

# Local Agency Formation Commission OF KINGS COUNTY

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**CITY MEMBERS**

Jim Wadsworth  
John Gordon  
Harlin Casida, Alternate

**COUNTY MEMBERS**

Joe Neves, Chair  
Tony Barba, Vice-Chair  
Doug Verboon, Alternate

**PUBLIC MEMBERS**

Paul Thompson  
Vacant, Alternate

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Greg Gatzka, Executive Officer, (559) 852-2682

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*In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Planning Agency at (559) 852- 2680 by 4:00 p.m. on the Monday prior to this meeting.*

*Agenda backup information and any public records provided to the Commission after the posting of the agenda for this meeting will be available for public review at the Kings County Community Development Agency, 1400 W. Lacey Blvd., Hanford, CA 93230.*

## REVISED AGENDA

**REGULAR MEETING DATE AND TIME:  
Wednesday, February 26, 2014 at 3:30 P.M.**

The Local Agency Formation Commission of Kings County Regular Meetings are held in the Board of Supervisors Chambers in the Administration Building (Bldg. No. 1) of the Kings County Government Center located at 1400 West Lacey Blvd., Hanford, CA.

### **I. CALL MEETING TO ORDER – Chairman**

#### **A. Unscheduled Appearances:**

Any person may address the Commission on any subject matter within the jurisdiction or responsibility of the Commission at the beginning of the meeting; or may elect to address the Commission on any agenda item at the time the item is called by the Chair, but before the matter is acted upon by the Commission. Unscheduled comments will be limited to five minutes.

#### **B. Approval of July 24, 2013 Minutes (Voice Vote)**

#### **C. Election of Officers – Chairman and Vice Chair**

### **II. OLD BUSINESS**

None

### **III. NEW BUSINESS**

#### **A. LAFCO Case No. 13-01, Hanford Reorganization No. 150**

- a) Executive Officer's Report
- b) Public Hearing
- c) Consideration of LAFCO Resolution 14-01

**B. LAFCO Meeting Time**

- a) Executive Officer's Report
- b) Consideration of LAFCO Resolution 14-02

**C. 2014 CALAFCO Staff Workshop**

- a) Authorization to attend

**IV. LEGISLATION**

None

**V. MISCELLANEOUS**

- A. Correspondence – CALAFCO Dues, Recruitment Committee Report for 2013  
CALAFCO Board Elections
- B. Items from the Commission
- C. Staff Comments

**VII. ADJOURNMENT**

- A. Next Scheduled Meeting – Regular Meeting Date March 26, 2014 at 3:30 p.m.

# LOCAL AGENCY FORMATION COMMISSION MINUTES

## CITY MEMBERS

Jim Wadsworth  
Bill Woolley  
John Gordon - Alternate

## COUNTY MEMBERS

Joe Neves – Chair  
Tony Barba - Vice Chair  
Doug Verboon - Alternate

## PUBLIC MEMBERS

Paul Thompson  
Vacant - Alternate

**CALL TO ORDER:** A regular meeting of the Local Agency Formation Commission of Kings County was called to order by the Chairman, Joe Neves, at 4:00 p.m., on July 24, 2013 in the Board of Supervisors Chambers of the Kings County Government Center, located at 1400 W. Lacey Blvd., in Hanford, California.

## COMMISSIONERS PRESENT:

Joe Neves, Tony Barba, Paul Thompson, Jim Wadsworth, John Gordon (arrived after the approval of minutes)

## COMMISSIONERS ABSENT:

## STAFF PRESENT:

Greg Gatzka – Executive Officer, Chuck Kinney – Assistant Executive Officer, Terri Yarbrough - Clerk, Erik Kaeding– Counsel

## VISITORS PRESENT:

None

**UNSCHEDULED APPEARANCES:** No one spoke during this portion of the meeting.

## APPROVAL OF MINUTES:

A motion was made and seconded (Thompson/Wadsworth) to approve the minutes of the May 22, 2013 meeting. Motion carried unanimously with Gordon absent.

## OLD BUSINESS:

None

## NEW BUSINESS

### 2013 CALAFCO Conference

Mr. Gatzka provided an overview of the 2013 CALACO Conference and asked for authorization to the conference.

A motion was made and seconded (Barba/Gordon) to authorize the Executive Officer to attend the conference and assign the voting delegation to the Executive Officer. Motion carried unanimously.

## LEGISLATION

None

## MISCELLANEOUS

A. **Correspondence** – None

B. **Items from the Commission** – None

C. **Staff Comments** – Greg Gatzka suggested possibly sending Counsel to attend the Spring Staff Conference.

**ADJOURNMENT** – With no further business before the Commission, the meeting was adjourned at 3:38 p.m.

**A. The next meeting is scheduled for August 28, 2013 at 3:30 p.m.**

Respectfully submitted,

**LOCAL AGENCY FORMATION COMMISSION  
OF KINGS COUNTY**



Gregory R. Gatzka, Executive Officer

h:\lafco\commission meetings\minutes\2013\7-24-13 lafco minutes.doc

# Local Agency Formation Commission OF KINGS COUNTY

MAILING ADDRESS:  
1400 W. LACEY BLVD. BLDG 6, HANFORD, CA 93230  
(559) 852-2670, FAX: (559) 584-8989

## REVISED STAFF REPORT February 26, 2014

### EXECUTIVE OFFICER'S REPORT

LAFCO CASE NO. 13-01  
HANFORD REORGANIZATION  
No. 150

#### I. BRIEF OVERVIEW OF PROPOSAL:

The proposal is to annex one County Island consisting of 113 parcels (69.79 acres) to the City of Hanford and detach the same from the Kings River Conservation District, and Excelsior-Kings River Conservation District. The area is less than 150 acres and the City is proposing to annex this territory under Government Code Section 56375.3 which waives all protest proceedings. See Exhibit "A" for a location map of the project areas.

#### II. EXECUTIVE OFFICERS RECOMMENDATION

The Executive Officer recommends that LAFCO Case No. 13-01 "Hanford Reorganization No. 150" be approved.

#### III. ANALYSIS OF PROPOSAL:

##### A. Discussion of Proposal

The purpose of the action is to annex 69.79 acres into the City of Hanford. The City is requesting to annex the subject territory under State Law (Government Code Section 56375.3) that allows Cities to annex unincorporated islands and substantially surrounded areas less than 150 acres while waiving all protest proceedings. One completely surrounded unincorporated island is proposed for annexation and is located generally at the Southeast corner of Grangeville Blvd. and 12<sup>th</sup> Avenue.

Annexation of this area will result in the City adding these unincorporated fringe area properties that already receive City water and sewer service, and ensure that future development connect to City services and occurs in accordance with City standards. The City has pre-zoned all the proposed annexation territory which is consistent with the Hanford General Plan. See Exhibit "B" for copies of

the City's Resolution of application (Pages 12-16), General Plan Amendment (Pages 17-18), and pre-zoning (Pages 19-22).

**B. Findings required by Government Code Section 56375.3:**

The following findings must be made by the Commission for a proposal to qualify under Section 56375.3 and waive all protest procedures.

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

The City of Hanford submitted a complete application to LAFCO on December 24, 2013.

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

The City of Hanford submitted as their resolution of application a signed copy of City of Hanford Resolution No. 13-51-R(a), adopted November 5, 2013.

**3. The Commission finds that the territory contained in the change of organization or reorganization proposal meets all of the requirements set forth in 56375.3.(b).**

**a) The area does not exceed 150 acres in size, and that area constitutes the entire island.**

The area is less than 150 acres in area size. The island area is 69.79 acres.

**b) The territory constitutes an entire unincorporated island located within the limits of a city, or constitutes a reorganization containing a number of individual unincorporated islands.**

The City's proposal contains one island that is completely surrounded within the limits of the City.

**c) The territory is surrounded or substantially surrounded by the City to which annexation is proposed.**

The island area which is proposed for annexation is completely surrounded on all four sides by the City of Hanford.

**d) The territory is substantially developed or developing.**

The island area which is proposed for annexation is considered developed or developing as the City already provides water service to residential units

within this area. The Island Area contains 106 existing residential units and a church. Municipal services are available for the undeveloped properties within this area and is therefore considered either developed or developing territory.

**e) The territory is not prime agricultural land.**

The island area is considered urban fringe of the City and has been established for urban type uses. Properties within this area are not considered Prime Agricultural Land as defined in Government Code Section 56064.

**f) The territory will benefit from the annexation or is receiving benefits from the annexing City.**

Some of the residential structures within the area already receive water service from the City. In addition, undeveloped territory within this Hanford fringe area will benefit by being allowed to receive municipal services from the City of Hanford, and proceed with development proposals which were not allowed under the County's current General Plan Policies that require annexation.

**C. Factors required by Government Code Section 56668:**

**1. Area as proposed for annexation & detachment**

**Island Area**

<b>Population Estimate:</b>	341
<b>Population Density:</b>	4.88 per acre
<b>Land Area:</b>	69.79 acres
<b>Land Use:</b>	Single Family Residences, vacant residential land and a church.
<b>Assessed Value of Annexation Area:</b>	\$11,619,126
<b>Per Capita Assessed Valuation:</b>	\$34,074
<b>Topography:</b>	Flat land
<b>Natural Boundaries:</b>	None
<b>Drainage Basins:</b>	None
<b>Proximity to other populated areas:</b>	Completely surrounded by the City
<b>Likelihood of growth in area:</b>	There is currently only a Gas/Service Station which has been proposed for development on the Southeast corner of Grangeville Blvd. and 12 <sup>th</sup> Avenue.
<b>Detachment:</b>	Kings River Conservation District, and Excelsior-Kings River Conservation District.

**2. Need for organized community services; the present cost and adequacy of governmental services and controls in the area; probable future needs for those services and controls; probable effect of the proposed incorporation, formation, annexation, or exclusion and of alternative courses of action on the cost and adequacy of services and controls in the area and adjacent areas.**

A demonstrated need for organized community services already exists in the surrounding developed fringe of the City of Hanford. Presently, this county island receives water service from the city.

The City of Hanford's General Plan designates these areas primarily for Low Density Residential use and Service Commercial use. As the vacant residential and commercial lands develop, the most efficient and logical provider of municipal services would be the City of Hanford. Costs of any service extensions or connections would be borne by the development.

Educational services for these areas are provided by the Hanford Unified School District. No immediate increase in enrollment will result from this annexation proposal since students from the developed areas already attend school within the district. However, possible future residential development could potentially increase school enrollment within the district.

**3. The effect of the proposed action and of alternative actions, on adjacent areas, on mutual social and economic interests, and on the local governmental structure of the county.**

The proposal will have little impact on County government. The property taxes for the proposed annexation areas are \$116,191, based only on the assessed valuation of the privately owned property. Of this amount, the County would lose \$12,526 in tax revenue to the City, but would no longer be primarily responsible for sheriff and fire protection. The subject properties are adjacent to the City, and City services can be provided to new developments in the area. City water service is already provided to existing residences within the subject territory.

**4. The conformity of both the proposal and its anticipated effects with both the adopted commission policies on providing planned, orderly, efficient patterns of urban development, and the policies and priorities set forth in Section 56377.**

The proposed annexation area is a planned and orderly extension of the City of Hanford, and annexation of this area is in keeping with the Hanford General Plan. Therefore, the impact of this proposal upon patterns of urban development will occur as outlined in the City's General Plan, and will result in the City adding territory that already receives City services. Any future residential and commercial development on the undeveloped properties will need City services,



and since the City already maintains water, sewer and storm drainage lines near the proposed annexation area, connection to these services can be efficiently added. Annexation of this area will result in more uniform expansion of the City's boundary by adding the unincorporated island area.

**5. The effect of the proposal on maintaining the physical and economic integrity of agricultural lands, as defined by Section 56016.**

The City of Hanford is primarily surrounded by prime farmland and farmland of statewide importance according to the Department of Conservation's Important Farmland Mapping and Monitoring Program. However, the annexation area is identified as "Urban and Built", and no farmland is identified in the 2010 Important Farmland Map. Since the subject territory is already considered part of the urban landscape for the City of Hanford, the urban/agricultural boundary and interface is not likely to change as a result of this proposal.

**6. The definiteness and certainty of the boundaries of the territory, the nonconformance of proposed boundaries with lines of assessment or ownership, the creation of islands or corridors of unincorporated territory, and other similar matters affecting the proposed boundaries.**

The boundaries are definite and certain (See Exhibit A of the Resolution). The resulting annexation will improve the boundary line between incorporated and unincorporated territory by removing the only unincorporated island and three largest substantially surrounded areas.

**7. A regional transportation plan adopted pursuant to Section 65080, and its consistency with city or county general and specific plans.**

The 2011 Kings County Regional Transportation Plan was adopted on July 28, 2010 pursuant to Section 65080 of the California Government Code. The annexation is consistent with the City of Hanford's General Plan

Current Zoning:	R-1-12, R-1-8
City Rezoning:	R-1-8, CS
County General Plan Designation:	Low Medium Density Residential and Medium Density Residential.
City General Plan Designation:	Low Density Residential and Service Commercial.

**8. The sphere of influence of any local agency which may be applicable to the proposal being reviewed.**

This annexation is within the Primary Sphere of Influence of the City of Hanford as adopted by the Commission on October 24, 2007. It is also within the boundaries of the Kings River Conservation District, and the Excelsior-Kings River Conservation District. These districts' policies are to detach areas proposed for annexation to a city.

**9. The comments of any affected local agency or other public agency.**

No written comments have been received by the Executive Officer as of February 19, 2014.

**10. The ability of the newly formed or receiving entity to provide the services which are the subject of the application to the area, including the sufficiency of revenues for those services following the proposed boundary change.**

The City indicates that services such as water, sewer, storm drainage, fire and police can all be provided to the annexation territory. Residences in the separate areas already receive City water, and the City's plan for water, sewer and storm drainage service identifies the existence of service lines in close proximity to the vacant properties as well. Sufficient capacity is available with the City to provide adequate service to these areas. The City's Plan for Service is attached as Exhibit "C" (Pages 23-34).

**11. Timely availability of water supplies adequate for projected needs as specified in Section 65352.5.**

Existing developed properties already receive City water and solid waste services. Any future development occurring in the subject territory would require connection to the City's main water and sewer lines. The development would be required to develop according to City Standards. The City indicates that sufficient water supplies are available to serve future residential development of the subject territory.

**12. The extent to which the proposal will affect a city or cities and the county in achieving their respective fair shares of the regional housing needs as determined by the appropriate council of governments consistent with Article 10.6 (commencing with Section 65580) of Chapter 3 of Division 1 of Title 7.**

There is currently only a Gas/Service Station which has been proposed for development on the Southeast corner of Grangeville Blvd. and 12<sup>th</sup> Avenue. No further development plans have been proposed for the annexation area. However, construction of future residential uses may assist the City of Hanford in meeting their regional housing needs. The City General Plan designated residential properties in the unincorporated fringe were relied upon as available residential land resources for the City under the 2008 Kings County Regional

Housing Needs Allocation Plan, and included in the 2009 Housing Element update.

**13. Any information or comments from the landowner or owners.**

The City of Hanford provided notices and held public hearings to inform existing residents and land owners in the annexation areas. In addition, LAFCO provided published and mailed notice to all land owners and registered voters within the subject territory and within 300 feet of the project area. No additional information or comments have been received by property owners or residents in regards to this proposal.

**14. Any information relating to existing land use designations.**

No other information is applicable.

**15. The extent to which the proposal will promote environmental justice. As used in this subdivision, "environmental justice" means the fair treatment of people of all races, cultures, and incomes with respect to the location of public facilities and the provision of public services.**

The proposed annexation proposes to take an entire unincorporated island into the City of Hanford which will be inclusive of all races, cultures, and income groups.

**IV. ENVIRONMENTAL ASSESSMENT:**

The City completed an initial study for this annexation and adopted a negative declaration on November 5, 2013. The initial study found no significant effects upon the environment associated with the annexation. LAFCO, as a Responsible Agency, may rely upon the negative declaration for this action. A copy of the initial study is attached as Exhibit "D" (Pages 35-99).

**V. RECOMMENDATIONS:**

The Executive Officer recommends:

1. That the Commission make the following determinations:
  - a) It is a Responsible Agency under the California Environmental Quality Act Guidelines, Section 15096.
  - b) The annexation is being taken pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000.
  - c) The distinctive short form designation of the annexation is "Hanford Reorganization No. 150".

- d) The City requested annexation of one unincorporated island to proceed under Government Code Section 56375.3, with waiver of all protest proceedings.
  - e) All required findings, pursuant to Government Code Section 56375.3, can be made as outlined in the staff report above for annexation of the “unincorporated island” which is less than 150 acres in size.
  - f) The proposed annexation conforms to the adopted sphere of the influence for the City of Hanford.
  - g) The subject territory is inhabited.
  - h) All property owners and registered voters within the subject territory and within a 300 foot radius were duly noticed of the public hearing.
  - I) All of the factors required by Government Code Section 56668 have been considered by the Commission before rendering a decision.
  - J) The regular county assessment roll will be utilized for this annexation.
  - K) The affected territory will not be taxed for existing general bonded indebtedness.
2. Find that the Commission has reviewed the Initial Study/Negative Declaration prepared for the annexation by the City of Hanford and has relied on the determination therein that this project will not have a significant effect on the environment.
3. That the Commission approve LAFCO Case No. 13-01, Hanford Reorganization No. 150 by adopting Resolution No. 14-01 and order the annexation to the City of Hanford and detachment from the Kings River Conservation District, and Excelsior-Kings River Conservation District subject to the following conditions:
- a) The Kings County Local Agency Formation Commission be designated as the conducting authority for the “Hanford Reorganization No. 150” and be authorized to proceed with legal steps necessary to complete the annexation without notice, hearing or election.
  - b) The City prepare a final map for recordation with an accompanying legal description that meets Board of Equalization Standards.

## **VI. APPROVED LEGAL DESCRIPTION**

A legal description of the annexation territory is attached to the resolution.

## ADDENDUM

A. Proponent:

City of Hanford

B. Affected Districts Whose Boundaries Will Change:

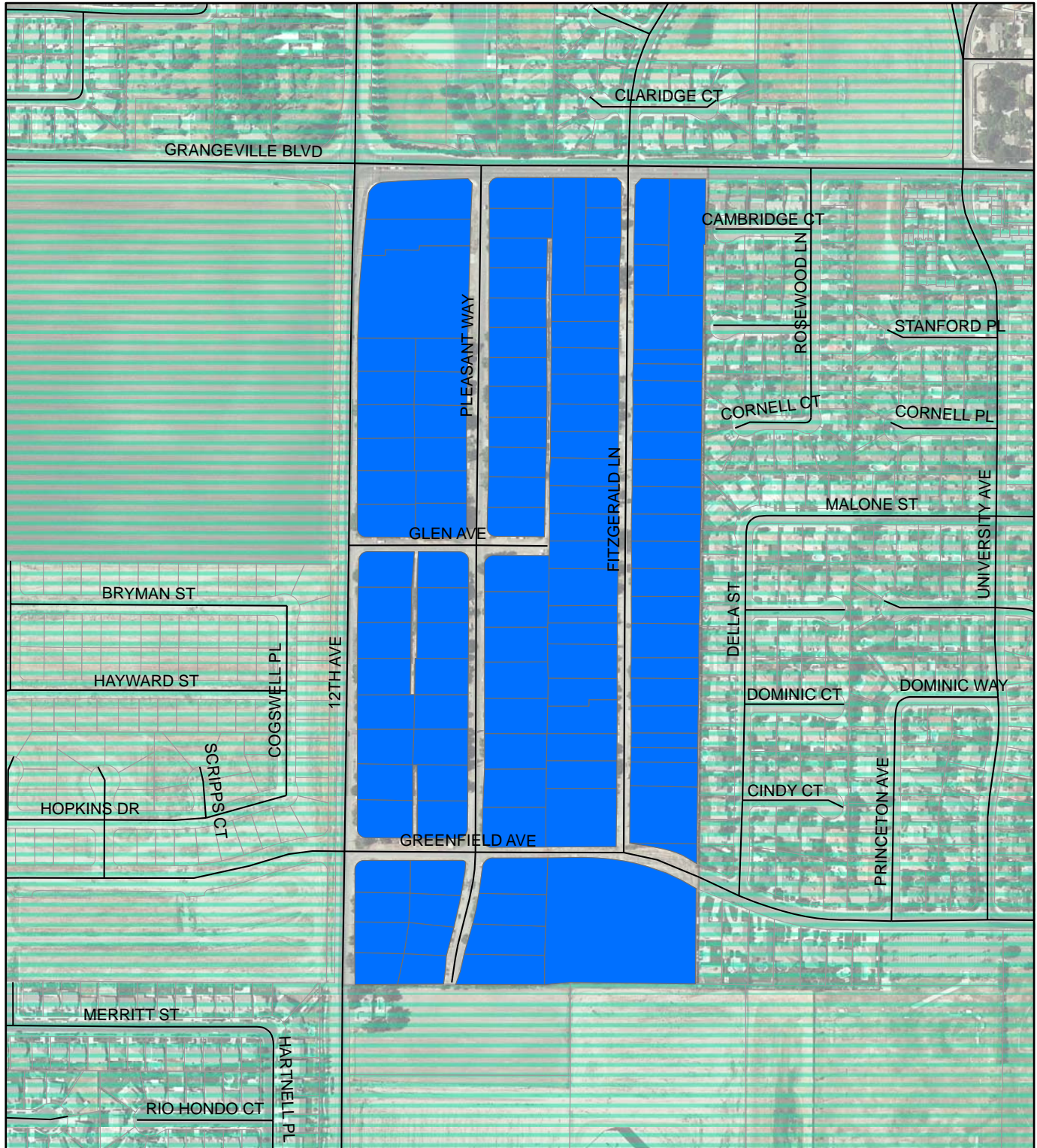
City of Hanford  
Kings River Conservation District  
Excelsior-Kings River Conservation District

C. Affected Districts Who's Boundaries Will Not Change:

County of Kings  
Hanford Cemetery District  
Hanford Joint Union High School District  
Hanford Elementary School District  
Kings Mosquito Abatement District  
College of the Sequoias

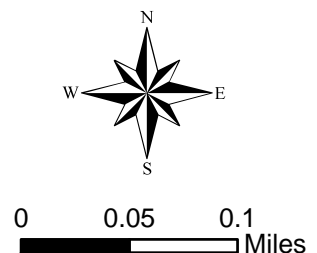
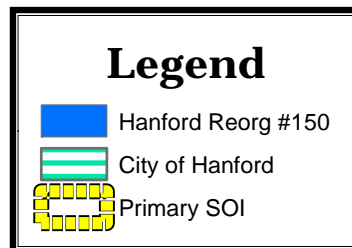
# EXHIBIT "A"

# Hanford Reorganization #150 - LAFCO Case No. 13-01



LOCAL AGENCY FORMATION  
COMMISSION  
OF KINGS COUNTY

January 3, 2014



MAP OF TERRITORY  
ANNEXED TO THE

# CITY OF HANFORD

AND DETACHED FROM KINGS RIVER CONSERVATION DISTRICT AND  
THE EXCELSIOR-KINGS RIVER RESOURCE CONSERVATION DISTRICT,  
CITY OF HANFORD REORGANIZATION NO. 150.

THIS MAP PREPARED BY ME ON \_\_\_\_\_  
AND IS BASED UPON RECORD DATA AND LAFCO RESOLUTION  
NO. \_\_\_\_\_ DATED \_\_\_\_\_

JAMES F. HANSEN, L.S. 4375

CERTIFICATION OF COMPLETION  
RECORDED AS DOCUMENT NO. \_\_\_\_\_

FEE \_\_\_\_\_  
DOCUMENT NO. \_\_\_\_\_

RECORDED AT THE REQUEST OF THE LOCAL AGENCY FORMATION  
COMMISSION OF KINGS COUNTY

AT \_\_\_\_\_ MINUTES PAST \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M.,  
\_\_\_\_\_ IN VOLUME \_\_\_\_\_ OF \_\_\_\_\_

LICENSED SURVEYORS' PLATS, PAGE \_\_\_\_\_, KINGS COUNTY, STATE OF  
CALIFORNIA.

