formal point-in-time counts.

The City's homeless population generally ranges around 13-15 people annually with recent past fluctuation increases due primarily to natural disaster displacement (i.e. flooding along Tule River in adjacent Tulare County), Covid Emergency Housing for temporary 2-week accommodation at a downtown motel, and fluctuations associated with intentional and unintentional relocation drop off displacement from the Amtrak passenger train service at the Corcoran train station. In general, there are no concentrations of persons experiencing homelessness in the City. Past trends have shown that short term temporary housing at a local motel only served to leave individuals stranded in Corcoran after the two week stay and left with no readily available means to relocate back to their communities of origin or to the nearest cities (i.e. Hanford, Tulare) located approximately 30 miles away where housing and services are more readily available. This unfortunate circumstance of displacement often left non-Corcoran based homeless individuals in a desperate state for shelter and resources. Between 2020 and 2024, the local homeless population grew to approximately 38 individuals who migrated to concentrate around one downtown area park near retail businesses and restaurants where they sought resources. Occasionally, these individuals would seek to occupy vacant structures, and resulted in increased City's code compliance cases to address unauthorized occupation in uninhabitable structures with no electricity or running water.

The City has limited resources, and no homeless housing funding is available to provide long term and sustainable housing for unsheltered individuals. However, to address the needs of persons experiencing homelessness, the City has attempted to leverage and use Permanent Local Housing Allocation Funds and locally allocated Opioid Settlement funds. These funding sources are currently being utilized by the City to work in partnership with Kings Community Action Organization in providing housing navigation services, voluntary relocation transportation, and connection to drug & alcohol addiction and mental health services. Permanent Local Housing Allocation funding is also prioritized and dedicated to low income housing project development in partnership with Self Help Enterprises.

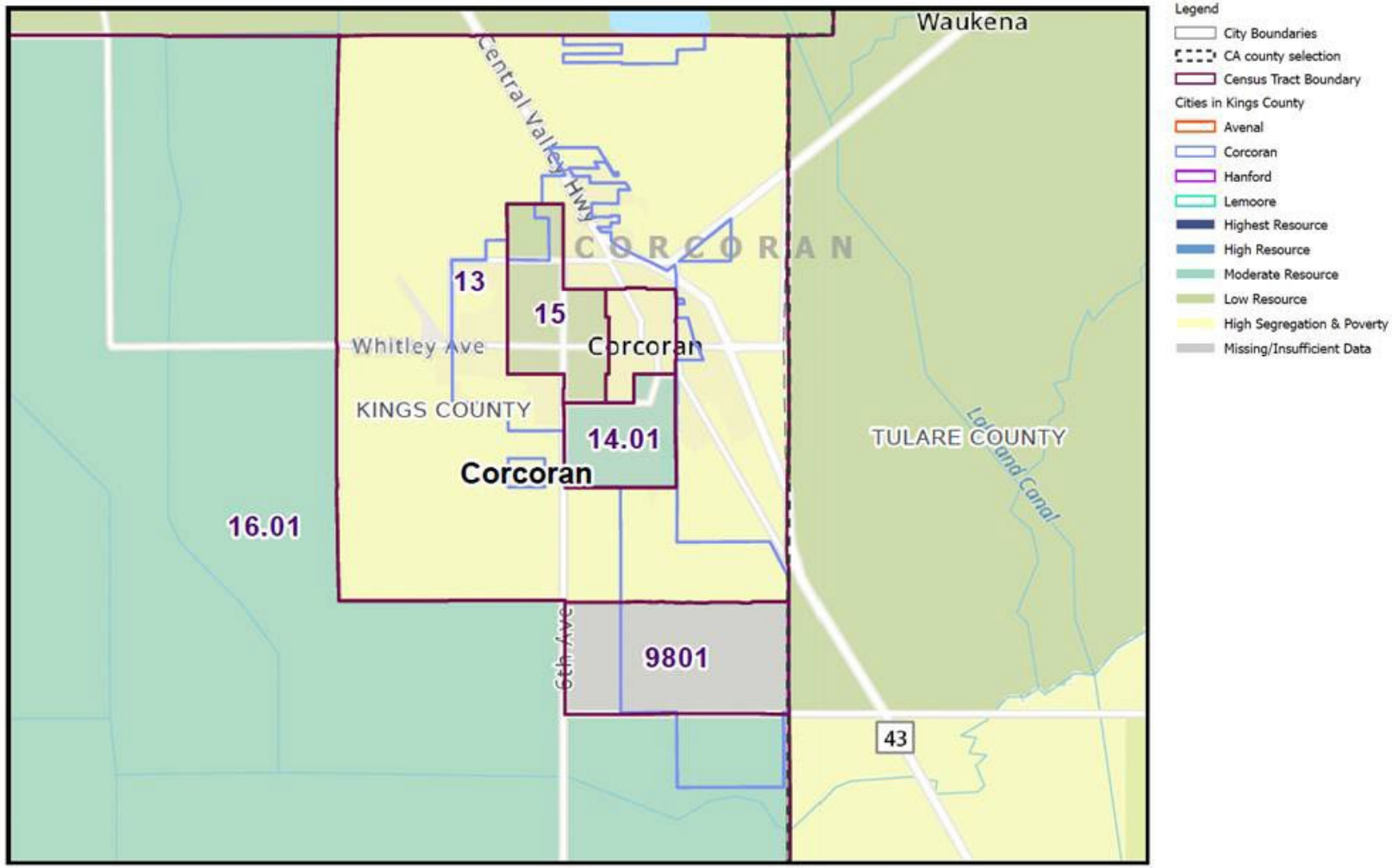
Additionally, the aging housing stock in central Corcoran, particularly in tracts with the highest cost burdens and poverty rates, likely contributes to substandard housing conditions and underscores the need for targeted rehabilitation programs. Older units are more likely to have structural issues, deferred maintenance, or lack basic amenities—all of which disproportionately affect low-income renters and increase long-term displacement risk.

To address these challenges, the City has identified Program 4.6: Housing Preservation and Anti-Displacement Strategy, which will:

- Conduct proactive housing code enforcement in identified high-need areas;
- Establish a rental rehab grant/loan program for small landlords housing low-income tenants;
- Coordinate with service providers to improve outreach to persons experiencing homelessness and at risk of housing loss;
- Prioritize housing support in census tracts with documented overcrowding, cost burden, and environmental risk.

This place-based approach will help preserve affordability, protect at-risk residents from displacement, and guide equitable reinvestment in Corcoran's most vulnerable neighborhoods.

Figure 16: TCAC/HCD Opportunity Areas, 2023



Source: California Department of Housing and Community Development (HCD); California Tax Credit Allocation Committee (TCAC), Updated Jan 2023.

Overpayment

State and federal housing law defines *overpayment* as a household paying more than 30% of gross income for housing expenses, including utilities. Housing overpayment is especially problematic for lower-income households that have limited resources for other living expenses.

As shown in Table 22, a significant portion of lower-income households in each community overpaid for housing according to HUD CHAS data (special tabulations based on the Census ACS). However, the overpayment rate varied by tenure and income level. More than half of all very-low- and extremely-low-income households in all jurisdictions, both owners and renters, were reported to be overpaying. In most communities, however, more rental households than owner households were overpaying. Few households with incomes above the median faced overpayment – often less than 10% of households.

Table 21: Household Overpayment by Tenure

Income Category	Corcoran	Kings County
Owners		
<= 30%	73.7%	79.00%
>30% to <=50%	68.0%	68.60%
>50% to <=80%	43.8%	48.30%
>80% to <=100%	19.7%	32.80%
>100%	4.0%	7.40%
Total	27.8%	22.50%
Renters		
<= 30%	73.0%	79.30%
>30% to <=50%	69.0%	78.30%
>50% to <=80%	51.0%	57.00%
>80% to <=100%	12.0%	22.50%
>100%	3.0%	6.40%
Total	47.5%	43.20%

Source: HUD CHAS data based on Census ACS 2014-2018

These figures indicate that housing affordability is a more critical issue for renters than homeowners in Corcoran, particularly for those with lower incomes. The data also suggests that, overall, residents in Corcoran, especially renters, face greater challenges with housing affordability compared to those in the broader Kings County area.

State and federal housing law defines overpayment as a household paying more than 30% of gross income for housing expenses, including utilities. Housing overpayment is especially problematic for lower-income households that have limited resources for other living expenses. In Figures 15 and 16 the data reveals the overpayment by renters and homeowners at tract level. Overpayment by Corcoran renters is generally about 40%-60% of households residing in CTs 13, 15, and 14.02, with the exception of CT 14.01 where 20%-

40% of households face overpaying. For overpaying owners, the highest is CT 14.01 at 40%-60% and just north is CT 14.02 at 20%-40%. The rest of the City households is less than 20% overpaying.

Overcrowding

Overcrowding is often closely related to household income and the cost of housing. The U.S. Census Bureau considers a household to be overcrowded when there is more than one person per room, excluding bathrooms and kitchens; and to be severely overcrowded when there are more than 1.5 occupants per room. Overcrowded households are usually a reflection of the lack of adequate income for housing.

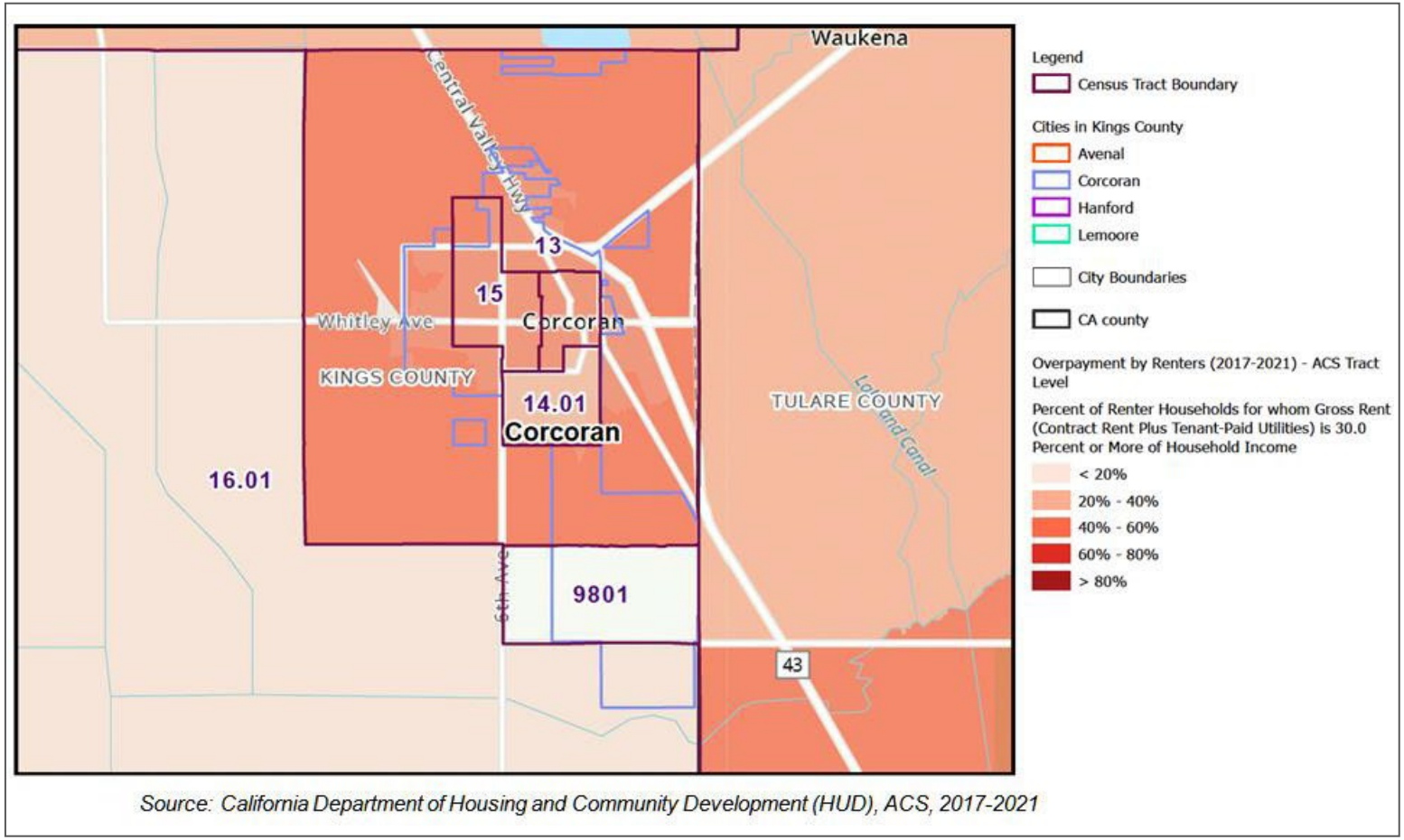
Table 23 details the percentage of households that live in overcrowded situations. Overcrowding is more prevalent among renters than owners. For example, countywide, 12% of renters and 5% of owners reported more than one person per room. The difference between renters and owner overcrowding was even more pronounced for the City of Corcoran where 20% were renters and 9% were owners. Overall, there exists a highest percentage of total households (renters and owners) living in overcrowded in Corcoran at 15%, while the countywide percentage was 8% in 2020.

Table 22: Overcrowding by Tenure

Occupants per Room	Corcoran	Kings County
Total households	3,845	43,604
Owner occupied:	1,789	23,368
0.50 or less	47.1%	60.70%
0.51 to 1.00	43.7%	34.20%
1.01 to 1.50	8.6%	3.90%
1.51 to 2.00	0.3%	0.70%
2.01 or more	0.4%	0.50%
Renter occupied:	2,056	20,236
0.50 or less	27.6%	39.70%
0.51 to 1.00	52.1%	48.10%
1.01 to 1.50	15.0%	8.70%
1.51 to 2.00	4.0%	2.90%
2.01 or more	1.2%	0.60%

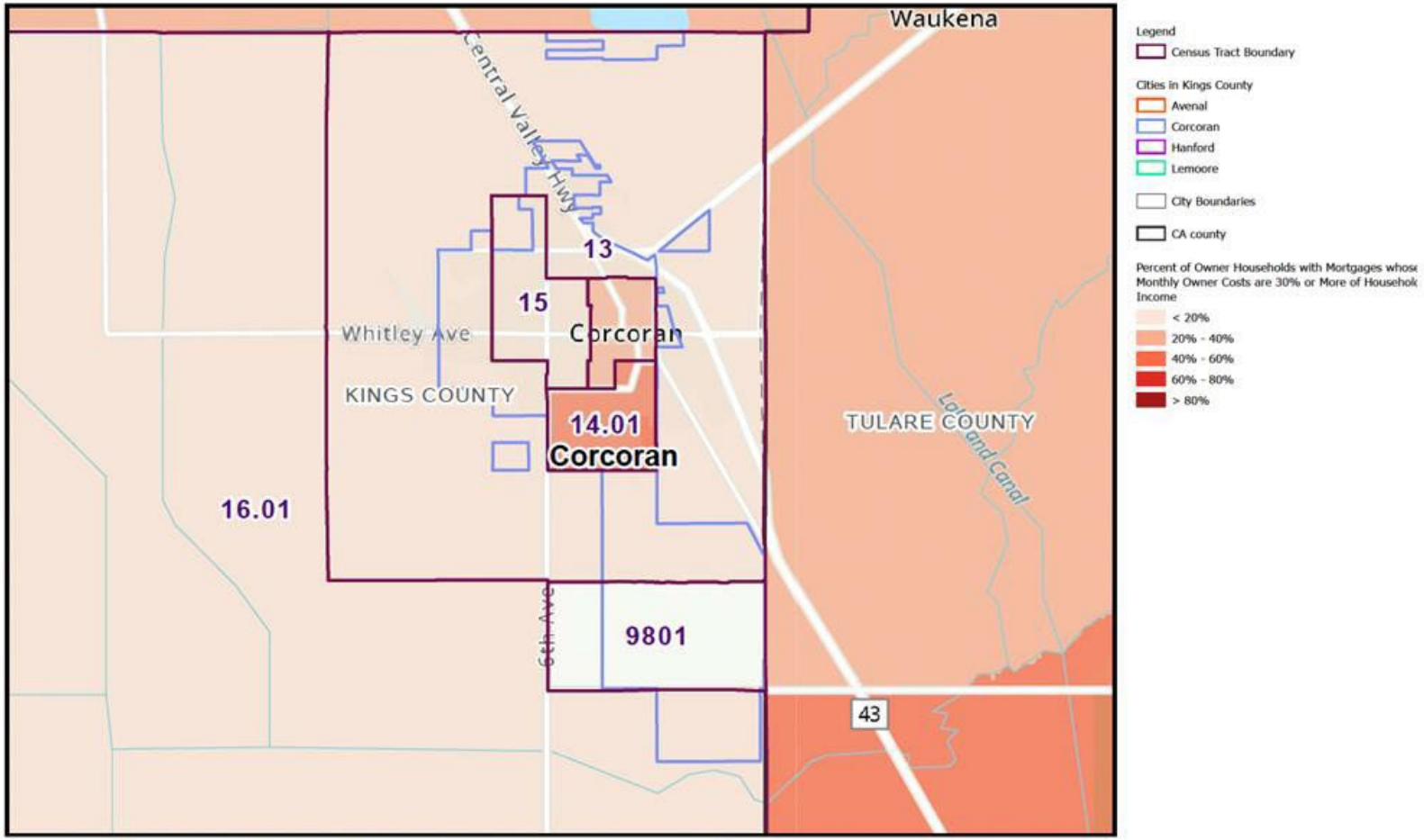
Source : Census ACS 2016-2020, Table B25014

Figure 17: Overpayment by Renters – Tract Level



Source: California Department of Housing and Community Development (HUD), ACS, 2017-2021

Figure 18: Percentage of Homeowners Overpaying

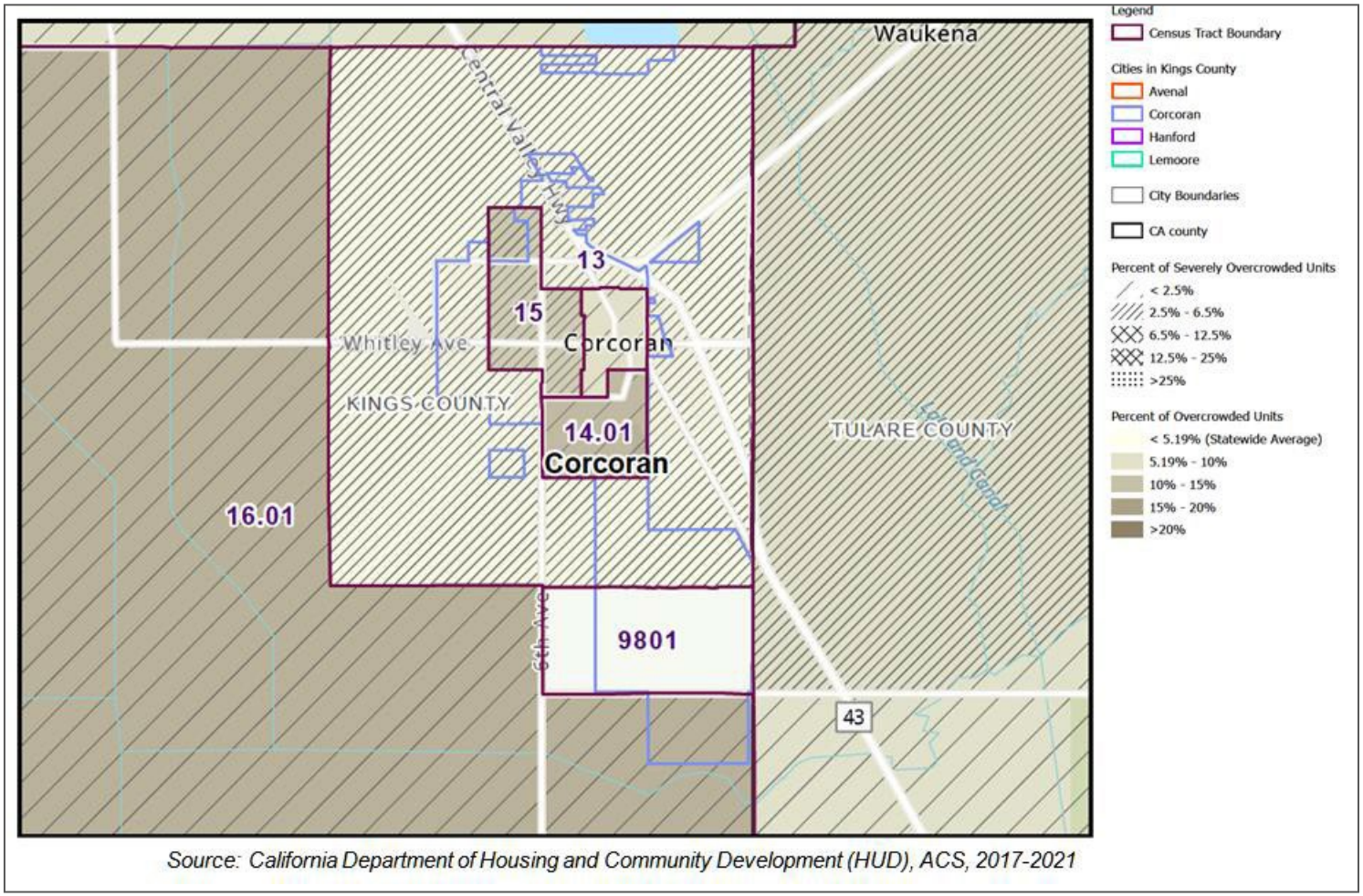


Source: California Department of Housing and Community Development (HUD), ACS, 2017-2021

According to the 2016-2020 ACS, In Corcoran, among the 1,789 owner-occupied households, a lower percentage (47.1%) have 0.50 or fewer occupants per room compared to 60.7% in Kings County, indicating more spacious living conditions in Kings County. For Corcoran's renter-occupied households (2,056 in total), only 27.6% have 0.50 or fewer occupants per room, which is lower than Kings County's 39.7%, suggesting more pronounced overcrowding among renters in Corcoran. The data also shows that in Corcoran, the percentage of renter-occupied households with higher occupants per room (1.01 to 1.50 and above) is significantly higher than in Kings County, indicating more severe overcrowding among renters in Corcoran. This trend of higher overcrowding in renter-occupied households as compared to owner-occupied households is consistent in both Corcoran and Kings County but is more acute in Corcoran. These differences could be attributed to various factors including the availability, size, and type of rental properties, economic conditions, and population density in these areas.

In Figure 17 below it could be noted that the percentage of overcrowded units in central Corcoran (CTs 14.01 and 15) lies between 10% and 15% and CT 14.02 is 5% to 10%. The area around central Corcoran (CT 13) that encompasses County unincorporated areas as well as City annexed former County Island areas and significantly lacks City infrastructure due to being developed in the County is less than the statewide average of 5.19% of households overpaying.

Figure 19: Overcrowding in Corcoran



Source: California Department of Housing and Community Development (HUD), ACS, 2017-2021

Housing Conditions

Housing quality in Corcoran is shaped by a combination of age, tenancy type, local income levels, and environmental conditions. While prior estimates of units needing rehabilitation or replacement are drawn from past surveys, recent observations and local data suggest that housing condition challenges persist, particularly in central and southern neighborhoods.

Corcoran's housing stock is aging: more than 60% of units were built before 1980. Many of these structures were developed using materials and standards that no longer meet current building codes or energy efficiency requirements. Common deficiencies include deteriorated roofing, outdated plumbing and electrical systems, foundation cracks, and lack of insulation. In addition, local code enforcement reports an increase in health and safety complaints related to pest infestation, water intrusion, and structural wear—especially in older single-family rentals and duplex units located east of Highway 43.

Staff observations from the City's Building and Code Enforcement Departments indicate that deferred maintenance is more prevalent in renter-occupied units, where landlords may lack the financial resources or incentive to invest in improvements. These patterns align with data showing that renters are more likely to be low-income and cost-burdened, limiting their ability to advocate for repairs or relocate to better-maintained homes. In particular, multifamily housing built in the 1960s–1980s is reported to have recurring code violations related to electrical hazards, mold, and ventilation issues.

Environmental exposure also contributes to housing condition deterioration. Areas identified in CalEnviroScreen 4.0 as having elevated scores—due to poor air quality, pesticide exposure, and water system risks—are primarily located where older housing is concentrated. These environmental stressors accelerate deterioration and further affect vulnerable populations already at risk due to age, disability, or income status.

Local knowledge from community stakeholders, including nonprofit service providers and tenant advocates, supports the conclusion that housing conditions have either remained stagnant or worsened in lower-income neighborhoods since the last formal survey. Community outreach efforts have consistently reported concerns about leaking roofs, unsafe stairs, inadequate heating and cooling, and insufficient weatherproofing in aging units.

Based on these observations, the City estimates that while the original replacement and rehabilitation figures (4.5% and 29% respectively) provide a baseline, the true need may be modestly higher today—especially within older rental units and informal housing arrangements in central Corcoran.

Homelessness

Homelessness is often the result of multiple factors that converge in a person's life. The combination of loss of employment, inability to find a job because of the need for retraining, and high housing costs lead to some individuals and families losing their housing. For others, the loss of housing is due to chronic health problems, physical disabilities, mental health disabilities or drug and alcohol addictions along with an inability to access the services and long-term support needed to address these conditions. Obtaining an accurate assessment of the magnitude of the homeless population is difficult because many individuals are not visibly homeless but rather live with relatives or friends, in hotels/motels or shelters, and other temporary accommodations. To address the needs of homeless people in Kings County, the Kings/Tulare Homeless Alliance (KTHA) conducted a Point-in-Time (PIT) survey of homeless people in these two

counties in January 2022. The study used HUD's definition of homelessness, which is defined as people who reside in emergency shelters, transitional housing, or places not meant for human habitation such as cars, parks, sidewalks, and abandoned buildings.

Based on the 2022 PIT survey, the following portrait of the 313 homeless individuals counted in Kings County included:

- 22% chronically homeless
- 39% persons with disability
- 20% suffer from mental disability.
- 12% suffer from substance abuse problems.
- 11% victims of domestic violence
- 6% veterans
- 2% unaccompanied children
- 12% young adults under age 25

Table 23: Homeless Persons

Jurisdiction	Estimated Homeless
Avenal	4
Corcoran	**17**
Hanford	260
Lemoore	8
Unincorporated area	24
Kings County totals	313

Source: Kings/Tulare Homeless Alliance Point-in-Time Survey, 2022

In 2022, 39% of the homeless population was housed in temporary living arrangements (31% in emergency shelter and 8% in transitional housing). Over half (61%) were unsheltered and homeless or in a car.

Table 23 presents the 2022 PIT homeless counts for the four cities and unincorporated areas of the County. The table shows that the City of Corcoran had 17 homeless individuals or 5% of the countywide total. Only the Cities of Avenal and Lemoore had smaller counts, with four and eight homeless persons, respectively.

Table 24: Shelter Facilities in Kings County

Total Project Name & Organization	PIT Beds	Use Count	Use Rate
EMERGENCY SHELTER			
Barbara Saville Shelter - DV	15	4	27%
Barbara Saville Woman's Shelter	23	6	26%
EHA Kings	7	7	100%
PRK Holiday Lodge	57	57	100%
PRK Stardust Hotel	17	17	100%
Temporary Housing Program	7	7	100%
Total	**126**	**98**	**78%**
TRANSITIONAL HOUSING			
KGM Men's Transitional	15	15	100%
KGM Women's Transitional	6	6	100%
New Song Academy	6	3	50%
Total	**27**	**24**	**89%**
PERMANENT SUPPORTIVE HOUSING			
Anchors II	6	4	67%
Anchors IV	6	5	83%
Grace Homes	13	13	100%
Hope Survives	6	6	100%
Kings County Act	28	28	100%
Kings VASH	5	1	20%
Total	**64**	**57**	**89%**
OTHER PERMANENT HOUSING			
HAKC Emergency Housing Voucher	15	14	93%
Total	**15**	**14**	**93%**
RAPID REHOUSING			
Bringing Families Home	16	16	100%
HANA	4	4	100%
Housing Support Program	76	76	100%
Kings Rapid Rehousing	1	1	100%
RRH4 Kings	6	6	100%
Total	**103**	**103**	**100%**

Source: Kings Tulare Homeless Alliance, 2023

Table 24 lists the shelter facilities in Kings County that served the homeless. It identifies an inventory of 126 emergency shelter beds (78% use rate), 27 transitional housing beds (89% use rate), 64 permanent supportive housing beds (89% use rate), 15 other permanent housing beds (93% use rate), and 103 rapid rehousing beds (100% use rate) in Kings County. Additional emergency assistance is provided by the Salvation Army in Hanford, which provides short-term assistance in the form of food, financial assistance

for rent and utility bills, motel vouchers and bus or plane tickets. Corcoran Christian Aid provides food, vouchers, and other types of emergency financial assistance within Corcoran.

Despite these services, a significant shortage in emergency shelters and transitional housing remains. In 2007 the State Legislature passed Senate Bill (SB) 2, which strengthened the planning and zoning requirements for emergency shelters and transitional/supportive housing. SB2 requires that all jurisdictions adopt zoning regulations that allow emergency shelters by-right in at least one zone, subject to objective development standards, or as an alternative, the jurisdiction may meet the need through a multi-jurisdictional agreement with up to three adjacent jurisdictions. As noted in the Constraints section, all of the jurisdictions in Kings County have adopted zoning regulations for emergency shelters and transitional/supportive housing in response to SB 2.

Corcoran's Program 2.11 Emergency Shelters and Transitional/Supportive Housing continues work with providers to facilitate emergency shelters and transitional/supportive housing. Emergency shelters are already permitted in the C-S (Service Commercial) zone.

Extremely Low-Income (ELI) Households

Extremely Low-Income (ELI) households—those earning 30% or less of the Area Median Income (AMI)—face the most acute housing challenges in Corcoran. These households typically consist of minimum wage workers, seniors on fixed incomes, persons with disabilities, and farmworkers with seasonal or inconsistent earnings. Given their limited financial capacity, ELI households are more likely to experience multiple and overlapping housing challenges, including severe cost burden, overcrowding, substandard housing, and risk of displacement.

ELI households experience the highest levels of severe cost burden (paying more than 50% of income toward housing), far exceeding the rates seen among low-, moderate-, and above-moderate-income groups. In addition, overcrowding is disproportionately higher among these households, as they often reside in shared rental units or informal housing arrangements due to the lack of affordable one- and two-bedroom rental units.

Many ELI households are concentrated in older housing stock located in central Corcoran, which overlaps with high CalEnviroScreen scores and limited access to amenities such as healthcare, education, and reliable transportation. These spatial and socioeconomic barriers not only increase vulnerability to eviction and homelessness but also restrict access to opportunity and mobility.

Due to these compounded disadvantages, ELI households often require not just affordable units, but deeply affordable housing, supportive services, and access to subsidized housing programs such as Section 8, Permanent Supportive Housing (PSH), and the California HCD-funded No Place Like Home and HOME-ARP initiatives. However, the current availability of these resources in Corcoran is limited relative to demand.

Displacement Risk

The Urban Displacement Project, a joint research and action initiative of the University of California, Berkeley, and the University of Toronto, analyzes income patterns and housing availability to determine the level of displacement risk at the census tract level. The EDR provides three layers of displacement information. The "Overall Displacement" map layer shows the number of income groups experiencing any displacement risk. The dark red tracts (2 income groups), our models estimate displacement (Elevated, High, or Extreme) for two income groups. In the light orange tracts categorized as "Probable", one or all three income groups had to have been categorized as "Probable Displacement". In Figure 11, it could be observed that all the cities in the county and the southern western region are at predominant risk of At-Risk displacement. "At risk of displacement" refers to the likelihood of residents, particularly low-income renter households, being forced to move out of their neighborhoods due to various factors. This concept is often evaluated in the context of gentrification, rising housing costs, and changing neighborhood dynamics.

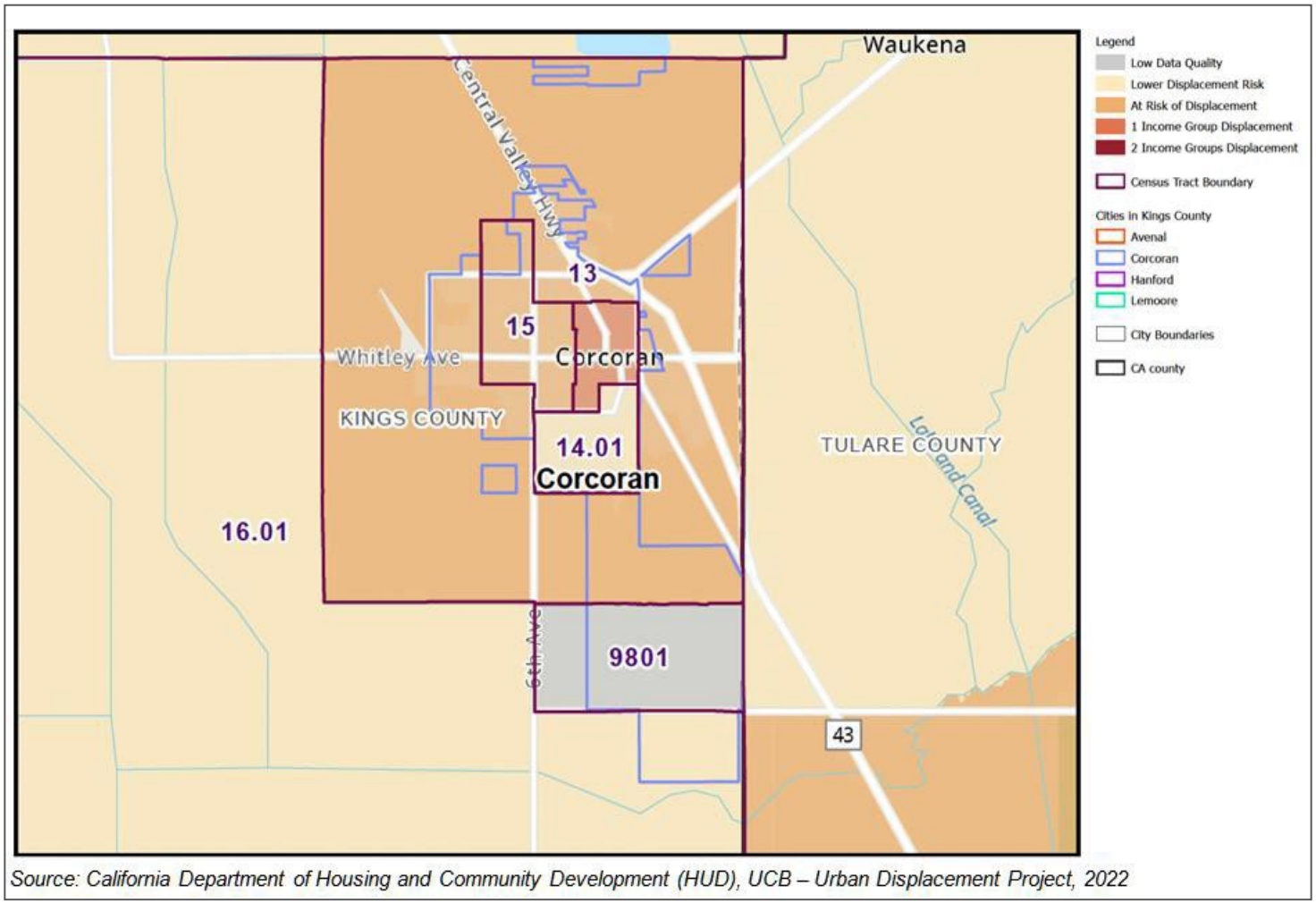
According to Figure 17, CTs 14.01 and 16.01 have the lower risk of displacement. CTs 13 and 15 are identified as At Risk of Displacement and CT 14.02 is identified as 1 Income Group Displacement.

According to the Urban Displacement Project's Estimated Displacement Risk (EDR) model for California, displacement risk is determined by evaluating census tract characteristics that are strongly correlated with a net loss of low-income renter populations. Essentially, a high displacement risk suggests that more low-income households are leaving a neighborhood than moving in, often due to factors like affordability, development pressures, or changes in the housing market.

For affordable housing supply, actions focusing on housing preservation and production must be utilized. Corcoran's Program 2.4 Preservation of At-Risk Affordable Housing consists of a preservation strategy for at risk projects and maintain and update at risk project inventory and actions taken. For example, Corcoran has 593 units of affordable housing for very-low, low-, and moderate-income households that are at-risk of market rate conversion in the next 10 years. The City will contact the property owners to determine their intentions, contact qualified non-profits regarding potential opt-out projects, ensure that property owners comply with noticing requirements, and more. Program 2.7 Affordable Housing Development Assistance plans to use a variety of strategies regarding production by seeking applicable grants from state and federal sources including funding specifically targeted to extremely low-income housings, provide an inventory of housing sites to interested developers, and continue to implement the density bonuses.

.

Figure 20: Estimated Displacement Risk – Overall Displacement



Source: California Department of Housing and Community Development (HUD), UCB – Urban Displacement Project, 2022

C. Constraints

Governmental Constraints

Development Standards and Permitting for Single-Room Occupancy (SRO) Units

Single Room Occupancy (SRO) housing provides a vital form of deeply affordable rental housing, typically targeting low- and extremely low-income individuals including seniors, veterans, and persons with disabilities. Each unit usually consists of a single room intended for permanent residence and may include shared or private bathroom and kitchen facilities. Under California Government Code §65583(a)(4), local governments are required to evaluate the availability and feasibility of housing for all income levels and household types. The California Department of Housing and Community Development (HCD) recognizes SROs as an essential component in a jurisdiction's toolkit to address homelessness and housing instability.

In evaluating zoning ordinances, it is critical that SROs be acknowledged not only as a housing type but also that their development be facilitated through clear, objective standards. Key considerations for effective SRO policy include unit size minimums, occupancy limits, access to amenities, and streamlined approval processes. Discretionary review processes such as conditional use permits (CUPs) can present barriers, particularly if not supported by transparent development standards. SROs can also be highly effective in adaptive reuse projects, such as converting motels or underutilized commercial buildings, particularly in urban or commercial zones where services and transit access are present.

Incorporating clear guidance and definitions related to SROs in the zoning ordinance, and ensuring consistency across commercial and mixed-use zones, reinforces a jurisdiction's compliance with fair housing and housing element law while expanding practical options for meeting the housing needs of vulnerable individuals.

Permit Streamlining Procedure

California Senate Bill 35 (Government Code § 65913.4) requires local jurisdictions to provide a streamlined, ministerial approval process for qualifying multifamily infill housing developments that meet specific criteria, such as affordability requirements, consistency with objective zoning standards, and location eligibility. Jurisdictions are obligated to respond to such applications within 60 days (if fewer than 150 units) or 90 days (if 150 units or more), confirming whether the project qualifies for streamlining. This process is designed to eliminate discretionary review, public hearings, and CEQA review for eligible projects, thereby expediting housing production. City of Corcoran has procedures that follow California State law regarding permitting and approval of infill multifamily units.

Additionally, the Permit Streamlining Act (Government Code §§ 65920–65964) mandates specific timeframes for reviewing development applications, including a 30-day completeness review and a maximum of 60 days for approval once an application is deemed complete, unless otherwise specified. CEQA intersections occur when jurisdictions are lead agencies responsible for environmental review, and the timelines for CEQA documentation must align with those for land use approvals, except in ministerial cases like SB 35. Together, these laws require that local governments clearly document internal processing procedures and provide transparent timelines for applicants. City of Corcoran has clear timelines for each of its planning applications including CEQA review.

Jurisdictions are encouraged to publish written procedures for SB 35 processing and ensure alignment with CEQA and the Permit Streamlining Act timelines. These procedures should clarify whether SB 35 applications are eligible in specific zones, detail required application materials, and indicate decision-making authority. Ensuring applicants and the public understand this process strengthens accountability and streamlines compliance.

Administrative Processes and Constraints for Housing for Persons with Disabilities

In alignment with the Fair Housing Act (FHA) and California's Fair Employment and Housing Act (FEHA), it is critical to ensure that procedural and regulatory mechanisms do not inadvertently restrict housing opportunities for persons with disabilities. A fully accessible housing environment requires not only the availability of units but also the reduction of administrative burdens and permitting processes that could function as barriers. In particular, the processing of reasonable accommodation requests must be clearly outlined in terms of: (1) the body responsible for review and approval, (2) specific timeframes within which decisions must be rendered, and (3) established findings or criteria that guide approval or denial. Providing transparency and predictability in this process helps ensure compliance with state and federal mandates and avoids delays that could have discriminatory effects.

Additionally, the requirement for a Conditional Use Permit (CUP) for group homes serving seven or more individuals with disabilities may present a disproportionate constraint if not justified by objective health or safety concerns. As per U.S. Department of Justice (DOJ) and HUD joint statements, zoning regulations should treat disability-related group homes in a manner comparable to other residential uses of similar size and character. A requirement for CUPs may deter providers due to uncertainty, added time, and cost. An analysis of how this permit requirement impacts the siting, licensing, or financing of such housing, particularly in high-opportunity areas, is essential. Removing or streamlining such requirements—especially when not applied to analogous non-disabled group living situations—can support broader fair housing goals.

By documenting administrative procedures, streamlining permitting for disability housing, and ensuring all standards are applied equitably, the jurisdiction can better align its policies with the intent of the Americans with Disabilities Act (ADA) and affirmatively furthering fair housing requirements.

On- and Off-Site Improvement Requirements

On- and off-site improvement requirements—such as street construction, curb and gutter installation, sidewalks, storm drains, street lighting, landscaping, and utility extensions—are essential for ensuring safe, functional, and connected neighborhoods. However, the scope, scale, and design specifications of these improvements can significantly affect development costs and may influence housing feasibility, particularly for smaller or affordable projects. Among these, street width standards are a critical factor, as excessive width requirements increase land dedication, grading, and paving expenses, reduce usable lot area, and can limit the total number of housing units per acre—ultimately increasing per-unit costs.

According to the California Department of Housing and Community Development (HCD), local jurisdictions should evaluate whether street width standards are consistent with best practices and whether alternative cross-sections (such as reduced-width local streets or shared access lanes) can accommodate emergency access and circulation needs while supporting cost-efficient housing development. Narrower

street standards have also been associated with safer pedestrian environments and more compact neighborhood design. The City of Corcoran's CEQA review includes review by the City Engineer, Public Works Director, and the Community Development director regarding street and roads as it pertains to State law and CEQA review.

Furthermore, cumulative infrastructure requirements may disproportionately impact infill or small-lot developments, where project scale limits the ability to absorb high per-foot improvement costs. Analyzing typical improvement cost components—such as linear foot costs for street paving and utility trenching—helps clarify how these requirements contribute to housing prices and whether adjustments to engineering standards could ease development constraints without compromising safety or quality. The City of Corcoran will continue to analyze the cost for improvements, contract materials, and labor cost for these type of projects.

Development Fees

Development impact fees are a critical funding mechanism used by local governments to ensure new housing projects contribute to the infrastructure and public services they require—such as roads, water, sewer, schools, parks, and fire protection. These fees typically include a combination of planning and zoning fees, building permit fees, utility connection charges, school district fees, and impact fees imposed under the Mitigation Fee Act (Government Code § 66000 et seq.). While necessary for community infrastructure, the cumulative financial burden of such fees can act as a constraint on the feasibility of housing development, especially for affordable and multifamily housing projects.

According to HCD's *Building Blocks for Housing Elements*, a best practice is to analyze the total fees charged per unit for typical residential developments. This includes calculating and presenting the cost burden for both single-family homes and multifamily units, expressed as a dollar amount per unit and as a percentage of total development cost. In high-cost jurisdictions, total impact fees often range from $30,000 to $150,000 per unit, depending on the scale and complexity of the project. While Corcoran's fees may be relatively modest compared to larger metropolitan areas, without calculating per-unit impacts, it is difficult to assess whether the aggregate fee load represents a barrier to housing production.

Furthermore, individual fee components may disproportionately affect certain housing types. For example, flat-rate fees per unit may have a larger cost impact on smaller or more affordable units, thereby disincentivizing lower-cost housing production. Similarly, utility connection fees that do not scale with unit size or affordability level can pose a greater constraint on multifamily or infill developments. The City should consider the timing and structure of its fees (e.g., whether they are collected at building permit, occupancy, or final inspection), as front-loading costs can create cash flow challenges for developers.

Finally, fee transparency and predictability are important to facilitate housing investment. Developers benefit from clear, published schedules and streamlined processes that allow them to understand total fee obligations early in the planning stage. This predictability can reduce development risk and enhance financing opportunities. Aligning fee structures with objective planning goals and regularly reviewing their cumulative impact ensures that development remains feasible while supporting community infrastructure needs. Corcoran's impact fees, County Impact fees, and school fees are posted on the City's website as well as at the front public counter at Corcoran City Hall.

Non-Governmental Constraints

Nongovernmental constraints—particularly those driven by market conditions—play a significant role in shaping the feasibility, affordability, and pace of housing production. Among the most impactful of these are land prices, labor and material costs, financing conditions, and delays caused by speculative behavior or developer preferences that deviate from planned densities.

Land Cost

Land values have a direct correlation with development feasibility, especially in jurisdictions where developable land is limited or concentrated in areas with high environmental or infrastructure costs. When landowners hold out for higher profits or speculate on rezoning opportunities, this can delay land sales and stifle project initiation, especially for multifamily or affordable housing developers. These conditions create bottlenecks in pipeline development and reduce certainty in planning timelines.

Construction Costs and Labor Constraints

The rising cost of construction materials (e.g., concrete, lumber, steel) and the chronic shortage of skilled construction labor significantly drive up the per-unit development cost. According to the California Department of Housing and Community Development (HCD) and industry reports (e.g., Terner Center for Housing Innovation), labor shortages and wage inflation have extended project timelines and increased bids, further complicating cost management for both market-rate and subsidized housing.

Financing Barriers

Access to financing—both for developers and end-users—continues to be shaped by broader economic trends, such as interest rate hikes, lending standards, and investor risk appetite. Affordable housing developers, in particular, face challenges navigating multiple funding layers (tax credits, bonds, grants) that must align in both timing and scope. In higher-cost markets, commercial lenders may also hesitate to finance projects intended for moderate or lower-income households due to perceived lower returns.

Lag Between Entitlement and Permitting

The time gap between receiving development approvals and submitting building permit applications is another significant barrier. This delay may be due to financing challenges, permit preparation issues, or speculative holding by entitled property owners. Extended entitlement-to-permit periods affect housing production forecasts and reduce the reliability of site inventory assumptions in meeting RHNA targets. The City of Corcoran inputs planning applications, once accepted as complete, into the Building application process as quick as the developer/property owner(s) apply.

Environmental Health

The Office of Environmental Health Hazard Assessment (OEHHA) reports CalEnviroScreen 4.0 scores for the unincorporated county, suggesting relatively adverse environmental conditions throughout the county. (see Figure 18). According to OEHHA, except for some of the smaller tracts in the center of the cities of Hanford, Lemoore, and Corcoran the rest of the areas have scores above the 90th percentile. The environmental conditions in Kings County likely due to the dominance of commercial agricultural practices and natural resource extraction, both of which are known to have negative impacts on the surrounding areas

resulting from air pollution and other contaminants.

The primary indicators leading to the high environmental scores as reported by OEHHA's CalEnviroScreen vary across the county, but include ozone, particulate matter (PM) $_{2.5}$, diesel PM, pesticides, toxic releases, drinking water contaminants, chemical cleanup, lead in housing, groundwater threats, hazardous waste, impaired water, and solid waste. Ozone, diesel particulate, and $PM_{2.5}$, forms of pollution generated by car traffic and industrial uses, score higher throughout the county. In the unincorporated county, pesticide use, groundwater threats, and solid waste facilities are more prevalent than in urbanized areas, reflecting the presence of agricultural industries and chemical and waste storage outside of urban areas. Nearly all of Kings County is Senate Bill (SB) 535-qualifying disadvantaged communities excluding areas around Lemoore, north of Hanford and some tracts in Corcoran. This indicates that the unincorporated county represents an area of potential concern regarding fair housing and disproportionate exposure to environmental hazards and a concentration of vulnerable populations. The City of Corcoran predominantly consists of areas which have a CalEnviroScreen count between 50 and 70% in most places and a above 75% in northern and eastern edges indicating a moderate to high level of pollution burden and vulnerability compared to other areas in California.

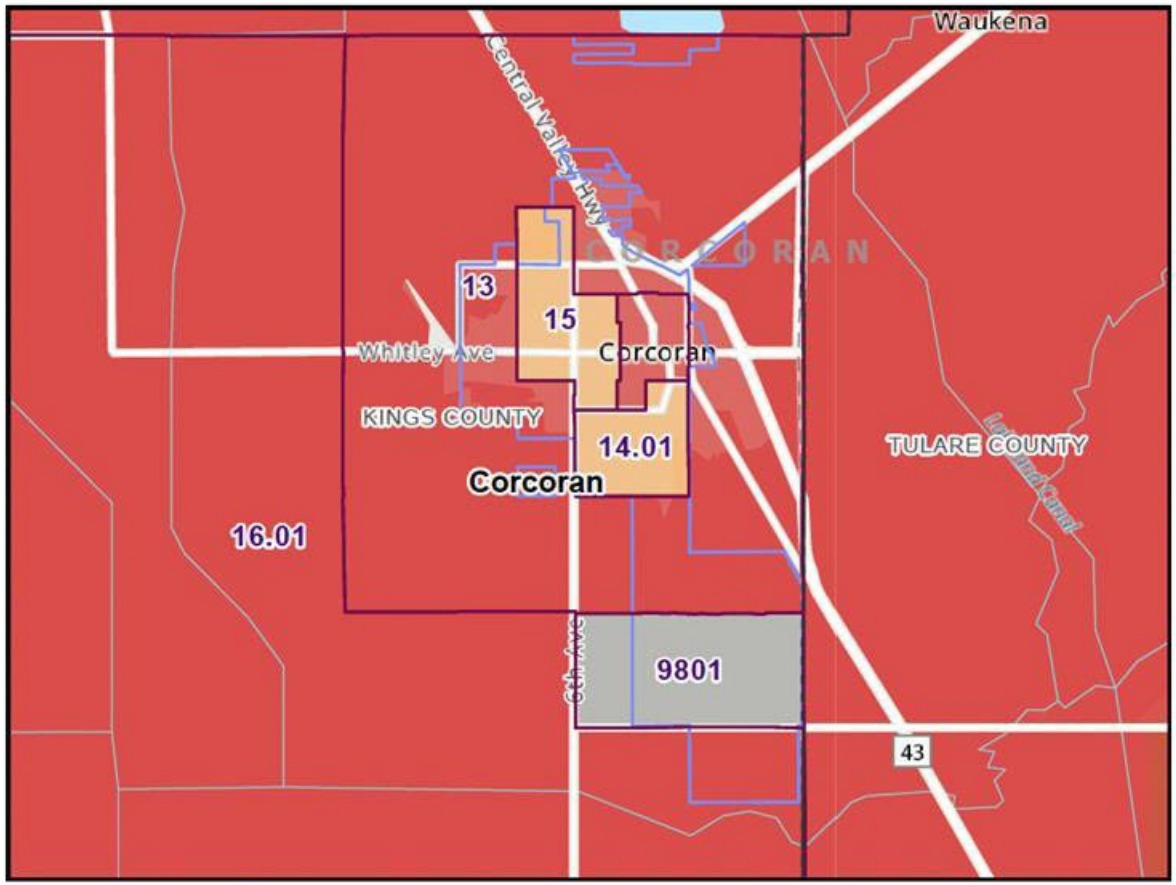
Further, the Federal Emergency Management Agency (FEMA) develops flood maps that identify areas with the highest risk of flooding, differentiating them by the degree of severity and frequency of flooding anticipated. In Kings County, while large pieces of land, including Corcoran, are classified by the Federal Emergency Management Agency at a high-risk for flooding. Flood zones include Zone AO, AE, AH, and A, which indicate the depth of the 1.0% annual chance of flooding, and areas with a 0.2% annual chance of flooding (Figure 19). One significant concern is the increased risk of flooding in the region, especially due to subsidence around the Tule River to the east of Corcoran. This subsidence has led to the merging of the Deer Creek and Tule River flood zones near the prison complex in Corcoran. The merging of these floodplains poses a challenge in diverting water away from critical areas, including the prisons which are situated between the Tulare River and Deer Creek. Furthermore, the historic droughts over the past two decades have diminished the effectiveness of levees in managing floodwaters. Dried-out levees lose structural integrity and become more prone to spreading.

This issue is prevalent across the Central Valley's extensive levee system. The City of Corcoran undertook efforts to rebuild its levee in 2017 to guard against the potential re-emergence of Tulare Lake. However, there is concern that these measures might not be sufficient, and efforts are underway to raise the levee by an additional four feet along its entire 15-mile length.

Environmental Constraints

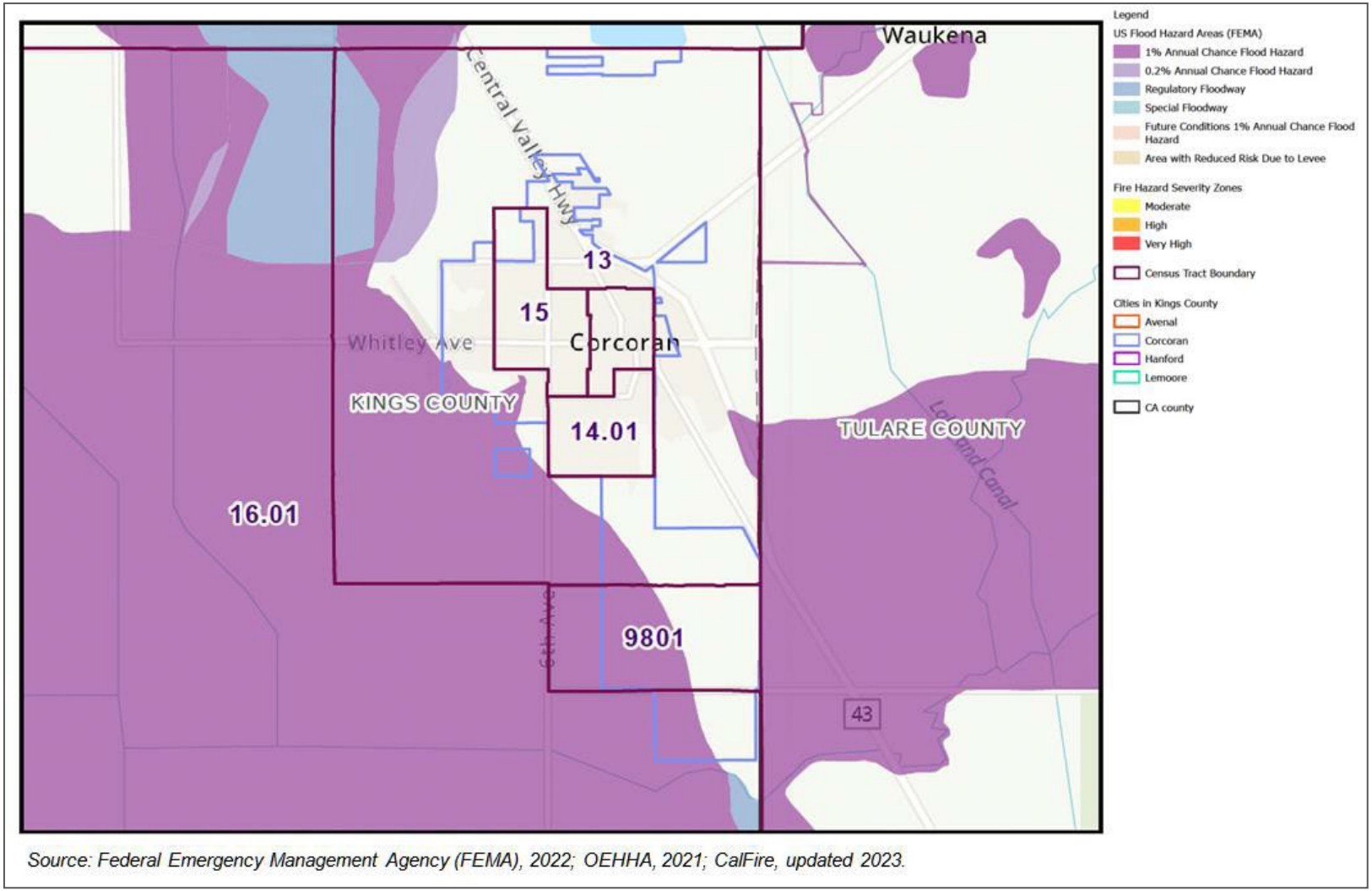
Five key environmental constraints were identified and include Flood Zones, Seismic Activity, Soil Limitations, Agricultural Land Preservation, and Biological Resources. The City is predominantly developed and of uniform sandy loam type soils with no concentrated biological resources. Agricultural land conservation restrictions do not exist within City limits, and seismic activity is considered low risk in this part of the San Joaquin Valley. Flood Zones do pose a risk from the former Tulare Lake that is prone to flooding, however, the City is protected and has a geographic separation from the Corcoran Levee managed by the Cross Creek Flood Control District that protects the City. Flood Zones are identified along the western edges of the City, but are mitigated through the City's development standards for flood elevation housing pad heights. No environmental constraints are considered to hinder housing sites.

Figure 21: CalEnviroScreen 4.0



Source: Caltrans, 2022; OEHHA, 2021.

Figure 22: Flood Hazard Zones



Source: Federal Emergency Management Agency (FEMA), 2022; OEHHA, 2021; CalFire, updated 2023.

D. Local Data Knowledge and Other Relevant Factors

The local information in this section was developed with input from local staff, demographic characteristics, historical context, and observed trends affecting various population groups.

Segregation and Integration

Race. The City of Corcoran is a majority-minority community, with all areas of the city considered concentrated minority communities. There are no neighborhoods identified as having particularly low concentrations of minority residents, indicating a uniform demographic pattern across the city.

This racial and ethnic composition is strongly influenced by Corcoran's historical and economic development. As a low-income farming community, the city has long attracted a labor force composed primarily of Latino and other minority populations, especially those engaged in agricultural work. Over time, this has resulted in a consistently high percentage of minority residents citywide, with little demographic variation by neighborhood.

The city's economic structure—centered on agriculture and limited industrial diversification—continues to reinforce this pattern, as higher-income employment opportunities are scarce. As a result, population shifts are minimal, and there are no current trends indicating substantial change in racial or ethnic distribution.

In summary, Corcoran exhibits no evidence of racial segregation, as minority populations are evenly distributed throughout the city. However, the intersection of race, income, and employment opportunity remains an important consideration for future housing and community development planning, particularly to ensure equitable access to services, amenities, and housing options.

Disability. There are no known geographic concentrations of persons with disabilities in the City of Corcoran, based on available local data and census information. Individuals with disabilities are likely dispersed throughout the community, with no specific neighborhoods identified as having a higher or lower presence of this population group.

The city currently has no licensed group homes or residential care facilities (RCFs) operating within its jurisdiction. Similarly, there have been no known permits issued for accessibility-related home modifications—such as ramps or lifts—during the most recent planning period. Additionally, no requests for reasonable accommodation have been recorded, which may reflect low demand, limited awareness, or lack of formal processes for requesting such modifications.

While no specific neighborhood disparities have been identified, all new residential and commercial construction is required to comply with local development standards, including the installation of curbs, gutters, sidewalks, and handicap-accessible (HC) ramps. These requirements ensure that newly built areas are reasonably accessible; however, older parts of the city may still have infrastructure gaps or physical barriers that could affect residents with mobility challenges.

In conclusion, while there is no evidence of disability-based segregation in Corcoran, the absence of group homes, accommodation requests, and documented home modifications suggests an opportunity for the City to improve its outreach, tracking, and accommodation processes. Future planning efforts should focus on ensuring that accessibility improvements extend to existing neighborhoods, and that persons with disabilities are supported in maintaining independent and integrated living arrangements.

Familial Status. Given Corcoran's compact size and the general availability of single-family housing, it is likely that families with children are distributed throughout the city. Corcoran is served by several childcare facilities, which provide essential early childhood support for working families. However, the City does not maintain a GIS-based map or inventory of their precise locations. Based on local knowledge, these facilities appear to be spread across different parts of the city, but the absence of detailed geospatial data limits the ability to assess whether any geographic disparities in access to childcare exist.

While there is no evidence of segregation by familial status in Corcoran, the lack of disaggregated household composition data and mapped childcare infrastructure presents a challenge to fully evaluating access. Future efforts should consider developing a spatial inventory of childcare resources and household types to better inform planning and ensure equitable service access for families with children.

Disparities in Access to Opportunity

Education. The City of Corcoran is served by the Corcoran Joint Unified School District (CJUSD), which provides a comprehensive and centralized K-12 public education system. The district operates three elementary schools, one junior high school, one high school, one continuation school, and one adult school. These institutions are primarily located along Letts Avenue, which runs through the center of town from the north to the south, ensuring citywide accessibility.

CJUSD's elementary schools are divided by grade level:

- Bret Harte Elementary serves preschool, TK, and grades K–1.
- John C. Fremont Elementary serves grades 2–3.
- Mark Twain Elementary serves grades 4–5.

Middle and high school students attend Corcoran Middle School (grades 6–8) and Corcoran High School (grades 9–12), respectively. There is also a state preschool program for children ages 3–4 and an adult school for continuing education.

According to the California School Dashboard, Corcoran schools are performing at levels comparable to other districts in Kings County. Notably, Corcoran High School ranks second in state testing among high schools in the county, demonstrating academic strength at the secondary level. All students in each grade level attend the same school sites, so there are no differences in educational access by neighborhood.

CJUSD partners with the Valley Regional Occupational Program (Valley ROP) to deliver high-quality career technical education (CTE). Students benefit from access to career development programs, workforce preparation, and dual enrollment courses through partnerships with College of the Sequoias and Lemoore Community College. Additionally, CJUSD participates in the Tulare-Kings College and Career Collaborative, supporting college readiness and workforce engagement.

The district has made significant strides in digital equity, providing 24/7 access to technology for students and emphasizing inclusive practices and community partnerships. Programs such as the Expanded Learning Opportunities Program (ELOP) and After School Education and Safety (ASES) grants, operated in partnership with the RAC, support academic enrichment and tutoring. All CJUSD campuses offer after-school tutoring, available to all students.

CJUSD does not operate zoned or residence-based school assignments; instead, students are assigned by grade level to designated schools. There are no private or charter school options in Corcoran, and school

choice is not a factor influencing enrollment.

The high school graduation rate in Corcoran is 86.9%, slightly above the state average, indicating overall student persistence. However, the college-going rate is 31.1%, which is below the state average, suggesting a need for enhanced college access support and postsecondary planning.

No new subdivisions or master-planned areas are currently influencing school access. CJUSD recently acquired property at the corner of Letts Avenue and Whitley Avenue, formerly a church site, but there are no development plans at this time.

Educational access in Corcoran is equitable across all neighborhoods due to centralized school locations and grade-level enrollment policies. The district is actively investing in career pathways, technology, and student support, but challenges remain in improving college-going rates. Continued partnership with local organizations and targeted academic interventions will be important to advancing educational equity and long-term outcomes for Corcoran students.

Economic. The economy of the City of Corcoran is supported by a diverse group of public and private employers, with major industries centered around corrections, agriculture, manufacturing, and healthcare. Key employers include:

- California State Prison, Corcoran, located at the south end of the city
- J.G. Boswell Company and related agricultural operations (e.g., Buttonwillow/Mar Vista)
- Camfil Farr, an air filtration manufacturer
- The City of Corcoran and its municipal departments
- Local healthcare providers and facilities

Additionally, many Corcoran residents are employed in food processing and manufacturing facilities in nearby cities, such as Lemoore and Hanford, reflecting regional commuting patterns for employment outside the city.

There have been no significant changes in the city's industrial landscape in recent years. No new commercial or industrial hubs have developed within Kings County that have shifted the local job market, nor have any existing employment centers in Corcoran been phased out or repurposed.

High-speed internet is available citywide, and residents generally experience reliable cell signal coverage. This level of connectivity supports access to online education, remote work, and digital economic opportunities, which are increasingly important in enhancing long-term economic mobility and job access.

