

**Chairperson**

Karl Kassner

**Vice-Chairperson**

Kaitlyn Frazier

**Commissioners**

David Bega  
Dennis Tristao  
Janet Watkins  
Karen Frey

***Planning Commission***



**Community  
Development  
Department**

(559) 992-2151  
FAX (559) 992-2348

**832 Whitley Avenue, Corcoran**  
**CALIFORNIA 93212**

**Public  
Hearing**

**STAFF REPORT**

**Item # 5.1**

**To:** Planning Commission

**From:** Kevin J. Tromborg, Community Development Director, Planner, Building Official.

**Date:** March 20, 2023

**Subject:** Conditional Use Permit 23-01 and Resolution 2023-01 Regarding Migrant housing to be located at 2410 Garvey Avenue

**A. General Information:**

The applicant is proposing a migrant housing facility to be located at 2410 Garvey Avenue which is an R1-6 residential zone. APN # 030-131-017-000 (See pics attached) Our current zoning code has no specific listing for Migrant housing. Because the residence of the home will not be permanent and will be moving based on construction projects, and they plan to house more than 6, we are treating this as Transitional Housing more than 6 and up to 12 which requires a Conditional Use Permit.

<b>1.</b>	<b>Owner:</b>	R &R Christo Construction LLC 2200 Proctor Road Fremont NE 68025
<b>2.</b>	<b>Applicant:</b>	Scott Rumback, R&R Christo Construction 2200 Proctor Rd, Fremont NE 68025
<b>3.</b>	<b>Site Location:</b>	2410 Garvey Avenue Corcoran Ca +93212

4.	<b>Property Description:</b>	APN: 030-131-017-000
5.	<b>Site Area:</b>	0.1873 Acres 8,160 Square Feet
6.	<b>General Plan Designation:</b>	Low Density
7.	<b>Current Zone Classification:</b>	R1-6 Residential
8.	<b>Existing Use:</b>	Single Family Dwelling
9.	<b>Proposed Use:</b>	Transitional Housing 6 or more/Migrant housing

B. **Project Location & Description:**

2410 Garvey Avenue Corcoran Ca 93212

**SURROUNDING ZONING AND USES**

	<u>USE</u>	<u>ZONING</u>
NORTH:	Single Family Dwelling	R1-6: Residential
SOUTH:	Single Family Dwelling	R1-6: Residential
EAST:	Single Family Dwelling	R1-6: Residential
WEST:	Single Family Dwelling	R1-6: Residential

C. **Compliance with General Plan and Zoning:**

The proposed project, CUP 23-01, if approved will follow the regulations of the Zoning Code and is in compliance with the General Plan.

E. **Public Input:**

A notice of public hearing was published in the Corcoran Journal on February 06, 2023. Additionally, letters were sent to property owners within a 300 ft radius of the site to notify them of the proposed Conditional Use Permit. No comments have been received to date.

F. **Comments from Other Agencies/Departments:**

Referrals were made to City Departments and other agencies and comments have been incorporated in this report.

***1. Community Development Department***

**1a.** All infrastructure that may be required shall be installed by and at the developer's expense at the time of building permit issuance.

- 1b. The lot must be kept clean of all rubbish, junk, weeds, and vehicles at all times.
- 1c. No outdoor camping or campfires
- 1d. No public nuisance regarding loud noise
- 1e. No parking of vehicles on unpaved surfaces
- 1f. All repairs and alterations are performed by licensed contractors with an approved building permit.
- 1g. Trash receptacles must be kept out of public view.
- 1h. Front yard landscaping is required. (see Community Development Department)
- 1i. All fences must be maintained in good working condition.

**G. Environmental Impact Assessment and compliance with CEQA**

This project, Conditional Use Permit 23-01 is not subject to CEQA review under categorical Exemption 15300. Relation to ministerial projects.

**H. Recommendation:**

Staff recommends that the staff report be given, public hearing be opened, testimony taken, and the Planning Commission act based on the following findings and on the attached Resolution 2023-01.