KEN BAIRD, COUNTY RECORDER

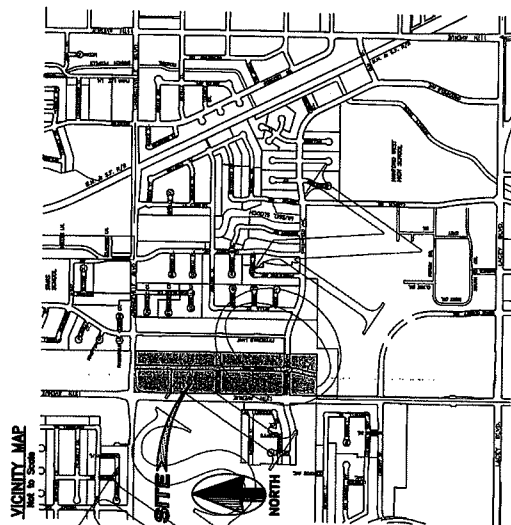
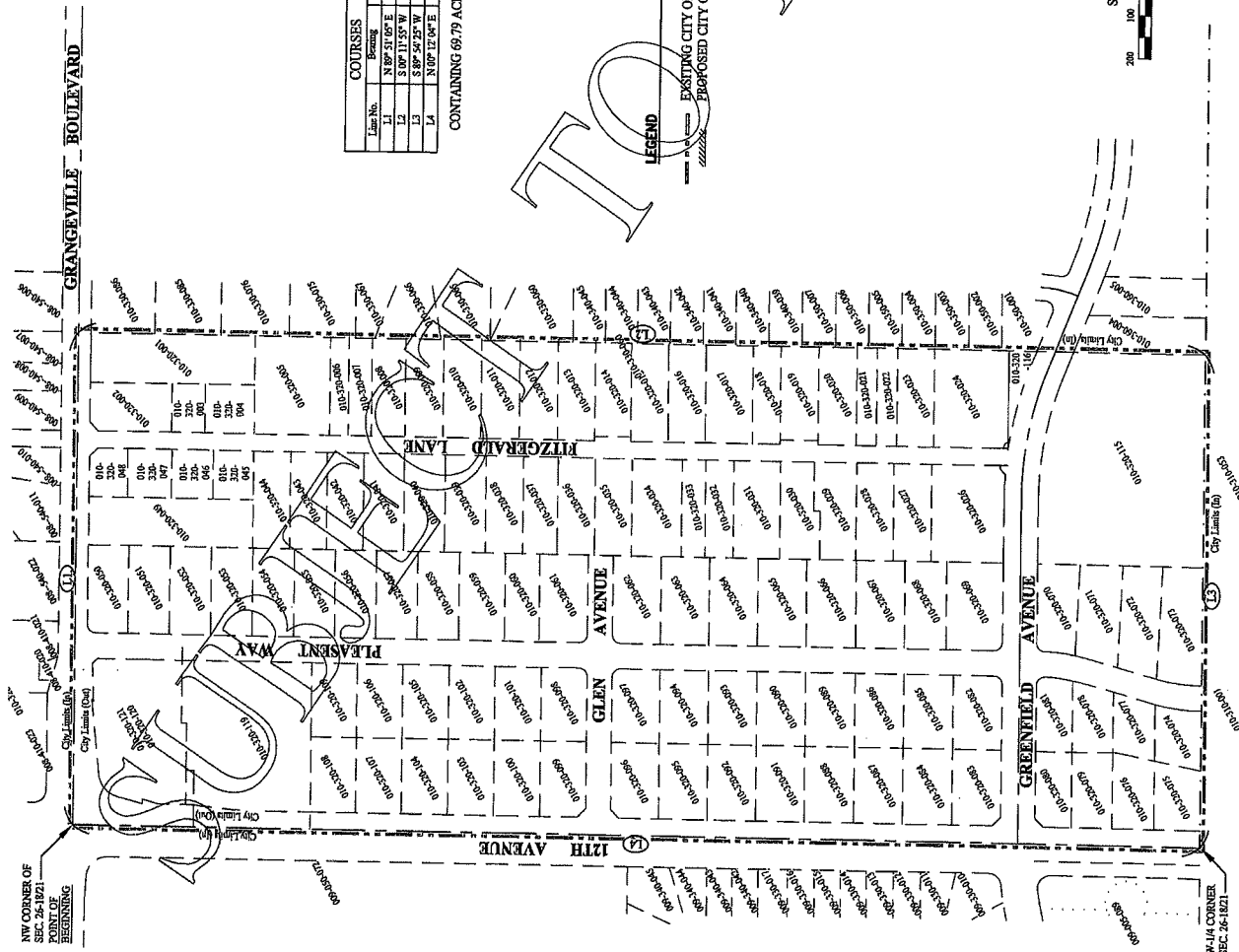
BY \_\_\_\_\_  
DEPUTY



Line No.	Bearing	Distance
1.	N 89° 21' 02" E	1145.46
2.	S 89° 11' 35" W	2634.37
3.	S 89° 12' 25" E	1165.37
4.	N 89° 12' 04" E	2633.21

CONTAINING 69.79 ACRES±

TO PREVIEW



CIVIL ENGINEERS  
**TUMWALT  
JANSEN &  
AND BARNETT**

609 N. IRWIN ST. HANFORD, CA. 93230

PH. (559) 582-1056 FILE NO. 0721321

ONE SHEET ONLY



# EXHIBIT "B"

**RESOLUTION NO. 13-51-R (a)**

**A RESOLUTION OF APPLICATINO BY THE CITY OF HANFORD REQUESTING  
THE LOCAL AGENCY FORMATION COMMISSION TO INITIATE PROCEEDINGS  
FOR THE REORGANIZATION OF TERRITORY LOCATED AT THE SOUTHEAST  
CORNER OF GRANGEVILLE AND 12th AVENUE.  
APNs 010-320-001-024; 026-109; 111-116; 118-121.**

At a regular meeting of the City Council of the City of Hanford duly called to order and held on November 5, 2013, at 7:00 p.m., it was moved by Council Member **PANNETT**, and seconded by Council Member **JAMESON**, and duly carried that the following resolution be adopted:

**WHEREAS**, the City of Hanford desires to initiate proceeding pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, commencing with Section 56000 of the California Government code, for a reorganization which would concurrently annex territory to the City of Hanford and detach territory from Kings River Conservation District and the Excelsior-Kings River Conservation District; and,

**WHEREAS**, notice of intent to adopt this resolution of application has been given, and this Council has conducted a public hearing based upon this notification; and,

**WHEREAS**, the principal reasons for the proposed reorganization are as follows:

1. The City of Hanford has received a development application for the 1.61 acres at the northwest corner of the annexation area.
2. The annexation area is within the City of Hanford Sphere of Influence.
3. The annexation area is a County island completely surrounded by the City of Hanford.
4. Annexation will result in more efficient public services to the annexation area.

**WHEREAS**, the following agency or agencies would be affected by the proposed jurisdictional changes:

<u>Agency</u>	<u>Nature of Change</u>
City of Hanford	Annexation
Kings River Conservation District	Detachment
Excelsior-Kings River Conservation District	Detachment

**WHEREAS**, the territory proposed to be reorganized is inhabited, and a map and description of the boundaries of the territory are attached hereto as Exhibits A & B and by this reference incorporated herein, and,

**WHEREAS**, it is desired to provide that the proposed reorganization be subject to the following terms and conditions:

1. That the annexation area be pre-zoned SC and R-1-8.

2. That the property owner of APN 010-320-121 sign a conditional zoning agreement limiting the uses that may be developed on the site.

**WHEREAS**, this proposal is consistent with the adopted spheres of influence for all the agencies which would be affected by reorganization; and,

**WHEREAS**, this Council certified that an Initial Study was prepared for the project consistent with the California Environmental Quality Act; and,

**WHEREAS**, public testimony was submitted and considered by the City Council during a public hearing; and,

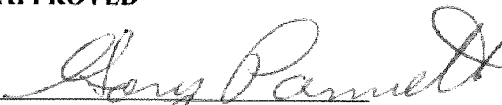
**WHEREAS**, the City Council determined that the project would not result in significant impacts and Negative Declaration No. 2013-05 was adopted;

**NOW, THEREFORE, BE IT RESOLVED**, this Resolution of Application is hereby adopted and approved by the City Council of the City of Hanford and the Local Agency Formation Commission of the Kings Council is hereby requested to take proceedings of the annexation of territory as authorized and in the manner provided by the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000.

Passed and adopted at a regular meeting of the City Council of the City of Hanford duly called and held on November 5th, 2013, by the following roll call vote

	IRWIN	JAMESON	MARTINEZ	CURRY	PANNETT
AYES:		X	X		X
NOES:					
ABSTAIN:				X	
ABSENT:	X				

**APPROVED**

  
MAYOR of the City of Hanford

ATTEST:

  
Melonie Patrick

CITY CLERK

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

I, **Melonie Patrick**, 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 5<sup>th</sup> day of November, 2013.

Dated: 12-10-13

  
Melonie Patrick  
City Clerk

EXHIBIT A: Annexation 150 Map

MAP OF TERRITORY  
ANNEXED TO THE

# CITY OF HANFORD

AND DETACHED FROM KING RIVER CONSERVATION DISTRICT AND  
THE EXCELSIOR-KINGS RIVER RESOURCE CONSERVATION DISTRICT,  
CITY OF HANFORD REORGANIZATION NO. 150.

THIS MAP PREPARED BY ME ON \_\_\_\_\_  
AND IS BASED UPON RECORD DATA AND LAFCO RESOLUTION  
NO. \_\_\_\_\_ DATED \_\_\_\_\_

JAMES F. HANSEN, L.S. 4073

CERTIFICATION OF COMPLETION  
RECORDED AS DOCUMENT NO. \_\_\_\_\_

FEE \_\_\_\_\_

RECORDED AT THE REQUEST OF THE LOCAL AGENCY FORMATION  
COMMISSION OF KINGS COUNTY

AT \_\_\_\_\_ MINUTES PAST \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M.,  
IN VOLUME \_\_\_\_\_ OF  
LICENSED SURVEYOR'S PLATS, PAGE \_\_\_\_\_, KINGS COUNTY, STATE OF  
CALIFORNIA.

KEN BAYRD, COUNTY RECORDER

BY \_\_\_\_\_  
DEPUTY

LEGEND

EXISTING CITY OF HANFORD BOUNDARY  
PROPOSED CITY OF HANFORD BOUNDARY

Line No.	Bearing	Distance
L1	S 88° 21' 00" E	1126.54
L2	S 89° 11' 00" W	2065.12
L3	S 88° 15' 00" E	2053.33

CONTAINING 99.79 ACRES ±

VICINITY MAP

SCALE: 1" = 200'

609 N. IRWIN ST. HANFORD, CA. 93230 FILE NO. 0721321 ONE SHEET ONLY

15

## EXHIBIT B

### ANNEXATION NO. 150 ANNEXATION TO THE CITY OF HANFORD

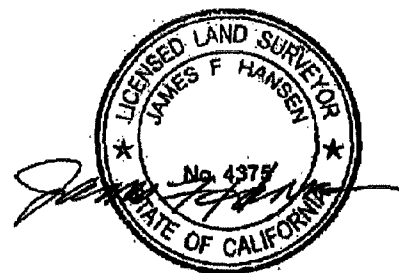
#### GEOGRAPHIC DESCRIPTION

All that portion of the Northwest Quarter of Section 26, Township 19 South, Range 22 East, Mount Diablo Base and Meridian, in the County of Kings, State of California, described as follows:

Beginning at the Northwest corner of the aforesaid Section 26, being a point in the City boundary;

- 1) Thence, North 89° 51' 05" East, a distance of 1145.46 feet, to a point on the existing City Boundary;
- 2) Thence, South 00° 11' 55" West along the City Boundary a distance of 2654.32 feet;
- 3) Thence, South 89° 54' 25" West, a distance of 130.57 feet; to the West Quarter Corner of the aforesaid section 26 and the existing City Boundary
- 4) Thence, North 00° 12' 04" East along the City Boundary a distance of 2653.21 feet to The Point of Beginning.

*For assessment purposes only. This description of land is not a legal property description as defined in the Subdivision Map Act and may not be used as the basis for an offer for sale of the land described.*



**RESOLUTION NO. 13-50-R**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HANFORD  
APPROVING AN AMENDMENT TO THE LAND USE ELEMENT  
OF THE GENERAL PLAN**

At a regular meeting of the City Council of the City of Hanford duly called to order and held on November 5, 2013, at 7:00 p.m., it was moved by Council Member **PANNETT**, and seconded by Council Member **JAMESON**, and duly carried that the following resolution be adopted:

**WHEREAS**, General Plan Amendment No. 2012-01 and 2013-01, filed by the City of Hanford, proposes to amend the land use designation of certain real property as follows:

1.61 acres (010-320-121) from Low Density to Service Commercial

.43 acres (010-012-010, 011) from Low Density to Office Residential

**WHEREAS**, the proposed General Plan Amendment were presented to the to the Planning Commission of the City of Hanford; and

**WHEREAS**, the City of Hanford Planning Commission, at its regularly scheduled meetings on August 27 and October 8, 2013, held a public hearing and received testimony and evidence for and against the proposed General Plan Amendment(s). After closing the public hearings, the Planning Commission of the City of Hanford, by resolution, recommended that the City Council of the City of Hanford approve General Plan Amendment No. 2012-01 and General Plan Amendment 2013-01; and

**WHEREAS**, the City Council of the City of Hanford, at its regularly scheduled meeting on November 5, 2013, held a public hearing and received testimony and evidence regarding proposed General Plan Amendment No. 2012-01 and General Plan Amendment No. 2013-01; and

**WHEREAS**, the Hanford City Council considered the evidence presented in the staff report and testimony presented during the public hearing; and,

**WHEREAS**, an Initial Study was prepared which determined that the project would not result in significant impacts and Negative Declaration 2013-04 and 05 were prepared and adopted; and,

WHEREAS, on the basis of the application for the amendment to the general plan, the documentation and information provided in the staff report and the evidence and testimony submitted at the public hearing, the City Council for the City of Hanford hereby makes the following findings:

1. That the public hearing for the proposed general plan amendment was properly noticed in accordance with state law and the Hanford Municipal Code.
2. That the proposed general plan amendment is compatible, integrated and internally consistent with existing policies of and with the Hanford General Plan.
3. That Negative Declaration 2013-04 and 2013-05 were certified consistent with the California Environmental Quality Act (CEQA) and City of Hanford Environmental Guidelines.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Hanford hereby approves General Plan Amendments No. 2012-01 and 2013-01. Passed and adopted at a regular meeting of the City Council of the City of Hanford duly called and held on November 5, 2013, by the following vote:

AYES: JAMESON, PANNETT, MARTINEZ

NOES:


ABSTAIN: CURRY

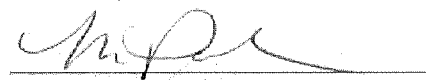
ABSENT:

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

I, Melonie Patrick, 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 5th day of November, 2013.

Date: 11-6-13

APPROVED:   
Mayor

ATTEST:   
Melonie Patrick  
City Clerk





**ORDINANCE NO. 13-04  
PREZONE NO. 2012-02**

**AN ORDINANCE OF THE CITY OF HANFORD PREZONING CERTAIN  
PROPERTY ADJACENT TO THE CITY OF HANFORD FROM COUNTY  
ZONING OF R-1-20 LOW MEDIUM DENSITY RESIDENTIAL TO CITY  
ZONING "SC" SERVICE COMMERCIAL AND "R-1-8" LOW DENSITY  
8,000 SQUARE FOOT MINIMUM.**

**The City Council of the City of Hanford does ordain as follows:**

**Section 1:** The following described territory situated in the City of Hanford is hereby prezoned under the terms of Chapter 17.66 of the Hanford Municipal Code:

*Annexation 150 filed by* Ajmer Singh Nahal and amendment by the City of Hanford

**FROM:** County zoning of "R-1-20" Low Medium Density Residential

**TO:** City zoning "SC" Service Commercial (1.61 acres – APN: 010-320-121) and "R-1-8" Low Density Residential (68.40 acres – APNs: 010-320-001- 024, 026-109, 111-116, 118)

On property described as follows:

Approximately 70 acres generally located at the southeast corner of 12th Avenue and Grangeville (APN: 010-320-001- 024, 026-109, 111-116, 118, 121) all as depicted in attached Exhibit "A"; and

**Section 2:** The Council does hereby find as a fact that this Ordinance has been recommended for passage by the Planning Commission of the City of Hanford after public hearing before the Planning Commission after notice required by Section 17.66.050 of the Hanford Municipal Code and Government Code Section 65854. The City Council finds that Negative Declaration No. 2013-05 is approved in conformance with the California Environmental Quality Act. The City Council hereby finds that the prezoning is required to achieve the objectives of the zoning regulations as set forth in Section 17.02.020 of the Hanford Municipal Code, and that this Ordinance has been introduced by the City Council after public

hearing held on the 5<sup>th</sup> day of October, 2013, at 7:00 p.m. of said day after notice required under the provisions of Section 65856 of the Government Code.

**Section 3:** That the 1.61 acres pre-zoned SC is conditional subject to a zoning agreement to limit the allowed uses to those in the Exhibit "B".

**Section 4:** This Ordinance shall take effect thirty (30) days after its passage, and shall be published once in the Hanford Sentinel within fifteen (15) days after its passage, and the zoning will apply to such property in the event of subsequent annexation to the City under the provisions of Section 65859 of the Government Code.

Passed and adopted at a regular meeting of the City Council of the City of Hanford duly called and held on December 17, 2013, by the following roll call vote

	IRWIN	JAMESON	MARTINEZ	CURRY	PANNETT
AYES:	X	X	X		X
NOES:					
ABSTAIN:				X	
ABSENT:					

APPROVED

  
MAYOR of the City of Hanford

ATTEST:

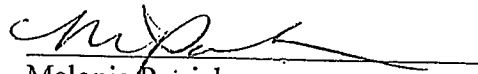
  
Melonie Patrick

CITY CLERK

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

I, **MELONIE PATRICK**, City Clerk of the City of Hanford, do hereby certify the foregoing ordinance was duly introduced at a regular meeting of the City Council of the City of Hanford on the 5<sup>th</sup> day of November, 2013, and it was duly passed and adopted at a regular meeting of the City Council of the City of Hanford held on the 17<sup>th</sup> day of December, 2013.

Dated: 12-19-13

  
Melonie Patrick  
City Clerk

## EXHIBIT B

### LIST OF USES – SC SERVICE COMMERCIAL

Permitted Uses. Permitted uses include:

- Antique stores,
- Bakeries, retail and wholesale,
- Barber and beauty shops,
- Bicycle shops,
- Blueprint and photocopy shops,
- Car washing (self and full-service),
- Ceramic and pottery works,
- Clothing stores (new and used apparel),
- Convenience-oriented food and drug stores limited to a maximum of five thousand (5,000) square feet of floor area,
- Gift shops,
- Laundromats,
- Mini-markets (see convenience stores),
- Movie/video stores,
- Offices, commercial,
- Picture framing shops,
- Restaurants, drive-in restaurants, (drive-thru uses as defined by and subject to the standards identified in Section 17.39.020), outdoor cafes, fast food restaurants (including the sale of alcoholic beverages as an incidental service);
- Sandwich shop,
- Self-service laundry and dry cleaning establishments,
- Service stations and quick lube shops, including the dispensing of gasoline, diesel, propane and butane fuels and related light service repairs,
- Shoe repair shops,
- Soda fountains,
- Tool and cutlery sharpening and grinding,
- Upholstery shops,
- Offices and retail stores incidental to and on the same site as a permitted use;
- Incidental and accessory uses and structures located on the same site as a permitted use.

# EXHIBIT "C"

**CITY OF Hanford ANNEXATION**

**KINGS COUNTY LAFCO CASE NUMBER 13-01**

**FORMAT FOR PLAN FOR PROVIDING SERVICES**

**I. DESCRIBE THE CHANGES IN LAND USES AND LAND USE CONTROLS WHICH WOULD OCCUR UPON COMPLETION OF PROCEEDINGS:**

(1) Present land use: The majority of the proposed annexation is currently developed as single family and a church. The 1.61 acres at the corner of Grangeville and 12<sup>th</sup> Avenues is currently vacant and undeveloped.

(2) County zoning: R-1-20

(3) City prezoning if proceedings are completed: The City has pre-zoned the 1.61 acres at the corner of Grangeville and 12<sup>th</sup> Avenues SC (Service Commercial) and the remainder R-1-8. See Resolution 13-51 R.

**II. SUMMARY OF SERVICES AND SERVICES TO BE EXTENDED**

Code:            A - Applicant City                    C – County                                    D - Special District  
                       F - Franchise                            N - No Service

SERVICES	SERVICES PROVIDED		AREA	COST OF NEW CITY SERVICES OR IMPROVEMENTS	
	Present (1)	On Completion of Annexation (2)	All of Area (3)	Portion of Area (4)	(5)

**PUBLIC WORKS  
STREETS**

- Construction      (1)
- Sweeping            (2)
- Lighting             (1)
- Drainage             (1)

**UTILITIES**

**SEWAGE**                    Sewer is available from the City at the perimeter of the annexation. If septic fails and parcel is within 100 feet of available sewer, they will be required to connect.

WATER (1)A  
REFUGE (1) A  
OTHER

**III. FOR EACH DESCRIBE OF THE NEW SERVICES IDENTIFIED IN COLUMN 2 TO BE PROVIDED BY THE APPLICANT CITY/DISTRICT UPON COMPLETION OF THE ANNEXATION:**

- (1) The nature of the service to be provided.
- (2) The location from which each service is to be provided (e.g. nearest present or proposed utility line, etc.).
- (3) The service level capacity from that location. Reference should be made to service level standards, such as frequency of street sweeping, water service pressure, etc.
- (4) The service level to be provided.
- (5) If the service level capacity exceeds the existing service level capacity, describe what actions will be taken to increase the existing capacity, and estimate the cost of increasing such capacity (column 5).
- (6) If any service is not to be provided throughout the affected territory, describe where the service will and will not be provided and the justification thereof.
- (7) If any service is not to be provided upon completion of proceedings, describe when the service will be provided and the justification thereof.
- (8) If the estimated cost of extending the service to the affected territory is negligible, so indicate; a precise projection need not be made in that event.<sup>31</sup>

**IV. DESCRIBE ANY CONDITIONS WHICH WOULD BE IMPOSED OR REQUIRED WITHIN THE AFFECTED TERRITORY, SUCH AS, BUT NOT LIMITED TO, IMPROVEMENT OR UPGRADING OF STRUCTURES, ROADS, SEWER OR WATER FACILITIES, AND THE ESTIMATED COST THEREOF:**

NONE

**V. DESCRIBE HOW SUCH SERVICES AS ARE IDENTIFIED IN SECTION III AND IV ABOVE WILL BE FINANCED:**

N/A

**VI. IF THE PROPOSAL IS FOR CITY ANNEXATION OF AN UNINCORPORATED ISLAND WITHOUT AN ELECTION:**

- (1) Attach a map showing the exterior boundaries of the unincorporated island, indicating the boundaries of the city bordering on the affected territory.
- (2) Attach a map or overlay to the above map showing all parcels within the affected territory, indicating the presence or absence of physical improvements on each parcel and locating the availability of public utility services and other public improvements.
- (3) Attach a map or overlay to the above map indicating existing zoning in the affected territory.
- (4) Attach a map or overlay to the above map indicating rezoning in the affected territory.
- (5) Submit or reference sufficient information, including citations where appropriate to enable the Commission to ascertain the presence or absence within the affected territory of "prime agricultural land" defined as follows:

35046. "Prime agricultural land" means an area of land, whether a single parcel or contiguous parcels, which: (i) has not been developed for a use other than an agricultural use and (ii) meets any of the following qualifications:
- (a) Land which qualifies for rating as Class I or Class II in the Soil Conservation Service land use capability classification;
  - (b) Land which qualifies for rating 80 through 100 Storie Index Rating;
  - (c) Land which supports livestock used for the production of food and fiber and which has an annual carrying capacity equivalent to at least one animal unit per acre as defined by the United States Department of Agriculture in the National Handbook on Range and Related Grazing Lands, July, 1967, developed pursuant to Public Law 46, December 1935;
  - (d) Land planted with fruit or nut-bearing trees, vines, bushes, or crops which have a nonbearing period of less than five years and which will normally return during the commercial bearing period on an annual basis from the production of unprocessed agricultural plant production not less than two hundred dollars (\$200) per acre;



- (e) Land which has returned from the production of unprocessed agricultural plant products in annual gross value of not less than two hundred dollars (\$200) per acre for three of the previous five years;<sup>33</sup>
  - (f) Land which is used to maintain livestock for commercial purposes.
- (6) Submit sufficient information to enable the Commission to make a finding whether the affected territory will benefit from such annexation or is now receiving benefits from the annexing city. Conclusive, indisputable data are preferred to unsubstantiated, unquantified assertions.

Assessment 011-370-084-000  
 Description 11544 SANTA ROSA ST HFD  
 Current Assessee MERCADO, BONNY 50%  
 11544 SANTA ROSA ST  
 HANFORD CA 93230

**Current Owners**

Current Owner(s)	Type	Percent	Document	R & T Sect
BARREIRO, DEOLINDO 50%	Joint Tenancy	50%	<a href="#">2013R1220820</a>	
MERCADO, BONNY 50%	Joint Tenancy	50%	<a href="#">2013R1220820</a>	

**Owner History**

Previous Owner(s)	Granting Doc/Date	Release Doc/Date	Type	Percent	R & T Sect
RHINO 24 INVESTMENTS INC	<a href="#">2013R1211833</a>	<a href="#">2013R1220820</a>		100%	
	06/28/2012	11/02/2012			
SEC OF HOUSING & URBAN DEVELOPMENT	<a href="#">2013R1206449</a>	<a href="#">2013R1211833</a>		100%	
	04/10/2012	06/28/2012			
BAC HOME LOANS SERVICING L P	<a href="#">2011R 1005064</a>	<a href="#">2013R1206449</a>		100%	
	03/30/2010	04/10/2012			
GUTIERREZ, FLORENTINO	<a href="#">2007R0612583</a>	<a href="#">2011R1005064</a>		100%	
	04/28/2006	03/30/2010			
PETERSON, SYDNEY I	<a href="#">2001R0014222</a>	<a href="#">2007R0612583</a>		100%	
	08/11/2000	04/28/2006			
SECRETARY OF HOUSING & URBAN DEV	<a href="#">2001R0009307</a>	<a href="#">2001R0014222</a>		100%	
	05/26/2000	08/11/2000			
MISSION HILLS MORTGAGE CORP	<a href="#">2001R0001861</a>	<a href="#">2001R0009307</a>		100%	
	02/01/2000	05/26/2000			
GONZALES, JOSEPH M & ORLANDA T H/W	<a href="#">1996R9520641</a>	<a href="#">2001R0001861</a>	Joint Tenancy	100%	
	11/13/1995	02/01/2000			
HINKER, IRIS M	<a href="#">1990R8913440</a>	<a href="#">1996R9520641</a>		100%	
	09/14/1989	11/13/1995			
HINKER, HERBERT H & IRIS M H/W	<a href="#">1977R1073894</a>	<a href="#">1990R8913440</a>	Joint Tenancy	100%	
	07/15/1976	09/14/1989			

Assessment 014-710-057-000  
 Description 1048 CEDARWOOD ST HFD  
 Current Assessee SEMOES, JAMES & ANA H/W  
 1313 N IRWIN ST  
 HANFORD CA 93230

**Current Owners**

Current Owner(s)	Type	Percent	Document	R & T Sect
SEMOES, JAMES & ANA H/W	Joint Tenancy	100%	<a href="#">2012R1101341</a>	

**Owner History**

Previous Owner(s)	Granting Doc/Date	Release Doc/Date	Type	Percent	R & T Sect
CHAVEZ, VICTOR H & JOSIE H/W	<a href="#">2007R0612587</a>	<a href="#">2012R1101341</a>	Joint Tenancy	100%	
	04/28/2006	01/25/2011			
CASAS, GUSTAVO & AURELIA H/W	<a href="#">2006R0530411</a>	<a href="#">2007R0612587</a>	Joint Tenancy	100%	
	09/13/2005	04/28/2006			
CASAS, GUSTAVO	<a href="#">2006R0528500</a>	<a href="#">2006R0530411</a>		100%	
	08/26/2005	09/13/2005			
CASAS, GUSTAVO & AURELIA H/W	<a href="#">1996R9522673</a>	<a href="#">2006R0528500</a>	Joint Tenancy	100%	
	12/14/1995	08/26/2005			
BINESH, PAUL & NAHID NASSIRIAN H/W	<a href="#">1996R9513803</a>	<a href="#">1996R9522673</a>	Joint Tenancy	100%	
	08/02/1995	12/14/1995			
BATES LAND DEVELOPMENT CORPORATION	<a href="#">1995ISM16 50</a>	<a href="#">1996R9513803</a>		100%	
	09/16/1994	08/02/1995			

Assessment 011-270-093-000  
 Description LOT 237 NEW DEMINIONS #5

Current Assessee MRO INVESTMENTS INC  
 7388 N REMINGTON AVE STE 101  
 FRESNO CA 93711

**Current Owners**

Current Owner(s)	Type	Percent	Document	R & T Sect
MRO INVESTMENTS INC		100%	<u>2014R1310691</u>	

**Owner History**

Previous Owner(s)	Granting Doc/Date	Release Doc/Date	Type	Percent	R & T Sect
ANZALDO, FELICIANO C	<u>2007R0611691</u>	<u>2014R1310691</u>		100%	
	04/21/2006	06/06/2013			
SCHNEIDER, TERRI L	<u>2004R0303233</u>	<u>2007R0611691</u>		100%	
	02/10/2003	04/21/2006			
EQUIHUA, RIGOBERTO & SOCORRO H/W	<u>1999R9812682</u>	<u>2004R0303233</u>	Joint Tenancy	100%	
	06/22/1998	02/10/2003			
ENNIS DEVELOPMENT CORP	1998ISM17 54	<u>1999R9812682</u>		100%	
	01/16/1997	06/22/1998			

# CITY OF HANFORD ANNEXATION/REORGANIZATION NO. 150

## PLAN FOR SERVICES

Each major municipal service now provided within the City limits is either currently being provided or could be extended into the area to be annexed on substantially the same basis and in the same manner as now provided in the City limits. In addition, all other municipal services and all municipal rights and privileges will be available.