To support future economic growth, the City of Corcoran contracts with The CrisCom Company, a public affairs and lobbying firm that assists with economic development planning, strategic partnerships, and advocacy efforts in both Sacramento and Washington, D.C. While no specific large-scale economic initiatives are currently underway, this partnership represents a proactive approach to securing investment and promoting local job creation over the next decade.

Corcoran's economy is stable but reliant on a few major employers, particularly in the public sector and agriculture. With adequate internet infrastructure and regional commuting opportunities, residents have access to a broader job market. However, the lack of new industry growth within city limits underscores the importance of sustained economic development efforts to diversify the employment base and improve upward mobility for local workers.

Transportation. The City of Corcoran is served by a multi-modal transportation network that includes rail, regional transit, and local dial-a-ride services, helping to connect residents with surrounding communities and essential services.

Corcoran has an Amtrak station located within the city limits, providing six northbound and six southbound stops daily, with connections to Bakersfield, Hanford, and Fresno. This station is widely used by both residents and visitors for regional travel.

Locally, the city operates Corcoran Area Transit (CAT)—a grant-funded dial-a-ride system—which provides curb-to-curb transit service within the city and surrounding areas, including for those who do not have access to a private vehicle. In addition, Kings Area Regional Transit (KART) operates Route 13, offering fixed-route service three times a day between Corcoran and Hanford, expanding access to jobs and services outside the city.

The city supports biking and walking infrastructure along major thoroughfares and has established bike routes to improve non-motorized mobility. Two Safe Routes to School (SRTS) plans have been adopted and used over the past decade to enhance pedestrian access for students. Projects have included the installation of sidewalks, handicap ramps, and bike paths. Currently, the city is pursuing grant funding to complete infill sidewalk segments along Letts Avenue, a key school corridor.

Most city streets are in adequate condition, particularly in downtown and built-out residential neighborhoods, where street lighting and pedestrian facilities are generally present. However, annexed areas—particularly those incorporated into the city in 2006—have substandard road infrastructure that does not meet city standards. These areas also lack sufficient street lighting, though the city is gradually addressing these deficiencies as funding becomes available.

The city maintains Landscaping and Lighting Districts (LLDs) and Public Facility Maintenance Districts (PFMDs) for subdivisions developed since 1990, helping to fund improvements in newer neighborhoods.

There are no known high-collision corridors or disproportionate traffic safety concerns. Access to transit, bike paths, and sidewalks is generally equitable across neighborhoods, with no reported disparities in walking or biking infrastructure. All residents, regardless of location, can access the city's transit services and parks, including the recently developed Gateway Park.

Recent and planned infrastructure projects include:

- Major upgrades to the Wastewater Treatment Plant
- Resurfacing of James Avenue
- Citywide replacement or installation of water meters
- Proposed streetlight installations and urban greening along Whitley Avenue
- A planned roundabout at Orange and Otis Avenue to improve traffic flow and safety

The City of Corcoran offers a range of transportation options, including rail, regional bus service, and local dial-a-ride transit. Active transportation and road infrastructure are generally adequate, though annexed areas require targeted upgrades. With continued investment in sidewalk infill, road resurfacing, and multimodal connectivity, the city is making steady progress toward equitable transportation access for all residents.

Environment. Environmental conditions across the City of Corcoran appear to be generally consistent

across neighborhoods, with no documented disparities in access to environmental benefits or exposure to environmental hazards.

The City has no recent public safety reports or environmental assessments indicating disparities between neighborhoods in water quality, sewer infrastructure, or circulation systems. No areas within the city have been flagged for contamination or major environmental threats in public documentation.

There are no known major sources of pollution in the community, such as industrial emissions or hazardous waste sites. Likewise, there is no formal documentation of groundwater contamination, agricultural runoff issues, or significant exposure to lead-based paint in older housing, although like many communities with aging homes, this could be a latent concern.

At present, no neighborhoods have been identified as environmentally unsuitable for residential development, nor are there reports of environmental conditions significantly impacting residents' health or quality of life.

The City of Corcoran has made efforts to ensure equitable distribution of parks and recreational spaces. Public parks are located in strategic areas throughout the city, and all neighborhoods are considered to have general access to open space. There is no indication of a disparity in park access between older and newer residential areas.

Two recent small subdivisions have been developed, both of which have reasonable proximity to existing parks and amenities, ensuring that new development does not result in environmental or recreational access gaps.

There are no reported differences between neighborhoods in access to grocery stores, retail outlets, or other essential services. However, like many rural communities, overall access to healthy food options may be limited due to the city’s small size and relatively low commercial density, but this issue affects the entire community uniformly rather than any specific area.

The City of Corcoran does not currently exhibit environmental inequities between neighborhoods. Public parks are distributed across the city, and there are no documented pollution sources or environmental hazards concentrated in any particular area. As the city continues to grow and invest in new developments, maintaining this equitable environmental landscape will be essential, particularly through ongoing monitoring and proactive planning.

Disproportionate Housing Needs, Including Displacement

Overpayment. The City of Corcoran, like many other jurisdictions in California, has experienced rising housing costs in recent years. Both rents and home prices have increased, though they remain below the state average. These increases reflect broader statewide housing trends but are not attributed to specific neighborhoods within Corcoran.

Despite the cost increases, no formal data is tracked locally on the incidence of evictions or foreclosures, nor is there data disaggregated by neighborhood. However, given the city's predominantly low- to moderate-income population, it is reasonable to infer that housing cost burden (overpayment)—defined as spending more than 30% of household income on housing—is a citywide issue that affects both renters and homeowners, especially those with fixed or limited incomes.

Overcrowding. The City does not collect data on household overcrowding. However, like many small cities in California, anecdotal evidence suggests that overcrowding is present, particularly

through multi-generational households or families "doubling up" in single units to share housing costs. No specific neighborhoods have been identified as disproportionately affected, and code enforcement records do not provide geographic patterns to confirm or refute potential concentrations.

Housing Conditions. A significant portion of Corcoran's housing stock is aging, with many homes over 30 years old. City staff estimate that approximately 10% of existing housing units may be in need of substantial rehabilitation due to deteriorating conditions. Despite this, no specific areas or neighborhoods have been identified as having disproportionately poor housing quality or higher need for safety or accessibility upgrades.

There are no documented differences in housing condition by type (single-family, multifamily, or mobile homes), nor are there known accessibility concerns associated with older units. Code enforcement complaints are reported to be evenly distributed across the city, with no notable concentrations or hot spots.

Over the past decade, four new subdivisions have been developed in Corcoran. These neighborhoods differ primarily in age and appearance but do not exhibit significant differences in infrastructure quality or housing values when compared to older parts of the city. The new subdivisions have helped to modestly expand the city's housing supply but have not altered the uniformity of housing access or affordability across neighborhoods.

There are no specific housing types that are notably absent or unavailable within the city, and no neighborhoods have been singled out as lacking particular types of housing (e.g., duplexes, townhomes, or accessory dwelling units).

Persons Experiencing Homelessness. There is no formal count or survey of persons experiencing homelessness in Corcoran, but local knowledge indicates that unhoused individuals tend to congregate in informal locations, such as vacant lots, boarded-up buildings, and public spaces. These individuals do not appear to be concentrated in any particular neighborhood, but rather are dispersed opportunistically across the city based on availability of shelter or temporary refuge.

Corcoran does not currently operate any emergency shelters or homelessness assistance programs at the local level. The City also lacks dedicated transitional housing or rapid rehousing programs. As a result, residents facing homelessness or housing insecurity must rely on county- or state-level resources, which may be difficult to access for individuals lacking transportation or digital connectivity.

There are no neighborhood-level differences in access to emergency assistance, primarily because no services are provided directly within city limits. The absence of a localized response highlights a critical gap in housing stability infrastructure, particularly for residents at risk of displacement due to economic hardship, job loss, or eviction.

The City of Corcoran faces broadly distributed housing challenges that do not appear to be concentrated in specific neighborhoods. These include rising costs, aging housing stock, potential overcrowding, and limited local housing resources. While there is no evidence of large-scale displacement or eviction patterns, the city's lack of affordable housing options and supportive services may place lower-income residents at increasing risk of housing instability. Addressing these challenges will require strategic investment in housing rehabilitation, expansion of affordable housing stock, and regional coordination to support those experiencing or at risk of homelessness.

Displacement. The City of Corcoran has not experienced significant displacement pressures in recent

years, nor have any neighborhoods been identified as having undergone notable increases in rents or sales prices that would result in widespread resident displacement. While housing costs have risen modestly, they remain below California's statewide average, and there is no evidence of rent spikes or pricing patterns that differ significantly between neighborhoods.

No local events—such as redevelopment, infrastructure expansion, rezonings, or disasters—have been identified that would have directly led to the displacement of residents. Similarly, the City has not undertaken large-scale redevelopment projects that could result in the involuntary relocation of low-income households or communities of concern.

In terms of environmental risk factors, no areas within Corcoran have been identified as having heightened susceptibility to environmental hazards due to the age or design of the housing stock. Although much of the city's housing is older and may require maintenance, there is no current data indicating that these conditions are creating displacement risk due to safety or habitability concerns.

At present, the City does not conduct defensible space inspections or operate formal environmental hazard prevention programs such as fire hazard mitigation or structural safety assessments. Additionally, there are no known areas outside of FEMA-designated flood zones that have a history of flash flooding or poor stormwater drainage infrastructure that would contribute to residential instability or housing loss.

Overall, displacement does not appear to be a significant issue in Corcoran at this time. However, the City should continue to monitor housing affordability, code enforcement trends, and environmental vulnerabilities to identify any future risks that may disproportionately affect low-income renters or residents in aging homes. Preventive planning, housing preservation strategies, and interagency coordination will be important to maintaining housing stability and equitable access to housing choice in the years ahead.

E. Site Analysis

Review of Past Accomplishments

Per California Government Code Section 65588, "Each local government shall review its housing element as frequently as appropriate to evaluate all of the following: (1) The appropriateness of the housing goals, objectives, and policies in contributing to the attainment of the state housing goal. (2) The effectiveness of the housing element in attainment of the community's housing goals and objectives. (3) The progress of the city, county, or city and county in implementation of the housing element. (4) The effectiveness of the housing element goals, policies, and related actions to meet the community's needs, pursuant to paragraph (7) of subdivision (a) of Section 65583." Housing Element Appendix A presents the progress towards meeting prior Housing Programs.

Redevelopment Potential of Non-Vacant Sites

The identification of non-vacant or underutilized sites to meet RHNA obligations must be grounded in a realistic and evidence-based demonstration of redevelopment feasibility. In the Kings County context, approximately 35% of the total identified capacity for lower-income housing is situated on non-vacant sites, including parcels currently used for residential, institutional, parking, or commercial purposes. While general site categories are listed in Housing Element Table B-4.1, redevelopment potential is discussed in this section.

Indicators of Redevelopment Viability:

1. Improvement-to-Land Value Ratio (ILV): Many parcels exhibit ILV ratios below 1.0, which is generally accepted in the planning literature as a redevelopment threshold. For example, sites with parking lots or aging single-family homes on commercially-zoned parcels (e.g., R-3 or MU zones) have ILVs as low as 0.65, indicating underutilization and high potential for intensification.
2. Age and Condition of Structures: Over 60% of the structures on identified nonvacant sites were built prior to 1980, and local code enforcement records indicate deferred maintenance or substandard conditions for a portion of them. This trend increases the feasibility of redevelopment over the planning period.
3. Zoning and Public Infrastructure: All nonvacant sites identified for redevelopment are located in areas with adequate sewer, water, and road infrastructure. These areas are already zoned for multifamily or mixed-use development at densities above 20 du/ac, supporting the realistic potential for high-density infill.
4. Developer Interest and Local Precedents: Between 2018–2023, multiple projects in Hanford and Lemoore have replaced low-density residential or obsolete commercial buildings with higher-density multifamily units (e.g., Armona Station Apartments, 42 units on a former single-family infill site). Similar parcels in the identified site inventory reflect market-consistent patterns of redevelopment.
5. Land Use Compatibility and Market Demand: Commercial corridors identified for mixed-use infill are already targeted for revitalization. These areas show rising demand for walkable housing

options, as evidenced by rising permit applications for multifamily developments in the R-3 and R-4 zones.

6. Tenure and Leases: Parcel-level review confirms that several nonvacant sites are owned by institutional entities (e.g., churches, fraternal organizations, school districts) with large underutilized land holdings and no recorded long-term leases, opening potential for partnership-driven redevelopment.

Infrastructure and Public Services Availability

The ability to support residential development through adequate sewer infrastructure is central to determining the viability of identified housing sites. Both Kings County and the City of Corcoran reference sewer service providers in their elements; however, neither provides a conclusive analysis on whether existing and planned sewer system capacity is sufficient to accommodate the full 6th Cycle RHNA. To meet statutory requirements, the Housing Element must clearly demonstrate that public facilities, particularly wastewater treatment and conveyance infrastructure, can support the level of development anticipated.

To ensure the viability of the City's land inventory in meeting the 2024–2032 Regional Housing Needs Allocation (RHNA), this section provides an extended analysis of existing and planned infrastructure capacity, focusing on water, sewer, and stormwater systems available to serve identified sites. This analysis affirms the physical readiness of parcels listed in the Housing Element for development across all income levels.

Sewer System Capacity and Service Area

The City of Corcoran owns and operates its Wastewater Treatment Plant (WWTP) and associated sewer collection infrastructure. The WWTP has a permitted capacity of 2.5 million gallons per day (MGD), with current average flows of approximately 1.4 MGD, based on the City's most recent Public Works Department report (2023). This leaves a surplus capacity of over 1.1 MGD, which is sufficient to accommodate the approximately 2,290 new residential units identified in Table 34 for the 6th Cycle RHNA.

All RHNA sites identified are within the city's Urban Services Boundary and existing sewer service area. No major offsite extensions or capacity upgrades are anticipated to be necessary during the planning period. The City's Capital Improvement Plan (CIP) includes minor improvements and routine maintenance to lift stations and aging pipelines, but these are proactive, not capacity-driven, enhancements.

Water Supply and Distribution

The City's domestic water system draws from groundwater wells and operates under a permit from the California Department of Public Health Drinking Water Division. The City maintains four active wells and multiple reservoirs and booster stations, ensuring redundancy and fire flow availability. According to the Urban Water Management Plan (UWMP) and City Water Master Plan, current and projected water supply is sufficient to meet existing plus projected demand through at least 2035, including planned residential growth under this Housing Element.

All RHNA sites have direct access to existing water lines and hydrants. No constraints related to water supply, distribution, or pressure have been identified in connection with the sites inventory.

Stormwater Infrastructure

Stormwater in Corcoran is managed through a combination of curb-and-gutter systems and storm drain inlets that flow into regional basins and canals. Identified housing sites fall within already developed urbanized areas that are equipped with stormwater drainage infrastructure. The City participates in regional compliance with the State Water Resources Control Board's Phase II MS4 Permit, which ensures development adheres to post-construction stormwater management practices. The City's Public Works standards include Low Impact Development (LID) guidelines that apply to new residential developments.

All RHNA sites—both vacant and nonvacant—are within areas currently served by fully operational municipal water, sewer, and storm systems. This confirms that the basic infrastructure needed to support development already exists, and no substantial upgrades are required as a precondition for housing construction.

Additionally, the city's long-range planning documents, including the General Plan Land Use Element, Master Water and Sewer Plans, and Capital Improvement Plan, affirm that municipal services are being actively maintained and enhanced in anticipation of moderate population growth.

This infrastructure context strengthens the City's finding that all identified sites are realistically available for development during the planning period, in compliance with Government Code § 65583.2(b) and § 65583(a)(3).

Small Site Analysis

The City of Corcoran acknowledges the importance of demonstrating the realistic potential for lower-income housing development on small sites, particularly those less than 0.5 acres in size. Data from the recent Census for Corcoran on the suitability of small sites indicate that smaller, infill multifamily projects represent a growing share of new residential development, particularly in other cities in the county such as Hanford, Lemoore, and Corcoran, where land costs are comparatively moderate. Between 2017 and 2022, approximately 28% of new multifamily units were constructed on parcels smaller than 0.5 acres, achieving densities between 20 to 28 units per acre[3]. Specific examples of small sites include:

- Hanford – Elm Street Apartments (2021): Developed on a 0.45-acre site, achieved a density of 24 units per acre, and provided 6 units affordable to lower-income households through project-based voucher support.
- Lemoore – East D Street Flats (2020): Constructed on a 0.38-acre site, achieving a density of 26 units per acre, with 5 units reserved for very low-income households.

Small sites are generally located in RM2.5 and RM-3 zoning districts, which permit multi-family residential development at densities of 20 to 30 dwelling units per acre, consistent with the State's default density threshold for accommodating lower-income households in small cities. These zoning districts allow both by-right and ministerial approval for projects meeting objective standards, and have historically supported low- to moderate-income developments on similarly sized infill parcels.

In recent development cycles, Corcoran has approved and facilitated several multi-family and affordable housing projects on parcels of 0.35 to 0.45 acres, particularly within its RM zones. These projects generally achieve densities of 18 to 28 units per acre, demonstrating the physical feasibility of developing small sites

[3] US Census / ACS Building Permits Survey 2022

at lower-income housing densities. Site design flexibility, such as shared parking arrangements or clustered units, has allowed developers to efficiently utilize compact urban parcels in proximity to services and transit

Environmental Constraints Affecting Site Suitability

To support the City's housing strategy and confirm the realistic development potential of all RHNA sites, this section provides an extended analysis of environmental conditions and physical constraints that may influence housing development during the 2024–2032 planning period. These include flood risk, subsidence, contamination, site shape and access, and infrastructure-related easements.

Flooding and Subsidence. The City of Corcoran is located in the Tulare Lake Basin, a region historically prone to seasonal flooding. Previous Figure 14 shows FEMA-designated Special Flood Hazard Areas (SFHAs), primarily in low-lying areas north and southeast of the city. While a small portion of RHNA sites fall within the 100-year floodplain, most of the sites are located outside regulated flood zones, and the city maintains compliance with the National Flood Insurance Program (NFIP) and local floodplain management ordinances.

Recent reports from the California Department of Water Resources (DWR) and USGS indicate land subsidence due to prolonged groundwater extraction. Subsidence has resulted in topographical shifts and altered drainage patterns, particularly near the Tule River Intertie and Deer Creek channels. While this condition does not preclude development, it underscores the need for effective grading and stormwater design in future site planning.

Pollution Burdens and Environmental Health Risks. Using CalEnviroScreen 4.0 (previous Figure 13), the City identified census tracts with elevated pollution burden scores, notably Tracts 13, 14.01, and 14.02, where air quality (PM2.5 and ozone), groundwater contaminants, and pesticide use rank in the top quartile statewide. Several RHNA sites fall within these tracts, but they are not subject to regulatory land-use restrictions or development moratoria. Projects in these areas are subject to CEQA review and may require mitigations such as air filtration or soil remediation, particularly if sensitive receptors (e.g., affordable housing, senior housing) are proposed.

Soil Contamination and Brownfield Status. The City consulted the California DTSC EnviroStor and U.S. EPA Brownfields Inventory, which identified only a limited number of historic brownfield sites within Corcoran's city limits. None of the parcels included in the RHNA inventory are located on known contaminated or cleanup-required sites. Where adjacent land may include former industrial or agricultural uses, the City requires Phase I Environmental Site Assessments as part of the entitlement process to ensure safety and development feasibility.

Shape, Access, and Physical Constraints. All RHNA sites have direct access to public roadways, and none are landlocked or irregularly shaped in ways that prevent residential development. Lot widths, depths, and configurations conform to zoning standards, and all parcels are either served by or adjacent to existing paved roads, sidewalks, and utility easements.

No identified RHNA sites have unusual topography, slope, or right-of-way barriers.

Additionally, there are no known easements, utility corridors, or incompatible adjacent land uses (e.g., state or federal facilities) that would preclude residential development. Sites in commercial zones with residential overlays (e.g., CD and PO) have existing compatibility with mixed-use formats and meet development standards.

Sites Inventory Findings

This section provides a review of available vacant and non-vacant sites in the City of Corcoran that would allow for and facilitate production of the city's regional share of housing as required by State Law. This data is supplemented with local knowledge of existing conditions in the community to present a more accurate depiction of fair housing issues in the City. Figures 20 and 21 present the vacant sites inventory of the City of Corcoran.

To ensure adequate capacity for meeting the City of Corcoran's 2024–2032 Regional Housing Needs Allocation (RHNA), the Housing Element includes a detailed inventory of land suitable for residential development. This includes both vacant parcels and non-vacant sites with realistic redevelopment potential, categorized and analyzed by zoning designation, existing use, and income level potential. Housing Element Appendix B: Land Use Inventory present parcel-level data for each site identified, including:

- Parcel size and Assessor's Parcel Number (APN)
- General Plan designation and zoning classification
- Current use and existing structures (if any)
- Realistic unit capacity based on allowed densities
- Status (vacant or underutilized)
- Income category assignment
- Availability of infrastructure

Table 25: Land Inventory and RHNA Targets

City of Corcoran	Income Category				Total
	EL/VL	Low	Mod	Above Mod	
RHNA	122	116	118	359	715
Housing Sites	388		1118	887	2,393
Adequate Capacity	Yes		Yes	Yes	Yes

Figure 23: City of Corcoran and Surrounding Area Vacant Sites 6,000 sq ft or Greater

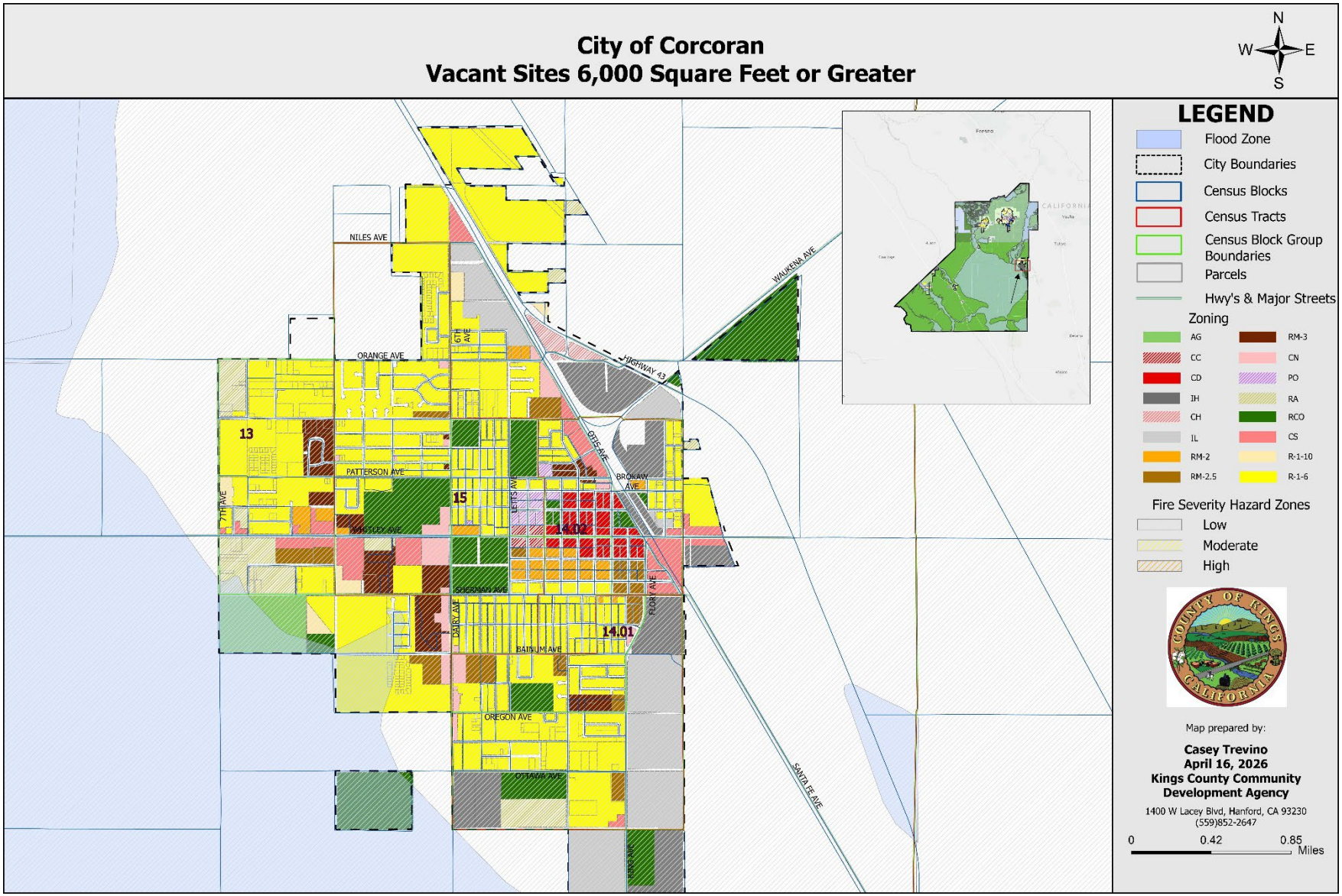


Figure 24: City of Corcoran and Surrounding Area Vacant Land Inventory

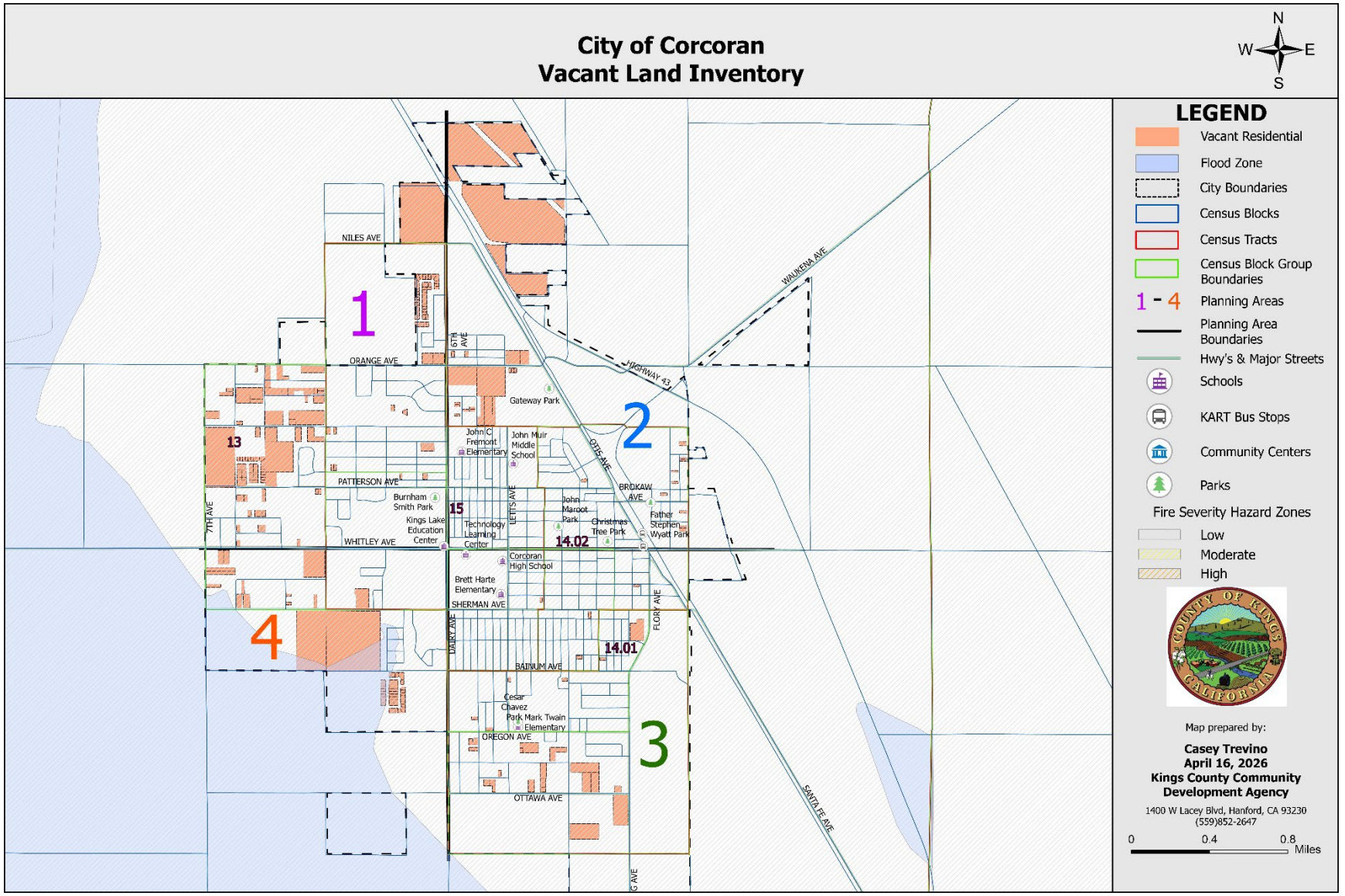
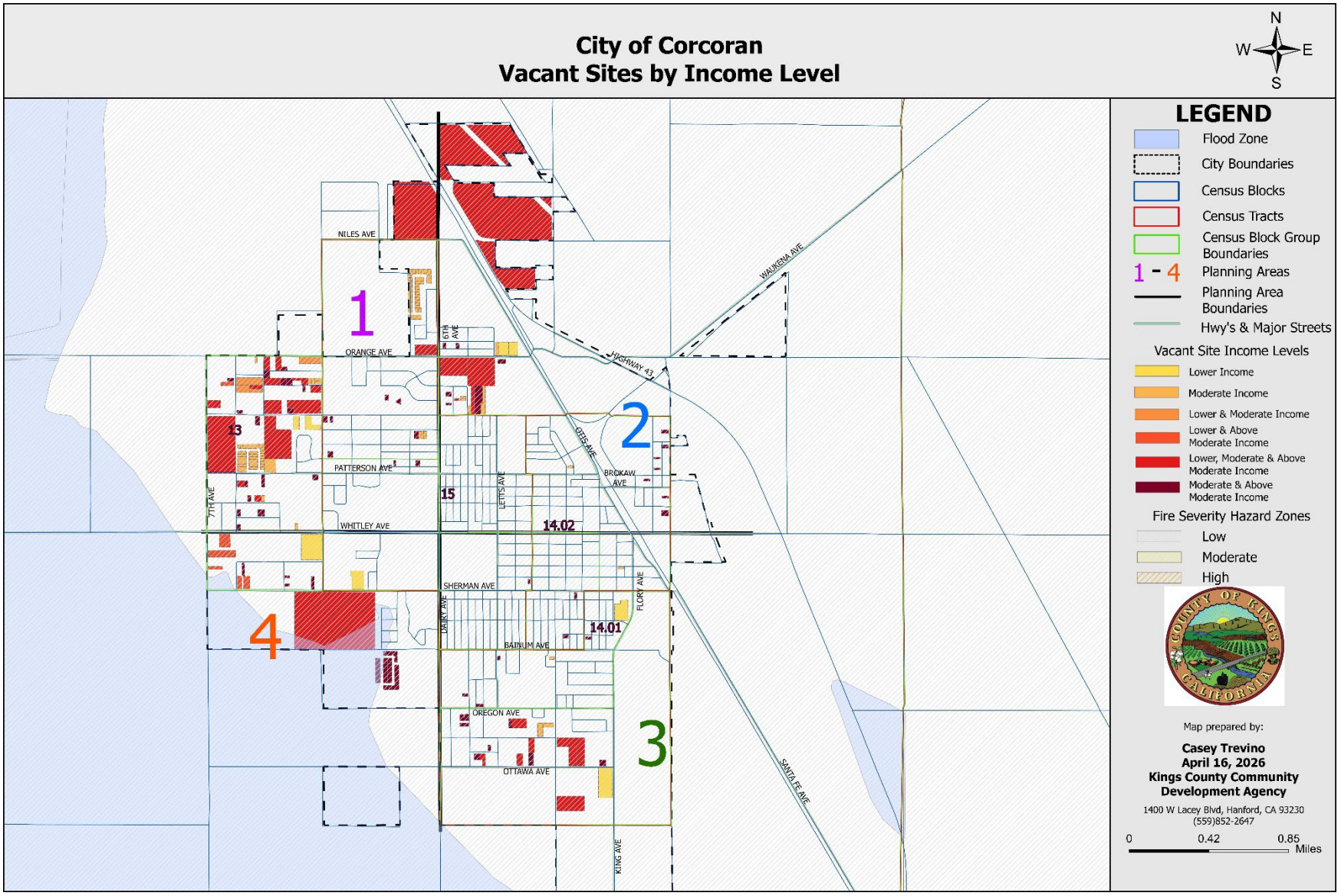


Figure 25: City of Corcoran and Surrounding Area by Income Level



Census Tract Characteristics. The following describes the Census Tracts that are relevant to the City of Corcoran's planned land use areas. Table 26 also summarizes the Census Tract Characteristics of these areas.

Census Tract 13. A majority of Census tract 13 is County unincorporated territory. The City portions of this Census Tract are the western edge of the City and were former County Island areas annexed in 2006. The northeast has older established residential neighborhoods west of State Route 43, and some isolated pockets of residential areas along 5th and 5 ½ Avenue that are separated from the City by the State highway, BNSF Railroad and California Highspeed Rail alignment. The eastern portion is along Whitley Avenue east of the BNSF Railroad. Generally referenced, the City territory in these areas consist of several vacant sites, typically with larger acreage area suitable for new residential development. According to the TCAC/HCD Opportunity Areas map, this area is classified as High Segregation & Poverty with a local median income of less than $35,000. More than 40% of the population earns income is below the poverty level. It is identified as a Low-Medium Segregation are with no racial concentration areas of affluence. There is identified risk in some of the western and southwest portions are in the 1% Annual Chance Flood Hazard area and high environmental risk, between 75% and 100% according to the CalEnviroScreen 4.0 metric. In this area there is between 40% and 60% of renter households for whom gross rent is 30% or more of household income; there is less than 20% owner households with mortgages for whom gross rent is 30% or more of household income. This area is identified as At Risk of Displacement.

Moderate and above moderate affordable units should be encouraged in this area to promote integration and access to diverse income groups. The City must also consider measures to mitigate high environmental hazard risk, flood hazard risk, and displacement risk.

Census Tract 15. This tract has a few vacant sites. It is identified as Moderate Resource with a local median income between $60,0000 and $84,097. Between 10%-20% of the population is below the poverty level and is identified as consisting of Low-Medium Segregation with no racial concentration areas of affluence. It has a CalEnviroScreen 4.0 percentile score between 50% and 75%. Census tract 15 has the most overcrowded and severely overcrowded units. Between 40% and 60% of the renter households pay a gross rent that is 30% or more of household income while less than 20% of owner households with mortgages pay gross rent is 30% or more of household income. This area is identified as at Risk of Displacement.

Extremely low, very low, and low-income units should be targeted here to address Corcoran's highest overcrowding rates. The other advantage of targeted units here is that this area is identified as Moderate resource.

Census Tract 14.02. This census tract has a few vacant sites. It is identified as High Segregation & Poverty with a local median income between $35,000 and $60,000. More than 40% of population earns income below the poverty level and is identified as a Low-Medium Segregation area. It contains jobs within 45-minute transit commute. The environmental risk here is high according to the CalEnviroScreen 4.0 percentile score which is between 75% and 100%. Between 40% to 60% of the renter households pay gross rent that is 30% or more household income while between 20% and 40% of owner households have mortgages with gross rent that is over 30% of household income. Census tract 14.02 is identified as at risk of 1 Income Group Displacement.

The addition of moderate and above moderate affordable units in Census Tract 14.02 will assist in integration and access to economic opportunity. The addition of extremely, very low, low income affordable units is advantageous to households that can utilize transit to commute to job opportunities within 45 minutes. The City must take into account the high score regarding environmental hazards and the displacement risk.

Census Tract 14.01. There are a few vacant sties in this census tract. Census tract 1401 is identified as a Moderate Resource with a local median income between $35,000 and $60,000. Between 10%-20% of the population is below the poverty level and is identified as High POC Segregation. The environmental risk according to the CalEnviroScreen 4.0 is between 50% and 75%. Between 20% and 40% of rental households overpay for housing while between 40% and 60% of owner households with mortgages overpay. This area is identified as having Lower Displacement Risk.

The provision of a range of extremely-low income and low-income affordable units in this area allows lower income households access to a Moderate Resource area while moderate and above moderate households have a lower chance of causing displacement. This area also has less environmental risk compared to some other census tracts.

Census Tract 9801. This area is entirely consisting of the two State Prisons (Corcoran State Prison, and Substance Abuse Treatment Facility) located within City limits and one agricultural property with no residences in the County unincorporated area.

Census Tract 16.01. Analysis of this area is irrelevant as the Census Tract is almost entirely made up of County unincorporated areas that also include the unincorporated communities of Kettleman City and Stratford. The only single property in this Census Tract 16.01 that lies within City limits is an agricultural property owned by the State of California and located immediately south of the two State Prisons. This property is not suitable for development and is utilized by the State as agricultural resource land. No residential uses are planned here and the property is located adjacent to the Corcoran Levee on the south which serves to protect the City from flood waters and the Tule River channel.

Summary. There are two census tracts that should prioritize new, affordable housing development. Many of the vacant sites including ones with large square footage footprints are in Census tract 13. According to the TCAC/HCD Opportunity Areas map, this area is classified as High Segregation & Poverty with a local median income of less than $35,000. Moderate and above moderate affordable units should be encouraged in this area to promote integration and access to diverse income groups. The City must also consider measures to mitigate high environmental hazard risk, flood hazard risk, and displacement risk. Census Tract 14.01 is identified as a Moderate Resource with a local median income between $35,000 and $60,000. Between 10%-20% of the population is below the poverty level and is identified as High POC Segregation. The provision of a range of extremely-low income and low income affordable units in this area allows lower income households access to a Moderate Resource area while moderate and above moderate households have a lower chance of causing displacement. This area also has less environmental risk compared to some other census tracts.

Table 26: City of Corcoran Census Tract Characteristics

Characteristics	Census Tract 13	Census Tract 15	Census Tract 14.02	Census Tract 14.01	Census Tract 9801	Census Tract 16.01
TCAC/HCD Opportunity Areas	High Segregation & Poverty	Low Resource	High Segregation & Poverty	Moderate Resource	N/A	N/A
Local Median Income	< $35,000	$60,000 - $84,097	$35,000 - $60,000	$35,000 - $60,000	N/A	N/A
Poverty Status	30% - 40%	20% - 30%	30% - 40%	20% - 30%	N/A	N/A
Local Racial Demographics	Low-Medium Segregation	Low-Medium Segregation	Low-Medium Segregation	High POC Segregation	N/A	N/A
Local RCAAs	Not a RCAA	Not a RCAA	Not a RCAA	Not a RCAA	N/A	N/A
Single Parent Female Headed Households with Children	20%-40%	20%-40%	20%-40%	20%-40%	N/A	N/A
Population with a Disability	10% - 20%	10% - 20%	10% - 20%	10% - 20%	N/A	N/A
Jobs Within 45-Minute Transit Commute	0	0	0 – 2,500	0	N/A	N/A
CalEnviroScreen 4.0	>75% - 100%	> 50% - 75%	>75% - 100%	> 50% - 75%	N/A	N/A
Flood Hazard Zones	Flood Hazard in south-west portion of City	No Identified Risk	No Identified Risk	No Identified Risk	N/A	N/A
Overcrowded Units	< 5.19% (State Avg.)	10% - 15%	5.19% - 10%	10% - 15%	N/A	N/A
Severely Overcrowded Units	2.5%-6.5%	2.5%-6.5%	< 2.5%	< 2.5%	N/A	N/A
Overpayment by Renters	40% - 60%	40% - 60%	40% - 60%	20%-40%	N/A	N/A
Percentage of Homeowners Overpaying	< 20%	< 20%	20%-40%	40% - 60%	N/A	N/A
Estimated Displacement Risk	At Risk of Displacement	At Risk of Displacement	1 Income Group Displacement	Lower Risk Displacement	N/A	N/A

RHNA Sites by Income Level per Census Tract						
	Census Tract 13	Census Tract 15	Census Tract 14.02	Census Tract 14.01	Census Tract 9801	Census Tract 16.01
Lower Income	113 units 5% of total units	0 units 0% of total units	0 units 0% of total units	93 units 4% of total units	N/A	N/A
Moderate Income	1,073 units 45% of total units	208 units 9% of total units	41 units 2% of total units	110 units 5% of total units	N/A	N/A
Above Moderate Income	701 units 29% of total units	14 units 1% of total units	13 units 1% of total units	53 units 2% of total units	N/A	N/A
Total Sites	2,393 units					

Regional Discussion

The identified sites are located in zoning districts that allow residential development by right of with minimal entitlement requirements. High and medium density zones such as the RM zone districts provide opportunities for housing densities consistent with accommodating lower income units. The identified sites are concentrated in Census Tract 13, which is located in the outer portions of the City where most of the larger-scale growth will occur. The other Census Tracts have less sites because they are in the innermost parts of the City and will mostly be suitable for infill. The least number of sites are in Census Tract 14.02, which is in the downtown commercial area of the City where there are more areas of commercial and industrial land uses. There are no sites located in Census Tract 9801 since this tract is made up of State prison facilities. Census Tract 16.01 does not have any sites since the only property within Corcoran City limits and Census Tract 16.01 is agricultural. Overall, the identified sites do not exacerbate any socio-economic patterns.

The Element also describes development standards that ensure feasibility, such as minimum lot sizes, parking requirements, height allowances, and open space ratios, with reference to the Zoning Code. These standards have been reviewed to confirm that they do not unreasonably constrain development potential on sites listed for lower income housing.

Local Discussion

Census Tract 13. The highest number of sites (1,887 total units) are located within Census Tract 13. This Census Tract is located in the outer portions of Corcoran where the most future growth will happen. This is rated as High Segregation & Poverty for the TCAC/HCD Opportunity Area with Low-Medium Segregation. The Local Median Income is less than $35,000, but there are less than the state average for overcrowded units. Census Tract 13 is At Risk of Displacement. The southwest portion is within a Flood Hazard Zone. A majority of Census Tract 13 is County

unincorporated territory. The City portions of this Census Tract are the western edge of the City and were former County Island areas annexed in 2006. Generally referenced, the City territory in these areas consist of several vacant sites, typically with larger acreage area suitable for new residential development. Moderate and above moderate affordable units should be encouraged in this area to promote integration and access to diverse income groups. There are 113 lower income, 1,073 moderate income, and 701 above income units within this tract.

Census Tract 15. Census Tract 15 is in the central and northern portions of the City of Corcoran. This area is a low resource area with low-medium segregation. The Local Median Income is $60,000-$84,097, the highest of the Census Tracts. The CalEnviroScreen 4.0 Score is the lowest percentile of the Census Tracts at > 50% - 75%. There is no identified flood risk. Census Tract 15 is At Risk of Displacement and has 222 total sites, with 0 lower income, 208 moderate income, and 14 above moderate income units. While this highest income tract does not assign housing for lower-income households, most moderate income units are medium densities, providing an opportunity for a variety of housing choices and household incomes .

Census Tract 14.02. Census Tract 14.02 is on the eastern side of Corcoran where the downtown and industrial areas are located. Most of the sites within this tract are located in the southern portion of the tract. Census Tract 14.02 is High Segregation & Poverty for the TCAC/HCD Opportunity Area rating and has Low-Medium Segregation. The poverty status is 30%-40%, and 40%-60% of renters but <20% of homeowners are overpaying. There is one income group at risk for displacement. The addition of moderate and above moderate affordable units in Census Tract 14.02 will assist in integration and access to economic opportunity. There are 0 lower income units, 41 moderate income units, and 13 above moderate income units.

Census Tract 14.01. This Census Tract is located in the southern portion of the City. It is Moderate Resource with High POC Segregation and a Local Median Income of $35,000-$60,000. The CalEnviroScreen 4.0 Score is >50% - 75% and there is no identified flood risk. This Census Tract has the lowest rate of renters overpaying at 20%-40% but the highest rate of homeowners overpaying at 40%-60%. There is Lower Risk for Displacement here. Census Tract 14.01 has 256 units (93 lower, 110 moderate, and 53 above moderate).

Census Tract 9801. This area is entirely consisting of the two State Prisons (Corcoran State Prison, and Substance Abuse Treatment Facility) located within City limits and one agricultural property with no residences in the County unincorporated area.

Census Tract 16.01. The only single property in this Census Tract 16.01 that lies within City limits is an agricultural property owned by the State of California and located immediately south of the two State Prisons.

Overall the identified sites are distributed throughout the City in a manner that does not create concentrations of lower income units in a particular area even Census Tract 14.02 and Census Tract 15 do not have any lower income units. The City will maintain appropriate land use designations for adequate sites through Program 2.5. The City will provide assistance to affordable housing development by seeking applicable grant funding targeted for extremely-low, very-low, low-, and moderate-income households through Program 2.7 and Program 2.8. The City will promote equal housing opportunities through Program 2.14 and its actions to affirmatively further fair housing.

Actions to Affirmatively Further Fair Housing

As the City aims to prioritize actions that further fair housing across the entire City, Table 27 summarizes additional actions that the City can implement to further this goal. Smaller rural agriculturally based communities like the City of Corcoran often have limited staff to collect housing and neighborhood data unless those programs are integrated and tied to City processes that positively contribute toward housing. The following actions aim to prioritize programs and assign metrics to collect and analyze progress on Fair Housing.

Table 27: Actions to Affirmatively Further Fair Housing

Description	Specific Commitment	Timing	Geographic Targeting	Metric
Housing Mobility and New Opportunities in Relatively Higher Opportunity Areas				
Provide Technical and Financial Resource Assistance	Prioritize technical and financial resources assistance to affordable housing developers as part of the City's Economic Development Strategy	Annually and ongoing	Entire City, and with focus on CT 13 where larger parcels exist	25 affordable housing units
Use Surplus Land for Affordable Housing Development	Comply with State Surplus Lands Act to facilitate the use and development of City surplus land into affordable housing	July 2026	Census Tract 13	Completion of low income 45 multi-family units, and 70 single family units in partnership with Self Help Enterprises
Accessory Dwelling Units	Provide educational outreach to property owners, and develop standardized building plans.	Implement in 2027	Entire City, and with focus on CT 14.01, 14.02, 15	15 ADUs
Corcoran Area Transit (CAT) Diversification	Evaluate and implement enhanced opportunities for electric vehicle dial-a-ride to connect outlying low-income residents to resources.	Implementation in FY 26-27	Entire City, and with focus on CT 13	Expand CAT service with one smaller ADA compliant electric transport van for dial-a-ride request service.
Corcoran Area Transit (CAT) Community Event Service	Apply for transportation funding to provide free or low cost transit services on weekends during community events	Implementation in FY 26-27 and ongoing	Entire City	Secure Low Carbon Transit Operations Program (LCTOP) funds and provide community event transit services
Place Based Strategies toward Community Revitalization				

City Park Amenities	Invest in ongoing park maintenance of City's dispersed 9 community parks, and renovation of parks in older neighborhoods that have deteriorated	Implementation in FY 26-27 and ongoing	Entire City, and with focus on CT 14.01, 14.02, 15	Maintain City's 9 parks, and full renovation of John Maroot Park impacted by past encampments
Enhanced Sidewalk Connectivity - Schools, Neighborhoods and Parks	Actively pursue State Grants such as Clean California and Active Transportation Project funding as well as CDBG and Program Income funds for sidewalk connectivity improvements	Continuous and ongoing	Entire City, and with focus on CT 14.01, 14.02, 15	Construct sidewalks in deficient gap areas connecting schools to parks and neighborhoods
Enhanced Streetscape Beautification & Traffic Calming	Actively prioritize CMAQ funding along pedestrian and school children corridors for enhanced pedestrian safety	Continuous and ongoing	Focus on CT 14.01, 14.02, and 15	Construct pedestrian safety and traffic calming measures in key corridors
Roadway Maintenance	Prioritize City transportation funds such as SB 1 funding to maintain, extend the life of, and enhance roadways with deficiencies through the City's 72 miles of maintained mileage	Annually and ongoing	Entire City	Resurface and repair 10 miles of existing roadway annually
Incentivize Infill Development	Actively pursue grant funding and other funding resources to extend municipal services to infill development sites and incentivize development through reduced project impact costs	Implementation in FY 26-27 and ongoing	CT 14.01, 14.02, and 15	Identify infill properties and evaluate distance to nearest municipal service line connection to estimate costs and pursue grant funding
Displacement Risk				
Mitigate Flood Risk	Actively pursue State and Federal funding to develop and extend storm drainage infrastructure to underserved former County Island areas built to County Standards	Implementation in 2026	Focused area in CT 13 with western edges of City	Secure funding and phase in construction of $20 million storm drainage system in underserved western edges of City
Enhance City Wastewater System	Use remaining ARPA funding to enhance Wastewater Treatment Plan upgrade of all existing City Sewer Lift Stations	Implementation in FY 26-27	CT 14.01, 14.02, and 15	Complete construction of City Wastewater Treatment Plant upgrades and all sewer lift stations.
Anti-Displacement Strategy	Production/Preservation/Protection of affordable and special needs housing. Prioritize technical and financial assistance to property owners and developers seeking to develop affordable and/or special needs housing. Actively	Annually and ongoing	Throughout the City	Support 25 affordable units being conserved

	engage with affordable housing unit providers when units are at risk of conversion to encourage maintenance units and link resources to reduce risk of conversion. Actively serve as a resource for the protection of current tenants by providing informational outreach and connection to other related services and resources.			

Contributing Factors

The December 2015 Affirmatively Furthering Fair Housing Rule Guidebook published by HUD identifies examples of contributing factors by each fair housing issue area: outreach, fair housing enforcement and outreach capacity, segregation and integration, racially and ethnically concentrated areas of poverty, disparities in access to opportunity, disparities in access to opportunities for persons with disabilities, disproportionate housing needs, including displacement risks, and sites inventory.

The County supports the recommendations of the 2014 San Joaquin Valley Fair Housing and Equity Assessment (FHEA) that was prepared by the California Coalition for Rural Housing. The FHEA analyzes patterns in racial and economic segregation, discusses how segregation impacts individuals' and families' ability to access housing opportunity, and proposes strategies and recommendations to create more equitable and integrated communities.

Based on the issues identified in this Fair Housing Analysis, the following are the top 5 issues to be addressed through the programs in the Housing Plan:

1. Maintaining and preserving the existing affordable housing stock;
2. Assisting in the provision of housing;
3. Removing governmental constraints, as necessary;
4. Providing adequate sites to achieve a variety and diversity of housing; and
5. Promoting equal housing opportunity.

After considering these issues and FHEA recommendations, the County has identified in Table 27 potential contributing factors to fair housing issues in unincorporated Kings County and outlines the meaningful actions to be taken. The meaningful actions listed in the Table relate to the actions identified in the Housing Plan.

Table 28: Factors Contributing to Fair Housing Issues

AFH Identified Fair Housing Issue	Contributing Factors	Priority	Meaningful Actions
Limitations in local Consolidated Planning Processes, ongoing CDBG and HOME funding allocations, Housing Elements Processes, and other city planning documents.	Existing low-density residential development under general plan and zoning code Gap between low density and medium density and high-density classification	High	Program 2.6 Density Bonus Program Program 2.7 Affordable Housing Development Assistance: Through direct financial assistance such as CDBG and HOME, priority entitlement processing, regulatory incentives such as density bonus and modified development standards,

Assist in the provision of housing by removing government constraints and promoting equal housing opportunity	Limitations in zoning code and density classifications Permission of pre-approved design, and development standards	High	Program 2.7 Affordable Housing Development Assistance Programs 2.10 Section 8 Rental Vouchers Program 2.11 Emergency Shelters and Transitional/Supportive Housing Program 2.12 Farmworker and Employee Housing Program 2.13 Housing for Persons with Disabilities
Funding for marginalized or distressed communities, such as Transit Oriented Development Funds, Strategic Growth Council grants, HCD's Housing-Related Parks Program, Safe Routes to School, and Brownfield funding.	Ensuring funding is available for marginalized and distressed community	High	Research, identify, and apply for funds available through the CDBG and HOME Programs, Mobile home Park Rehabilitation and Resident Ownership Program (MPRROP), United States Department of Agriculture (USDA), Cap-and-Trade Program, and other funding sources that support affordable housing development and preservation, infrastructure investment, energy efficiency, homeownership, code enforcement, farmworker housing, etc. Program 2.8 First-Time Homebuyer Program Program 2.9 Purchase and Rehabilitation Homeownership Program Program 2.10 Section 8 Rental Vouchers Program 2.15 Weatherization and Energy-Efficient Home Improvements
Provide guidance for site selection of affordable housing developments.	Housing Element identifies adequate sites to accommodate the City's share of the Regional Housing Needs Allocation of 715 units	High	Program 2.5 Adequate Sites: Adequate sites are those with sufficient development and density standards, water and sewer services, and adequate infrastructure.

Develop a program to educate and encourage landlords to accept Housing Choice Vouchers.	Lack of readily available information regarding fair housing resources and assistance to persons in filing a complaint Lack of education of public and housing providers regarding rights and responsibilities under the AFH and FEHA	High	Program 2.14 Promote Equal Housing Opportunities
Develop and implement a proactive code enforcement program that holds property owners accountable and proactively plans for resident relocation when necessary.	Code enforcement	High	Program 2.1 Code Enforcement, 2.3 Housing Rehabilitation Program,
Disproportionate Housing Needs, including Overpayment and Substandard Housing	Ongoing need for affordable housing Need for assistance with monthly housing costs Lack of local information regarding available housing rehabilitation, emergency repair, and weatherization programs Need for targeted housing revitalization strategies	Medium	Program 2.2 Paint Programs Program 2.4 Preservation of At-Risk Affordable Housing Program 2.10 Section 8 Rental Assistance Program 2.11 Emergency Shelters and Transitional/Supportive Housing Program 2.12 Farmworker and Employee Housing Program 2.13 Housing for Persons with Disabilities
Use design tools to seamlessly integrate affordable housing development into larger mixed-income developments.	Limitations in zoning code and density classifications · Approval process	Medium	Program 2.7 Affordable Housing Development Assistance
Displacement Risk	Land use and zoning laws Displacement of residents due to economic pressures	Medium	Program 2.4 Preservation of At-Risk Affordable Housing

ATTACHMENT: City of Corcoran Questionnaire to City Staff

Responses from staff provided local insight into existing conditions, trends, and potential development in the City.

1. Segregation and Integration

Race

- Any areas or neighborhoods considered to be concentrated on minority communities?? The City of Corcoran is a minority City. All areas would be considered minority.
- Are any areas known to have particularly low concentrations of minority residents? No
- Are there any known historic factors that have led to these patterns? Are there current factors that reinforce these patterns? Are there any factors that are changing these patterns over time? Low-income farming community with limited higher employment opportunities.

Disability

- Any areas or neighborhoods with concentrations of persons with disabilities? Census
- Any concentrations of group homes or residential care facilities? No
- Have there been any permits issued for construction of ramp or other accessibility modifications to homes in the area? None
- Have any requests for reasonable accommodation been made during the last planning period? No
- Any locational differences in terms of disabilities? Recent accessibility improvements? Areas in need of improvements? All new construction in residential and commercial zones are required to install curb gutter, sidewalks and HC ramps

Familial Status

- Any areas or neighborhoods with concentrations of families? Non-families or smaller homes? We do not have data regarding this.
- Any childcare facilities? Any locational differences? There are several Childcare facilities throughout the City. However, we do not have a current GIS map of their locations.

Income

- Any areas of the community that are considered to be lower-income, high-poverty areas? Current Census data will provide this information.
- Any areas of the community that are considered to be higher-income areas? Current Census Data.
- Are there any known areas where a lot of HCV/Section 8 renters live? We have Three apartment complex's in different locations that accept low income/section 8. Kings County Housing Authority has a small subdivision in the center of town.
- Any housing assisted by public financing in the city? If so, any areas of the city with a concentration of housing assisted by public financing? No

2. Disparities in Access to Opportunity

Education

- Discuss local schools and geographic availability. We have three elementary schools, one Jr. High school and one high school, and one continuation school. all on Letts avenue, center of town, from the north end of town to the south end of town. Corcoran has a state preschool that serves 3-4-year-olds, three elementary schools for preschool, and grades TK - 5, one middle school for grades 6-8, one high school for grades 9-12, and an adult school. The elementary schools are divided by grade levels, with Bret Harte serving preschool and TK-1, John C. Fremont serves grades 2-3 and Mark Twain elementary serves grades 4-5. Most schools can be found on Letts Avenue, the center of town, from the north to the south end of town.
- Discuss local school performance compared to the region can be found on the California School Dashboard. On the comparison document on the CA Dashboard, Corcoran schools are performing at similar levels of all other Kings County schools. Corcoran High School has the 2nd highest state test scores for all high schools.
- Discuss local performance and any differences in access to education opportunities from neighborhood to neighborhood. None. All students in each grade level attend the same elementary school. See question #1.
- Discuss any upper education opportunities, including vocational opportunities The CJUSD works closely with the Valley Regional Occupational Program (Valley ROP) at our High School. Valley ROP promotes and delivers high-quality career technical education (CTE), career development, and workforce preparation. This program helps CJUSD support student academic and career success, aims to build successful careers, and empowers individuals to achieve their professional goals. CJUSD also partners with both Kings and Tulare County Offices of Education and all participating districts as part of the Tulare-Kings College and Career Collaborative. This organization facilitates a college going culture, connection with work force organizations and helps to facilitate the Strong Workforce and CTE Incentive grants. CJUSD offers multiple dual enrollment courses through the partnership with College of the Sequoias and Lemoore Community College.
- Discuss any trends and past and current local efforts to improve access to education opportunities. CJUSD's efforts to enhance access to education have prioritized technology integration, ensuring that students have 24/7 access to digital resources for learning. Additionally, the District emphasizes equity, community partnerships, and support for diverse learners. Locally, CJUSD has a partnership with the RAC to operate the After-School programs for ELOP and ASES grants, teacher-led support, scholarships, and career readiness programs have been instrumental in expanding educational opportunities for students.
- Do community members have the opportunity to select the schools that their students attend, or are schools assigned by geography? CJUSD is not a school of residence or zoned school Are there private or charter options in the community? NO If families have the ability to select schools, are there higher-demand schools in the community? N/A
- Are there any known factors that influence the current rates of high school graduation or college attendance? CJUSD graduation rates are at 86.9% which is slightly higher than the state average. College going is at 31.1% which is lower than the state average.

- Are there any organizations that provide services like tutoring that could help to improve educational outcomes? CJUSD partners with the RAC, which provides after-school daycare and tutoring support for students. Additionally, select teachers at designated sites offer time to tutor their students. All district schools offer after school tutoring which is voluntary for all students. Any differences between neighborhoods in terms of access? N/A
- Any new subdivisions? New master planned areas? Differences in schools? None that affects education. The District recently purchased the church property at the corner of Letts and Whitley. Currently, there are no new plans for development at this site The District recently purchased the church property at the corner of Letts and Whitley. Currently, there are no new plans for development at this site

Economic

- What are the major employers in the area, or major industries? Where are they located? Ca. State Prison, at the south end of town and Boswell Industries, Buttonwillow/Mar Vista, Camfill Far, City of Corcoran Government, Pacifica Tiny Homes, and various Healthcare facilities.
- Are there major industries that are not nearby that many residents work in? Different food manufacturing located in Lemoore and Hanford.
    -
    - How has this changed recently? Are there new areas of the county that have developed commercial or industrial uses? Or are there areas that were previously job centers that are no longer in as high of use? NO
- Is high-speed internet readily available in the area? Do any areas have known challenges with cell signal access? Yes, High speed internet is available. No, we do not have out of the ordinary challenges with cell towers
- Are there any known economic development programs or initiatives planned or in place that might influence the jobs landscape in the next ten years? The City of Corcoran contracts with The Cris Com agency to assist city staff with economic development. They also serve as our lobbyist in Sacramento and Washington

Transportation

- Discuss the countywide transportation system, including different modes. The city currently has an Amtrak stop in Corcoran that is used often by the citizens and visitors of Corcoran. The city also operates its own Transit system, CAT, Corcoran Area Transit and KART, Kings Area Regional Transit runs a fixed route three times a day from Hanford to Corcoran.
- Discuss local access to the countywide transportation system, such as routes and locations. Amtrak has 6 northbound and 6 southbound stops in Corcoran that allows transportation to Bakersfield, Hanford and Fresno. KART also has Route 13 that serves Corcoran to Hanford three times a day.
- Discuss any local efforts to assist access to different transportation modes, including public transit, walking and biking. Corcoran Area Transit is a Dial -a-Ride service for the city and the outlining areas and the city has bike routes on the major throughfares.
- How do residents without access to a car travel to work or to access resources like medical care? Is this different depending on the industry that residents work in? The city is served by its own grant funded transit, dial-a-ride bus system.
- Any engineering reports or assessments of capital improvements? Any differences between neighborhoods? The city has several LLD and PFMD on all of the SD built out since 1990.

- What are the physical conditions of local roads like? Are there street lights, traffic lights, or bike infrastructure in any parts of the community? The city is served by streetlight in the downtown and most of the residential zones. However, the out-lining areas and the areas annexed from the County are still lacking sufficient lighting. Most of the roads are in adequate condition except for the areas annexed in 2006. These roads are in a subpar condition and do not meet the city standards. The city improved the roads as funding became available.
- Are there known high-collision corridors or areas of high traffic on a regular basis? Not out of the ordinary
- Any Safe Routes to Schools plans or programs in place? Where in the community are sidewalks available or not available? Any differences between neighborhoods? We have two safe routes to school plans that have been approved and utilized in the past 10 years. As grant funding becomes available the city uses the funding for sidewalks, handicap ramps and bike routes to schools. Currently, we are working through grant funding for infill SW on the SRTS routes on Letts Avenue.
- Any major community facilities and any differences in access between neighborhoods? New City Park (Gateway) However, no difference in access.
- Any differences between neighborhoods in terms of access to transportation options? Biking? Walking? The city NO
- Have there been any major infrastructure investments in the recent past? This can include, but is not limited to, roads, bridges, or water/sewer infrastructure. Are there any major infrastructure projects planned for the next ten years? Major infrastructure to our Wastewater Treatment Plant, resurfacing James Avenue and the replacement or addition of water meters throughout the city. Possible Addition of streetlights and urban greening along Whitley Avenue and a round about at Orange and Otis Avenue.

Environment

- Any public safety reports (e.g., water quality, sewer, circulation)? Any differences between neighborhoods? None
- Are there known major sources of pollution in the area? Where are they located, if so?
    - This could include things like industrial sources, groundwater contamination from agriculture, or lead paint exposure in older homes.
    - Are there places where residential development should be avoided due to environmental conditions, or where existing environmental conditions are negatively affecting residents? None that we are aware of
- Do any neighborhoods lack access to parks or other outdoor spaces? Are there other notable community amenities, and where are they? Any differences between neighborhoods in terms of access? City parks are at strategic areas throughout the city.
- Are there any new subdivisions or new master planned areas? Any differences in parks, other amenities between neighborhoods? Two small subdivisions that have access to city parks in the general area.
- Are there any differences between neighborhoods with respect to access to shopping? Healthy foods? None

3. Disproportionate Housing Needs, including Displacement

Overpayment

- Any recent increases in rents or sales prices? Any differences between neighborhoods? How does that compare to incomes in the area?
- Any patterns of evictions or foreclosures between neighborhoods? Rents and housing costs have risen but are still lower than average in California. We do not currently track evictions or foreclosures.

Overcrowding

- Are there any areas that are known to have higher rates of household overcrowding, such as "doubling-up" families in one house? Any information from code enforcement officers? This is something we do not track however; it is a typical problem in CA

Housing Conditions

- Any areas of the City with more or less units in need of rehabilitation and replacement Much of the City Housing stock is over 30 years old. Estimated 10 percent need total rehabilitation.
- Any differences in housing conditions based on unit types (single family, multifamily, mobile home) and locations? None noted.
- Are there any known areas where the physical conditions of housing suggest a high need for rehabilitation for safety or accessibility reasons? None noted
- Have there been any subdivisions developed in the past ten years? If so, how large were the lots in these developments? Are there differences between new subdivisions and older areas? any new master planned areas that have different infrastructure? Differences in rents and prices and locational differences? Four new subdivisions in the past 10 years. No discernable difference other than the age of the homes
- Are there any types of housing that are known to be not widely available? If so, which neighborhoods? None
- Are there any areas where there have been a high rate of code enforcement complaints? What were the issues that drove the complaint? CE complaints in Corcoran are spread out throughout the City without noticeable difference.