**J. FINDINGS**

**The following findings are proposed:**

- (A) The project is exempt is exempt under CEQA Categorical exemption 15300
- (B) That the site for the proposed project is adequate in size and shape.
- (C) That the proposed project complies with the requirements of the Corcoran Municipal Code, Ordinances, Standards or State and Federal Codes of regulations.
- (D) That the site for the proposed use relates to streets and highways adequate in width and pavement type to carry the quantity and kind of traffic generated by the proposed use.
- (E) That the proposed use will have no adverse effects upon adjoining or other properties in the vicinity. In making this determination, the Commission or Council shall consider the proposed location of improvements on the site; vehicular ingress, egress and internal Circulation, external circulation, setbacks; heights of buildings or structures; wall or fences; landscaping; outdoor lighting; signs; and any other characteristics that will affect the property or properties in the vicinity.
- (F) That the proposed use is consistent with the objectives and policies of the Corcoran

General Plan, or any specific plans, or planned development approved by the City.

- (G) That the proposed project site has adequate public services, or will be provided with adequate public services to accommodate proposed land use.
- (H) That the property(s) be kept clean and safe and free of weeds parked vehicles, rubbish and junk.
- (I) That no outdoor camping or campfires are allowed
- (J) That no public nuisance is allowed.
- (K) That no loud music before 8:00 Am or after 7:00 Pm is allowed
- (L) That parking of any vehicle on unpaved surface is allowed.
- (M) That trash receptacles are kept from public view.
- (N) That all fences be maintained in good working condition
- (O) That front yard landscaping is required and must be maintained.
- (P) That all repairs, alterations, and additions are performed by licensed contractors and with an approved City of Corcoran Building permit.

**CONDITIONAL USE PERMITS ACTION BY THE PLANNING COMMISSION** (from Zoning code (11-23-4)

The Planning Commission, by written resolution, may approve, approve with conditions, disapprove, or disapprove without prejudice a Conditional Use Permit.

The decision of the Planning Commission shall be final unless appealed to the City Council in accordance with the procedure outlined below.

**APPEAL TO THE CITY COUNCIL**

In case the applicant or any other party is not satisfied with the action of the Planning Commission he may, within ten days after the date of the adoption of the Planning Commission resolution, file in writing with the City Clerk an appeal to the City Council. The appeal shall state specifically wherein it is claimed that there was an error or abuse of discretion by the Planning Commission, or whereby its decision is not supported by the evidence in the record.

The City Council shall set a date a date for the public hearing and shall post notices as set forth in code. The date for the public hearing shall not be less than ten nor more than thirty days from the date on which the appeal was filed.

By resolution, the City Council may affirm, reverse, or modify a decision of the Planning Commission, providing that the City Council make the findings prerequisite to the approval of the Conditional Use Permit.

The decision of the City Council shall be final and shall have immediate effect. 11-27 (G) 1

**CORCORAN CITY PLANNING COMMISSION  
RESOLUTION NO. 2022-01  
PERTAINING TO  
CONDITIONAL USE PERMIT 23-01**

At a meeting of the Planning Commission of the City of Corcoran duly called and held on March 20, 2023 the Commission approved the following:

**Whereas**, R&R Christ Construction, submitted an application regarding Conditional Use Permit 23-01 approval for a migrant workers housing project to be located at an existing residence 2410 Garvey Avenue. APN: 030-131-017 and;

**Whereas**, this Commission considered the staff report on February 21, 2023; and

**Whereas**, the Planning Commission has made the following findings pursuant to the City of Corcoran Zoning Ordinance and Municipal Code.