### WATER:

The area is already connected to the City of Hanford water system. No changes are anticipated. A location map of existing water service is attached to this plan.

### SANITARY SEWER:

Sanitary sewer service can be provided to the project site. A 6-inch diameter sanitary sewer line is along 12 Avenue, a 10-inch diameter line is in Grangeville and Greenfield Avenues, which could be extended into the annexation area. New development will be required to connect when development occurs. Existing development will be required to connect to the sanitary sewer system if septic fails and sanitary sewer is available within 100 feet of the property. A location map showing the sanitary sewer lines is attached to this Plan.

At the time of any future expansion of uses into the annexed area, sanitary sewer service would be reviewed according to the City's Sanitary Sewer Master Plan.

### STREETS:

All streets in the annexation currently exist, there is no need for any new streets at this time.

### STORM DRAINAGE:

There is a 24-inch line along Greenfield Avenue and a 8-inch line in Grangeville Boulevard. A map showing the existing storm drainage lines is attached to this Plan. At the time of any future expansion of uses into the annexed area, storm sewer service would be reviewed according to the City's Storm Sewer Master Plan.

### SCHOOLS:

This property is within the Hanford Elementary School District boundary. The residential area is fully developed. Any new development will be subject to a per sq. ft. development fee paid when building permits are obtained.

## **PARKS**

The impact of this proposal on existing recreational opportunity is not anticipated to be significant since the residential uses are fully developed.

## **OTHER:**

The following services will be provided in the annexation area commencing on the effective date of the annexation.

### **Police Protection:**

The City of Hanford Police Department will provide protection and law enforcement services in the annexation area. These services include:

- normal patrols and responses;
- handling of complaints and incident reports;
- special units, such as, traffic enforcement and criminal investigations.

No capital improvements are necessary at this time to provide Police services.

### **Fire Protection:**

The City of Hanford Fire Department will provide emergency and fire prevention services in the annexation area. These services include:

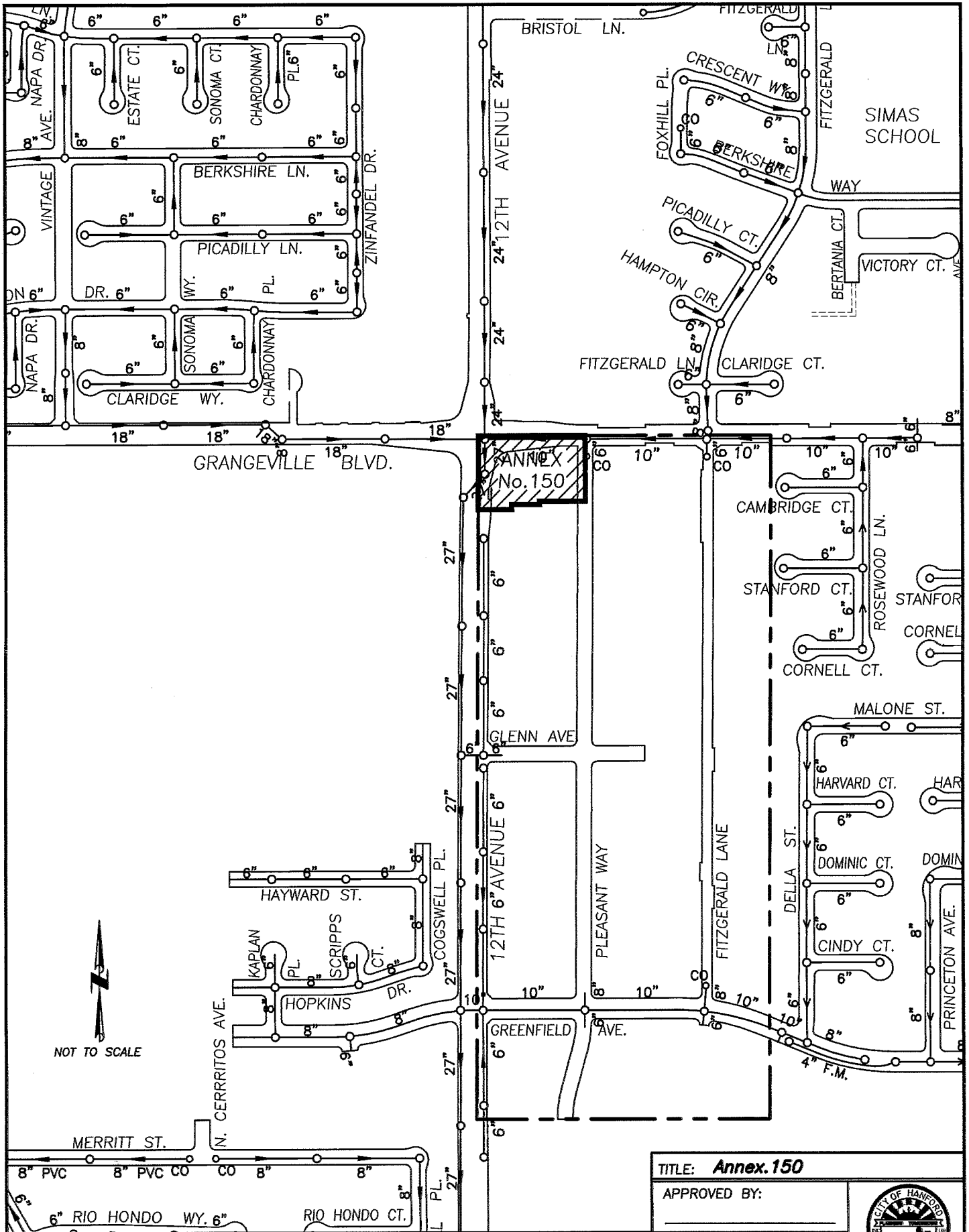
- Fire suppression and rescue;
- Emergency medical services;
- Hazardous materials mitigation and regulation;
- Emergency prevention and public education efforts;
- Technical rescue;
- Rescue/hazardous materials unit.

No capital improvements are necessary at this time to provide Fire services


### **Refuse Collection:**

Refuse collection will be able to be provided upon future development in the area.

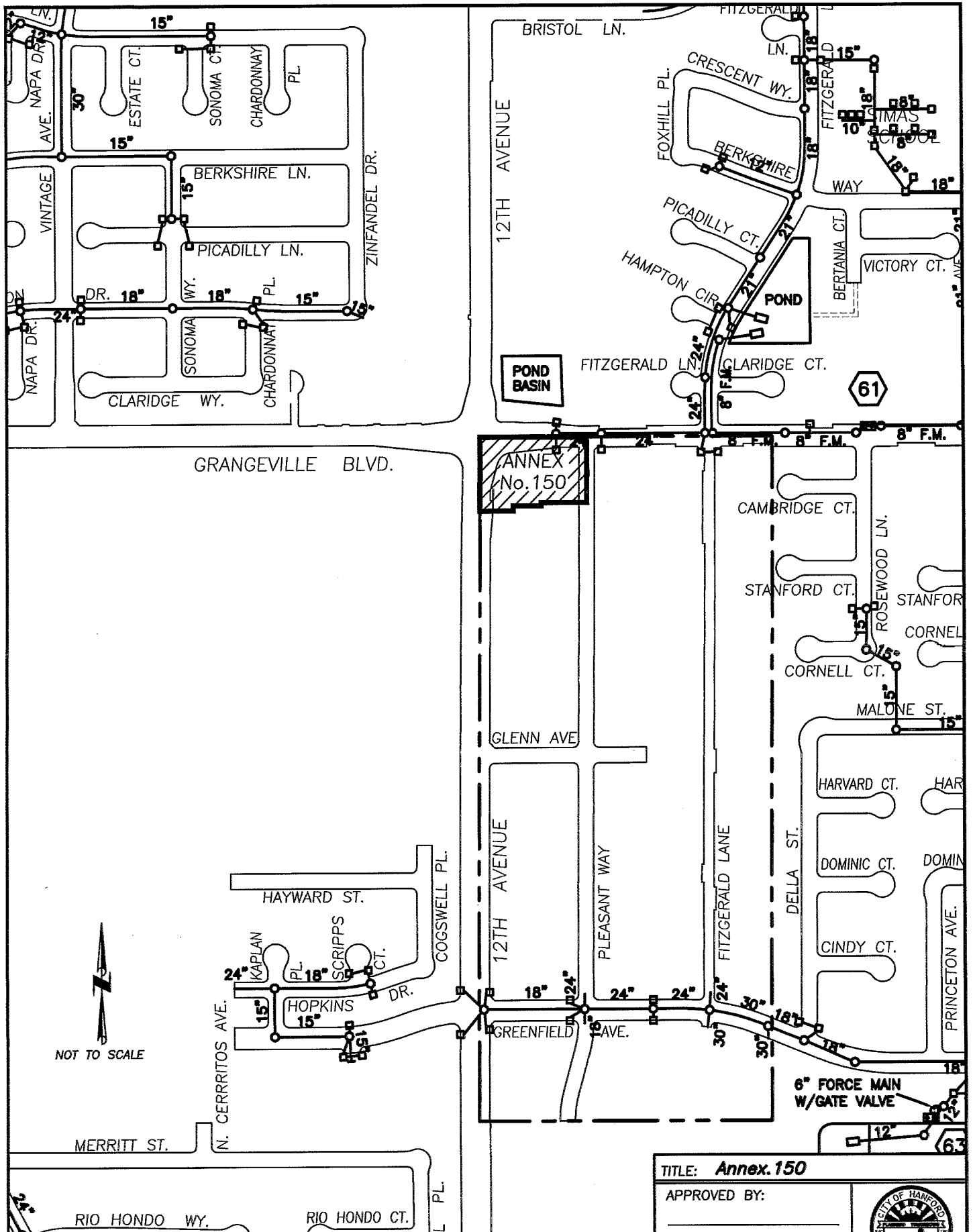





PLAN FOR SERVICES - SANITARY SEWER

TITLE: <b>Annex.150</b>		
APPROVED BY:		
DRAWN BY: SD		
DATE: 12/13/12		
JOB No.: Annex 150.dwg		SHEET 2 OF 3





# PLAN FOR SERVICES - STORM DRAIN

TITLE: <b>Annex.150</b>	
APPROVED BY:	
DRAWN BY: SD	
DATE: 12/13/12	
JOB No.: Annex 150.dwg	
SHEET 3 OF 3	

# EXHIBIT "D"

ORIGINAL  
FILED

NOV 13 2013

KEN BAIRD  
KINGS COUNTY CLERK

### NOTICE OF DETERMINATION

TO:  Office of Planning and Research  
1400 Tenth Street  
Sacramento, CA 95812-3044

FROM: Melody Haigh, Comm. Dev. Mgr.  
City of Hanford  
317 N. Douty Street  
Hanford, CA 93230  
Phone: (559) 585-2583

County of Kings  
Kings County Government Center  
Hanford, CA 93230

**SUBJECT:** Filing of Notice of Determination in Compliance with Section 21108 or 21152 of the Public Resources Code

**State Clearinghouse Number (if submitted to State Clearinghouse):** N/A

**Project Title:** General Plan Amendment No. 2013-01, Initiation of Annexation 150

**Project Applicant:** Ajmer Singh Nahal, Property Owner

**Project Location (include county):** Southwest Corner of 12<sup>th</sup> and Grangeville Avenue. APN 010-320-001-024, 026-109, 111-116, 118-121.

**Project Description:** The project is a general plan amendment to change the land use designation on 1.61 acres from Low Density Residential to Service Commercial and annexation of approximately 70 acres into the City of Hanford and detachment from the Kings River Conservation District and the Excelsior-Kings River Conservation District.

This is to advise that the **City of Hanford, Lead Agency**, has approved the above described project on November 5, 2013 and has made the following determination regarding the above described project:

1. The project [ will  will not] have a significant effect on the environment.
2.  An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.  
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [ were  were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [ was  was not] adopted for this project.
5. A statement of Overriding Considerations [ was  was not] adopted for this project.
6. Findings [ were  were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the Negative Declaration, or Mitigated Negative Declaration is available to the General Public at City of Hanford, Community Development Department, 317 N. Douty Street, Hanford, CA 93230.

  
Melody Haigh, Community Dev.

November 8, 2013  
Date

Date received for filing at OPR: \_\_\_\_\_



# Kings County Planning and Inspections

## Receipt of Fees

Building Permit:

Planning Permit: 13-0061

Receipt Number: 2016858

Receipt Date: 11/13/2013

Check Or Cash 1: CH

Check Number: 6713

Amount: 2,156.25

Check Or Cash 2: CH

Check Number: 6714

Amount: 90.00

Check Or Cash 3:

Check Number:

Amount: 0.00

Received From: Ajmer Singh Nahal

Received By:

*[Handwritten signature]*

<u>DESCRIPTION</u>	<u>Fund</u>	<u>Dept</u>	<u>Acct Number</u>	<u>AMOUNT</u>
DFG CLERK FEE (\$50.00)		157200	81615000	50.00
DFG ENV DOC FILING FEE	3500		51050138	2,156.25
ENVIRONMENTAL REVIEW		270000	81607030	40.00
		<b>Amount Paid</b>		<b>2,246.25</b>

# ENVIRONMENTAL ASSESSMENT/NEGATIVE DECLARATION 2013-05

**Project Title:** Annexation 150, General Plan Amendment 2013-01 and Pre-zone 2012-02

**File Number:** 515-0135, 510-0220

**State Clearinghouse Number:**

**Applicant:** Ajmer Singh Nahal/City of Hanford  
833 E. Orange  
Hanford, CA 93230

**Property Owner:** Ajmer Singh Nahal  
833 E. Orange  
Hanford, CA 93230

**Project Description:** The project is a request to annex an existing County island to the City of Hanford, an amendment to the General Plan Land Use Map to change the land use designation on approximately 1.61 acres located at the corner of Grangeville and 12<sup>th</sup> Streets from Low Density Residential to Neighborhood Commercial and Pre-zone of the 1.61 acres NC – Neighborhood Commercial and the remainder area R-1-6-One Family Residential. The majority of the annexation area consists of single family residential units developed in the County.

**Location:** The project is located at the southeast corner of Grangeville Boulevard and 12<sup>th</sup> Avenue. (APNs 010-320-1-24, 26-110, 115, 116, 120, 121).

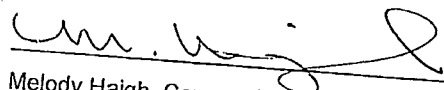
## NEGATIVE DECLARATION

It is the determination of the City of Hanford that the proposed project will not have a significant effect on the environment since the project is to be located in an already urbanized area, and the project will not:

- a) Conflict with adopted environmental plans and goals of the community where it is located;
- b) Have a demonstrable negative aesthetic effect;
- c) Affect a rare or endangered species of animal or plant or the habitat of the species;
- d) Interfere with the movement of any resident or migratory fish or wildlife species;
- e) Breach published national, state, or local standards relating to solid waste or litter control;
- f) Degrade water quality;
- g) Contaminate a public water supply;
- h) Degrade or deplete ground water resources;
- i) Interfere with ground water recharge;
- j) Disrupt or alter an archaeological site over 200 years old, an historic site or a paleontological site except as part of a scientific study of the site;
- k) Induce growth or concentration of population;
- l) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system;
- m) Displace a large number of people;
- n) Encourage activities which result in the use of large amounts of fuel or energy;
- o) Use fuel or energy in a wasteful manner;
- p) Increase substantially the ambient noise levels for adjoining areas;
- q) Cause flooding, erosion or salination;
- r) Expose people or structures to major geologic hazards;
- s) Extend a sewer trunk line without existing capacity to serve new development;
- t) Diminish habitat for fish, wildlife or plants;
- u) Disrupt or divide the physical arrangement of an established community;
- v) Create a public health hazard or a potential public health hazard;
- w) Conflict with established recreational, educational, religious or scientific uses of the area;
- x) Violate any ambient air quality standard, contribute substantially to an existing or projected air quality violations, or expose sensitive receptors to substantial pollutant concentrations;
- y) Convert prime agriculture land to non-agriculture use or impair the agriculture productivity of prime agricultural land that has not been designated for urban expansion by the general plan.
- z) Interfere with emergency response plans or emergency evacuation plans.

Review of the Negative Declaration will be completed before the Hanford City Council at a later date.

Prepared by:



Melody Haigh, Community Development Manager, Community Development Department

**EXHIBIT A**

**APPENDIX G: Initial Study and Findings**

**ENVIRONMENTAL ASSESSMENT NO. 2013-05**

1. Project Title: Annexation 150, General Plan Amendment 2012-01 and Rezone 2012-01
2. Lead Agency Name and Address: City of Hanford  
317 N. Douty  
Hanford, CA 93230
3. Contact Person/Phone Number: Melody Haigh  
Community Development Department  
(559) 585-2583
4. Project Location: The project is located at the southeast corner of Grangeville Boulevard and 12 Avenue. (APNs 010-320-1-24, 26-110, 115, 116, 120, 121)
5. Project Sponsor's Name/Address: Ajmer Singh Nahal, applicant; 833 E. Orange Hanford CA 93230
6. General Plan Designation: Low Density Residential
7. Zoning: Kings County
8. Description of the Project: (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary.)

The project is a request to annex an existing County island to the City of Hanford, an amendment to the General Plan Land Use Map to change the land use designation on approximately 1.61 acres located at the corner of Grangeville and 12<sup>th</sup> Streets from Low Density Residential to Neighborhood Commercial and Pre-zone of the 1.61 acres NC – Neighborhood Commercial and the remainder area R-1-6-One Family Residential. The majority of the annexation area consists of single family residential units developed in the County.

9. Surrounding land uses and setting:

	Planned Land Use	Existing Zoning	Existing Land Use
North	Low Density Residential	R-1-20 Low Density	Single Family Residential Units
East	Low Density Residential	R-1-6 Low Density	Single Family Residential Units
South	High Density Residential	RM2 High Density	Vacant Land
West	Low Density Residential	Kings County	Agriculture

10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.)

- Kings County Local Agency Formation Commission

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially significant impact" as indicated by the checklist on the following pages.

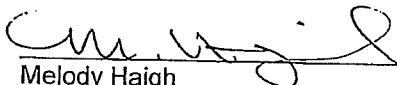
- |  |  |   |
|--|--|---|
| <input type="checkbox"/> Aesthetics                | <input type="checkbox"/> Agriculture Resources         | <input type="checkbox"/> Air Quality                        |
| <input type="checkbox"/> Biological Resources      | <input type="checkbox"/> Cultural Resources            | <input type="checkbox"/> Geology/Soils                      |
| <input type="checkbox"/> Green House Gas Emissions | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology/Water Quality            |
| <input type="checkbox"/> Land Use/Planning         | <input type="checkbox"/> Mineral Resources             | <input type="checkbox"/> Noise                              |
| <input type="checkbox"/> Population/Housing        | <input type="checkbox"/> Public Services               | <input type="checkbox"/> Recreation                         |
| <input type="checkbox"/> Transportation/Traffic    | <input type="checkbox"/> Utilities/Service Systems     | <input type="checkbox"/> Mandatory Findings of Significance |

DETERMINATION (To be completed by the Lead Agency)

On the basis of this initial evaluation:

- I find that the proposed project **COULD NOT** have a significant effect on the environment. **A NEGATIVE DECLARATION WILL BE PREPARED.**
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. **A MITIGATED NEGATIVE DECLARATION WILL BE PREPARED.**
- I find the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required
- I find that the proposed project **MAY** have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or **NEGATIVE DECLARATION** pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or **NEGATIVE DECLARATION**, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

FOR: CITY OF HANFORD

  
\_\_\_\_\_  
Melody Haigh  
Community Development Manager  
City of Hanford

7-29-13  
\_\_\_\_\_  
DATE



## EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
  - a) Earlier Analysis Used. Identify and state where they are available for review.
  - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
  - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify:
  - a) the significance criteria or threshold, if any, used to evaluate each question; and
  - b) the mitigation measure identified, if any, to reduce the impact to less than significance.

Issues:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
I. AESTHETICS -- Would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
The proposed project will have no impact on scenic vistas and is not located within a state scenic highway. The Hanford General Plan designates the project site for future urban development. The project will not obstruct a scenic vista or otherwise adversely impact the area aesthetically. No significant impact is anticipated				
II. AGRICULTURE RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
The General Plan designates the project area for urban development. This property will be appropriately pre-zoned in accordance with the General Plan. The majority of the property is currently fully developed as single family residences the remainder is vacant undeveloped. The project area is a County island surrounded by the existing city limits of Hanford. The General Plan EIR has addressed the loss of agricultural land due to planned urban growth and a statement of overriding consideration was adopted. The project area was included in that review. No new environmental impacts or increases in the planned rate of loss of agricultural land are anticipated. No significant impact is anticipated.				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
III. AIR QUALITY -- Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>The City of Hanford is in the San Joaquin Valley Air Basin, which has been designated as non-attainment for ozone and respirable particulate matter. A development plan for the future commercial site has not been submitted, however the majority of the annexation area is fully developed as residential uses. Over the long-term, emissions from planned growth has the potential to degrade local carbon monoxide concentrations along roads that would serve the City and could result in air emissions or deterioration of ambient air quality. However, any future project will follow mitigation measures found in the Hanford General Plan EIR. An overriding environmental consideration was adopted as part of the General Plan EIR based on cumulative impacts. Impacts to air quality are anticipated to be less than significant.</p>				
IV. BIOLOGICAL RESOURCES -- Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
The project area is substantially developed or disturbed land. No threatened or endangered species have been identified in the project area, therefore no impacts to biological impacts are anticipated to occur.				
V. CULTURAL RESOURCES -- Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
No cultural or archaeological resources have been identified on the site. If during construction any remains or artifacts are discovered or unearthed during construction, all work shall cease until a qualified professional archaeologist can evaluate the finding and make necessary mitigation recommendations. No impact is anticipated to occur.				
VI. GEOLOGY AND SOILS -- Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Future construction in the plan area may require some earth movement resulting in disruption and compaction of soils. This is not significant because the area is designated for urban uses. There are no know earthquake fault and/or geologic hazards existing and/or caused as a result of the project that would expose people or structures to potential substantial adverse effects.				
VII. GREENHOUSE GAS EMISSIONS – Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
The proposed project is substantially developed and is an island within the existing City limits of Hanford. Compliance with the rules of the San Joaquin Valley Air Pollution Control District will reduce impact to greenhouse gases to a less than significant level. The proposed project will not result in a conflict with any plan, policy or regulation, therefore impacts to greenhouse gas emissions are less than significant.				
VIII. HAZARDS AND HAZARDOUS MATERIALS -- Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
The proposed project will not result in a hazard to the public or the environment. The project will not interfere with any adopted emergency response or evacuation plan. Based on the above, there will be no impacts resulting from hazardous conditions or materials.				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
IX. HYDROLOGY AND WATER QUALITY -- Would the project:				
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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The Hanford General Plan designates the project area for urban development. This area was reviewed in the context of the General Plan EIR and there should be no significant environmental impact from this project which has not already been addressed. There will be additional environmental review for any future development

The project site has been identified by the United States Federal Emergency Management Agency (FEMA), Flood Insurance Rate Map for Hanford (Community Panel Number 06031C 0195C, June 16, 2009) as within Zone X, an area determined to be outside the 500 year flood plain. No significant impact is anticipated.

No impacts to hydrology and water quality are anticipated to occur.

X. LAND USE AND PLANNING - Would the project:

a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The proposed project will not physically divide an established community or conflict with any land use policies or regulations. There are no habitat conservation plans or natural community plans in the project area. No impacts are anticipated to occur.

XI. MINERAL RESOURCES -- Would the project:

a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

There are no known mineral resources in the project area, therefore no impacts are anticipated to occur.