Persons Experiencing Homelessness

- Are there any areas where homeless community members tend to congregate? This could either be encampment areas, parking areas where people who live in vehicles park, or areas where people congregate during the day, such as libraries, parks, or community centers. If so, is there access to transportation, services and programs? No, homeless in Corcoran seem to congregate wherever they can, often in boarded up properties of vacant lots
    - Any programs to provide emergency rental assistance? If so, how is that assistance available? Any differences between neighborhoods? Nome at this time.

Displacement

- Any areas or neighborhoods that have experienced significant increases in rents and sales prices? Are people moving or evicted as a result? None that we are aware of.
- Any local events that led to displacement?
- Do any areas have a higher percentage of housing with higher susceptibility to environmental damage due to building age or design? No
- Are defensible space inspections performed? Any other similar environmental hazard prevention programming? None at this time

- Are there any areas that might not be in a FEMA zone but which might have a tendency to experience flash floods during storms due to a lack of stormwater infrastructure or ground absorption/permeability? None

CITY OF
1914
CORCORAN

APPENDIX D4: CITY OF HANFORD FAIR HOUSING ANALYSIS

April 2026

Prepared By:

Realty Planners Group
Fallbrook, California
&
City of Hanford Staff

Kings County • *Corcran* • ***Hanford*** • *Avenal* • *Kings (Unincorporated)*

APPENDIX D4: CITY OF HANFORD FAIR HOUSING ANALYSIS

Table of Contents

A. Local Assessment Of Fair Housing 1

Introduction 1

Outreach Program 2
City Of Hanford Website 2
General Multi-Lingual Advertisements 2
Community Workshop 2

B. Assessment of Fair Housing Issues 3

Key Data And Background Information 3

Fair Housing Enforcement Outreach Capacity 6
Enforcement Capacity 10
Outreach Capacity 10
Complaint Data and Patterns 10

Compliance with Fair Housing Laws. 11
Fair Housing Laws 11
Integration and Segregation 11
Race and Ethnic Characteristics 12
Racially/Ethnically Concentrated Areas of Poverty (R/ECAPs) and Racial Concentration of Areas of Affluence (RCAA) 17
Income Distribution 23
Poverty Status 20
Special Housing Needs 21
Persons With Disabilities 28
Employee Housing and Farmworker Compliance 32
Farmworkers 33

Disparities in Access to Opportunities 35
Transit Mobility 37
Housing Mobility 40
Employment 41
Job-Housing Balance and Commute Patterns 42

Disproportionate Housing Needs and Displacement Risk 47
Overpayment 47
Local Median Housing Costs 51
Overcrowding 52
Housing Conditions 54
Homelessness 55
Extremely Low Income Households 57
At-Risk of Conversion 58
Displacement Risk 60

C. CONSTRAINTS 61

Governmental Constraints 61
Development Standards and Permit SRO Units 61
Height Limits as a Constraint on Multifamily Housing 62
Reasonable Accommodation 63
Permit Processing and Timelines 63
Development Fees and Exactions 64

Non-Governmental Constraints 64
Land Cost and Availability 64
Construction Cost 65
Development Delays and Timing Gaps 65

Environmental Health 66

Environmental Constraints 66
Topography and Site Shape: 67
Environmental Hazards and Contamination: 67
Compatibility with Adjacent Uses: 67

D. Local Data and Knowledge and Other Relevant Factors ***70***

Segregation and Integration – **70**
Race and Ethnicity. 70
Disability. 70
Familial Status. 70
Income and Housing Assistance 71

Disparities in Access to Opportunity 71
Education 71
Economic 71
Transportation 71
Environment 72

Disproportionate Housing Needs, Including Displacement 72
Overpayment 72
Overcrowding 72
Housing Conditions 73
Persons Experiencing Homelessness 73
Displacement 73
Environmental Risk and Housing Vulnerability 74

Other Relevant Factors 74
Historic Patterns and Demographics 74
Zoning and Land Use Decisions 74
Settlement Trends and Population Shifts 74
Defining Land Use Features 74
Infrastructure and Capital Improvements 74

E. Site Analysis ***75***

Redevelopment Potential of Under Utilized Sites 79

Infrastructure and Public Services Availability 93

Mixed Use Analysis 94
Mixed-Use Site Opportunity 95
Mixed Use Program: 101

Small Site Analysis 101

Large Sites Analysis (>10 Acres) 102

Units Built or Under Construction and Planned or Approved Projects 106
Accessory Dwelling Unit Potential 109

Site Inventory Findings 110
Affirmatively Furthering Fair Housing and Identified Sites 110
Summary 121

TABLES

Table 1: City of Hanford Household Population Growth, 1990-2020 4
Table 2: Fair Housing Compliance City of Hanford 7
Table 3: Complaint Data and Patterns 10
Table 4: Race and Ethnicity 13
Table 5: Population by Race by Hispanic Origin Over Time 13
Table 6: Household Income Distribution by Tenure 19
Table 7: Median Household Income by Race or Hispanic Origin 20
Table 8: Total Households in Poverty 20
Table 9: Percent of Households in Poverty Over Time 20
Table 10: Household Characteristics 23
Table 11: Household type by tenure 23
Table 12: Households by Size 24
Table 13: Tenure by Household Size 25
Table 14: Female-Headed Households 26
Table 15: Population with Disability Type by Age 29
Table 16: Agricultural Employment by Jurisdiction 33
Table 17: Hired Farm Labor-Workers, Kings County 34
Table 18: Household Tenure and Vacancy Rates 40
Table 19: Travel Time to Work 43
Table 20: Work Locations of City/County Resident Workers 43
Table 21: Household Overpayment by Tenure 47
Table 22: Median Monthly Housing Costs Over Time 51
Table 23: Median Monthly Housing Costs by Tenure as a P 51
ercentage of Household Income in the Past 12 Months 51
Table 24: Overcrowding by Tenure 52
Table 25: Estimated Units Requiring Rehabilitation or Replacement (2024 Update) 54
Table 26: Homeless Persons 55
Table 27: Shelter Facilities in Kings County 56
Table 28: Extremely Low Income Households Overpaying by Tenure 58
Table 29: Mixed Use Sites to Accommodate RHNA 94
Table 30: Sites over 10 Acres to Accommodate the Lower-Income RHNA 103
Table 31: Recent Developments on Large Sites 103
Table 32: Pending Projects Towards RHNA 106
Table 33: ADUs Constructed Per Year 109
Table 34: Land Inventory and RHNA Targets 110
Table 35: Census Tract 6.02 Analysis 110
Table 36: Census Tract 6.03 Analysis 111
Table 37: Census Tract 6.04 Analysis 112
Table 38: Census Tract 7.01 Analysis 113
Table 39: Census Tract 7.02 Analysis 114
Table 40: Census Tract 8 Analysis 115
Table 41: Census Tract 9.01 Analysis 115
Table 42: Census Tract 9.02 Analysis 116
Table 43: Census Tract 10.01 Analysis 117
Table 44: Census Tract 10.02 Analysis 118
Table 45: Census Tract 10.03 Analysis 119
Table 46: Census Tract 11 Analysis 120
Table 47: Census Tract 12 Analysis 121
Table 48: Characteristics by City of Hanford Census Tracts (Census Tract 6.02 – 8) 84
Table 49: Characteristics by City of Hanford Census Tracts (Census Tract 9.01 - 12) 85
Table 50: Potential Contributing Factors 89

FIGURES

Figure 1: Kings County 5
Figure 2: Local Racial Demographics 12
Figure 3: Racial/Ethnic Area of Concentration of Poverty (R/ECAP) 18
Figure 4: Racial Concentration of Areas of Affluence (RCAA) 19
Figure 5: Grocery Stores Near Home Garden 20
Figure 6: Medical Clinics Near Home Garden 21
Figure 7: High School Sites Near Home Garden 22
Figure 8: Local Median Income 18
Figure 9: Poverty Status 22
Figure 10: Single-Parent Female-Headed Households with Children 27
Figure 11: Population with a Disability 31
Figure 12: TCAC/HCD Opportunity Areas, 2023 36
Figure 13: Hanford All Transit Performance Score 38
Figure 14: Hanford High Quality Transit Stops and Transit Area (1/2 mile) 39
Figure 15: Employment by Industry of Kings County Workforce 42
Figure 16: Jobs within 45-minute transit commute. 44
Figure 17: School districts in Kings County 46
Figure 18: Overpayment by Renters -- Census Tract 49
Figure 19: Percentage of Homeowners Overpaying 50
Figure 20: Overcrowding in Kings County 53
..... 53
Figure 21: CalEnviroScreen 4.0 68
Figure 22: Flood Hazard Zones 69
Figure 23: City of Hanford Vacant Sites 6,000 Square Feet or Greater 76
Figure 24: City of Hanford Vacant Land Inventory 77
Figure 25: with Census Tracts & Block Groups 78
Figure 26: Representative Sites Analysis: Non-Vacant Lots 80
Figure 27: Similar Properties – 7536 10th Avenue 81
Figure 28: Similar Properties – 7584 10th Avenue 81
Figure 29: Similar Properties – 8521 12th Avenue 82
Figure 30: Similar Properties – 10711 Thompson Drive 83
Figure 31: Similar Properties – 11339 Jones Street 85
Figure 32: Similar Properties – 10796 Thompson Drive 87
Figure 33: Similar Properties – 382 Thompson Drive 89
Figure 34: Representative Sites Analysis: Mixed-Use Sites 91
Figure 35: Small Shed Structures on High-Density Site 93
Figure 36: Mixed Use Site - Southeast Corner of 12th and Fargo Avenues 95
Figure 37: Mixed Use Site - Hanford-Armona Road, East of 13th Avenue 97
Figure 38: Proximity of Mixed-Use Site to Commercial Opportunity 99
Figure 39: Mixed Use Site - 10th Avenue and Cameron Street 99
Figure 40: Representative over 10 acres proposed to be utilized for lower-income 104

A. Local Assessment Of Fair Housing

Introduction

Assembly Bill (AB) 686 requires that all housing elements due on or after January 1, 2021, contain an Assessment of Fair Housing (AFH) consistent with the core elements of the analysis required by the federal Affirmatively Furthering Fair Housing (AFFH) Final Rule of July 16, 2015. Under California law, AFFH means "taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics."[1]

California Government Code Section 65583 (10)(A)(ii) requires local jurisdictions to analyze racially or ethnically concentrated areas of poverty and affluence, disparities in access to opportunity, and disproportionate housing needs, including displacement risk. Although this is the multi-jurisdictional Housing Element for Kings County, including the City of Hanford, Government Code Section 65583 (c)(10) requires all local jurisdictions to address patterns locally and regionally to compare conditions at the local level to the rest of the region. This section is organized by fair housing topics Strategies to address the identified issues are included throughout the section. Through discussions with housing service providers, fair housing advocates, and this assessment of fair housing issues, the County of Kings and the City of Hanford identified factors that contribute to fair housing issues.

The AFFH analysis must contain the following:

1. Outreach
2. Assessment of Fair Housing
    a. Key Data and Background Information
    b. Fair Housing Enforcement and Outreach Capacity
    c. Integration and Segregation Patterns and Trends
    d. Racially or Ethnically Concentrated Areas of Poverty
    e. Disparities in Access to Opportunity
    f. Disproportional Housings Needs
    g. Displacement Risk
3. Sites Inventory
4. Identification

[1] *California Department of Housing and Community Development, Affirmatively Furthering Fair Housing: Guidance for All Public Entities and for Housing Elements (April 2021 Update), April 27, 2021, preface page,* https://www.hcd.ca.gov/community-development/affh/docs/affh_document_final_4-27-2021.pdf.

Outreach Program

State law requires local governments to make a diligent effort to achieve public participation in three formal community meetings to initiate the Housing Element. To that end, each jurisdiction has provided opportunities for residents, interested parties, and local officials to participate in the update process and offer recommendations regarding housing needs and strategies to address those needs.

The public participation process for this Housing Element involved four major stages:

1. Public workshops and meetings in each of the four cities and the unincorporated County during the preparation of the Draft Housing Element.
2. Publication of the Draft Housing Element and subsequent review by the California Department of Housing and Community Development (HCD).
3. Revisions to the Housing Element to address comments from HCD and publication of a revised Draft Housing Element.
4. Public hearings before the Planning Commission and City Council of each city and the Planning Commission and Board of Supervisors of Kings County prior to adoption of the final Housing Element.

City Of Hanford Website

City of Hanford website (www.hanfordca.gov/HousingElement) serves as the main conduit of information for individuals who can access material online. The website is regularly updated to reflect ongoing community input opportunities, advertise draft housing element, and answer commonly asked questions. The website includes the following information:

- Upcoming meeting information
- Housing Element Workshops (Spanish and English)
- Notices of Public Hearing
- Links to Housing Element and other planning documents

General Multi-Lingual Advertisements

The City utilized a variety of methods to advertise the project, engage the community, and solicit input on the Housing Element (including fair housing analysis).These efforts are summarized herein to demonstrate the City's meaningful commitment to community collaboration. The city has prepared workshop flyers (in English and Spanish), and sent emails to stakeholders requesting involvement and providing flyers and outreach information in English and Spanish.

Community Workshop

The City of Hanford held a join study session with City Council and Planning Commission on November 6, 2023 at 4:00 pm. Several members of the community were present in the audience. However, no questions or concerns were expressed by the audience. The City Council and the Planning Commission discussed topics regarding housing affordability, available assistance to the public such as first-time home buyer programs, housing income categories, and income levels to qualify for affordable housing assistance.

B. Assessment of Fair Housing Issues

This section provides an overview of available federal, state, and local data to analyze fair housing issues in the City of Hanford. This data is supplemented with local knowledge of existing conditions in the community to present a more accurate depiction of fair housing issues in Hanford, and a more informed perspective from which to base goals, policies, and programs to affirmatively further fair housing. The following issues are addressed:

1. Key Data and Background Information
2. Integration and Segregation Patterns and Trends
3. Racially or Ethnically Concentrated Areas of Poverty
4. Disparities in Access to Opportunity
5. Disproportionate Housing Needs
6. Displacement Risk
7. Local Data Knowledge

Key Data And Background Information

Kings County is located within the agriculturally rich San Joaquin Valley, with Fresno County to the north and west, Tulare County to the east, and Kern County to the south. Created in 1893, Kings County was carved from the western portion of Tulare County and later added another 100 square miles. The Kings River, from which the County derives its name, runs along the northern edges and flows south towards the center of the County. Historically, this river flowed farther south to what was once Tulare Lake Kings County is comprised of four cities (Avenal, Corcoran, Hanford, and Lemoore), four unincorporated community service areas (Armona, Home Garden, Kettleman City, and Stratford), and a few other smaller community pockets. Figure 1 is a map of Kings County and its four cities and unincorporated communities. Agriculture remains the predominant landscape of Kings County, with approximately 84% of its land area used for agriculture.

Hanford was incorporated in 1881 and is the county seat for Kings County, California. Hanford is located in the heart of the San Joaquin Valley and lies equidistant from Los Angeles and San Francisco. The city's strong sense of community pride, beautifully landscaped streetscapes, and preserved historic buildings are just a few reasons why Hanford is an attractive place to live and is experiencing a strong rate of growth. Furthermore, Hanford is a probusiness community that promotes responsive and properly planned growth.

To fully understand patterns of segregation, exclusion, and opportunity access, fair housing assessments must be grounded not only in federal and state datasets, but also in lived experiences, historical practices, and community-level knowledge that shape housing access in unique and evolving ways. In Hanford and across Kings County, several locally relevant factors contribute to fair housing disparities and continue to influence residential patterns.

First, legacy zoning policies have had a long-lasting impact. Historical zoning maps and neighborhood layouts indicate that multifamily and affordable housing were historically directed toward west-central and southwest areas of Hanford, away from investment-intensive corridors in the northeast. These areas remain less connected to parks, newer infrastructure, and high-performing schools. While the City has expanded zoning for higher-density housing in recent years, the legacy effects of past exclusionary zoning persist in patterns of homeownership and access to neighborhood amenities.

Second, physical infrastructure divides—such as State Route 198 (prominent east-west corridor) and rail corridors bisecting older districts—contribute to neighborhood fragmentation and reinforce socioeconomic separation. Communities south of SR-198 face limited pedestrian connectivity, aging sidewalks, and lower access to commercial services, educational resources, medical facilities and services, and full-service grocery stores. This area also tends to house a larger percentage of minority populations and are more likely to exhibit lower income levels These infrastructure barriers function as de facto boundaries to mobility and access to higher opportunity zones..

Additionally, recent building permit and infrastructure investment data suggest spatial disparities in public investment. Capital projects—such as road upgrades, school expansions, and recreational facilities—have been more concentrated in growth areas east of 11th Avenue, while maintenance and redevelopment projects in the historic city core have lagged. This mismatch reinforces perceptions of uneven attention and opportunity across communities.

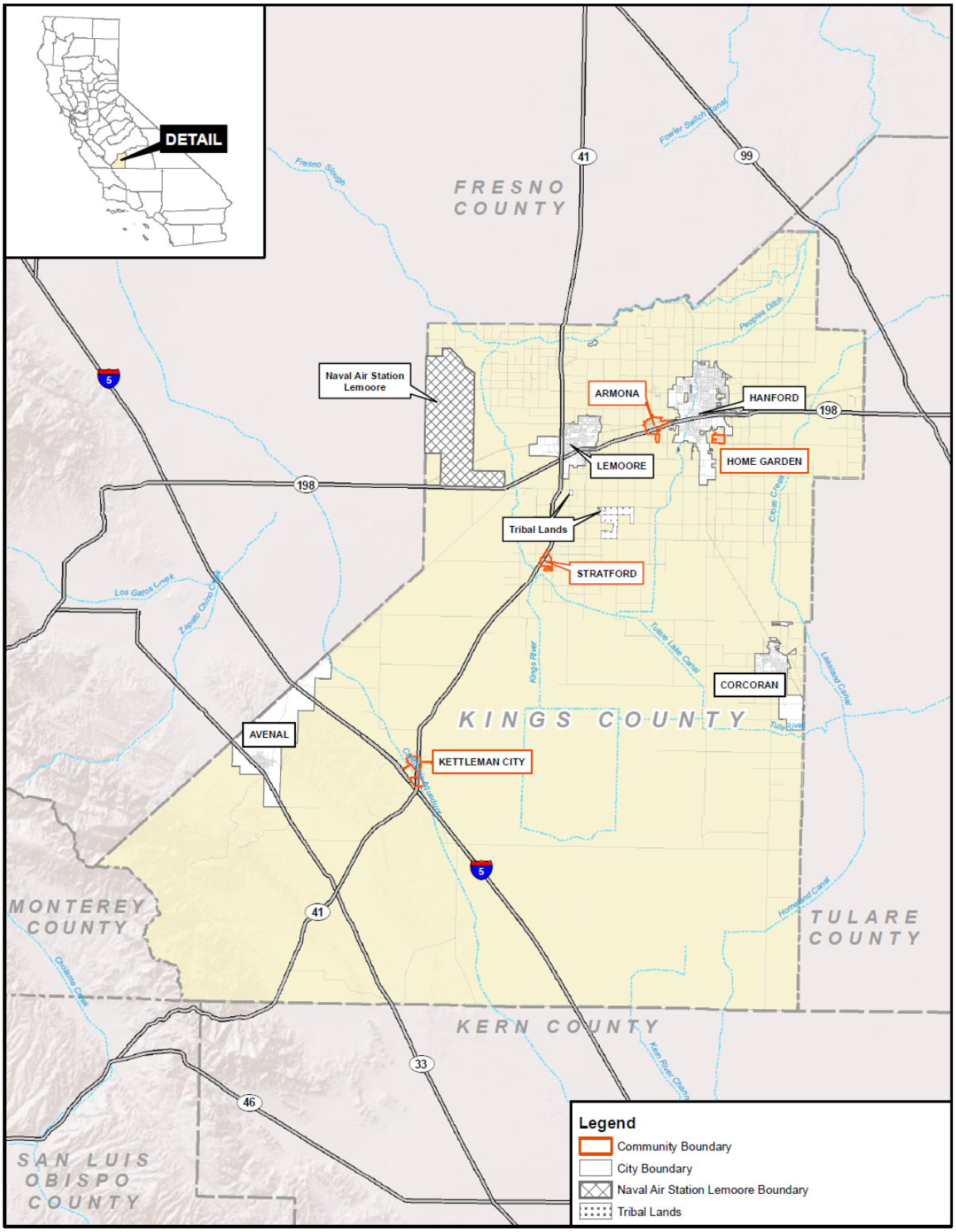
Table 1 provides data on the growth of the household population in Hanford and Kings County over a thirty-year period. In Hanford, the household population saw a substantial increase, starting from 29,927 in 1990 and rising to 56,945 by 2020. This growth represents an addition of 27,018 persons, translating to a significant 90.3% increase in population over these three decades. Comparatively, Kings County also experienced population growth, but at a much slower rate, 53.1%. This data highlights that Hanford's population growth significantly outpaced that of the overall county, marking it as a key area of demographic change within Kings County.

Table 1: City of Hanford Household Population Growth, 1990-2020

Jurisdiction	Household Population			Change 1990-2020		
	1990	2000	2010	2020	Persons	%
Hanford	29,927	40,839	53,068	56,945	27,018	90.3%
County Totals	89,469	109,332	131,402	136,964	47,495	53.10%

Note: All numbers exclude persons in group quarters (State prisons and Naval Air station Lemoore) ; Sources: Census 1990, 2000, 2010; Cal.DOF, , E5 and E8 Population and Housing Estimates.

Figure 1: Kings County



Fair Housing Enforcement Outreach Capacity

Equal access to housing is fundamental to each person being able to meet essential needs and to pursuing personal, educational, employment, or other goals. In recognition of equal housing access as a fundamental right, the governments of the United States and the State of California have both established fair housing as a right protected by law. Federal fair housing laws prohibit discrimination in the sale, rental, lease, or negotiation for real property based on race, color, religion, sex, national origin, familial status, and disability. The California fair housing laws are built upon the federal laws and add marital status, ancestry, source of income, sexual orientation, and "any arbitrary factor" as protected categories under the laws. Many factors in the public and private domains impede equal access to housing or fair housing choice. Impediments to fair housing choice are:

- Any actions, omissions, or decisions taken because of race, color, ancestry, national origin, religion, sex, disability, marital status, familial status, source of income, sexual orientation, or any other arbitrary factor which restrict housing choices or the availability of housing choices; or
- Any actions, omissions, or decisions which have the effect of restricting housing choices or the availability of housing choices on the basis of race, color, ancestry, national origin, religion, sex, disability, marital status, familial status, source of income, sexual orientation, or any other arbitrary factor. To affirmatively promote equal housing opportunity, a community must work to remove or mitigate impediments to fair housing choice. The City of Hanford is dedicated to providing fair housing opportunities to all residents and to ensure that all applicable laws are complied with throughout the city

The City of Hanford provides resources and programs to address fair housing concerns. Table 2 discusses laws and compliance regarding fair housing. Further discussion of programs is found in the Kings County Multi-Jurisdictional Housing Element and in the Contributing Factors section of this Fair Housing Assessment (FHA).

An essential component of affirmatively furthering fair housing is the jurisdiction's demonstrated capacity to conduct enforcement, offer outreach services, and respond meaningfully to incidents of housing discrimination. Kings County and its cities must assess and describe their institutional mechanisms for investigating fair housing complaints, obtaining remedies, and engaging in proactive testing or compliance activities. This includes identifying which agencies, nonprofit organizations, or legal assistance providers are responsible for handling discrimination allegations under state and federal fair housing laws. For instance, organizations such as California Rural Legal Assistance (CRLA), the Fair Housing Council of Central California, or the Department of Fair Employment and Housing (DFEH) may serve residents in the area, but the scope and availability of these services across rural and urban zones must be documented. Additionally, jurisdictions must provide data on the number and nature of complaints received during the previous planning period—disaggregated, where possible, by protected characteristics such as race, disability, familial status, and national origin—and indicate whether resolutions were achieved through legal settlements, administrative findings, or other remedies. Geographic patterns of complaints, such as concentrations in certain neighborhoods or rental sectors, can also reveal systemic disparities. Any ongoing or resolved lawsuits, judgments, or fair housing compliance agreements (e.g., with HUD or state agencies) should be disclosed, as they demonstrate the region's legal history and responsiveness to violations. Beyond enforcement, outreach activities—including multilingual tenant rights workshops, housing assistance clinics, or distribution of printed materials—must be evaluated for their reach, accessibility, and frequency.

Effective outreach is especially critical in areas with high percentages of non-English-speaking residents, undocumented populations, or persons with disabilities. The cumulative analysis of enforcement infrastructure, legal compliance history, complaint resolution data, and outreach coverage will establish whether Kings County is adequately equipped to protect fair housing rights and respond to discrimination in a timely and equitable manner.

Table 2: Fair Housing Compliance City of Hanford

Law	Description	Compliance
California Fair Employment and Housing Act (FEHA)	The Fair Employment and Housing Act (FEHA) applies to public and private employers, labor organizations and employment agencies and prohibits discrimination in housing and employment on the basis ofprotected characteristics. The FEHA prohibits those engaged in the housing business –landlords, real estate agents, home sellers, builders, mortgage lenders, among others – from discriminating against tenants or homeowners based on protected characteristics. It is also illegal for cities, counties, or other local government agencies to make zoning or land-use decisions, or have policies, that discriminate against individuals based on those traits.	The city complies with employment requirements through strict enforcement of hiring practices and regular training of hiring managers and human resources staff. All development projects with City funding are required to comply with FEHA. Under the Community Development Block Grant Program, the City of Hanford's Community Development Department operates a Fair Housing Program under Title VIII of the Civil Rights Act of 1968 aimed at combating illegal discrimination in housing. The City of Hanford is working to identify community development priorities, fair and affordable housing needs, and factors that shape equal access to housing for incorporation into the City's 5-Year Consolidated Plan, Annual Action Plan, & Analysis of Impediments to Fair Housing Choice.
Government Code Section 65008	Covers actions of a city, county, city and county, or other local government agency, and makes those actions null and void if the action denies an individual or group of individuals the enjoyment of residence, landownership, tenancy, or other land use in the state because of membership in a protected class, the method of financing, and/or the intended occupancy. For example, a violation under Government Code section 65008 mayoccur if a jurisdiction applied more scrutiny to reviewing and approving an affordable development as compared to market-rate developments, or multifamily housing as compared to single family homes.	Compliance is achieved by uniform application of the City's codes, regulations, policies and practices, including development standards, design guidelines, application submittal requirements, fees and approval findings. Hanford supports the recommendations of the San Joaquin Valley Fair Housing and Equity Assessment and cooperates with the State in the development of the Assessment of Fair Housing

Government Code Section 8899.50	Requires all public agencies to administer programs and activities relating to housing and community development in a manner to affirmatively further fair housing and avoid any action that is materially inconsistent with its obligation to affirmatively further fair housing.	Compliance is achieved through consultations with community stakeholders and support agencies as part of program evaluation and funding decisions.
Government Code Section 11135 et seq.	Requires full and equal access to all programs and activities operated, administered, or funded with financial assistance from the state, regardless of one's membership or perceived membership in a protected class.	Compliance is achieved through promotion/availability of activities and programs to all persons of all backgrounds to participate equally in community programs and activities.
Housing Accountability Act (Gov. Code, § 65589.5.)	Provides that a local agency shall not disapprove a housing development project, for very low, low-, or moderate-income households, or an emergency shelter, or condition approval in a manner that renders the housing development project infeasible for development for the use of very low, low-, or moderate-income households, or an emergency shelter, including through the use of design review standards, unless it makes certain written findings, based upon a preponderance of the evidence in the record.	Compliance is achieved through the development review process consistent with the Housing Accountability Act. Additionally, the city continually reviews its development standards and to ensure they facilitate an objective and equitable review of applicable projects.
Excessive Subdivision Standards (Gov. Code, § 65913.2.)	Provides that, in exercising its authority to regulate subdivisions a city, county, or city and county shall: a) Refrain from imposing criteria for design, as defined in Section 66418, or improvements, as defined in Section 66419, for the purpose of rendering infeasible the development of housing for any and all economic segments of the community. However, nothing in this section shall be construed to enlarge or diminish the authority of a city, county, or city and county under other provisions of law to permit a developer to construct such housing. b) Consider the effect of ordinances adopted and actions taken by it with respect to the housing needs of the region in which the local jurisdiction is situated. c) Refrain from imposing standards and criteria for public improvements including, but not limited to, streets, sewers, fire stations, schools, or parks, which exceed the standards and criteria being applied by the city, county, or city and county at that time to its publicly	Compliance is achieved through the implementation of a fair and equitable development review process which is administrated consistent with the Excessive Subdivision Standards Act.

	financed improvements located in similarly zoned districts within that city, county, or city and county.	
Housing Element Law (Gov. Code, § 65583, esp. subds. (c)(5), (c)(10).)	Section 65583 stipulates that the housing element shall consist of an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement, and development of housing. The housing element shall identify adequate sites for housing, including rental housing, factory-built housing, mobile homes, and emergency shelters, and shall make adequate provision for the existing and projected needs of all economic segments of the community. Subdivision (c)(5) provides that, in order to make adequate provision for the housing needs of all economic segments of the community, the program shall promote and affirmatively further fair housing opportunities and promote housing throughout the community or communities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability, and other characteristics protected by the California Fair Employment and Housing Act (Part 2.8 (commencing with Section 12900) of Division 3 of Title 2), Section 65008, and any other state and federal fair housing and planning law.	Compliance is achieved through preparation and adoption of a Housing Element found to be in substantial compliance with State Housing Element law by the California Department of Housing and Community Development.

The City of Hanford affirms its commitment to fair housing through compliance with federal and state laws prohibiting discrimination based on race, color, religion, sex, national origin, familial status, disability, marital status, ancestry, source of income, sexual orientation, or any arbitrary characteristic. The City continues to disseminate fair housing information in English and Spanish at City Hall, the library, and other public venues, and refers inquiries or complaints to the California Civil Rights Department (formerly DFEH) in Fresno. While this referral process aligns with basic legal obligations, the City does not currently conduct internal investigations, maintain complaint databases, or engage in fair housing testing, instead relying on external agencies for enforcement and resolution.

The City maintains compliance with the California Fair Employment and Housing Act (FEHA), Government Code §65008, and §8899.50, applying non-discrimination policies uniformly in zoning, permitting, and publicly funded housing projects. Training for staff ensures ongoing adherence to these laws. The City has also supported regional efforts such as the San Joaquin Valley Fair Housing and Equity Assessment (FHEA), and continues to promote equitable housing practices through Program 3.1 (Code Enforcement) and outreach related to voucher acceptance and funding for lower-income neighborhoods.

Enforcement Capacity

The City of Hanford is dedicated to protecting the rights of renters and landlords and promoting fair housing choice. The City of Hanford collaborates with Community Services and Employment Training, Inc. (CSET), a nonprofit organization, to provide the public with information about fair housing.

The City of Hanford partners with the Fair Housing Council of Central California (FHCCC) to conduct investigations of alleged housing discrimination complaints. FHCCC provides intake services, counseling, investigation, and referral of complaints to appropriate enforcement agencies such as HUD or the California Civil Rights Department (formerly DFEH). City staff within the Community Development Department Housing Division also coordinate with legal services organizations to refer residents with fair housing concerns. Although the City does not directly conduct fair housing testing, FHCCC conducts such testing periodically within the Central Valley region, and results are reviewed to identify emerging patterns of discrimination.

Outreach Capacity

The City of Hanford conducts outreach activities as part of its public participation process, including dissemination of fair housing materials in English and Spanish, hosting community workshops, and maintaining information on the City's website regarding rights and responsibilities under fair housing laws. Additional outreach is performed through partnerships with community-based organizations, housing advocates, and service providers. The Housing Element's public outreach program is presented in Appendix C: Public Participation Summary.

Complaint Data and Patterns

Based on data from FHCCC and HUD's Enforcement Management System (HEMS), the volume of fair housing complaints from Kings County remains low. As presented in Table 3 below, most complaints are related to disability discrimination (45%) and familial status discrimination (30%). Complaints are distributed across jurisdictions without significant concentration in any specific geographic area.

Table 3: Complaint Data and Patterns

Category	Details
Time Period	2018-2023 (Past 5 Years)
Total Complaints Filed	18
Top Basis for Complaints	1. Disability (45%) 2. Familial Status (30%) 3. Race (15%)
Most Common Geographic Areas	Evenly distributed across Hanford, Lemoore, and Unincorporated Kings County
Complaint Outcomes	- 10 resolved through mediation

	- 6 withdrawn - 2 referred to HUD/CRD
Fair Housing Testing	Conducted regionally by FHCCC (no major violations found specific to Kings County)
Public Outreach Activities (annual)	- 2 Community Workshops - 500 Flyers Distributed - Website Updates and Announcements

Source: FHCC Data Summary (2023); HUD Enforcement Data Reports; Kings County Public Participation Records.

Compliance with Fair Housing Laws.

Fair Housing Laws

The Fair Housing Act of 1988 was adopted to safeguard against illegal housing discrimination. The Law protects a person's right to own, sell, purchase, or rent housing of his or her choice without fear of unlawful discrimination.

Discrimination in housing rental, sales and financing based on race, color, national origin, religion, sex, sexual orientation, gender identity and expression, marital status, source of income, disability or familial status is prohibited by Federal Fair Housing Act and state law Housing Discrimination.

The City of Hanford affirms full compliance with existing federal and state fair housing laws, including the federal Fair Housing Act and California's Fair Employment and Housing Act. The City has not been subject to any fair housing lawsuits, findings, settlements, or judgments within the past five years. Going forward, the City will strengthen fair housing enforcement and outreach by:

- Expanding partnerships with regional fair housing providers,
- Increasing education campaigns targeted to historically underserved populations,
- Reviewing complaint trends annually to inform fair housing strategies,
- Evaluating the feasibility of participating directly in periodic fair housing testing programs.

Integration and Segregation

To develop priorities, policies, and actions, an analysis of integration and segregation, including patterns and trends related to people with protected characteristics was prepared. Segregation generally means a condition in which there is a high concentration of persons of a particular race, color, religion, sex, familial status, national origin, or having a disability or a particular type of disability when compared to a broader geographic area. Conversely, integration refers to a condition in which there is a not a high concentration of persons of a particular race, color, religion, sex, familial status, national origin, or having a disability or a particular type of disability when compared to a broader geographic area. The following analysis will analyze levels of segregation and integration for race and ethnicity, persons with disabilities, familial status,

age, and income to identify the groups in Hanford that experience the highest levels of segregation. Minorities are often concentrated in impoverished areas and lack access to resources such as jobs, educational opportunities, life services and face other disadvantages.

Race and Ethnic Characteristics

The City of Hanford is a diverse about as diverse as Kings County. As Table 4 shows, nearly half of the population, 44%, identifies as Hispanic or Latino, 38.5% identify as White. This is followed by a larger share of people that identify as Asian at 7.4% compared to Kings County's 3.6%. Hanford has similar share of Black or African Americans, accounting for 5.7%, to Kings County's share of 5.9%. Hanford has a small percentage of American Indian/Alaska Native, Native Hawaiian/Pacific Islander, and other races.

From the span of 2000 to 2020, the Hispanic or Latino of Any Race population count almost doubled, with a particularly large increase between 2000 and 2010. (Table 5) In a similar time frame, the White Non-Hispanic population has not decreased dramatically in count, in 20 years the population went down from 20,794 to 19,608.

Notably, in the City of Hanford, there are 1,586 identified households in poverty and close to 70% of those households identify as Hispanic or Latino of Any Race. The Black or African American Non-Hispanic population has increased by a few hundred. The American Indian and Alaska Native Non-Hispanic and Native Hawaiian and other Pacific Islander Non-Hispanic increased by a few dozen. Although the share of Asian Non-Hispanic group is not large, the population almost doubled.

The City of Hanford includes all or portions of 13 census tracts. According to Figure 2, seven census tracts (CTs 6.02, 7.01, 10.01, 10.02, 10.03. 11, and 12) are identified as Low-Moderate Segregation, and CTs 7.02 and 8 are identified ad High People of Color (POC) Segregation. The others have no data applicable to the census tract boundaries.

Table 4: Race and Ethnicity

Racial /Ethnic Group	Hanford	Kings County
Non-Hispanic or Latino	56.0%	45.1%
White	38.5%	31.6%
Black or African American	5.7%	5.9%
American Indian/Alaska Native	0.2%	0.8%
Asian	7.4%	3.6%
Native Hawaiian/Pacific Islander	0.2%	0.1%
Other races or2+ races	4.1%	3.2%
Hispanic or Latino (any race)	44.0%	54.9%
Total	100%	100%

Source: Census ACS 2016-2020, Table B03002

Table 5: Population by Race by Hispanic Origin Over Time

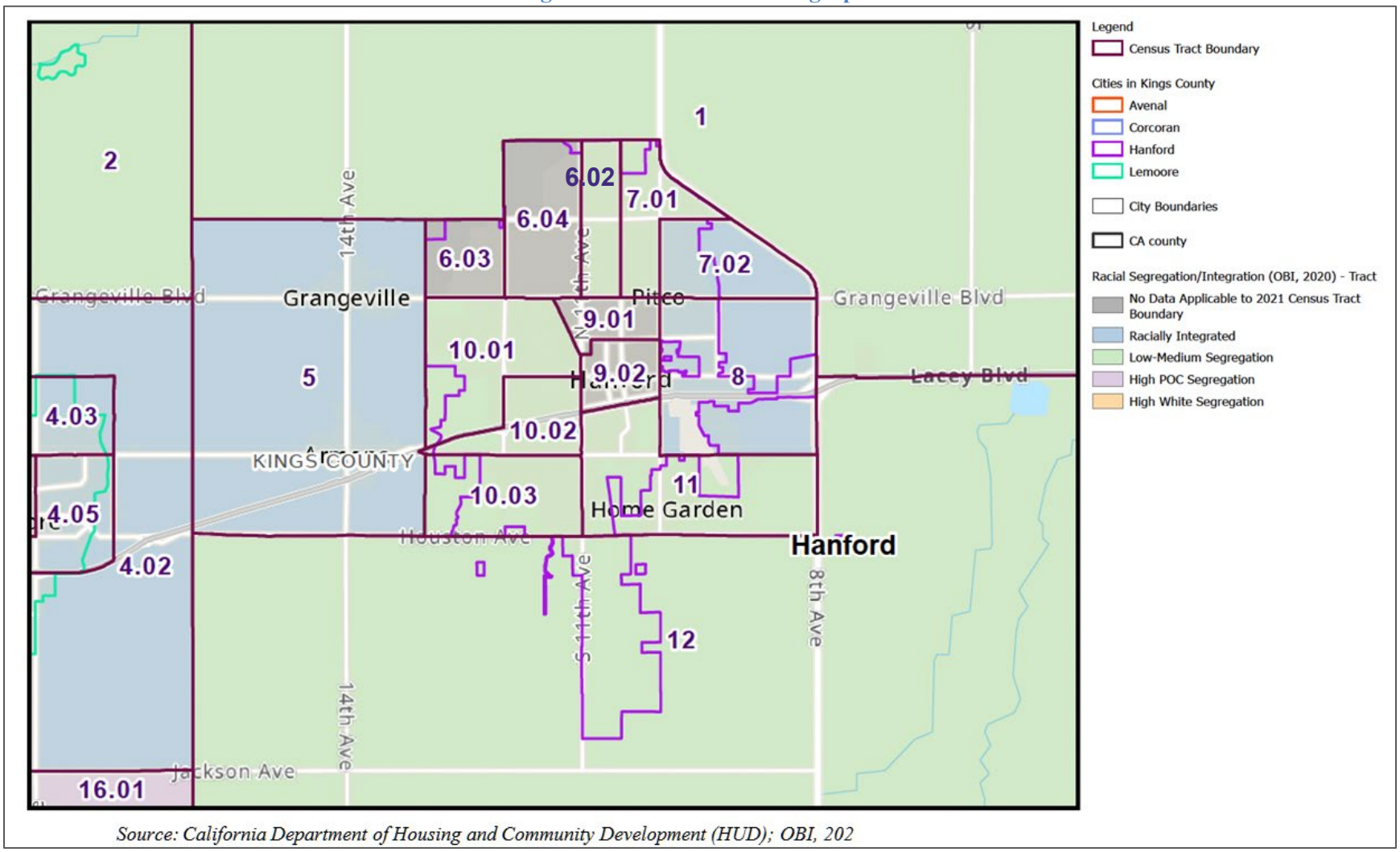
	2000	2010	2020
Hispanic or Latino of Any Race	16,116	25,419	30,763
White Non-Hispanic	20,794	22,205	19,608
Black or African American Non-Hispanic	1,989	2,367	2,423
American Indian and Alaska Native Non-Hispanic	305	331	365
Asian Non-Hispanic	1,164	2,205	2,307
Native Hawaiian and Other Pacific Islander Non-Hispanic	59	43	87
Some Other Race Non-Hispanic	55	160	305
Two or More Races Non-Hispanic	1,204	1,237	2,132

Source: U.S. Census Bureau, Census 2000, 2010; Social Explorer Table for Census 2020.

Gini Index

The Gini index is a measure of the extent to which the distribution of income among families/households within a community deviate from a perfect equal distribution. The scale is from 0 to 1, with 0 representing perfect equality and 1 representing the highest possible level of inequality. Gini coefficient for California is 0.49. City of Hanford and Kings County has a Gini index is 0.41. All three jurisdiction have a similar amount of inequality in terms of distribution of income among households, with the City of Hanford and Kings County performing marginally better.

Figure 2: Local Racial Demographics



Source: California Department of Housing and Community Development (HUD); OBI, 202

Racially/Ethnically Concentrated Areas of Poverty (R/ECAPs) and Racial Concentration of Areas of Affluence (RCAA)

Racially/Ethnically Concentrated Areas of Poverty (R/ECAPs

To better understand fair housing, HUD uses the designation Racially/Ethnically Concentrated Areas of Poverty (R/ECAP) which requires:

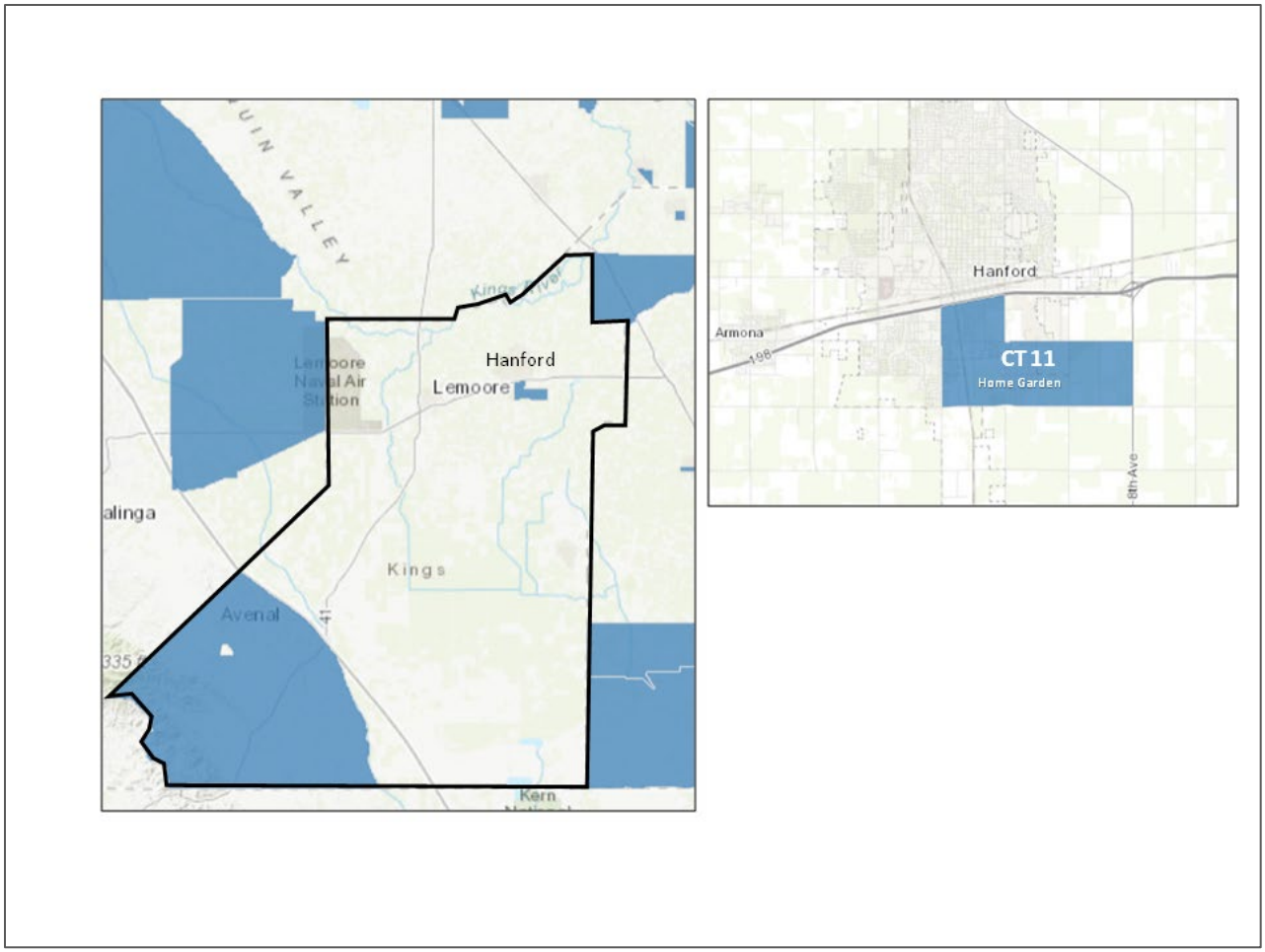
- a non-white population of 50 percent or more in a metropolitan or micropolitan area, or a non-white population of 20 percent or more outside of these areas.
- extreme poverty, defined as census tracts with either 40 percent or more of individuals living at or below the poverty line or with a poverty rate of three or more times the average tract poverty rate for the metropolitan/micropolitan area, whichever threshold is lower.

As illustrated in Figure 3, CT 11 is identified as a R/ECAP area based on HUD definition. Census Tract 11 includes a portion of Hanford and the unincorporated community of Home Garden. Census Tract 11 (R/ECAP) exhibits disproportionately high poverty rates, with over 50% of residents living below the federal poverty line, and more than 75% identifying as Hispanic or Latino. The area also contains the highest levels of housing cost burden, overcrowding (HUD CHAS), and substandard unit conditions (based on local code enforcement data). In terms of educational opportunity, California Department of Education (CDE) data from nearby schools (e.g., Roosevelt Elementary) show performance ratings significantly below the city average, with high rates of absenteeism and low standardized test proficiency. Infrastructure gaps are evident—limited park access, aging sidewalks, and minimal public transit options reduce mobility and livability for residents. This census tract is also characterized by a CalEnviroScreen percentile score over 75% which indicates high environmental hazards that include ozone, particulate matter, pesticide, toxic releases, and is also categorized as a Low Resource area by the TCAC/HCD Opportunity map. Environmental hazards and opportunities areas are discussed in more detail in this FHA.

HCD has a designation called Racial Concentration of Areas of Affluence (RCAA) which is based on two factors:

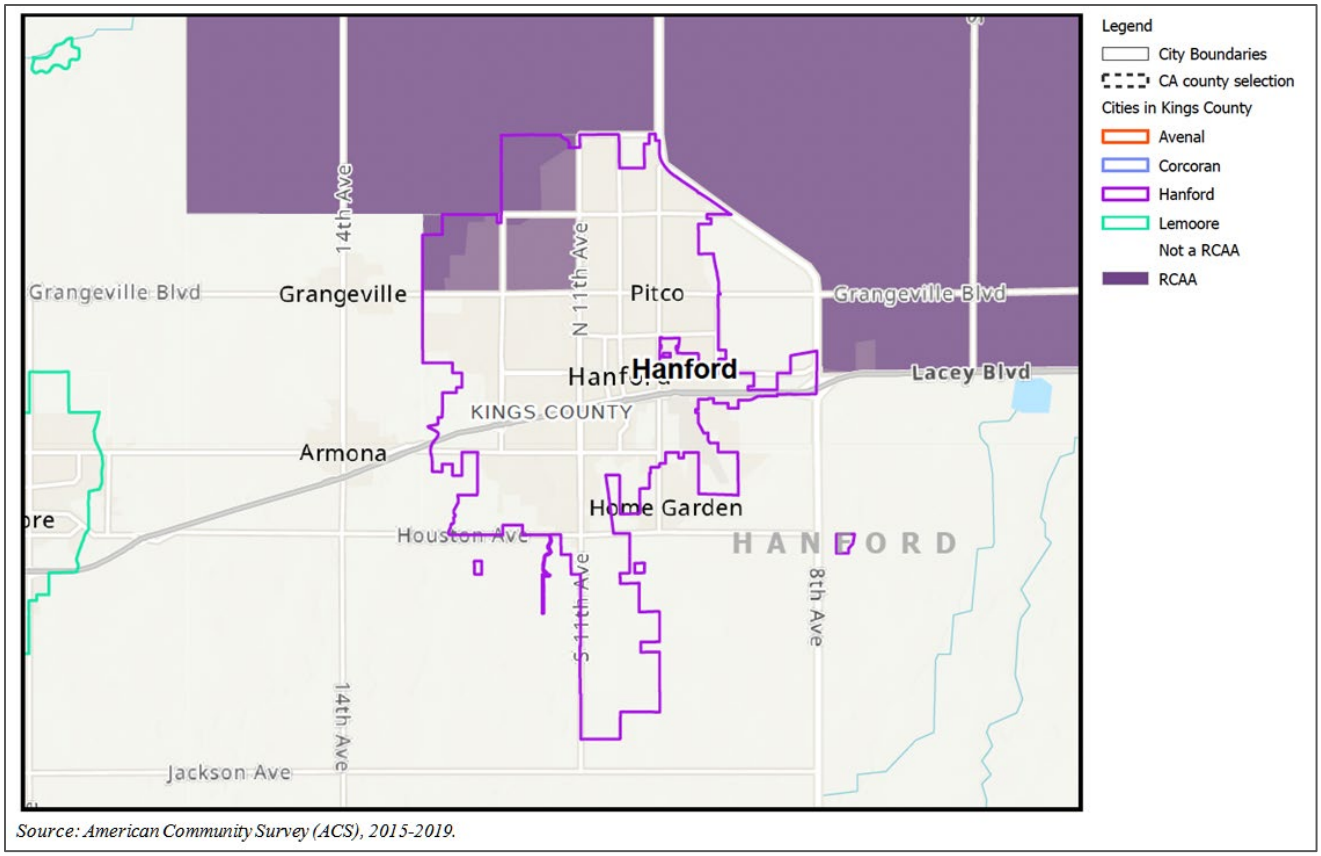
- A location quotient based on the percentage of white, non-Hispanic or Latino population in the census tract compared to the average percentage of total white population for the COG region.
- If the median income for the census tract is greater than 1.5 times the COG median income or State median income, whichever is lower.

Figure 3: Racial/Ethnic Area of Concentration of Poverty (R/ECAP)



In Figure 4, CTs 6.03 and 6.04 are identified as RCAAs. The RCAAs generally coincide with TCAC/HCD highest-resource areas. Census Tracts 6.03 and 6.04 are among the highest-income areas in Hanford, with median household incomes over $100,000, a population that is over 70% White non-Hispanic, and homeownership rates above 85%. These tracts are characterized by low poverty, high-performing schools (e.g., Pioneer Elementary), low pollution burden scores per CalEnviroScreen, and greater access to private open space and recreational amenities. Public infrastructure is well maintained, and safe routes to school, bike lanes, and nearby retail or employment centers contribute to a higher overall quality of life.

Figure 4: Racial Concentration of Areas of Affluence (RCAA)



Source: American Community Survey (ACS), 2015-2019.

Disparities are most pronounced in communities like Census Tract 11, which encompasses older areas of the City of Hanford with housing built between 1930 and 1940 and Home Garden, which faces limited services, high overcrowding, and cost burden. Home Garden is not incorporated into the City limits and is considered a Community Service District. The area does not have full curb, gutter, and sidewalk, and therefore it is required to be installed as part of a development application. Structures within the Home Garden area are generally constructed in the early 1960s and in many instances are aging and in need of repair.

Home Garden

Housing Conditions.

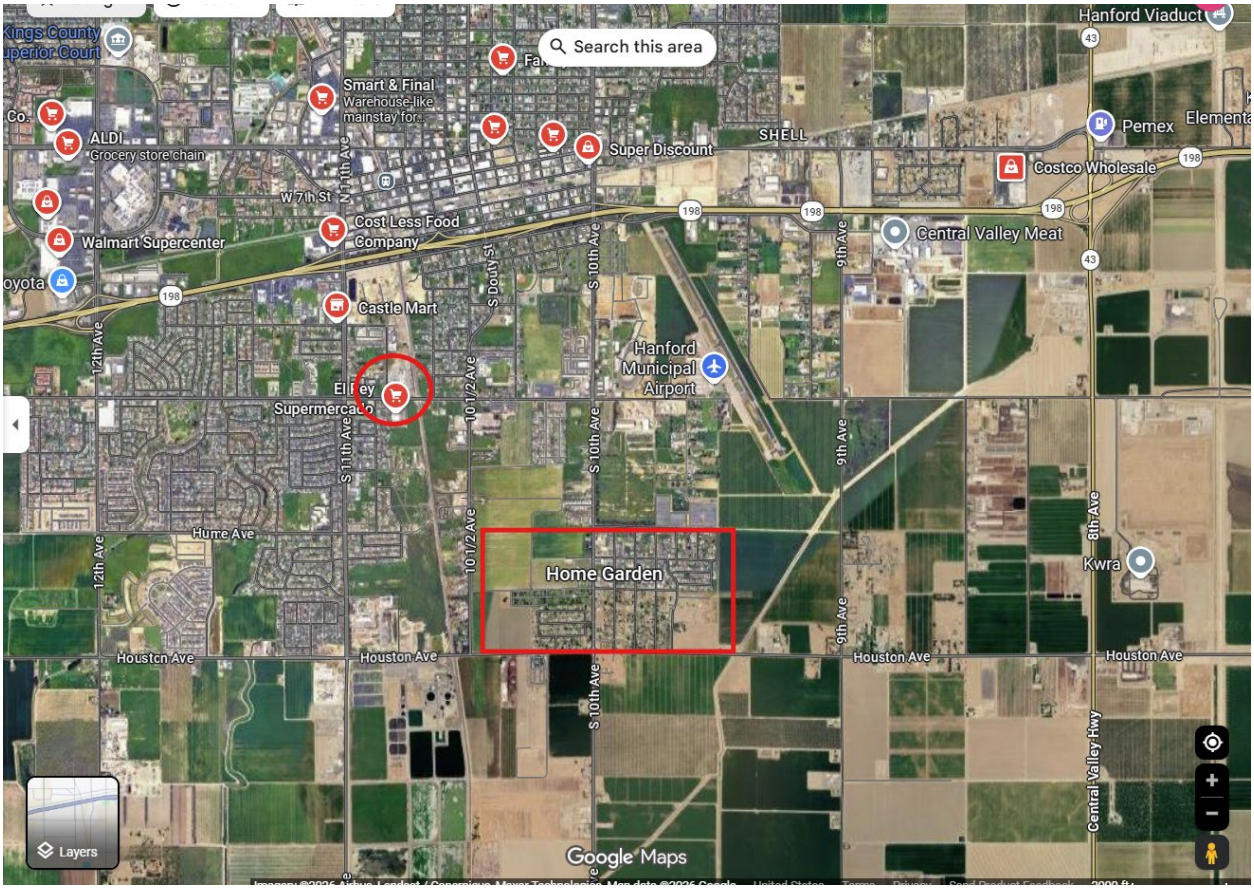
The community of Home Garden's residential development is generally achieved through limited infill development and by increasing density, often through the installment of Accessory Dwelling Units. There is a mix of aging homes and types of homes (i.e., stick built or mobile home). These housing conditions are similar to the closest residential areas of the City of Hanford, which is located to the north and west.

Neighborhood Conditions.

Residential areas within the existing Home Garden Community are mostly laid out in a grid street pattern. There have been limited curb, gutter, and sidewalk improvements along some of the arterial residential streets. Installation of curb, gutter, and sidewalk is dependent on available grant funding or are required improvements when a zoning permit is approved by Kings County. Limited commercial development exists along the western side along 10th Avenue. Home Garden has a recently constructed Community park, which is maintained by the Home Garden Community Service District. Home Garden does not have access to a library within the Community.

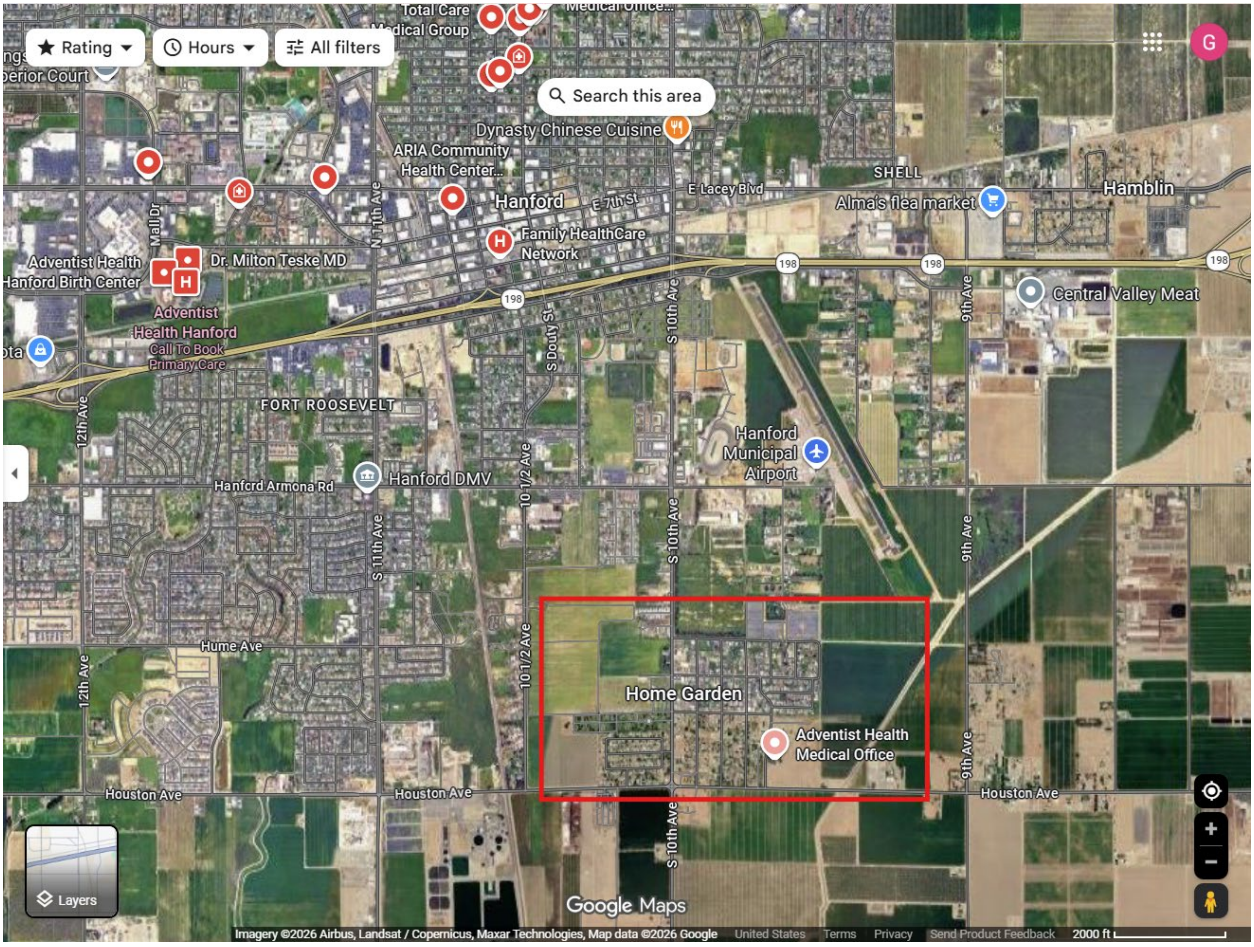
Since the area is not incorporated into the City limits, there is not active Code Enforcement to address code violations. Due to its location, in the southeasternmost quadrant of the City, near the Municipal Airport, there are limited opportunities for services, including grocery stores (1 within a 1-mile radius), medical clinics (1 within the neighborhood), and high-school (nearest campus is 2 miles from Home Garden).

Figure 5: Grocery Stores Near Home Garden



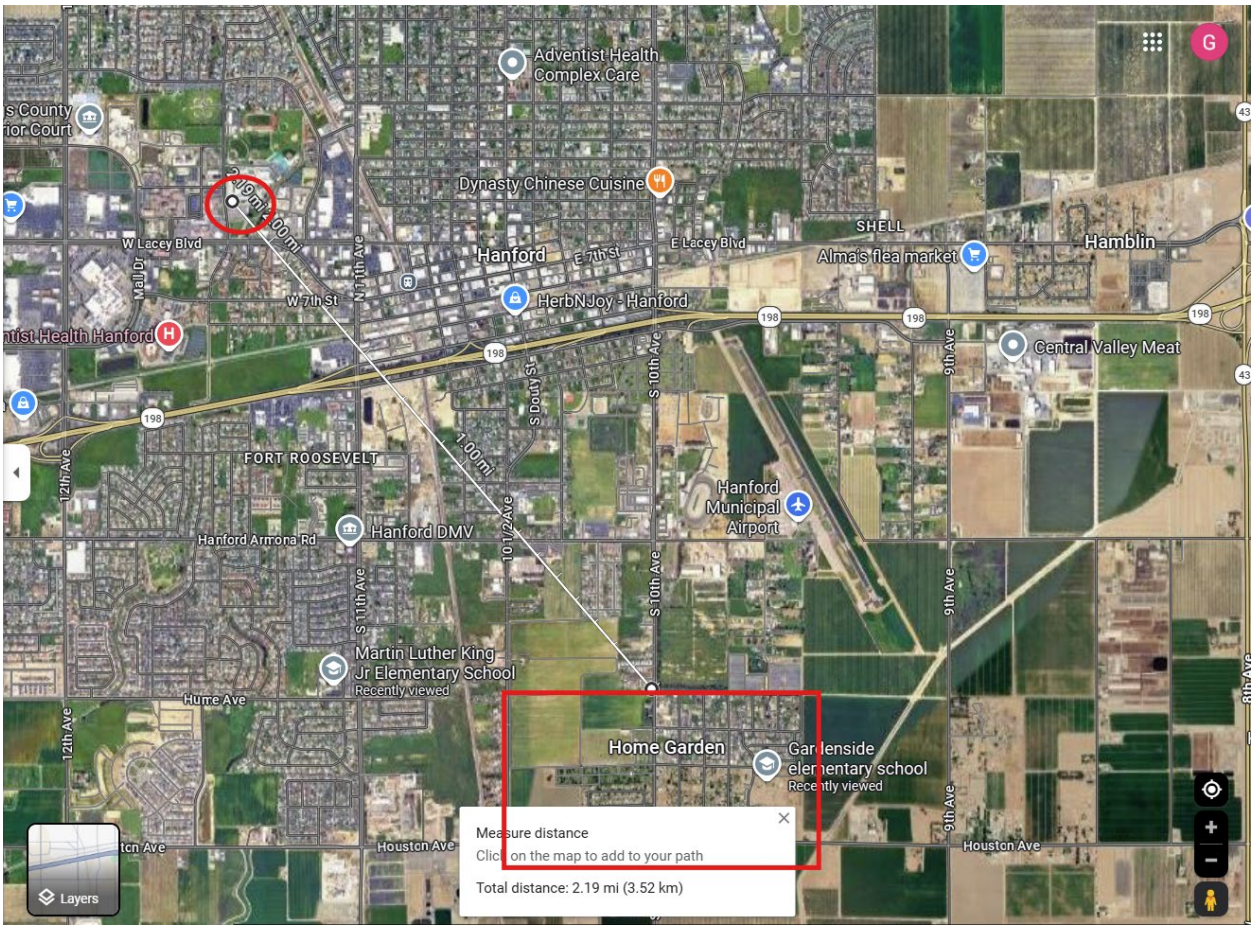
Source: Google. (n.d.) *Grocery Stores* [Map]. Retrieved March 30, 2026, from https://maps.app.goo.gl/wHjMLxsPqdDb7J6S6

Figure 6: Medical Clinics Near Home Garden



Source: Google. (n.d.) *Medical Clinics* [Map]. Retrieved March 30, 2026, from https://maps.app.goo.gl/YpX45YxU2cDPLugN6

Figure 7: High School Sites Near Home Garden



Source: Google. (n.d.) *High School* [Map]. Retrieved March 30, 2026, from https://maps.app.goo.gl/YpX45YxU2cDPLugN6

New Development

The newest development has been focused on residential infill throughout the Community and the limited commercial development along 10th Avenue. Many of the existing single-family homes were constructed in the 1940s and 1950s, while some of the newer homes built on the west side of 10th Avenue were constructed in the 1960s and 1970s. This is an older area, in comparison to the nearby residential within the City to the north and west. According to inquiries received by Kings County, interest for commercial development along 10th Avenue has recently increased, with the expansion of a small strip mall that currently holds a convenience store and fast-food restaurant. Home Garden has less commercial development compared to nearby City limits.