- (A) That the project is categorically exempt under CEQA 15300, Ministerial projects.
- (B) That the site for the proposed use is adequate in size and shape to accommodate the said use and all yards, spaces, walls and fences, parking, loading, landscaping, and other features required by this Title to adjust said use with land and use in the Residential zone.
- (C) That the site for the proposed use relates to streets and highways adequate in width and pavement type to carry the quantity and kind of traffic generated by the proposed use.
- (D) That the proposed use will have no adverse effect upon adjoining or other properties. In making this determination, the Commission shall consider the proposed location of improvements on the site; vehicular ingress, egress and internal circulation; setbacks; heights of buildings; walls and fences; landscaping; outdoor lighting; signs; and such other characteristics as will affect surrounding property;
- (E) That the proposed use is consistent with the objectives and the policies of the Corcoran General Plan, or any specific plans, area plans, or planned development approved by the city.
- (F) That the property installs approved front yard landscaping that is maintained at all times.
- (G) That the property is kept clean and safe free of weeds, junk, rubbish and parked or stored vehicles.
- (H) That no outdoor camping or campfires are allowed
- (I) That no loud music is allowed before 8:00 Am or after 7:00 Pm.
- (J) That no vehicle shall park on unpaved surfaces
- (K) That trash receptacles are kept from public view
- (L) That all fences are to be maintained in good working condition
- (M) That all repairs, alterations, and additions are performed by licensed contractors and

- (M) continued) with an approved City of Corcoran Building permit.
- (N) That no public Nuisances are allowed.
- (O) That the applicant in consideration of the approval of said conditional use permit, Hereby agree to hold the City of Corcoran and all its departments, officers, agents, or employees free and harmless of, and from any claims or any kind or nature arising out of or by reason of said project, and the development of said land. by any person, firm, or corporation, public or private, and from the cost and expense of defending the same including attorney fees.

**IT IS THEREFORE RESOLVED** that Conditional Use Permit 23-01 should be approved with the Conditions stated in the Staff Report and Resolution 2023-01.

AYES:

NOES:

ABSENT:

ABSTAIN:

Adopted this 20, day of March 2023

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Planning Commission Chairman

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Community Development Director

**CERTIFICATE**

City of Corcoran        }  
County of Kings        } ss.  
State of California     }

I, Marlene Spain, Planning Commission Secretary of the City of Corcoran, hereby certify that this is a full, true and correct copy of Resolution No 2023-01 duly passed by the Planning Commission of the City of Corcoran at a regular meeting thereof held on the 20<sup>th</sup> day of March 2023, by the vote as set forth therein.

DATED: March 20, 2023

\_\_\_\_\_  
Marlene Spain  
Planning Commission Secretary

ATTEST:

\_\_\_\_\_  
Marlene Spain, City Clerk

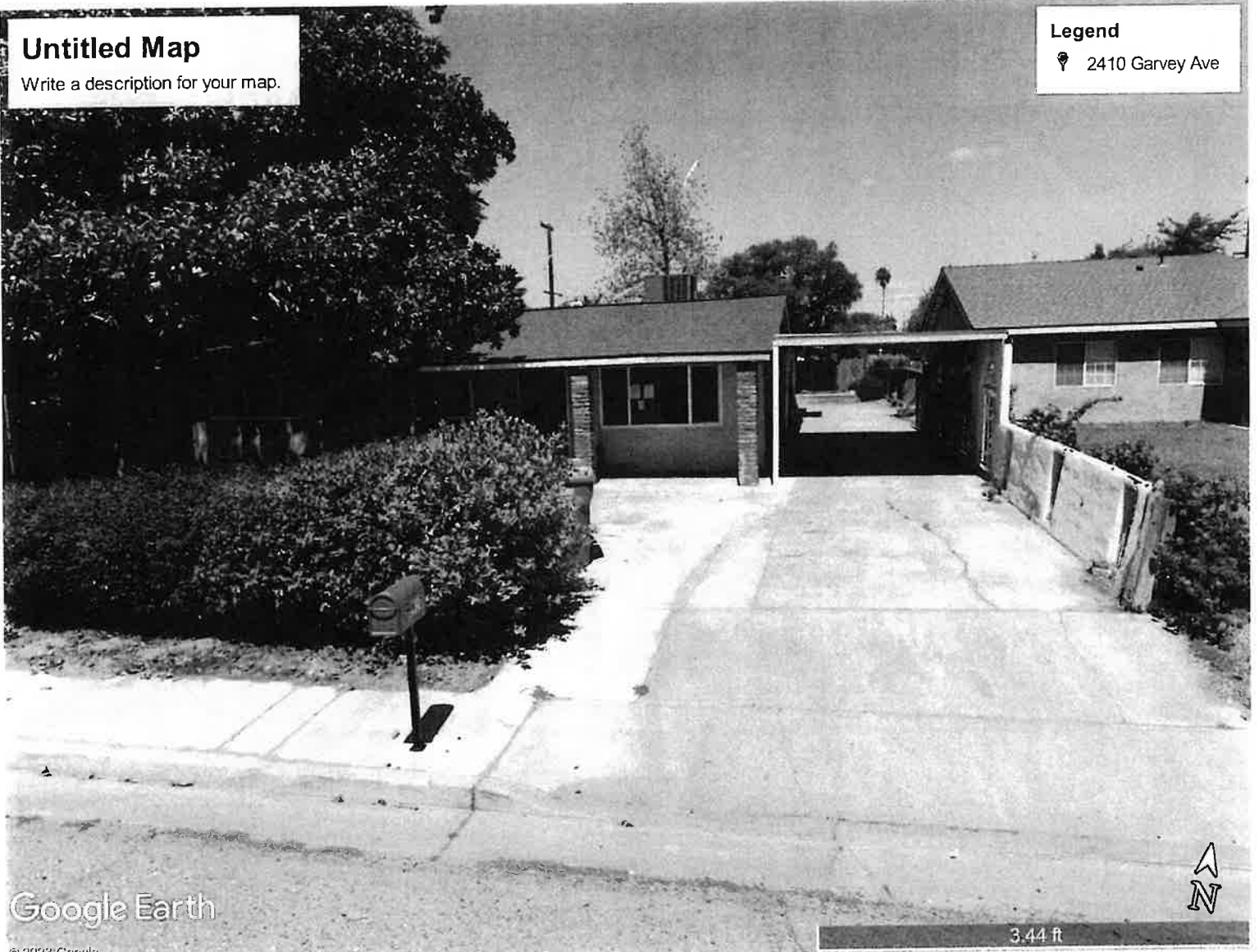


# Untitled Map

Write a description for your map.

## Legend

📍 2410 Garvey Ave



Google Earth

© 2023 Google

3.44 ft



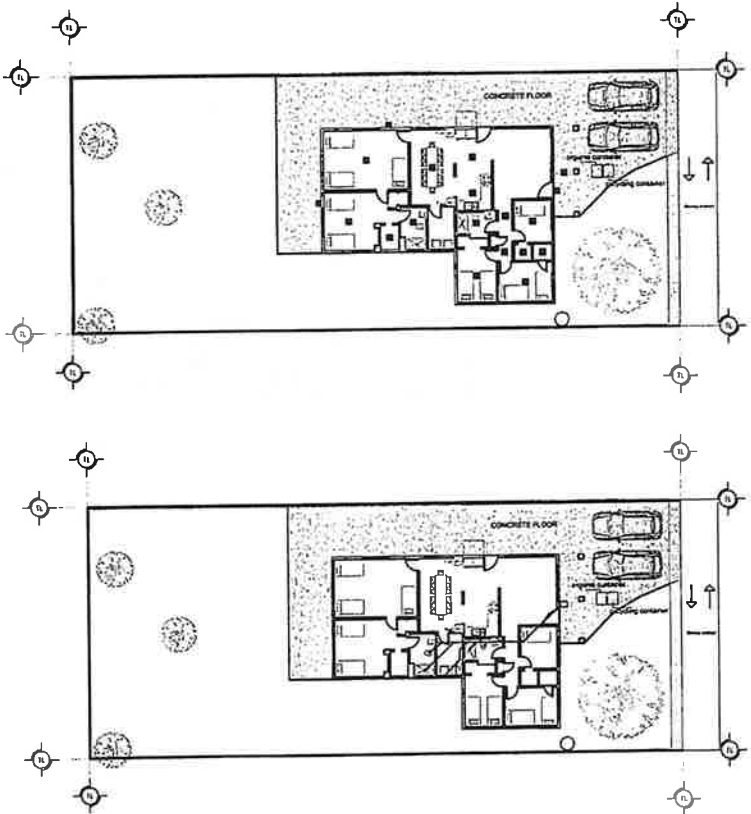
# Untitled Map

Write a description for your map.