XII. NOISE -- Would the project result in:

a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
No new noise is anticipated as a result of future development of the area currently undeveloped. A temporary increase in noise may occur as a result of construction activities, impacts are anticipated to be less than significant. (				
XIII. POPULATION AND HOUSING -- Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
The proposed project will not induce population growth, therefore no impact to population and housing is anticipated to occur.				
XIV. PUBLIC SERVICES --				
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>Fire Protection: The project site will receive fire protection service from the City of Hanford Fire Department. The department has indicated that the proposed project will not have a significant impact on its ability to respond to emergencies with its current personnel and equipment.</p> <p>Police: The project site will receive police protection service from the City of Hanford Police Department. The department has indicated that they will be able to service the development. No significant impact is anticipated.</p> <p>Schools: Any future development will be subject to per sq. ft. development fee paid when building permits are obtained. No new environmental impacts other than those addressed in the General Plan Program E.I.R. will occur.</p> <p>Parks or other recreational facilities: The impact of the annexation/prezoning on existing recreational opportunity is not anticipated to be significant.</p> <p>Maintenance of Public facilities including roads: Public Works Department has reviewed the proposal and stated there should be no significant impact to public facilities due to the approval of the annexation/prezoning.</p> <p>Other Governmental Services: The various public service departments and agencies have reviewed this proposal and stated that the development will not significantly affect their services.</p> <p>The Hanford General Plan designates the project area for urban development. This area was reviewed in the context of the General Plan EIR and there should be no significant environmental impact from this project which has not already been addressed. No impacts to public services are anticipated to occur.</p>				
XV. RECREATION --				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>The impact of the annexation and pre-zoning on existing recreation opportunity is not anticipated to be significant. The Hanford General Plan designates the project area for urban development. This area was reviewed in the context of the General Plan EIR and there should be no significant environmental impact from this project which has not already been addressed. There will be additional environmental review for any future development.</p>				

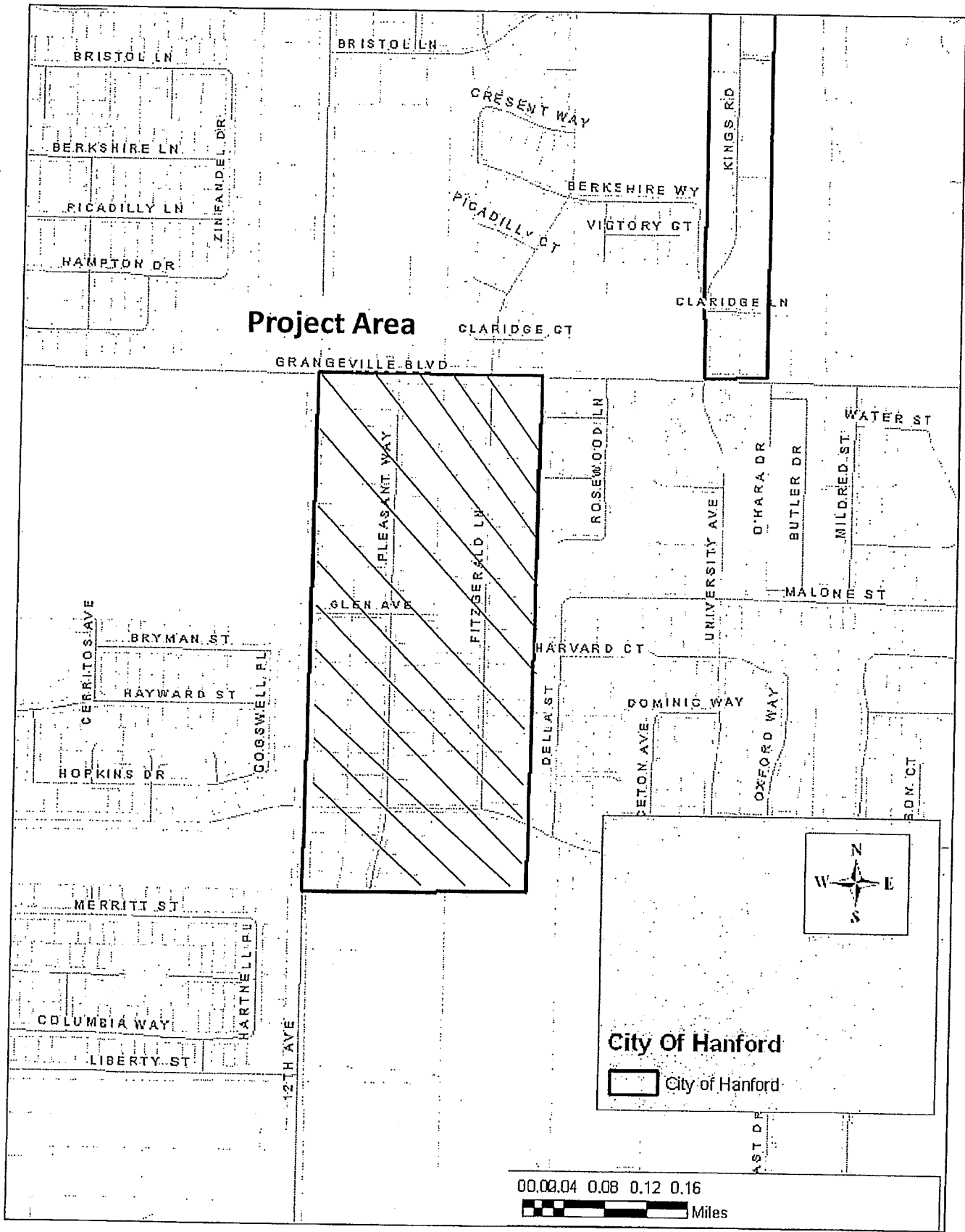
	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
XVI. TRANSPORTATION/TRAFFIC -- Would the project:				
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
The project is an annexation of the County island and a general-plan amendment. A plan for the ultimate development of the vacant area has not been submitted. At the time a development plan is submitted, a detailed evaluation, in accordance with the California Environmental Quality Act, will be completed by the City of Hanford. The majority of the area is currently developed and will not result in an increase in trips. There will be additional environmental review for any future development that may include a traffic impact study. Traffic impacts are anticipated to be less than significant.				
XVI. UTILITIES AND SERVICE SYSTEMS -- Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the projects projected demand in addition to the providers existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>The developed portion of the project area is currently served by the City of Hanford with water and sewer services. The undeveloped project area has been considered by the City of Hanford for urban development. This area was reviewed in the context of the General Plan EIR and the 2005 Urban Water Management Plan (UWMP). The City wastewater treatment facility has a capacity of 8 million gallons per day, which is projected to be sufficient for the City's entire growth needs to the year 2020. The water demands associated with the city urbanized area have already been accounted for in the 2005 UWMP, and there should be no significant environmental impact from this project which has not already been addressed. There will be additional environmental review for any future development.</p> <p>The Kings County Waste Management Authority was formed in September, 1989, by agreement between the cities of Hanford, Lemoore, Corcoran and the County of Kings in order to provide a reasonable approach to all waste management activities in Kings County. A materials recovery facility (MRF) was constructed at the southeast corner of Hanford-Armona Road and 8th Avenue, which serves the Hanford area. Hanford's General Plan EIR states that the Kings County Waste Management Authority is anticipating future growth and is responding for disposal at landfills during the planning period of the General Plan.</p>				
XVII. MANDATORY FINDINGS OF SIGNIFICANCE --				
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>The proposed project will not degrade the quality of the environment, nor will it significantly impact any specific element of the environment except as otherwise discussed within this document. The proposal will not create cumulative impacts that are disadvantageous to long-term environmental goals beyond Air Quality and water, which were evaluated in the Hanford General Plan EIR and have a Statement of Overriding Considerations adopted for cumulative impacts. No additional cumulative impacts are anticipated to cause any substantial impact to human beings, directly or indirectly. The project site and the surrounding area have been designated, and planned for urban uses by the Hanford General Plan.</p>				

  
 Prepared by City of Hanford

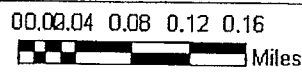
7/29/2013  
 Date



**Project Area**

**City of Hanford**

City of Hanford





**San Joaquin Valley**  
AIR POLLUTION CONTROL DISTRICT



August 22, 2013

Melody Haigh  
City of Hanford  
Planning Department  
317 North Douty Street  
Hanford, CA 93230

**Project: Annexation 150, General Plan Amendment 2013-01, Pre-zone 2012-02**

**District CEQA Reference No: 20130734**

Dear Ms. Haigh:

The San Joaquin Valley Unified Air Pollution Control District (District) has reviewed the project referenced above consisting of annexing an existing County island, an amendment to the General Plan Land Use Map and to pre-zone approximately 1.61 acres Neighborhood Commercial and the remainder R-1-6-One Family Residential. The annexation, General Plan Amendment and pre-zone will not have an impact on air quality. However, future development will contribute to the overall decline in air quality due to construction activities, increased traffic, and ongoing operational emissions. The District offers the following comments:

1. Future development may require further environmental review and mitigation.
2. Individual development projects would be subject to District Rule 9510 (Indirect Source Review) if upon full build-out the project would include or exceed any one of the following:
  - 50 dwelling units
  - 2,000 square feet of commercial space
3. District Rule 9510 is intended to mitigate a project's impact on air quality through project design elements or by payment of applicable off-site mitigation fees. Any applicant subject to District Rule 9510 is required to submit an Air Impact Assessment (AIA) application to the District no later than applying for final discretionary approval, and to pay any applicable off-site mitigation fees before issuance of the first building permit. If approval of the subject project constitutes the last discretionary approval by your agency, the District recommends that demonstration of compliance with District Rule 9510, including payment of all applicable fees before issuance of the first building permit, be made a condition of

Seyed Sadredin  
Executive Director/Air Pollution Control Officer

Northern Region  
4800 Enterprise Way  
Modesto, CA 95356-8718  
Tel: (209) 557-6400 FAX: (209) 557-6475

Central Region (Main Office)  
1990 E. Gettysburg Avenue  
Fresno, CA 93726-0244  
Tel: (559) 230-6000 FAX: (559) 230-6061

Southern Region  
34946 Flyover Court  
Bakersfield, CA 93308-9725  
Tel: 661-392-5500 FAX: 661-392-5585

[www.valleyair.org](http://www.valleyair.org) [www.healthyairliving.com](http://www.healthyairliving.com)

Printed on recycled paper.

project approval. Information about how to comply with District Rule 9510 can be found online at <http://www.valleyair.org/ISR/ISRHome.htm>.

4. Individual development projects may also be subject to the following District rules: Regulation VIII (Fugitive PM10 Prohibitions), Rule 4102 (Nuisance), Rule 4601 (Architectural Coatings), and Rule 4641 (Cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations). In the event an existing building will be renovated, partially demolished or removed, the project may be subject to District Rule 4002 (National Emission Standards for Hazardous Air Pollutants).
5. The above list of rules is neither exhaustive nor exclusive. To identify other District rules or regulations that apply to this project or to obtain information about District permit requirements, the applicant is strongly encouraged to contact the District's Small Business Assistance Office at (559) 230-5888. Current District rules can be found online at: [www.valleyair.org/rules/1ruleslist.htm](http://www.valleyair.org/rules/1ruleslist.htm).
6. The District recommends that a copy of the District's comments be provided to the project proponent.

If you have any questions or require further information, please call Georgia Stewart, at (559) 230-5937.

Sincerely,

David Warner  
Director of Permit Services



For: Arnaud Marjollet  
Permit Services Manager

DW: gs



**CITY OF HANFORD PLANNING COMMISSION  
STAFF REPORT  
OCTOBER 8, 2013**

**PROJECT:** GENERAL PLAN AMENDMENT NO. 2013-01, a request for a general plan amendment to change the land use designation on 1.61 acres from Low Density Residential to Service Commercial.

PRE-ZONE No. 2012-02, a request to pre-zone approximately 68.40 acres R-1-6 and 1.61 acres SC (Service Commercial)

ANNEXATION/REORGANIZATION 150, a finding of consistency that the proposed 70 acre annexation/reorganization is consistent with the Hanford General Plan.

**LOCATION:** The project is located at the southeast corner of Grangeville and 12<sup>th</sup> Avenue. APNs 010-320-001-024; 026-109; 111-116; 118-121.

**PROJECT PLANNER:** Darlene Mata, Planning Consultant

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**STAFF RECOMMENDATION**

Staff recommends that the Planning Commission:

1. Adopt/recommend adoption of Negative Declaration No. 2013-05 for the project.
2. Recommend approval of General Plan Amendment No. 2013-01 and Pre-zone No. 2012-02 based on the findings in Resolution 2013-08 and 2013-09
3. Find that the proposed Annexation/Reorganization No. 150 is consistent with the Hanford General Plan Policy LU 25.1-A based on the following findings:
  - a. The annexation will eliminate a County island within the Hanford City Limits.
  - b. The proposed annexation site is within the City's Sphere of Influence in the General Plan and planned for inclusion into the City limits.
  - c. The annexation will ensure that any future development within the project area will be developed to City standards.

**RECOMMENDED MOTION**

1. I move that the Planning Commission recommend to the City Council the certification of Negative Declaration No. 2013-05. (voice vote)
2. I move to adopt Resolution No. 2013-08 recommending approval of General Plan Amendment No. 2013-01 to the City Council. (roll call vote)
3. I move to adopt Resolution No. 2013-09 recommending approval of Pre-zone No. 2012-02 to the City Council. (roll call vote)

4. I move to find that Annexation/Reorganization No. 150 consisting of an annexation of 70 acres to the City of Hanford and detachment of the same area from the Kings River Conservation District and the Excelsior-Kings River Conservation District is consistent with the Hanford General Plan. (voice vote)
5. Direct staff to inform the City Council of the following recommendation for annexation.
  - a. Corner 1.61 acres. (voice vote)
  - b. Remainder of the County island. (voice vote)

### **PROJECT DESCRIPTION**

The project is a request to amend the General Plan Land Use Map to change the land use designation on approximately 1.61 acres located at the southeast corner of Grangeville and 12<sup>th</sup> Streets from Low Density Residential to Service Commercial and Pre-zone of the 1.61 acres SC – Service Commercial and the remainder R-1-6 One Family Residential.

The project included an application to annex the 1.61 acres only, however, since the adjacent area is a County island, as defined in the California Government Code 56375.3(b), the City of Hanford proposes to annex the entire County island as shown on the attached Exhibit A.

Because the project involves a simultaneous detachment of the property from the Kings River Conservation District and the Excelsior-Kings River Conservation District, the proposal is considered a "Reorganization" rather than an "Annexation" by the Hanford Local Agency Formation Commission (LAFCO).

In accordance with requirements of the LAFCO, the project also includes a pre-zoning of the entire annexation area of 1.61 acres of SC (Service Commercial) and R-1-6 of the remainder of the proposed annexation area.

The project is located at the corner of Grangeville Boulevard and 12<sup>th</sup> Avenue. (APNs 010-320-001- 024, 026-109, 111-116, 118-121).

### **Existing Land Use:**

The majority of the reorganization/annexation area is developed as single-family residential units on larger lots and a church that were developed in the County. The 1.61 acres at the corner is currently undeveloped.

### **General Plan Designation and County Zoning:**

The General Plan designates the entire project area as Low Density Residential, however part of the project is a proposed amendment to change the 1.61 acres at the northwest corner to Service Commercial. The current County zoning is R-1-20 (Low Medium Density Residential). The City proposes to Pre-zone the majority of the area R-1-6 One Family Residential and, subject to the approval of the general plan amendment, the 1.61 acres at the corner SC Service Commercial. Since the existing parcels are significantly larger than the minimum in the R-1-6 zone, an option would be to pre-zone the property R-1-8, which would be consistent with the zoning to the north, of which a majority is zoned R-1-8.

**Adjacent Land Use and Zoning:**

<b>North:</b>	Existing Rural Residential and Residential	R-1-20 and R-1-8
<b>South:</b>	Vacant	RM-2 and PF
<b>East:</b>	Existing Residential	R-1-6
<b>West:</b>	Existing Residential and New Tree Crop (Agriculture)	R-1-6

**BACKGROUND INFORMATION**

Although the applicant requested annexation of only the 1.61 acres, Kings County LAFCO and City staff felt it appropriate to annex the entire County island area. The proposed project area is approximately 70 acres in size and is a Kings County island completely surrounded by the Hanford City limits.

The State of California Government Code 56375.3 allows the City of Hanford to annex County islands through a streamlined process, which eliminates the requirement for the LAFCO to hold a protest hearing. The intent of the State Government Code is to ease the requirements for island annexations to allow the elimination of islands that can result in inefficient utilization of City and County resources.

The City currently provides water and solid waste service to the area in the County island. The City also has sewer service in Grangeville, 12<sup>th</sup> and Greenfield with connection points planned for both Pleasant, Glenn and Fitzgerald Streets. The majority of the area is currently served by on-site septic systems. The California Building Code requires that if sewer service is available within 200 feet, if a septic system fails, they are required to hook up to the City sewer system. This requirement applies whether the property is in the County or in the City.

As part of the project, City staff held a neighborhood meeting on August 19, 2013 to answer questions from the neighborhood. Approximately 25 people attended meeting and the questions/comments centered around tax rates, water rates, curb, gutter and sidewalks, traffic, sewer hook ups, fire and police services, and questions related to the type of business that may occur on the corner 1.61 acres if it is changed to commercial. The specific issues were addressed as follows:

**Tax Rates** – According to the Kings County Assessor's office, the tax rates in the City are essentially the same as the County rates.

**Water Rates** – County parcels pay a higher rate for water service. County rate is \$1.04 per cubic foot and City rate is .69 cents per cubic foot. Water rates will be lower.

**Curb, gutter and sidewalks** – The residents would like the City to install curb, gutter and sidewalks. The construction of curb, gutter and sidewalks is not planned as part of the annexation.

**Traffic** – The neighbors commented that there is already traffic congestion on Grangeville in the morning and they do not want to see people using their neighborhood to avoid Grangeville and 12<sup>th</sup>. The potential development at the corner will increase traffic. The Center could be required to be designed to eliminate access to the local streets in the neighborhood. A traffic study may be required as part of the development to determine the type of street improvements that may be required as a result of the project.

**Sewer Hookup** – Properties would be required to hook up to the City system if a septic system fails and they are within 200 feet of available sewer. The requirement is a building code requirement and applies to the properties whether they are in the County or in the City.

**Fire and Police Service** – Currently because it is a County island, you can have duplicative response from both County Fire and Sheriff and Hanford Fire and Police. Annexation would eliminate this potential inefficiency.

**Corner Development** – Primary concerns were direct access to the neighborhood, increase in traffic and the sale of alcohol.

As a result of the significant comments by the neighbors, the applicant requested that the item be continued from the scheduled Planning Commission hearing date of August 27<sup>th</sup> to September 24, 2013, which would allow them to meet with the neighborhood to discuss neighborhood concerns and develop a plan for the 1.61 acre site.

The applicant met with the neighbors on September 16, 2013. The meeting was attended by approximately 20 people. The meeting was generally focused on the development plan for the corner parcel. Although the site plan is not a part of the project approvals, the applicant wanted to inform the neighbors conceptually what was planned for the corner. Those in attendance appreciated the applicant's efforts, but still had concerns primarily with traffic and noise that may result from the project.

## PROJECT ANALYSIS

### **ANNEXATION/REORGANIZATION**

The Hanford Planning Commission is charged with reviewing proposed annexation/reorganization and making a finding of consistency with the Hanford General Plan to forward to the City Council. Specifically Policy LU 25.1-A "The City shall continue to pursue the annexation of unincorporated County islands through outreach programs with the property owners, Kings County, and the Local Agency Formation Commission" encourages the elimination of County islands in the City of Hanford. The annexation of County islands can be processed in accordance with California Government Code 56375.3 pertaining to island annexations, which allow island annexations to be processed without the requirement of a protest hearing.

#### Utilities/Public Services:

The proposed annexation area is served by City of Hanford water and refuse service and all other private utility services. Most, if not all, of the properties in the annexation area are served by septic systems. Following annexation, any property within 200 feet of available sewer, will be required to connect to City sewer if the septic system fails.

Regular maintenance of septic system will continue to be allowed. The requirement to connect to City sewer within 200 feet, is also required if the properties remain in the County.

Favorable Factors for Annexation:

The proposed annexation is an island within the existing City of Hanford city limits. The annexation will eliminate the island.

Unfavorable Factors for Annexation:

Conditions of the existing developed area, which does not have curbs or gutter and condition of the roads.

ANNEXATION FINDINGS:

The annexation is consistent with Policy LU 25.1-A in the General Plan. This finding can be made based on the following:

1. The annexation will eliminate a County island within the Hanford City Limits.
2. The proposed annexation site is within the City's Sphere of Influence in the General Plan and planned for inclusion into the City limits.
3. The annexation will ensure that any future development within the project area will be developed to City standards.

**GENERAL PLAN AMENDMENT 2013-01**

The project site is designated as Low Density Residential in the Hanford General Plan. The proposed project is an amendment to the land use designation on the 1.61 acres at the corner of Grangeville and 12<sup>th</sup> Avenue to Service Commercial. The Hanford General Plan contains the following policies pertaining to Service Commercial designations:

Policy LU 17.1 – Service Commercial uses, which may be incompatible with surrounding uses, shall be evaluated to determine if the proposed location is appropriate because of noise, odor, traffic, hours of operation, lighting, and other similar concerns. Conditions of operation or special improvements may be required to ensure land use and environmental compatibility with surrounding uses.

The proposed general plan amendment is consistent with the Hanford General Plan policies.

Compliance with Senate Bill 18

The processing of general plan amendments are subject to compliance with SB18, or California Government Code 65352.3. SB18 requires that when processing a general plan amendment, agencies must consult with the Native American Heritage Commission (NAHC) and offer potentially affected tribal organizations to request to participate in the amendment process through consultation. Staff received the list of affected tribes from the NAHC and sent letters requesting notification if the tribal organization wished to enter into the consultation process. A letter was received from the Table Mountain Rancheria indicating that they had no comment as the project was located outside their area of interest, letter attached. No other letters were received.

The City of Hanford can make a finding that it has complied with Government code 65352.3.

### GENERAL PLAN FINDINGS

1. That the public hearing for the proposed general plan amendment was properly noticed in accordance with state law and the Hanford Municipal Code.
2. That an initial study was prepared for the project, consistent with CEQA, which disclosed that environmental impacts are determined to be not significant and that Negative Declaration 2013-05 is hereby adopted.
3. That notice of the proposed General Plan Amendment was provided to the Native American Heritage Commission and the referred tribal agencies in accordance with California Government Code 65352.3 (SB18).
4. The General Plan Amendment is compatible, integrated and internally consistent with existing policies of the General Plan.

### **PRE-ZONE 2012-02**

As required for all annexations, the property that is proposed for annexation shall be pre-zoned. The proposed pre-zone is to SC (Service Commercial) for the corner 1.61 acres, consistent with the requested general plan amendment. Due to the City initiation of the annexation of the entire County island, staff is recommending a pre-zone of R-1-6 (Low Density Residential) for the remainder of the annexation area.

The Service Commercial allows some uses that may not be appropriate at the proposed location due to the proximity to the existing residential uses. Therefore, staff is recommending that the Planning Commission include in their recommendation to the City Council a condition that would limit the types of uses that may be located on the site. Staff recommends that the condition state that the uses be limited to the uses found in Attachment 1 to the Resolution 2013-09, which shows the uses that will not be permitted have been stricken.

### PRE-ZONE FINDINGS:

1. The public hearing on the rezone application was properly noticed in accordance with state law and the Hanford Municipal Code.
2. That an initial study was prepared for the project, consistent with CEQA, which disclosed that environmental impacts are determined to be no significant and that Negative Declaration 2013-05 is hereby adopted.
3. The Pre-zone of the annexation area is compatible, integrated and internally consistent with the existing policies of the Hanford General Plan, as amended by General Plan Amendment No. 2013-01.

### PUBLIC COMMENTS

Noticing of the project was published in the newspaper on August 2, 2013 and mailed to property owners within 500 ft. of the project site on August 2, 2013. In addition, the City Planning Staff held a neighborhood meeting On August 19<sup>th</sup>, 2013 at City Hall. The scheduled public hearing was postponed at the request of the applicant. The

public hearing was re-noticed on September 13, 2013 for a September 24, 2013 date. No written comments have been received as of the date of the preparation of this staff report.

A summary of the verbal comments from the neighborhood meetings can be found in the "Background Information" section.

On September 24, 2013, City staff recommended a continuance of the public hearing based on the inconsistency of the applicants request for Neighborhood Commercial designation and pre-zone on the 1.61 acres. Although the public hearing was continued, the Commission allowed the public to address the commission. The audio recording of the meeting is available on the City website, which includes all the comments made by the public.

### **ENVIRONMENTAL ASSESSMENT**

In accordance with the California Environmental Quality Act (CEQA), the Annexation/Reorganization, General Plan Amendment and Pre-zone application were evaluated in Environmental Assessment/Initial Study (EA/IS) 2013-05. Based on the review, it was determined that the proposed project would not result in a significant adverse impact on the environment, therefore Negative Declaration No. 2013-05 has been prepared. A "Notice of Intent to Adopt a Negative Declaration" was circulated for comment From August 2, 2013 through August 22, 2013.

Although the Initial Study and proposed Negative Declaration evaluated a change in land use of the corner 1.61 to Neighborhood Commercial, the change to Service Commercial will not result in a change of significance of environmental impacts, therefore the Negative Declaration may be considered for adoption.

Written comments were received during the environmental comment period from the San Joaquin Valley Air Pollution Control District (SJVAPCD) indicating that the project would be subject to further review and evaluation and may be subject to the District Rule 9510. The letter is included in your staff report and is appended to the environmental document.

#### **Applicant/Owner**

Ajmer Singh Nahal  
833 E. Orange  
Hanford, CA 93230

#### **Engineer**

Zumwalt-Hansen, Inc.  
609 N. Irwin  
Hanford, CA 93230

### **ATTACHMENTS**

Annexation Process  
Exhibit A – Location Map  
Exhibit B – Table Mountain Rancheria Letter  
Exhibit D – Excerpts from Zoning Ordinance  
Resolution 2013-08  
Resolution 2013-09 includes Attachment 1– List of Permitted Uses  
Environmental Document

## **ANNEXATION PROCESS**

Due to the questions about the annexation process, staff has prepared a brief summary of the process and the roles and responsibilities of the various decision making bodies.

### **PLANNING COMMISSION**

Although the Planning Commission does not have a direct role in the decision making process, it is customary to bring annexations to the Commission because the Commission is part of the "Pre-Zone" process as identified in the City Municipal Code.

The role of the Planning Commission is to find that a proposed annexation is either consistent with the City General Plan or is not. The finding is then forwarded to the City Council as part of their consideration to initiate the annexation.

### **CITY COUNCIL**

In accordance with the policies and procedures adopted by the Kings County Local Agency Formation Commission (LAFCO), the City Council is required to adopt a Resolution of Application for Annexation. The City Council is required to consider the annexation's consistency with the City General Plan. The resolution is then included in the application materials that will be submitted to the Kings County LAFCO.

### **LOCAL AGENCY FORMATION COMMISSION**

LAFCO's were created in 1963 by the Knox – Nesbit Act and amended by the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000. LAFCO's are responsible for coordinating logical and timely changes in local governmental boundaries such as annexations to cities.

The Commission in Kings County is comprised of two City Council members from the four incorporated cities, two Board of Supervisors members and a public member chosen by the four city and county commissioners. The objectives of LAFCO are to encourage the orderly formation of local government agencies, preserve agricultural land resources, discourage urban sprawl, and provide a sphere of influence for each city and special district in the county.

Upon application, the Kings County LAFCO will consider applications for annexation based on the following factors and the ability of the City to provide City services to the area:

- a. Proposal would eliminate or reduce in size, islands, near islands or other gross distortions of existing city and district boundaries.
- b. The proposed area is urban in character and should be provided with municipal or urban type services.



- c. The proposed area is close to urban development and municipal type services and would enhance its potential of full development.
- d. The proposed annexation conforms to the adopted general plan.
- e. The proposed area is consistent with the sphere of influence.

### **WHAT IS AN ISLAND ANNEXATION?**

An "Island Annexation" is an area proposed for annexation that is substantially surrounded by an incorporated City.

Under Government Code Section 56375(a)(4), a LAFCO is required to approve a City's request to annex land adjacent to its borders when the commission finds that any of the following circumstances exist:

- a) The land is substantially surrounded by the city or the Pacific Ocean, is substantially developed or developing, is not prime agricultural land, is designated for urban growth in the city's general plan, and is not within the SOI of another city.
- b) The land is located within an urban service area designated by the LAFCO, is not prime agricultural land, and is designated for urban growth in the city's general plan.
- c) The land meets the criteria for unincorporated islands under Section 56375.3.