Physical Features

Home Garden is not situated directly along 10th Avenue, an arterial street and runs north-south along the western side. Home Garden is bounded by the City of Hanford's sphere of influence to the north, west, and south (west of 10th Avenue), and agriculturally zoned lands to the east and south, preventing

growth beyond its current boundaries. The Community is southwest of Hanford Airport and mostly lies within one of the Aviation Land Use Overlay Zones.

Overall Conditions

The Home Garden Community differs from the nearby Hanford Community in aging housing, lack of infrastructure (curb, gutter, and sidewalk), and limited access to services, including groceries, medical clinics, and proximity to a high school.

The City will implement programs to assist with affordable housing development (Program 3.9), promote Single Room Occupancy (SRO) housing (Program 3.21), support infrastructure improvements (Program 3.16), ensure the General Plan and Development Code comply with state laws (Program 3.15), conduct ADU outreach (Program 3.19), support the development of extremely-low income housing (Program 3.20).

Racial Concentration of Areas of Affluence (RCAA)

While the R/ECAP addresses racial poverty and segregation, the FHA also examines the other side of the spectrum, which is the Racially Concentrated Areas of Affluence (RCAA). According to a HUD policy paper, RCAA is defined as an affluent, White community. Patterns of segregation in the United States show that of all racial groups, Whites are the most severely segregated[2]. Therefore, this FHA examines the percentage of White population and median household income as an indicator of areas of affluence.

Census Tract 6.03 and 6.04 represent newer built communities within the City and because of their proximity to the City's western boundary are highly occupied by military persons/families stationed at NAS Lemoore.

As seen on the Median Household Income by Race or Hispanic Origin table, apart from Asian and White Non-Hispanic groups, all other racial groups and Hispanic or Latino of any race earned less than the median household income. The City of Hanford has programs to help ensure fair housing opportunities like Program 3.7 First Time Homebuyer Program that provides financing assistance to very-low-, low- and moderate-income first-time homebuyers. The program has been revised to increase the loan limit to $75,000, reduce the interest rate to 3% and extend the term to 30 years. Payment is deferred for the entire loan term. Program 3.8 Section 8 Rental Assistance extends rental subsidies to extremely-low- and very-low-income households equal to the difference between 30% of the monthly income and the allowable rent determined by the program.

Income Distribution

The City of Hanford consists of 13 census tracts and is the most populous city and county seat of Kings County. Highway 198 runs through the middle of the City of Hanford.

Along with housing prices and rents, household income is the most important factor affecting housing opportunities within Kings County. Housing choices such as tenure (owning versus renting), housing type, and location are dependent on household income. On the other hand, however, household size and type often affect the proportion of income that can be spent on housing. According to the ACS 2016-2020 Table S1901 the median household income for the entire County was reported as $61,556.

The City of Hanford's median household income is above the county average at $65,974 according to the Census ACS 2016-2020 . As shown in Figure 8, the City of Hanford has varied median incomes with northwestern tracts consisting of incomes above $120,000 and the eastern, western and southern region consisting of incomes between $60,000 - $84,097 and central regions having incomes ranging from $35,000 - $60,000 and a tract with income below $35,000.

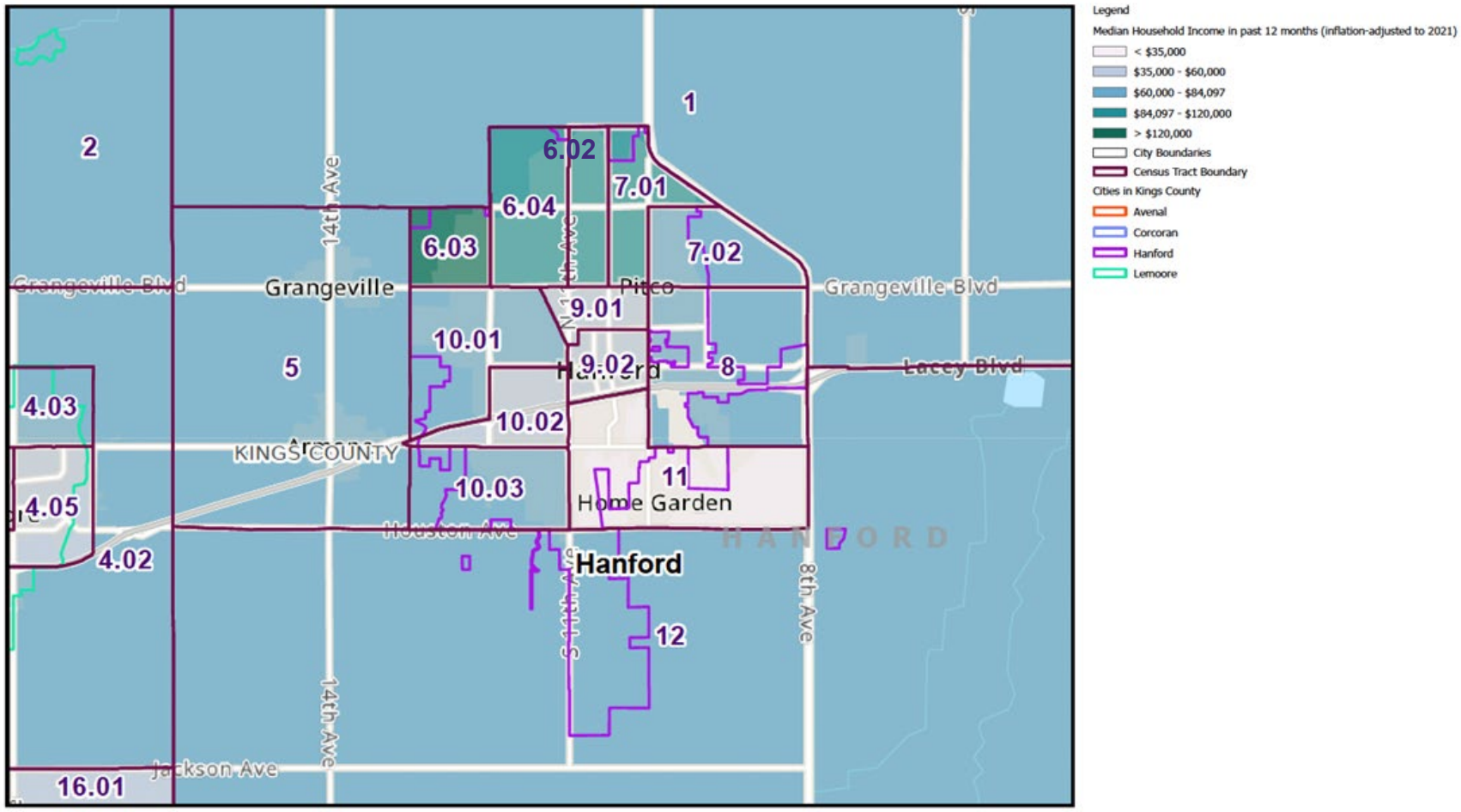
As Hanford consists of a larger proportion of the workforce which holds "white-collar" jobs when compared to other counties such as Avenal and Corcoran with lower median incomes as larger proportion of the demographics are involved in more "blue collar jobs". Although median household income is a common benchmark for comparison, the distribution of household income also provides a useful measure of housing needs in a community. In housing analysis, households are typically grouped into categories, expressed relative to the Area Median Income (AMI) and adjusted for family size. Using State of California income thresholds, the income groups analyzed were as follows:

- Extremely low income: Up to 30% of AMI
- Very low income: 31-50% of AMI
- Low income: 51-80% of AMI
- Moderate income: 81-120% of AMI
- Upper income: Above 120% of AMI

Table 5 estimates the percentage of households by tenure within each income category in each jurisdiction as reported in HUD Comprehensive Housing Affordability Strategy (CHAS) data based on the Census ACS 2014-2018. Countywide, almost one-quarter (24%) of owner households were in the lower-income category (80% or less than the AMI --extremely-low, very-low, and low incomes), while over one-half (55%) of renter households were in the lower-income category.

In the City of Hanford, approximately three-fourths of owners belonged to the moderate- and upper-income category whereas close to half the renters belong to the moderate- and upper-income category. There is a huge difference in tenure for extremely low-income households. Only 4.1% of extremely low-income households own while 19.1% of them rent. There are also about half as many very low incomes and low-income households that own in comparison to those that rent. Clearly there is more housing choice for lower-income households that rent than own.

Figure 8: Local Median Income



Source: California Department of Housing and Community Development. ACS 5yr estimates (2017-2021).

Table 6: Household Income Distribution by Tenure

Income Category	Hanford	Kings County
Owners		
<= 30%	4.1 %	5.50%
>30% to <=50%	6.8%	7.30%
>50% to <=80%	11.0%	11.0%
>80% to <=100%	7.80%	8.60%
>100%	70.4%	67.5%
Total	100.00%	100.00%
Renters		
<= 30%	19.1%	17.70%
>30% to <=50%	12.1%	14.60%
>50% to <=80%	21.0%	22.80%
>80% to <=100%	9.3%	11.40%
>100%	38.5%	33.50%
Total	100.00%	100.00%

Source: HUD CHAS data based on Census ACS 2014-2018

In the City of Hanford, much like Kings County and California, there are income disparities when comparing race and ethnicity. Before examining the physical concentration of resources, integration, and segregation in Hanford, this discussion will cover local median household income, poverty status, extremely low-income households.

Asian Non-Hispanic and Two or More Races Non-Hispanic groups had the highest median household incomes, in the $80,000 range. White Alone Non-Hispanic earned approximately $10,000 less than Asians Non-Hispanic. Black or African American Non-Hispanic earned approximately $20,000 than the highest median household income earners. Hispanic or Latino of Any Race earned roughly $30,000 less than Asian Non-Hispanic and Two or More Races Non-Hispanic groups. American Indian and Alaska Native Non-Hispanic earners made approximately half of their Kings County counterparts and roughly a third of their California counterparts.

Table 7: Median Household Income by Race or Hispanic Origin

	City of Hanford	Kings County	California
Asian Alone Non-Hispanic	$82,447	$80,530	$101,380
White Alone Non-Hispanic	$74,934	$74,918	$90,496
Black Or African American Alone Non-Hispanic	$62,990	$56,076	$54,976
Hispanic Or Latino of Any Race	$52,925	$49,373	$62,330
American Indian And Alaska Native Alone Non-Hispanic	$21,951	$44,842	$60,182
Native Hawaiian And Other Pacific Islander Alone Non-Hispanic	--	$98,864	$81,682
Some Other Race Alone Non-Hispanic	$45,461	$47,592	$59,287
Two Or More Races Non-Hispanic	$86,160	$72,188	$76,733

Source: U.S. Census Bureau, ACS16-20 (5-year Estimates), Table B19013.

Poverty Status

In 2020, the poverty rate for the City of Hanford was 10.9%, which was lower than Kings County's overall rate of 13.1%. As presented in Table 8, both the City and County were higher than the State at 9.0%. At the census tract level, Figure 9 shows that in the northern (CTs 6.02, 6.03, 6.04, 7.02) and western (CTs 10.01 and 10.03) portions of the City generally displayed the percentage of the population below the poverty at less than 10%. However, the central and eastern areas (CTs 9.02 and 8) had 20%-30% of the population in poverty status. The highest levels of poverty status of the population (30%-40%) were in CTs 9.01, 10.02, and 11). Hanford also shares CT 11 with the unincorporated community of Home Garden.

Additionally, Table 9 shows that Hanford's households in poverty increased from 11.8% of the total households in 2010 to 17.4% in 2015, with a decline to 10.9% in 2020.

Table 8: Total Households in Poverty

	No. Poverty	Percent
City of Hanford	1,586	10.9%
Kings County	4,464	13.1%
California	806,599	9.0%

Source: U.S. Census Bureau, ACS2016-2020, Table B17019.

Table 9: Percent of Households in Poverty Over Time

	2010	2015	2020
Income in the Past 12 Months Below Poverty Level	1,487	2,279	1,586
Total Households	12,621	13,062	14,530
Percent of Households in Poverty	11.8%	17.4%	10.9%

Source: U.S. Census Bureau, ACS16-20 (5-year Estimates), Table B17019.

Special Housing Needs

Familial Status

A household refers to the people occupying a home, such as a family, a single person, or unrelated persons living together. Families often prefer single-family homes or condominiums to accommodate children, while single people generally occupy smaller apartments or condominiums. Single-person households often include seniors or young adults.

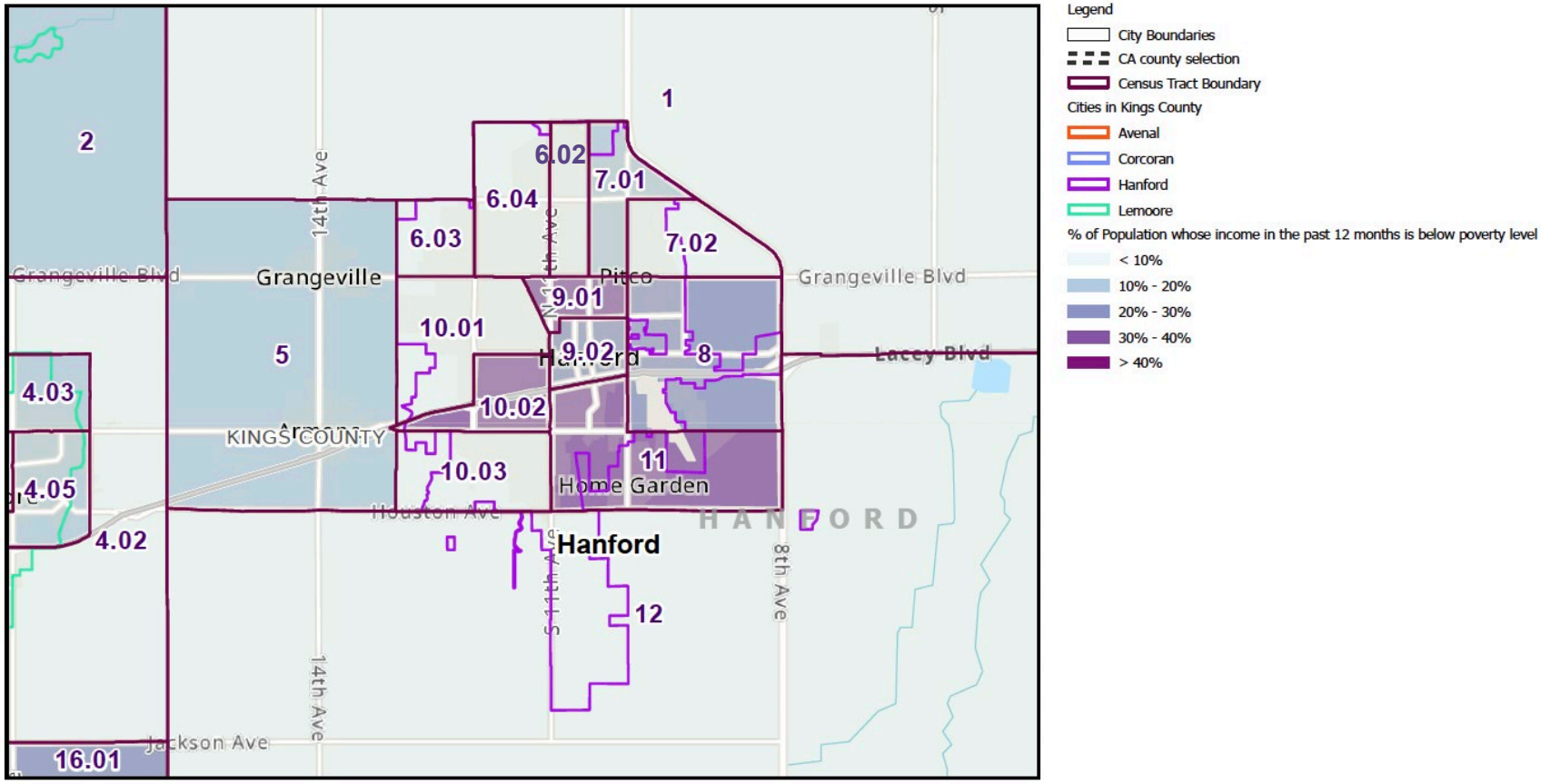
Table 10 displays household composition by community as reported by the Census ACS 2015-2020. Hanford has 18,960 households, just under half of Kings County's total. Family households are prevalent in both areas, forming 76.6% of households in Hanford and 78.3% in Kings County. The City of Hanford has an 8% higher proportion of family households compared to California.

A little under half of family households have children under 18 years. Married or cohabiting couples are a significant portion of households in both regions, though slightly more predominant in Kings County. In Hanford, 30.4% of these couples have children under 18, a bit lower than in Kings County. Single male householders are approximately one-third less common than single female householders. Hanford has a larger share of large households, 5 or more people, compared to California; Large households make up 16% of Hanford's households while it makes up 13.7% of California's households. Nonfamily households, which include singles and unrelated individuals living together, constitute a slightly higher percentage in Hanford than in Kings County.

Overall, the average household size in Hanford is 3.00, smaller than Kings County's average. These figures provide insight into the varied household compositions in Hanford, highlighting differences in family size, marital status, and the presence of children compared to the broader Kings County area.

As mentioned before, the City of Hanford consists of three-fourths of family households while non-family households are around one-fourth of households. As seen on Table 11, there are many more family and married couple family households that own than rent. While households that are nonfamily, male householder with no wife present, and female householder with no husband own and rent at similar rates.

Figure 9: Poverty Status



Source: California Department of Housing and Community Development. American Community Survey (ACS), 2017-2021

Table 10: Household Characteristics

Age Group	Hanford	Kings County
Total Households	18,960	43,604
Family Households	76.6%	78.3%
With own children under 18 years	40.0%	41.3%
Married/Cohabiting Couples	58.9%	61.2%
With own children under 18 years	30.4%	32.2%
Male Householder, no spouse/partner present	16.5%	16.2%
With own children under 18 years	2.8%	2.4%
Living Alone	7.9%	8.3%
Age 65+	2.8%	2.5%
Female Householder, no spouse/partner present	24.5%	22.6%
With own children under 18 years	6.8%	6.8%
Living Alone	9.7%	8.8%
Age 65+	5.3%	4.7%
Nonfamily Households	23.4%	21.7%
Average Household Size	3.00	3.14

Source: Census ACS 2016-2020, Tables DP-2, B11012, and S1101

Table 11: Household type by tenure

Household Type	Hanford		Kings County	
	HH	%	HH	%
Total Households	18,960		43,604	
Family households:	14,530	76.6%	34,155	78.3%
Owner	9,262	48.9%	18,997	43.6%
Renter	5,268	27.8%	15,158	34.8%
Married-couple family:	9,689	51.1%	23,236	53.3%
Owner	7,013	37%	14,704	33.7%
Renter	2,676	14.1%	8,532	19.6%
Male householder no wife present:	1,440	7.6%	3,653	8.4%
Owner	700	3.7%	1,499	3.4%
Renter	740	3.9%	2,154	4.9%
Female householder no husband present:	3,401	17.9%	7,266	16.7%
Owner	1,549	8.2%	2,794	6.4%
Renter	1,852	9.8%	4,472	10.3%
Nonfamily households:	4,430	23.4%	9,449	21.7%
Owner	2,091	11.0%	4,371	10.0%
Renter	2,339	12.3%	5,078	11.6%

Source: Census ACS 2016-2020, Table B25007

Table 12: Households by Size

	City of Hanford	Percent	Kings County	Percent	California	Percent
Total:	18,960		43,604		13,103,114	
Family Households:	14,530	76.6%	34,155	78.3%	8,986,666	68.6%
2-Person Household	4,849	25.6%	9,940	22.8%	3,209,170	24.5%
3-Person Household	3,501	18.5%	7,998	18.3%	2,054,635	15.7%
4-Person Household	3,187	16.8%	7,984	18.3%	1,945,127	14.8%
5-Person Household	1,631	8.6%	4,886	11.2%	1,006,126	7.7%
6-Person Household	1,018	5.4%	2,216	5.1%	433,324	3.3%
7-Or-More Person Household	344	1.8%	1,131	2.6%	338,284	2.6%
Nonfamily Households:	4,430	23.4%	9,449	21.7%	4,116,448	31.4%
1-Person Household	3,334	17.6%	7,439	17.1%	3,114,819	23.8%
2-Person Household	950	5.0%	1,652	3.8%	774,224	5.9%
3-Person Household	97	0.5%	242	0.6%	135,683	1.0%
4-Person Household	0	0.0%	34	0.1%	59,938	0.5%
5-Person Household	49	0.3%	82	0.2%	19,730	0.2%
6-Person Household	0	0.0%	0	0.0%	6,805	0.1%
7-Or-More Person Household	0	0.0%	0	0.0%	5,249	0.0%

Source: U.S. Census Bureau, ACS16-20 (5-year Estimates), Table B11016

Table 13: Tenure by Household Size

	City of Hanford	Percent	Kings County	Percent	California	Percent
Total Occupied Housing Units	18,960		43,604		13,103,114	
Total Large Households (5 or More Persons)	**3,042**	**16.0%**	**8,315**	**19.1%**	**1,809,518**	**13.7%**
5-Person Household	**1,680**	**8.9%**	**4,968**	**11.4%**	**1,025,856**	**7.8%**
6-Person Household	**1,018**	**5.4%**	**2,216**	**5.1%**	**440,129**	**3.3%**
7-or-More Person Household	**344**	**1.8%**	**1,131**	**2.6%**	**343,533**	**2.6%**
Owner-Occupied	11,353	59.9%	23,368	53.6%	7,241,318	55.3%
1-Person Household	1,722	9.1%	3,694	8.5%	1,416,913	10.8%
2-Person Household	3,890	20.5%	7,071	16.2%	2,403,865	18.3%
3-Person Household	2,290	12.1%	4,338	9.9%	1,235,833	9.4%
4-Person Household	1,761	9.3%	4,161	9.5%	1,182,987	9.0%
5-Person Household	943	5.0%	2,443	5.6%	567,528	4.3%
6-Person Household	603	3.2%	1,113	2.6%	238,866	1.8%
7-or-More Person Household	144	0.8%	548	1.3%	195,326	1.5%
Renter-Occupied	7,607	40.1%	20,236	46.4%	5,861,796	44.7%
1-Person Household	1,612	8.5%	3,745	8.6%	1,697,906	13.0%
2-Person Household	1,909	10.1%	4,521	10.4%	1,579,529	12.1%
3-Person Household	1,308	6.9%	3,902	8.9%	954,485	7.3%
4-Person Household	1,426	7.5%	3,857	8.8%	822,078	6.3%
5-Person Household	737	3.9%	2,525	5.8%	458,328	3.5%
6-Person Household	415	2.2%	1,103	2.5%	201,263	1.5%
7-or-More Person Household	200	1.1%	583	1.3%	148,207	1.1%

Source: U.S. Census Bureau, ACS 16-20 (5-year Estimates), Table B25009

Female Headed Households.

Female-headed households, especially for children in single-parent, female-headed households, have special housing needs. State law recognizes that these households face challenges due to a combination of income levels, childcare expenses, and housing availability.

Female headed households without a spouse or partner compromise 24.5% of Hanford households, the only jurisdiction that has a higher proportion is the City of Corcoran with 29.2%. Unincorporated Kings County has the lowest share with 18.2%. As Table 14 shows, Hanford and Kings County have higher percentage of female headed households that are living alone than with children or relatives. However, half of female headed households live alone in California while the City of Hanford and Kings County is around 40%, approximately 10% less. Conversely, the City of Hanford and Kings County has around 10% more of female headed households with their own children under 18 years.

In the City of Hanford, there are 1,586 identified households in poverty. Of those 1,586 households, roughly half are Female-Headed Households with Children, No Spouse Present. The City of Hanford has a lower percentage, 24.3%, of Female-Headed Households with Children, No Spouse Present in poverty compared to similar households in Kings County, 29.8%, but a higher percentage than California, 21.5%.

Table 14: Female-Headed Households

	City of Hanford	Percent	Kings County	Percent	California	Percent
Female Householder, No Spouse Or Partner Present	4,653		9,847		3,430,426	
Living Alone	1,845	39.7%	3,825	38.8%	1,722,600	50.2%
With Own Children Under 18 Years	1,287	27.7%	2,963	30.1%	615,734	17.9%
With Relatives, No Own Children Under 18 Years	1,408	30.3%	2,812	28.6%	858,959	25%
With Only Nonrelatives Present	113	2.4%	247	2.5%	233,133	6.8%

Source: U.S. Census Bureau, ACS16-20 (5-year Estimates), Table B11012

As shown on Figure 10, there some areas in the northeast (CT 7.01 and 7.02) and central Hanford (CT 10.02 and 11) have 20%-40% of households with children that are headed by a female single parent while the rest of Hanford has under 20% of concentration. The distribution of single-parent, female-headed households correlate with TCAC/HCD opportunity areas designations, indicating that areas with lower resources and higher segregation and poverty have higher rates of such households.

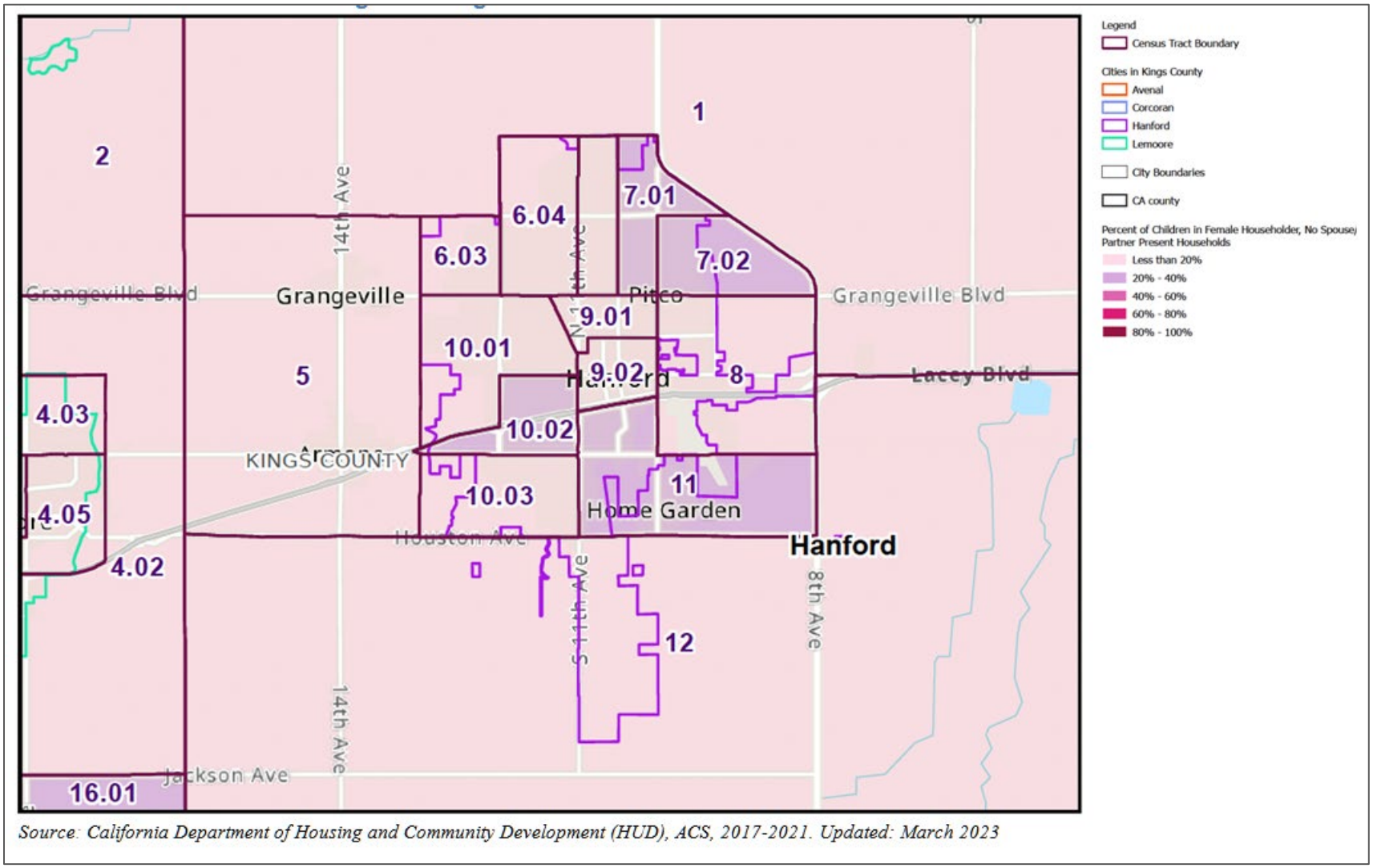
Notably, across all jurisdictions, the data reveals that a higher percentage of female-headed households are renters rather than homeowners. This trend is indicative of the economic challenges and housing affordability issues faced by these households. This breakdown of household types and tenures, including the specific focus on female-headed households, provides a comprehensive overview of the diverse household compositions and housing situations in these regions, highlighting the need for tailored policy interventions and support services.

Seniors

Seniors, defined as 65 years or older, compromise 12.2% of the population. In comparison, that proportion is 10.3% for Kings County. Typically, senior households have special housing needs primarily due to three concerns – physical disabilities or limitations, limited income, and higher medical costs. 77.8% of Hanford's seniors own their home which is higher than the general proportion of owners in Hanford, 59.9%. In the last decade, there has not been much of a shift in rates of ownership and renting among seniors in the City of Hanford, Kings County, and California. The median household income in Hanford is $65,974. Around 42% of seniors make more than the median income which influences housing choice and ownership. It is important to note that disabilities are most common among senior citizens. Approximately 41% of total seniors reported one or more types of disability. See further discussion about housing needs for people with disabilities below, in the Disability Rates and Services section.

Many elderly households live on fixed incomes (e.g., SSI or pensions), and nearly 40% of elderly renter households are cost-burdened, per CHAS data. Aging residents are more likely to need accessible, one-story housing and proximity to healthcare, public transit, and social services. However, much of the existing affordable rental stock lacks ADA-compliant features.

Figure 10: Single-Parent Female-Headed Households with Children



Source: California Department of Housing and Community Development (HUD), ACS, 2017-2021. Updated: March 2023

Large Families

Large families—those with five or more members—make up approximately 14.3% of all households in Kings County, per ACS data. As shown in previous Table 13 (Tenure by Household Size), 16.0% have five or more family members in Hanford. This compares to 19.1% countywide. These households often struggle to find adequately sized affordable units, particularly those with 3+ bedrooms. HUD CHAS indicates that 32% of large renter families are overcrowded and cost-burdened. The rental market has a limited supply of larger units, and overcrowding is especially common among Latino and farmworker families.

Persons With Disabilities

Persons with disabilities comprise over 13% of the county's population and are disproportionately concentrated in central Hanford and unincorporated communities like Armona. Often these areas have older housing stock and limited ADA retrofits. Many of these areas also lack proximity to services such as clinics, paratransit access, or rehabilitation support, creating compounding disadvantage.

Due to the multitude of possible functional limitations that may present as disabilities, and in the absence of information on external factors that influence disability, surveys like the Census Bureau's ACS are limited to capturing difficulty with only selected activities. As such, people identified by the ACS as having a disability are, in fact, those who exhibit difficulty with specific functions and may, in the absence of accommodation, have a disability. To capture a variety of characteristics that encompass the definition of disability, the ACS identifies serious difficulty with four basic areas of functioning – hearing, vision, cognition, and ambulation.[2]

As presented in Table 15, the largest number of residents with disabilities was in the 18 to 64 years age group or the working age population with 3,698 individual in Harford and 8,357 individuals countywide. However, disabilities were most common among senior citizens (65 years and over), with 39% in Hartford and County with 41% of total seniors reported one or more types of disability. The most common type of disability among seniors was having ambulatory difficulty.

Developmental Disabilities as defined by federal law; "developmental disability" means a severe, chronic disability of an individual that:

- Is attributable to a mental or physical impairment or combination of mental and physical impairments.
- Is manifested before the individual attains age 18.
- Is likely to continue indefinitely.

[2] Source: *American Community Survey 2013 Subject Definitions*. Beginning in 2008, questions on disability represent a conceptual and empirical break from earlier years of the ACS. Hence, the Census Bureau does not recommend any comparisons of disability data to 2007 and earlier ACS disability data, or to disability estimates from the 2000 Census.)

- Results in substantial functional limitations in three or more of the following areas of major life activity: a) self-care; b) receptive and expressive language; c) learning; d) mobility; e) self-direction; f) capacity for independent living; or g) economic self-sufficiency.
- Reflects the individual's need for a combination and sequence of special, interdisciplinary, or generic services, individualized supports or other forms of assistance that are of lifelong or extended duration and are individually planned and coordinated.

Table 15: Population with Disability Type by Age

Disability Type by Age	Hanford		Kings County	
	Persons	%	Persons	%
Population under 18 years w/disability	**914**	**5.6%**	**1,498**	**3.7%**
With a hearing difficulty	92	0.6%	193	0.5%
With a vision difficulty	336	2.1%	480	1.2%
With a cognitive difficulty	520	3.2%	890	2.2%
With an ambulatory difficulty	58	0.4%	127	0.3%
With a self-care difficulty	115	0.7%	219	0.5%
Population 18 to 64 years w/disability	**3,698**	**11.1%**	**8,357**	**10.7%**
With a hearing difficulty	542	1.6%	1,632	2.1%
With a vision difficulty	576	1.7%	1,354	1.7%
With a cognitive difficulty	1,602	4.8%	3,009	3.8%
With an ambulatory difficulty	1,858	5.6%	4,087	5.2%
With a self-care difficulty	681	2.0%	1,424	1.8%
With an independent living difficulty	1,693	5.1%	3,094	4.0%
Population 65 years and over w/disability	**2,693**	**39.4%**	**6,179**	**40.8%**
With a hearing difficulty	1,320	19.3%	2,657	17.6%
With a vision difficulty	565	8.3%	1,265	8.4%
With a cognitive difficulty	576	8.4%	1,458	9.6%
With an ambulatory difficulty	1,530	22.4%	3,807	25.1%
With a self-care difficulty	857	12.5%	1,500	9.9%
With an independent living difficulty	1,303	19.1%	2,659	17.6%

Note: Numbers represent people, not disabilities. Persons may report more than one type of disability Source: Census ACS 2016-2020, Table S1810 and C18108

The Census Bureau does not record developmental disabilities. According to the U.S. Administration on Developmental Disabilities, an accepted estimate of the percentage of the population that can be defined as developmentally disabled is 1.5 percent. Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the

developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

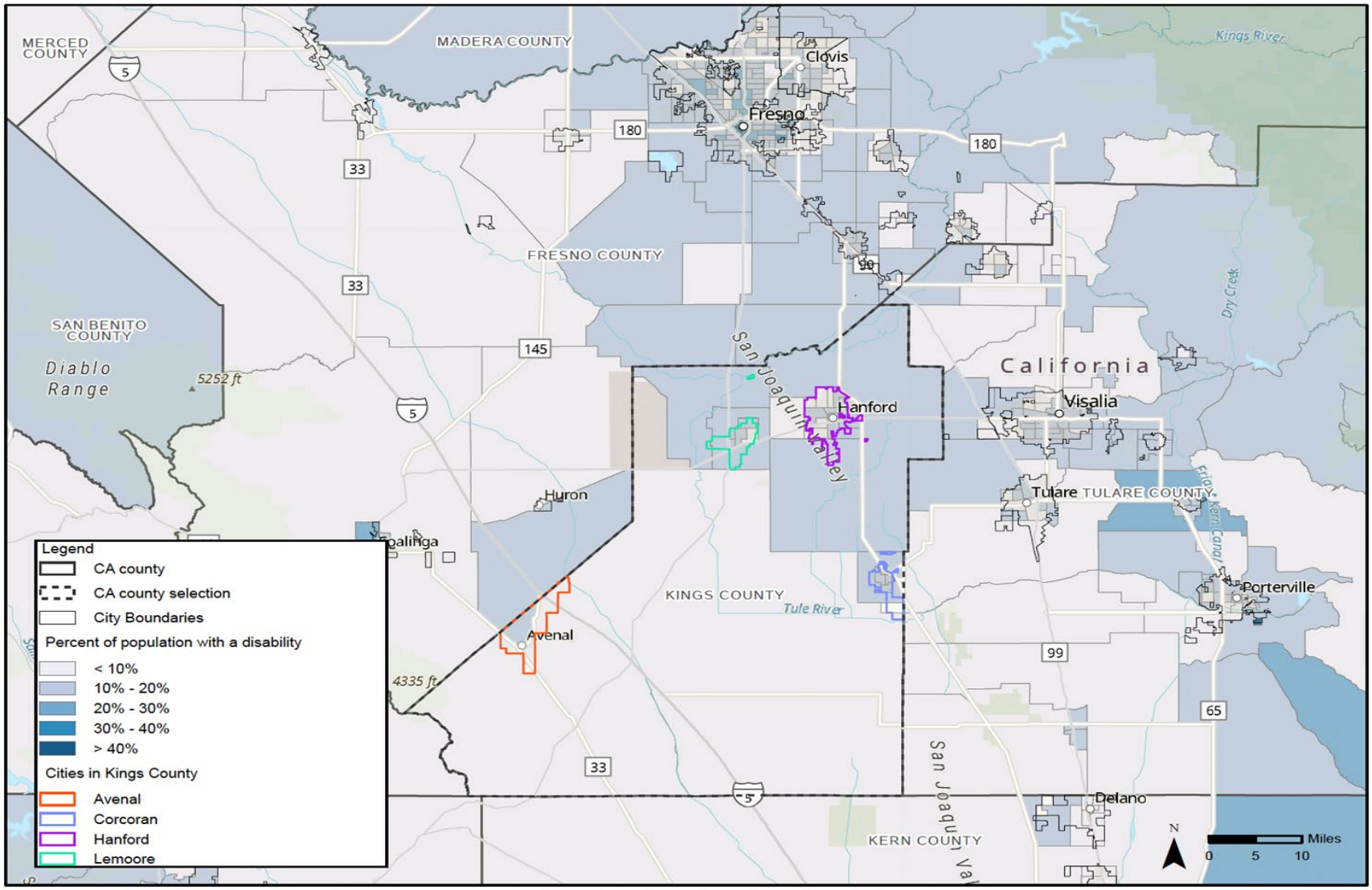
As seen in Figure 11, people with disabilities are mostly concentrated in the cities and not unincorporated Kings County. The City of Hanford has rates of 10% - 20% of people with disabilities concentrated mostly on the east side of the City as well as CT 10.02 that is also identified as an area with High Segregation and Poverty.

The State Department of Developmental Services (DDS) currently provides community-based services to approximately 243,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. Kings County is served by the Central Valley Regional Center (CVRC) which is based in Fresno. During 2014, CVRC served approximately 16,200 clients, of which about 900 to 1,000 lived in Kings County. CVRC provides diagnosis, evaluation, and case management services. The Kings County Rehabilitation Center in Hanford also offers rehabilitation, vocational and life training, and operates four group homes for mentally and physically handicapped individuals. State and federal law mandate minimum accessibility standards for housing. For example, local governments that use federal housing funds must meet federal accessibility guidelines for new construction and substantial rehabilitation. At least 5% of the units must be accessible to persons with mobility impairments, and an additional 2% must be accessible to persons with sensory impairments. New multi-family housing must be built so that:

- the public and common use portions of such units are readily accessible to and usable by disabled persons.
- the doors allowing passage into and within such units can accommodate wheelchairs; and
- all units contain adaptive design features. In addition, state law requires all jurisdictions to provide reasonable accommodation in the application of housing policies and regulations

The City's Program 3.12 Housing for Persons with Disabilities objective is to monitor legal requirements and local conditions in order to make necessary updates to local regulations to remove barriers to housing for persons with disabilities.

Figure 11: Population with a Disability



The special housing needs analysis shows the magnitude of housing needs, available resources, existing gaps, the effectiveness of past strategies, and proposed programs and funding strategies. Approximately 19.1 percent of renter households are classified as Extremely Low-Income (ELI), while 39.4 percent of seniors report living with one or more disabilities. The City of Hanford exhibits diverse patterns of overcrowding across different areas, reflecting a complex urban housing situation. Central and southern regions of the city are marked by higher rates of overcrowding, with 15-20% of housing units in some tracts experiencing this issue.

The City of Hanford currently offers several resources, including affordable housing developments targeted to lower-income households, limited emergency shelter beds in the City, owner-occupied housing rehabilitation programs, and regional partnerships with fair housing organizations. However, significant gaps remain, including a shortage of affordable units for ELI households and large families, insufficient accessible housing for persons with disabilities, and an aging housing stock in need of major rehabilitation. The City's review of the effectiveness of past strategies indicates progress in**:**

- providing emergency repair program assistance (135 grants and loans for a total of $1,339,205
- preservation of at-risk affordable units through continuous monitoring
- development of 1,709 units of the City's RHNA allocation
- continued assistance to the First Time Home Buyer Program and HOME Sweet Home Program
- Assistance in the development of affordable housing

To continue to address the City's needs, the City of Hanford proposes a comprehensive set of actions, including the expansion of affordable and supportive housing production, increased investment in rehabilitation and rental assistance programs, pursuit of additional state and federal funding sources (such as CDBG, HOME, and farmworker housing grants), implementation of anti-displacement strategies, promotion of mixed-income housing developments, and strengthened partnerships with nonprofit organizations and regional service providers.

This integrated strategy aims to address the full continuum of special housing needs, promote equity, and affirmatively further fair housing throughout the City of Hanford.

Employee Housing and Farmworker Compliance

The Housing Element has been updated to ensure full compliance with the Employee Housing Act (Health and Safety Code, § 17000 et seq.), including Sections 17021.5, 17021.6, and 17021.8.

Zoning Consistency: In accordance with Health and Safety Code Section 17021.5, the City confirms that employee housing for six or fewer persons is classified as a single-family residential use and is permitted by-right in all residential zones. Pursuant to Health and Safety Code Section 17021.6, the Housing Element

commits to amend zoning for employee housing consisting of no more than 12 units or 36 beds is permitted in agricultural zones in the same manner as other agricultural uses.

Ministerial Processing: In compliance with Section 17021.8, the Housing Element specifies that qualifying employee housing developments are subject to a streamlined, ministerial approval process and are not subject to a conditional use permit. A program has been added to revise local procedures and Development Code language to reflect this requirement.

Farmworkers

Kings County is a significant agricultural producer, with the number of employed farmworkers ranging from 7,000 to 10,000 workers. Farmworker households often face unstable income, seasonal unemployment, and substandard living conditions. Many live in shared housing, mobile homes, or employer-provided units that lack permanent tenancy rights. Farmworkers—especially those who are undocumented or migrant—often lack access to stable rental contracts and may reside in overcrowded or informal housing units.

Recent Census data in Table 16 shows that approximately 8,300 of employed Kings County civilian residents (16 years and over) worked as agricultural workers. Of the four cities, the highest percentage of civilian workers in agricultural related jobs was Avenal, where 45% of its workers were in this industry. The City of Hanford had over 2,200 agricultural workers, however, it only accounted for 9% of the total civilian work force.

Table 16: Agricultural Employment by Jurisdiction

Jurisdiction of Civilian Employed Pop. (16 and over)	Number of Agricultural Workers	% of Total Workers
Avenal	1,617	45%
Corcoran	1,275	30%
Hanford	**2,213**	**9%**
Lemoore	692	6%
Unincorporated	2,474	22%
Kings County	8,271	15%

Source: Census ACS 2016-2020, Table DP-3

Table 17 presents the number of farms and hired farm workers in Kings County. According to the 2017 U.S. Department of Agriculture (USDA) Census estimates, there were 507 farms and a total of almost 7,000 hired farm workers countywide. The largest number of workers (5,820) were employed at farms with 10 or more employees or 83% of the countywide total number of hired workers. Also, there were more permanent hired workers (worked more than 150 days) than seasonal workers (worked less than 150 days) for both farm operations with less than 10 employees and with more than 10 employees.

Agricultural workers, and especially farmworkers, have special housing needs due to their relatively low wages. According to an article in *Rural Migration News*, the average hourly wage for all California

farmworkers in the years 2015-2019 was approximately $12.[3]. This is equivalent to approximately $25,000/year for full-time work. As a result, farmworkers often overpay for housing (in relation to their income) and/or live in overcrowded and substandard living situations.

Table 17: Hired Farm Labor-Workers, Kings County

Farmworkers	No. of Farms	No. of Hired Workers	Percent of Total County Hired Workers
Total Hired Farm Labor	507	6,998	
Farm operations with less than 10 employees	351	1,178	17%
Permanent (> 150 days)	275	1,034	15%
Seasonal (< 150 days)	246	677	10%
Farm operations with 10 or more employees	156	5,820	83%
Permanent (> 150 days)	96	3,046	44%
Seasonal (< 150 days)	49	2,241	32%

Source: USDA, 2017 Census of Agriculture

Although no farmworker camps exist in Kings County, the County does have a significant number of government-subsidized housing projects (e.g., Section 515 and public housing) that house farmworkers and their families. Many farmworkers live in mobile homes on the farming site. A farmworker housing project was completed in Hanford during the 2003-2008 planning period. That project involved the renovation of an existing former motel into temporary and/or long-term, permanent agricultural employee housing. The project included 24 units plus parking, courtyard, children's play areas and open space.

In addition, there is a 40-unit apartment complex in unincorporated Kettleman City that serves farm labor families. This apartment includes 10 two-bedroom units, 20 three-bedroom units, and 10 four-bedroom units, with approximately 70-100 farmworkers residing in the apartment complex. The Constraints analysis contains a discussion of each jurisdiction's land use and zoning policies and regulations regarding farmworker housing. In communities with large farmworker populations, farmworker housing needs are met through homeownership assistance and rehabilitation loans.

Most loans under both types of programs are issued to people working in the agricultural industry. Moreover, many occupants of Section 515 projects and other subsidized projects are also employed in the farming industry. The Housing Plan (Chapter 5) includes Program 3.10 Farmworker and Employee Housing where the City permits farmworker housing in conformance with *Health and Safety Code* §17021.5 and §17021.6. In addition, the City will assist interested developers by providing incentives, identifying suitable sites, and assisting in preparation of funding applications.

Kings County is one of California's top-producing agricultural counties, with over **$2.4 billion in crop value** in 2021. According to **California Employment Development Department (EDD)** and **USDA-NAWS (2021–22)** data:

- An estimated 6,800 to 7,200 farmworkers are employed annually in Kings County, with additional

[3] https://migration.ucdavis.edu/rmn/blog/post/?id=2805

seasonal variation (peaking up to 10,000).

- Approximately 93% identify as Latino/Hispanic, with 85% foreign-born, primarily from Mexico.
- Nearly 48% are considered migratory, and 29% are considered settled farmworkers.
- The median annual income for crop workers is $22,000 to $25,000, well below the area median income (AMI).

Farmworker households in Kings County face significant housing challenges:

- Approximately 40% of farmworker households are renters, while others live in informal or seasonal housing arrangements, some in unpermitted dwellings or trailers.
- Kettleman City, rural Corcoran, and Hanford's southern fringe are identified as farmworker-concentrated zones with high rates of poverty, limited infrastructure, and older housing stock.

Farmworker households face disproportionate burdens in the following ways:

- Overcrowding is a dominant issue. According to HUD CHAS and local knowledge, over 37% of farmworker households experience overcrowded conditions (1.01+ persons per room).
- Severe Cost Burden: CHAS data shows over 52% of low-income farmworker households pay more than 50% of income toward housing.
- Many reside in older, single-family homes, converted garages, or employer-provided units, often without formal leases or tenant rights.
- Lack of Permanence: Migrant workers often face frequent relocations, leading to disruptions in children’s education and healthcare access.
- Unsafe Living Conditions: Multiple stakeholder consultations (2019–2023) and Kings County code enforcement records indicate farmworkers are overrepresented in units with health/safety violations (e.g., mold, leaks, non-functional plumbing).
- Barriers to Assistance: Language barriers, immigration status, and employer-control over housing reduce access to public programs, including voucher eligibility and code complaint processes.

Disparities in Access to Opportunities

The Tax Credit Allocation Committee (TCAC) and California Department of Housing and Community Development (HCD) have developed annual maps of access to resources, such as high-paying job opportunities; proficient schools; safe and clean neighborhoods; and other healthy economic, social, and environmental indicators in 2017.

It uses economic and education indicators that include the following:

- Percentage of population with income above 200% of federal poverty line
- Percentage of adults with a bachelor’s degree or above,
- Percentage of adults aged 20-64 who are employed in the civilian labor force or in the armed forces
- Value of owner-occupied units
- Percentage of 4th graders who meet or exceed math proficiency standards

- Percentage of 4th graders who meet or exceed literacy standards
- Percentage of high school cohort that graduated on time
- Percentage of students not receiving free or reduced-price lunch

The TCAC/HCD Opportunity Maps help to identify areas within the community that provide stronger access to economic, environmental, or educational opportunities for residents or, conversely, provide more limited access to opportunities. The information from this mapping can help to highlight the need for housing element policies and programs that would help to remediate conditions in low-resource areas and areas of high segregation and poverty and to encourage better access for lower-income households and communities of color to housing in high-resource areas.

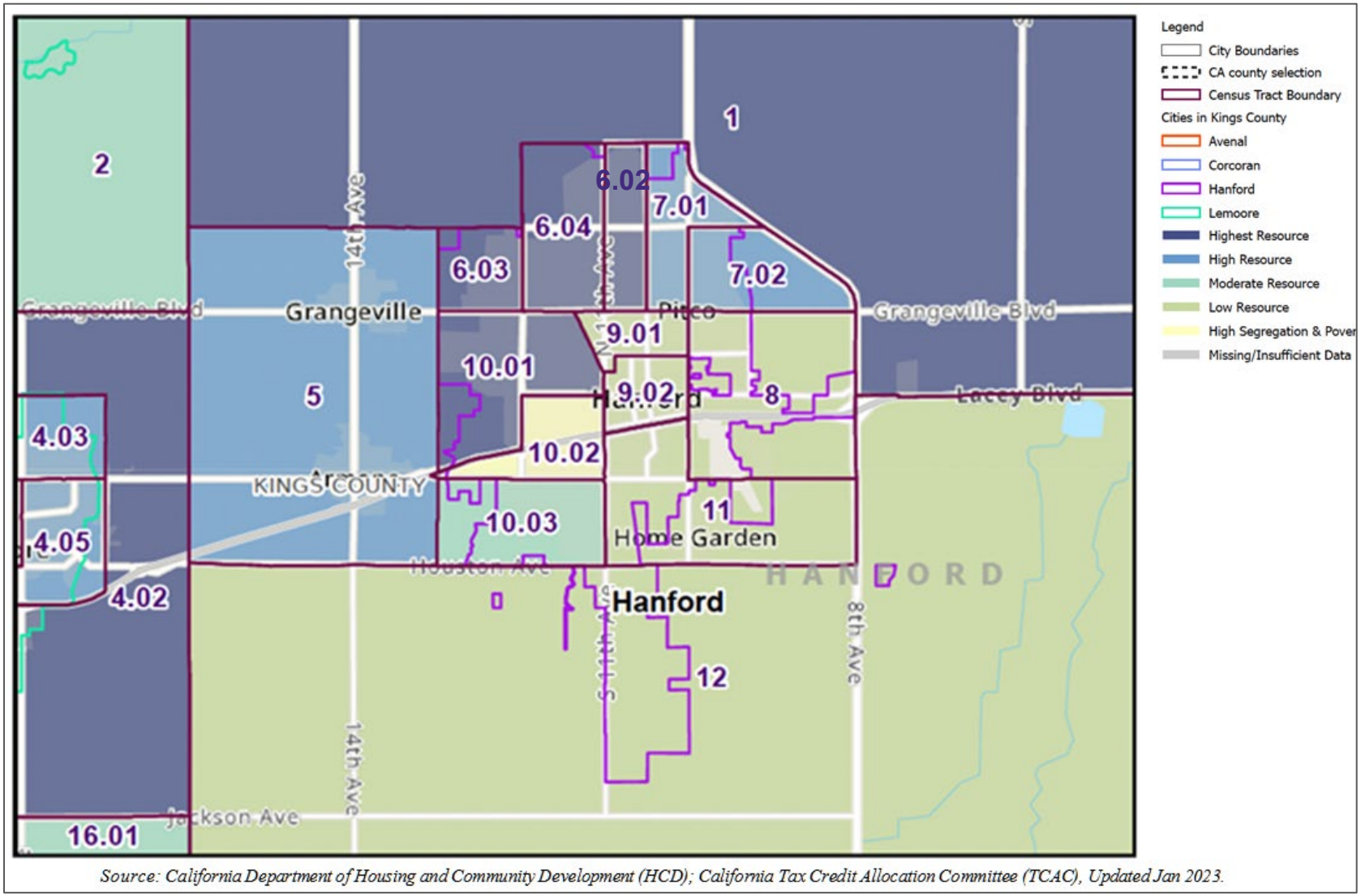
Areas designated as "highest resource" are the top 20.0 percent highest-scoring census tracts in the region. It is expected that residents in these census tracts have access to the best outcomes in terms of health, economic opportunities, and education attainment. Census tracts designated "high resource" score in the 21st to 40th percentile compared to the region. Residents of these census tracts have access to highly positive outcomes for health, economic, and education attainment. "Moderate resource" areas are in the top 30.0 percent of the remaining census tracts in the region and those designated as "moderate resource (rapidly changing)" have experienced rapid increases in key indicators of opportunity, such as increasing median income, home values, and an increase in job opportunities. Residents in these census tracts have access to either somewhat positive outcomes in terms of health, economic attainment, and education, or positive outcomes in a certain area (e.g., score high for health, education) but not all areas (e.g., may score poorly for economic attainment). Low-resource areas are those that score in the bottom 30.0 percent of census tracts and indicate a lack of access to positive outcomes and poor access to opportunities. The final designation are those areas identified as having "high segregation and poverty;" these are census tracts that have an overrepresentation of people of color compared to the county as a whole, and at least 30.0 percent of the population in these areas is below the federal poverty line ($27,750 annually for a family of four in 2022).

As seen in Figure 12, the City of Hanford in Kings County presents a complex socio-economic landscape, as evidenced by its mixed resource distribution in TCAC and HCD Opportunity Maps. Hanford's Opportunity Areas by census tracts include:

- **Highest Resource** - CTs 6.03, 6.04, and 10.1 (missing/insufficient data in much of the census tracts, including all of CT 6.02)
- **High Resource** - CTs 7.01 and 7.02
- **Moderate Resources** - CT 10.3
- **Low Resources** - CTs 8, 9.01, 9.02, 11 and 12
- **High Segregation/Poverty** - 10.02

Hanford faces significant challenges in bridging spatial economic disparities. These disparities necessitate nuanced policy interventions aimed at promoting equitable development. The high-resource zones offer potential for economic growth, which could be strategically leveraged to benefit the entire city, particularly the lower-resource and segregated areas. Additionally, the surrounding unincorporated low-resource areas further complicate the regional development scenario, calling for collaborative efforts.

Figure 12: TCAC/HCD Opportunity Areas, 2023



Source: California Department of Housing and Community Development (HCD); California Tax Credit Allocation Committee (TCAC), Updated Jan 2023.

Transit Mobility

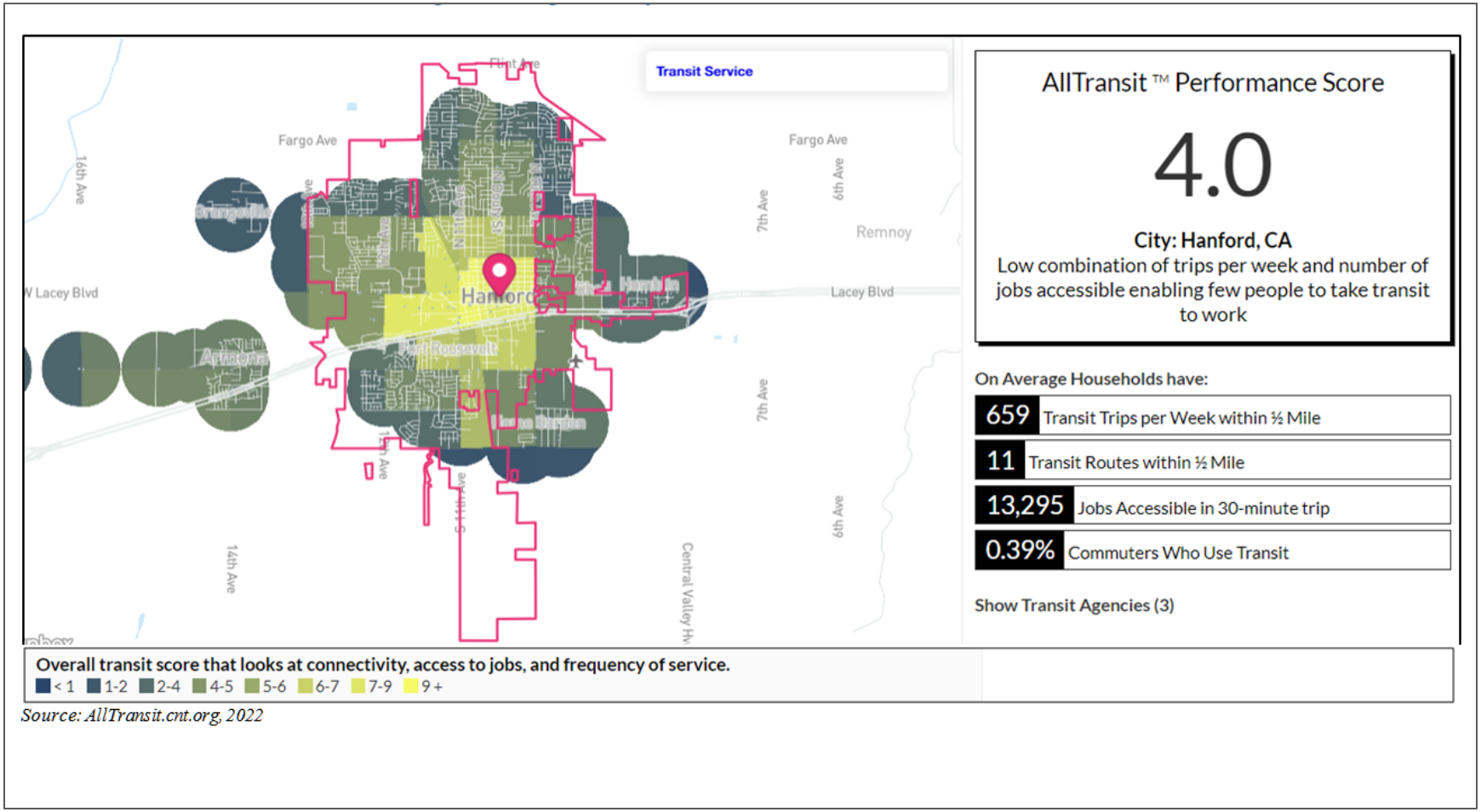
Transit mobility refers to an individual's ability to navigate the community and region daily to access services, employment, schools, and other resources. Indicators of transit mobility include the extent of transit routes, proximity of transit stops to affordable housing, and frequency of transit.

The need to plan for and address the mobility needs of the County's growing population. Public Transportation services are available to people with lower incomes, seniors, and persons with disabilities through the Kings Area Rural Transit (KART) system, overseen by the Kings County Area Public Transit Agency (KCAPTA) and through the City of Corcoran's transit system, Corcoran Area Transit (CAT). Kings Area Regional Transit (KART) is Kings County's public transportation provider. KART provides public transit service Monday through Friday and limited service on Saturdays. KART provides transportation services to the cities of Armona, Avenal, Corcoran, Grangeville, Hardwick, Hanford, Kettleman City, Laton, Lemoore, and Stratford. KART Paratransit (origin to destination) is available to eligible certified ADA passengers. In addition, KART provides regular transportation services to Fresno and Visalia Monday through Friday. All KART bus routes begin and end at the KART Terminal located at 504 W. 7th Street Hanford, California, west of the AMTRAK station in Downtown Hanford.

AllTransit is a transit and connectivity analytic tool developed by the Center for Neighborhood Technology for the advancement of equitable communities and urban sustainability. The tool analyzes the transit frequency, routes, and access to determine an overall transit score at city, county, and regional levels. AllTransit scores geographic regions (e.g., cities, counties, Metropolitan Statistical Areas [MSAs]) on a scale of 0 to 10, with 10 being complete transit connectivity. Figure 13 depicts Kings County's AllTransit Performance score, including metrics representing average household transit access. City of Hanford's overall score is 4.0, demonstrating "low" connectivity. It is important to note that this score is for Kings County as a whole, including incorporated areas, as AllTransit does not provide a score just for the unincorporated county. Hanford's is consistent with comparable counties, which are typified by rural and semi-rural communities. However, the AllTransit methodology, which determines scores according to an "average" household, may not fully represent transit availability in the unincorporated areas, as the estimate is an average of both incorporated and unincorporated areas.