## Legend

📍 2410 Garvey Ave



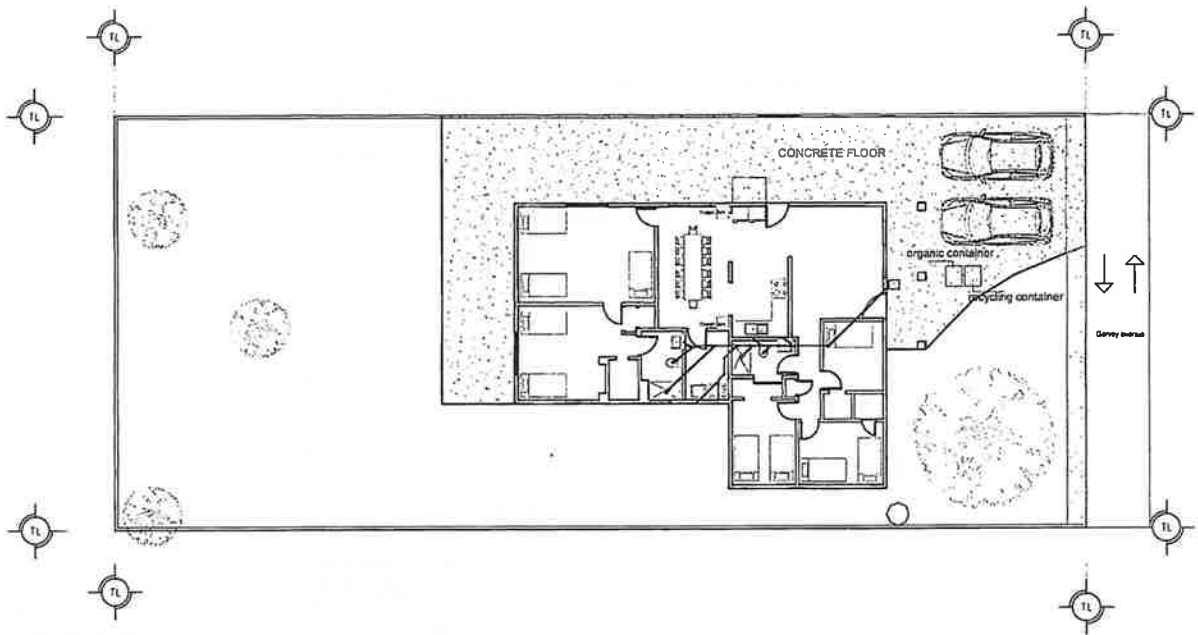


LIGHTING SYMBOLOGY	
	INTERIOR LIGTH
	EXTERIOR LIGTH

SYMBOLOGY	
	PVC PIPE 4"
	PVC PIPE 2"
	SANITARY OUTLET 4"
	SANITARY OUTLET 2"
	WATER INTAKE

ARCHITECTURAL PLAN

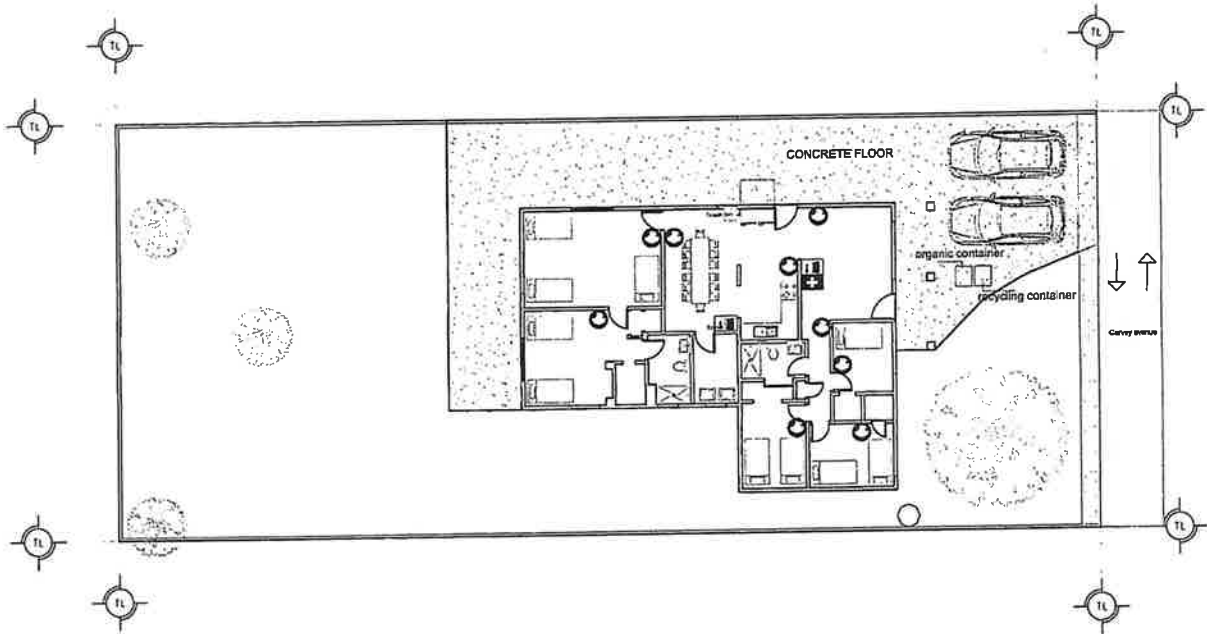
SC: 1:75