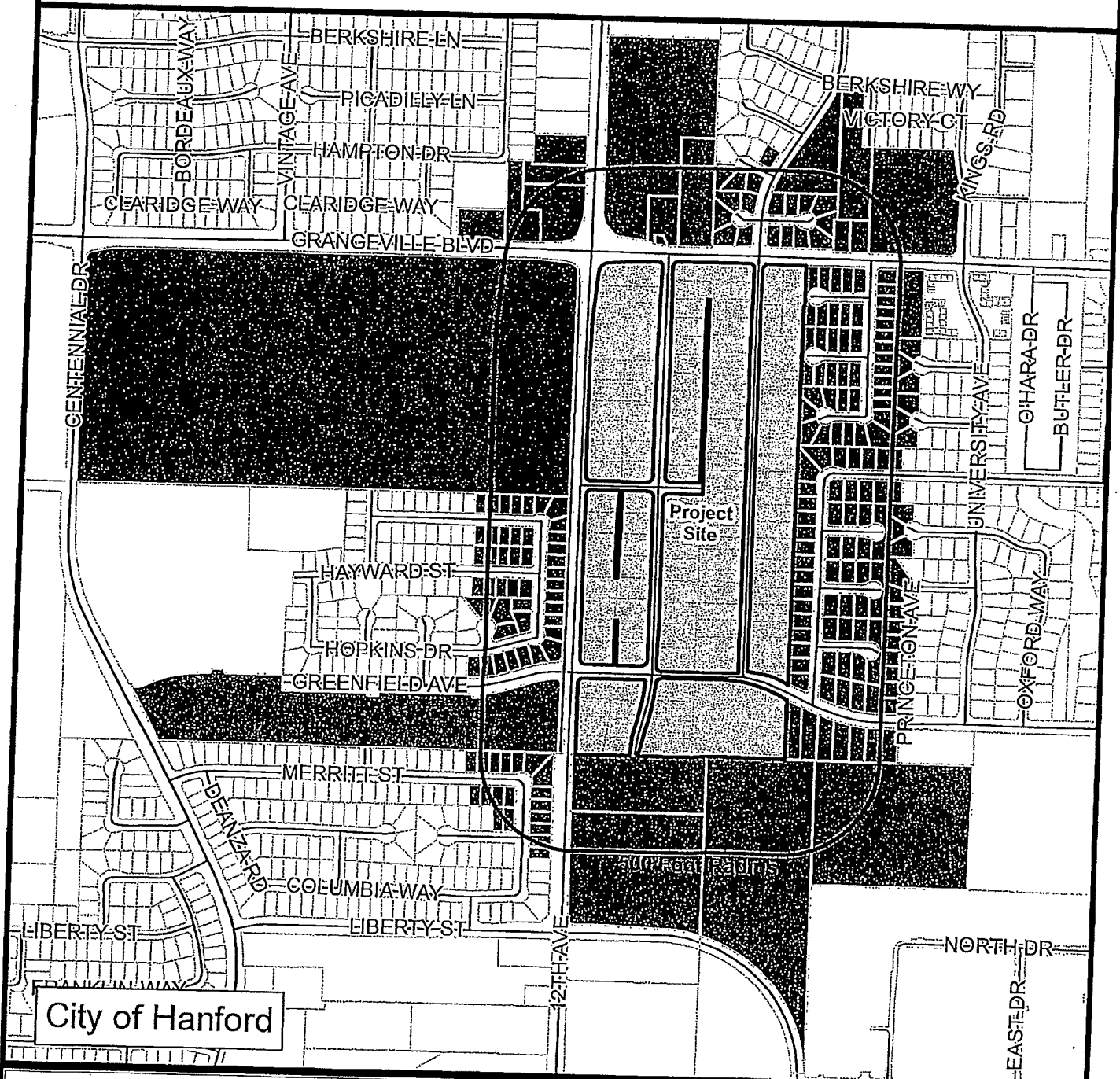
Island annexations under Section 56375.3 must be approved by LAFCO, with or without terms and conditions, and protest proceedings must be waived. This special provision was added to the Cortese Knox Act in 2000 with the passage of AB 1555 (Chapter 921, Statutes of 1999), a bill sponsored by the League of California Cities to streamline.

AB1555 applies to island annexation less than 150 acres in size.

**EXHIBIT A  
LOCATION MAP**

# Project Location & Mailing List Map

## Area South East of Grangeville and 12th Ave



City of Hanford



Map prepared by  
**Kings County**  
**Community Development Agency**  
**July 31, 2013**

1400 W Lacey Boulevard, Hanford, CA 93230 (559)852-2670

270 135 0 270 Feet



### Legend

- Project Area
- Properties within 500 foot radius
- City Limit Boundary

**EXHIBIT B**  
**NATIVE AMERICAN HERITAGE COMMISSION LETTER**  
**TABLE MOUNTAIN RANCHERIA LETTER**

STATE OF CALIFORNIA

Edmund G. Brown, Jr. Governor

## NATIVE AMERICAN HERITAGE COMMISSION

1550 Harbor Boulevard, Suite 100  
West Sacramento, CA 95691  
(916) 373-3715  
Fax (916) 373-5471  
Web Site [www.nahc.ca.gov](http://www.nahc.ca.gov)  
E-mail [Da\\_nahc@pacbell.net](mailto:Da_nahc@pacbell.net)



June 20, 2013

Ms. Melody Haigh, Planner

**CITY OF HANFORD**

317 N. Douty Street  
Hanford, CA 93230

Sent by FAX to: 559-583-1633

No. of Pages: 3

RE: Native American Consultation pursuant to California Government Code Section 65352.3, *et seq.* for the proposed "General Plan Amendment No. 2013-01 for an Annexation and Land Use Designation from Residential to Commercial;" located in the City of Hanford; Kings County, California

Dear Ms. Haigh:

Government Code Section 65352.3 *et seq.* requires local governments to consult with California Native American tribes identified by the Native American Heritage Commission (NAHC) for the purpose of protecting and/or mitigating impacts to cultural places. The Native American Heritage Commission (NAHC) is the state agency with responsibilities for Native American cultural resources.

In the 1985 Appellate Court decision (170 Cal App 3<sup>rd</sup> 604), the court held that the NAHC has jurisdiction and special expertise, as a state agency, over affected Native American resources impacted by proposed projects, including archaeological places of religious significance to Native Americans, and to Native American burial sites. Note that the NAHC does NOT APPROVE General or Specific Plan; rather, it provides a list of tribal governments with which local jurisdictions must consult concerning any proposed impact to cultural resources as a result of the proposed action.

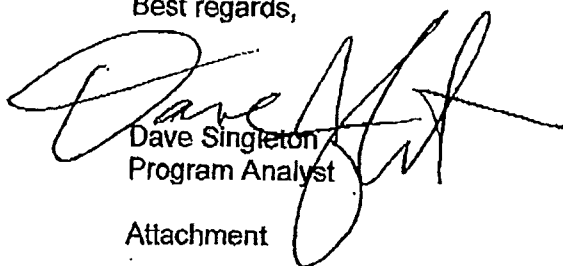
An NAHC Sacred Lands File search was conducted and failed to indicate the presence of Native American traditional cultural place(s) in the immediate project area of potential effect (APE). Also, the absence of specific site information in the sacred lands file does not preclude their existence. Other sources of cultural resources should also be contacted for information regarding known and recorded sites.

Attached is a consultation list of tribal governments with traditional lands or cultural places located in the vicinity of the Project Area (APE). The tribal entities on the list are for your guidance for **government-to-government consultation** purposes.

A Native American tribe or individual may be the only source of the presence of traditional cultural places. For that reason, a list of Native American Contacts is enclosed as they may have knowledge of cultural resources and about potential impact, if any, of the proposed project.

If you have any questions, please let me know.

Best regards,



Dave Singleton  
Program Analyst

Attachment

California Tribal Government Consultation List  
Kings County  
June 19, 2013

Santa Rosa Rancheria  
Rueben Barrios Sr., Chairperson  
P.O. Box 8 Tache  
Lemoore , CA 93245 Tachi  
Yokut  
(559) 924-1278

Tule River Indian Tribe  
Neil Peyron, Chairperson  
P.O. Box 589 Yokuts  
Porterville , CA 93258  
chairman@tulerivertribe-nsn.  
(559) 781-4271

Table Mountain Rancheria  
Bob Pennell, Cultural Resources Director  
P.O. Box 410 Yokuts  
Friant , CA 93826-0177  
(559) 325-0351  
(559) 217-9718 - cell

Kings River Choinumni Farm Tribe  
John Davis, Chairman  
1064 Oxford Avenue Foothill Yokuts  
Clovis , CA 93612-2211 Choinumni  
(559) 307-6430

Wuksache Indian Tribe/Eshom Valley Band  
Kenneth Woodrow, Chairperson  
1179 Rock Haven Ct. Foothill Yokuts  
Salinas , CA 93906 Mono  
kwood8934@aol.com Wuksache  
831-443-9702

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list is applicable only for consultation with Native American tribes under Government Code Section 65362.3. and 65362.4. et seq.



# TABLE MOUNTAIN RANCHERIA

## TRIBAL GOVERNMENT OFFICE

June 26, 2013

Received  
JUL 01 2013  
City of Hanford  
Community Development

Melody Haigh, Community Development Director  
City of Hanford  
317 N. Douty Street  
Hanford, Ca. 93230

Leanne Walker-Grant  
Tribal Chairperson

RE: Tribal Consultation Project Notice for The City of Hanford.

Beverly J. Hunter  
Tribal Vice-Chairperson

Dear Melody Haigh:

Craig Martinez  
Tribal Secretary/Treasurer

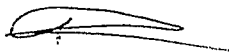
This is in response to your letter dated June 24, 2013, regarding the Tribal Consultation Project Notice for The City of Hanford.

Ray Barnes  
Tribal Council Member

We appreciate receiving notice; however, this project site is beyond our area of interest.

Matthew W. Jones  
Tribal Council Member

Sincerely,

  
Bob Pennell  
Cultural Resources Director

23736  
Sky Harbour Road  
Post Office  
Box 410  
Friant  
California  
93626  
(559) 822-2587  
Fax  
(559) 822-2693



**EXHIBIT C  
ZONING ORDINANCE EXCERPT  
SC ZONE  
NC ZONE**

Hanford Municipal Code

[Up](#)

[Previous](#)

[Next](#)

[Main](#)

[Search](#)

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[Title 17 ZONING](#)

[Chapter 17.28 C COMMERCIAL DISTRICTS](#)

### **17.28.050 Service commercial district (SC).**

A. General Plan Designation—SC Service Commercial: 0.25 - 0.50 FAR. This designation includes a broad range of commercial activities which can include freeway (travel) oriented businesses, businesses which have both retail and service components, and other businesses which can be located in a commercial area and not create a nuisance or interfere with normal commercial activities. Among these uses are auto sales, motels, restaurants (including fast food), service stations, auto repair, building material supply, warehousing, wholesale trade, contractors, suppliers, equipment yards, and other similar uses. Uses within this designation would usually be conducted entirely within a building, with outside storage screened and/or blocked from public view. Outside storage of unprocessed raw material or large industrial equipment would not be appropriate in a SC area. SC designated areas could range in size from six thousand (6,000) square feet to twenty (20) acres with a typical FAR of 0.40.

B. Purpose and Application. The service commercial district is intended primarily for establishments engaged in servicing equipment, materials, products and related sales and travel conveniences, but which do not require the manufacturing, assembly, packaging or processing of articles or merchandise for distribution. Land requirements for most service commercial uses generally dictate their application along arterial streets of the city which generally lie along Hwy 198, railway lines and near industrial districts in accordance with the general plan.

C. Permitted Uses. Permitted uses include:

1. The following uses permitted subject to applicable site plan review and CEQA procedures:

Addressograph services,

Ambulance services,

Antique stores,

Arcades,

Automobile sales and services (new or used);

Automobile supply stores,

Automobile upholstery and top shops,

Bakeries, retail and wholesale,

Barber and beauty shops,

Bars, cocktail lounges, and nightclubs,

Bicycle shops,

Blueprint and photocopy shops,

Boat sales and services,

Bookbinding,

Bottling works,

Bowling alleys;

Building materials yards;

Business, professional and trade schools and colleges,

Canvas shops,

Car washing (self and full-service),  
Cardrooms,  
Carpet stores,  
Catering shops,  
Ceramic and pottery works,  
Christmas tree sales lots,  
Churches and other religious institutions,  
Cleaning, pressing and dyeing establishments (using nonflammable and nonexplosive cleaning fluids),  
Clothing stores (new and used apparel),  
Cold storage plants,  
Columbariums and crematoriums,  
Commercial offices, parks and centers,  
Communications equipment buildings,  
Convenience-oriented food and drug stores limited to a maximum of five thousand (5,000) square feet of floor area,  
Diaper supply services,  
Drapery and interior decorating stores,  
Electrical repair shops,  
Exterminators,  
Feed and seed stores,  
Food lockers,  
Furniture stores, (used only),  
Furniture repair,  
Gift shops,  
Glass shops,  
Gunsmith, gun and/or knife shops,  
Gymnasiums and health studios,  
Home improvement centers,  
Household and office equipment and machinery repair shops,  
Household repair shops,  
Ice storage or sale houses,  
Laboratories,  
Laundries,  
Laundromats,  
Linen supply services,  
Liquor stores (not within three hundred (300) feet of a school or residential zone; if within three hundred (300) feet C.U.P. required),  
Locksmiths,  
Lumber yards, not including planing, mills or sawmills,

Machinery sales and rentals,  
 Mattress repair shops,  
 Mini-markets (see convenience stores),  
 Mini-storage facilities,  
 Mortuaries,  
 Motels, as defined by Section 17.04.030,  
 Motorcycle sales, services and repairs,  
 Movie/video stores,  
 Musical instrument repair shops and incidental sales,  
 Nurseries and garden supply stores,  
 Offices, commercial,  
 Paint and wallpaper stores,  
 Parcel delivery services,  
 Parking lots improved in conformity with the standards prescribed in Chapter 17.38 and city public works construction standards,  
 Photographic and blueprint processing and printing,  
 Picture framing shops,  
 Pool and billiard halls,  
 Pressing establishments,  
 Printing, lithograph and engraving,  
 Private clubs, lodges and meeting halls,  
 Public utility service yards,  
 Public utility structures, services and facilities, including gas and electrical distribution and transmission substations, gas regulator stations, and public service pumping stations,  
 Radio and television broadcasting studios,  
 Radio and television repair shops,  
 Recreation vehicle sales and services,  
 Restaurants, drive-in restaurants, (drive-thru uses as defined by and subject to the standards identified in Section 17.39.020), outdoor cafes, fast food restaurants (including the sale of alcoholic beverages as an incidental service);  
 Rug and carpet cleaning and dyeing,  
 Safe and vault repairing,  
 Sandwich shop,  
 Second hand stores,  
 Self-service laundry and dry cleaning establishments,  
 Service stations and quick lube shops, including the dispensing of gasoline, diesel, propane and butane fuels and related light service repairs,  
 Shoe repair shops,  
 Sign painting shops,  
 Small animal hospitals or clinics and veterinarians' offices, including, the short-term boarding of animals and

incidental care, such as bathing and trimming, provided all operations are conducted entirely within a completely enclosed structure,

Soda fountains,

Stone and monument yards or mills,

Storage garages and buildings,

Storage yards for commercial vehicles,

Taxidermists,

Thrift shops and secondhand stores,

Tire sales and retreading and recapping,

Tool and cutlery sharpening and grinding,

Trade schools,

Trailer sales and services and rentals,

Tune-up and light repair shops,

Typewriter repair shops,

Upholstery shops,

Used car sales,

Used merchandise stores,

Utility trailer sales, services, and rentals, and

Warehouses, except for the storage of fuel oil, flammable liquids, and explosives; Wholesale establishments; and

2. Other uses which are added to the uses set forth in this subsection by the planning commission in accordance with the procedure prescribed in Section 17.54.020;

3. Offices and retail stores incidental to and on the same site as a permitted use;

4. Incidental and accessory uses and structures located on the same site as a permitted use.

5. Monopoles and disguised antennas as allowed by Chapter 17.53.

D. Permitted Uses—Administrative Approval. The following uses may be permitted in accordance with the provisions of Chapter 17.56 subject to applicable site plan review and CEQA procedures:

1. Electrical transmission and distribution substations, gas regulator stations, public service pumping stations, and elevated pressure tanks;

2. Hazardous waste treatment equipment which is added to an existing use at the same site and shall be subject to CEQA;

3. Mobile or modular offices and watchman's living quarters with skirting and foundation supports approved by the city building department;

4. Incidental and accessory structures and uses as defined in Section 17.04.030 located on the same site as a use permitted by administrative approval or a conditional use.

E. Conditional Uses—Planning Commission Approval. The following conditional uses may be permitted in accordance with the provisions of Chapter 17.58 subject to applicable site plan review and CEQA procedures:

Adult entertainment establishment, subject to the provisions of Chapter 17.46.

Any use listed as a permitted use only in the LI District;

Auction yards, farmers markets, flea markets and other similar outdoor uses;

Automobile body and fender repairs;

- Automobile repairing, overhauling, rebuilding and painting;
- Bus depots and transit stations (including repairs and storage);
- Cabinet shops;
- Carpenter's shops;
- Contractors' storage yards;
- Dairy products plants;
- Drive-in theaters; golf driving ranges; pony riding rings; racetracks; riding stables, skating rinks, sports arenas and sports stadiums; and other similar open, unenclosed commercial recreation facilities;
- Electroplating shops;
- Equipment rental yards;
- Expansion or remodeling of existing nonconforming uses and structures;
- Expansion, remodeling or additions to a conditional use which are not considered an incidental or accessory use as defined in Section 17.04.030;
- Farm equipment sales and services;
- Freight forwarding terminals;
- Furniture warehouses and van services;
- Heating and ventilating or air-conditioning shops;
- Kennels located not closer than five hundred (500) feet to an RA, R, RM, OR, O, CC, RC district or an existing hotel/motel;
- Liquor stores (within three hundred (300) feet of a school or residential zone);
- Overnight/rest areas for recreational vehicles and travelers and related services;
- Plumbing shops;
- Public buildings and grounds;
- Railroad freight and passenger stations;
- Recycling and packaging of paper, plastic, glass and aluminum products;
- Repair garages for major/heavy repairs of vehicles and equipment;
- Sheet metal shops;
- Tattooing, body piercing, astrologers, fortune tellers, palm readers, phrenologist and other uses as listed in Section 5.32.010;
- Temporary revival church services;
- Transit terminals;
- Trucking terminals;
- Welding and blacksmithing shops, except drop hammer;
- Wireless Communication Facilities as allowed by Chapter 17.53. (Ord. 98-05 (part), Ord. 96-31 § 4, 1996; Ord. 96-22 § 1 (part), 1996; Ord. 95-14 § 3, 1995; Ord. 94-12 (part), 1994; prior code § 9-4.1104) (00-05, Amended, 03/07/2000)

Hanford Municipal Code

[Up](#)[Previous](#)[Next](#)[Main](#)[Search](#)[Print](#)[No Frames](#)[Title 17 ZONING](#)[Chapter 17.28 C COMMERCIAL DISTRICTS](#)**17.28.020 Neighborhood commercial district (NC).**

A. General Plan Designation—NC Neighborhood Commercial: 0.25 - 0.50 FAR. This designation is intended for convenience commercial and neighborhood shopping centers providing a range of necessary day-to-day retail goods and personal services serving a localized market. These locations would be on only one corner of an intersection at approximately one mile intervals along collector streets, or arterial and collector streets. If a major anchor store is proposed the development is limited to one major anchor use not exceeding forty-five thousand (45,000) square feet such as a supermarket, with other supporting services such as service stations and drugstores. Street and parking lot landscaping shall integrate the site with the balance of the neighborhoods. This designation is intended for parcels not exceeding five acres in size. However, for an existing contiguous "NC" site area of more than five (5) acres, the 45,000 sq. ft. area for the one major anchor store may be increased by ten percent (10%) or up to 49,500 sq. ft. For an existing contiguous "NC" site area of six (6) acres or more, the 45,000 sq. ft. area for the one major anchor store may be increased by twenty percent (20%) or up to 54,000 sq. ft. maximum. Only one major anchor store is allowed for a contiguous "NC" site area in addition to other smaller "NC" uses. A typical FAR for this designation is 0.40.

B. Purposes and Application. The neighborhood commercial district is intended primarily for the provision of retail and personal service facilities to satisfy the convenience-goods and needs of the consumer relatively close to his or her place of residence. For a contiguous Neighborhood Commercial "NC" site area of five (5) acres or less, the one major anchor store shall not exceed 45,000 sq. ft. For an existing contiguous "NC" site area of more than five (5) acres, the 45,000 sq. ft. area for the one major anchor store may be increased by ten percent (10%) or up to 49,500 sq. ft. For an existing contiguous "NC" site area of six (6) acres or more, the 45,000 sq. ft. area for the one major anchor store may be increased by twenty percent (20%) or up to 54,000 sq. ft. maximum. Only one major anchor store is allowed for a contiguous "NC" site area in addition to other smaller "NC" uses. Neighborhood commercial centers are to be developed in accordance with general plan land use element Objective No. 14.

C. Permitted Uses. Permitted uses include:

1. The following uses shall be permitted subject to applicable site plan review and CEQA procedures:

Apparel,

Arcades,

Art supply stores,

Automobile supply stores, not including repair or service garages,

Bakery goods stores,

Banks, (merchant banks only as defined in Section 17.04.030),

Barber shops and beauty shops,

Billiard and pool halls (not serving alcohol),

Bicycle shops,

Book stores and rental libraries,

Cafeterias, cafes (including the sale of alcoholic beverages as an incidental service),

Camera shops, photographic supplies, and photography studios,

Candy, ice cream and confectionery stores,

- Car wash (self and full-service),
- Check cashing store,
- Christmas tree sales lots,
- Commercial offices,
- (Note: "professional office" is not a permitted use in the NC district.)
- Copy shop,
- Drugstores limited to forty-five thousand (45,000) square feet, except as provided in paragraphs A and B above;
- Dry cleaning agencies dyeing shops (retail only, dry cleaning clothes within closed machines, nonflammable cleaning compounds),
- Electrical appliance and incidental repair shops,
- Florists,
- Food lockers (no slaughtering, handling of dressed meats only),
- Food stores, delicatessen, and supermarkets; limited to forty-five thousand (45,000) square feet, except as provided in paragraphs A and B above;
- Garden supply stores and nurseries provided all equipment, supplies and merchandise, other than plants and mulches, shall be kept within completely enclosed buildings or under a lathed structure and provided further that fertilizer of any type shall be stored and sold in packaged form only,
- Gift shops,
- Gymnasium and health studios,
- Hardware stores; limited to forty-five thousand (45,000) square feet, except as provided in paragraphs A and B above;
- Health food stores,
- Instructional studios,
- Ice dispensers (coin-operated),
- Hobby supply stores,
- Laundromats,
- Liquor stores (not within three hundred (300) feet of a school or residential zone; if within three hundred (300) feet C.U.P. required),
- Locksmiths,
- Mail and delivery service,
- Mini-markets including the sale of gasoline,
- Movie/video stores,
- Music store,
- Newsstands and magazine stores,
- Parking lots improved in conformity with the standards prescribed by Chapter 17.38 and city public works construction standards,
- Pet stores,
- Photography studios,
- Picture framing,
- Pressing, altering and repairing of wearing apparel,



Radio and television stores and incidental repair shops,

Restaurants, drive-in restaurants, outdoor cafes, fast food restaurants other than drive-thru (including the sale of alcoholic beverages as an incidental service),

Self-service laundry and dry cleaning establishments,

Shoe repair shops,

Shoe stores,

Soda fountains,

Stationery stores,

Tailors and dressmakers,

Tobacco stores,

Variety stores; limited to forty-five thousand (45,000) square feet in area; except as provided in paragraphs A and B above;

2. Other uses added to this subsection by the planning commission according to the procedure set forth in Chapter 17.66;

3. Signs in accordance with the provisions of Chapter 17.44; and

4. Incidental and accessory structures and uses on the same site as a permitted use.

5. Monopoles and disguised antennas as allowed by Chapter 17.53.

D. Permitted Uses—Administrative Approval. The following uses may be permitted in accordance with the provisions of Chapter 17.56 subject to applicable site plan review and CEQA procedures:

1. Service stations and quick lube shops excluding heavy automotive repair services not included in the definition of “service station” as provided in this title, and provided that all operations, except the sale of gasoline and oil, shall be conducted in a building enclosed on at least two sides;

2. Electric transmission lines subject to the provisions of this title, electric transmission and distribution substations, gas regulator stations, communications equipment buildings, public service pumping stations, and elevated pressure tanks;

3. Private clubs and lodges;

4. Public parks and playgrounds,

5. Incidental and accessory structures and uses as defined in Section 17.04.030 located on the same site as a use permitted by administrative approval or a conditional use.

E. Conditional Uses—Planning Commission Approval. The following conditional uses may be permitted in accordance with the provisions of this title subject to applicable site plan review and CEQA procedures:

1. Churches and other religious institutions;

2. Public and quasi-public uses of an educational or religious type, including public and private elementary, junior and senior high schools, colleges, nursery schools and trade schools;

3. Bars, cocktails lounges, night clubs, billiard/pool halls, cardrooms and the like serving or selling alcoholic beverages not in conjunction with a restaurant or other eating facility as the primary use;

4. Liquor stores within three hundred (300) feet of a school or residential zone;

5. Second hand clothing, furniture and thrift stores;

6. Modest expansion or remodeling of existing nonconforming uses and structures as allowed by Section 17.54.100;

7. Expansion, remodeling or additions to a conditional use which are not considered an incidental or accessory use as defined in Section 17.04.030.