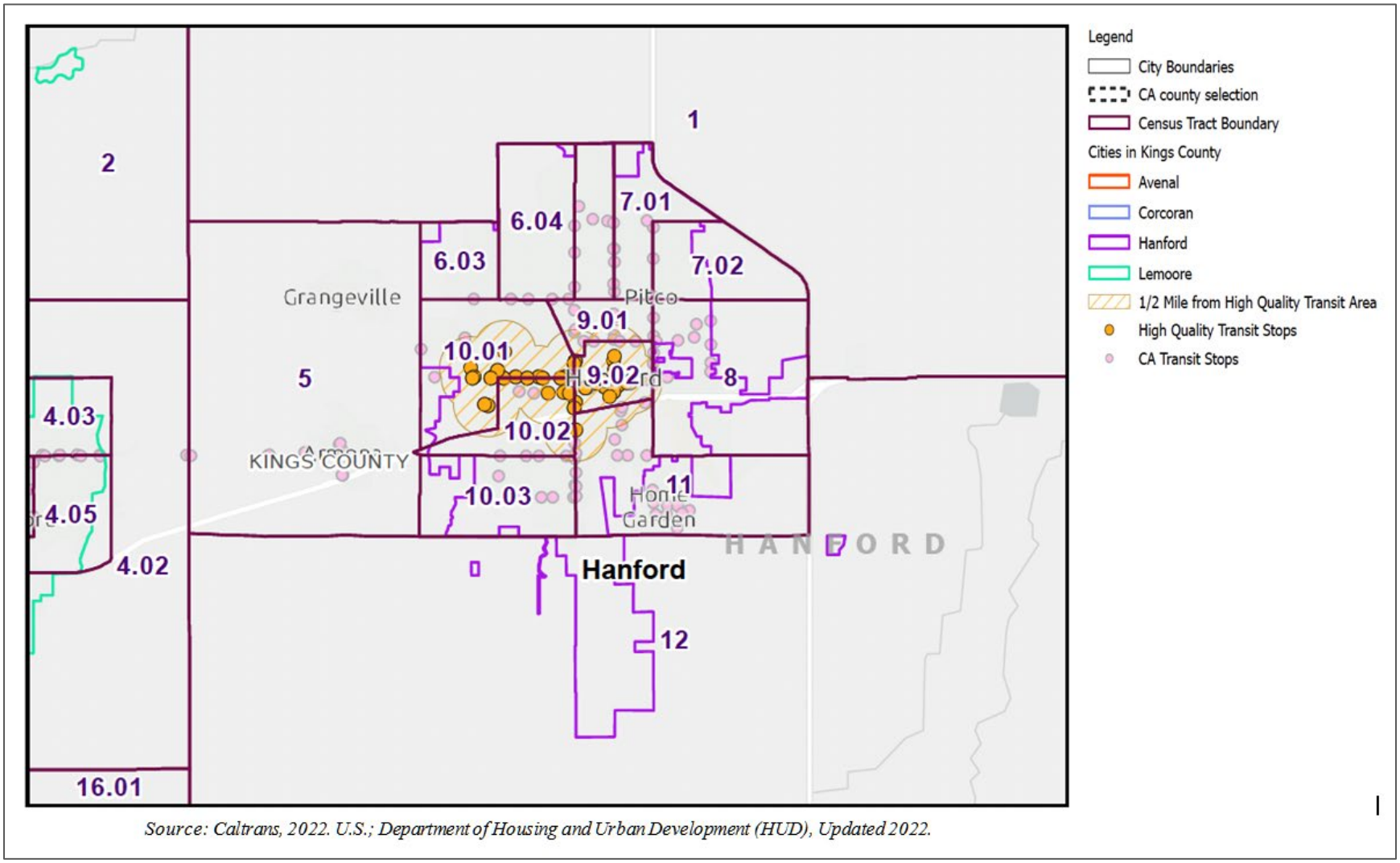
As is shown in Figure 11, many high quality transit stops in terms of facilities, accessibility and frequency of services are concentrated in the City of Hanford while they seem to be lacking in the other cities and unincorporated areas. Many of Hanford's high quality transit stops are located along W. Lacy Boulvard and along N. 11th Avenue, generally in CTs 9.02. 10,01, and 10.2). It's also evident that the connectivity is focused on moving people within cities rather than between cities. Most unincorporated areas in the central areas of Kings County are not served by transit, except for the Hanford area. Based on the information in the Kings County Transit Development Plan 2021 document, Kings County faces challenges in providing comprehensive transit services, especially in rural areas. The report identifies gaps in service and highlights the difficulty of connecting transit-dependent residents living in remote areas to services in larger communities.

Figure 13: Hanford All Transit Performance Score



Source: AllTransit.cnt.org, 2022

Figure 14: Hanford High Quality Transit Stops and Transit Area (1/2 mile)



Source: Caltrans, 2022. U.S.; Department of Housing and Urban Development (HUD), Updated 2022.

Housing Mobility

Housing tenure (owner vs. renter) influences several aspects of the local housing market. Residential mobility is influenced by tenure, with ownership housing evidencing a lower turnover rate than rental housing. The vacancy rate also indicates the match between the demand and supply of housing. Table 18 details housing tenure and vacancies in Kings County and incorporated communities according to the Census ACS 2016-2020 estimates. Vacancy rates of 5% to 6% for rental housing and 1.5% to 2.0% for ownership housing are generally considered to be optimum. A higher vacancy rate may indicate an excess supply of units, a softer market, and result in lower housing prices. A lower vacancy rate may indicate a shortage of housing and high competition for available housing, which generally leads to higher housing prices and diminished affordability.

The balance between owner-occupied and rental housing, along with vacancy rates, shapes the housing market dynamics. For instance, areas with high owner occupancy and low vacancy rates may see appreciating property values, while areas with high rental vacancy rates might experience stagnating or declining property values. The demand exceeds the supply, driving up rental costs, which can disproportionately affect lower-income residents and contribute to housing insecurity.

Table 18: Household Tenure and Vacancy Rates

Housing Type	Hanford		Kings County	
	Units	%	Units	%
Occupied housing units	18,960	95.8%	43,604	94.20%
Owner-occupied housing units	11,353	57.4%	23,368	50.50%
Avg. HH size of owner-occupied units	2.98		3.12	
Renter-occupied housing units	7,607	38.5%	20,236	43.70%
Avg. HH size of renter-occupied units	3.03		3.17	
Vacant housing units	824	4.2%	2,663	5.80%
For rent	46	0.2%	446	1.00%
Rented, not occupied	71	0.4%	140	0.30%
For sale only	29	0.1%	426	0.90%
Sold, not occupied	66	0.3%	194	0.40%
For seasonal or occasional use	9	0.0%	54	0.10%
All other vacant	603	3.0%	1,403	3.00%
Homeowner vacancy rate		0.3%		1.80%
Rental vacancy rate		0.6%		2.10%
Total housing units	19,784	100.0%	46,267	100.00%

Source: Census, ACS 2016-2020, Tables DP04 and B25004

According to the census, the housing vacancy rate in Kings County is 1.8% among homeowner units and 2.1% for rental units. The homeowner rate is in the optimal range mentioned above. However, the rental vacancy rate is much lower than the optimal rate of 5% - 6%. When you consider Hanford's rental vacancy rate, it is much lower than the optimal rate. This indicates the likelihood that the housing demand exceeds the housing supply and has driven up rental cost in the area. Additionally, unlike Kings County, Hanford's homeowner vacancy rate is also much lower than the optimal range; Hanford's rate is .3% while the optimal rate 1.5% - 2.0%.

Hanford consists of more owners who occupy their own units in comparison to Kings County where about half of homeowners occupied their own unit. In turn, renter-occupied housing units are less common in the City of Hanford compared to Kings County. These conditions, areas with high owner occupancy and low vacancy rates, may see appreciating property values.

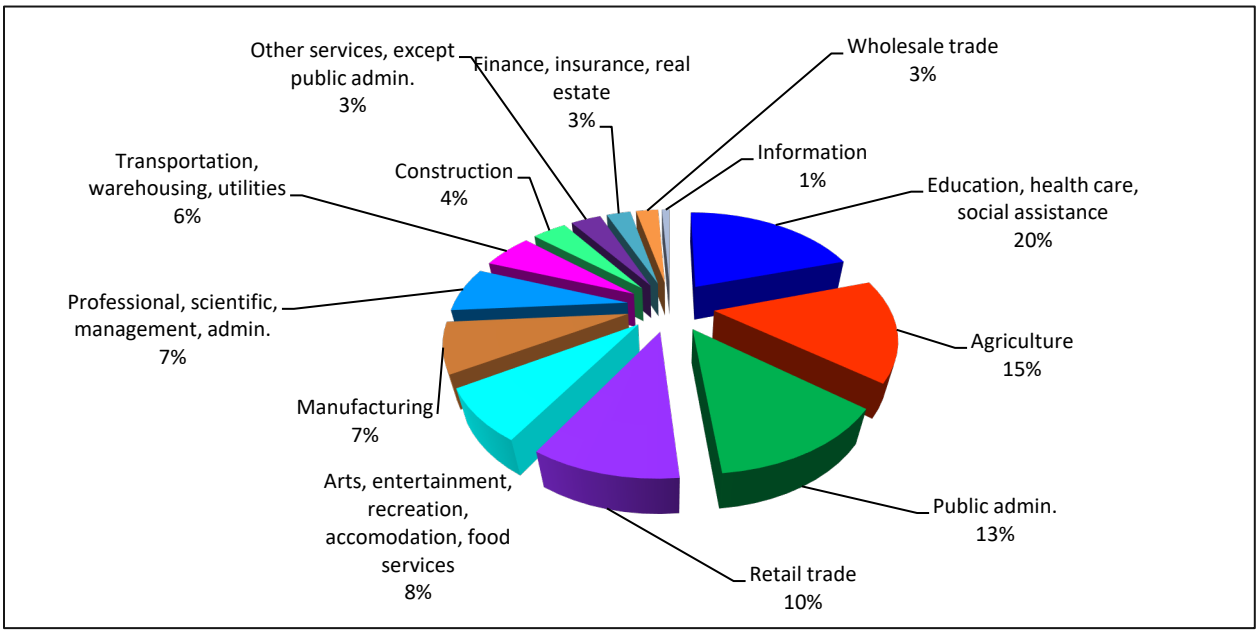
Employment

Kings County's economy has an important impact on housing needs. Employment growth typically results in increased housing demand in areas that serve as regional employment centers. Moreover, the type of occupation and income levels for new employment also affects housing demand. This section describes the economic and employment patterns in Kings County and how these patterns influence housing needs.

Employment trends indicate that Kings County remains anchored by agriculture, government, correctional facilities, and logistics, with Hanford serving as the commercial and service center of the county. As of 2023, the unemployment rate remains higher than the state average (8.2% vs. 4.6%), reflecting sectoral reliance on seasonal or lower-wage labor. However, new job growth is emerging in healthcare, manufacturing, and food processing, increasing housing demand near economic nodes such as industrial parks in Lemoore and Hanford.

Kings County supports a diversified economy as illustrated in Figure 15. This figure shows the proportion of jobs held by residents (civilian employed population 16 years and over) living in the County. Based on the Census ACS 2016-2020 information, the education, health care, social assistance industry was the largest employer of Kings County residents, providing approximately 10,800 jobs, or 20% of workforce. As important as agriculture is to the County, the agriculture sector was the second largest employer of its residents, which employed 8,300 residents or 15% of the workforce. Kings County's civilian labor force was estimated at 57,800, with an unemployment rate of 7.0% (not seasonally adjusted). This compares to the statewide unemployment rate of 4.1%. However, compared to recent trends, Kings County's unemployment rate has decreased significantly from the 2020 annual average unemployment rate of 12.0%. Historically, agriculture has played a key role in Kings County's economy. Agriculturally oriented counties tend to have higher unemployment rates and greater seasonal variations in unemployment.

Figure 15: Employment by Industry of Kings County Workforce



Source: Census ACS 2016-2020, Table DP03

Job-Housing Balance and Commute Patterns

Commuting patterns in Kings County have an important implication for housing needs. Larger employers in the County (e.g., three state prisons, Naval Air Station Lemoore, and agricultural industries) generate a significant number of jobs. However, the workforce employed at these institutions or in the agricultural industries may live in other communities for a variety of reasons, including preferences, the availability of suitable housing, or other reasons.

Commuting patterns show the relationship between where people live and where they work. Long commuting distances increase traffic congestion that strains the existing overcrowded road and highways infrastructure systems that are often in need of maintenance. Long commuting distances also contribute to poor air quality, increases expenses to the commuting workforce, and has been shown to have negative consequences on personal health. One of the aims of the Regional Housing Needs Allocation (RHNA) Plan is to direct new housing growth to employment centers to balance the jobs-housing ratio and decrease commuting distances.

Table 19 shows that 38% of the City of Hanford's workforce aged 16 years and older who do not work at home travel less than 15 minutes to work and another 31% of workers travel 15-30 minutes to work. The average travel time for Hanford workers is 24 minutes, which is similar to commute times for countywide workers at 23 minutes.

Table 20 shows that a little less than one half (45.7%)of the resident workers of Hanford work in the City and 54.3% work outside of Hanford.

Table 19: Travel Time to Work

Travel Time to Work	Hanford	Kings County
Less than 15 minutes	38.0%	36.8%
15-30 minutes	30.8%	32.0%
30 to 59 minutes	25.3%	25.1%
60 or more minutes	5.9%	6.1%
Average Travel Time	**24 min.**	**23 min.**

Note: Workers included those 16 years and over who did not work from home.; Source: Census ACS 2016-2020 Table S0801

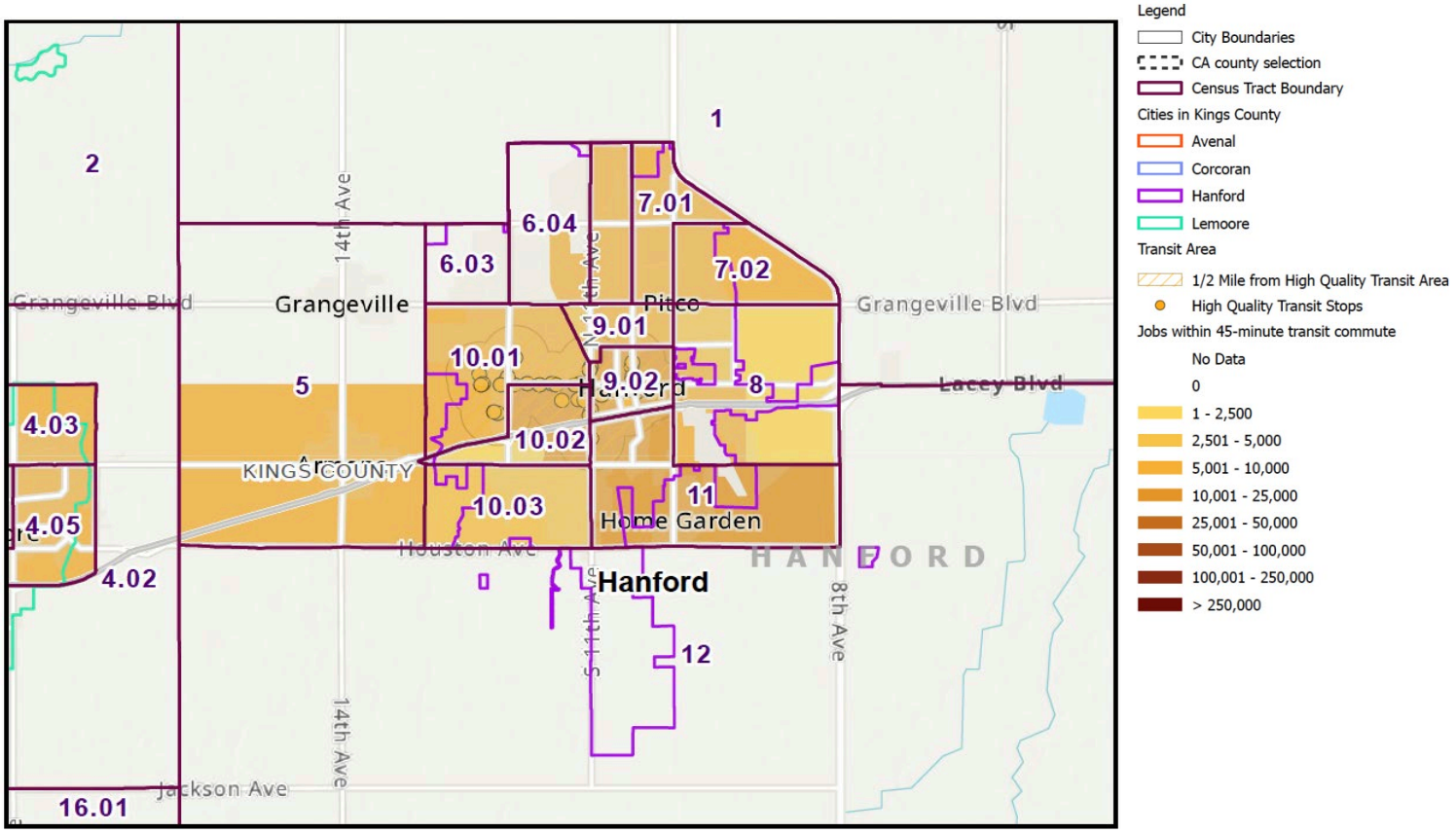
Table 20: Work Locations of City/County Resident Workers

Travel Time to Work	Hanford	Kings County
Number of Resident Workers (Age 16 and over)	23,502	56,560
Work in Same City/County)	45.7%	75.6%
Work Outside of City/County	54.3%	24.1%
Total	**100%**	**100%**

Note: Workers included those 16 years and over who did not work from home.; Source: Census ACS 2016-2020 Table S0801

Figure 16 illustrates the distribution of jobs within a 45-minute transit commute. It shows that CTs 7.02,09.02,10.02, and 11, are within a 45-minute transit commute time of 5,000-10,000 jobs.

Figure 16: Jobs within 45-minute transit commute.



Sources: Caltrans, 2022; Smart Locations Database, 2018.

Services for Persons with Developmental Disabilities

The State Department of Developmental Services (DDS) currently provides community-based services to approximately 243,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. Kings County is served by the Central Valley Regional Center (CVRC) which is based in Fresno. During 2014, CVRC served approximately 16,200 clients, of which about 900 to 1,000 lived in Kings County. CVRC provides diagnosis, evaluation, and case management services. The Kings County Rehabilitation Center in Hanford also offers rehabilitation, vocational and life training, and operates four group homes for mentally and physically handicapped individuals. State and federal law mandate minimum accessibility standards for housing. For example, local governments that use federal housing funds must meet federal accessibility guidelines for new construction and substantial rehabilitation. At least 5% of the units must be accessible to persons with mobility impairments, and an additional 2% must be accessible to persons with sensory impairments. New multi-family housing must be built so that:

1) the public and common use portions of such units are readily accessible to and usable by disabled persons.
2) the doors allowing passage into and within such units can accommodate wheelchairs; and
3) all units contain adaptive design features.

In addition, state law requires all jurisdictions to provide reasonable accommodation in the application of housing policies and regulations.

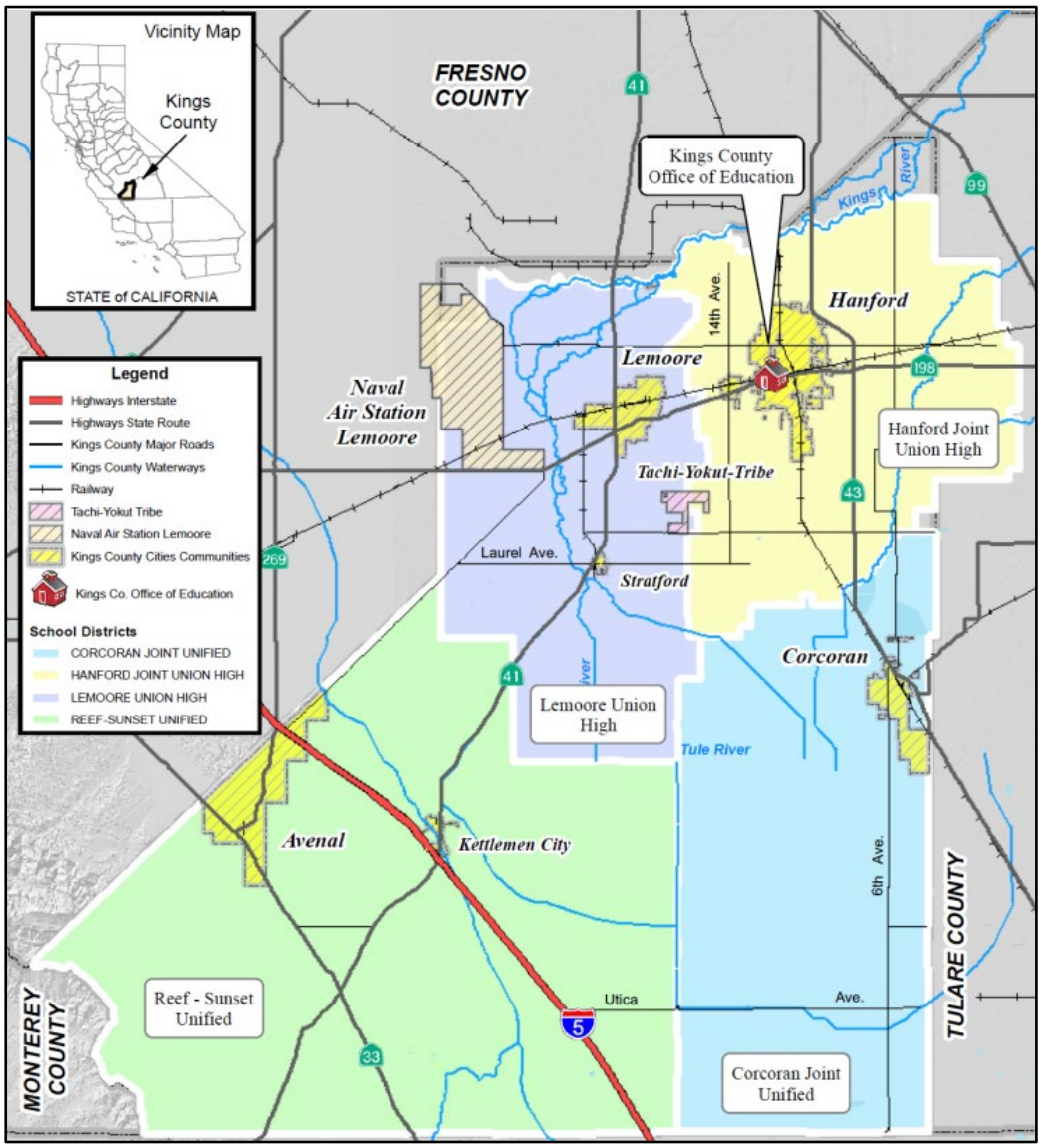
The City's Program 1.15 Housing for Persons with Disabilities continues to facilitate reasonable accommodation in housing for persons with disabilities and expedite developmental applications like residential care facilities.

Education

According to the Kings County office of education as of October 1, 2025 there are a total of 27,674 students enrolled in Kings County schools. 19,104 in elementary schools and about 8,368 students in high schools across the county, as per data submitted by the districts. Figure 17 below shows some of the school districts in Kings County.

The City of Hanford is served by the Hanford Joint Union High School District (6 schools), Hanford Elementary School District (11 schools), Pioneer Elementary School District (3 schools), and the Kings River-Hardwick Union School District (1 school).. Intra-district and inter-district transfers are permitted under California state law, and both charter and private school options are available to residents. There are no notable disparities in school access between neighborhoods

Figure 17: School districts in Kings County



Source: Kings County, Cal EM

Disproportionate Housing Needs and Displacement Risk

Overpayment

State and federal housing law defines *overpayment* as a household paying more than 30% of gross income for housing expenses, including utilities. Housing overpayment is especially problematic for lower-income households that have limited resources for other living expenses.

As shown in Table 21, a significant portion of lower-income households in Hanford overpaid for housing according to HUD CHAS data (special tabulations based on the Census ACS). More than half of all Hanford's owner and renter households in the extremely low- (<= 30%), very low- (>30% to <=50%) and low-income (>50% to <=80%) categories reported to be overpaying. The highest overpayments were renters households in the very low-income category at 85.2% and owners in the extremely low-income category at 82.4%. These are similar patterns countywide. In most communities, however, more rental households than owner households were overpaying. Few households with incomes above the median faced overpayment – often less than 10% of households.

Table 21: Household Overpayment by Tenure

Income Category	Hanford	Kings County
Owners		
<= 30%	82.4%	79.00%
>30% to <=50%	67.1%	68.60%
>50% to <=80%	53.9%	48.30%
>80% to <=100%	46.0%	32.80%
>100%	7.7%	7.40%
Total	22.8%	22.50%
Renters		
<= 30%	77.9%	79.30%
>30% to <=50%	85.2%	78.30%
>50% to <=80%	53.4%	57.00%
>80% to <=100%	32.2%	22.50%
>100%	7.2%	6.40%
Total	42.1%	43.20%

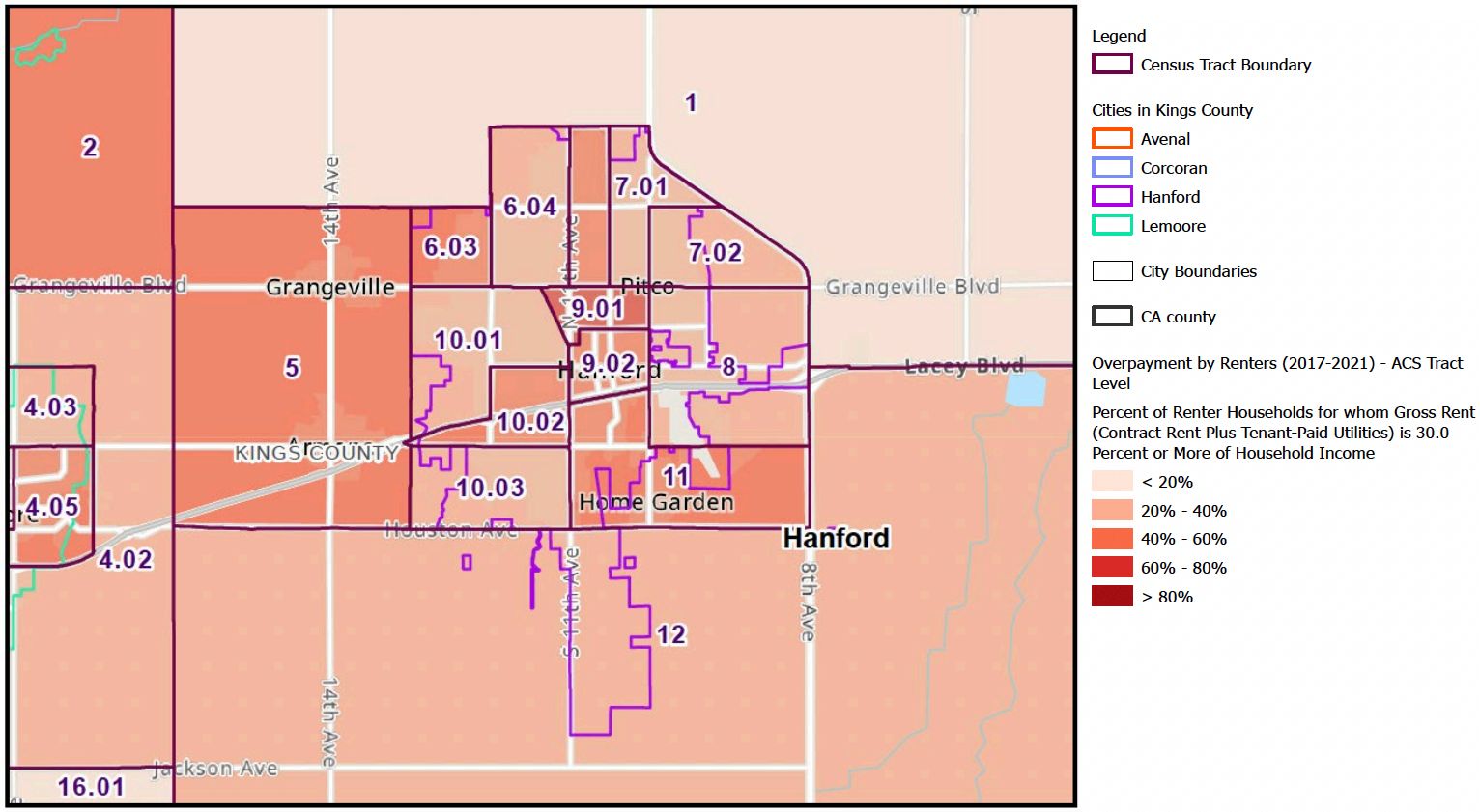
Source: HUD CHAS data based on Census ACS 2014-2018

The data from Figures 18 and 19, which illustrate overpayment by renters and homeowners in Hanford at the tract level, reveal distinct patterns of housing affordability challenges within the city. For renters, the overpayment rate is considerably high, ranging from 20% to 60%. Notably, the central areas of Hanford, particularly CT 9.01, exhibited a higher range of overpayment, between 40% and 60%, indicating that a significant portion of renters in these areas are spending a substantial part of their income on housing. This could reflect higher rental costs or lower income levels among renters in these central areas. In contrast, the peripheral areas of Hanford show somewhat lower rent overpayment rates, falling between 20% and 40%.

This suggests that while housing affordability is still a concern in these areas, it is not as severe as in the central parts of the city. When it comes to homeowners, the pattern of overpayment is somewhat different. Higher levels of overpayment among homeowners are observed in CT 9.01 and in CT11 towards the edges of the city and near the unincorporated community of Home Garden, with rates ranging between 40% and 60%. This indicates that homeownership in these areas may be associated with higher mortgage payments relative to income, or possibly higher property values.

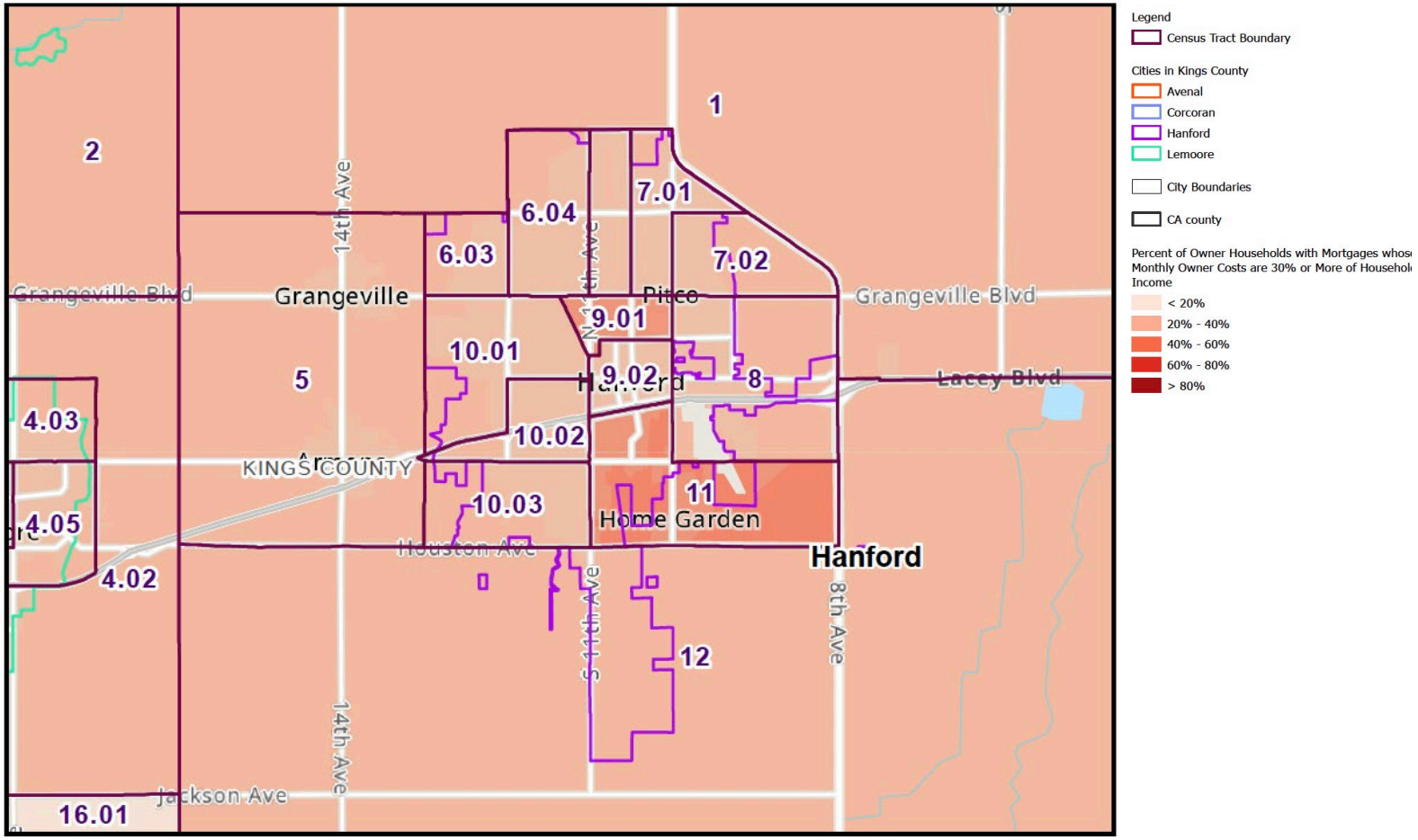
Hanford's Program 3.9 Affordable Housing Assistance implements various strategies to continue the construction of affordable housing. The City seeks applicable grants from state and federal sources including funding specifically targeted to ELI housing, provide an inventory of housing sites to interested developers, continue to provide a density bonus to qualifying projects, provide financial and regulatory assistance such as reduced fees and/or modified development standards, fee reductions and concurrent processing of lot mergers for multi-family projects that include units affordable to lower-income households, and continue to pursue housing production and rehabilitation with nonprofits including assistance in preparing grant applications. Housing for very-low- and extremely-low-income persons will be prioritized where feasible. In addition, the City's affordable housing incentives will be promoted on the website and in handouts provided at the Planning counter.

Figure 18: Overpayment by Renters -- Census Tract



Source: California Department of Housing and Community Development (HUD), ACS, 2017-2021

Figure 19: Percentage of Homeowners Overpaying



Source: California Department of Housing and Community Development (HUD), ACS, 2017-2021

Local Median Housing Costs

In the City of Hanford, the median monthly housing costs is $1,152. (Table 22) For the wider Kings County, the median costs are slightly lower at $1,094. In contrast, California's median is significantly higher at $1,688. From 2010 to 2020, the City of Hanford's median monthly housing cost increased by a smaller percentage, 8.1%, compared to Kings County at 14%. California's rate of increase is more than double Hanford's rate at 19.8%.

In Hanford, the median monthly owner cost with a mortgage as a percentage of household income is 21.9% and 9% for those homeowners without a mortgage. (Table 22) The percentage that renters spend is much higher at 28.1% which is just shy of the acceptable standard to spend on housing, one third of income. However, as seen below, overcrowding and overpayment is an issue in Hanford. It is important to note that these figures are medians.

Table 22: Median Monthly Housing Costs Over Time

	2010	2015	2020	Percent Change (2010 to 2020)
City of Hanford	$1,066	$1,054	$1,152	8.1%
Kings County	$960	$978	$1,094	14.0%
California	$1,409	$1,419	$1,688	19.8%

Source: U.S. Census Bureau, ACS16-20 (5-Year Estimates), Table B25105

Table 2**3**: Median Monthly Housing Costs by Tenure **as a Percentage of Household Income in the Past 12 Months**

	2010	2015	2020
Median Gross Rent	29.0%	29.4%	28.1%
Median Selected Monthly Owner Costs - Total	23.0%	20.5%	18.9%
Median Selected Monthly Owner Costs - Units with a Mortgage	26.0%	23.4%	21.9%
Median Selected Monthly Owner Costs - Units without a Mortgage	10.9%	10.1%	9.0%

Source: U.S. Census Bureau, ACS16-20 (5-Year Estimates), Tables B25071, B25092

Overcrowding

Overcrowding is often closely related to household income and the cost of housing. The U.S. Census Bureau considers a household to be overcrowded when there is more than one person per room, excluding bathrooms and kitchens; and to be severely overcrowded when there are more than 1.5 occupants per room. Overcrowded households are usually a reflection of the lack of adequate income for housing.

Table 24 details the percentage of households that live in overcrowded situations. Overcrowding is more prevalent among renters than owners. For example, countywide, 12% of renters and 5% of owners reported more than one person per room.

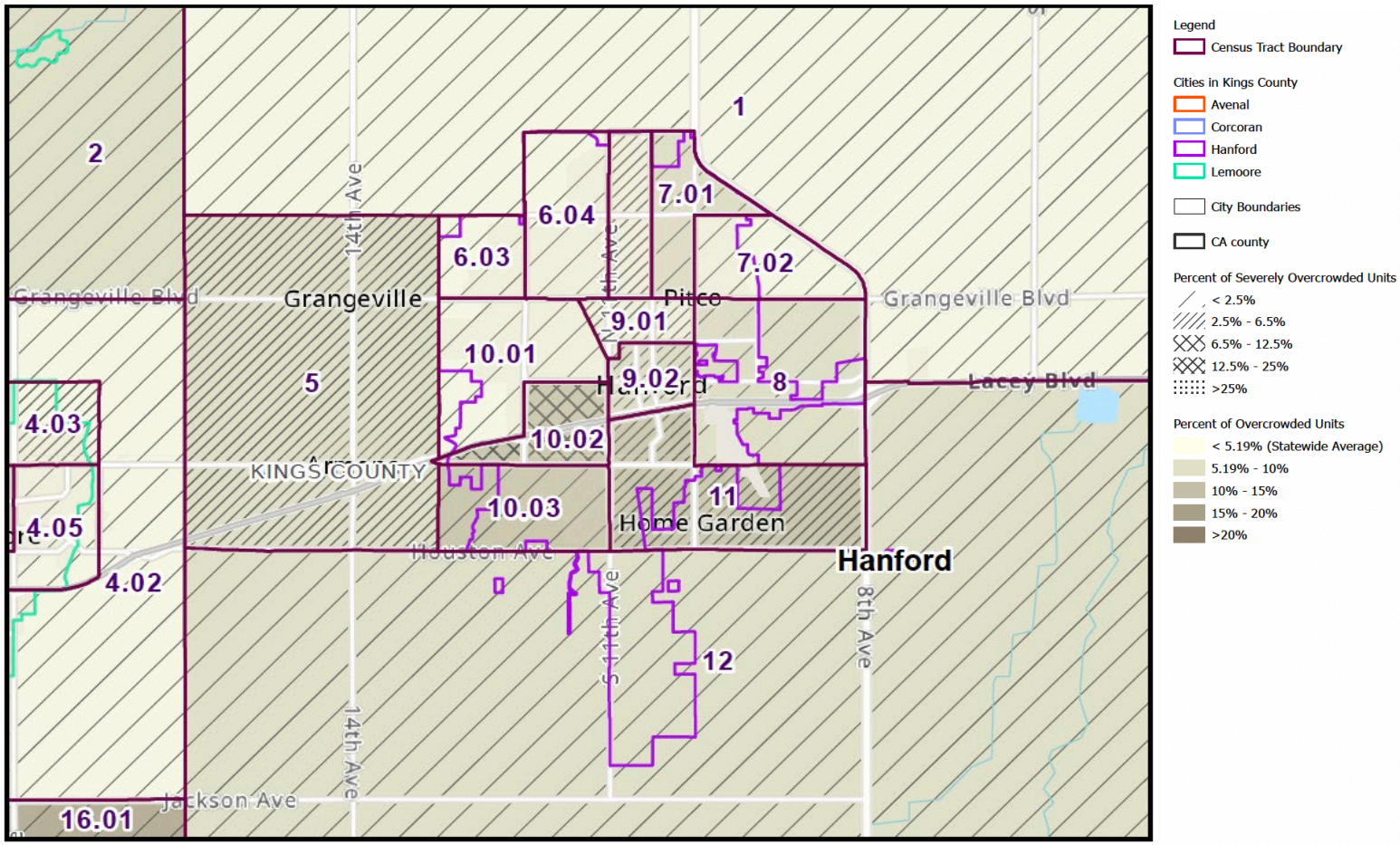
Table 24: Overcrowding by Tenure

Occupants per Room	Hanford	Kings County
Total households	18,960	43,604
Owner occupied:	11,353	23,368
0.50 or less	66.0%	60.70%
0.51 to 1.00	29.5%	34.20%
1.01 to 1.50	3.3%	3.90%
1.51 to 2.00	0.2%	0.70%
2.01 or more	0.9%	0.50%
Renter occupied:	7,607	20,236
0.50 or less	42.3%	39.70%
0.51 to 1.00	45.2%	48.10%
1.01 to 1.50	8.8%	8.70%
1.51 to 2.00	2.8%	2.90%
2.01 or more	0.8%	0.60%

Source: Census ACS 2016-2020, Table B25014

In Figure 20 it could be seen that the city of Hanford exhibits diverse patterns of overcrowding across different areas, reflecting a complex urban housing situation. Central and southern regions of the city are marked by higher rates of overcrowding, with 15-20% of housing units in some tracts experiencing this issue. dropping below 5.19%, which is notably lower than the statewide average. This indicates that housing in these areas is relatively more spacious or that fewer people are living in each household. Severe overcrowding, which typically refers to more extreme cases where the number of occupants per room is high, also varies within the city. Some areas have 2.5% to 6.5% of severely overcrowded units, indicating pockets of the city where living conditions are quite cramped. Interestingly, the edges of Hanford have rates below 2.5%, suggesting more comfortable living spaces, whereas a specific tract in the west shows a higher range of severe overcrowding, between 6.5% and 12.5%.

Figure 20: Overcrowding in Kings County



Source: California Department of Housing and Community Development (HUD), ACS, 2017-2021

Housing Conditions

According to the HUD CHAS data, 10–15% of occupied units in Hanford have plumbing or kitchen facility deficiencies. Also, local code enforcement records (2021–2023) cite recurring violations related to roof leaks, electrical hazards, inadequate ventilation, mold, and foundation issues, especially in older neighborhoods south of SR-198 and west of 11th Avenue in Hanford,

To update the assessment of housing conditions across Kings County, the County and cities conducted a qualitative review of recent code enforcement data (2020–2024), building permit records, and consultations with local housing inspectors and planning staff. This updated review builds upon and refines the estimates derived from the prior housing conditions survey conducted over a decade ago, which found that approximately 11–13% of units countywide were in need of some level of rehabilitation or replacement. As Table 25 shows, it was estimated that in the urban core of Hanford, 8-10% of the units moderate rehabilitation, 2-3 required substantial rehabilitation and about 1% required replacement.

Based on this localized knowledge, housing conditions have remained a significant concern in older neighborhoods and rural areas, especially where reinvestment has been limited. The following updated estimates and qualitative observations summarize current housing conditions:

Table 25: Estimated Units Requiring Rehabilitation or Replacement (2024 Update)

Jurisdiction	% Needing Moderate Rehab	% Needing Substantial Rehab	% Needing Replacement
Hanford (urban core)	8–10%	2–3%	~1%
Avenal & Corcoran	10–12%	3–4%	1.5–2%
Unincorporated areas	12–14%	4–5%	2.5–3%
Countywide Estimate	**10–12%**	**3–4%**	**1.5–2%**

Source: *Local planning department staff consultation (2024), Kings County and City of Hanford Code Enforcement Reports (2020–2024), ACS 2021 5-Year Estimates, and comparison with prior Kings County Housing Condition Survey (2012).*

Key Housing Condition Issues Identified (2020–2024):

- Roofing deterioration and mold intrusion reported in multiple neighborhoods in Avenal, Corcoran, and south Hanford.
- Electrical and plumbing violations increasing in unincorporated mobile home parks and older subdivisions built prior to 1980.
- Substandard units identified through outreach efforts (e.g., Kings County Housing Authority intake records) have consistently revealed nonpermitted additions, septic failures, and lack of insulation.
- In farmworker communities, housing is often overcrowded and exhibits signs of foundation cracks, rodent infestations, and ventilation issues.
- Mobile homes, particularly in rural areas, have been flagged for poor anchoring, aging electrical panels, and non-weatherized exteriors.

Although new affordable and market-rate housing has been added in recent years, a substantial share of older units remain unrepaired, particularly in low-income and unincorporated areas. These findings justify continued emphasis on housing preservation and rehabilitation programs to support safe and adequate housing for all residents.

The City is committed to updating the Housing Conditions Survey and seeking grant funding to compete this effort.

Homelessness

Homelessness is often the result of multiple factors that converge in a person's life. The combination of loss of employment, inability to find a job because of the need for retraining, and high housing costs lead to some individuals and families losing their housing. For others, the loss of housing is due to chronic health problems, physical disabilities, mental health disabilities or drug and alcohol addictions along with an inability to access the services and long-term support needed to address these conditions. Obtaining an accurate assessment of the magnitude of the homeless population is difficult because many individuals are not visibly homeless but rather live with relatives or friends, in hotels/motels or shelters, and other temporary accommodations. To address the needs of homeless people in Kings County, the Kings/Tulare Homeless Alliance (KTHA) conducted a Point-in-Time (PIT) survey of homeless people in these two counties in January 2022. The study used HUD's definition of homelessness, which is defined as people who reside in emergency shelters, transitional housing, or places not meant for human habitation such as cars, parks, sidewalks, and abandoned buildings.

Table 26: Homeless Persons

Jurisdiction	Estimated Homeless
Avenal	4
Corcoran	17
Hanford	**260**
Lemoore	8
Unincorporated area	24
Kings County totals	313

Source: Kings/Tulare Homeless Alliance Point-in-Time Survey, 2022

Based on the 2022 PIT survey, the following portrait of the 313 homeless individuals counted in Kings County included:

- 22% chronically homeless
- 39% persons with disability
- 20% suffer from mental disability.
- 12% suffer from substance abuse problems.
- 11% victims of domestic violence
- 6% veterans
- 2% unaccompanied children

- 12% young adults under age 25

In 2022, 39% of the homeless population was housed in temporary living arrangements (31% in emergency shelter and 8% in transitional housing). Over half (61%) were unsheltered and homeless or in a car.

Table 26 presents the 2022 PIT homeless counts for the four cities and unincorporated areas of the County. The table shows that the City of Hanford had the highest counted with 260 homeless individuals or 83% of the countywide total. This was followed by the unincorporated area with 24 homeless individuals.

Table 27: Shelter Facilities in Kings County

:Total Project Name & Organization	PIT Beds	Use Count	Use Rate
EMERGENCY SHELTER			
Barbara Saville Shelter - DV	15	4	27%
Barbara Saville Woman's Shelter	23	6	26%
EHA Kings	7	7	100%
PRK Holiday Lodge	57	57	100%
PRK Stardust Hotel	17	17	100%
Temporary Housing Program	7	7	100%
Total	**126**	**98**	**78%**
TRANSITIONAL HOUSING			
KGM Men's Transitional	15	15	100%
KGM Women's Transitional	6	6	100%
New Song Academy	6	3	50%
Total	**27**	**24**	**89%**
PERMANENT SUPPORTIVE HOUSING			
Anchors II	6	4	67%
Anchors IV	6	5	83%
Grace Homes	13	13	100%
Hope Survives	6	6	100%
Kings County Act	28	28	100%
Kings VASH	5	1	20%
Total	**64**	**57**	**89%**
OTHER PERMANENT HOUSING			
HAKC Emergency Housing Voucher	15	14	93%
Total	**15**	**14**	**93%**
RAPID REHOUSING			
Bringing Families Home	16	16	100%
HANA	4	4	100%
Housing Support Program	76	76	100%
Kings Rapid Rehousing	1	1	100%
RRH4 Kings	6	6	100%
Total	**103**	**103**	**100%**

Source: Kings Tulare Homeless Alliance, 2023

Table 27 lists the shelter facilities in Kings County that served the homeless. It identifies an inventory of 126 emergency shelter beds (78% use rate), 27 transitional housing beds (89% use rate), 64 permanent supportive housing beds (89% use rate), 15 other permanent housing beds (93% use rate), and 103 rapid rehousing beds (100% use rate) in Kings County. Additional emergency assistance is provided by the Salvation Army in Hanford, which provides short-term assistance in the form of food, financial assistance for rent and utility bills, motel vouchers and bus or plane tickets. Corcoran Christian Aid provides food, vouchers, and other types of emergency financial assistance within Corcoran.

Despite these services, a significant shortage in emergency shelters and transitional housing remains. In 2007 the State Legislature passed Senate Bill (SB) 2, which strengthened the planning and zoning requirements for emergency shelters and transitional/supportive housing. SB2 requires that all jurisdictions adopt zoning regulations that allow emergency shelters by-right in at least one zone, subject to objective development standards, or as an alternative, the jurisdiction may meet the need through a multi-jurisdictional agreement with up to three adjacent jurisdictions. As noted in the Constraints section, all of the jurisdictions in Kings County have adopted zoning regulations for emergency shelters and transitional/supportive housing in response to SB 2. In Kings County and surrounding counties, the number of unsheltered individuals went down dramatically from 2005 to 2020. The number of individuals in emergency shelters and transitional housing did not change drastically.

Hanford's Program 3.11 Emergency Shelters and Transitional/Supportive Housing objective is to continue the establishment of emergency shelters and transitional/supportive housing. Hanford allows emergency shelters by-right in the OR zone and transitional/supportive housing are permitted subject to the same regulations that apply to other residential uses of the same type, in the same zone.

Extremely Low Income Households

In 2006 state law was amended (Assembly Bill 2634) to add the extremely low-income (ELI) category (up to 30% AMI) to the required analysis of household characteristics and housing growth needs. Due to their limited incomes, these households have the greatest difficulty finding suitable housing at an affordable price. In previous Table 5 showed, Hanford consists of about 4.3 % of extremely low-income owners and 19.1% of extremely low-income renters. Extremely low-income households have high rates of overpayment. Owners in other income categories overpay for housing at rates between 67.1% to 7.7%. Renters in other income categories overpay for housing at lower rates apart from households in the >30% to <50% income category. These high rates indicate that there is less affordable housing choice for low and extremely low-income households.

Extremely Low-Income households—defined as those earning at or below 30% of Area Median Income (AMI)—are among the most vulnerable populations in Kings County and require targeted analysis due to their severe housing cost burden and higher risk of housing instability. According to HUD CHAS 2015–2019 estimates, approximately 3,340 households in Kings County qualify as ELI, comprising roughly 12.8% of all households in the county. Of these, more than 83% are renters, and 68% experience severe cost burden, paying more than half of their income toward housing.

Table 28: Extremely Low Income Households Overpaying by Tenure

	Owner Occupied	Percent	Renter Occupied	Percent	Total	Percent
Cost Burden > 30%	350	82.4%	1,160	77.9%	1,520	79.4%
Cost Burden >50%	275	64.7%	1,040	69.8%	395	20.6%
Total ELI Households	425		1,490		1,915	

Source: US Housing and Urban Development, CHAS 2014-18 (5-Year Estimates)

In terms of household characteristics, ELI households are more likely to:

- Reside in overcrowded conditions: CHAS and ACS data show that over 18% of ELI renter households live in units with more than one person per room—more than double the countywide average.
- Be headed by single parents or seniors: Roughly 24% of ELI households are headed by elderly persons, many of whom depend on fixed Social Security incomes. A further 27% are single female-headed households with children, facing compounded burdens from child care costs and low employment flexibility.
- Live in substandard housing: Code enforcement records and local knowledge identify that ELI households disproportionately occupy older, poorly maintained rental units in areas such as central Hanford, west Corcoran, and unincorporated Kettleman City.

Housing options affordable to ELI households are extremely limited. Based on current HUD fair market rents (FMR), an ELI household earning under $19,000/year can afford rent of approximately $480/month—a level unmet by most market-rate units in Kings County. Furthermore, waitlists for Housing Choice Vouchers (HCVs) and deeply subsidized units remain long and often closed. The County Housing Authority has reported that only 1 in 4 eligible ELI households can currently be served by available subsidy programs.

Lastly, ELI households face limited housing mobility due to poor credit, transportation barriers, and lack of available units. These challenges are exacerbated in rural and agricultural communities, where informal rental agreements, overcrowding, and employer-provided housing limit tenant protections and fair housing enforcement.

This analysis underscores the urgent need for policies and programs specifically calibrated to the unique and disproportionate burdens faced by ELI households, including preservation of naturally occurring affordable housing, new deeply affordable development, and rental assistance tied to household characteristics and location-based disadvantage.

At-Risk of Conversion

A review of assisted housing developments in Kings County and the City of Hanford reveals a total of six HUD- or USDA-subsidized properties with affordability covenants scheduled to expire within the next ten years, placing them at risk of conversion to market-rate housing. These properties include Hanford Senior Village (2026, USDA Section 515), Sandstone Apartments (2028, LIHTC), and Twin Cedars Apartments (2032, Section 8). Collectively, these developments represent approximately 198 affordable units, with 82

units specifically reserved for extremely low- and very low-income households. According to the California Housing Partnership's Affordable Housing Preservation database, one USDA Rural Development property in Lemoore and two HUD 202 properties in Avenal also fall within the 2035 risk window.

These properties are considered at risk due to mortgage maturity, expiring rental assistance contracts, and the non-renewal of use restrictions. The potential loss of these units would represent a significant setback in maintaining housing stability for seniors, persons with disabilities, and large low-income families. Many of these units are located in census tracts already experiencing high cost burdens and lower access to opportunity, making their preservation a priority.

A review of the inventory of assisted housing developments identifies Amberwood I, Amberwood II, Cedarbrook, and Hanford Senior Villas as properties with affordability restrictions reportedly expiring between 2030 and 2032. However, cross-referencing these dates with data from the California Housing Partnership Corporation (CHPC) and the California Department of Housing and Community Development (HCD) Preservation Database indicates that these developments have affordability covenants extending beyond 2035, placing them outside the ten-year at-risk window. This discrepancy highlights the need to verify data sources and ensure accuracy in risk assessment.

Conversely, Cameron Commons and View Road Apartments, which are not flagged in the element's risk inventory, are listed in HCD's preservation database with affordability covenants set to expire within the next ten years—by 2034 and 2033, respectively. These two developments collectively provide 124 affordable units, including 42 for very low-income households, and their potential conversion to market-rate status could severely affect housing stability for low-income renters in Hanford.

The risk of conversion for these properties stems from expiring HUD Section 8 contracts and the potential prepayment of federally subsidized mortgages, especially as property owners face increased maintenance costs and limited incentives for covenant renewals. The absence of a dedicated local preservation strategy or early warning system could hinder proactive intervention.

Several regional and statewide nonprofit organizations have the legal, financial, and managerial capacity to acquire and preserve at-risk developments. These include:

- Self-Help Enterprises, Visalia – Extensive experience in rural preservation and USDA RD properties.
- California Coalition for Rural Housing (CCRH) – Statewide advocacy and technical support.
- The John Stewart Company – Affordable housing acquisition and property management.
- Central Valley Coalition for Affordable Housing, Merced – Operates LIHTC and USDA properties in adjacent counties.

Financing options for acquisition and preservation include a combination of federal and state resources, such as:

- Low-Income Housing Tax Credits (LIHTC)
- CalHFA Preservation Loan Program
- Multifamily Housing Program (MHP)
- HOME Investment Partnerships Program
- CDBG Housing Rehabilitation Set-Asides

- USDA Rural Development Section 538 and 515 Programs
- Local Housing Trust Funds (if applicable)

The City and County continues to coordinate with these organizations and funding channels to monitor affordability expiration timelines and develop proactive acquisition and rehabilitation plans. Inclusion of an early warning database, regular communication with property owners, and technical assistance for nonprofit acquirers would enhance the jurisdiction's capacity to preserve affordability.

The City of Hanford's Program 3.3 Preservation of At-Risk Affordable Housing objective to monitor the status of publicly assisted housing affordable units. Hanford has approximately 766 units of affordable housing for low- and moderate-income households created through City, state, and federal programs. However, these units have no identified risk of converting to market-rate housing in the next decade. Additionally, the City works with interested agencies and community organizations to provide technical and/or financial assistance in return for extended affordable controls.

Displacement Risk

Displacement risk—though not driven by rapid gentrification in most of Kings County—is rising in key investment corridors such as eastern Hanford, where new infrastructure and rising rents are placing pressure on older, lower-income neighborhoods. In these areas, anecdotal evidence from tenant organizations and legal aid groups indicates increasing reports of informal evictions, "cash for keys" offers, and lease non-renewals following property acquisition by investors.

The Urban Displacement Project, a joint research and action initiative of the University of California, Berkeley, and the University of Toronto, analyzes income patterns and housing availability to determine the level of displacement risk at the census tract level. According to the Urban Displacement Project's Estimated Displacement Risk (EDR) model for California, displacement risk is determined by evaluating census tract characteristics that are strongly correlated with a net loss of low-income renter populations. Essentially, a high displacement risk suggests that more low-income households are leaving a neighborhood than moving in, often due to factors like affordability, development pressures, or changes in the housing market.

The EDR provides three layers of displacement information. The "Overall Displacement" map layer shows the number of income groups experiencing any displacement risk. The dark red tracts (2 income groups), our models estimate displacement (Elevated, High, or Extreme) for two income groups. In the light orange tracts categorized as "Probable", one or all three income groups had to have been categorized as "Probable Displacement". The EDR map shows that all the cities in the county and the southern western region are at predominant risk of At-Risk displacement. "At risk of displacement" refers to the likelihood of residents, particularly low-income renter households, being forced to move out of their neighborhoods due to various factors. This concept is often evaluated in the context of gentrification, rising housing costs, and changing neighborhood dynamics.

The city of Hanford is at risk of displacement in the southern and central areas while a tract contains 1 income group displacement the rest of city is at lower risk of displacement. While the neighboring areas have lower risk of displacement as well.

C. CONSTRAINTS

Governmental regulations—while intended to safeguard public health, safety, and orderly development—can inadvertently pose constraints on housing production, affordability, and accessibility. In Kings County and the City of Hanford, several regulatory mechanisms may impact the maintenance, improvement, and development of housing across income levels, including those serving persons with disabilities.

Governmental Constraints

Development Standards and Permit SRO Units

In accordance with Government Code § 65583, subdivision (c)(1), jurisdictions must demonstrate the availability of zoning that facilitates a variety of housing types, including Single Room Occupancy (SRO) units. The City of Hanford and Kings County currently permit SROs in multiple zoning districts, particularly in C-2 (General Commercial within the County) and R-H (High-Density Residential) zones.

SROs are also permitted through ministerial application type in MX-D Downtown Mixed Use, MX-C Corridor Mixed Use and O-R Office Residential.

However, a detailed review of associated development standards and procedural requirements reveals constraints that may inhibit their production, particularly for very low- and extremely low-income populations.

SRO development in Hanford is subject to discretionary review under a Conditional Use Permit (CUP) process within the R-M zone district, which introduces uncertainty, delays, and financial burden for developers. Moreover, zoning regulations require a minimum unit size of 300–350 square feet, on-site parking ratios of one space per unit, and open space or communal amenity requirements. These thresholds, while designed to uphold livability, may conflict with affordability objectives, especially for transitional housing operators or nonprofit developers. For instance, based on parking construction cost estimates from the Terner Center for Housing Innovation at UC Berkeley (2022), structured parking can add $35,000 to $70,000 per unit, significantly increasing development costs and reducing financial feasibility for SROs.

In Kings County, SROs are generally addressed under the umbrella of boarding houses or group living arrangements, which are subject to conditional permits in urban unincorporated areas. As of 2024, no SRO projects have been entitled or built under this zoning framework in the past eight years, suggesting that regulatory barriers or lack of incentives may be discouraging their development.

In response to these findings, Hanford is proposing to revise its zoning ordinances to include:

- Explicit SRO definitions as a permitted use in R-H
- Ministerial approval pathways for SRO projects meeting objective development standards
- Reduced or flexible parking ratios, especially for projects near transit corridors or serving formerly homeless populations.
- Allowances for reduced unit sizes (e.g., 200–250 sq. ft.) consistent with state building code minimums.

Zoning regulations in Hanford dictate allowable densities and residential use types. In some residential zones, minimum lot sizes, low-density requirements, or conditional use permits for multifamily housing

may limit production, especially for low-income and special needs housing. For example, higher-density developments are primarily restricted to R-3 or mixed-use zones, and single-room occupancy (SRO) or transitional housing may require discretionary review even when allowed in the use table.

California Government Code §65940.1 mandates that jurisdictions make available on their websites—in a clear and easily accessible format—comprehensive information regarding zoning ordinances, development standards, impact fees, inclusionary housing requirements, and other development-related policies affecting residential construction. This requirement is intended to facilitate developer understanding of local constraints, streamline pre-application decision-making, and promote public transparency.

A review of Hanford's official website confirms that basic zoning code chapters are posted online; however, access to complete development standards (e.g., Public Works Construction Standards) is often fragmented across multiple documents. Additionally, the fee schedule for development services is published, but there is no consolidated dashboard or dedicated web page compiling all housing-related requirements in one place, including any applicable inclusionary housing mandates or affordability incentives.

This fragmented access hinders effective pre-development planning, especially for smaller housing developers and nonprofit affordable housing providers who rely on complete and timely data for project feasibility analyses. The Housing Element proposes to include a targeted program to ensure full compliance with state law by developing a centralized online repository that houses up-to-date zoning maps, tables of permitted uses by zone, all development standards, the full suite of fee schedules by unit type and housing category, and any affordable housing or inclusionary provisions adopted by the City or County.

Height Limits as a Constraint on Multifamily Housing

Height limits in residential and mixed-use zoning districts serve as a critical regulatory parameter that directly affects the ability of developers to achieve maximum residential densities. In the City of Hanford, multifamily housing is typically permitted in R-M Medium-Density Residential, R-H (High-Density Residential), and all mixed use zones. According to Table 4-4 of the draft Housing Element, these zones generally impose maximum building heights ranging from 35 to 45 feet, which equates to approximately three stories depending on construction type. ~~While these limits may support moderate-density development, they may act as a constraint for developers seeking to utilize density bonuses, mixed-income incentives, or podium-style construction methods that exceed three stories.~~ This height restriction is consistent with the development proposed throughout the region and does not present a constraint for development of multi-family housing. There is not a story limitation in the City of Hanford.

~~For example, achieving densities above 25–30 dwelling units per acre—a common benchmark for lower-income RHNA feasibility—typically requires 4- to 5-story construction, particularly for projects incorporating structured parking or ground-floor commercial uses. Restrictive height caps in high-density or mixed-use districts may therefore reduce financial feasibility or require costly variances. Furthermore, these height limits are often applied uniformly across parcel sizes without accounting for lot depth, adjacency buffers, or context-sensitive infill design strategies that could otherwise support greater vertical development without compromising neighborhood character.~~

~~While state density bonus law can offer partial relief, the lack of corresponding height increases in the base zoning may reduce the practical utility of such incentives. Therefore, height limits—as currently structured—present a potential governmental constraint on the production of affordable and multifamily housing, particularly in infill areas near transit, employment, and services.~~

Reasonable Accommodation

While the City of Hanford have adopted reasonable accommodation procedures, additional clarification is necessary to evaluate whether these policies fully comply with the Fair Housing Amendments Act and do not unintentionally hinder access to housing for persons with disabilities. The current process generally allows applicants to request modifications from land use or zoning standards (e.g., setback adjustments, parking requirements); however, neither jurisdiction publishes standardized application procedures, timeframes for decision-making, or clear approval findings criteria online, making it difficult for housing providers or applicants to navigate the process efficiently. Lack of transparency in procedural timelines and decision logic can serve as implicit barriers to equal housing access.

A critical zoning constraint arises from the treatment of group homes for seven or more individuals, which in many residential zones in Hanford and unincorporated Kings County are subject to conditional use permits (CUPs) and excluded entirely from single-family residential zones. For example, Hanford's zoning ordinance permits group homes of six or fewer persons by right in residential districts, but requires a CUP for homes of seven or more residents, even when operated by licensed care providers. This regulatory distinction imposes a heightened burden on housing for individuals with disabilities, which is inconsistent with California law, including SB 1228 (2001) and Gov. Code §12955(l), which require local governments to treat licensed group homes like other residential uses without additional layers of discretion.

Such requirements introduce potential discrimination risks and increase housing development timelines and costs. Conditional use permit processes often involve public hearings, discretionary reviews, and neighbor opposition, all of which may deter service providers from siting homes for persons with developmental, cognitive, or physical disabilities. Moreover, the CUP process lacks uniform approval standards and often varies in duration depending on community pushback, which disproportionately affects vulnerable populations.

Permit Processing and Timelines

The efficiency and clarity of local permit processing procedures have a direct impact on housing production across all income levels. A review of existing practices in City of Hanford reveals potential constraints arising from procedural ambiguity, lack of codified timelines, and the absence of formal documentation for statutorily required streamlining processes.

Notably, both jurisdictions do not currently maintain published or codified procedures for the SB 35 Streamlined Ministerial Approval Process (Government Code § 65913.4), which applies to jurisdictions not meeting their RHNA progress benchmarks. While certain housing types such as Accessory Dwelling Units (ADUs) and limited multifamily infill projects are reviewed ministerially, there is no evidence of a clearly defined internal workflow, eligibility checklist, or staff guidance to facilitate SB 35-compliant review. This omission could deter developers of lower-income housing projects from pursuing otherwise eligible sites, effectively acting as a regulatory constraint despite the statutory mandate.