SYMBOLOLOGY	
	PVC PIPE 4"
	PVC PIPE 2"
	SANITARY OUTLET 4"
	SANITARY OUTLET 2"
	WATER INTAKE

ARCHITECTURAL PLANT

SC: 1:75

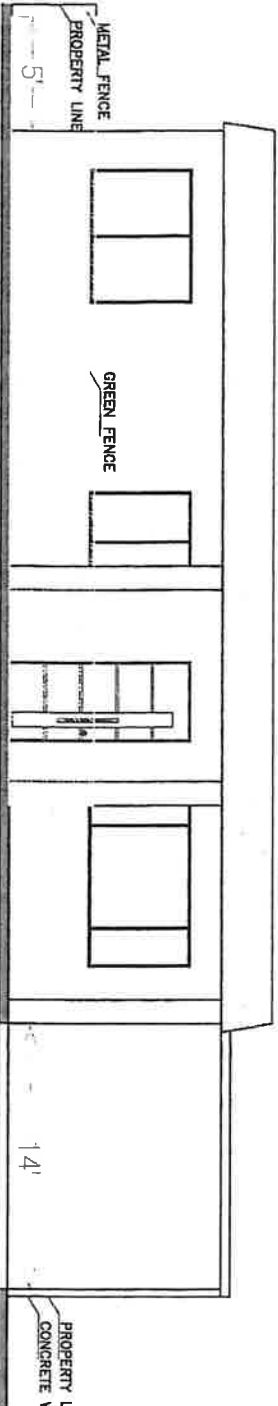


SYMBOLOLOGY	
	FIRE EXTINGUISHER
	FIRST AID
	SMOKE DETECTOR

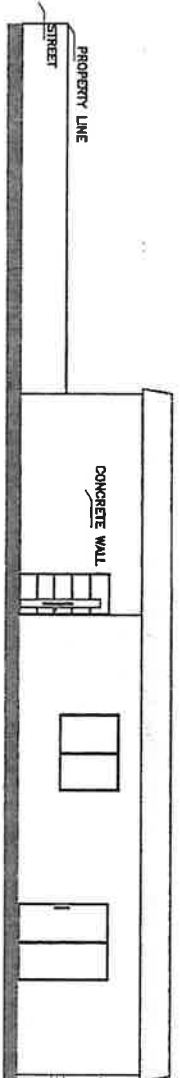
PLAN A102

102' x 14'