8. Drive-thru uses as defined by and subject to the standards identified in Section 17.39.020. (Ord. 98-05 (part), Ord. 94-12 (part), 1994; prior code § 9-4.1102) (02-25, Amended, 12/17/2002; 00-18, Amended, 11/07/2000; 00-05, Amended, 03/07/2000)

**RESOLUTION NO. 2013-08**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HANFORD  
RECOMMENDING APPROVAL TO THE CITY COUNCIL OF GENERAL PLAN  
AMENDMENT NO. 2013-01, A REQUEST TO AMEND THE LAND USE  
DESIGNATION ON 1.61 ACRES FROM LOW DENSITY RESIDENTIAL TO SERVICE  
COMMERCIAL.**

At a regular meeting of the Planning Commission of the City of Hanford duly called and held on October 8, 2013, at 7:00 p.m., it was moved by Commissioner \_\_\_\_\_, and seconded by Commissioner \_\_\_\_\_, and duly carried, that the following resolution be adopted:

**WHEREAS**, an application filed by City of Hanford for General Plan Amendment No. 2013-01 requesting a General Plan Amendment to change the land use designation from Low Density Residential to Neighborhood Commercial was presented to the City of Hanford Planning Commission; and

**WHEREAS**, the proposed project is located at the south east corner of 12<sup>th</sup> Avenue and Grangeville Blvd. (APNs 010-320-121); and,

**WHEREAS**, the City of Hanford reviewed the application for the general plan amendment of 1.61 acres to Neighborhood Commercial and determined that a designation of SC (Service Commercial) would be the most appropriate land use in that location; and,

**WHEREAS**, the City of Hanford Planning Commission, considered the general plan amendment at its regularly scheduled meeting on October 8, 2013; and,

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

**WHEREAS**, an Initial Study was prepared which determined that the project would not result in significant impacts and Negative Declaration 2013-05 was prepared; and,

**NOW, THEREFORE, BE IT RESOLVED**, that the City of Hanford Planning Commission hereby recommends that the City Council of the City of Hanford find that no significant environmental impacts would result from the proposed project and certify that Negative Declaration 2013-05 was prepared consistent with the California Environmental Quality Act (CEQA) and City of Hanford Environmental Guidelines.

**BE IT FURTHER RESOLVED** that the City of Hanford Planning Commission recommends approval to the City Council of General Plan Amendment No. 2013-01. Based on the following findings and based on the evidence presented:

1. That the public hearing for the proposed general plan amendment was properly noticed in accordance with state law and the Hanford Municipal Code.

2. That an initial study was prepared for the project, consistent with CEQA, which disclosed that environmental impacts are determined to be no significant and that Negative Declaration 2013-05 is hereby adopted.
3. That notice of the proposed General Plan Amendment was provided to the Native American Heritage Commission and the referred tribal agencies in accordance with California Government Code 65352.3 (SB18).
4. The General Plan Amendment is compatible, integrated and internally consistent with existing policies of the General Plan.

**PASSED AND ADOPTED** at a regular meeting of the Planning Commission of the City of Hanford held on the 8<sup>th</sup> day of October 2013, by the following vote:

**VOTING:**

AYES:

NOES:

ABSTAIN:

ABSENT:

I, **Melody N. Haigh**, Secretary of the Planning Commission of the City of Hanford, do hereby certify the foregoing resolution was duly passed and adopted by the Planning Commission of the City of Hanford at a regular meeting thereof held on the 8<sup>th</sup> day of October 2013.

Melody N. Haigh, Secretary

**RESOLUTION NO. 2013-09**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HANFORD  
RECOMMENDING APPROVAL TO THE CITY COUNCIL OF PRE-ZONE 2012-02,  
PRE-ZONING APPROXIMATELY 68.40 ACRES R-1-6 AND 1.61 ACRES SC (SERVICE  
COMMERCIAL).**

At a regular meeting of the City of Hanford Planning Commission duly called and held on October 8, 2013, on motion of Commissioner \_\_\_\_\_, seconded by Commissioner \_\_\_\_\_, and duly carried, the following resolution was adopted:

**WHEREAS**, Pre-zone No. 2012-02, was filed by Ajmer Singh Nahal, requesting a pre-zone in accordance with provisions of the Hanford Municipal Code from County zoning R-1-12 to City zoning Neighborhood Commercial on 1.61 acres; and,

**WHEREAS**, the City of Hanford initiated the pre-zone from County zoning R-1-12 to City zoning of R-1-6 on approximately 68 acres general located at the southeast corner of 12<sup>th</sup> Avenue and Grangeville Blvd; and,

**WHEREAS**, the City of Hanford reviewed the application for the pre-zone of 1.61 acres to Neighborhood Commercial and determined that a pre-zone of SC (Service Commercial) would be the most appropriate zone designation in that location; and,

**WHEREAS**, the City of Hanford Planning Commission, considered the Pre-zone in accordance with Section 17.66.050 of the Hanford Municipal Code at its regularly scheduled meeting on October 8, 2013; and,

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

**WHEREAS**, an Initial Study was prepared which determined that the project would not result in significant impacts and Negative Declaration No. 2013-05 was prepared; and,

**NOW, THEREFORE, BE IT RESOLVED**, that the City of Hanford Planning Commission hereby recommends that the City Council of the City of Hanford find that no significant environmental impacts would result from the proposed project and certify that Negative Declaration No. 2013-05 was prepared consistent with the California Environmental Quality Act (CEQA) and City of Hanford Environmental Guidelines.

**BE IT FURTHER RESOLVED** that the City of Hanford Planning Commission in accordance with Section 17.66.060 and Section 17.66.070 of the Hanford Municipal code recommends approval to the City Council of Pre-Zone No. 2012-02 based upon the following findings and based on the evidence presented:

1. The public hearing on the rezone application was properly noticed in accordance with state law and the Hanford Municipal Code.
2. That an initial study was prepared for the project, consistent with CEQA, which disclosed that environmental impacts are determined to be no significant and that Negative Declaration 2013-05 is hereby adopted.
3. The amendments to the Zone Map as set forth in Pre-zone Application No. 2012-02 is compatible, integrated and internally consistent with the existing policies of the Hanford General Plan, as amended by General Plan Amendment No. 2013-01.
4. That the pre-zone be conditioned to allow only those uses that have not been stricken from the uses in the CS zone as listed in Attachment A.

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

**VOTING:**

AYES:

NOES:

ABSTAIN:

ABSENT:

I, **Melody N. Haigh**, Secretary of the Planning Commission of the City of Hanford, do hereby certify the foregoing resolution was duly passed and adopted by the Planning Commission of the City of Hanford at a regular meeting thereof held on the 8<sup>th</sup> day of October 2013.

Melody N. Haigh, Secretary

## ATTACHMENT 1 LIST OF PERMITTED USES

### SERVICE COMMERCIAL

Permitted Uses. Permitted uses include:

- ~~Addressograph services,~~
- ~~Ambulance services,~~
- Antique stores,**
- ~~Arcades,~~
- ~~Automobile sales and services (new or used);~~
- ~~Automobile supply stores,~~
- ~~Automobile upholstery and top shops,~~
- Bakeries, retail and wholesale,**
- Barber and beauty shops,**
- ~~Bars, cocktail lounges, and nightclubs,~~
- Bicycle shops,**
- Blueprint and photocopy shops,**
- ~~Boat sales and services,~~
- ~~Bookbinding,~~
- ~~Bottling works,~~
- ~~Bowling alleys;~~
- ~~Building materials yards;~~
- ~~Business, professional and trade schools and colleges,~~
- ~~Canvas shops,~~
- Car washing (self and full-service),**
- ~~Cardrooms,~~
- ~~Carpet stores,~~
- ~~Catering shops,~~
- Ceramic and pottery works,**
- ~~Christmas tree sales lots,~~
- ~~Churches and other religious institutions,~~
- ~~Cleaning, pressing and dyeing establishments (using nonflammable and nonexplosive cleaning fluids),~~
- Clothing stores (new and used apparel),**
- ~~Cold storage plants,~~
- ~~Columbariums and crematoriums,~~

Commercial offices, parks and centers,  
Communications equipment buildings,  
**Convenience-oriented food and drug stores limited to a maximum of five thousand (5,000) square feet of floor area,**  
Diaper supply services,  
Drapery and interior decorating stores,  
Electrical repair shops,  
Exterminators,  
Feed and seed stores,  
Food lockers,  
Furniture stores, (used only),  
Furniture repair,  
**Gift shops,**  
Glass shops,  
Gunsmith, gun and/or knife shops,  
Gymnasiums and health studios,  
Home improvement centers,  
Household and office equipment and machinery repair shops,  
Household repair shops,  
Ice storage or sale houses,  
Laboratories,  
Laundries,  
**Laundromats,**  
Linen supply services,  
Liquor stores (not within three hundred (300) feet of a school or residential zone; if within three hundred (300) feet C.U.P. required),  
Locksmiths,  
Lumber yards, not including planing, mills or sawmills,  
Machinery sales and rentals,  
Mattress repair shops,  
**Mini-markets (see convenience stores),**  
Mini-storage facilities,  
Mortuaries,  
Motels, as defined by Section 17.04.030,  
Motorcycle sales, services and repairs,  
**Movie/video stores,**



Musical instrument repair shops and incidental sales,  
Nurseries and garden supply stores,  
**Offices, commercial,**  
Paint and wallpaper stores,  
Parcel delivery services,  
Parking lots improved in conformity with the standards prescribed in Chapter 17.38 and city public works construction standards,  
Photographic and blueprint processing and printing,  
**Picture framing shops,**  
Pool and billiard halls,  
Pressing establishments,  
Printing, lithograph and engraving,  
Private clubs, lodges and meeting halls,  
Public utility service yards,  
Public utility structures, services and facilities, including gas and electrical distribution and transmission substations, gas regulator stations, and public service pumping stations,  
Radio and television broadcasting studios,  
Radio and television repair shops,  
Recreation vehicle sales and services,  
**Restaurants, drive-in restaurants, (drive-thru uses as defined by and subject to the standards identified in Section 17.39.020), outdoor cafes, fast food restaurants (including the sale of alcoholic beverages as an incidental service);**  
Rug and carpet cleaning and dyeing,  
Safe and vault repairing,  
Sandwich shop,  
Second hand stores,  
**Self-service laundry and dry cleaning establishments,**  
Service stations and quick lube shops, including the dispensing of gasoline, diesel, propane and butane fuels and related light service repairs,  
**Shoe repair shops,**  
Sign painting shops,  
Small animal hospitals or clinics and veterinarians' offices, including, the short term boarding of animals and incidental care, such as bathing and trimming, provided all operations are conducted entirely within a completely enclosed structure,  
**Soda fountains,**  
Stone and monument yards or mills,  
Storage garages and buildings,

~~Storage yards for commercial vehicles,~~  
~~Taxidermists,~~  
~~Thrift shops and secondhand stores,~~  
~~Tire sales and retreading and recapping,~~  
**Tool and cutlery sharpening and grinding,**  
~~Trade schools,~~  
~~Trailer sales and services and rentals,~~  
~~Tune-up and light repair shops,~~  
~~Typewriter repair shops,~~  
**Upholstery shops,**  
~~Used car sales,~~  
~~Used merchandise stores,~~  
~~Utility trailer sales, services, and rentals, and~~  
~~Warehouses, except for the storage of fuel oil, flammable liquids, and explosives; Wholesale establishments; and~~  
~~Other uses which are added to the uses set forth in this subsection by the planning commission in accordance with the procedure prescribed in Section 17.54.020;~~  
**Offices and retail stores incidental to and on the same site as a permitted use;**  
**Incidental and accessory uses and structures located on the same site as a permitted use.**  
~~Monopoles and disguised antennas as allowed by Chapter 17.53.~~

Permitted Uses—Administrative Approval. The following uses may be permitted in accordance with the provisions of Chapter 17.56 subject to applicable site plan review and CEQA procedures:

- ~~1. Electrical transmission and distribution substations, gas regulator stations, public service pumping stations, and elevated pressure tanks;~~
- ~~2. Hazardous waste treatment equipment which is added to an existing use at the same site and shall be subject to CEQA;~~
- ~~3. Mobile or modular offices and watchman's living quarters with skirting and foundation supports approved by the city building department;~~
4. Incidental and accessory structures and uses as defined in Section 17.04.030 located on the same site as a use permitted by administrative approval or a conditional use.

Conditional Uses—Planning Commission Approval. The following conditional uses may be permitted in accordance with the provisions of Chapter 17.58 subject to applicable site plan review and CEQA procedures:

- ~~Adult entertainment establishment, subject to the provisions of Chapter 17.46.~~
- ~~Any use listed as a permitted use only in the LI District;~~
- ~~Auction yards, farmers markets, flea markets and other similar outdoor uses;~~

Automobile body and fender repairs;  
Automobile repairing, overhauling, rebuilding and painting;  
Bus depots and transit stations (including repairs and storage);  
Cabinet shops;  
Carpenter's shops;  
Contractors' storage yards;  
Dairy products plants;  
Drive-in theaters; golf driving ranges; pony riding rings; racetracks; riding stables, skating rinks, sports arenas and sports stadiums; and other similar open, unenclosed commercial recreation facilities;  
Electroplating shops;  
Equipment rental yards;  
Expansion or remodeling of existing nonconforming uses and structures;  
Expansion, remodeling or additions to a conditional use which are not considered an incidental or accessory use as defined in Section 17.04.030;  
Farm equipment sales and services;  
Freight forwarding terminals;  
Furniture warehouses and van services;  
Heating and ventilating or air conditioning shops;  
Kennels located not closer than five hundred (500) feet to an RA, R, RM, OR, O, CC, RC district or an existing hotel/motel;  
Liquor stores (within three hundred (300) feet of a school or residential zone);  
Overnight/rest areas for recreational vehicles and travelers and related services;  
Plumbing shops;  
Public buildings and grounds;  
Railroad freight and passenger stations;  
Recycling and packaging of paper, plastic, glass and aluminum products;  
Repair garages for major/heavy repairs of vehicles and equipment;  
Sheet metal shops;  
Tattooing, body piercing, astrologers, fortune tellers, palm readers, phrenologist and other uses as listed in Section 5.32.010;  
Temporary revival church services;  
Transit terminals;  
Trucking terminals;  
Welding and blacksmithing shops, except drop hammer;  
Wireless Communication Facilities as allowed by Chapter 17.53.

**CITY OF HANFORD PLANNING COMMISSION  
STAFF REPORT  
SEPTEMBER 24, 2013**

**PROJECT:** GENERAL PLAN AMENDMENT NO. 2013-01, a request for a general plan amendment to change the land use designation on 1.61 acres from Low Density Residential to Neighborhood Commercial.

PRE-ZONE No. 2012-02, a request to pre-zone approximately 68.40 acres R-1-6 and 1.61 acres NC (Neighborhood Commercial)

ANNEXATION/REORGANIZATION 150, a finding of consistency that the proposed annexation/reorganization is consistent with the Hanford General Plan for a 70 acre annexation/reorganization.

**LOCATION:** The project is located at the southeast corner of Grangeville and 12<sup>th</sup> Avenue. APNs 010-320-001-024; 026-109; 111-116; 118-121.

**PROJECT PLANNER:** Darlene Mata, Planning Consultant

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**STAFF RECOMMENDATION**

Staff recommends that the Planning Commission:

1. Adopt/recommend adoption of Negative Declaration No. 2013-05 for the project.
2. Recommend approval of General Plan Amendment No. 2013-01 and Pre-zone No. 2012-02 based on the findings in Resolution 2013-08 and 2013-09
3. Find that the proposed Annexation/Reorganization No. 150 is consistent with the Hanford General Plan Policy LU 25.1-A based on the following findings:
  - a. The annexation will eliminate a County island within the Hanford City Limits.
  - b. The proposed annexation site is within the City's Sphere of Influence in the General Plan and planned for inclusion into the City limits.
  - c. The annexation will ensure that any future development within the project area will be developed to City standards.

**RECOMMENDED MOTION**

1. I move that the Planning Commission recommend to the City Council the certification of Negative Declaration No. 2013-05.
2. I move to adopt Resolution No. 2013-08 recommending approval of General Plan Amendment No. 2013-01 to the City Council.
3. I move to adopt Resolution No. 2013-09 recommending approval of Pre-zone No. 2012-02 to the City Council.

4. I move to find that Annexation/Reorganization No. 150 consisting of an annexation of 70 acres to the City of Hanford and detachment of the same area from the Kings River Conservation District and the Excelsior-Kings River Conservation District is consistent with the Hanford General Plan.

#### **PROJECT DESCRIPTION**

The project is a request to amend the General Plan Land Use Map to change the land use designation on approximately 1.61 acres located at the southeast corner of Grangeville and 12<sup>th</sup> Streets from Low Density Residential to Neighborhood Commercial and Pre-zone of the 1.61 acres NC – Neighborhood Commercial and the remainder R-1-6 One Family Residential.

The project included an application to annex the 1.61 acres only, however, since the adjacent area is a County island, as defined in the California Government Code 56375.3(b), the City of Hanford proposes to annex the entire County island as shown on the attached map, Exhibit A.

Because the project involves a simultaneous detachment of the property from the Kings River Conservation District and the Excelsior-Kings River Conservation District, the proposal is considered a "Reorganization" rather than an "Annexation" by the Hanford Local Agency Formation Commission (LAFCO).

In accordance with requirements of the LAFCO, the project also includes a pre-zoning of the entire annexation area of 1.61 acres of NC (Neighborhood Commercial) and R-1-6 of the remainder of the proposed annexation area.

The project is located at the corner of Grangeville Boulevard and 12<sup>th</sup> Avenue. (APNs 010-320-001- 024, 026-109, 111-116, 118-121).

#### **Existing Land Use:**

The majority of the reorganization/annexation area is developed as single-family residential units on larger lots and a church that were developed in the County. The 1.61 acres at the corner is currently undeveloped.

#### **General Plan Designation and County Zoning:**

The General Plan designates the entire project area as Low Density Residential, however part of the project is a proposed amendment to change the 1.61 acres at the northwest corner to Neighborhood Commercial. The current County zoning is R-1-20 (Low Medium Density Residential). The City proposes to Pre-zone the majority of the area R-1-6 One Family Residential and, subject to the approval of the general plan amendment, the 1.61 acres at the corner NC Neighborhood Commercial. Since the existing parcels are significantly larger than the minimum in the R-1-6 zone, an option would be to pre-zone the property R-1-8, which would be consistent with the zoning to the north, of which a majority is zoned R-1-8.

**Adjacent Land Use and Zoning:**

<b>North:</b>	Existing Rural Residential and Residential	R-1-20 and R-1-8
<b>South:</b>	Vacant	RM-2 and PF
<b>East:</b>	Existing Residential	R-1-6
<b>West:</b>	Existing Residential and New Tree Crop (Agriculture)	R-1-6

**BACKGROUND INFORMATION**

Although the applicant requested annexation of only the 1.61 acres, Kings County LAFCO and City staff felt it appropriate to annex the entire County island area. The proposed project area is approximately 70 acres in size and is a Kings County island completely surrounded by the Hanford City limits.

The State of California Government Code 56375.3 allows the City of Hanford to annex County islands through a streamlined process, which eliminates the requirement for the LAFCO to hold a protest hearing. The intent of the State Government Code is to ease the requirements for island annexations to allow the elimination of islands that can result in inefficient utilization of City and County resources.

The City currently provides water and solid waste service to the area in the County island. The City also has sewer service in Grangeville, 12<sup>th</sup> and Greenfield with connection points planned for both Pleasant, Glenn and Fitzgerald Streets. The majority of the area is currently served by on-site septic systems. The California Building Code requires that if sewer service is available within 200 feet, if a septic system fails, they are required to hook up to the City sewer system. This requirement applies whether the property is in the County or in the City.

As part of the project, City staff held a neighborhood meeting on August 19, 2013 to answer questions from the neighborhood. Approximately 25 people attended meeting and the questions/comments centered around tax rates, water rates, curb, gutter and sidewalks, traffic, sewer hook up, fire and police services, and questions related to the type of business that may occur on the potential future 1.61 acres of neighborhood commercial. The specific issues were addressed as follows:

**Tax Rates** – will stay the same as they were in the County.

**Water Rates** – County parcels pay a higher rate for water service. County rate is \$1.04 per cubic foot and City rate is .69 cents per cubic foot. Water rates will be lower.

**Curb, gutter and sidewalks** – the residents would like the City to install curb, gutter and sidewalks. The construction of curb, gutter and sidewalks is not planned as part of the annexation.

**Traffic** – there is already traffic congestion on Grangeville in the morning. The neighbors do not want to see people using their neighborhood to avoid Grangeville and

12<sup>th</sup>. The potential development at the corner will increase traffic. The Center could be required to be designed to eliminate access to the local streets in the neighborhood. A traffic study may be required as part of the development.

**Sewer Hookup** – properties would be required to hook up to the City system if a septic system fails and they are within 200 feet of available sewer. This applies to the properties whether they are in the County or in the City.

**Fire and Police Service** – Currently because it is a County island, you can have duplicative response from both County Fire and Sheriff and Hanford Fire and Police. Annexation would eliminate this potential inefficiency.

**Corner Development** – primary concerns were direct access to the neighborhood, increase in traffic, sale of alcohol.

As a result of the significant comments by the neighbors, the applicant requested that the item be continued from the scheduled Planning Commission hearing date of August 27<sup>th</sup> to September 24, 2013, which would allow them to meet with the neighborhood to discuss neighborhood concerns and develop a plan for the 1.61 acre site.

The applicant met with the neighbors on September 16, 2013. The meeting was attended by approximately 20 people. The meeting was generally focused on the development plan for the corner parcel. Although the site plan is not a part of the project approvals, the applicant wanted to inform the neighbors conceptually what was planned for the corner. Those in attendance appreciated the applicant's efforts, but still had concerns primarily with traffic and noise that may result from the project.

## PROJECT ANALYSIS

### **ANNEXATION/REORGANIZATION**

The Hanford Planning Commission is charged with reviewing proposed annexation/reorganization and making a finding of consistency with the Hanford General Plan to forward to the City Council. Specifically Policy LU 25.1-A "The City shall continue to pursue the annexation of unincorporated County islands through outreach programs with the property owners, Kings County, and the Local Agency Formation Commission" encourages the elimination of County islands in the City of Hanford. The annexation of County islands can be processed in accordance with California Government Code 56375.3 pertaining to island annexations, which allow island annexations to be processed without the requirement of a protest hearing.

#### Utilities/Public Services:

The proposed annexation area is served by City of Hanford water and refuse service and all other private utility services. Most, if not all, of the properties in the annexation area are served by septic systems. Following annexation, any property within 200 feet of available sewer, will be required to connect to City sewer if the septic system fails. Regular maintenance of septic system will continue to be allowed. The requirement to connect to City sewer within 200 feet, is also required if the properties remain in the County.

Favorable Factors for Annexation:

The proposed annexation is an island within the existing City of Hanford city limits. The annexation will eliminate the island.

Unfavorable Factors for Annexation:

Conditions of the developed area, no curbs, gutter and road conditions.

ANNEXATION FINDINGS:

The annexation is consistent with Policy LU 25.1-A in the General Plan. This finding can be made based on the following:

1. The annexation will eliminate a County island within the Hanford City Limits.
2. The proposed annexation site is within the City's Sphere of Influence in the General Plan and planned for inclusion into the City limits.
3. The annexation will ensure that any future development within the project area will be developed to City standards.

**GENERAL PLAN AMENDMENT 2013-01**

The project site is designated as Low Density Residential in the Hanford General Plan. The applicant proposes an amendment to the land use designation on the 1.61 acres at the corner of Grangeville and 12<sup>th</sup> Avenue to Neighborhood Commercial. The Hanford General Plan contains the following policies pertaining to Neighborhood Commercial designations:

Objective 18 – Contribute to neighborhood identify by locating Neighborhood Commercial uses on major collector and arterial streets.

Policy LU 18.1 – Neighborhood Commercial sites shall provide neighborhood-oriented mixed uses that provide for convenience shopping and services.

Policy LU 18.2 – Neighborhood Centers shall be designed at a neighborhood scale and contribute to the visual value of the area.

Policy LU 18.3 – Neighborhood Commercial sites are intended to serve the daily needs of a surrounding residential population base, and generally be located one mile from each other at the intersection of major collector streets or in special circumstances at arterial and major collector intersections. Special circumstances include the proximity of existing Neighborhood Commercial sites, projected land use, and location and configuration of major collector streets within the area.

Policy 18.4 – Neighborhood Commercial Designations shall be limited to a parcel or parcels which, individually or in aggregate, total between 3 and five acres. Small corner parcels containing only a convenience store shall be discouraged in favor of integrated commercial development. Convenience stores that have been demonstrated by a project proponent to be an integral part of the overall Neighborhood Commercial development are acceptable when developed concurrently or after the entire site is developed.



Policy LU 18.5 – Neighborhood Commercial sites shall be located on one quadrant of a Major Collector intersection. A General Plan Amendment to relocate the Land Use Designation shall be accompanied by a full financial and market plan that will convince the City that the approval of the General Plan Amendment will actually result in a viable project within a reasonable time frame. The project proponent must demonstrate that the necessary financial resources are available, and that a market feasibility study and interested tenants will support the project.

The proposed general plan amendment is consistent with the Hanford General Plan policies.

#### Compliance with Senate Bill 18

The processing of general plan amendments are subject to compliance with SB18, or California Government Code 65352.3. SB18 requires that when processing a general plan amendment, agencies must consult with the Native American Heritage Commission (NAHC) and offer potentially affected tribal organizations to request to participate in the amendment process through consultation. Staff received the list of affected tribes from the NAHC and sent letters requesting notification if the tribal organization wished to enter into the consultation process. A letter was received from the Table Mountain Rancheria indicating that they had no comment as the project was located outside their area of interest, letter attached. No other letters were received.

The City of Hanford can make a finding that it has complied with Government code 65352.3.

#### GENERAL PLAN FINDINGS

1. That the public hearing for the proposed general plan amendment was properly noticed in accordance with state law and the Hanford Municipal Code.
2. That an initial study was prepared for the project, consistent with CEQA, which disclosed that environmental impacts are determined to be not significant and that Negative Declaration 2013-05 is hereby adopted.
3. That notice of the proposed General Plan Amendment was provided to the Native American Heritage Commission and the referred tribal agencies in accordance with California Government Code 65352.3 (SB18).
4. The General Plan Amendment is compatible, integrated and internally consistent with existing policies of the General Plan.

#### **PRE-ZONE 2012-02**

The applicant requested a pre-zone to NC (Neighborhood Commercial) consistent with the requested general plan amendment. Due to the City initiation of the annexation of the entire County island, the City must also pre-zone the remainder of the annexation area. A pre-zone of NC for the 1.61 acres and R-1-6 is consistent with the General Plan and the requested general plan amendment.

#### PRE-ZONE FINDINGS:

1. The public hearing on the rezone application was properly noticed in accordance with state law and the Hanford Municipal Code.

2. That an initial study was prepared for the project, consistent with CEQA, which disclosed that environmental impacts are determined to be no significant and that Negative Declaration 2013-05 is hereby adopted.
3. The amendments to the Zone Map as set forth in Rezone Application No. 2012-02 is compatible, integrated and internally consistent with the existing policies of the Hanford General Plan, as amended by General Plan Amendment No. 2013-01.