In addition, local implementation of the Permit Streamlining Act (Government Code §§ 65920–65964) lacks operational transparency. There is no systematic tracking of completeness determinations, final decision timelines, or integration with CEQA milestone dates. The absence of documented review periods or internal accountability systems for processing times weakens the ability of both agencies to ensure consistency and predictability, particularly for affordable and mixed-income developments. Public

comments collected during housing element outreach further underscore concerns over unpredictable timelines and discretionary layers even in zones where residential uses are conditionally permitted.

CEQA review, which often intersects with the Permit Streamlining Act, is applied variably without public-facing guidance on how CEQA exemptions or streamlining tools—such as infill exemptions or SB 35 waivers—are triggered or applied. This creates further uncertainty and potential delays in the entitlement process. In practice, the permitting experience appears to be project-specific and dependent on staff interpretation rather than standardized procedures, increasing the risk of processing delays, especially for nonprofit or mission-driven housing providers with limited legal resources.

Public comments on the initial Housing Element submittal further emphasized the need for clarity in processing times, improved coordination between planning and building divisions, and more predictable outcomes for housing applicants. In response, the Hanford proposes a formal SB 35 protocols that include:

- An objective checklist for determining project eligibility;
- Defined timelines consistent with HCD's 30–60–90-day review expectations;
- Publication of ministerial approval standards for qualifying projects;
- Integration with CEQA streamlining tools such as Class 32 (infill) categorical exemptions where applicable.

Overall, the absence of published SB 35 protocols, weak monitoring of statutory deadlines, and unclear CEQA coordination constitute material procedural constraints. These affect the feasibility of lower-income housing development and limit the jurisdictions' ability to meet housing production goals under RHNA. While the zoning ordinance provides a basic regulatory framework, the operational processes governing application intake, review, and decision-making remain a significant area where constraint mitigation is necessary through increased administrative clarity and procedural integration.

Development Fees and Exactions

Hanford's standard impact fees for residential development include charges for sewer, water, traffic mitigation, and school facilities. While these fees are necessary for infrastructure provision, they may disproportionately affect small or affordable projects, especially when fees are assessed per unit rather than by square footage. Fee deferral or reduction programs specific to affordable housing are limited or inconsistently applied.

Non-Governmental Constraints

Land Cost and Availability

Non-governmental factors play a critical role in determining the pace and affordability of housing development. In Kings County and Hanford, the rising price of land—particularly in areas close to urban services or within infill zones—acts as a significant constraint. Recent real estate data indicates that residential land values in Hanford have increased by 15–25% over the past three years, reaching approximately $7 to $12 per square foot, with higher values in the northwest quadrant where much of the City's RHNA capacity is located. In rural unincorporated areas, land prices remain somewhat lower, but constraints such as lack of infrastructure and limited market interest make housing infeasible in the absence of subsidies.

Another development constraint is the prevalence of downzoning requests or development at densities lower than those anticipated in the Housing Element site inventory. This often stems from neighborhood opposition, cost concerns, or market preferences, especially in transitional zones. A review of recent project approvals indicates that approximately 18% of sites entitled for high-density multifamily housing (20–30 du/ac) were instead developed at medium densities (12–18 du/ac). Additionally, there are notable delays between entitlement and permit application, with an average lag time of 12 to 18 months, especially for larger multifamily and mixed-use developments. These delays are often attributed to market timing, financing gaps, or developer efforts to phase construction.

Combined, these nongovernmental constraints pose significant challenges to meeting Kings County's and Hanford's share of the regional housing need, particularly for low- and very low-income households.

Construction Cost

In terms of construction costs, average per-unit costs for single-family homes now range from $250,000 to $325,000, while multifamily construction averages $180,000 to $240,000 per unit, depending on scale and design efficiency. These figures are in line with Central Valley trends and reflect escalating material and labor costs. For developers, access to financing, particularly for moderate- and lower-income housing, remains a persistent challenge. While conventional financing is generally available for market-rate single-family projects, affordable housing developments often rely on Low-Income Housing Tax Credits (LIHTC), state Multifamily Housing Program (MHP) funds, and gap financing, all of which are highly competitive and subject to lengthy award timelines.

Development Delays and Timing Gaps

A key non-governmental constraint impacting the City of Hanford's ability to accommodate their share of the Regional Housing Needs Allocation (RHNA) is the lag between project approval (e.g., site plan, zoning entitlements) and submittal of building permit applications. Recent planning data and interviews with local staff indicate that for many market-rate and multifamily housing developments, the average delay ranges from 12 to 18 months following approval. For affordable housing projects, this timeline can extend beyond 24 months, primarily due to prolonged efforts to secure funding sources such as Low-Income Housing Tax Credits (LIHTC), MHP, and HOME funds, which require alignment of multiple application rounds.

These delays pose significant challenges to meeting RHNA production targets, especially for very low- and low-income units, which depend more heavily on complex financing structures. In contrast, moderate- and above-moderate income housing shows faster turnaround times due to easier access to private financing and speculative development models. The cumulative effect of entitlement-to-permit delays, especially on lower-income RHNA categories, has contributed to a backlog of approved but unbuilt units, which skews the jurisdiction's annual progress reports (APR) and undercuts the actual production pipeline.

Furthermore, local developers cite site improvement obligations, utility connection fees, and lack of staff capacity for expedited plan checks as additional causes for delay between project approval and the permit stage. Addressing these delays will be essential to ensure RHNA feasibility and programmatic success. The Housing Element should incorporate monitoring systems to track entitled but unbuilt units, identify stalled projects, and create early intervention measures to reduce timing gaps for critical housing segments.

Environmental Health

The Office of Environmental Health Hazard Assessment (OEHHA) reports CalEnviroScreen 4.0 scores for the unincorporated county, suggesting relatively adverse environmental conditions throughout the county. (Figure 21). According to OEHHA, except for some of the smaller tracts in the center of the cities of Hanford, Lemoore, and Corcoran the rest of the areas have scores above the 90th percentile. The environmental conditions in Kings County likely due to the dominance of commercial agricultural practices and natural resource extraction, both of which are known to have negative impacts on the surrounding areas resulting from air pollution and other contaminants.

The primary indicators leading to the high environmental scores as reported by OEHHA's CalEnviroScreen vary across the county, but include ozone, particulate matter (PM) $_{2.5}$, diesel PM, pesticides, toxic releases, drinking water contaminants, chemical cleanup, lead in housing, groundwater threats, hazardous waste, impaired water, and solid waste. Ozone, diesel particulate, and $PM_{2.5}$, forms of pollution generated by car traffic and industrial uses, score higher throughout the county. In the unincorporated county, pesticide use, groundwater threats, and solid waste facilities are more prevalent than in urbanized areas, reflecting the presence of agricultural industries and chemical and waste storage outside of urban areas. Nearly all of Kings County is Senate Bill (SB) 535-qualifying disadvantaged communities excluding areas around Lemoore, north of Hanford and some tracts in Corcoran. This indicates that the unincorporated county represents an area of potential concern regarding fair housing and disproportionate exposure to environmental hazards and a concentration of vulnerable populations. The CalEnviroScreen scores in Hanford, California, display a varied environmental and socioeconomic landscape across the city. In most regions of Hanford, the CalEnviroScreen scores are above 75%, suggesting that these areas face significant pollution burdens and vulnerabilities.

This high score is indicative of greater environmental and health risks, potentially including higher levels of pollutants, greater exposure to toxic substances, or socio-economic factors that amplify these risks, such as lower income levels or limited access to health care. Contrastingly, the northern areas of Hanford have somewhat lower scores, ranging from 50-75%. These scores, while still indicating some level of environmental and socioeconomic concerns, are comparatively less severe than the higher-scoring regions of the city. Additionally, there is a single tract within Hanford with an even lower CalEnviroScreen score, falling in the range of 25-50%. This could indicate that this particular area experiences fewer environmental health risks or has better socio-economic conditions compared to other parts of the city.

These disparities in CalEnviroScreen scores across Hanford highlight the uneven distribution of environmental and socio-economic challenges within the city. Understanding these variations is crucial for local policymakers and community organizations in targeting interventions and resources to those areas most in need. Further, the Federal Emergency Management Agency (FEMA) develops flood maps that identify areas with the highest risk of flooding, differentiating them by the degree of severity and frequency of flooding anticipated. The city of Hanford is only at a minor risk of flooding when compared to the rest of the county (Figure 22)

Environmental Constraints

In alignment with Government Code § 65583.2(b), this section provides an expanded analysis of environmental constraints that may impact housing development opportunities within the City

of Hanford during the 6th cycle planning period (2024–2032). This section enhances that discussion by identifying and evaluating specific site-related and regional constraints—including topography, access, contamination, flood risk, infrastructure limitations, and compatibility with adjacent uses—that may influence the feasibility, timing, and capacity for residential development. This targeted analysis supports a more comprehensive understanding of development readiness and informs programmatic strategies to address potential barriers and promote housing production consistent with the City's Regional Housing Needs Allocation (RHNA) obligations.

Topography and Site Shape:

The identified housing sites are located on flat terrain suitable for development. However, select parcels exhibit irregular configurations or limited frontage, which may reduce their developable area or layout efficiency. These conditions have been noted and the Housing Inventory. The Housing Element includes programmatic strategies to encourage lot consolidation and flexible site design standards to address these constraints.

Environmental Hazards and Contamination:

The CalEnviroScreen scores in Hanford, California, display a varied environmental and socioeconomic landscape across the city. In most regions of Hanford, the CalEnviroScreen scores are above 75%, suggesting that these areas face significant pollution burdens and vulnerabilities.

This high score is indicative of greater environmental and health risks, potentially including higher levels of pollutants, greater exposure to toxic substances, or socio-economic factors that amplify these risks, such as lower income levels or limited access to health care. Contrastingly, the northern areas of Hanford have somewhat lower scores, ranging from 50-75%. These scores, while still indicating some level of environmental and socioeconomic concerns, are comparatively less severe than the higher-scoring regions of the city. Additionally, there is a single tract within Hanford with an even lower CalEnviroScreen score, falling in the range of 25-50%. This could indicate that this particular area experiences fewer environmental health risks or has better socio-economic conditions compared to other parts of the city.

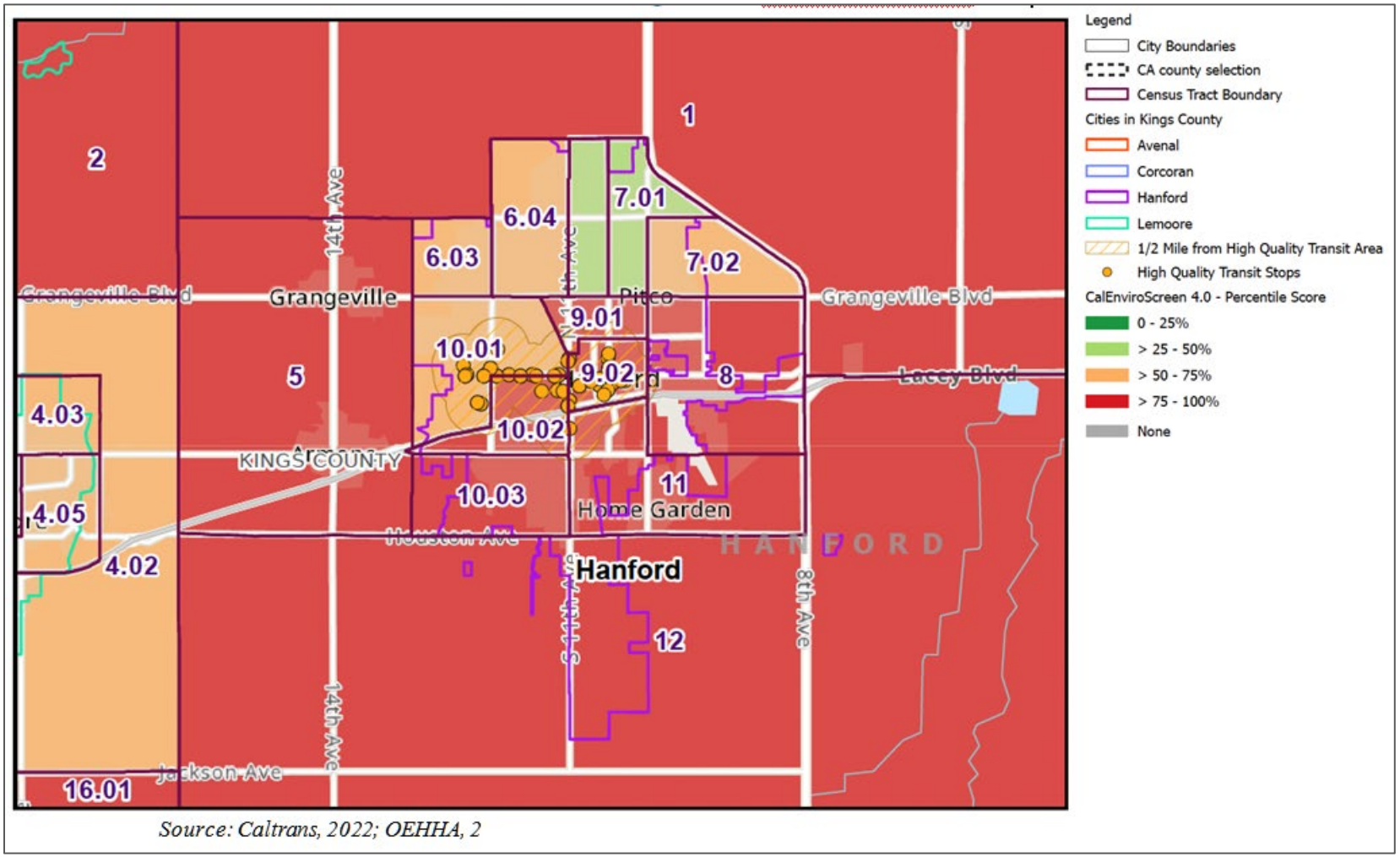
Compatibility with Adjacent Uses:

The City proactively uses zoning and overlays to buffer residential uses from hazards, including the Aviation Land Use Compatibility Overlay Zone and limitations of residential zones from being located near the City's Industrial park. The Aviation Land Use Compatibility Overlay Zone is applied to reduce potential conflicts around the Hanford airport concerning noise and safety due to the operation of private aircraft and to ensure that aircraft and residential uses can co-exist while maintaining a strong quality of life for nearby residents.

Flooding and Drainage: A limited number of sites within the City, fall within FEMA-designated 100-year flood zones.

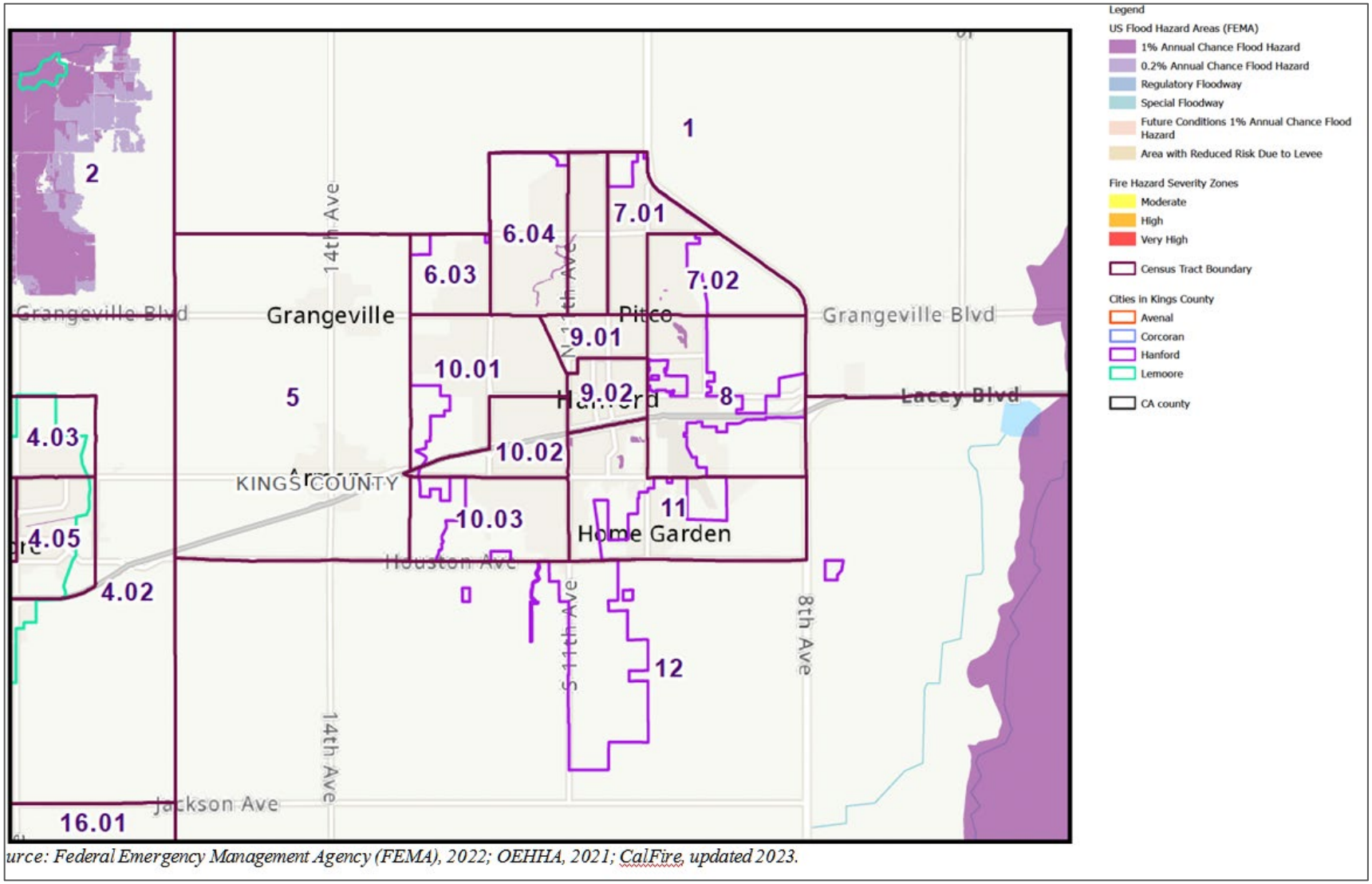
Based on this analysis, the City concludes that no environmental constraints fully preclude residential development of the identified sites within the planning period.

Figure 21: CalEnviroScreen 4.0



Source: Caltrans, 2022; OEHHA, 2

Figure 22: Flood Hazard Zones



urce: Federal Emergency Management Agency (FEMA), 2022; OEHHA, 2021; CalFire, updated 2023.

D. Local Data and Knowledge and Other Relevant Factors

In addition to quantifiable housing needs and demographic patterns, several other contextual factors contribute to disparities in housing access and opportunity. This section explores historical development trends, land use and zoning decisions, infrastructure investments, and geographic features that have influenced settlement patterns in the City of Hanford. Understanding these factors is essential for evaluating how past and present planning actions may have contributed to concentrations of poverty, disparities in neighborhood conditions, or limitations in fair housing choice. This analysis supports the broader goal of affirmatively furthering fair housing by identifying structural influences beyond current housing data.

Segregation and Integration –

Race and Ethnicity.

Census data indicates that the City of Hanford includes neighborhoods with varying racial and ethnic compositions. While certain areas may reflect higher concentrations of minority populations, there are no neighborhoods identified as having especially low minority presence. These patterns likely reflect historic residential settlement trends rather than explicit policy-based segregation.

City staff are not aware of any historical factors, such as discriminatory zoning or redlining, that directly contributed to these patterns. Similarly, there are no known current conditions—such as exclusionary land use regulations or public infrastructure disparities—that reinforce racial or ethnic segregation.

Recent planning practices, including the distribution of housing sites to meet Regional Housing Needs Allocation (RHNA) targets and mixed-use land use strategies, are expected to improve integration by creating a more equitable distribution of housing and services throughout the city.

Disability.

Based on available Census data, there are no specific neighborhoods in Hanford identified as having a concentration of residents with disabilities. There are also no known clusters of licensed group homes or residential care facilities that would suggest geographic patterns of segregation for this population.

Building permits for accessibility improvements, such as ramps, are not tracked separately from other home modifications, limiting the availability of localized data. No formal requests for reasonable accommodation were submitted during the most recent planning period.

While accessibility improvements have been implemented citywide, there are no identified locations with pronounced deficiencies or needs for infrastructure upgrades related to disability access. However, continued attention to ADA-compliant infrastructure—particularly in older neighborhoods—will be important to support inclusive development.

Familial Status.

Families in Hanford are broadly distributed across both single-family and multi-family neighborhoods, with no significant segregation based on familial status. However, non-family households (e.g., singles, couples without children) appear to be more concentrated in the Downtown area, where housing types tend to be smaller and more oriented toward individual living.

Child care services are present throughout the city, as shown in the Hanford Child Care Facilities Map.

There are no major locational disparities in access to licensed child care facilities, suggesting that family households generally have equitable access to these services.

Income and Housing Assistance

Census data identifies both lower-income and higher-income neighborhoods within Hanford. While income disparities exist, there are no official records indicating geographic concentrations of Housing Choice Voucher (HCV)/Section 8 recipients. Similarly, while public financing has supported affordable housing development in various areas of the city, there is no significant clustering of publicly financed housing in any one location.

The city's efforts to distribute affordable housing developments throughout multiple zoning districts, including mixed-use areas, helps to mitigate economic segregation and promotes income integration.

Disparities in Access to Opportunity

Education

Public schools in Hanford are distributed across the city, providing access to elementary, middle, and high school education. The Public School Review notes that overall school performance is comparable to regional averages. Staff report no known disparities in educational access between neighborhoods.

Postsecondary and vocational education is available through the College of the Sequoias and other regional vocational institutions. School enrollment is generally district-based, with limited transfer options. Charter and private school options are available citywide, and district transfers are permitted though the criteria are unclear.
The Boys and Girls Club provides tutoring services, but staff are not aware of differences in access across neighborhoods. Several new subdivisions have been approved, and a master planned development is forthcoming; however, potential impacts on school capacity or access have not been documented.

Economic

Major employers in Hanford include the Kings County Government Center and Adventist Health. Many residents commute to work at state prisons in Corcoran, Avenal, and Coalinga. There have been no recent shifts in commercial or industrial development.

High-speed internet access is available, though detailed service gaps are not documented. The City contracts with the Kings County Economic Development Corporation (KEDC) to support business growth, including training and financing. The Valley Community Small Business Development Center (SBDC) also supports small business development across Kings County and surrounding regions.

Transportation

Hanford is served by Kings Area Regional Transit (KART) and Amtrak. Local KART routes connect neighborhoods to major destinations, and the City's 2016 Bicycle and Pedestrian Plan and its draft Active Transportation Plan aim to enhance walking and biking options.

Sidewalk infrastructure is mostly complete citywide, but annexed county island areas may lack sidewalks due to prior county development standards. Residents in these areas may vote to fund their own improvements. Bike lanes are generally limited, though bike paths follow most major collectors.

U.S. Highway 198 bisects the city and presents a barrier to non-motorized mobility, especially between northern and southern Hanford. Community facilities are concentrated in the central and southern sections of the city, limiting access for residents in the north.

The City recently completed a major sewer infrastructure project in 2019 (East Side Sewer Trunk Main) and anticipates further water, sewer, and storm drain upgrades according to adopted Master Plans.

Environment

Water quality is regularly monitored through the City's Consumer Confidence Report (2022). A significant contamination site at 325 E 5th Street—formerly a manufactured gas plant—presents an environmental hazard with potential soil and groundwater contaminants. Residential development is discouraged near heavy industrial zones.

According to the Hanford Parks Master Plan (2020), park access is provided citywide based on a standard of 3 acres per 1,000 residents. Several new subdivisions have been developed, but no master planned communities have been entitled. Differences in park access by neighborhood have not been identified.

Access to grocery stores and healthy food is more concentrated in central and southern Hanford. Northern neighborhoods have limited access to food retail, which may affect food security and health outcomes in those areas.

The City of Hanford provides generally equitable access to education, transportation, and public facilities. However, localized infrastructure deficiencies in formerly annexed county areas, limited grocery access in the north, and historical environmental contamination in specific areas highlight the need for targeted improvements to support equity across all neighborhoods.

Disproportionate Housing Needs, Including Displacement

Overpayment

Home prices in Hanford have increased significantly—approximately 47%—from January 2020 to January 2025, according to real estate market estimates (e.g., Zillow). This growth has outpaced income trends and may exacerbate affordability challenges, particularly for lower- and moderate-income households. However, no neighborhood-level data is available to indicate differences in overpayment rates across the city. Additionally, the City has not identified patterns of evictions or foreclosures that are specific to any geographic area.

Overcrowding

There are no known areas within Hanford experiencing elevated rates of overcrowding. Code enforcement staff report that they have not received complaints related to "doubling-up" of families or occupancy violations. As a result, no spatial patterns of overcrowding have been documented.

Housing Conditions

Housing rehabilitation needs are most concentrated in older neighborhoods, particularly those south of Grangeville Boulevard and near the city's original boundaries. These areas contain many homes that are more than 50 years old, and some are in deteriorating condition due to aging infrastructure and deferred maintenance.

Although specific data on housing conditions by unit type (e.g., single-family, multifamily, mobile homes) is unavailable, it is generally understood that housing quality issues are not limited to a particular structure type or location. Frequent code enforcement complaints in these older neighborhoods typically involve property maintenance violations and the presence of abandoned vehicles.

Newer subdivisions, developed over the past decade, feature smaller lot sizes (typically 3,000 to 7,000 square feet) compared to older subdivisions (where lots often exceed 7,000 square feet). However, infrastructure in newer areas is generally comparable to that in older neighborhoods.

Opportunities for non-single-family homeownership options—such as condominiums or owner-occupied duplexes—remain limited across the city, reducing the range of affordable homeownership pathways for residents.

Persons Experiencing Homelessness

Homeless individuals in Hanford are primarily located on large vacant parcels near the city limits. These areas are often outside the urban core and may have limited proximity to services. Some locations near the periphery are accessible by public transportation.

Emergency rental assistance is available through several non-profit organizations, but no geographic differences in access to those services have been reported.

Displacement

There is no evidence of significant displacement occurring within Hanford. While rents and home prices have increased citywide, no particular neighborhood has experienced documented displacement pressures or forced relocations. Similarly, no specific local events—such as redevelopment or infrastructure expansion—have caused residential displacement.

However, long-term affordability concerns may still arise, particularly for cost-burdened renters and homeowners in aging housing stock.

Environmental Risk and Housing Vulnerability

Neighborhoods located near the original city boundaries and south of State Route 198 contain older homes that may be more vulnerable to environmental damage. These risks are typically associated with poor roofing, outdated drainage systems, and limited structural resilience during rain events.

The City of Hanford does not currently conduct defensible space inspections or operate structured environmental hazard prevention programs. Additionally, no areas have been identified as having elevated flood risk outside designated FEMA zones due to poor stormwater absorption or infrastructure limitations.

Other Relevant Factors

This section identifies additional structural, historical, and environmental conditions that may influence patterns of fair housing access and socio-economic opportunity within the City of Hanford.

Historic Patterns and Demographics

While no specific historical events or formal redlining policies have been documented, current settlement patterns indicate that minority populations are more likely to reside in the southern portion of the City. This area is also more economically disadvantaged compared to the northern half.

Zoning and Land Use Decisions

There is no available documentation on past zoning or land use decisions that may have influenced socio-economic disparities. However, the continuation of existing land use patterns and zoning regulations may reinforce neighborhood disparities over time.

Settlement Trends and Population Shifts

No available information was provided regarding historical immigration waves, major development patterns, or population shifts. Future research may be needed to explore any long-term influences on housing access and neighborhood composition.

Defining Land Use Features

State Route 198 is a prominent east-west corridor that physically and socioeconomically divides the City. Areas south of SR-198 tend to house a larger percentage of minority populations and are more likely to exhibit lower income levels. This bifurcation has implications for access to education, employment centers, and public resources.

Infrastructure and Capital Improvements

Based on recent reports and staff input, no significant differences in infrastructure supply, public safety conditions, or capital improvement efforts have been observed between neighborhoods. The City's infrastructure investments appear to be distributed equitably, although some older neighborhoods may still require targeted maintenance and modernization.

E. Site Analysis

The site analysis provides a review of available vacant and under-utilized sites in the City of Hanford that would allow for and facilitate production of the city's regional share of housing as required by State Law. This data is supplemented with local knowledge of existing conditions in the community to present a more accurate depiction of fair housing issues in the City. Figures 23 and 24 present the vacant sites inventory of the City of Hanford.

To ensure adequate capacity for meeting the City of Hanford's 2024–2032 Regional Housing Needs Allocation (RHNA), the Housing Element includes a detailed inventory of land suitable for residential development. This includes both vacant parcels and non-vacant sites with realistic redevelopment potential, categorized and analyzed by zoning designation, existing use, and income level potential. Housing Element Appendix B: Land Use Inventory present parcel-level data for each site identified, including:

- Parcel size and Assessor's Parcel Number (APN)
- General Plan designation and zoning classification
- Current use and existing structures (if any)
- Realistic unit capacity based on allowed densities
- Status (vacant or underutilized)
- Income category assignment
- Availability of infrastructure

Figure 23: City of Hanford Vacant Sites 6,000 Square Feet or Greater

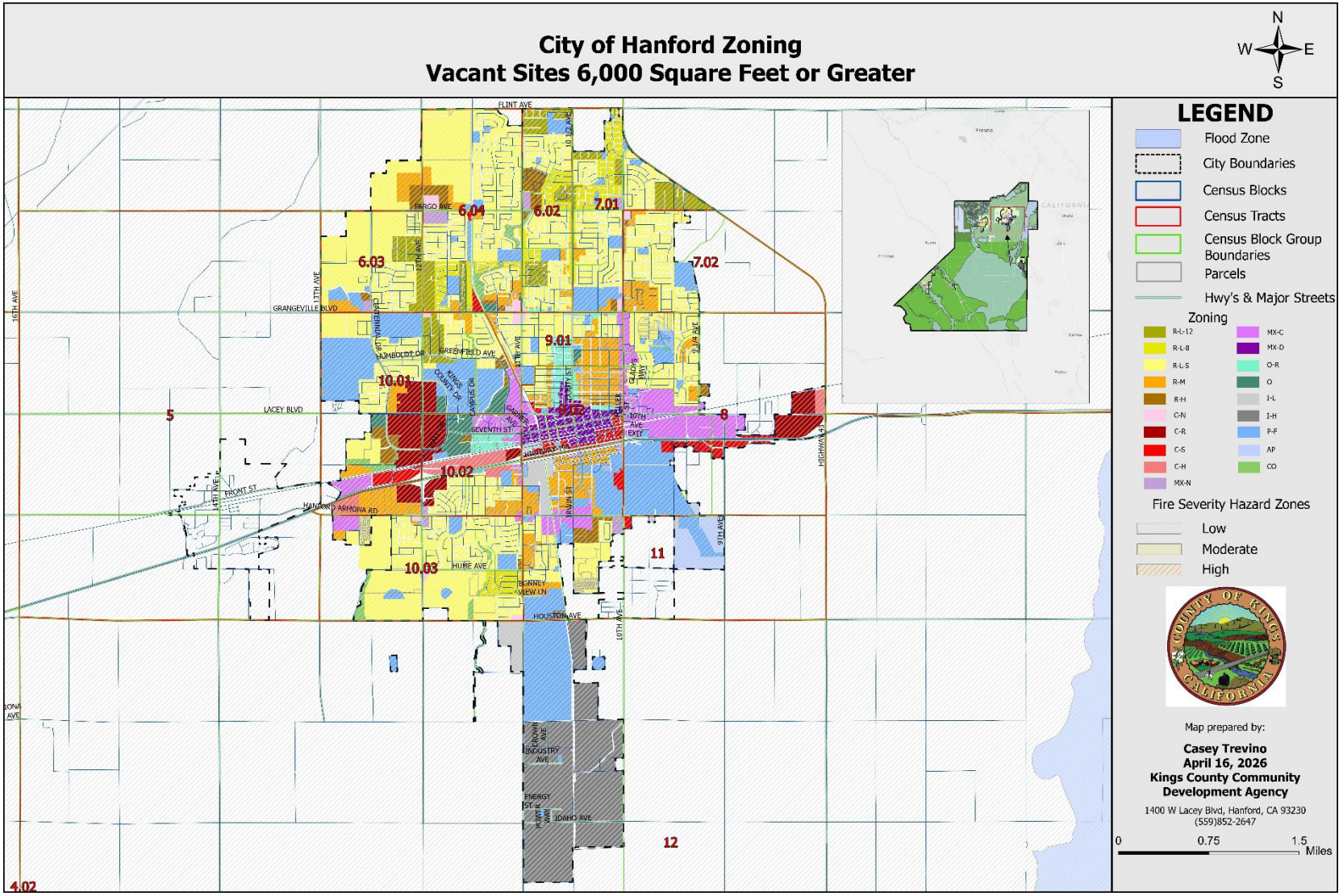


Figure 24: City of Hanford Vacant Land Inventory

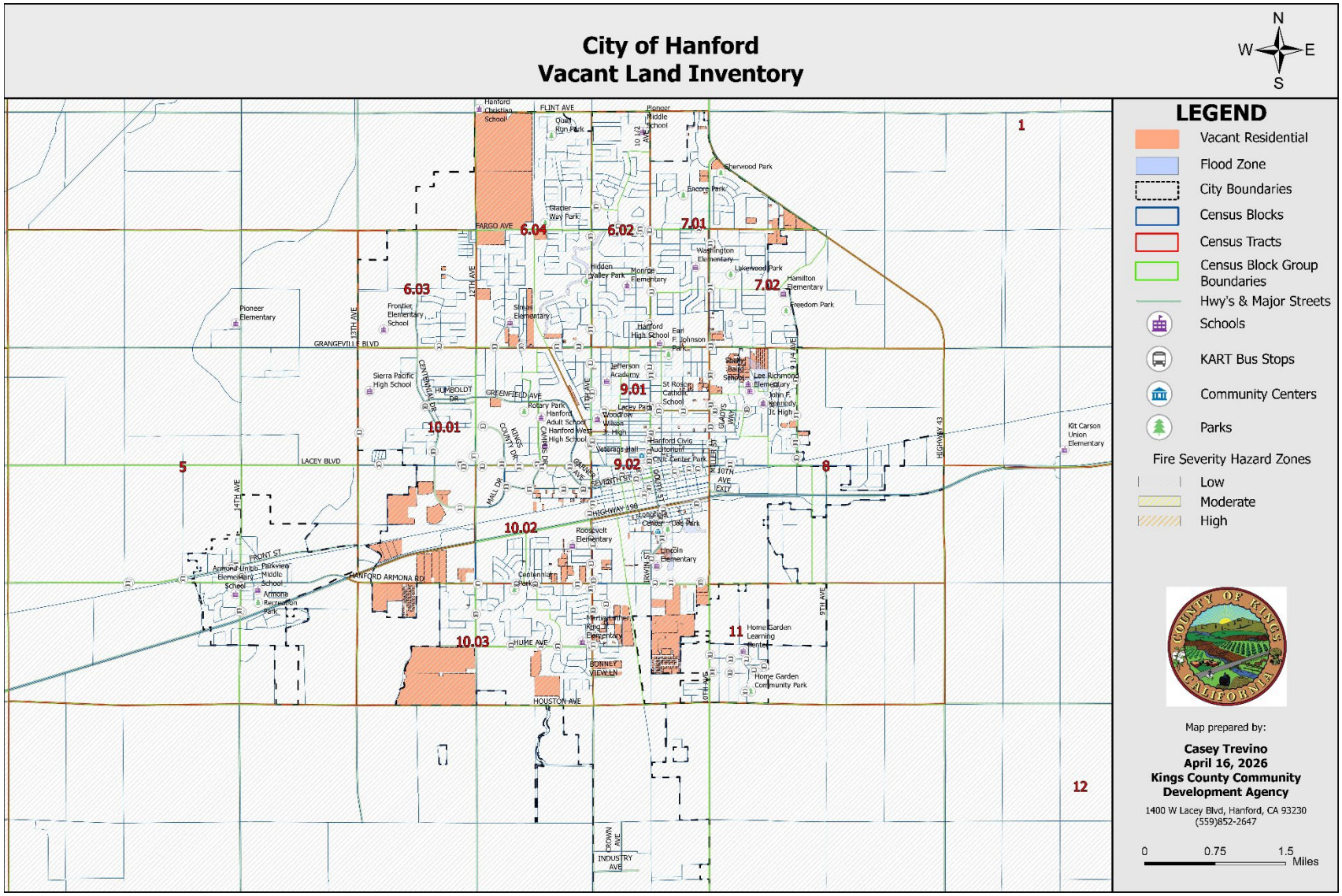
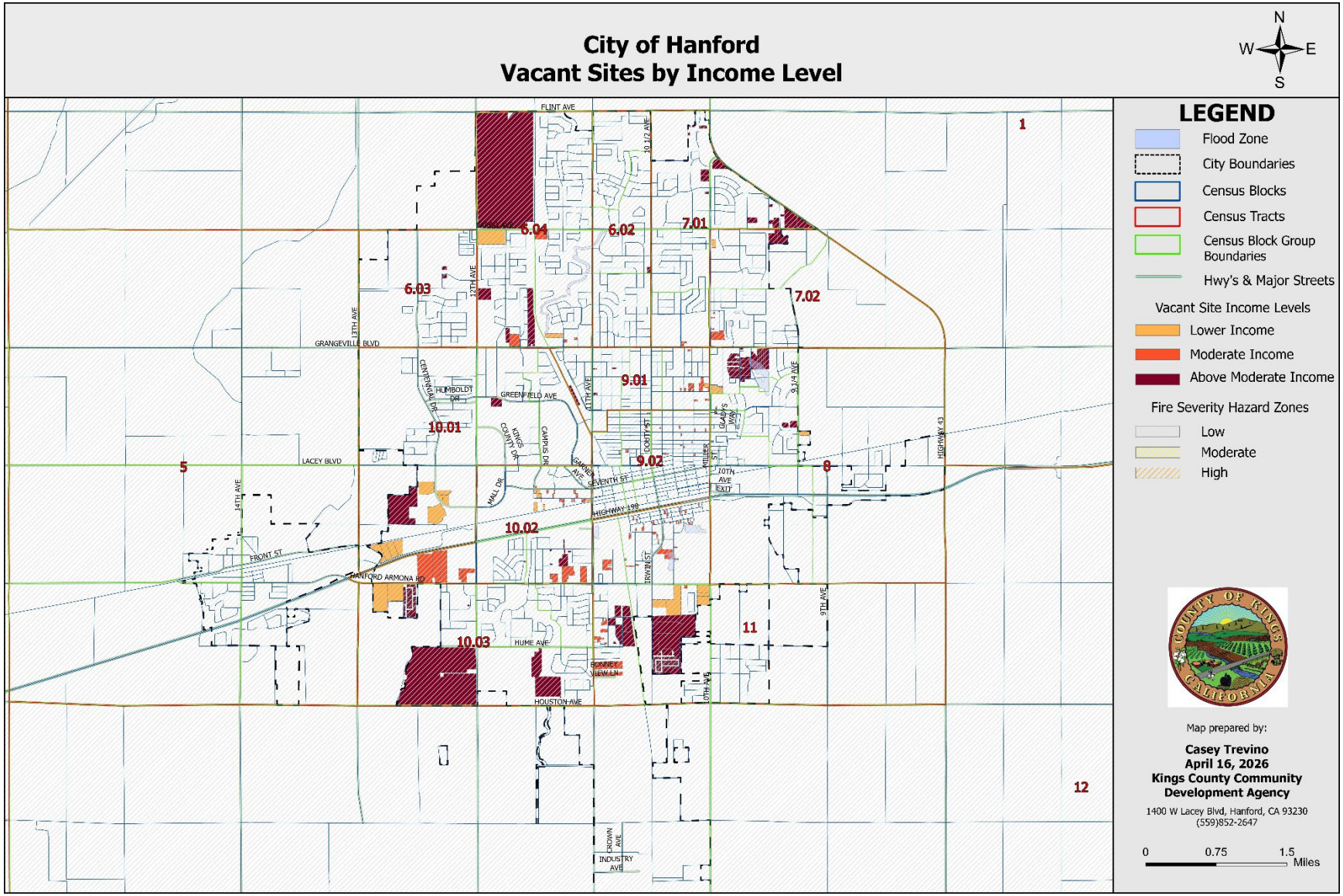


Figure 25: with Census Tracts & Block Groups



Redevelopment Potential of Under Utilized Sites

To comply with Government Code § 65583.2(c), the Housing Element must include a specific program addressing any vacant sites identified in two or more consecutive planning periods or non-vacant sites carried over from prior housing elements that are currently proposed to meet lower-income RHNA. These reused sites are presumed to face constraints that limit their development viability without additional intervention. Therefore, jurisdictions must include a clear, enforceable program that permits housing developments with at least 20 percent of units affordable to lower-income households by right, meaning without discretionary review, on these sites.

In Kings County and the City of Hanford, several parcels listed in the current Housing Element have also appeared in the 4th and 5th cycle housing elements as part of the inventory for accommodating lower-income housing. For example, portions of the Downtown infill parcels, 10th Avenue corridor, and Houston Avenue sites have been repeatedly listed without seeing significant housing development. These sites should now be subject to a by-right development program as required by law, and the Housing Element should:

- Identify each reused site explicitly in the Sites Inventory table.
- Reference their inclusion in multiple prior housing elements.
- Commit to permitting qualifying projects (with 20%+ lower-income units) without discretionary approval, including streamlined review and objective standards.
- Specify the zoning districts and densities applicable to each reused site, ensuring they meet the statutory thresholds for lower-income development (e.g., at least 20 du/acre for suburban jurisdictions).

This program ensures that reused sites do not remain speculative placeholders and are prioritized for actual affordable housing production during the current planning cycle.

For nonvacant parcels, the Housing Element provides a detailed description of existing uses, which may include single-family homes on multifamily-zoned land, aging commercial structures, or surface parking lots. Each nonvacant site is evaluated based on several key redevelopment indicators:

- Improvement-to-land value ratio (typically less than 1.0)
- Structure age and condition, particularly buildings older than 40 years
- Underutilization, such as a single dwelling on a large, multifamily-zoned lot
- Commercial or industrial properties with declining market viability or obsolete layout
- Local redevelopment trends and market feasibility based on nearby project proposals

Descriptions include whether a site contains a duplex, retail store, storage facility, or parking lot.

Figure 26: Representative Sites Analysis: Non-Vacant Lots

Large Lot – Single Family Residences over 1 acre

Site Characteristics		Site Suitability		Site Description and Factors Supporting Development
APN	**014-080-099-000**	Status	Non-Vacant	The site contains a large-lot single family residence on a 2.8-acre in an area formerly within Kings County's Jurisdiction. There is potential to divide the property into additional sites, while maintaining street frontage requirements and a 12,000 sq. ft. minimum lot size. Based on the neighboring sites, which are generally 20,000 sq. ft., approximately 3 additional sites could be accommodated (one north of the residence and 2 to the south).
Location	**9434 FARGO AVE**	Type	Single-Family Residential	
Site Acreage	2.8	Ownership:	Private	
Developable acres	2	Year Built	1990	
Zoning	R-L-12	FAR:	.03	
Density	2-4 units/acre			
Potential Units	3			
Income Category	Above Mod			

Figure 27: Similar Properties – 7536 10th Avenue

Address	APN	Zoning	Lot Size (Sq. ft.)	Acres	Density Range	Unit Potential
7536 10TH AVE	007-070-002-000	Low-Density Residential R-L-12	98881.2	2.27	1 to 3	3

Figure 28: Similar Properties – 7584 10th Avenue

Address	APN	Zoning	Lot Size (Sq. ft.)	Acres	Density Range	Unit Potential
7584 10TH AVE	007-070-003-000	Low-Density Residential R-L-12	104979.6	2.41	1 to 3	4

Figure 29: Similar Properties – 8521 12th Avenue

Address	APN	Zoning	Lot Size (Sq. ft.)	Acres	Density Range	Unit Potential
8521 12TH AVE	008-410-001-000	Low-Density Residential R-L-12	149846.4	3.44	1 to 3	5

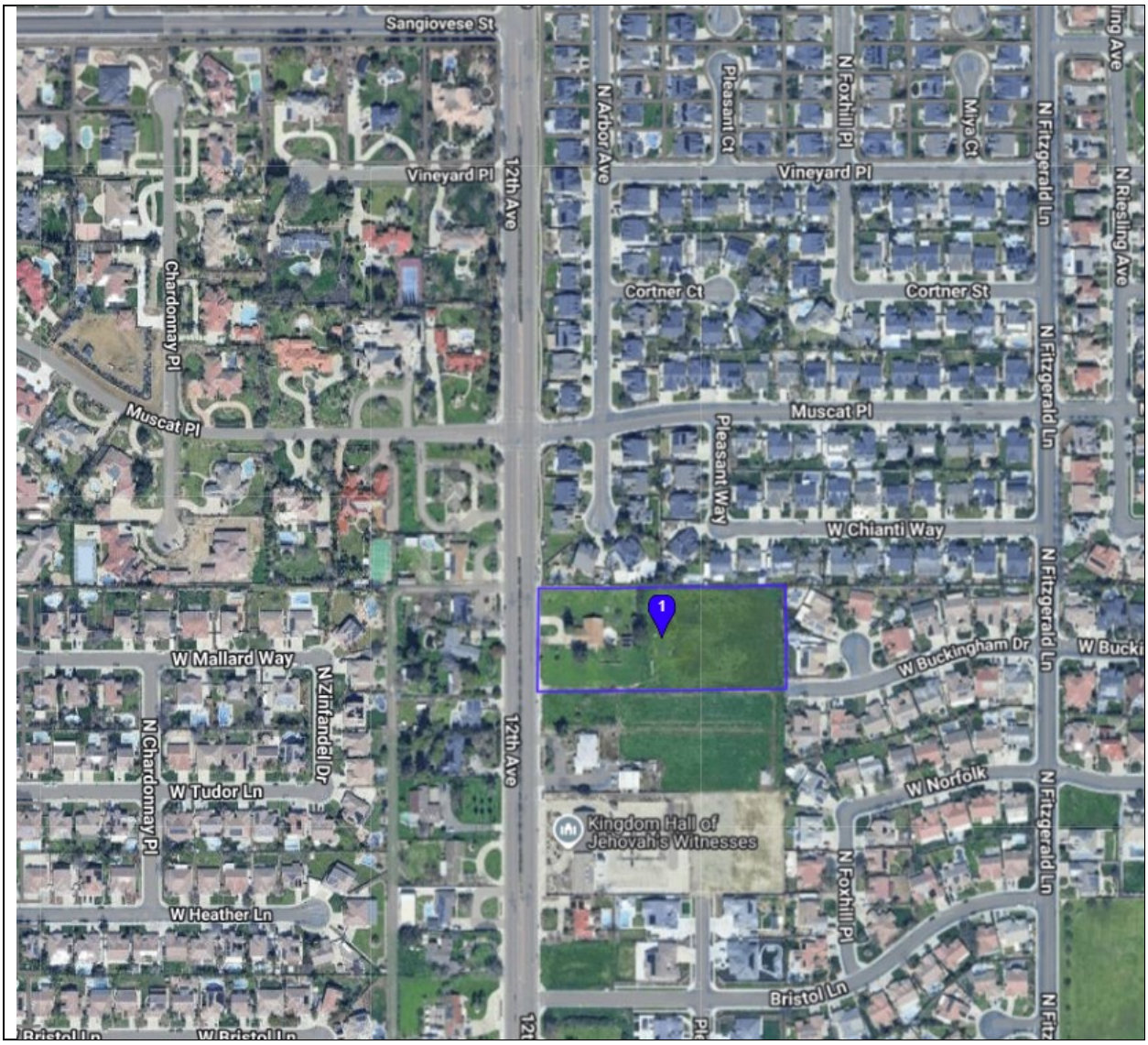


Figure 30: Similar Properties – 10711 Thompson Drive

Address	APN	Zoning	Lot Size (Sq. ft.)	Acres	Density Range	Unit Potential
10711 THOMPSON DR	011-420-035-000	Low-Density Residential R-L-5	217800	5	2 to 10	15
Assumption: 165,000 sq. ft. of development potential, 4 units per acre (consistent with R-L-5 average) = 15 units						
Site Aerial:						

Usable Site Opportunity:

Figure 31: Similar Properties – 11339 Jones Street

Address	APN	Zoning	Lot Size (Sq. ft.)	Acres	Density Range	Unit Potential
11339 JONES ST	011-420-039-000	Low-Density Residential R-L-5	108900	2.5	2-10	7
Assumption: 76,000 sq. ft. of development potential, 4 units per acre (consistent with R-L-5 average) = 7 units						
Site Aerial:						

Usable Site Opportunity:

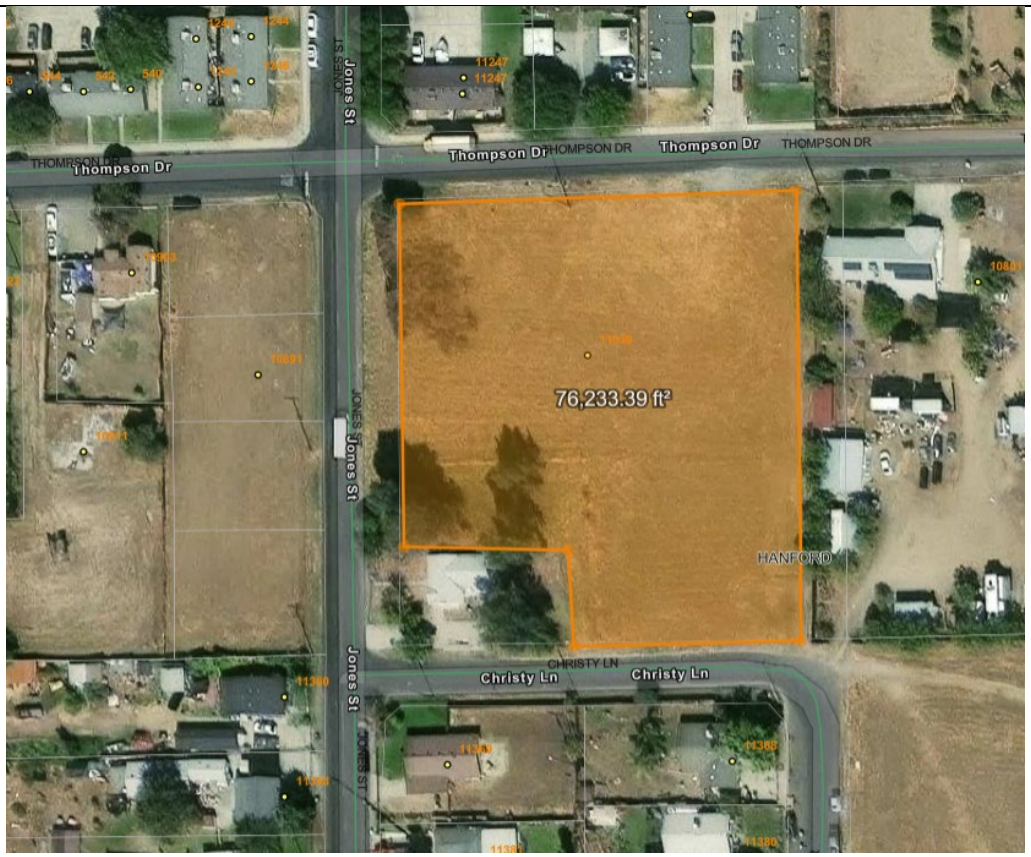


Figure 32: Similar Properties – 10796 Thompson Drive

Address	APN	Zoning	Lot Size (Sq. ft.)	Acres	Density Range	Unit Potential
10796 THOMPSON DR	011-420-041-000	Low-Density Residential R-L-5	134600.4	3.09	2 to 10	7
Assumption: 79,000 sq. ft. of development potential, 4 units per acre (consistent with R-L-5 average) = 7 units						
Site Aerial:						

Usable Site Opportunity:

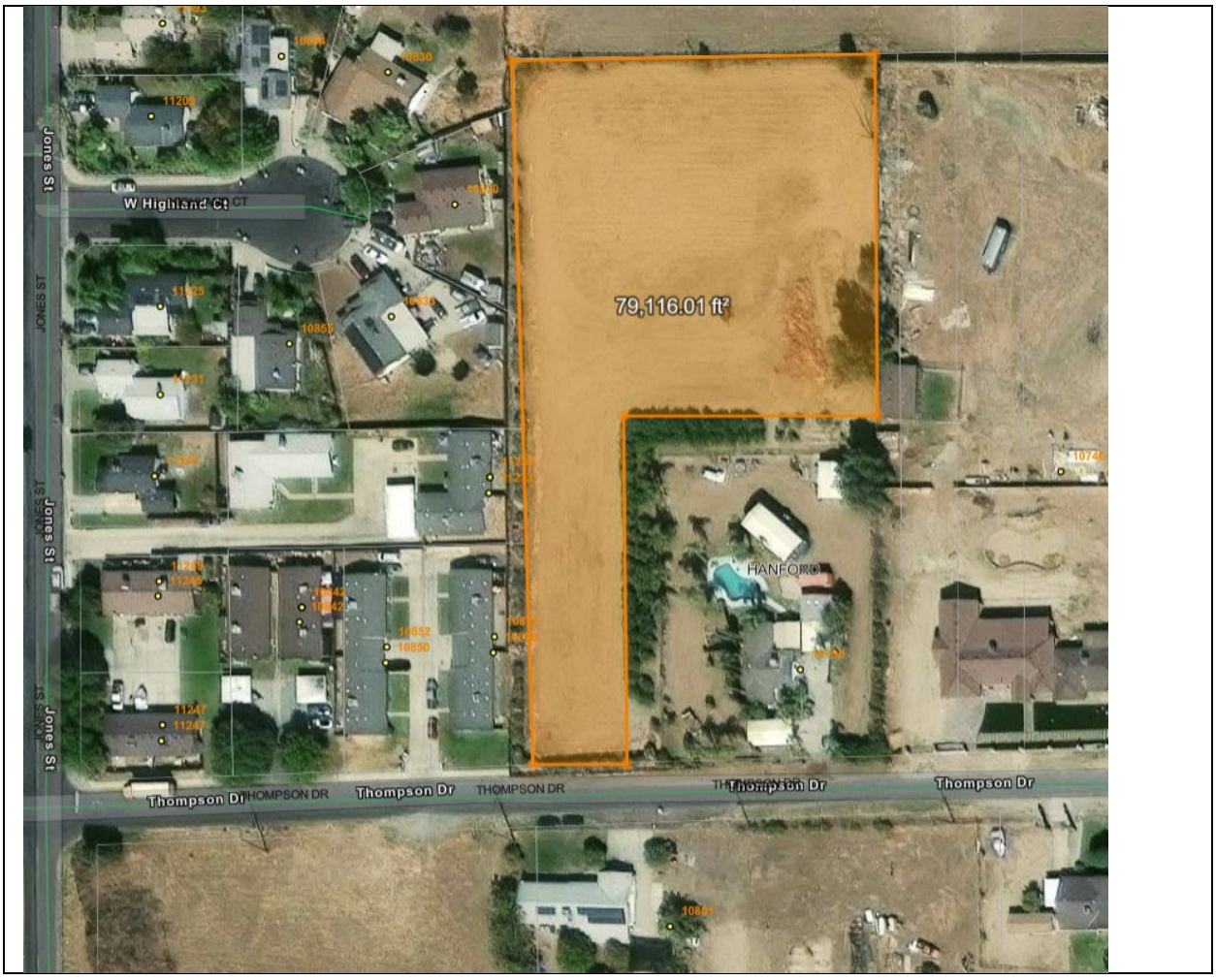


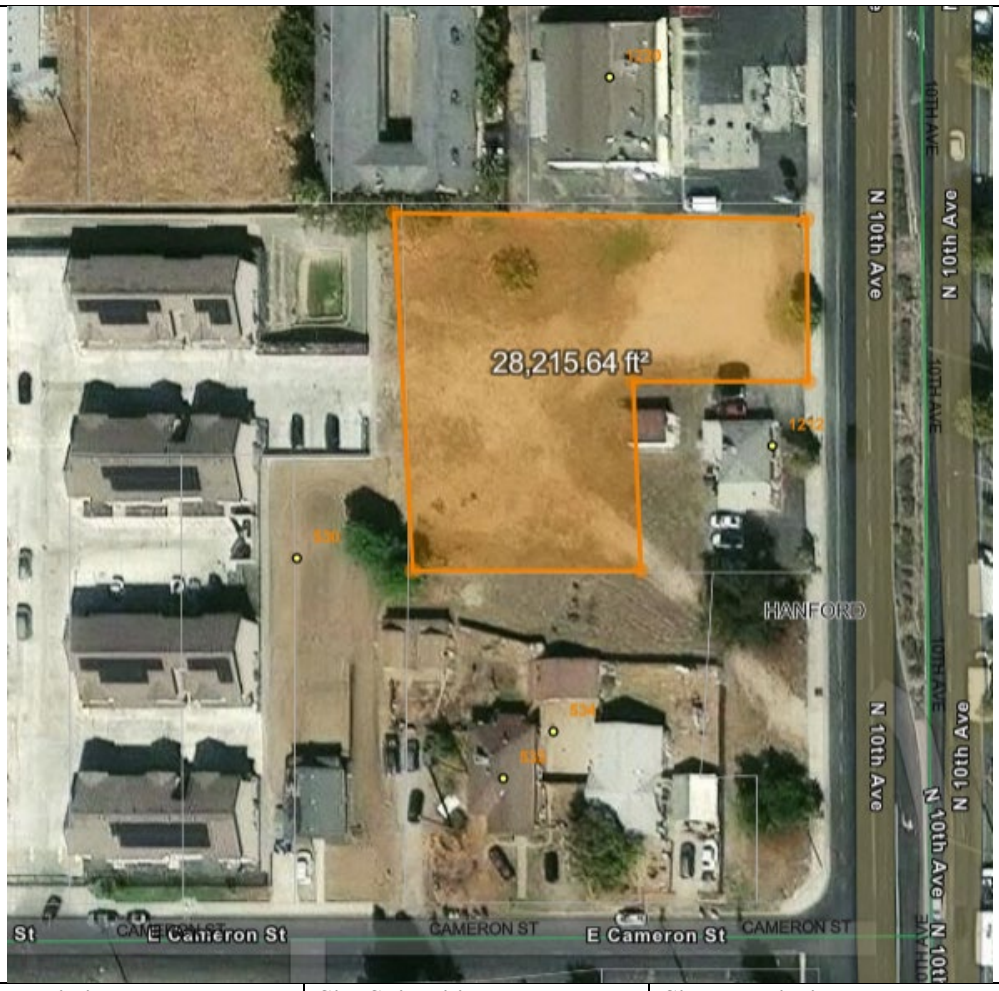
Figure 33: Similar Properties – 382 Thompson Drive

Address	APN	Zoning	Lot Size (Sq. ft.)	Acres	Density Range	Unit Potential
382 THOMPSON DR	011-420-056-000	Low-Density Residential R-L-5	182516.4	4.19	2 to 10	11
Assumption: 123,000 sq. ft. of development potential, 4 units per acre (consistent with R-L-5 average) = 11 units						
Site Aerial:						

Usable Site Opportunity:

Figure 34: Representative Sites Analysis: Mixed-Use Sites

Mixed-Use Sites



Site Characteristics		Site Suitability		Site Description and Factors Supporting Development
APN	010-121-050-000	Status	Non-Vacant	The site is considered underutilized with improvements on site exceeding 50 years in age. The parcel is largely surrounded by residential development. With access to the major arterial, 10th Avenue, there is potential of the site to be developed for multi-family at a medium- to high-density. An estimated 10 units is assumed, based on a realistic density of 16 units per acre, with approximately 28,000 sq. ft. available for development.
Location	1212 N 10TH AVE	Type	Commercial	
Site Acreage	.91	Ownership:	Private	
Developable acres		Year Built	1972	
Zoning	MX-C	FAR:	.03	
Density		Improvement: Land Value	2.8	
Potential Units				
Income Category	Low			

Figure 35: Small Shed Structures on High-Density Site

Site Characteristics		Site Suitability		Site Description and Factors Supporting Development
APN	008-410-054-000	Status	Non-Vacant	The site was formerly owned by the YCMA. The closure of the YMCA in 2014 and the sale of the site to a church reduced the use of the site to the southern parcel, occupied by the former gymnasium and tennis courts, which are now used by a pickleball group. The northern portion is mostly vacant, except for two small shed structures.
Location	1010 W Grangeville Blvd	Type	Small shed structure	
Site Acreage	3.53 acres	Ownership:	Private	
Developable acres	3.53	Year Built	unknown	
Zoning	R-H	FAR:	.03	
Density	14-29			
Potential Units	56			
Income Category	Low			

Infrastructure and Public Services Availability

The current infrastructure has the capacity to accommodate the level of growth in the RHNA for the City of Hanford, however, according to Water, Sewer, and Storm Drain Master Plans, in the next ten year significant infrastructure improvements are necessary/planned. An example of a recent infrastructure improvement was the 2019 East Side Sewer Trunk Main project which included the construction of a sewer trunk main from the City's Wastewater Treatment Facility on Houston Avenue near 11th Avenue, east along

Houston Avenue to 9th Avenue and then north to an existing sewer main in Lacey Boulevard. The sewer trunk line is intended to be a 24-30-inch diameter pipe from the Wastewater Treatment Facility to the intersection of 9th Avenue and Hanford-Armona Road. The sewer trunk line is intended to be a 24-inch diameter in 9th Avenue from Hanford-Armona Road north to Lacey Boulevard. The sewer trunk main would be constructing within existing rights of way of Houston Avenue and 9th Avenue. The total length of sewer main is proposed to be approximately 3.8 miles. Total land disturbance will be approximately 7 acres. This can include, but is not limited to, roads, bridges, or water/sewer infrastructure.

Hanford's WWTP, located west of 11th Avenue, currently has a design capacity of 6.0 million gallons per day (MGD) and treats an average of 4.2 MGD, indicating unused capacity of approximately 1.8 MGD (30%) as of 2023. According to the 2022 Infrastructure Master Plan and data from the City's Public Works Department, planned improvements in Hanford include pipe rehabilitation and expansion in east Hanford and North Hanford Specific Plan areas. The City has capacity reservation agreements and mitigation fee programs in place to prioritize development aligned with the Housing Element.

Mixed Use Analysis

18 mixed-use sites are utilized to accommodate the RHNA. The mixed use sites are a combination of the MX-N Neighborhood Mixed Use and MX-C Corridor Mixed Use zones. Both mixed use zones allow high-density residential development along with commercial uses – both vertical and horizontal mixed use is allowed in each zone. The MX-N Neighborhood Mixed Use zone district requires a residential component for development, up to 75% of the site. The MX-C Corridor Mixed Use zone allows for non-residential development, though general plan policy encourages mixed-use:

> *Policy L66 Typical Uses in Corridor Mixed Use Land Use Designation*
>
> Define the uses allowed in the Corridor Mixed Use land use designation to include small- and medium-scale commercial providing primarily day-to-day goods and services, office, and multi-family dwellings along with horizontal and vertical mixed use developments that include these uses. Typical uses include duplexes, townhomes, apartments, markets, small retail shops, eating establishments, offices, service stations, medical and dental offices, convenience stores, dry cleaning and laundry services, beauty salons, and other similar uses. Both vertical and horizontal mixed-use developments are encouraged.

Table 29: Mixed Use Sites to Accommodate RHNA

APN	Zone	Density Range		Acreage	Lower RHNA	Moderate RHNA	Above Moderate RHNA	Total RHNA
14181012000	MX-C	14	29	0.17708907	0	1	0	1
10121050000	MX-C	14	29	0.90853994	10	0	0	10
10132035000	MX-C	14	29	0.33425161	0	5	0	5
10121058000	MX-C	14	29	0.18071625	0	3	0	3
14161015000	MX-C	14	29	1.5	24	0	0	24
11010042000	MX-C	14	29	5.26	84	0	0	84
11010043000	MX-C	14	29	5.26	84	0	0	84

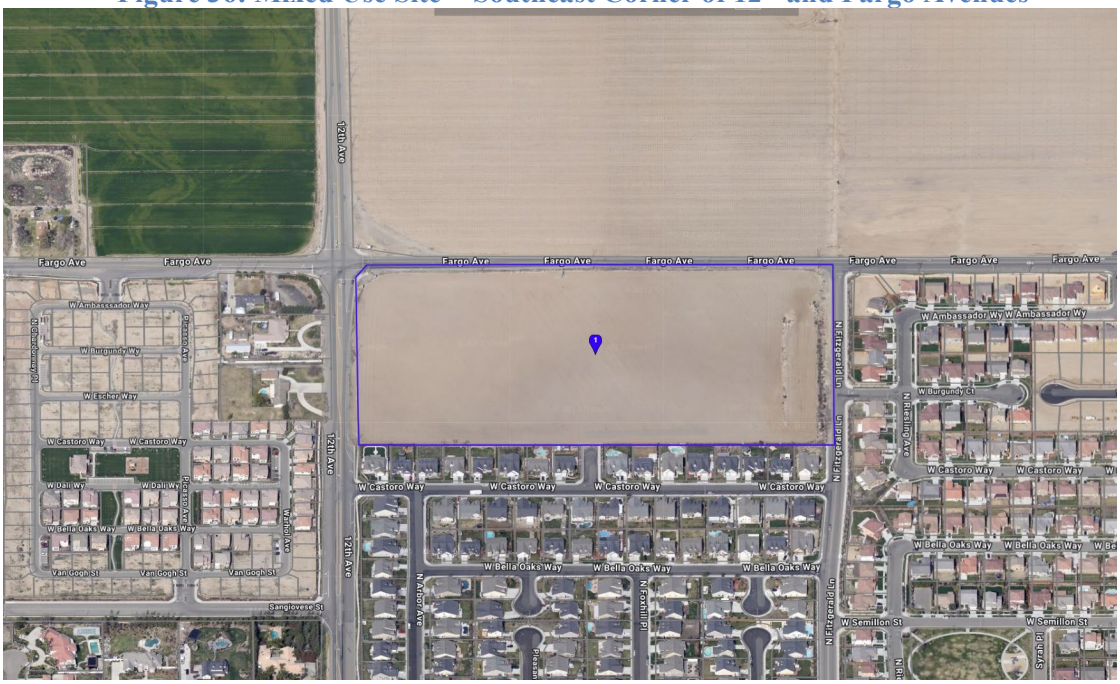
11040005000	MX-C	14	29	13.3	213	0	0	213
14161014000	MX-C	14	29	0.17217631	0	3	0	3
14161049000	MX-C	14	29	0.56	9	0	0	9
14161050000	MX-C	14	29	2.82	45	0	0	45
11010044000	MX-C	14	29	5	80	0	0	80
11010041000	MX-C	14	29	5.56	89	0	0	89
11040004000	MX-C	14	29	21.15	338	0	0	338
11440031000	MX-N	14	29	2	32	0	0	32
11440030000	MX-N	14	29	4.18	67	0	0	67
11440032000	MX-N	14	29	4.64	74	0	0	74
8360028000	MX-N	14	29	19.17	307	0	0	307

A review of past entitlements revealed that the MX-C Corridor Mixed Use designation develops with a residential component approximately 50% of the time, however, sites over one acre have a higher likelihood of residential development. Sites over 5 acres, especially when already proximal to commercial development, have the highest likelihood of being developed for 100% residential development. Additionally, the City of Hanford will provide incentives for development of mixed-use zones for 100% residential development, as well as implement performance standards requiring sites over 5 acres to provide a minimum 25% residential component.

Mixed-Use Site Opportunity

APN: 008-360-028
Zone: MX-N

Figure 36: Mixed Use Site - Southeast Corner of 12th and Fargo Avenues



The parcel located at 008-360-028 has a high likelihood of developing for as multi-family, due to its location and proximity to existing residential and planned residential uses. The General Plan provides multiple policies requiring the development of the site for mixed-use:

3.6 Mixed Land Use

The intent of the mixed-use land use designations is to provide for a mixture of stores, services, restaurants, offices, and homes (dwelling units) in close proximity, thereby allowing residents to work and shop close to home and reduce the length and frequency of trips between home, work, shopping, and services. This contributes to opportunities to increase the use of public transit, reduce auto dependency, provide a wider range of housing choices, and promote activity during more hours of the day. Both vertical and horizontal mixed-use developments are encouraged in the mixed use designations. The Hanford Zoning Ordinance provides the enforcement mechanism to implement the identified policies.

Mixed Use Land Use Designations Goals
Goal L15: More opportunities for mixed use projects.
Goal L16: A mix of land uses, vertical, horizontal or both, at appropriate locations in the city.

Goal L17: A mixture of commercial shopping and services with multi-family residential dwellings in a vibrant, walkable environment.

Goal L18: Opportunities to design land uses that meet people's residential and shopping needs while reducing reliance on automobiles.

3.6.1 Neighborhood Mixed Use

Policy L60 Purpose of Neighborhood Mixed Use Land Use Designation

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

Policy L61 Typical Uses in Neighborhood Mixed Use Land Use Designation

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

Policy L62 Design of Neighborhood Mixed Use Land Use Designation

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

Policy L63 Location and Size of Neighborhood Mixed Use Land Use Designation
Locate Neighborhood Mixed Use land use designations on eight (8) to twenty-five (25) acres at roughly one-mile intervals on one corner of an intersection of an arterial street and an arterial or collector street. This land designation takes the place of the Neighborhood Commercial land use designation on some corners.

3.14.2 Northwest Planning Area
The Northwest Planning Area is primarily located east of 13th Avenue, north of Fargo Avenue, west of the BNSF Railroad tracks, and south of Flint Avenue. The land around the intersection of Fargo Avenue and 12th Avenue would serve as the neighborhood commercial hub. Most of the land is currently being farmed and some land is subject to Williamson Act Contract.

Policy L161 Northwest Growth Limitation
Approve new development projects in the Northwest Planning Area only within the 2035 Development Boundary until such time as the boundary is expanded in accordance with General Plan policies.
Policy L162 Northwest Higher Density Residential Uses

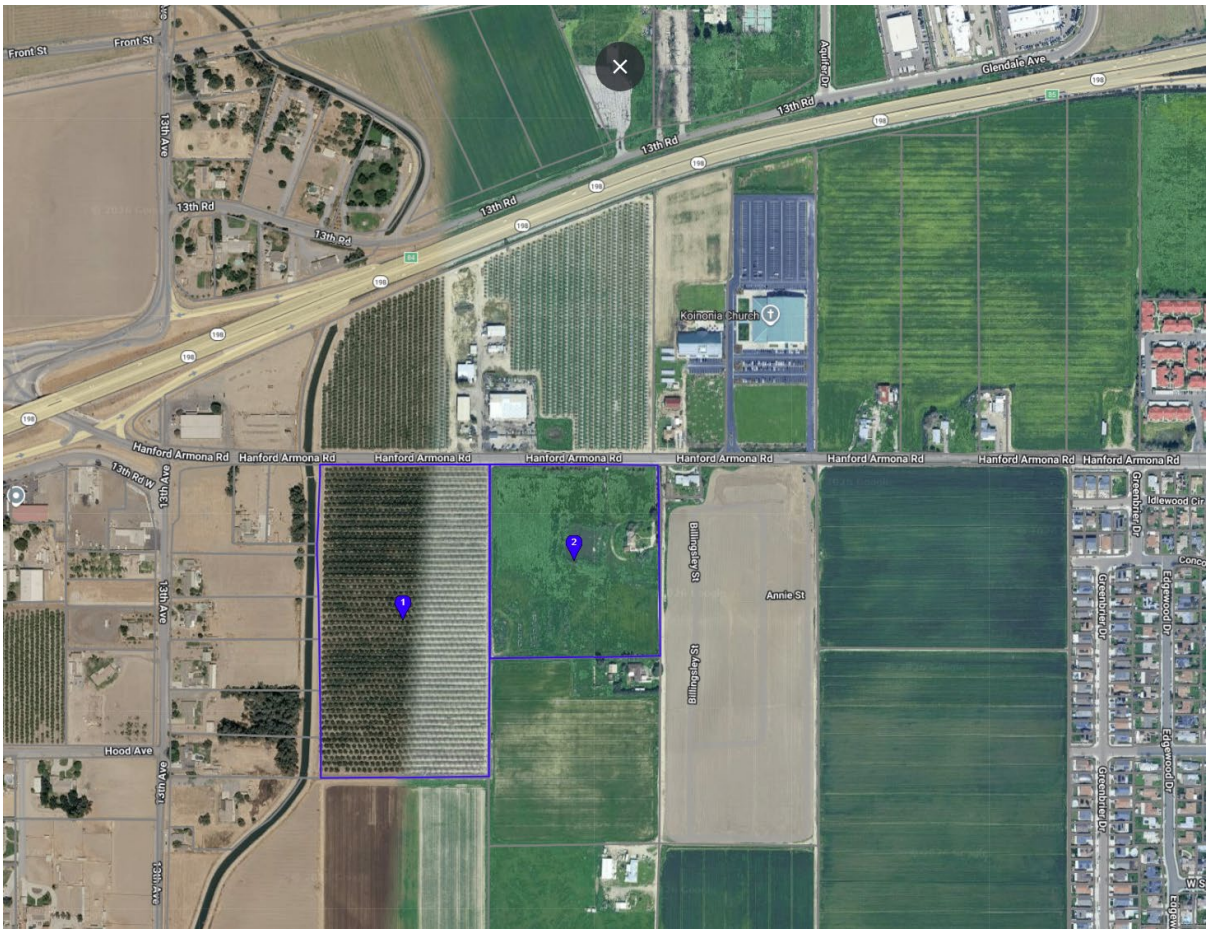
Support the development of higher density residential uses in close proximity to the neighborhood commercial development at the intersection of Fargo Avenue and 12th Avenue with a gradual transition to lower density, single-family residential uses.

Policy L163 Northwest Neighborhood Commercial Center
Encourage a **new mixed use neighborhood commercial center** to serve residents of the Northwest Planning Area at the intersection of Fargo Avenue and 12th Avenue.

APN(s): 011-040-004-000 and 011-040-005

Zoning: MX-C

Figure 37: Mixed Use Site - Hanford-Armona Road, East of 13th Avenue



The parcels located at 011-040-004-000 and -005 have a high likelihood of developing as either a majority residential or all residential, based on:

1. Developer interest:

    a. The City has received inquiries from developers in this area to develop multi-family residential housing, especially as the majority of the sites in the southwest quadrant of the City have been entitled or developed.

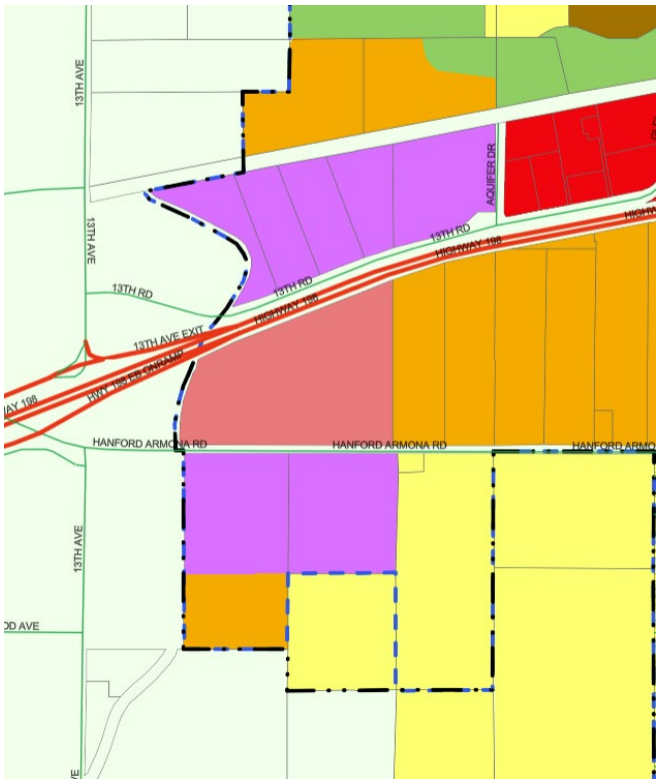
2. Proximity to single-family residential:

    a. As discussed above, the majority of the southwest quadrant has been entitled or developed as single-family residential. Developers have already expressed interest in developed multi-family within this area, to accommodate a varied housing stock, to allow various options for residential housing opportunities.

3. The proximity to a nearby commercial designation:

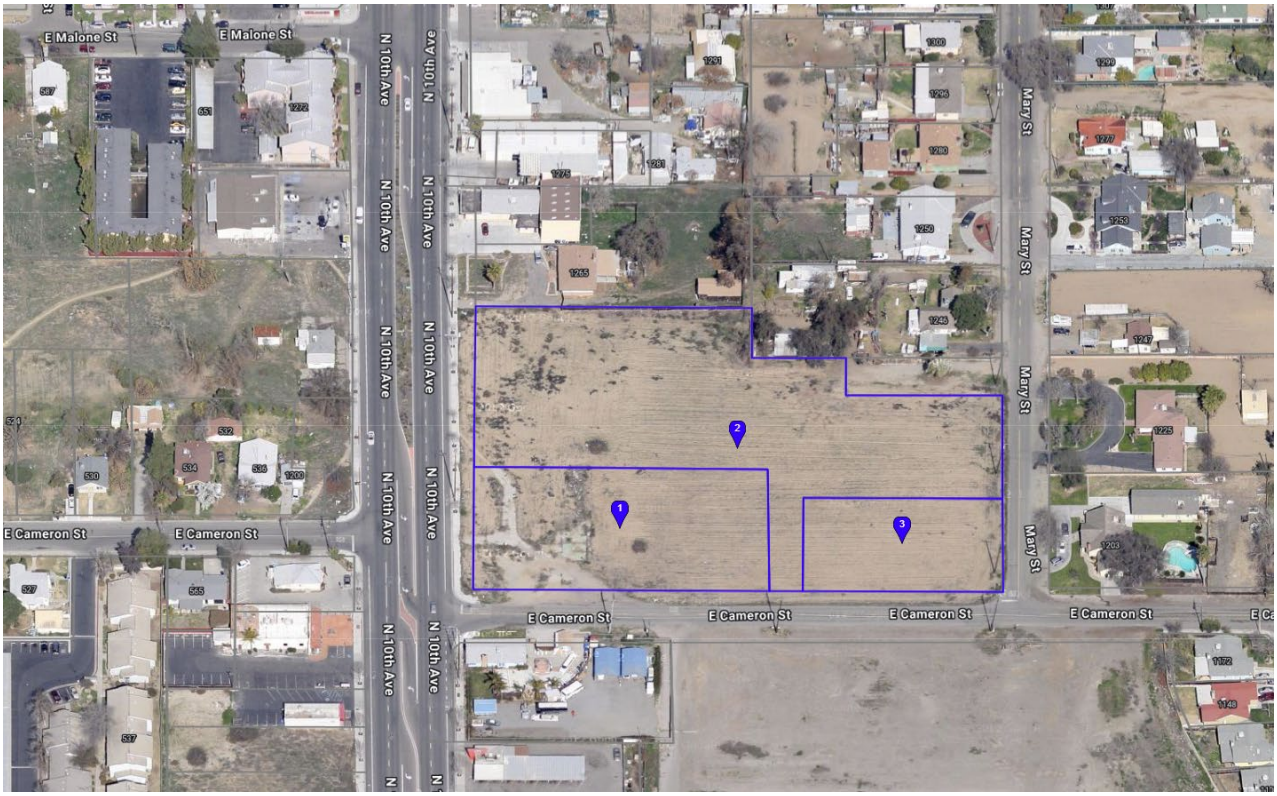
a. Directly north of this site, a 25-acre Regional Commercial site is designated. Recent discussions with commercial developers have indicated a difficulty to attract commercial users, especially as online retail remains popular. Developers have discussed the possibility of allowances for multi-family in commercial zones or the City's ability to support rezones in some cases to allow residential opportunities. Given the downward trend of commercial uses, the City would expect these vacant mixed-use sites to develop largely (if not wholly) as multi-family residential .

Figure 38: Proximity of Mixed-Use Site to Commercial Opportunity



APN(s): 014-161-015, -049, and -050
Zoning: MX-C

Figure 39: Mixed Use Site - 10th Avenue and Cameron Street



The properties are under singular ownership – the total size of the parcels is 4.86 acres. Given the aggregate size of the parcel, based on recent development trends, the City expects this site would develop as either majority or wholly multi-family development. Given the location of the site on 10th Avenue, a major arterial, as well as the proximity to existing commercial uses, the site could be adequately served by nearby services and develop as multi-family residential. Additionally, as an infill site, the site would be able to be streamlined for CEQA review. The General Plan envisions this area as a vertical or horizontal mixed-use area.

3.6.2 Corridor Mixed Use

Policy L65 Purpose of Corridor Mixed Use Land Use Designation

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

Policy L66 Typical Uses in Corridor Mixed Use Land Use Designation

Define the uses allowed in the Corridor Mixed Use land use designation to include small- and medium- scale commercial providing primarily day-to-day goods and services, office, and multi-family dwellings along with horizontal and vertical mixed use developments that include these uses. Typical uses include duplexes, townhomes, apartments, markets, small retail shops, eating

establishments, offices, service stations, medical and dental offices, convenience stores, dry cleaning and laundry services, beauty salons, and other similar uses. Both vertical and horizontal mixed-use developments are encouraged.

Mixed Use Program:

By July 2027, the City will establish an incentive program to promote residential development in the MX-C zone. Incentives and strategies to be considered include but are not limited to:

- Outreach and marketing to property owners and developers
- Increased density and modification to development standards
- Fee deferrals
- Priority processing
- Ministerial review, including ministerial lot line adjustments

In addition to complying with No Net Loss Law (Government Code section 65863), the City will annually monitor progress on MX-C zoned sites and if progress is not made toward residential development, the City will complete alternative strategies, as appropriate, including but not limited to establishing residential performance standards or rezoning additional sites to promote residential development. (See Program 3.4 c)

Small Site Analysis

Sites smaller than 0.5 acres

A parcel smaller than one half acre is considered inadequate to accommodate housing affordable to lower income households, unless the housing element demonstrates development of housing affordable to lower income households on these sites is realistic or feasible. While it may be possible to build housing on a small parcel, the nature and conditions (i.e., development standards) necessary to construct the units often render the provision of affordable housing infeasible. The housing element must consider and address the impact of constraints associated with small lot development on the ability of a developer to produce housing affordable to lower income households. To demonstrate the feasibility of development on this type of site, the analysis must include at least one of the following:

- An analysis demonstrating that sites of equivalent size were successfully developed during the prior planning period with an equivalent number of lower income housing units as projected for the site.

- Evidence that the site is adequate to accommodate lower income housing. Evidence could include developer interest, potential for lot consolidation, densities that allow sufficient capacity for a typical affordable housing project, and other information that can demonstrate to HCD the feasibility of the site for development. For parcels anticipated to be consolidated, the housing element must include analysis describing the jurisdiction's role or track record in facilitating small lot consolidation, policies or incentives offered or proposed to encourage and facilitate lot consolidation, conditions rendering parcels suitable and ready for consolidation such as common

ownership, and recent trends of lot consolidation. The housing element should include programs promoting, incentivizing, and supporting lot consolidations and/or small lot development.

- A site may be presumed to be realistic for development to accommodate lower income housing need if, at the time of the adoption of the housing element, a development affordable to lower income households has been proposed and approved for development on the site

The housing element must also describe existing and proposed policies or incentives the jurisdiction will offer to facilitate development of small sites. Examples of program incentives for lot consolidation include deferring fees specifically for consolidation, expediting permit processing, providing flexible development standards such as setback requirements, reduced parking or increased heights, committing resources for development of affordable housing on small sites, or increasing allowable density, lot coverage or floor area ratio.

Sites smaller than 0.5 acres are generally not considered appropriate to accommodate the housing needs of lower-income households unless an analysis demonstrates the suitability of these sites to facilitate development of housing for lower-income households. The City does not use any sites under 0.5 acres to accommodate the lower-income RHNA.

Large Sites Analysis (>10 Acres)

Step 3B: Sites larger than 10 acres

Parcels larger than 10 acres are considered inadequate to accommodate housing affordable to lower income households, unless the housing element demonstrates development of housing affordable to lower income households on such sites was successful during the prior planning period, or there is other evidence that the site is realistic and feasible for lower income housing.

Definition of a Large Site For purposes of this requirement, “site” means that portion of the parcel designated to accommodate lower income housing needs. For example, a parcel greater than 10 acres in size could have to be split zoned, have an overlay zone with identified boundaries, or be identified in a specific plan that provides for subdivision of the parcel. If the specified boundaries of the site identified to accommodate the RHNA for lower income is less than 10 acres in size, then the large site analysis would not be required. However, the analysis must describe how the development will work on the site, including opportunities and timing for specific-plan development, further subdivision, or other methods to facilitate the development of housing affordable to lower income households on the identified site within the planning period. End definition

To demonstrate the feasibility of development on this type of site, the analysis must include at least one of the following:

• An analysis demonstrating that sites of equivalent size were successfully developed during the prior planning period with an equivalent number of lower income housing units as projected for the site.

• Evidence that the site is adequate to accommodate lower income housing. Evidence may include developer

interest, proposed specific-plan development, potential for subdivision, the jurisdiction's role or track record in facilitating lot splits, or other information that can demonstrate to HCD the feasibility of the site for development. The housing element should include programs promoting, incentivizing, and supporting lot splits and/or large lot development.

• A site may be presumed to be realistic for development to accommodate lower income housing need if, at the time of the adoption of the housing element, a development affordable to lower income households has been proposed and approved for development on the site.

Sites larger than 10 acres are generally not considered appropriate to accommodate the housing needs of lower-income households unless an analysis demonstrates the suitability of these sites these sites to facilitate development of housing for lower-income households. The City has identified 5 sites to accommodate the lower-income RHNA, as follows:

Table 30: Sites over 10 Acres to Accommodate the Lower-Income RHNA

APN Number	Size	Zone	Density	Lower Units	Total Units
011-040-004	21.15 acres	MX-C	14-29 units/acre	338	338
008-360-028	19.17 acres	MX-N	14-29 units/acre	307	307
011-440-027	14.6 acres	R-H	14-29 units/acre	234	234
011-040-005	13.3 acres	MX-C	14-29 units/acre	213	213
011-020-045	13.11 acres	R-H	14-29 units/acre	210	210

Generally, developments assisted by state funding are comprised of approximately 50 to 150 units but can also be smaller or larger depending on different circumstances such as special needs, smaller rural areas and multiple phased developments. In the San Juaquin Valley, several 100 percent affordable developments have occurred. Examples include:

Table 31: Recent Developments on Large Sites

Project	Acreage	Affordable Units	Market Rate	Total Units
Parc Grove Commons	24 acres	213	2	215
Ben Maddox Property - Visalia	10.8 acres	292	0	292
Lovers-Caldwell Property	11.4 acres	342	0	342
Demaree Street Apartments - Visalia	7.62 acres	220	2	222
Caldwell Apartments – Tulare County		303	3	306

Fiddyment Apartments – Placer County				330
Anton Power Inn – Sacramento County				194
Monarch – Sacramento County				241
4995 Stockton Boulevard – Sacramento County		198	2	200
The Lyla – Sacramento County		291	3	294
Asteria Flats		234	2	236

Based on these recent developments and approximate range of 200 to 300 units for larger sites, the 5 sites identified are considered suitable and appropriate to facilitate the development of housing for lower income households. In addition, based on conversations with non-profit developers, sites larger than 10 acres are suitable to facilitate development of housing affordable to lower income households and could be developed in phases and combined with different unit types such as single family. Finally, to further facilitate affordability on these larger sites, through Program 3.4 b, the City will establish incentives such as priority processing, fee deferrals and ministerial lot splits.

The Housing Element confirms that all large parcels:

- Are under single ownership, minimizing entitlement risks;
- Are within areas identified in the City's CIP for infrastructure expansion;
- Are supported by specific plans or community development frameworks encouraging mixed-income housing.

Moreover, development trends in the unincorporated areas of Kings County reflect a shift toward higher-density, phased developments on large sites when located near services and transit corridors. These conditions collectively support the conclusion that such parcels have realistic development capacity for affordable housing during the 2024–2032 cycle.

Figure 40: Representative over 10 acres proposed to be utilized for lower-income

E of 10 1/2 Ave, S of Hanford Armona Road	APN	General Plan / Zoning Designation	Lot Size (s.f.)	Acreage	Density (Units/acre)	Realistic Density (Units/acre)	Potential Units Lower Income
	011-440-027-000	High-Density Residential RH	635976	14.60	14 to 29	16	234

Hanford Armona Rd
E Hanford Armona Rd
E Hanford Armona Rd
Immaculate Heart of Mary Church
10 1/2 Ave
10 1/2 Ave
10 1/2 Ave
W Highland St
Thompson Dr
San Madina Dr
S Jordan Way
San Emidio Ct
San Marino Ct
Sydney Ct

Image
60' street right-of-way
320.40 ft
4 ac
4 ac
5 ac
HANFORD ARMONA RD
HANFORD
10 1/2 AVE
SIDNEY AVE

The site has potential to be subdivided and phased. The site is zoned R-H High-Density Residential, which requires a minimum lot size of 5,000 square feet and 40 feet of frontage. Therefore, there is potential to improve the site's eastern frontage along the Gilkey Lane alignment and southern frontage along the Thompson Road alignment, in order to subdivide the site into multiple parcels for phased development. (sample above, taking into account 60' local roads.

Policy

The City will commit to processing TPMs for large-lot development for low-income projects on an expedited timeline.

Program 3.4 (b): Lot Merger and Subdivision

There are a number of parcels larger than 10 acres that could support single-family and/or multi-family housing at a range of affordability levels. As needed to facilitate the development of housing, the City shall facilitate lot mergers (aka lot consolidation) or subdivision (aka lot splitting) to promote the efficient use of land for residential development in compliance with the Subdivision Map Act and local ordinances, when an applicant submits an application.

On a case-by-case basis, the City may use any of the strategies below to facilitate housing development:

Assist developers/property owners in identifying opportunities for lot consolidation or lot splitting.

Continue to streamline the processing of requests for lot mergers and lot subdivisions concurrent with other development reviews.

Encourage the use of planned unit developments or master plans to provide a cohesive strategy for the development of large lots.

Units Built or Under Construction and Planned or Approved Projects

Jurisdictions can credit units from approved or projects pending approval to meet a portion of the RHNA. Each jurisdiction's Housing Element includes a list of all residential projects that are planned or approved and scheduled to be built by the end of the current RHNA projection period.

Table 32: Pending Projects Towards RHNA

Tract #	Name	Subdivider	Location	APN	Zone	Date of Approval	Acres	Number of Units	Income Category
Under Construction – Single Family									
902	Live Oak North	Century Homes	N of Hume, W of 12th	multiple	R-L-5	3/23/2012	20.5	99	Above Moderate

915	The Enclave (PUD 2018-01)	Enclave Developers, LLC	W of Centennial, S of Lacey	multiple	R-L-5	6/26/2018	14.12	66	Above Moderate
937	Billingsly	DR Horton	S of HAR, btw 12 & 13th	multiple	R-L-5	1/24/2023	21.12	95	Above Moderate
938	Lunaria	DR Horton	10 1/2 btw HAR &Houston	multiple	R-L-5	6/13/2023	95	350	Above Moderate
940	Stonehaven	DR Horton	S of Hanford-Armona, E of 13th	011-040-030-000	R-L-5	10/17/2023	12.17	82	Above Moderate

Project #	Name	Developer	Location	APN	Zone	Date of Approval	Acres	Number of Units	Income Category
Under Construction – Multi-Family									
	West Park Place	Hanford Millennium, LLC	S of Millennium, W of Centennial	011-020-045-000	R-H		13	216	Above Moderate

Total Above-Moderate Units Counted: 908

Low:

Project Number	Name	Developer	Location	APN	Zone	Date of Approval	Acres	Number of Units	Income Category
Recently Entitled/Moving Forward within Planning Cyle:									
SPR0122-24	Tierra Vista II	AM G Land Development, LLC	700 - 706 S. Williams St	700 - 706 S. Williams St	R-M	3/10/2025	2.66	40	Low*
* affordability based on pending density bonus agreement									
The City of Hanford anticipates building permits to be submitted by November 2026, within one year of the enacted impact fee deferral agreement.									

Total Low- Units Counted: 40 + 40 ADU projected units = 80

Tract 902 – Live Oak North; (99 units – Above Moderate Income)

Live Oak North, Tentative Tract 902, was a request to subdivide approximately 20.5 acres into 99 single-family residences in the R-L-5 Low-Density Residential zone district. The project was approved in 2009, but due to the economic downturn at the time has had multiple map extensions and developers. Beginning in 2024, Century Communities began developing the subdivision and the project is nearing completion. Home prices range from $365,000 to $465,000 for 3-5 bedrooms. The project is categorized as above-moderate income.

https://www.centurycommunities.com/find-your-new-home/california/central-california-metro/hanford/live-oak/

The Enclave Hanford (66 Units – Above Moderate)

The Enclave (Tract 915) was a subdivision of a 14.29-acre parcel into 66 single-family residential lots in the R-L-5 Low-Density Residential zone District with a planned unit development overlay to allow deviations from the standards of the Hanford Municipal Code Section 17.10 to permit reduced lot sizes, a reduced street width for a private street, reduced setbacks, reduced street frontage, and reduced lot widths for the development. The project was approved in 2018 and is currently under construction. The home prices within the subdivision range from $650,000 - $750,000, which is considered above-moderate income.

https://enclavehanford.com/

Billingsly Ranch (97 Units – Above Moderate)

Billingsly Ranch, Tract 937, was a request to subdivide 21.12 acres into 95 single-family residences in the R-L-5 Low-Density Residential zone district. The project was approved in 2023 and is under construction with completion expected in the next three years (within the planning cycle). The home prices within the subdivision range from $363,990 for 3-bedrooms to $415,000 for 4-bedroom units, which is considered above-moderate income.

https://www.drhorton.com/california/central-valley/hanford/billingsley-ranch

Stonehaven – (40 units – Above Moderate)

Stonehaven, Tract 940, was a request to subdivide 12.17-acre into 82 single-family residences in the R-L-5 Low-Density Residential zone district. The project was approved in 2023 and is under construction with completion expected within the planning cycle. The project is considered above moderate income.

https://www.drhorton.com/california/central-valley/hanford/stonehaven

Lunaria – (457 Units; 350 towards RHNA – Above Moderate)

Lunaria, Tract 938, was a request to subdivide 95 acres into 457 single-family residential lots in the R-L-5 Low-Density Residential zone district. The project was approved in 2023 and is nearing vertical construction with an estimated 50 units expected to be constructed each year of the planning cycle (2026-2032) for a total of 350 units towards the RHNA (above moderate).

https://www.drhorton.com/california/central-valley/hanford/lunaria

West Park Place (216 multi-family units – Above Moderate)

West Park Place is a 216-unit multi-family project under construction in Hanford. The project is a market-rate apartment complex. Phase I is currently under construction and Phase II is estimated to be completed within the planning cycle.

2 BUILDING 1 - REAR ELEVATION - PLANNING

Accessory Dwelling Unit Potential – 40 units; Low Income

California Government Code Section 65583.1(a) states that a town, city, or county may identify sites for accessory dwelling units (ADUs) based on the number of ADUs developed in the prior Housing Element planning period, whether the units are permitted by right, the need for ADUs in the community, the resources or incentives available for their development, and any other relevant factors. Since 2021, the City has average approximately 8 ADUs per year Based on recent changes in state law reducing the time to review and approve ADU applications, requiring ADUs that meet requirements to be allowed by right, planned outreach and incentives, eliminating discretionary review for most ADUs, and removing other restrictions on ADUs, it is anticipated that the production of ADUs will increase above this average to 10 ADUs per year in the 6th cycle Housing Element planning period. In 2025, 7 ADUs were permitted and 5 completed. Over the planning cycle, it is estimated 80 ADUs will be completed. Occupied ADUs are generally utilized for multi-generational households, including seniors and those with special needs as an option for independent living. While these units are considered low-income, conservatively based on affordability studies from the ABAG region, the City assumes 30 percent affordable to very low income households, 30 percent affordable to low income households, 20 percent affordable to moderate income households and 20 percent affordable to above moderate income households.

Table 33: ADUs Constructed Per Year

Year	Number of ADU
2021	20
2022	3
2023	3
2024	6
2025	7
TOTAL	39
AVG PER YEAR	7.8

Site Inventory Findings

The vacant sites identified comprise more than 85% of total RHNA capacity. These sites are often located in infill areas or within urban service boundaries, reducing infrastructure development timelines. The majority are sized appropriately (0.5–10 acres) for by-right development, suitable for both small-scale and multifamily projects, and do not require subdivision to proceed.

Table 34 provides a summary of the RHNA allocation by income category and compares it with the total unit capacity identified across the site inventory. This ensures that the City has designated adequate capacity, including an identified buffer, to meet its assigned housing needs. The RHNA includes allocations for extremely low-, very low-, low-, moderate-, and above moderate-income units, all of which are addressed through the collective development potential of listed sites. Based on the site inventory presented in Appendix B, there are adequate sites to accommodate the RHNA housing units figured for Hanford.

Table 34: Land Inventory and RHNA Targets

Jurisdiction	Income Category				Total
	EL/VL	Low	Mod	Above Mod	
Hanford					
RHNA (Table 2-32)	1369	993	1066	2119	5,547
Housing sites	2,428		1,164	4,120	7,790
Adequate Capacity?	Yes		Yes	Yes	Yes

Affirmatively Furthering Fair Housing and Identified Sites

A qualitative analysis discussing distributions within each census tract appears below, addressing the following:

1. Discussion of any concentration or lack of concentrations (distribution) of the lower-income RHNA and the magnitude of the impact
2. Discussion of any concentration or lack of concentrations (distribution) of the moderate and above moderate-income RHNA and the magnitude of the impact
3. Discussion of higher resource areas that have little RHNA and reasoning
4. A conclusion of whether the identified sites improve or exacerbate any socio-economic patterns

Census Tract 6.02

There are a total of four Low-Density Residential sites available in this census tract for housing opportunity. It is classified as a High Resource area with a local median income of $84,097 - $120,000. The area is identified as Low-Medium Segregation with no identified flood hazard risk and low environmental risk, >25% - 50%, measured by the CalEnviroScreen 4.0. Between 2.5% - 6.5% of households in this area experience severely overcrowded units. Since only a limited number of units can be accommodated within Census Tract 6.03, the identified sites will have little- to no-impact on the socio-economic patterns of the Census Tract.

Table 35: Census Tract 6.02 Analysis

Characteristic	Census Tract 6.02
Socio-economic Characteristics	
TCAC Resource Category	High Resource
Median Income	$84,097 -120,000
Poverty Level	< 10%
Persons with Disabilities	< 10%
Overpayment (by renters)	40% - 60%
Overpayment (by owners)	20%-40%
Overcrowding	< 5.19% (Statewide Average)
Displacement Risk	Lower Displacement Risk
Regional Housing Need Allocation	
Lower Income	0
Moderate Income	0
Above Moderate Income	4
TOTAL	4

Census Tract 6.03

Census Tract 6.03 consists of two vacant land sites, as much of the tract is built out. According to the TCAC/HCD Opportunity Areas map, this area is classified as Highest Resource with a local median income over $120,000. It is also identified as a Racial Concentration Area of Affluence and is a Lower Displacement Risk area. In addition, there is no identified risk in terms of the flood hazard zones. ~~Prioritizing new housing development in this area can result in higher integration, varied income distribution and further choice for lower income households.~~ Since only a limited number of units can be accommodated within Census Tract 6.03, the identified sites will have little- to no-impact on the socio-economic patterns of the Census Tract.

Table 36: Census Tract 6.03 Analysis

Characteristic	Census Tract 6.03
Socio-economic Characteristics	
TCAC Resource Category	Highest Resource
Median Income	>$120,000

Poverty Level	< 10%
Persons with Disabilities	< 10%
Overpayment (by renters)	40% - 60%
Overpayment (by owners)	20%-40%
Overcrowding	< 5.19% (Statewide Average)
Displacement Risk	Lower Displacement Risk
Regional Housing Need Allocation	
Lower Income	0
Moderate Income	0
Above Moderate Income	3
TOTAL	3

Census Tract 6.04

This tract is primarily made up of vacant land. This area is identified as Highest Resource with a local median income between $84,097 to $120,000. Additionally, it is identified as a Racial Concentration Area of Affluence and is Lower Displacement Risk. There is very little of .2% Annual Chance Flood Hazard. It is adjacent to Census Tract 6.03 which is also in the northwest of the City of Hanford. Prioritizing a mix of new housing development across the three income categories (21% low-, 6% moderate, and 73% above moderate) in this area can result in higher integration, varied income distribution and further choice for lower income households.

Table 37: Census Tract 6.04 Analysis

Characteristic	Census Tract 6.04
Socio-economic Characteristics	
TCAC Resource Category	Highest Resource
Median Income	$84,097 -120,000
Poverty Level	< 10%
Persons with Disabilities	< 10%
Overpayment (by renters)	20%-40%
Overpayment (by owners)	20%-40%
Overcrowding	< 5.19% (Statewide Average)
Displacement Risk	Lower Displacement Risk

Regional Housing Need Allocation	
Lower Income	363
Moderate Income	106
Above Moderate Income	1284
TOTAL	1753

Census Tract 7.01

There are 19 vacant or underutilized sites within Census Tract 7.01. This area is identified as High Resource with a local median income between $84,097 to $120,000. The tract is identified as Low-Medium Segregation and Lower Displacement Risk. The area has between 10% - 20% of the population experiencing poverty and 20% -40% of single parent female headed households with children. This area has no identified flood hazard risk. Between 20% - 40% of homeowners pay over a third of their income towards their housing needs. The majority of the RHNA allocation within this census tract are for above-moderate income, due to the zoning of the vacant sites (mostly low-density residential).

Table 38: Census Tract 7.01 Analysis

Characteristic	Census Tract 7.01
Socio-economic Characteristics	
TCAC Resource Category	High Resource
Median Income	$84,097 -120,000
Poverty Level	10% - 20%
Persons with Disabilities	10% - 20%
Overpayment (by renters)	20%-40%
Overpayment (by owners)	20%-40%
Overcrowding	5.19% - 10%
Displacement Risk	Lower Displacement Risk
Regional Housing Need Allocation	
Lower Income	0
Moderate Income	6
Above Moderate Income	81
TOTAL	87

Census Tract 7.02

Within this tract, there are 9 vacant land sites. This area is identified as High Resource with a local median income of $60,000-$84,097. The poverty status rate is less than 10% and is one of two Racially Integrated census tracts. It also has a higher rate of single parent female headed households with children, between 20% - 40%, and population with a disability, at 10% - 20%. It is also identified as an area with Lower Displacement Risk. Prioritizing a mix of new housing development across the three income categories (24% low-, 42% moderate, and 34% above-moderate) in this area can result in higher integration, varied income distribution, and further choice for lower income households.

Table 39: Census Tract 7.02 Analysis

Characteristic	Census Tract 7.02
Socio-economic Characteristics	
TCAC Resource Category	High Resource
Median Income	$60,000 - $84,097
Poverty Level	< 10%
Persons with Disabilities	10% - 20%
Overpayment (by renters)	20%-40%
Overpayment (by owners)	20%-40%
Overcrowding	< 5.19% (Statewide Average)
Displacement Risk	Lower Displacement Risk
Regional Housing Need Allocation	
Lower Income	28
Moderate Income	50
Above Moderate Income	40
TOTAL	118

Census Tract 8

Census Tract 8 has a variety of available land within differing zone districts to accommodate the various income categories. The tract is identified as Low Resource with a Lower Displacement Risk. It is one of two census tracts identified as Racially Integrated. In comparison to the other census tracts in Hanford, it has a higher rate of overcrowded units at 5.19% - 10%. Since this tract is a Low Resource and there are other census tracts that could benefit more from new housing production, this area does not have to be a priority for development. Prioritizing a mix of new housing development across the two of the income categories (41% low-, 59% above-moderate) in this area can result in higher integration, varied income

distribution, and further choice for lower income households.

Table 40: Census Tract 8 Analysis

Characteristic	Census Tract 8
Socio-economic Characteristics	
TCAC Resource Category	Low Resource
Median Income	$60,000 - $84,097
Poverty Level	20% - 30%
Persons with Disabilities	10% - 20%
Overpayment (by renters)	20%-40%
Overpayment (by owners)	20%-40%
Overcrowding	5.19% - 10%
Displacement Risk	Lower Displacement Risk
Regional Housing Need Allocation	
Lower Income	114
Moderate Income	6
Above Moderate Income	169
TOTAL	289

Census Tract 9.01

There are a few areas of vacant land in this tract. Census tract 9.01 is identified as a Low Resource area with a local median income of $35,000 - $60,000. This census tract has the highest percentage of poverty in the City of Hanford at 30% - 40% and is identified as At Risk of Displacement. There is no identified risk of flood hazard but is in the highest category of environmental risk (75% - 100%) according to the CalEnviroScreen 4.0 metrics. Census tract 9.01 has a high percentage of overpayment for both owners and renters, 40% - 60%. Between 2.5% - 6.5% of households in this area experience severely overcrowded units. This area is less suitable for housing production than other census tracts that have more opportunity access and less environmental hazard. A total of 80 units are allocated for this Census Tract (19& low-, 65% moderate, and 16% above-moderate).

Table 41: Census Tract 9.01 Analysis

Characteristic	Census Tract 9.01
Socio-economic Characteristics	

TCAC Resource Category	Low Resource
Median Income	$35,000 - $60,000
Poverty Level	30 % - 40%
Persons with Disabilities	10% - 20%
Overpayment (by renters)	40%-60%
Overpayment (by owners)	40% - 60%
Overcrowding	< 5.19% (Statewide Average)
Displacement Risk	At Risk of Displacement
Regional Housing Need Allocation	
Lower Income	15
Moderate Income	52
Above Moderate Income	13
TOTAL	80

Census Tract 9.02

There are very few vacant sites in this tract, which is identified as Low Resource and At Risk of Displacement. The vacant sites within the tract are below 0.5 acres. The local median income is $35,000 - $60,000. The poverty level in this area is between 20% - 30% but there is not data available regarding the local racial demographics in terms of integration and segregation. There is no identified flood risk but the environmental hazard level according to CalEnviroScreen 4.0 is >75% - 100%. This census tract has some of the highest levels of overpayment by renters at 40%-60%. There are other census tracts that can benefit from incentivizing housing production because it offers more opportunities and has less displacement and environmental risk. A total of 25 units are allocated, all of which are categorized as available for moderate-income RHNA.

Table 42: Census Tract 9.02 Analysis

Characteristic	Census Tract 9.02
Socio-economic Characteristics	
TCAC Resource Category	Low Resource
Median Income	$35,000 - $60,000
Poverty Level	20% - 30%

Persons with Disabilities	10% - 20%
Overpayment (by renters)	40% - 60%
Overpayment (by owners)	20%-40%
Overcrowding	5.19% - 10%
Displacement Risk	At Risk of Displacement
Regional Housing Need Allocation	
Lower Income	0
Moderate Income	25
Above Moderate Income	0
TOTAL	25

Census Tract 10.01

There are some large areas of vacant land in this tract. According to the TCAC/HCD Opportunity Areas map, this tract is identified as Highest Resource and Lower Displacement Risk. The local area median income is $60,000 to $84,097 with less than 10% of the population experiencing poverty. It is as identified as Low-Medium segregation. There is no identified risk of flood hazard but is in the highest category of environmental risk (75% - 100%) according to the CalEnviroScreen 4.0 metrics. It is an area identified as Lower Displacement Risk. It has similar rates of overpayment by renters and homeowners, 20% - 40%, which is lower than about half of the other census tracts in Hanford. Census Tract 10.01 is more suitable for housing production because it offers more access to resources and has less displacement risk than other areas. This census tract accommodates a total of 961 units, the majority of which are available for the lower RHNA. Identified sites will contribute to a mix of housing units, including lower RHNA, within a high-resource, low-poverty area.

Table 43: Census Tract 10.01 Analysis

Characteristic	Census Tract 10.01
Socio-economic Characteristics	
TCAC Resource Category	Highest Resource
Median Income	$60,000 - $84,097
Poverty Level	<10%
Persons with Disabilities	10% - 20%
Overpayment (by renters)	20%-40%
Overpayment (by owners)	20%-40%

Overcrowding	< 5.19% (Statewide Average)
Displacement Risk	Lower Displacement Risk
Regional Housing Need Allocation	
Lower Income	797
Moderate Income	0
Above Moderate Income	164
TOTAL	961

Census Tract 10.02

There are several vacant sites in this census tract. Census tract 10.02 is the only tract in Hanford that is identified as a High Segregation & Poverty and 1 Income Group Displacement Risk. The local median income of the area is $35,000 - $60,000 where 30% - 40% of households experience poverty. This census tract is one of four census tracts that consists of a higher percentage of single parent female headed households with children, 20% - 40%, compared to the other 9 census tracts. Census Tract 10.02 consists of the most severely overcrowded units compared to all the other census tracts in Hanford. There is no identified risk of flood hazard but is in the highest category of environmental risk (75% - 100%) according to the CalEnviroScreen 4.0 metrics. Since this area has high poverty and segregation, production of moderate income units will diversity the socio-economic conditions and provide proximity to transportation access.

Table 44: Census Tract 10.02 Analysis

Characteristic	Census Tract 10.02
Socio-economic Characteristics	
TCAC Resource Category	High Segregation and Poverty
Median Income	$35,000 - $60,000
Poverty Level	30% - 40%
Persons with Disabilities	< 10%
Overpayment (by renters)	40% - 60%
Overpayment (by owners)	20%-40%
Overcrowding	10 % - 15%
Displacement Risk	1 Income Group Displacement
Regional Housing Need Allocation	

Lower Income	76
Moderate Income	515
Above Moderate Income	24
TOTAL	615

Census Tract 10.03

There are large areas of vacant land in census tract 10.03. This area is identified as a Low Resource Area, Lower Displacement Risk with no identified risk of flood hazard but is in the highest category of environmental risk (75% - 100%). It consists of 10% - 15% of overcrowded units, which is higher than the statewide average which is less than 5.19%.. On the other hand, it has some of the lowest rates of severely overcrowded units in Hanford, less than 2.5%. Additionally, this census tract also has some of the lowest rates of single parent female headed households with children and people with a disability. Multi-family units in this area at different price points can help reduce overcrowding and diversify the socio-economic conditions of the area.

Table 45: Census Tract 10.03 Analysis

Characteristic	Census Tract 10.03
Socio-economic Characteristics	
TCAC Resource Category	Low Resource
Median Income	$60,000 - $84,097
Poverty Level	< 10%
Persons with Disabilities	< 10%
Overpayment (by renters)	20%-40%
Overpayment (by owners)	20%-40%
Overcrowding	10 % - 15%
Displacement Risk	Lower Displacement Risk
Regional Housing Need Allocation	
Lower Income	551
Moderate Income	0
Above Moderate Income	992
TOTAL	1543

Census Tract 11

This area is identified as a Low Resource Area and At Risk of Displacement. It is also identified as an area with Low-Medium Segregation. Census Tract 11 has the lowest median income compared to the other 12 census tracts in Hanford. The local median income in this area is less than $35,000 and one of the highest levels of households experiencing poverty, 30% - 40%. This census tract has more single parent female headed households with children and people with a disability than other census tracts, 10% - 20% and 10% - 20% respectively. In this census tract, there is a small area of 2% Annual Chance Flood Hazard and is in the highest category of environmental risk (75% - 100%) according to the CalEnviroScreen 4.0 metrics. It has high rates of homeowners and renters paying more than a third of their income to housing needs, both at rates between 40% -60%. A total of 1397 units are allocated for this census tract. The units are across the three income categories (40% low-, 23% moderate, and 37% above moderate) and will provide housing opportunities for all, thus diversifying the census tract.

Table 46: Census Tract 11 Analysis

Characteristic	Census Tract 11
Socio-economic Characteristics	
TCAC Resource Category	Low Resource
Median Income	Low Resource
Poverty Level	< $35,000
Persons with Disabilities	30% - 40%
Overpayment (by renters)	10% - 20%
Overpayment (by owners)	40% - 60%
Overcrowding	40% - 60%
Displacement Risk	10 % - 15%
Regional Housing Need Allocation	
Lower Income	554
Moderate Income	324
Above Moderate Income	519
TOTAL	1397

Census Tract 12

There are no vacant sites in this census tract, as Census Tract 12 generally includes the City's industrial area, as well as portions of the unincorporated Kings County limited agriculture designation. Census Tract 12 is identified as a Low Resource Area, Lower Displacement Risk with no identified risk of flood hazard

but is in the highest category of environmental risk (75% - 100%). The local median income is $60,000 - $84,097. It is identified as a Low-Medium Segregation area. It is an area characterized by a higher rate of overcrowded units, 5.19% - 10%, than the statewide average of 5.19%. However, it has some of the lowest rates, less than 2.5%, of severely overcrowded units in comparison to other census tracts in Hanford. This census tract is one of eight census tracts that has a higher concentration of people with a disability than the other five census tracts that has less than 10% of the population with a disability.

Table 47: Census Tract 12 Analysis

Characteristic	Census Tract 12
Socio-economic Characteristics	
TCAC Resource Category	Low Resource
Median Income	$60,000 - $84,097
Poverty Level	< 10%
Persons with Disabilities	10% - 20%
Overpayment (by renters)	20%-40%
Overpayment (by owners)	20%-40%
Overcrowding	10 % - 15%
Displacement Risk	10 % - 15%
Regional Housing Need Allocation	
Lower Income	0
Moderate Income	0
Above Moderate Income	0
TOTAL	0

Summary

The available sites are dispersed through various census tracts. The majority of the opportunity for housing occurs in Tracts 6.04, 10.01, 10.02, 10.03 and 11.

Tract 6.04 is located in northwest Hanford. The northwest portions of Hanford are areas that are identified as Highest Resource and with median household incomes above $84,097. Therefore, a concentration of sites in the northwest portion of Hanford to accommodate the RHNA allocation do not unduly burden existing areas of concentrated racial or ethnic homogeneity or poverty. The intent of introducing new residential development in these areas is to add new housing to desirable areas and provide a range of housing choices at different prices for current and future residents. With a broader range of housing options, housing will become more affordable across the community, which should lessen the housing cost burden,

particularly for renters in Hanford.

Further, an emphasis on increasing access in primarily single-family neighborhoods through ADUs, SB 9units, and alternative housing types as discussed in the Housing Plan will increase opportunities in areas where single family neighborhoods coincide with higher-than-average income levels, areas of opportunity, and lower diversity.

Tract 10.01, 10.02, and 10.03 are located in the southwest quadrant of the City, south of Lacey Boulevard, west of 11th Avenue, north of Houston Avenue and have varying qualities amongst them. The allocation of units across these census tracts for the various RHNA will diversify the socio-economic conditions of the area.

Tract 11 also presents a large majority of sites to accommodate the RHNA. The units accommodate the three income categories and will contribute to a diversification of the high-poverty area. Place based strategies for housing mobility and toward community realization are necessary for this Census Tract.

Below are Table 48 and 49 summarizing different characteristics of each of the census tracts in the City of Hanford.

Table 48: Characteristics by City of Hanford Census Tracts (Census Tract 6.02 – 8)

Characteristic	Census Tract 6.02	Census Tract 6.03	Census Tract 6.04	Census Tract 7.01	Census Tract 7.02	Census Tract 8
Socio-economic Characteristics						
TCAC Resource Category	High Resource	Highest Resource	Highest Resource	High Resource	High Resource	Low Resource
Median Income	$84,097 -120,000	>$120,000	$84,097 -120,000	$84,097 -120,000	$60,000 - $84,097	$60,000 - $84,097
Poverty Level	< 10%	< 10%	< 10%	10% - 20%	< 10%	20% - 30%
Persons with Disabilities	< 10%	< 10%	< 10%	10% - 20%	10% - 20%	10% - 20%
Overpayment (by renters)	40% - 60%	40% - 60%	20%-40%	20%-40%	20%-40%	20%-40%
Overpayment (by owners)	20%-40%	20%-40%	20%-40%	20%-40%	20%-40%	20%-40%
Overcrowding	< 5.19% (Statewide Average)	< 5.19% (Statewide Average)	< 5.19% (Statewide Average)	5.19% - 10%	< 5.19% (Statewide Average)	5.19% - 10%

Displacement Risk	Lower Displacement Risk	Lower Displacement Risk	Lower Displacement Risk	Lower Displacement Risk	Lower Displacement Risk	Lower Displacement Risk
Regional Housing Need Allocation						
Lower Income	0	0	363	0	28	114
Moderate Income	0	0	106	6	50	6
Above Moderate Income	4	3	1284	81	40	169
TOTAL	4	3	1753	87	118	289

Table 49: Characteristics by City of Hanford Census Tracts (Census Tract 9.01 - 12)

Characteristic	Census Tract 9.01	Census Tract 9.02	Census Tract 10.01	Census Tract 10.02	Census Tract 10.03	Census Tract 11	Census Tract 12
Socio-economic Characteristics							
TCAC Resource Category	Low Resource	Low Resource	Highest Resource	High Segregation and Poverty	Low Resource	Low Resource	Low Resource
Median Income	$35,000 - $60,000	$35,000 - $60,000	$60,000 - $84,097	$35,000 - $60,000	$60,000 - $84,097	< $35,000	$60,000 - $84,097

Poverty Level	30 % - 40%	20% - 30%	<10%	30% - 40%	< 10%	30% - 40%	< 10%
Persons with Disabilities	10% - 20%	10% - 20%	10% - 20%	< 10%	< 10%	10% - 20%	10% - 20%
Overpayment (by renters)	40%-60%	40% - 60%	20%-40%	40% - 60%	20%-40%	40% - 60%	20%-40%
Overpayment (by owners)	40% - 60%	20%-40%	20%-40%	20%-40%	20%-40%	40% - 60%	20%-40%
Overcrowding	< 5.19% (Statewide Average)	5.19% - 10%	< 5.19% (Statewide Average)	10 % - 15%	10 % - 15%	10 % - 15%	10 % - 15%
Displacement Risk	At Risk of Displacement	At Risk of Displacement	Lower Displacement Risk	1 Income Group Displacement	Lower Displacement Risk	At Risk of Displacement	Lower Displacement Risk
Regional Housing Need Allocation							
Lower Income	15	0	797	76	551	554	0
Moderate Income	52	25	0	515	0	324	0
Above Moderate Income	13	0	164	24	992	519	0

TOTAL	80	25	961	615	1543	1397	0

Contributing Factors and Fair Housing

The December 2015 Affirmatively Furthering Fair Housing Rule Guidebook published by HUD identifies examples of contributing factors by each fair housing issue area: outreach, fair housing enforcement and outreach capacity, segregation and integration, racially and ethnically concentrated areas of poverty, disparities in access to opportunity, disparities in access to opportunities for persons with disabilities, disproportionate housing needs, including displacement risks, and sites inventory.

The County supports the recommendations of the 2014 San Joaquin Valley Fair Housing and Equity Assessment (FHEA) that was prepared by the California Coalition for Rural Housing. The FHEA analyzes patterns in racial and economic segregation, discusses how segregation impacts individuals' and families' ability to access housing opportunity, and proposes strategies and recommendations to create more equitable and integrated communities.

Based on the issues identified in this Fair Housing Analysis, the following are the top 5 issues to be addressed through the programs in the Housing Plan:

1. Maintaining and preserving the existing affordable housing stock;
2. Assisting in the provision of housing;
3. Removing governmental constraints, as necessary;
4. Providing adequate sites to achieve a variety and diversity of housing; and
5. Promoting equal housing opportunity.

After considering these issues and FHEA recommendations, the County has identified in Table 50 potential contributing factors to fair housing issues in unincorporated Kings County and outlines the meaningful actions to be taken. The meaningful actions listed in the Table relate to the actions identified in the Housing Plan.

First time homebuyer program:

The HOME Sweet Home First-time Homebuyers Program offers qualified first-time homebuyers the opportunity to borrow up to $75,000 for down payment and/or closing costs to purchase a newly constructed (limit $392,000) or existing (limit $371,000) home within the Hanford city limits. This program offers a 45-year loan with deferred payments (meaning no payment due) for the entirety of the loan term. The loan carries a 0% simple interest rate and is secured by a second Deed of Trust. With a $1000.00 flat fee down-payment requirement. Staff currently maintains an interest list for this program.

Emergency repair program

The City of Hanford Emergency Repair Program is designed to assist low- to moderate-income persons make emergency/minor repairs, disability-accessibility modifications to their home. Emergency repairs are those repairs that are necessary to safeguard against imminent danger to human life, health and safety, or to protect property from further structural damage. Grants up to $24,999 are available to qualifying homeowners. Staff currently maintains an interest list for this program.

https://www.cityofhanfordca.com/1213/Housing

Table 50: Potential Contributing Factors

AFH Identified Fair Housing Issue	Contributing Factors	Priority	Meaningful Actions
Limitations in local Consolidated Planning Processes, ongoing CDBG and HOME funding allocations, Housing Elements Processes, and other city planning documents.	Existing low-density residential development under general plan and zoning code Gap between low density and medium density and high-density classification	High	Program 3.9 Affordable Housing Assistance: Through direct financial assistance such as CDBG and HOME, priority entitlement processing, regulatory incentives such as density bonus and modified development standards,
Assist in the provision of housing by removing government constraints and promoting equal housing opportunity	Limitations in zoning code and density classifications Permission of pre-approved design, and development standards	High	Program 3.9 Affordable Housing Assistance Programs 3.8 Section 8 Rental Assistance Program 3.10 Farmworker and Employee Housing Program 3.11 Emergency Shelters and Transitional/Supportive Housing Program 3.12 Housing for Persons with Disabilities
Funding for marginalized or distressed communities, such as Transit Oriented Development Funds, Strategic Growth Council grants, HCD's Housing-Related Parks Program, Safe Routes to School, and Brownfield funding.	Ensuring funding is available for marginalized and distressed community	High	Research, identify, and apply for funds available through the CDBG and HOME Programs, Mobile home Park Rehabilitation and Resident Ownership Program (MPRROP), United States Department of Agriculture (USDA), Cap-and-Trade Program, and other funding sources that support affordable housing development and preservation, infrastructure investment, energy efficiency, homeownership, code enforcement, farmworker housing, etc. Program 3.7 First-Time Homebuyer Program Program 3.8 Section 8 Rental Assistance Program 3.14 Reduce

			Greenhouse Gas Emissions and promote affordable housing by facilitating mixed-use, higher density and infill development near transit stops, existing community centers, downtown
Provide guidance for site selection of affordable housing developments.	Housing Element identifies adequate sites to accommodate the City's share of the Regional Housing Needs Allocation of 5,547 units	High	Program 3.4 Adequate Sites: Adequate sites are those with sufficient development and density standards, water and sewer services, and adequate infrastructure.
Develop a program to educate and encourage landlords to accept Housing Choice Vouchers.	Lack of readily available information regarding fair housing resources and assistance to persons in filing a complaint Lack of education of public and housing providers regarding rights and responsibilities under the AFH and FEHA	High	Program 3.13 Promote Equal Housing Opportunities
Develop and implement a proactive code enforcement program that holds property owners accountable and proactively plans for resident relocation when necessary.	Code enforcement	High	Program 3.1 Code Compliance, 3.2 Housing Rehabilitation Program,
Disproportionate Housing Needs, including Overpayment and Substandard Housing	Ongoing need for affordable housing Need for assistance with monthly housing costs Lack of local information regarding available housing rehabilitation, emergency repair, and weatherization programs Need for targeted housing revitalization strategies	Medium	Program 3.8 Section 8 Rental Assistance Program Program 3.11 Emergency Shelters and Transitional/Supportive Housing Program 3.10 Farmworker and Employee Housing Program 3.12 Housing for Persons with Disabilities
Use design tools to seamlessly integrate affordable housing development into larger mixed-income developments.	Limitations in zoning code and density classifications · Approval process	Medium	Program 3.5 Density Bonus Program Program 3.6 Planned Unit Development

Displacement Risk	Land use and zoning laws Displacement of residents due to economic pressures	Medium	Program 3.3 Preservation of At-Risk Affordable Housing

Kings County • *Corcran* • ***Hanford*** • *Avenal* • *Kings (Unincorporated)*

AGENDA
STAFF REPORT

MEETING DATE: 5/19/2026	**AGENDA SECTION:** PUBLIC HEARING

SUBJECT:
PUBLIC HEARING – To receive ballots and public testimony on proposed funding changes/assessment increases for 2026/27 of the Hyde Park Landscape and Lighting Maintenance Assessment District in the City of Hanford. Following close of Public Hearing, ballots will be opened and tabulated, with results certified and reported prior to the close of the City Council Regular Session. Authorization for staff to implement assessment changes based on certified results.

RECOMMENDATION:

Recommendation:
1. Conduct a Public Hearing to receive ballots and public testimony on the proposed funding changes, amendment, and assessment increases for the maintenance of the balloted Hyde Park Landscape and Lighting Maintenance Assessment District.

2. Direct staff to open and tabulate ballots, and to certify the results

3. If no majority protest:
   a. Direct staff to implement the proposed changes.
   b. Authorize the placing of the increased assessment amount on the 2026/27 Kings County Property Tax Roll.

Recommended Motion:
1. Move to open the Public Hearing to receive public input on the proposed assessment increases to the balloted Landscape & Lighting Maintenance Assessment District.

2. Certify the results of the balloted District and, if passed, move to approve the recommended assessment increases of the balloted Landscape & Lighting Maintenance District and place the increases on the 2026/27 Kings County Property Tax Roll.

BACKGROUND:

The City of Hanford has been allowing the developers of subdivisions to form assessment districts under the Landscape and Lighting Act of 1972, which are subject to the requirements of Proposition 218, in lieu of using homeowners' associations for the maintenance of common features such as common area landscaping, irrigation systems, streetlights, and trees on local streets. The maintenance of these improvements is a special benefit to the development and enhances the land values to the individual property owners in the district. Through an established Landscape & Lighting Maintenance District (LLMAD), each property owner pays an equal portion of the total annual costs to maintain the common landscape areas in their neighborhood and are assessed their portion on their property taxes each year.

The Hyde Park subdivision was originally established and approved by City Council in 1990 and was completed over one (1) construction phase, bringing the total lots within the Landscape and Lighting District to 14. The original maintenance assessment was $62.30 per lot and has not been increased since the formation of the district. The district maintenance has been eliminated, to reduce expenditures and reduce the budget deficit. The district has now balanced the budget deficit, but funding is not sufficient to complete the required maintenance and repairs to the existing irrigation. Staff have presented a ballot measure to increase the maintenance assessment to the property owners within the Hyde Park Landscape and Lighting District to make the repairs needed and restore maintenance.

On March 24, 2026, the City mailed 14 ballots to parcels within the Hyde Park (90-04) LAD asking property owners to consider an assessment increase for common area landscaping and lighting for their neighborhood. The increase includes tree maintenance, landscape enhancements in the common area landscape, raising the assessment to pay for maintenance costs on an ongoing annual basis that have increased since the Hyde Park 90-04 District was formed.

On Saturday, April 18, 2026, City staff conducted a community meeting at Centennial Park for the Hyde Park LAD. There was no attendance from residents/property owners. At this meeting, staff were prepared to share information on the current state of funding in the district's account, maintenance areas, and previous maintenance contract specifications. Staff were going to discuss the balloting process that would need to be completed to increase the tax assessment to perform maintenance of the common area landscape and what the increased assessment would fund and address any concerns or questions from residents/property owners.

PUBLIC HEARING, BALLOTING AND APPROVAL PROCESS
Proposition 218 requires that creation of, additions, or increases to a property-based assessment not previously approved shall be subject to a ballot vote of all the affected property owners. For the district being balloted for increases, each property can only submit one ballot vote, and all votes are equally weighted; approval or denial of the proposed increase is determined by majority protest - assessments cannot be increased if a majority of the returned ballots oppose the increase.