### **PUBLIC COMMENTS**

Noticing of the project was published in the newspaper on August 2, 2013 and mailed to property owners within 500 ft. of the project site on August 2, 2013. In addition, the City Planning Staff held a neighborhood meeting On August 19<sup>th</sup>, 2013 at City Hall. The scheduled public hearing was postponed at the request of the applicant. The public hearing was re-noticed on September 13, 2013 for a September 24, 2013 date. No written comments have been received as of the date of the preparation of this staff report.

A summary of the verbal comments from the neighborhood meetings can be found in the "Background Information" section.

### **ENVIRONMENTAL ASSESSMENT**

In accordance with the California Environmental Quality Act (CEQA), the Annexation/Reorganization, General Plan Amendment and Pre-zone application were evaluated in Environmental Assessment/Initial Study (EA/IS) 2013-05. Based on the review, it was determined that the proposed project would not result in a significant adverse impact on the environment, therefore Negative Declaration No. 2013-05 has been prepared. A "Notice of Intent to Adopt a Negative Declaration" was circulated for comment From August 2, 2013 through August 22, 2013.

Written comments were received during the environmental comment period from the San Joaquin Valley Air Pollution Control District (SJVAPCD) indicating that the project would be subject to further review and evaluation and may be subject to the District Rule 9510. The letter is included in your staff report and is appended to the environmental document.

**Applicant/Owner**  
Ajmer Singh Nahal  
833 E. Orange  
Hanford, CA 93230

**Engineer**  
Zumwalt-Hansen, Inc.  
609 N. Irwin  
Hanford, CA 93230

### **ATTACHMENTS**

Table Mountain Rancheria Letter  
Resolution 2013-08  
Resolution 2013-09  
Location Map  
Environmental Document



# TABLE MOUNTAIN RANCHERIA

## TRIBAL GOVERNMENT OFFICE

August 8, 2013

*Received*  
**AUG 12 2013**  
*City of Hanford  
Community Development*

Melody Haigh, Community Development Director  
317 N. Douty Street  
Hanford, Ca. 93230

Leanne Walker-Grant  
Tribal Chairperson

RE: Tribal Consultation Project Notice, Grangeville Blvd.

Beverly J. Hunter  
Tribal Vice-Chairperson

Dear Melody Haigh:

Craig Martinez  
Tribal Secretary/Treasurer

This is in response to your letter dated July 26, 2013, regarding Tribal Consultation Project Notice, Grangeville Blvd. project.

Ray Barnes  
Tribal Council Member

We appreciate receiving notice; however, this project site is beyond our area of interest.

Matthew W. Jones  
Tribal Council Member

Sincerely,

Bob Pennell  
Cultural Resources Director

23736  
Sky Harbour Road  
Post Office  
Box 410  
Friant  
California  
93626  
(559) 822-2587  
Fax  
(559) 822-2693

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

\* \* \* \* \*

**IN THE MATTER OF APPROVING )  
HANFORD REORGANIZATION NO. )  
150 )**

**Resolution No. 14-01**

**Re: LAFCO Case No. 13-01**

**WHEREAS**, on December 24, 2013, a complete application was accepted for filing by the City of Hanford with the Executive Officer, to annex certain territory to the City of Hanford and detach the same territory from the Kings River Conservation District and Excelsior-Kings River Conservation District; and

**WHEREAS**, the City is requesting annexation proceedings of an unincorporated island without protest proceedings under Government Code Section 56375.3; and

**WHEREAS**, on February 26, 2014, this Commission held a duly noticed public hearing and considered the proposed reorganization; and

**WHEREAS**, the Executive Officer's report, with recommendations, was forwarded to officers, persons, and public agencies as prescribed by law and was reviewed at said public hearing; and

**WHEREAS**, the Commission has duly considered the Executive Officer's Report, public testimony, and the proposal; and

**WHEREAS**, on November 5, 2013, the City of Hanford adopted a Negative Declaration for the reorganization.

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

1. The Commission finds that:
  - a) It is a Responsible Agency under the California Environmental Quality Act Guidelines, Section 15096.
  - b) The reorganization is being taken pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000.
  - c) The distinctive short form designation of the reorganization is "Hanford Reorganization No. 150".
  - d) The City requested annexation of one unincorporated island to proceed under Government Code Section 56375.3, with waiver of all protest proceedings.

- e) All required findings, pursuant to Government Code Section 56375.3, can be made as follows:
    - 1) The total annexation area does not exceed 150 acres in size.
    - 2) The territory constitutes a reorganization containing an entire unincorporated island.
    - 3) The territory is surrounded by the City of Hanford.
    - 4) The territory is substantially developed or developing.
    - 5) The territory is not prime agricultural land.
    - 6) The territory already receives benefits from the City of Hanford.
  - f) The proposed annexation conforms to the adopted sphere of the influence for the City of Hanford.
  - g) The subject territory is inhabited.
  - h) All of the factors required by Government Code Section 56668 have been considered by the Commission before rendering a decision.
  - i) The regular county assessment roll will be utilized for this annexation.
  - j) The affected territory will not be taxed for existing general bonded indebtedness.
2. The Commission relies upon the Negative Declaration approved by the City of Hanford as the environmental documentation for the project.
3. That the Commission approve LAFCO Case No. 13-01, Hanford Reorganization No. 150 by adopting Resolution No. 14-01 and order the annexation to the City of Hanford and detachment from the Kings River Conservation District and the Excelsior-Kings River Conservation District, subject to the following conditions:
- a) The Kings County Local Agency Formation Commission be designated as the conducting authority for the “Hanford Reorganization No. 150” and be authorized to proceed with legal steps necessary to complete the annexation without notice, hearing or election.
  - b) The City prepare a final map for recordation with an accompanying legal description that meets Board of Equalization Standards.
4. The legal description for the reorganization to the City of Hanford is attached as Exhibit A, and the same areas would be removed from the Kings River Conservation District and Excelsior-Kings River Conservation District.

The foregoing Resolution was adopted upon a motion by Commissioner \_\_\_\_\_, seconded by Commissioner \_\_\_\_\_, at a regular meeting held February 26, 2014, by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

**LOCAL AGENCY FORMATION  
COMMISSION OF KINGS COUNTY**

---

**Joe Neves, Chairman**

**WITNESS**, my hand this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

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**Gregory R. Gatzka, Executive Officer**

cc: City of Hanford  
Kings River Conservation District  
Excelsior-Kings River Conservation District

# EXHIBIT "A"

ANNEXATION NO. 150  
ANNEXATION TO THE CITY OF HANFORD

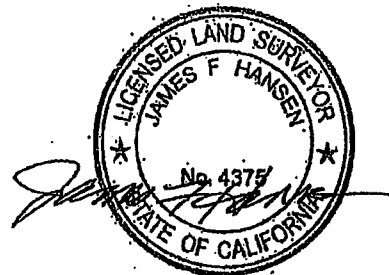
GEOGRAPHIC DESCRIPTION

All that portion of the Northwest Quarter of Section 26, Township 19 South, Range 22 East, Mount Diablo Base and Meridian, in the County of Kings, State of California, described as follows:

Beginning at the Northwest corner of the aforesaid Section 26, being a point in the City boundary;

- 1) Thence, North 89° 51' 05" East, a distance of 1145.46 feet, to a point on the existing City Boundary;
- 2) Thence, South 00° 11' 55" West along the City Boundary a distance of 2654.32 feet;
- 3) Thence, South 89° 54' 25" West, a distance of 130.57 feet; to the West Quarter Corner of the aforesaid section 26 and the existing City Boundary
- 4) Thence, North 00° 12' 04" East along the City Boundary a distance of 2653.21 feet to The Point of Beginning.

*For assessment purposes only. This description of land is not a legal property description as defined in the Subdivision Map Act and may not be used as the basis for an offer for sale of the land described.*





# Local Agency Formation Commission OF KINGS COUNTY

MAILING ADDRESS:  
1400 W. LACEY BLVD. BLDG 6, HANFORD, CA 93230  
(559) 852-2670, FAX: (559) 584-8989

## STAFF REPORT February 26, 2014

### EXECUTIVE OFFICER'S REPORT

### LAFCO MEETING TIME

#### I. BRIEF OVERVIEW OF PROPOSAL:

Government Code Section 54954(a) requires the legislative body of a local agency to provide, by ordinance, resolution, bylaws, or by whatever other rule is required for the conduct of business by that body, the time and place for holding regular meetings. A request from the Kings Area Public Transit Authority was made to LAFCO to consider moving the regular meeting time from 3:30 pm to 3:00 pm to better group multiple agency meeting times and elected official participation every fourth Wednesday of the month.

#### II. EXECUTIVE OFFICERS RECOMMENDATION

The Executive Officer recommends that your Commission consider the adoption of LAFCO Resolution No. 14-02 to change LAFCO's regular meeting time to 3 pm.

#### III. ANALYSIS OF PROPOSAL:

At the last Commission meeting, LAFCO Commissioners requested staff to submit a draft resolution to change the time of the regular meetings to 3:30 p.m. This change would move the LAFCO meeting time to coincide with the Kings County Area Public Transit Agency and Kings County Association of Governments meetings which are held on the fourth Wednesday beginning at 4:30 p.m.

Attached is a resolution which allows the Commission to make a change to the regular meeting time if you so desired.

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

**IN THE MATTER OF A TIME )  
CHANGE FOR THE KINGS COUNTY )  
LOCAL AGENCY FORMATION )  
COMMISSION MEETING )**

**Resolution No. 14-02**

**Re: LAFCO Meetings**

**WHEREAS**, Government Code Section 54954(a) requires the legislative body of a local agency to provide, by ordinance, resolution, bylaws, or by whatever other rule is required for the conduct of business by that body, the time and place for holding regular meetings; and

**WHEREAS**, this Commission desires to change its regular meeting time.

**NOW, THEREFORE, THE KINGS COUNTY LOCAL AGENCY FORMATION COMMISSION RESOLVES AS FOLLOWS:**

Regular Meetings: The Commission shall hold its regular meetings at 3:00 P.M. on the Forth Wednesday of each month in the Chambers of the Kings County Board of Supervisors, Kings County Government Center, 1400 W. Lacey Boulevard, Hanford, California, if there are any matters to be considered by the Commission. The Executive Officer shall notify the Commission members prior to the meeting date when there is business to be conducted. Whenever the Commission, at a regular meeting, sets a different time and place for its meeting, such meetings shall constitute a regular meeting for all purposes.

The foregoing Resolution was adopted upon a motion by Commissioner \_\_\_\_\_, seconded by Commissioner \_\_\_\_\_, at a regular meeting held February 26, 2014, by the following vote:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

LOCAL AGENCY FORMATION COMMISSION  
KINGS COUNTY

\_\_\_\_\_  
Joe Neves, Chairman

WITNESS, my hand this \_\_\_\_\_ day of February, 2014.

\_\_\_\_\_  
Gregory R. Gatzka, Executive Officer

cc: Cities of Kings County  
County of Kings

# Local Agency Formation Commission OF KINGS COUNTY

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Date: February 26, 2014

To: LAFCO Commissioners  
From: Greg Gatzka, Executive Officer

Subject: Request Authorization for staff to attend the 2014 CALAFCO Staff Workshop

## **Background**

Historically, the Executive Officer and the one LAFCO Staff member attend each year's CALAFCO Staff Workshop to keep up to speed and informed on the latest LAFCO processing changes and best management practices. LAFCO continues to contract with the Kings County Community Development Agency (CDA) for staff to serve as LAFCO staff. This past year, however, Johannah Hartley who has served as LAFCO legal counsel departed from Kings County employment to work at another jurisdiction. This was a loss of LAFCO legal counsel experience and expertise. Erik Kaeding from County Counsel has taken over LAFCO legal counsel responsibilities and would benefit from training to begin developing LAFCO related experience and learn the procedural steps and processes of LAFCO.

The LAFCO FY Budget for 2013/2014 planned for the attendance of LAFCO staff members to attend this year's CALAFCO Staff Workshop. CALAFCO holds two conferences per year. The Staff Workshop is held in spring, and the Annual Conference is held in fall and typically attended by the Executive Officer and one Commissioner. This year's Staff Workshop runs from April 23<sup>rd</sup> -25<sup>th</sup> and will be in Berkeley, CA at the Double Tree Berkeley Marina and hosted by Alameda and the Bay Area LAFCOs. Registration is \$275 per person for LAFCO members and an added Collaboration and Cooperation Mobile Workshop will be held the morning of April 23<sup>rd</sup> for an additional \$45. The following expenses are estimated for this workshop for three attendees:

Registration:	\$960 for three attendees
Hotel:	\$1,425 three nights each person (\$140 per night plus tax)
Travel:	\$250 rental car estimate
Meals:	\$458 per diem allowance adjusted for included meals

Estimated total  
trip cost: \$3,093

The LAFCO FY Budget for 2013/2014 currently has \$3,329 left remaining in the In Service and the Training and Travel related accounts. This CALAFCO Staff Workshop is the only planned training remaining in this fiscal year, so there is sufficient fund available in the current budget and there should be an end of the year balance of approximately \$236.

## **Request**

The Executive Officer requests LAFCO Commission authorization for him, Chuck Kinney, and Erik Kaeding to attend the 2014 CALAFCO Staff Workshop.

[Login](#)

### [Staff Workshop](#)

April 23 – 25, 2014

DoubleTree by Hilton Berkeley Marina

Hosted by Alameda and the Bay Area LAFCoS

Program highlights include:

#### [Wednesday](#)

**Mobile Workshop:** Climb aboard a CALTRANS field boat to view the new eastern span of the Bay Bridge from the San Francisco Bay, plus take a walk on the Bay shoreline at the new McLaughlin Eastshore State Park. To download the Mobile Workshop flier, [click here](#). Registration for the mobile workshop is on the workshop registration form.

**Opening General Session: Collaborating With and Influencing Others** – Understanding the role of neuro-science in our actions and reactions

Featuring Scott Winter, Principal of Scott Winter & Associates

Staff and Counsel Roundtables

Welcome Reception and traditional Beer & Wine Competition

Dinner on your own in Berkeley

#### [Thursday](#)

**General Session: Walking with Dinosaurs: A Fresh Perspective of LAFCo 101/201**

The session will provide an overview of LAFCO and boundary law preceding CKH, including how procedures and responsibilities changed over the years. One objective of the session is to better understand documentation in files predating CKH. The session will touch upon the following:

- \* Boundary commissions
- \* Knox-Nisbet Act of 1963
- \* District Reorganization Act of 1965
- \* Municipal Organization Act of 1977
- \* Completion procedures and documents under prior laws.

Attendees will receive CD with course content.

Breakout Sessions:

**Building Bridges to Somewhere:** Worn out with completing MSRs the way you always have? Join this session which will focus on practical tools and procedures that you can use to efficiently and effectively develop MSRs that will be of value to your commission, the public and other agencies.

**What's In Your Staff Report?** This will be a case study on an actual pending city annexation and an assessment of how different region approach staff's analysis, report format, and presentation. A representative from each of the 4 LAFCO regions will analyze and present a staff report on the same pending proposal. Everyone attending the session will be considered commissioners and will observe how the different regions present the proposal information. Access to all 4 staff report and backup documents will be available online prior to and at

the session. Discussion topics will include both the similarities, including how each region complies with CHK and the respective differences in content, how the proposal was presented, exhibits used, and public notification/outreach. Login

**MSRs For a Brave New World:** The future of MSRs will be examined as instruments in a logical evolution of LAFCo authority; Session will summarize MSR history, current function and use to set a foundation for panel discussion that explores how MSRs may be used in the future, how the legislative context could change, how LAFCo's may choose to increase benefit of MSR for local agencies through local policies and practices or through greater interaction with other regulatory agencies, and whether these changes would result in greater benefit or simply additional workload. The CEQA and its evolution since the early 1970s will be presented as a possible analog.

**Building Bridges with Memorandums of Agreement:** MOAs/MOUs can be used as a bridge building tool; a way to help clarify the roles and responsibilities of agencies. This tool can also shape the potential future land uses for an SOI and the process for coordinating and moving forward with development. It can be used to identify a referral area and process. Monterey and San Luis Obispo LAFCOs have used the MOA/MOU process to get agencies on the same page and help promote interagency coordination. This session will explore the value of these agreements, the issues that have addressed and the methods for getting MOA/MOU done.

**Is It Getting Hot In Here?** How to manage a meeting, deal with political pressure, keep your integrity and your job...effectively guiding your commission.

**Getting Your Books in Order:** A review of administrative practices and structures; PERS contracts; healthcare and other issues of independence.

Special Clerks' Track:

- Clerks Manual
- Why Does the County Care About LAFCo?
- State BOE update
- Minutes: How Much is Enough?
- Records Management

*Luncheon and Dinner will be served*

[Friday](#)

General Session

CALAFCO Legislative and administrative update

### Registration Information

To download the registration form, [click here](#).

To register and pay online, [click here](#).

EARLY REGISTRATION RATES CUT OFF DATE IS **MARCH 21**. ALL PAYMENTS MUST BE RECEIVED BY MARCH 21 TO RECEIVE THE EARLY RATE. NO EXCEPTIONS.

### Hotel Registration Information

We will be at the beautiful DoubleTree by Hilton in the Berkeley Marina. Contact the DoubleTree directly to reserve your room. Rates are \$140 per night and include parking. In-room internet is \$5.00 per day. To call in your reservation, dial 800-222-8733 and reference CALAFCO. Or register online [here](#). Rates will increase and availability not guaranteed after April 1st, so book early to get the CALAFCO rate.

### Sponsorship Opportunities

This year there are four ways to sponsor the CALAFCO Staff Workshop.

[Login](#)

- Professional Development Underwriter
- Presenting Sponsor
- Supporting Sponsor
- Honorary Sponsor

For details on the four levels, and to download the sponsorship packet (including sponsor registration form), [click here](#).



**2014 CALAFCO Staff  
Workshop  
April 23<sup>rd</sup> – 25<sup>th</sup> ✦ Berkeley**



LAFCo	_____
Received	_____
Check #	_____

# WORKSHOP REGISTRATION

## WORKSHOP REGISTRATION FEES

Please submit one form for each person registering

FIRST NAME \_\_\_\_\_ LAST NAME \_\_\_\_\_

NAME ON NAMETAG \_\_\_\_\_

LAFCo/ORGANIZATION \_\_\_\_\_ POSITION \_\_\_\_\_

GUEST NAME (For guest/spouse registration) \_\_\_\_\_

MAILING ADDRESS \_\_\_\_\_

CITY \_\_\_\_\_ ZIP \_\_\_\_\_

PHONE \_\_\_\_\_

E-MAIL ADDRESS \_\_\_\_\_

	Received by March 21 <sup>st</sup>	Received after March 21 <sup>st</sup>	Fee
Member – Full Workshop	\$275	\$300	
Non-member – Full Workshop	\$375	\$400	
Guest/Spouse – All Meals	\$150	\$200	
Member – One Day (___Wed or ___Thur)	\$175	\$200	
Non-Member – One Day (___Wed or ___Thur)	\$225	\$275	
Mobile Workshop – Wed. (Includes lunch and admission)	\$45	\$45	
Attorney MCLE Credit (LAFCo counsel only)	\$50	\$50	
<b>TOTAL REGISTRATION FEE</b>			

Payment must accompany registration. Please make checks payable to “CALAFCO.”

Mail completed registration forms and payment to:

**CALAFCO**  
**1215 K Street, Suite 1650**  
**Sacramento, CA 95814**

### HOTEL RESERVATIONS

Contact DoubleTree Berkeley Marina for reservations at 800-222-8733. Reference ‘CALAFCO’ for our special rates. You can also reserve your room online through the CALAFCO website at [www.calafco.org](http://www.calafco.org). Rates may increase after April 1<sup>st</sup> so book early for the best rate and availability!

### CANCELLATION & REGISTRATION REFUND POLICY

1. Registrations are considered complete upon receipt of fees.
2. Cancellation requests made in writing and received by Thursday, April 3 receive a 100% refund less \$20 handling fee.
3. Cancellation requests made in writing and received after April 3 up to April 9, 2014 may carryover for a period of one year one registration credit in the amount paid, less a \$20 handling fee, to apply to a future CALAFCO event.
4. Registration fees are transferable to another person not already registered provided the request is received in writing and are subject to a \$20 handling fee.
5. Registration fees for guests and special events are fully refundable if requests are made in writing and received by April 3, 2014 or if the special event is cancelled.
6. Cancellation requests must be made by e-mail, fax or mail to the CALAFCO office.
7. Cancellation requests made after Wednesday, April 9, 2014, are not eligible for a refund or credit.

# Correspondence



## Kinney, Chuck

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**From:** Yarbrough, Terri  
**Sent:** Wednesday, February 19, 2014 4:02 PM  
**To:** Kinney, Chuck  
**Subject:** FW: [EO] CALAFCO Dues - FY 2014-15  
**Attachments:** LAFCO\_Dues\_2014-2015\_as approved\_02\_07\_14.pdf; ATT00001.c

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**From:** Gatzka, Greg  
**Sent:** Tuesday, February 11, 2014 4:46 PM  
**To:** Yarbrough, Terri  
**Subject:** FW: [EO] CALAFCO Dues - FY 2014-15

FYI for budget purposes

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**From:** [eo-bounces@calafco.org](mailto:eo-bounces@calafco.org) [<mailto:eo-bounces@calafco.org>] **On Behalf Of** Pamela Miller  
**Sent:** Tuesday, February 11, 2014 4:40 PM  
**To:** [eo@calafco.org](mailto:eo@calafco.org)  
**Cc:** [jtickler@calafco.org](mailto:jtickler@calafco.org)  
**Subject:** [EO] CALAFCO Dues - FY 2014-15

Good afternoon EOs.

As they do each year in February, the CALAFCO Board considered the matter of LAFCo member dues at their February 7 meeting. This is never an easy discussion for them, as they are very sensitive to the fact that resources are thin and budgets remain tight, despite early indicators of a turn in the economy. As part of their deliberations they also must consider that currently the dues do not cover the operational costs of the association and therefore we continue to rely on the profits from the conference and workshop as well as carry over from prior years (through realized cost savings) to cover that gap.

CALAFCO Bylaws Article 2.2.3 states, dues will be increased by the Board on an annual basis to reflect changes in the CPI, meaning this increase will automatically take effect unless otherwise acted upon by the Board. The Board has the option to: (1) Take no action, which will cause the dues to increase by the projected CPI; (2) Keep the dues at the current fiscal year's rate; or (3) Increase the dues by an amount other than the CPI. Given all of the considerations, the Board took no action, which means the dues for 2014/2015 will be increased by the CPI, which is 1.5%. The Board has chosen this action the past several years as a much preferred method to holding dues then having to raise them to cover prior years and then some.

Attached you will find the spreadsheet that outlines all of the LAFCo dues, and reflects the projected increase (\$12 to \$110, depending in the current rate paid) for the 2014/2015 fiscal year.

Additionally, in a future meeting, the Board may consider the matter of what impact the change in a county's population may have on their classification (Urban-Suburban-Rural), which is not currently covered in the Association's Bylaws. Any potential amendments to the Bylaws regarding dues or any other matter requires a vote of the membership, so no action will be taken directly by the Board with respect to any change regarding this or any other matter in the Bylaws.

Thank you,

*Pamela*

Pamela Miller  
Executive Director  
California Association of Local Agency Formation Commissions  
1215 K Street, Suite 1650  
Sacramento, CA 95814  
916-442-6536

[www.calafco.org](http://www.calafco.org)

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CALAFCO LAFCo Dues 2014-2015

County	DOF Population Jan 2012	Category	2011-2012 Dues	2.2% Increase	2012-2013 Dues	2.3% Increase	2013-2014 Dues	1.5% Increase	2014-2015 Dues
ALAMEDA	1,532,137	Urban	7,000	154	7,154	165	7,319	110	7,428
ALPINE	1,097	Rural	725	16	741	17	758	11	769
AMADOR	37,120	Rural	725	16	741	17	758	11	769
BUTTE	221,273	Suburban	2,200	48	2,248	52	2,300	35	2,335
CALAVERAS	45,840	Rural	725	16	741	17	758	11	769
COLUSA	21,690	Rural	725	16	741	17	758	11	769
CONTRA COSTA	1,065,117	Urban	7,000	154	7,154	165	7,319	110	7,428
DEL NORTE	28,429	Rural	725	16	741	17	758	11	769
EL DORADO	180,712	Suburban	2,200	48	2,248	52	2,300	35	2,335
FRESNO	945,711	Urban	6,185	136	6,321	145	6,466	97	6,563
GLENN	28,122	Rural	725	16	741	17	758	11	769
HUMBOLDT	134,587	Suburban	2,200	48	2,248	52	2,300	35	2,335
IMPERIAL	177,441	Suburban	2,200	48	2,248	52	2,300	35	2,335
INYO	18,461	Rural	725	16	741	17	758	11	769
KERN	850,006	Urban	5,271	116	5,387	124	5,511	83	5,594
KINGS	152,419	Suburban	2,200	48	2,248	52	2,300	35	2,335
LAKE	63,266	Rural	725	16	741	17	758	11	769
LASSEN	34,167	Rural	725	16	741	17	758	11	769
LOS ANGELES	9,884,632	Urban	7,000	154	7,154	165	7,319	110	7,428
MADERA	152,074	Suburban	2,200	48	2,248	52	2,300	35	2,335
MARIN	254,790	Suburban	2,200	48	2,248	52	2,300	35	2,335
MARIPOSA	17,716	Rural	725	16	741	17	758	11	769
MENDOCINO	87,572	Rural	725	16	741	17	758	11	769
MERCED	258,736	Suburban	2,200	48	2,248	52	2,300	35	2,335
MODOC	9,566	Rural	725	16	741	17	758	11	769
MONO	14,391	Rural	725	16	741	17	758	11	769
MONTEREY	420,688	Suburban	2,976	65	3,041	70	3,111	47	3,158
NAPA	138,255	Suburban	2,200	48	2,248	52	2,300	35	2,335
NEVADA	97,182	Rural	725	16	741	17	758	11	769
ORANGE	3,055,792	Urban	7,000	154	7,154	165	7,319	110	7,428
PLACER	355,328	Suburban	2,200	48	2,248	52	2,300	35	2,335
PLUMAS	19,718	Rural	725	16	741	17	758	11	769
RIVERSIDE	2,227,577	Urban	7,000	154	7,154	165	7,319	110	7,428
SACRAMENTO	1,435,153	Urban	7,000	154	7,154	165	7,319	110	7,428
SAN BENITO	55,815	Rural	725	16	741	17	758	11	769
SAN BERNARDINO	2,063,919	Urban	7,000	154	7,154	165	7,319	110	7,428
SAN DIEGO	3,143,429	Urban	7,000	154	7,154	165	7,319	110	7,428
SAN FRANCISCO	812,538	Urban	5,595	123	5,718	132	5,850	88	5,937
SAN JOAQUIN	695,750	Suburban	4,573	101	4,674	107	4,781	72	4,853
SAN LUIS OBISPO	271,483	Suburban	2,200	48	2,248	52	2,300	35	2,335
SAN MATEO	729,443	Urban	5,064	111	5,175	119	5,294	79	5,374
SANTA BARBARA	427,267	Suburban	2,935	65	3,000	69	3,069	46	3,115
SANTA CLARA	1,816,486	Urban	7,000	154	7,154	165	7,319	110	7,428
SANTA CRUZ	265,981	Suburban	2,200	48	2,248	52	2,300	35	2,335
SHASTA	177,823	Suburban	2,200	48	2,248	52	2,300	35	2,335
SIERRA	3,152	Rural	725	16	741	17	758	11	769
SISKIYOU	44,639	Rural	725	16	741	17	758	11	769
SOLANO	413,786	Suburban	2,952	65	3,017	69	3,086	46	3,133
SONOMA	487,011	Suburban	3,349	74	3,423	79	3,501	53	3,554
STANISLAUS	519,940	Suburban	3,531	78	3,609	83	3,692	55	3,747
SUTTER	95,065	Rural	725	16	741	17	758	11	769
TEHAMA	63,177	Rural		0	0	0	758	11	769
TRINITY	13,722	Rural	725	16	741	17	758	11	769
TULARE	450,840	Suburban	2,869	63	2,932	67	3,000	45	3,045
TUOLUMNE	53,834	Rural	725	16	741	17	758	11	769
VENTURA	832,970	Urban	5,691	125	5,816	134	5,950	89	6,039
YOLO	202,133	Suburban	2,200	48	2,248	52	2,300	35	2,335
YUBA	72,615	Rural	725	16	741	17	758	11	769
<b>TOTAL</b>	<b>37,679,583</b>		<b>\$160,741</b>	<b>\$3,536</b>	<b>\$164,277</b>	<b>\$3,778</b>	<b>\$168,814</b>	<b>\$2,532</b>	<b>\$171,346</b>

**2013-2014  
Board of Directors**

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MARY JANE GRIEGO  
Tuba LAFCo

**Vice Chair**

JOHN LEOPOLD  
Santa Cruz LAFCo

**Secretary**

STEPHEN TOMANELLI  
Riverside LAFCo

**Treasurer**

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Imperial LAFCo

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Executive Director

MARJORIE BLOM  
Executive Officer

CLARK ALSOP  
Legal Counsel

STEPHEN LUCAS  
Deputy Executive Officer

SAMUEL MARTINEZ  
Deputy Executive Officer

DAVID CHURCH  
Deputy Executive Officer

JENI TICKLER  
Executive Assistant

3 September, 2013

Kings LAFCo  
1400 West Lacey Boulevard  
Hanford, CA 93230

Dear LAFCo Chair and Commission:

On behalf of the California Association of Local Agency Formation Commissions (CALAFCO), I would like to thank your commission for allowing some of your members and/or staff the opportunity to attend the CALAFCO 2013 annual conference.