At the public hearing, property owners can address the Council regarding the increase. The City Clerk's office has collected the sealed returned ballots and will accept any additional ballots up to the close of the Public Hearing. After public testimony has been received, staff will open and tabulate the ballot votes and present the results to Council later in the Council meeting. As long as there is no majority protest (a majority of the returned ballots oppose the increase), Council may then approve the recommended changes for the district and the increase will be added to the 2026/27 Tax Roll. Should a majority protest occur, the LAD will not have enough available funding to support continued maintenance of the district at current levels and staff has been directed to subsequently reduce the level of maintenance of the trees, turf, and shrub areas. The reduction in services will take effect 60 days from the public hearing date.

FISCAL IMPACT:

Table 1 shows the current and projected financial condition of the Hyde Park Landscape and Lighting District annual shortfall. The City issued ballots to districts that are in a deficit and are in need of an increase to their annual assessment to continue maintenance.

TABLE 1: Projected LLMAD Cash Balances

District #	District Name	Lots #	Beg. Cash Balance 06/30/25	2025/26 Assessment Revenue	2025/26 Operating Expenses (estimated)	Ending Balance 06/30/26 (estimated)
90-04	Hyde Park	14	$274.34	$872.20	($763.00)	$383.54

Table 2 displays the Hyde Park District's proposed annual assessment increase. The proposed increase, if approved, will fund tree maintenance, and landscape enhancements in the common area landscape, will raise the assessment enough to maintain a balanced budget, and pay for maintenance costs on an ongoing annual basis. The increase in the benefit assessment will be implemented in the 2026/27 tax roll.

TABLE 2: Proposed Assessment

District #	District Name	Lots #	Current Annual Assessment		Proposed Annual Assessment		Proposed % Increase in Assessment
			District	Lot	District	Lot	
90-04	Hyde Park	14	$872.20	$62.30	$2,320.60	$165.76	166%

ATTACHMENTS:

1. Ballot LAD 90-04 Hyde Park

CITY OF HANFORD
Department of Public Works
Focused On Our Community 24/7
900 South 10th Avenue • HANFORD, CA 93230-5234 • (559) 585-2550

«DATE_MAILED»

«OWNER_NAME»
«PO_ADDRESS»
«PO_CITY_ZIP»

Subject:	Maintenance of common landscape for Lighting and Landscape District: **90-04 Hyde Park** Proposed Benefit Assessment Increase for Fiscal Year: **2026** and an Annual Adjustment for Inflation Allowance for the district.
Service Level	Level No Service

Dear «OWNER_NAME» :

The maintenance of the common landscaping (lawn mowing, planting and replanting of plants and trees, sprinkler maintenance, etc.) for your subdivision is funded by your payment of a benefit assessment through a Lighting and Landscaping District. The common landscaping is maintained at the service level mentioned above. In order to improve this level of service, the City is seeking your support of an increase in the assessment amount you currently pay and establishing an annual Consumer Price Index (CPI) adjustment. The maintained landscaping and improvements visually enhance your neighborhood, add value to the surrounding properties and increase your quality of life.

This letter includes a ballot. The City is requesting you return the enclosed ballot indicating your choice, either approving or disapproving increasing the annual benefit assessment amount, and the establishment of an annual CPI adjustment allowance. The approval of the assessment increase and the CPI adjustment will allow the City to make changes in the benefit assessment fee to balance the district's finances and increase the current level of service to an A service. The increased assessment amount will also provide funds to refurbish the district's landscaping over a period of time as reserves are replenished.

Proposal:		Current Rate		Proposed Rate
Increase the annual benefit assessment and establish an annual benefit district CPI adjustment allowance in accordance with California Government Code Section 53739(b)(1).	from	$62.30	to	$165.76

Please consider the enclosed documents, which include an informational page about the district, a ballot form, a return envelope, Notice of Public Hearing and a map depicting the landscape areas maintained by your district.

If you have questions or concerns, you may contact Alvin Dias, Deputy Public Works Director at 559-415-7189 or Russ Sterling, Public Works Director at 559-585-2565. Thank you for your time and consideration.

INFORMATION

District:	Hyde Park			
Fiscal Year Cash Balance:	**2025**	$	$383.54	
Projected Fiscal Year Cash Balance:	**2026**	$	$538.20	
Number of Lots multiplied by Assessment per Lot	14	X	$62.30	$872.20

The City is proposing an increase in the Benefit District Assessment Amount in order to keep up with maintenance costs for the common landscape areas in the District and to create a small reserve to help offset any future unexpected maintenance costs. Keeping the landscaped common areas maintained helps to keep neighborhoods looking good and helps to maintain property values. Currently your district is comprised of 14 lots, with total current year benefit assessments equaling $872.20. The projected expenses are detailed as follows:

Annual Benefit District Assessment Reserve - Cash Balance as of June 30, **2024**	$182.43
Annual Benefit District Assessment Revenue Collected Amount	$858.20
Proposed Expenses for the Fiscal Year	$(766.29)
TOTAL PROJECTED ENDING CASH BALANCE	$274.34

Projected CY Assessment Reserve - Cash Balance as of June 30, **2025**	$274.34
Annual Benefit District Assessment Revenue Proposed Collection Amount	$872.20
Proposed Expenses for the Fiscal Year	$(763.00)
TOTAL PROJECTED ENDING CASH BALANCE	$383.54

Projected CY Assessment Reserve - Cash Balance as of Jun 30, **2026**	$383.54
Annual Benefit District Assessment Revenue Proposed Collection Amount	$872.20
Proposed Expenses for the Fiscal Year	$(717.54)
TOTAL PROPOSED ENDING CASH BALANCE	$538.20

Based on the current benefit district assessment revenue and proposed expenses the total cash balance is $538.20 for the projected fiscal year **2026**.

	Existing Amount	Proposed Amount	Increase
Monthly Per Lot	$5.20	$13.81	$8.61
Annually Per Lot	$62.30	$165.76	$103.46
Annually Per District	$872.20	$2,320.60	$1,448.40

The cost to you to keep the maintenance up in your District will be an additional $103.46 per year, or $8.61 per month.

You will see this as an increase in the Property Benefit Assessment included on your County of Kings real property tax bill**.**

In addition to the proposed benefit assessment increase, the City is proposing that an annual benefit CPI adjustment allowance be established in accordance with California Government Section 53739(b)(1). The annual benefit assessment amount will be adjusted by the CPI on an annual basis in accordance with the following formula:

Commencing with fiscal year **2026** and on July 1 or each fiscal year ("Adjustment Date") thereafter during the life of the District, the Total Annual Assessment amount for the next fiscal year shall be an amount equal to the greater of:

(i) the Total Annual Assessment amount in effect immediately prior to the Adjustment Date; or

(ii) the product obtained by multiplying the Total Annual Assessment amount in effect immediately prior to the Adjustment Date by a fraction, the numerator of which is the Index published nearest but prior to the Adjustment Date and the denominator of which is the Index published nearest but prior to July 1 of the first year of the Adjustment becomes effective.

The term "Index" means the Consumer Price Index for Urban Wage Earners and Clerical Workers, San Francisco-Oakland-San Jose Consolidated Statistical Area, 1982-1984, equal 100, published by the Bureau of Labor Statistics of the United States Department of Labor. If the Bureau of Labor Statistics revises the Index, the Bureau of Labor Statistics will be the sole judge of the comparability of successive indexes, but if that agency fails to supply indexes that it deems comparable or if no succeeding index is published, the City shall determine an appropriate alternative published price index.

This annual CPI adjustment allowance process is already being used in districts created after 2001. If approved, the annual inflation allowance will allow the City to better fiscally manage the district and to more closely match benefit assessment revenue to the actual costs incurred.

On the last page is a ballot which gives you, the property owner, certain options:

Yes. I approve of the proposed Benefit Assessment Increase for Fiscal Year 2026. If a majority of the returned ballots select **YES**, it will allow the City to secure funding from your District for the current increased costs of maintenance and utilize a CPI adjustment inflation formula to offset future maintenance cost increases. With the proposed Benefit Assessment Increase the current cash balance deficiency will be repaid and funding will become available to fund enhancement projects for the district.

No. I do not approve of the proposed Benefit Assessment Increase for Fiscal Year 2026. If a majority of the returned ballots select **NO**, it will cause the City to re-evaluate the level of maintenance provided to your District, which will likely result in reduced maintenance, such as reduced watering and/or reduced frequency of mowing and trimming of the common areas.

It is very important that you complete and return your ballot. Ballots that are not returned will <u>not</u> be counted. If the "no" ballots exceed the number of "yes" ballots, the proposed fee increase and automatic CPI adjustment will not occur. If only a few people return ballots to the City, those few people will make the decision for the entire district.

The failure to raise assessment fees will result in a reduction in maintenance services, which will result in a deterioration of the landscaping and/or other improvements.

If the CPI adjustment is approved, any future increase in assessment fees that exceed the CPI adjustment will require the City to distribute ballots and seek owner approval.

If you want maintenance of the landscaping and other improvements to remain at the current level, it will be necessary to vote "yes" and to return your ballot to the City.

Notice of Public Hearing

A Public Hearing for this proposal will be held on May 19, 2026, at the hour of 5.30 PM in the Council Chambers of the Civic Auditorium at 400 N. Douty Street, Hanford, CA. The ballots will be counted and the results announced at the end of the City Council Special Meeting that same evening. At this meeting, affected citizens will have an opportunity to speak to Council, and may also change their ballot vote if desired.

City of Hanford City Clerk's Office
319 N. Douty Street
Hanford, CA 93230

May 19, 2026

City of Hanford, City Clerk's Office
319 N. Douty Street
Hanford, CA 93230

Re: 90-04 Hyde Park District Ballot

BALLOT INSTRUCTIONS

Completion and Return Instructions:

1. Fill out the ballot at the bottom of this page. Be sure to print your name, mark your choice, sign, and date the ballot (the ballot will not be counted without your signature)
2. Fold this page so the address above is visible.
3. Insert this page into the provided return envelope so the Clerk's address is visible through the window of the envelope.
4. Place appropriate postage on the return envelope and mail it.
5. In order to be counted, the ballot must arrive at the above address (City Clerk's Office) on or before 5:00pm, May 19, 2026.
6. ALTERNATIVE DELIVERY: You may also hand deliver the ballot to the City Clerk's office at 319 N. Douty Street, Hanford, CA, on or before 5:00pm on May 19, 2026, **or** hand deliver the ballot to the City Clerk at the time of the Public Hearing on May 19, 2026. If delivered in person, the ballot **must** be in a sealed envelope, or it cannot be accepted.

If you have any questions or concerns about the ballot process or Increase in the Annual Benefit District Assessment or Annual Benefit District Assessment Adjustment for Inflation Allowance, please contact Alvin Dias, Deputy Public Works Director at 559-415-7189 or Russ Sterling, Public Works Director at 585-2565.

DISTRICT No. 90-04 HYDE PARK BENEFIT DISTRICT

BALLOT (HYDE PARK)

Proposal: Increase the annual benefit district assessment amount from $62.30 to $165.76 and establish an Annual Benefit District Assessment adjustment for inflation allowance.

«OWNER_NAME», owning property with Assessment Number «APN»:

(Check one) **Fee Increase** ☐ APPROVES ☐ DISAPPROVES

_____ _____
(Property Owner Signature) (Date)

_____
(Print Name)

Robin Ct
Hanford Armona Rd

AGENDA
STAFF REPORT

MEETING DATE: 5/19/2026	**AGENDA SECTION:** PUBLIC HEARING

SUBJECT:
PUBLIC HEARING – To receive ballots and public testimony on proposed funding changes/assessment increases for 2026/27 of the Crystal Springs Landscape and Lighting Maintenance Assessment District in the City of Hanford. Following close of Public Hearing, ballots will be opened and tabulated, with results certified and reported prior to the close of the City Council Regular Session. Authorization for staff to implement assessment changes based on certified results.

RECOMMENDATION:

Recommendation:
1. Conduct a Public Hearing to receive ballots and public testimony on the proposed funding changes, amendment, and assessment increases for the maintenance of the balloted Crystal Springs Landscape and Lighting Maintenance Assessment District.

2. Direct staff to open and tabulate ballots, and to certify the results

3. If no majority protest:
   a. Direct staff to implement the proposed changes.
   b. Authorize the placing of the increased assessment amount on the 2026/27 Kings County Property Tax Roll.

Recommended Motion:
1. Move to open the Public Hearing to receive public input on the proposed assessment increases to the balloted Landscape & Lighting Maintenance Assessment District.

2. Certify the results of the balloted District and, if passed, move to approve the recommended assessment increases of the balloted Landscape & Lighting Maintenance District and place the increases on the 2026/27 Kings County Property Tax Roll.

BACKGROUND:

The City of Hanford has been allowing the developers of subdivisions to form assessment districts under the Landscape and Lighting Act of 1972, which are subject to the requirements of Proposition 218, in lieu of using homeowners' associations for the maintenance of common features such as common area landscaping, irrigation systems, streetlights, and trees on local streets. The maintenance of these improvements is a special benefit to the development and enhances the land values to the individual property owners in the district. Through an established Landscape & Lighting Maintenance District (LLMAD), each property owner pays an equal portion of the total annual costs to

maintain the common landscape areas in their neighborhood and are assessed their portion on their property taxes each year.

The Crystal Springs subdivision was originally established and approved by City Council in 1998 and was completed over three (3) construction phases, bringing the total lots within the Landscape and Lighting District to 126. The original maintenance assessment was $38.00 per lot. This is the first ballot measure to increase the Crystal Springs landscape district. The district maintenance has been eliminated, to reduce expenditures and reduce the budget deficit. The district continues to stay in a budget deficit and staff have presented a ballot measure to increase the maintenance assessment to the property owners within the Crystal Springs Landscape and Lighting District.

On March 24, 2026, the City mailed 126 ballots to parcels within the Crystal Springs (98-01) LAD asking property owners to consider an assessment increase for common area landscaping and lighting for their neighborhood. The increase includes tree maintenance, landscape enhancements in the common area landscape, raising the assessment enough to eliminate the deficit balance, and pay for maintenance costs on an ongoing annual basis that have increased since the Crystal Springs 98-01 District was formed.

On Saturday, April 18, 2026, City staff conducted a community meeting at Freedom Park for the Crystal Springs District. There were three (3) residents/property owners that attended. At this meeting, staff shared information on the current state of funding in the district's account, maintenance areas, and previous maintenance contract specifications. Staff also discussed the balloting process that would need to be completed to increase the tax assessment to perform maintenance of the common area landscape and what the increased assessment would fund. Staff addressed any concerns or questions from the residents/property owners.

PUBLIC HEARING, BALLOTING AND APPROVAL PROCESS
Proposition 218 requires that creation of, additions, or increases to a property-based assessment not previously approved shall be subject to a ballot vote of all the affected property owners. For the district being balloted for increases, each property can only submit one ballot vote, and all votes are equally weighted; approval or denial of the proposed increase is determined by whether a majority protest occurs (a majority of the returned ballots oppose the increase).

At the public hearing, property owners can address the Council regarding the increase. The City Clerk's office has collected the sealed returned ballots and will accept any additional ballots up to the close of the Public Hearing. After public testimony has been received, staff will open and tabulate the ballot votes and present the results to Council later in the Council meeting. Should no majority protest occur, Council may then approve the recommended changes for the district and the increase will be added to the 2026/27 Tax Roll. Should a majority protest occur, the LAD will not have enough available funding to support continued maintenance of the district at current levels and staff has been directed to subsequently reduce the level of maintenance of the trees, turf, and shrub areas. The reduction in services will take effect 60 days from the public hearing date.

FISCAL IMPACT:

Table 1 shows the current and projected financial condition of the Crystal Springs Landscape and Lighting District annual shortfall. The City issued ballots to districts that are in a deficit and are in need of an increase to their annual assessment to continue maintenance.

TABLE 1: Projected LLMAD Cash Balances

District #	District Name	Lots #	Beg. Cash Balance 06/30/25	2025/26 Assessment Revenue	2025/26 Operating Expenses (estimated)	Ending Balance 06/30/26 (estimated)
98-01	Crystal Springs	126	($6,407.75)	$4,788.00	($3,473.00)	($5,092.75)

Table 2 displays the Crystal Springs District's proposed annual assessment increase. The proposed increase, if approved, will fund tree maintenance, and landscape enhancements in the common area landscape, will raise the assessment enough to eliminate the deficit balance, and pay for maintenance costs on an ongoing annual basis. The increase in the benefit assessment will be implemented in the 2026/27 tax roll.

TABLE 2: Proposed Assessment

District #	District Name	Lots #	Current Annual Assessment		Proposed Annual Assessment		Proposed % Increase in Assessment
			District	Lot	District	Lot	
98-01	Crystal Springs	126	$4,788.00	$38.00	$18,787.81	$149.11	292%

ATTACHMENTS:

1. Ballot LAD 98-01 CRYSTAL SPRINGS

CITY OF HANFORD
Department of Public Works
Focused On Our Community 24/7
900 South 10th Avenue • HANFORD, CA 93230-5234 • (559) 585-2550

«DATE_MAILED»

«OWNER_NAME»
«PO_ADDRESS»
«PO_CITY_ZIP»

Subject:	Maintenance of common landscape for Lighting and Landscape District: **98-01 CRYSTAL SPRINGS** Proposed Benefit Assessment Increase for Fiscal Year: **2026** and an Annual Adjustment for Inflation Allowance for the district.
Service Level	Level No Service

Dear «OWNER_NAME» :

The maintenance of the common landscaping (lawn mowing, planting and replanting of plants and trees, sprinkler maintenance, etc.) for your subdivision is funded by your payment of a benefit assessment through a Lighting and Landscaping District. The common landscaping is maintained at the service level mentioned above. In order to improve this level of service, the City is seeking your support of an increase in the assessment amount you currently pay and establishing an annual Consumer Price Index (CPI) adjustment. The maintained landscaping and improvements visually enhance your neighborhood, add value to the surrounding properties and increase your quality of life.

This letter includes a ballot. The City is requesting you return the enclosed ballot indicating your choice, either approving or disapproving increasing the annual benefit assessment amount, and the establishment of an annual CPI adjustment allowance. The approval of the assessment increase and the CPI adjustment will allow the City to make changes in the benefit assessment fee to balance the district's finances and increase the current level of service to an A service. The increased assessment amount will also provide funds to refurbish the district's landscaping over a period of time as reserves are replenished.

Proposal:		Current Rate		Proposed Rate
Increase the annual benefit assessment and establish an annual benefit district CPI adjustment allowance in accordance with California Government Code Section 53739(b)(1).	from	$38.00	to	$149.11

Please consider the enclosed documents, which include an informational page about the district, a ballot form, a return envelope, Notice of Public Hearing and a map depicting the landscape areas maintained by your district.

If you have questions or concerns, you may contact Alvin Dias, Deputy Public Works Director at 559-415-7189 or Russ Sterling, Public Works Director at 559-585-2565. Thank you for your time and consideration.

INFORMATION

District:	CRYSTAL SPRINGS			
Fiscal Year Cash Balance:	**2025**	$	$(5,092.75)	
Projected Fiscal Year Cash Balance:	**2026**	$	$(3,292.73)	
Number of Lots multiplied by Assessment per Lot	126	X	$38.00	$4,788.00

The City is proposing an increase in the Benefit District Assessment Amount in order to keep up with maintenance costs for the common landscape areas in the District and to create a small reserve to help offset any future unexpected maintenance costs. Keeping the landscaped common areas maintained helps to keep neighborhoods looking good and helps to maintain property values. Currently your district is comprised of 126 lots, with total current year benefit assessments equaling $4,788.00. The projected expenses are detailed as follows:

Annual Benefit District Assessment Reserve - Cash Balance as of June 30, **2024**	$(5,200.02)
Annual Benefit District Assessment Revenue Collected Amount	$4,666.94
Proposed Expenses for the Fiscal Year	$(5,874.67)
TOTAL PROJECTED ENDING CASH BALANCE	$(6,407.75)

Projected CY Assessment Reserve - Cash Balance as of June 30, **2025**	$(6,407.75)
Annual Benefit District Assessment Revenue Proposed Collection Amount	$4,788.00
Proposed Expenses for the Fiscal Year	$(3,473.00)
TOTAL PROJECTED ENDING CASH BALANCE	$(5,092.75)

Projected CY Assessment Reserve - Cash Balance as of June 30, **2026**	$(5,092.75)
Annual Benefit District Assessment Revenue Proposed Collection Amount	$4,788.00
Proposed Expenses for the Fiscal Year	$(2,987.98)
TOTAL PROPOSED ENDING CASH BALANCE	$(3,292.73)

Based on the current benefit district assessment revenue and proposed expenses the total cash balance is $(3,292.73) for the projected fiscal year **2026**.

	Existing Amount	Proposed Amount	Increase
Monthly Per Lot	$3.17	$12.43	$9.26
Annually Per Lot	$38.00	$149.11	$111.11
Annually Per District	$4,788.00	$18,787.81	$13,999.81

The cost to you to keep the maintenance up in your District will be an additional $111.11 per year, or $9.26 per month.

You will see this as an increase in the Property Benefit Assessment included on your County of Kings real property tax bill**.**

In addition to the proposed benefit assessment increase, the City is proposing that an annual benefit CPI adjustment allowance be established in accordance with California Government Section 53739(b)(1). The annual benefit assessment amount will be adjusted by the CPI on an annual basis in accordance with the following formula:

Commencing with fiscal year **2026** and on July 1 or each fiscal year ("Adjustment Date") thereafter during the life of the District, the Total Annual Assessment amount for the next fiscal year shall be an amount equal to the greater of:

(i) the Total Annual Assessment amount in effect immediately prior to the Adjustment Date; or

(ii) the product obtained by multiplying the Total Annual Assessment amount in effect immediately prior to the Adjustment Date by a fraction, the numerator of which is the Index published nearest but prior to the Adjustment Date and the denominator of which is the Index published nearest but prior to July 1 of the first year of the Adjustment becomes effective.

The term "Index" means the Consumer Price Index for Urban Wage Earners and Clerical Workers, San Francisco-Oakland-San Jose Consolidated Statistical Area, 1982-1984, equal 100, published by the Bureau of Labor Statistics of the United States Department of Labor. If the Bureau of Labor Statistics revises the Index, the Bureau of Labor Statistics will be the sole judge of the comparability of successive indexes, but if that agency fails to supply indexes that it deems comparable or if no succeeding index is published, the City shall determine an appropriate alternative published price index.

This annual CPI adjustment allowance process is already being used in districts created after 2001. If approved, the annual inflation allowance will allow the City to better fiscally manage the district and to more closely match benefit assessment revenue to the actual costs incurred.

On the last page is a ballot which gives you, the property owner, certain options:

Yes. I approve of the proposed Benefit Assessment Increase for Fiscal Year 2026. If a majority of the returned ballots select **YES**, it will allow the City to secure funding from your District for the current increased costs of maintenance and utilize a CPI adjustment inflation formula to offset future maintenance cost increases. With the proposed Benefit Assessment Increase the current cash balance deficiency will be repaid and funding will become available to fund enhancement projects for the district.

No. I do not approve of the proposed Benefit Assessment Increase for Fiscal Year 2026. If a majority of the returned ballots select **NO**, it will cause the City to re-evaluate the level of maintenance provided to your District, which will likely result in reduced maintenance, such as reduced watering and/or reduced frequency of mowing and trimming of the common areas.

It is very important that you complete and return your ballot. Ballots that are not returned will <u>not</u> be counted. If the "no" ballots exceed the number of "yes" ballots, the proposed fee increase and automatic CPI adjustment will not occur. If only a few people return ballots to the City, those few people will make the decision for the entire district.

The failure to raise assessment fees will result in a reduction in maintenance services, which will result in a deterioration of the landscaping and/or other improvements.

If the CPI adjustment is approved, any future increase in assessment fees that exceed the CPI adjustment will require the City to distribute ballots and seek owner approval.

If you want maintenance of the landscaping and other improvements to remain at the current level, it will be necessary to vote "yes" and to return your ballot to the City.

Notice of Public Hearing

A Public Hearing for this proposal will be held on May 19, 2026, at the hour of 5.30 PM in the Council Chambers of the Civic Auditorium at 400 N. Douty Street, Hanford, CA. The ballots will be counted and the results announced at the end of the City Council Special Meeting that same evening. At this meeting, affected citizens will have an opportunity to speak to Council, and may also change their ballot vote if desired.

City of Hanford City Clerk's Office
319 N. Douty Street
Hanford, CA 93230

May 19, 2026

City of Hanford, City Clerk's Office
319 N. Douty Street
Hanford, CA 93230

Re: 98-01 CRYSTAL SPRINGS District Ballot

BALLOT INSTRUCTIONS

Completion and Return Instructions:

1. Fill out the ballot at the bottom of this page. Be sure to print your name, mark your choice, sign, and date the ballot (the ballot will not be counted without your signature)
2. Fold this page so the address above is visible.
3. Insert this page into the provided return envelope so the Clerk's address is visible through the window of the envelope.
4. Place appropriate postage on the return envelope and mail it.
5. In order to be counted, the ballot must arrive at the above address (City Clerk's Office) on or before 5:00pm, May 19, 2026.
6. ALTERNATIVE DELIVERY: You may also hand deliver the ballot to the City Clerk's office at 319 N. Douty Street, Hanford, CA, on or before 5:00pm on May 19, 2026 **or** hand deliver the ballot to the City Clerk at the time of the Public Hearing on May 19, 2026. If delivered in person, the ballot **must** be in a sealed envelope, or it cannot be accepted.

If you have any question or concerns about the ballot process or Increase in the Annual Benefit District Assessment or Annual Benefit District Assessment Adjustment for Inflation Allowance, please contact Alvin Dias, Deputy Public Works Director at 559-415-7189 or Russ Sterling, Public Works Director at 585-2565.

DISTRICT No. 98-01 CRYSTAL SPRINGS BENEFIT DISTRICT

BALLOT (CRYSTAL SPRINGS)

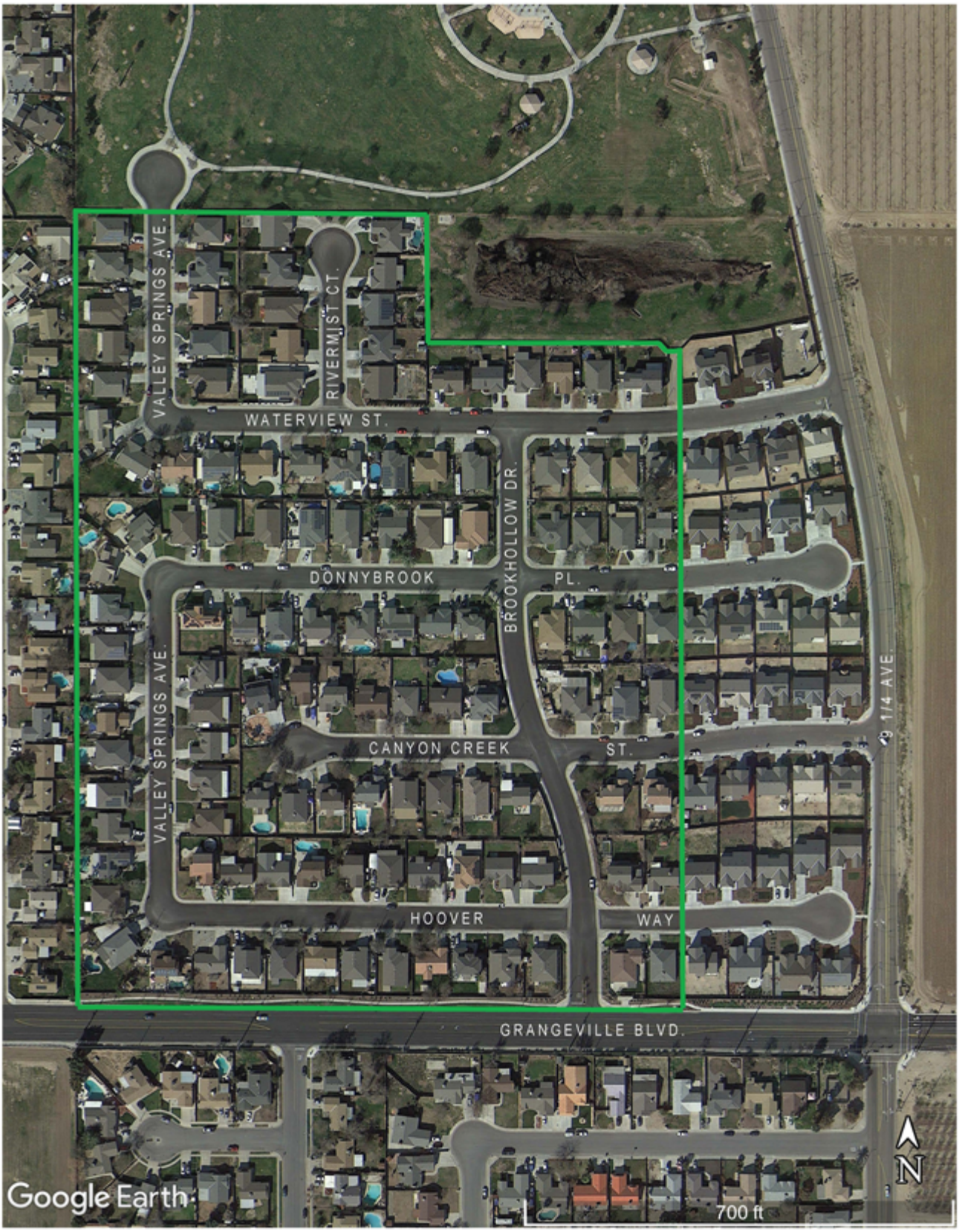
Proposal: Increase the annual benefit district assessment amount from $38.00 to $149.11 and establish an Annual Benefit District Assessment adjustment for inflation allowance.

«OWNER_NAME», owning property with Assessment Number «APN»:

(Check one) **Fee Increase** ☐ APPROVES ☐ DISAPPROVES

_____ _____
(Property Owner Signature) (Date)

_____
(Print Name)


VALLEY SPRINGS AVE.
RIVERMIST CT.
WATERVIEW ST.
BROOKHOLLOW DR.
DONNYBROOK
PL.
VALLEY SPRINGS AVE.
CANYON CREEK
ST.
1/4 AVE.
HOOVER
WAY
GRANGEVILLE BLVD.
Google Earth
700 ft
N

AGENDA
STAFF REPORT

MEETING DATE: 5/19/2026	**AGENDA SECTION:** PUBLIC HEARING

SUBJECT:
PUBLIC HEARING – To receive ballots and public testimony on proposed funding changes/assessment increases for 2026/27 of the Portofino Landscape and Lighting Maintenance Assessment District in the City of Hanford. Following close of Public Hearing, ballots will be opened and tabulated, with results certified and reported prior to the close of the City Council Regular Session. Authorization for staff to implement assessment changes based on certified results.

RECOMMENDATION:

Recommendation: Staff recommends that City Council take the following actions:
1. Conduct a Public Hearing to receive ballots and public testimony on the proposed funding changes, amendment, and assessment increases for the maintenance of the balloted Portofino Landscape and Lighting Maintenance Assessment District.

2. Direct staff to open and tabulate ballots, and to certify the results

3. If no majority protest:
   a. Direct staff to implement the proposed changes.
   b. Authorize the placing of the increased assessment amount on the 2026/27 Kings County Property Tax Roll.

Recommended Motion:
1. Move to open the Public Hearing to receive public input on the proposed assessment increases to the balloted Landscape & Lighting Maintenance Assessment District.

2. Certify the results of the balloted District and, if passed, move to approve the recommended assessment increases of the balloted Landscape & Lighting Maintenance District and place the increases on the 2026/27 Kings County Property Tax Roll.

BACKGROUND:

The City of Hanford has been allowing the developers of subdivisions to form assessment districts under the Landscape and Lighting Act of 1972, which are subject to the requirements of Proposition 218, in lieu of using homeowners' associations for the maintenance of common features such as common area landscaping, irrigation systems, streetlights, and trees on local streets. The maintenance of these improvements is a special benefit to the development and enhances the land values to the individual property owners in the district. Through an established Landscape & Lighting Maintenance District (LLMAD), each property owner pays an equal portion of the total annual costs to maintain the

common landscape areas in their neighborhood and are assessed their portion on their property taxes each year.

The Portofino subdivision was originally established and approved by City Council in 1992 and was completed over four (4) construction phases, bringing the total lots within the Landscape and Lighting District to 78. The original maintenance assessment was $50.80 per lot. The Portofino Landscape and Lighting District has been balloted in the past for an assessment increase in 2013, 2019, and 2021 with all three ballot measures failing to receive the required majority vote. The district maintenance has been eliminated, to reduce expenditures and reduce the budget deficit. The district has now fallen further into a budget deficit and staff have again presented a ballot measure to increase the maintenance assessment to the property owners within the Portofino Landscape and Lighting District.

On March 24, 2026, the City mailed 78 ballots to parcels within the Portofino (92-01) LAD asking property owners to consider an assessment increase for common area landscaping and lighting for their neighborhood. The increase includes tree maintenance, landscape enhancements in the common area landscape, raising the assessment enough to eliminate the deficit balance, and pay for maintenance costs on an ongoing annual basis that have increased since the Portofino 92-01 District was formed.

On Saturday, April 18, 2026, City staff conducted a community meeting at Portofino. There was no attendance from residents/property owners. At this meeting, staff were prepared to share information on the current state of funding in the district's account, maintenance areas, and previous maintenance contract specifications. Staff were going to discuss the balloting process that would need to be completed to increase the tax assessment to perform maintenance of the common area landscape and what the increased assessment would fund and also address any concerns or questions from residents/property owners.

PUBLIC HEARING, BALLOTING AND APPROVAL PROCESS
Proposition 218 requires that creation of, additions, or increases to a property-based assessment not previously approved shall be subject to a ballot vote of all the affected property owners. For the district being balloted for increases, each property can only submit one ballot vote, and all votes are equally weighted; approval or denial of the proposed increase is determined by whether a majority protest occurs (a majority of returned ballots oppose the increase).

At the public hearing, property owners can address the Council regarding the increase. The City Clerk's office has collected the sealed returned ballots and will accept any additional ballots up to the close of the Public Hearing. After public testimony has been received, staff will open and tabulate the ballot votes and present the results to Council later in the Council meeting. If there is no majority protest (a majority of the ballots returned oppose the increase) Council may then approve the recommended changes for the district and the increase will be added to the 2026/27 Tax Roll. Should a majority protest occur, the LAD will not have enough available funding to support continued maintenance of the district at current levels and staff has been directed to subsequently reduce the level of maintenance of the trees, turf, and shrub areas. The reduction in services will take effect 60 days from the public hearing date.

FISCAL IMPACT:

Table 1 shows the current and projected financial condition of the Portofino Landscape and Lighting District annual shortfall. The City issued ballots to districts that are in a deficit and are in need of an increase to their annual assessment to continue maintenance.

TABLE 1: Projected LLMAD Cash Balances

District #	District Name	Lots #	Beg. Cash Balance 06/30/25	2025/26 Assessment Revenue	2025/26 Operating Expenses (estimated)	Ending Balance 06/30/26 (estimated)
92-01	Portofino	78	($8,155.73)	$3,962.40	($4,361.00)	($8,554.33)

Table 2 displays the Portofino District's proposed annual assessment increase. The proposed increase, if approved, will fund tree maintenance, and landscape enhancements in the common area landscape, will raise the assessment enough to eliminate the deficit balance, and pay for maintenance costs on an ongoing annual basis. The increase in the benefit assessment will be implemented in the 2026/27 tax roll.

TABLE 2: Proposed Assessment

District #	District Name	Lots #	Current Annual Assessment		Proposed Annual Assessment		Proposed % Increase in Assessment
			District	Lot	District	Lot	
92-01	Portofino	78	$3,962.40	$50.80	$18,809.16	$241.14	374%

ATTACHMENTS:

1. Ballot LAD 92-01 PORTOFINO

CITY OF HANFORD
Department of Public Works
Focused On Our Community 24/7
900 South 10th Avenue • HANFORD, CA 93230-5234 • (559) 585-2550

«DATE_MAILED»

«OWNER_NAME»
«PO_ADDRESS»
«PO_CITY_ZIP»

Subject:	Maintenance of common landscape for Lighting and Landscape District: **92-01 PORTOFINO DISTRICT** Proposed Benefit Assessment Increase for Fiscal Year: **2026** and an Annual Adjustment for Inflation Allowance for the district.
Service Level	Level No Service

Dear «OWNER_NAME» :

The maintenance of the common landscaping (lawn mowing, planting and replanting of plants and trees, sprinkler maintenance, etc.) for your subdivision is funded by your payment of a benefit assessment through a Lighting and Landscaping District. The common landscaping is maintained at the service level mentioned above. In order to improve this level of service, the City is seeking your support of an increase in the assessment amount you currently pay and establishing an annual Consumer Price Index (CPI) adjustment. The maintained landscaping and improvements visually enhance your neighborhood, add value to the surrounding properties and increase your quality of life.

This letter includes a ballot. The City is requesting you return the enclosed ballot indicating your choice, either approving or disapproving increasing the annual benefit assessment amount, and the establishment of an annual CPI adjustment allowance. The approval of the assessment increase and the CPI adjustment will allow the City to make changes in the benefit assessment fee to balance the district's finances and increase the current level of service to an A service. The increased assessment amount will also provide funds to refurbish the district's landscaping over a period of time as reserves are replenished.

Proposal:		Current Rate		Proposed Rate
Increase the annual benefit assessment and establish an annual benefit district CPI adjustment allowance in accordance with California Government Code Section 53739(b)(1).	from	$50.80	to	$241.14

Please consider the enclosed documents, which include an informational page about the district, a ballot form, a return envelope, Notice of Public Hearing and a map depicting the landscape areas maintained by your district.

If you have questions or concerns, you may contact Alvin Dias, Deputy Public Works Director at 559-415-7189 or Russ Sterling, Public Works Director at 559-585-2565. Thank you for your time and consideration.

INFORMATION

District:	PORTOFINO DISTRICT			
Fiscal Year Cash Balance:	**2025**	$	(8,554.33)	
Projected Fiscal Year Cash Balance:	**2026**	$	(5,775.00)	
Number of Lots multiplied by Assessment per Lot	78	X	$50.80	$3,962.40

The City is proposing an increase in the Benefit District Assessment Amount in order to keep up with maintenance costs for the common landscape areas in the District and to create a small reserve to help offset any future unexpected maintenance costs. Keeping the landscaped common areas maintained helps to keep neighborhoods looking good and helps to maintain property values. Currently your district is comprised of 78 lots, with total current year benefit assessments equaling $3,962.40. The projected expenses are detailed as follows:

Annual Benefit District Assessment Reserve - Cash Balance as of June 30, **2024**	$(4,733.60)
Annual Benefit District Assessment Revenue Collected Amount	$3,903.45
Proposed Expenses for the Fiscal Year	$(7,325.58)
TOTAL PROJECTED ENDING CASH BALANCE	$(8,155.73)

Projected CY Assessment Reserve - Cash Balance as of June 30, **2025**	$(8,155.73)
Annual Benefit District Assessment Revenue Proposed Collection Amount	$3,962.40
Proposed Expenses for the Fiscal Year	$(4,361.00)
TOTAL PROJECTED ENDING CASH BALANCE	$(8,554.33)

Projected CY Assessment Reserve - Cash Balance as of June 30, **2026**	$(8,554.33)
Annual Benefit District Assessment Revenue Proposed Collection Amount	$3,962.40
Proposed Expenses for the Fiscal Year	$(3,716.98)
TOTAL PROPOSED ENDING CASH BALANCE	$(8,308.91)

Based on the current benefit district assessment revenue and proposed expenses the total cash balance is $(8,308.91) for the projected fiscal year **2026**.

	Existing Amount	Proposed Amount	Increase
Monthly Per Lot	$4.23	$20.10	$15.87
Annually Per Lot	$50.80	$241.14	$190.34
Annually Per District	$3,962.40	$18,809.16	$14,846.76

The cost to you to keep the maintenance up in your District will be an additional $190.34 per year, or $15.87 per month.

You will see this as an increase in the Property Benefit Assessment included on your County of Kings real property tax bill.

In addition to the proposed benefit assessment increase, the City is proposing that an annual benefit CPI adjustment allowance be established in accordance with California Government Section 53739(b)(1). The annual benefit assessment amount will be adjusted by the CPI on an annual basis in accordance with the following formula:

Commencing with fiscal year **2026** and on July 1 or each fiscal year ("Adjustment Date") thereafter during the life of the District, the Total Annual Assessment amount for the next fiscal year shall be an amount equal to the greater of:

(i) the Total Annual Assessment amount in effect immediately prior to the Adjustment Date; or

(ii) the product obtained by multiplying the Total Annual Assessment amount in effect immediately prior to the Adjustment Date by a fraction, the numerator of which is the Index published nearest but prior to the Adjustment Date and the denominator of which is the Index published nearest but prior to July 1 of the first year of the Adjustment becomes effective.

The term "Index" means the Consumer Price Index for Urban Wage Earners and Clerical Workers, San Francisco-Oakland-San Jose Consolidated Statistical Area, 1982-1984, equal 100, published by the Bureau of Labor Statistics of the United States Department of Labor. If the Bureau of Labor Statistics revises the Index, the Bureau of Labor Statistics will be the sole judge of the comparability of successive indexes, but if that agency fails to supply indexes that it deems comparable or if no succeeding index is published, the City shall determine an appropriate alternative published price index.

This annual CPI adjustment allowance process is already being used in districts created after 2001. If approved, the annual inflation allowance will allow the City to better fiscally manage the district and to more closely match benefit assessment revenue to the actual costs incurred.

On the last page is a ballot which gives you, the property owner, certain options:

A. **Yes. I approve of the proposed Benefit Assessment Increase for Fiscal Year 2026**. If a majority of the returned ballots select **YES**, it will allow the City to secure funding from your District for the current increased costs of maintenance and utilize a CPI adjustment inflation formula to offset future maintenance cost increases. With the proposed Benefit Assessment Increase the current cash balance deficiency will be repaid and funding will become available to fund enhancement projects for the district.

No. I do not approve of the proposed Benefit Assessment Increase for Fiscal Year 2026. If a majority of the returned ballots select **NO**, it will cause the City to re-evaluate the level of maintenance provided to your District, which will likely result in reduced maintenance, such as reduced watering and/or reduced frequency of mowing and trimming of the common areas.

It is very important that you complete and return your ballot. Ballots that are not returned will <u>not</u> be counted. If the "no" ballots exceed the number of "yes" ballots, the proposed fee increase and automatic CPI adjustment will not occur. If only a few people return ballots to the City, those few people will make the decision for the entire district.

The failure to raise assessment fees will result in a reduction in maintenance services, which will result in a deterioration of the landscaping and/or other improvements.

If the CPI adjustment is approved, any future increase in assessment fees that exceed the CPI adjustment will require the City to distribute ballots and seek owner approval.

If you want maintenance of the landscaping and other improvements to remain at the current level, it will be necessary to vote "yes" and to return your ballot to the City.

Notice of Public Hearing

A Public Hearing for this proposal will be held on May 19, 2026, at the hour of 7:00 PM in the Council Chambers of the Civic Auditorium at 400 N. Douty Street, Hanford, CA. The ballots will be counted and the results announced at the end of the City Council Special Meeting that same evening. At this meeting, affected citizens will have an opportunity to speak to Council, and may also change their ballot vote if desired.

City of Hanford City Clerk's Office
319 N. Douty Street
Hanford, CA 93230

May 19, 2026

City of Hanford, City Clerk's Office
319 N. Douty Street
Hanford, CA 93230

Re: 92-01 PORTOFINO District Ballot

BALLOT INSTRUCTIONS

Completion and Return Instructions:

1. Fill out the ballot at the bottom of this page. Be sure to print your name, mark your choice, sign, and date the ballot (the ballot will not be counted without your signature)
2. Fold this page so the address above is visible.
3. Insert this page into the provided return envelope so the Clerk's address is visible through the window of the envelope.
4. Place appropriate postage on the return envelope and mail it.
5. In order to be counted, the ballot must arrive at the above address (City Clerk's Office) on or before 5:00pm, May 19, 2026.
6. ALTERNATIVE DELIVERY: You may also hand deliver the ballot to the City Clerk's office at 319 N. Douty Street, Hanford, CA, on or before 5:00pm on May 19, 2026 **or** hand deliver the ballot to the City Clerk at the time of the Public Hearing on May 19, 2026. If delivered in person, the ballot **must** be in a sealed envelope, or it cannot be accepted.

If you have any question or concerns about the ballot process or Increase in the Annual Benefit District Assessment or Annual Benefit District Assessment Adjustment for Inflation Allowance, please contact Alvin Dias, Deputy Public Works Director at 559-415-7189 or Russ Sterling, Public Works Director at 585-2565.

DISTRICT No. 92-01 PORTOFINO BENEFIT DISTRICT

BALLOT (PORTOFINO)

Proposal: Increase the annual benefit district assessment amount from $26.10 to $153.76 and establish an Annual Benefit District Assessment adjustment for inflation allowance.

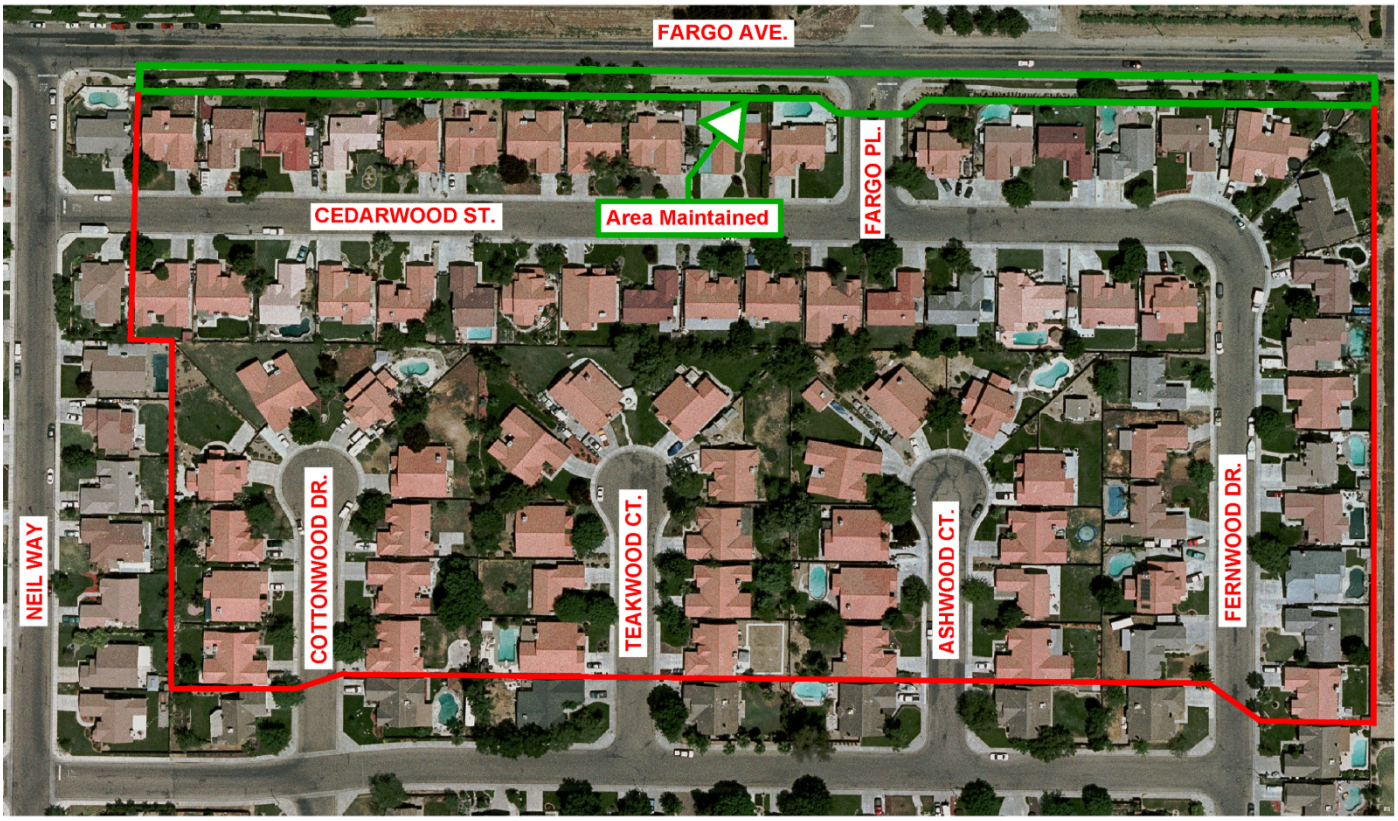
«OWNER_NAME», owning property with Assessment Number «APN»
:

(Check one) **Fee Increase** ☐ APPROVES ☐ DISAPPROVES

_____ _____
(Property Owner Signature) (Date)

_____
(Print Name)

Portofino Landscape Assessment District



AGENDA
STAFF REPORT

MEETING DATE: 5/19/2026	**AGENDA SECTION:** PUBLIC HEARING

SUBJECT:
PUBLIC HEARING – To receive ballots and public testimony on proposed funding changes/assessment increases for 2026/27 of the Gateway Estates Landscape and Lighting Maintenance Assessment District in the City of Hanford. Following close of Public Hearing, ballots will be opened and tabulated, with results certified and reported prior to the close of the City Council Regular Session. Authorization for staff to implement assessment changes based on certified results.

RECOMMENDATION:

Recommendation:
1. Conduct a Public Hearing to receive ballots and public testimony on the proposed funding changes, amendment, and assessment increases for the maintenance of the balloted Gateway Estates Landscape and Lighting Maintenance Assessment District.

2. Direct staff to open and tabulate ballots, and to certify the results

3. If no majority protest:
   a. Direct staff to implement the proposed changes.
   b. Authorize the placing of the increased assessment amount on the 2026/27 Kings County Property Tax Roll.

Recommended Motion:
1. Move to open the Public Hearing to receive public input on the proposed assessment increases to the balloted Landscape & Lighting Maintenance Assessment District.

2. Certify the results of the balloted District and, if passed, move to approve the recommended assessment increases of the balloted Landscape & Lighting Maintenance District and place the increases on the 2026/27 Kings County Property Tax Roll.

BACKGROUND:

The City of Hanford has been allowing the developers of subdivisions to form assessment districts under the Landscape and Lighting Act of 1972, which are subject to the requirements of Proposition 218, in lieu of using homeowners' associations for the maintenance of common features such as common area landscaping, irrigation systems, streetlights, and trees on local streets. The maintenance of these improvements is a special benefit to the development and enhances the land values to the individual property owners in the district. Through an established Landscape & Lighting Maintenance District (LLMAD), each property owner pays an equal portion of the total annual costs to maintain the common

landscape areas in their neighborhood and are assessed their portion on their property taxes each year.

The Gateway Estates subdivision was originally established and approved by City Council in 1994 and was completed over one (1) construction phase, bringing the total lots within the Landscape and Lighting District to 114. The original maintenance assessment was $26.10 per lot. The Gateway Estates Landscape and Lighting District has been balloted in the past for an assessment increase in 2018, 2019, and 2021 with all three ballot measures failing to receive the required majority vote. The district maintenance has been eliminated, to reduce expenditures and reduce the budget deficit. The district has now fallen further into a budget deficit and staff has again presented a ballot measure to increase the maintenance assessment to the property owners within the Gateway Estates Landscape and Lighting District.

On March 24, 2026, the City mailed 114 ballots to parcels within the Gateway Estates (94-01) LAD asking property owners to consider an assessment increase for common area landscaping and lighting for their neighborhood. The increase includes tree maintenance, landscape enhancements in the common area landscape, raising the assessment enough to eliminate the deficit balance, and pay for maintenance costs on an ongoing annual basis that have increased since the Gateway Estates 94-01 District was formed.

On Saturday, April 18, 2026, City staff conducted a community meeting at Gateway Park. There was no attendance from residents/property owners. At this meeting, staff were prepared to share information on the current state of funding in the district's account, maintenance areas, and previous maintenance contract specifications. Staff was going to discuss the balloting process that would need to be completed to increase the tax assessment to perform maintenance of the common area landscape and what the increased assessment would fund and also address any concerns or questions from residents/property owners.

PUBLIC HEARING, BALLOTING AND APPROVAL PROCESS
Proposition 218 requires that creation of, additions, or increases to a property-based assessment not previously approved shall be subject to a ballot vote of all the affected property owners. For the district being balloted for increases, each property can only submit one ballot vote, and all votes are equally weighted; approval or denial of the proposed increase is determined by whether a majority protest occurs (a majority of the returned ballots oppose the increase).

At the public hearing, property owners can address the Council regarding the increase. The City Clerk's office has collected the sealed returned ballots and will accept any additional ballots up to the close of the Public Hearing. After public testimony has been received, staff will open and tabulate the ballot votes and present the results to Council later in the Council meeting. If no majority protest occurs, Council may then approve the recommended changes for the district and the increase will be added to the 2026/27 Tax Roll. Should a majority protest occur, the LAD will not have enough available funding to support continued maintenance of the district at current levels and staff has been directed to subsequently reduce the level of maintenance of the trees, turf, and shrub areas. The reduction in services will take effect 60 days from the public hearing date.

FISCAL IMPACT:

Table 1 shows the current and projected financial condition of the Gateway Estates Landscape and Lighting District annual shortfall. The City issued ballots to districts that are in a deficit and are in need of an increase to their annual assessment to continue maintenance.

TABLE 1: Projected LLMAD Cash Balances

District #	District Name	Lots #	Beg. Cash Balance 06/30/25	2025/26 Assessment Revenue	2025/26 Operating Expenses (estimated)	Ending Balance 06/30/26 (estimated)
94-01	Gateway Estates	114	($12,193.40)	$2,975.40	($2,774.00)	($11,992.00)

Table 2 displays the Gateway Estates District's proposed annual assessment increase. The proposed increase, if approved, will fund tree maintenance and landscape enhancements in the common area landscape, will raise the assessment enough to eliminate the deficit balance, and pay for maintenance costs on an ongoing annual basis. The increase in the benefit assessment will be implemented in the 2026/27 tax roll.

TABLE 2: Proposed Assessment

District #	District Name	Lots #	Current Annual Assessment		Proposed Annual Assessment		Proposed % Increase in Assessment
			District	Lot	District	Lot	
94-01	Gateway Estates	114	$2,975.40	$26.10	$17,528.78	$153.76	489%

ATTACHMENTS:

1. Ballot LAD 94-01 GATEWAY

CITY OF HANFORD
Department of Public Works
Focused On Our Community 24/7
900 South 10th Avenue • HANFORD, CA 93230-5234 • (559) 585-2550

«DATE_MAILED»

«OWNER_NAME»
«PO_ADDRESS»
«PO_CITY_ZIP»

Subject:	Maintenance of common landscape for Lighting and Landscape District: **94-01 GATEWAY ESTATES** Proposed Benefit Assessment Increase for Fiscal Year: **2026** and an Annual Adjustment for Inflation Allowance for the district.
Service Level	Level No Service

Dear «OWNER_NAME» :

The maintenance of the common landscaping (lawn mowing, planting and replanting of plants and trees, sprinkler maintenance, etc.) for your subdivision is funded by your payment of a benefit assessment through a Lighting and Landscaping District. The common landscaping is maintained at the service level mentioned above. In order to improve this level of service, the City is seeking your support of an increase in the assessment amount you currently pay and establishing an annual Consumer Price Index (CPI) adjustment. The maintained landscaping and improvements visually enhance your neighborhood, add value to the surrounding properties and increase your quality of life.

This letter includes a ballot. The City is requesting you return the enclosed ballot indicating your choice, either approving or disapproving increasing the annual benefit assessment amount, and the establishment of an annual CPI adjustment allowance. The approval of the assessment increase and the CPI adjustment will allow the City to make changes in the benefit assessment fee to balance the district's finances and increase the current level of service to an A service. The increased assessment amount will also provide funds to refurbish the district's landscaping over a period of time as reserves are replenished.

Proposal:		Current Rate		Proposed Rate
Increase the annual benefit assessment and establish an annual benefit district CPI adjustment allowance in accordance with California Government Code Section 53739(b)(1).	from	$26.10	to	$153.76

Please consider the enclosed documents, which include an informational page about the district, a ballot form, a return envelope, Notice of Public Hearing and a map depicting the landscape areas maintained by your district.

If you have questions or concerns, you may contact Alvin Dias, Deputy Public Works Director at 559-415-7189 or Russ Sterling, Public Works Director at 559-585-2565. Thank you for your time and consideration.

INFORMATION

District:	GATEWAY ESTATES			
Fiscal Year Cash Balance:	**2025**	$	$(11,992.00)	
Projected Fiscal Year Cash Balance:	**2026**	$	$(11,515.58)	
Number of Lots multiplied by Assessment per Lot	114	X	$26.10	$2,975.40

The City is proposing an increase in the Benefit District Assessment Amount in order to keep up with maintenance costs for the common landscape areas in the District and to create a small reserve to help offset any future unexpected maintenance costs. Keeping the landscaped common areas maintained helps to keep neighborhoods looking good and helps to maintain property values. Currently your district is comprised of 114 lots, with total current year benefit assessments equaling $2,975.70. The projected expenses are detailed as follows:

Annual Benefit District Assessment Reserve - Cash Balance as of June 30, **2024**	$(10,379.52)
Annual Benefit District Assessment Revenue Collected Amount	$2,890.88
Proposed Expenses for the Fiscal Year	$(4,704.76)
TOTAL PROJECTED ENDING CASH BALANCE	$(12,193.40)

Projected CY Assessment Reserve - Cash Balance as of June 30, **2025**	$(12,193.40)
Annual Benefit District Assessment Revenue Proposed Collection Amount	$2,975.40
Proposed Expenses for the Fiscal Year	$(2,774.00)
TOTAL PROJECTED ENDING CASH BALANCE	$(11,992.00)

Projected CY Assessment Reserve - Cash Balance as of June 30, **2026**	$(11,992.00)
Annual Benefit District Assessment Revenue Proposed Collection Amount	$2,975.40
Proposed Expenses for the Fiscal Year	$(2,498.98)
TOTAL PROPOSED ENDING CASH BALANCE	$(11,515.58)

Based on the current benefit district assessment revenue and proposed expenses the total cash balance is $(11,515.58) for the projected fiscal year **2026**.

	Existing Amount	Proposed Amount	Increase
Monthly Per Lot	$2.18	$12.81	$10.63
Annually Per Lot	$26.10	$153.76	$127.66
Annually Per District	$2,975.40	$17,528.78	$14,553.38

The cost to you to keep the maintenance up in your District will be an additional $127.66 per year, or $10.63 per month.

You will see this as an increase in the Property Benefit Assessment included on your County of Kings real property tax bill**.**

In addition to the proposed benefit assessment increase, the City is proposing that an annual benefit CPI adjustment allowance be established in accordance with California Government Section 53739(b)(1). The annual benefit assessment amount will be adjusted by the CPI on an annual basis in accordance with the following formula:

Commencing with fiscal year **2026** and on July 1 or each fiscal year ("Adjustment Date") thereafter during the life of the District, the Total Annual Assessment amount for the next fiscal year shall be an amount equal to the greater of:

(i) the Total Annual Assessment amount in effect immediately prior to the Adjustment Date; or

(ii) the product obtained by multiplying the Total Annual Assessment amount in effect immediately prior to the Adjustment Date by a fraction, the numerator of which is the Index published nearest but prior to the Adjustment Date and the denominator of which is the Index published nearest but prior to July 1 of the first year of the Adjustment becomes effective.

The term "Index" means the Consumer Price Index for Urban Wage Earners and Clerical Workers, San Francisco-Oakland-San Jose Consolidated Statistical Area, 1982-1984, equal 100, published by the Bureau of Labor Statistics of the United States Department of Labor. If the Bureau of Labor Statistics revises the Index, the Bureau of Labor Statistics will be the sole judge of the comparability of successive indexes, but if that agency fails to supply indexes that it deems comparable or if no succeeding index is published, the City shall determine an appropriate alternative published price index.

This annual CPI adjustment allowance process is already being used in districts created after 2001. If approved, the annual inflation allowance will allow the City to better fiscally manage the district and to more closely match benefit assessment revenue to the actual costs incurred.

On the last page is a ballot which gives you, the property owner, certain options:

Yes. I approve of the proposed Benefit Assessment Increase for Fiscal Year 2026. If a majority of the returned ballots select **YES**, it will allow the City to secure funding from your District for the current increased costs of maintenance and utilize a CPI adjustment inflation formula to offset future maintenance cost increases. With the proposed Benefit Assessment Increase the current cash balance deficiency will be repaid and funding will become available to fund enhancement projects for the district.

No. I do not approve of the proposed Benefit Assessment Increase for Fiscal Year 2026. If a majority of the returned ballots select **NO**, it will cause the City to re-evaluate the level of maintenance provided to your District, which will likely result in reduced maintenance, such as reduced watering and/or reduced frequency of mowing and trimming of the common areas.

It is very important that you complete and return your ballot. Ballots that are not returned will <u>not</u> be counted. If the "no" ballots exceed the number of "yes" ballots, the proposed fee increase and automatic CPI adjustment will not occur. If only a few people return ballots to the City, those few people will make the decision for the entire district.

The failure to raise assessment fees will result in a reduction in maintenance services, which will result in a deterioration of the landscaping and/or other improvements.

If the CPI adjustment is approved, any future increase in assessment fees that exceed the CPI adjustment will require the City to distribute ballots and seek owner approval.

If you want maintenance of the landscaping and other improvements to remain at the current level, it will be necessary to vote "yes" and to return your ballot to the City.

Notice of Public Hearing

A Public Hearing for this proposal will be held on May 19, 2026, at the hour of 7:00 PM in the Council Chambers of the Civic Auditorium at 400 N. Douty Street, Hanford, CA. The ballots will be counted and the results announced at the end of the City Council Special Meeting that same evening. At this meeting, affected citizens will have an opportunity to speak to Council, and may also change their ballot vote if desired.

City of Hanford City Clerk's Office
319 N. Douty Street
Hanford, CA 93230

May 19, 2026

City of Hanford, City Clerk's Office
319 N. Douty Street
Hanford, CA 93230

Re: 94-01 GATEWAY ESTATES District Ballot

BALLOT INSTRUCTIONS

Completion and Return Instructions:

1. Fill out the ballot at the bottom of this page. Be sure to print your name, mark your choice, sign, and date the ballot (the ballot will not be counted without your signature)
2. Fold this page so the address above is visible.
3. Insert this page into the provided return envelope so the Clerk's address is visible through the window of the envelope.
4. Place appropriate postage on the return envelope and mail it.
5. In order to be counted, the ballot must arrive at the above address (City Clerk's Office) on or before 5:00pm, May 19, 2026.
6. ALTERNATIVE DELIVERY: You may also hand deliver the ballot to the City Clerk's office at 319 N. Douty Street, Hanford, CA, on or before 5:00pm on May 19, 2026 **or** hand deliver the ballot to the City Clerk at the time of the Public Hearing on May 19, 2026. If delivered in person, the ballot **must** be in a sealed envelope, or it cannot be accepted.

If you have any question or concerns about the ballot process or Increase in the Annual Benefit District Assessment or Annual Benefit District Assessment Adjustment for Inflation Allowance, please contact Alvin Dias, Deputy Public Works Director at 559-415-7189 or Russ Sterling, Public Works Director at 585-2565.

DISTRICT No. 94-01 GATEWAY ESTATES BENEFIT DISTRICT

BALLOT (GATEWAY ESTATES)

Proposal: Increase the annual benefit district assessment amount from $26.10 to $153.76 and establish an Annual Benefit District Assessment adjustment for inflation allowance.

«OWNER_NAME», owning property with Assessment Number «APN»
:

(Check one) **Fee Increase** ☐ APPROVES ☐ DISAPPROVES

_____ _____
(Property Owner Signature) (Date)

_____
(Print Name)

Gateway Estates LAD No. 94-01

Council Future Agenda Items				
Originated Date	**Item**	**Originator**	**Staff Lead**	**Date Estimate**
11/4/2025	Artificial Intelligence Policy Discussion	City Council	Chris Tavarez	TBD
11/18/2025	RFP for City Attorney Services	City Council	Chris Tavarez	Mid 2027