We know how lean budgets and resources are, and understand that prioritizing expenditures can be difficult. Ensuring you and your staff have access to ongoing professional development and specialized educational opportunities, allows all of you the opportunity to better serve your commission and fulfill the mission of LAFCo. The sharing of information and resources among the LAFCo commissioners and staff statewide serves to strengthen the LAFCo network and creates opportunities for rich and value-added learning that is applied within each LAFCo.

Thank you again for your participation in the CALAFCO 2013 annual conference. We truly appreciate your membership and value your involvement in CALAFCO.

Yours sincerely,



Pamela Miller  
Executive Director

2013

**Board of Directors**

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THEODORE NOVELLI  
Amador LAFCo

**Vice Chair**

MARY JANE GRIEGO  
Yuba LAFCo

**Secretary**

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Tulare LAFCo

MATTHEW BEEKMAN  
Stanislaus LAFCo

ROBERT BERGMAN  
Nevada LAFCo

LOUIS CUNNINGHAM  
Ventura LAFCo

LARRY R. DUNCAN  
Butte LAFCo

JERRY GLADBACH  
Los Angeles LAFCo

JULIANA INMAN  
Napa LAFCo

GAY JONES  
Sacramento LAFCo

MICHAEL KELLEY  
Imperial LAFCo

MICHAEL R. MCGILL  
Contra Costa LAFCo

EUGENE MONTANEZ  
Riverside LAFCo

JOSH SUSMAN  
Nevada LAFCo

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Executive Director

LOU ANN TEXEIRA  
Executive Officer

CLARK ALSOP  
Legal Counsel

MARJORIE BLOM  
Deputy Executive Officer

STEPHEN LUCAS  
Deputy Executive Officer

SAMUEL MARTINEZ  
Deputy Executive Officer

JENI TICKLER  
Executive Assistant

August 7, 2013

**TO** Regional Representatives and Member LAFCos

**FROM** Jerry Gladbach, Chair  
CALAFCO Recruitment Committee

**RE** Recruitment Committee Report for 2013 CALAFCO Board Elections

In accordance with the CALAFCO Bylaws and Nomination and Election Procedures, the CALAFCO Recruitment Committee has solicited nominations for the regional election of the eight open director positions on the CALAFCO Board of Directors. The elections will be conducted in regional caucuses to be held at the annual conference on Thursday, August 29, 2013 from 8:00 to 8:45 a.m. Any seat not filled through the regional caucus election process in accordance with CALAFCO Bylaws will be filled through an at-large election for one term at the Annual Meeting on Thursday, August 29, 2013, beginning at 9:00 am.

Attached is a list of the candidates nominated within each of the four regions (Northern, Central, Coastal and Southern) for their respective city, county, special district and public member seats. Nominations from the floor will also be solicited during the caucus election process. All terms are two years.

Those member LAFCos not in attendance at the annual meeting may vote by electronic ballot in advance of the meeting. They may only vote for those candidates nominated by the Recruitment Committee and listed on the ballot. This year for a one year trial period, the Board of Directors has determined that electronic ballots will count in the event of a run-off election. (This decision was made at their February 8, 2013 meeting.) Please make sure if you are voting via electronic ballot that you follow the instructions located on the ballot.

Pursuant to Section 4.2.2 of the CALAFCO Bylaws, the Board has determined that a quorum of a region's LAFCos must be present during the caucus election. In the event that less than 50% of a region's LAFCos are present in the regional caucus (including electronic ballots) to vote for the purpose of filling an open director position, it becomes at-large for one term and shall be elected at the Annual Meeting.

The CALAFCO Recruitment Committee has confirmed that all nominations were complete and received by the final filing date of July 29<sup>th</sup> at 5:00 pm; and that the number of nominations received per category was sufficient to fill the vacant seats.

Copies of the nomination forms and resumes of all candidates within your region are attached and are posted on the CALAFCO website in the Members section at: [www.calafco.org](http://www.calafco.org). All nominations and resumes will also be posted at the annual conference near the registration desk.

1215 K Street, Suite 1650  
Sacramento, CA 95814

Voice 916-442-6536  
Fax 916-442-6535

cc: CALAFCO Board of Directors

CENTRAL REGION

**NOMINATIONS FOR THE 2013 BOARD OF DIRECTORS ELECTIONS**

<b>Seat</b>	<b>Nominee</b>	<b>County</b>	<b>Region</b>
<b>NORTHERN REGION</b>			
County	Mary Jane Griego*	Yuba	Northern
District	Larry Duncan*	Butte	Northern
<b>CENTRAL REGION</b>			
City	William Kirby	Placer	Central
Public	Niles Fleege Julie Allen*	El Dorado Tulare	Central Central
<b>COASTAL REGION</b>			
City	Harry Price Juliana Inman* John Marchand	Solano Napa Alameda	Coastal Coastal Coastal
Public	Roger Welt Gregory Rodeno	Santa Barbara Napa	Coastal Coastal
<b>SOUTHERN REGION</b>			
County	Michael Kelley*	Imperial	Southern
District	Jerry Gladbach* James Curatalo	Los Angeles San Bernardino	Southern Southern

\* *incumbent*

**Board of Directors  
2013 Nominations Form**

***Nomination to the CALAFCO Board of Directors***

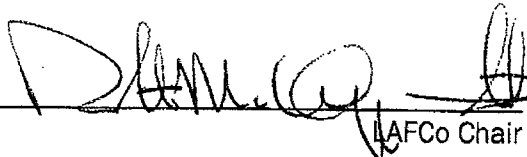
In accordance with the Nominations and Election Procedures of CALAFCO,

PLACER LAFCo of the CENTRAL Region

Nominates WILLIAM KIRBY

for the (check one)  City  County  Special District  Public

Position on the CALAFCO Board of Directors to be filled by election at the next Annual  
Membership Meeting of the Association.

  
LAFCo Chair

7/15/13  
Date

**NOTICE OF DEADLINE**

Nominations must be received by **July 29, 2013**  
to be considered by the Recruitment Committee.  
Send completed nominations to:  
CALAFCO Recruitment Committee  
CALAFCO  
1215 K Street, Suite 1650  
Sacramento, CA 95814

## Board of Directors Candidate Resume Form

Nominated By: \_\_\_\_\_ Placer \_\_\_\_\_ LAFCo \_\_\_\_\_ Date: July 10, 2013 \_\_\_\_\_

Region (please check one):  Northern  Coastal  Central  Southern

Category (please check one):  City  County  Special District  Public

Candidate Name William "Bill" Kirby, M.D. \_\_\_\_\_

Address 1135 Summer Ridge Court, Auburn, CA 95603 \_\_\_\_\_

Phone Office \_\_\_\_\_ Mobile 530 906-9405 \_\_\_\_\_

e-mail flyingsurgeon210 \_\_\_\_\_ @yahoo.com \_\_\_\_\_

### Personal and Professional Background:

Dr. Kirby has been in the private practice of Urology with a specialty in infectious disease for 33 years and recently retired. Dr. Kirby has been Board Certified in Adult and Pediatric Urology since 1984.

Dr. Kirby served as Chief of the Medical Staff at Sutter Auburn Faith Hospital from 2002-2004. He served as the first Chairman of the Institutional Review Committee at Sierra Nevada Memorial Hospital from 2006-2008. Dr. Kirby was the Chairman of the Department of Surgery at Roseville Community Hospital from 1986-1987 and Chairman of the Pharmacy Committee from 1983-1985. Dr. Kirby has worked throughout Placer County from Roseville to Truckee Forest Hospital. Dr. Kirby served 10 years on the Roseville Community Hospital Foundation Board and five years on the Auburn Faith Community Hospital Board, and has again joined the Sutter Auburn Faith Foundation Board.

Dr. Kirby is serving his second term on the Auburn, California City Council and served as Mayor in 2011. Dr. Kirby previously served as an elected Director of Auburn Recreation District (independent special district) and served as the Chairman from 2003-2004

### LAFCo Experience:

Dr. Kirby has served on Placer LAFCo since May of 2012. Dr. Kirby has participated and voted on many significant LAFCO proposals.

### CALAFCO or State-level Experience:



Availability:

Dr. Kirby has a flexible schedule and is available as needed.

Other Related Activities and Comments:

Dr. Kirby is a proud member of the Auburn Rotary Club, and a multiple Paul Harris Fellow.

President of the Auburn Little League for four years, and served on the Board of Directors for a total of ten years

Served as a physician with the Athletic Department of Placer High School for 33 years

Served as a physician on the Western states 100 miles Endurance Run for 17 years earning a Friend of the Trail award in 1990.

Received the Healthcare Professional of the Year Award in 2010 at the Auburn State of the Community Dinner.

Member and Participant in Flying Doctors.

Education: Bachelor's of Science from UCLA  
Master's Degree in Microbiology from Long Beach State University  
MD from Case Western University School of Medicine  
Internship and Residency Stanford University Medical School  
Residency in Urology University of California Davis

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Send completed nominations to:  
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CALAFCO  
1215 K Street, Suite 1650  
Sacramento, CA 95814

City of **Auburn**

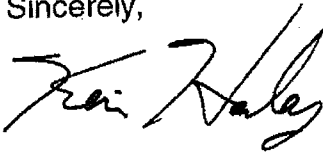
1225 Lincoln Way, Auburn, CA 95603 • (530)823-4211 • FAX (530)885-5508  
www.auburn.ca.gov

July 9, 2013

To Whom it May Concern,

At the July 8, 2013 Auburn City Council Meeting, the Council approved by motion to support Council Member William Kirby's application to CALAFCO. We believe that Dr. Kirby would do an excellent job in representing the interests of Placer County in this position. Please let me know if you have any questions.

Sincerely,



Kevin Hanley  
Mayor  
City of Auburn, CA

William Kirby, MD  
Summer Ridge Court  
Auburn, California 95603

### Curriculum Vitae

Dr Kirby has been in the private practice of Urology with a specialty in infectious disease (Master's Degree in Microbiology) for 33 years and recently retired. Dr Kirby has been Board Certified in Adult and Pediatric Urology since 1984.

Dr Kirby served as Chief of the Medical Staff at Sutter Auburn Faith Hospital from 2002-2004. He served as the first Chairman of the Institutional Review Committee at Sierra Nevada Memorial Hospital from 2006-2008. Dr Kirby was the Chairman of the Department of Surgery at Roseville Community Hospital from 1986-1987 and Chairman of the Pharmacy Committee from 1983-1985. Dr Kirby has been Chairman of the Tumor Board at Sutter Auburn Faith for the past four years. Dr Kirby has worked throughout Placer County from Roseville to Truckee Forest Hospital.

William Warner Kirby, MD    DOB 12/28/1947 address 1135 Summer Ridge Court Auburn, Ca 95603  
Ca License G033472    DEA AK7380176

Dr Kirby served 10 years on the Roseville Community Hospital Foundation Board and five years on the Auburn Faith Community Hospital Board and has again joined the Sutter Auburn Faith Foundation Board.

Dr Kirby is serving his second term on the Auburn, California City Council and served as Mayor in 2011.

Dr Kirby is proud member of the Auburn Rotary Club and a multiple Paul Harris Fellow.

Dr Kirby also served as an elected Director of the Auburn Recreation District (Special District) and served as the Chairman from 2003-2004.

Dr Kirby was also President of the Auburn Little League for four years and served on the Board of Directors for a total of ten years.

Dr Kirby has served as a physician with the Athletic Department of Placer High School for 33 years.

Dr Kirby served as a physician on the Western States 100 mile Endurance Run for 17 years earning a Friend of the Trail award in 1990.

Dr Kirby received the Healthcare of the Year Award in 2010 at the Auburn State of the Community dinner.

### Education;

UCLA	Bachelor's of Science 1969
Long Beach State University	Master's Degree in Microbiology 1971
Case Western University School of Medicine	MD 1975
Stanford University Medical School	Internship and Residency in General Surgery 1975-77
University of California Davis	Residency in Urology 1977-1980

## Board of Directors 2013 Nominations Form

### ***Nomination to the CALAFCO Board of Directors***

In accordance with the Nominations and Election Procedures of CALAFCO,

El Dorado LAFCo of the Central Region

Nominates Niles J. Fleege

for the (check one)     City     County     Special District     Public

Position on the CALAFCO Board of Directors to be filled by election at the next Annual Membership Meeting of the Association.

*[Signature]*

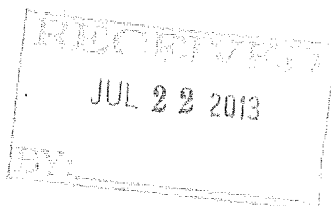
\_\_\_\_\_  
LAFCo Chair

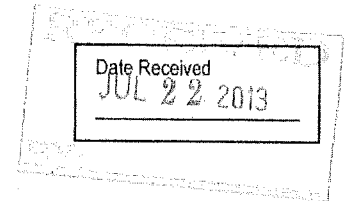
26 June 2013

\_\_\_\_\_  
Date

#### **NOTICE OF DEADLINE**

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CALAFCO Recruitment Committee  
CALAFCO  
1215 K Street, Suite 1650  
Sacramento, CA 95814





## Board of Directors Candidate Resume Form

Nominated By: El Dorado LAFCo Date: June 26, 2013

Region (please check one):  Northern  Coastal  Central  Southern

Category (please check one):  City  County  Special District  Public

Candidate Name Niles J. Fleege

Address 1590 Carson Road, Placerville

Phone Home 530-642-8409 Mobile 530-392-0412

e-mail fleege@pacbell.net

### Personal and Professional Background:

Water Treatment expert looking for employment in the LAFCO field! Sounds a bit funny doesn't it? But in reality, that is it in a nutshell, I would like to help CALAFCO by participation on "your" State Board of Directors. I feel I bring the experience, knowledge and drive to represent the Central Region well. (No pun intended)

My working career has been primarily in the water business. Prior to putting out my own shingle, I worked with three municipalities, the cities of Sacramento, West Sacramento and Fairfield operating their drinking water plants. In 2004, I started Fleege and Associates' water consulting business. Fleege and Associates is a small consulting firm, which specializes in performing third party operational reviews and supplying management capacity. My work has given me the opportunity to work with Municipalities, Water Districts, and Regulatory environments.

I started my career in the Drinking Water Treatment field over twenty-eight years ago. I hold a bachelor's degree in education from Western Illinois University. I have been successful in combining my wide breadth of operational optimization knowledge and experience with my communication skills to help optimize a client's organization. I would like to have the opportunity to bring my talent and experience to CALAFCO!

### Business philosophy:

Celebrate success, troubleshoot problems, be realistic, review systems for best practices, and find *workable* solutions that withstand the test of time.

LAFCo Experience:

Began serving on El Dorado LAFCO board in May 2012 as the alternate public member. During the past year, El Dorado LAFco has been successful in “closing” a challenging process with a water district and Indian Casino. It was a four-year process! In our county, as with many counties in the Central Region, there are small special districts that have seen their finances/revenue being challenged. Often solutions are not easily found, and the consolidation climate can be a politically charged road. I like to research processes and find potential solutions that hold up to the “test of time.”

CALAFCO or State-level Experience:

Presently I am not on any CALFCO or State-level committees or boards.

Availability:

I have the flexibility to attend CALAFCO meetings as Principal of Fleege and Associates.

Other Related Activities and Comments:

Past President of Bay Area Water Association  
Past President of Cold Springs Golf and County Club  
Past President of El Dorado Home Wine Makers Club  
Planning Commissioner for City of Dixon, Ca.  
Member CA/NV American Water Works Association’s Water Treatment committee  
Management of Joint Powers Agreement between Cities of Fairfield and Vacaville  
Presented at the International Ozone conference in San Francisco - Ozone process optimization.  
Presented and was a panel member for American Water Works Association nationally televised training program – “Optimizing treatment of high organic waters”.  
Developed North Bay Regional Training group – Bay area region of California

See attached resume for more detailed CV information.

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CALAFCO Recruitment Committee  
CALAFCO  
1215 K Street, Suite 1650  
Sacramento, CA 95814

**Niles J. Fleege:**

**Alternate Public member for El Dorado County LAFco**

Water Treatment expert looking for employment in the LAFCO field!

Sounds a bit funny doesn't it? But in reality, that is it in a nutshell, I would like to help CALAFCO by participation on "your" State Board of Directors. I feel I bring the experience, knowledge and drive to represent the Central Region well. (No pun intended)

My working career has been primarily in the water business. Prior to putting out my own shingle, I worked with three municipalities, the cities of Sacramento, West Sacramento and Fairfield operating their drinking water plants. In 2004, I started Fleege and Associates' water consulting business. Fleege and Associates is a small consulting firm, which specializes in performing third party operational reviews and supplying management capacity. My work has given me the opportunity to work with Municipalities, Water Districts, and Regulatory environments.

I started my career in the Drinking Water Treatment field over twenty-eight years ago. I hold a bachelor's degree in education from Western Illinois University. I have been successful in combining my wide breadth of operational optimization knowledge and experience with my communication skills to help optimize a client's organization. I would like to have the opportunity to bring my talent and experience to CALAFCO!

Business philosophy:

Celebrate success, troubleshoot problems, be realistic, review systems for best practices, and find *workable* solutions that withstand the test of time.

**Fleege & Associates:** (2004-Present)

Associated work on water treatment projects with:

- City of Napa, Folsom, Fresno and Benicia – performing third party operational reviews and augmenting the organization's management capacity.
- Assisted/assisting MWH Global Engineering, Kiewit Construction and South San Joaquin Irrigation District in start of new water and or updating drinking water plants.
- Worked on optimization projects with CA-American Water, Cities of Fairfield, Fresno, and West Sacramento.

#### **Professional Leadership**

Bay Area Water Works Association (BAWWA) – Past President  
California-Nevada AWWA – Water Treatment Committee Member  
Past Planning Commissioner, City of Dixon  
Past President of Cold Springs Golf and Country Club, Placerville, Ca.  
Commissioner - Alternate Public member on El Dorado LAFCO

#### **Education and Certifications**

Western Illinois University: BA History, Education and Business  
American River College: Certificate for Total Quality Management  
California State University, Sacramento: Water Treatment and Business Law  
Lincoln Law School: Agency and Contract Law  
California Department of Health Services, T5 Operator Certification no. 10787



# *Fleege & Associates*

## *~ Capabilities Statement ~*

Fleege & Associates is a small firm providing consulting and training services for the drinking water industry. Fleege and Associates have partnered with organizations for seven years; jointly solving process problems, developing implementation plans, and applying our skills to help start and or optimize existing programs or facilities.

Fleege and Associates specializes in having experienced personnel who have been "in the trenches" and possess a high level of expertise, certification, training, and skill sets to develop solutions that hold the test of time.

Our vision: "Optimizing processes one day at a time"

Niles J. Fleege, CA. T-5 Water Treatment Operator, Principal, has over twenty-eight years of experience in the drinking water treatment business. Niles' experience ranges from installing water wells to operating small, medium and large surface water treatment plants. He has experience managing a regional facility and facilitating plant start-ups that have incorporated ozone, actiflo and membrane filtration technologies. Whether it is treating snowmelt waters of the sierra or high turbidity organic laden delta water, Fleege and Associates has on staff or has partnerships with professionals who can assist in evaluating potential water treatment solutions. As a former schoolteacher with a degree from Western Illinois University, Niles is familiar with teaching principles and concepts and uses these skills to implement solutions and develop meaningful training sessions with all water treatment work disciplines.

Niles has either been employed and/or has contracted with five municipalities to fill management roles. Niles has worked in the trenches as an operator with the City of Sacramento for eight years, treating both the American and Sacramento water source at each of the City's 120 MGD WTPs. In 1988, Niles was hired by the City of West Sacramento to start up the City's first surface water facility, the Bryte Bend WTP. In 1990, Niles was hired as operations supervisor for the City of Fairfield and worked 15 years working in supervisor and or plant manager positions for the Waterman and North Bay Regional (NBR) WTPs. NBR is a jointly owned facility by the Cities of Fairfield and Vacaville. The NBR WTP water source is the high organic laden delta waters.

In 2004, Niles started his optimization, training and management support-consulting firm and has assisted a number of Water Districts, Engineering firms and Municipalities in many facets of water treatment. Niles, Fleege and Associates, has contracted with the cities of Benicia and Fresno to fill in for Water Treatment Plant superintendent positions. As part of the tasks associated with management of each system, Niles was able to perform third party reviews of each facility's operations. In addition to providing insight and suggested improvements, Fleege and Associates was able to implement operational changes that saved the City of Fresno \$100,000. Niles and Fleege & Associates were successful in providing training opportunities that employed new knowledge/technology and skills to aid operations to "Optimize one day at a time."

## Board of Directors 2013 Nominations Form

### Nomination to the CALAFCO Board of Directors

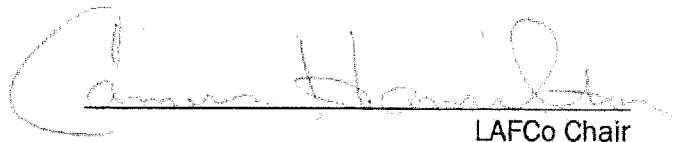
In accordance with the Nominations and Election Procedures of CALAFCO,

Tulare LAFCo of the Central Region

Nominates Julie Allen

for the (check one)     City     County     Special District     Public

Position on the CALAFCO Board of Directors to be filled by election at the next Annual  
Membership Meeting of the Association.

  
LAFCo Chair

6/5/13

Date

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to be considered by the Recruitment Committee.  
Send completed nominations to:  
CALAFCO Recruitment Committee  
CALAFCO  
1215 K Street, Suite 1650  
Sacramento, CA 95814

## Board of Directors Candidate Resume Form

Nominated By: Tulare LAFCo Date: 6/5/13

Region (please check one):  Northern  Coastal  Central  Southern

Category (please check one):  City  County  Special District  Public

Candidate Name Juliet B. Allen  
Address 33311 Globe Drive, Springville, CA 93265  
Phone Office (559)539-2315 (home) Mobile (559)288-9411  
e-mail julallen@springvillewireless.com @ \_\_\_\_\_

### Personal and Professional Background:

2008-present: Planning consultant; rancher; community leader (see below)  
1989-2008: Land Management Planning Staff Officer (i.e., Planning Director), Sequoia National Forest  
1975-1989: Senior Planner and Planning Team Leader, Sequoia National Forest  
1972-1974: Associate - Baxter, McDonald and Smart  
1969-1972: Junior Associate - Mackinlay, Winnacker, McNeil AIA  
1969: Master of City and Regional Planning, UC Berkeley  
1967: Bachelor of Arts (Political Science), UC Berkeley

### LAFCo Experience:

2002-present: Public Member, Tulare County LAFCo; Chair in 2004, 2008, 2009, 2012  
1994-2002: Alternate Public Member  
2013: LAFCo representative to the Tulare County Regional Transportation Plan/Sustainable Communities Strategy Roundtable

### CALAFCO or State-level Experience:

Fall 2010-present: CALAFCO Board of Directors - Central Region, Public Member  
Served on Nomination and Awards Committees

Availability:

I have been, and will continue to be, available to attend CALAFCO Board and appropriate committee meetings, conference calls, etc.

Other Related Activities and Comments:

2003-2012: Board of Directors, Sequoia Riverlands Trust –regional land trust protecting agricultural lands and open space in the Southern San Joaquin Valley and Southern Sierra Nevada.  
(Returning to the Board in 2014.)

2007-present: Porterville Downtown Rotary; Board of Directors 2009, 2011, 2012

1990-present: President , Graham Osborn Ditch Co. – delivers agricultural water to 50 shareholders

1976-present: Co-owner, Oak Hill Ranch

1996-1998: Class XXVII California Agricultural Leadership Program

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Send completed nominations to:

CALAFCO Recruitment Committee

CALAFCO

1215 K Street, Suite 1650

Sacramento, CA 95814