102'  
91'  
4'

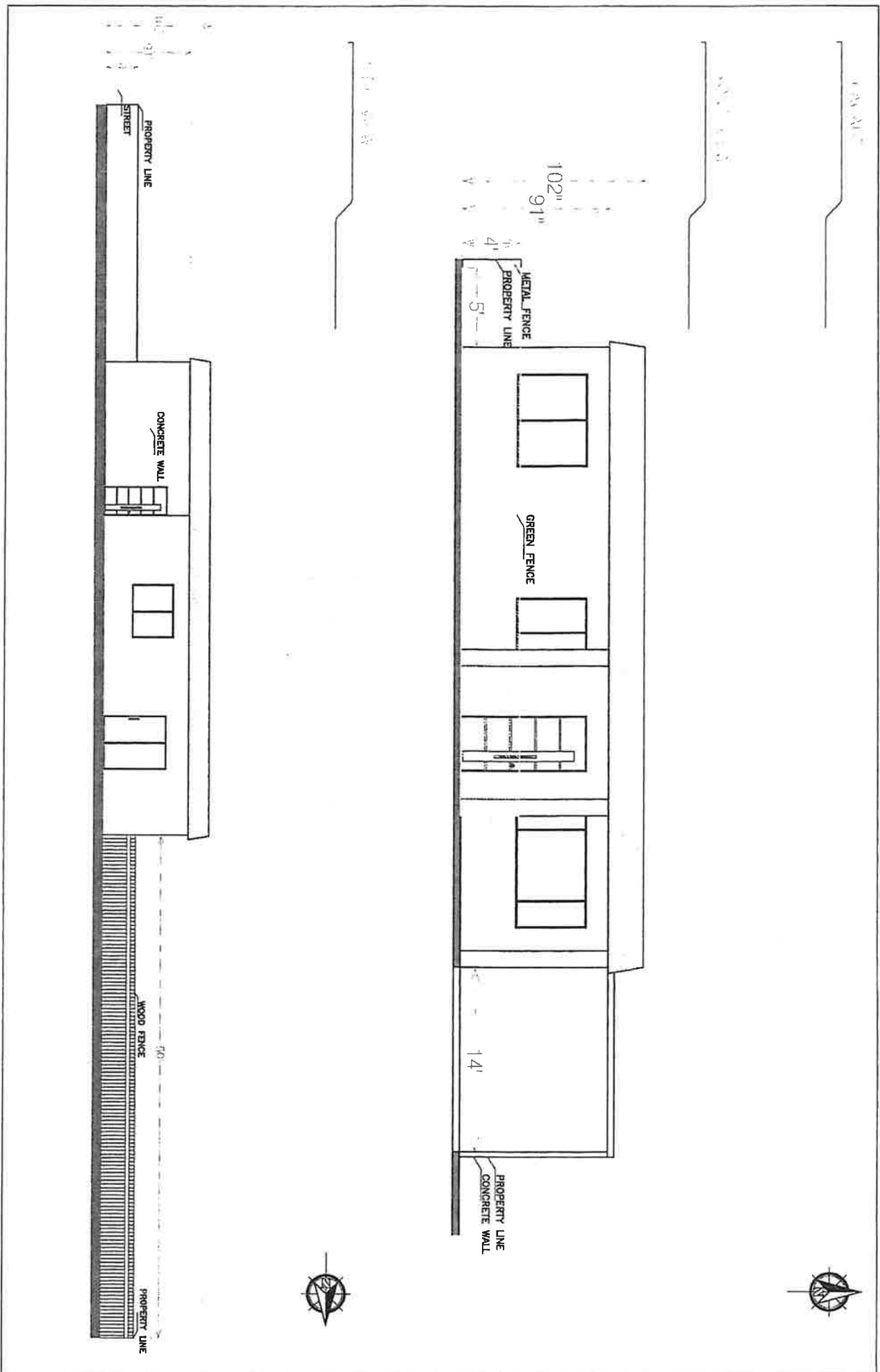


PROPERTY LINE  
STREET

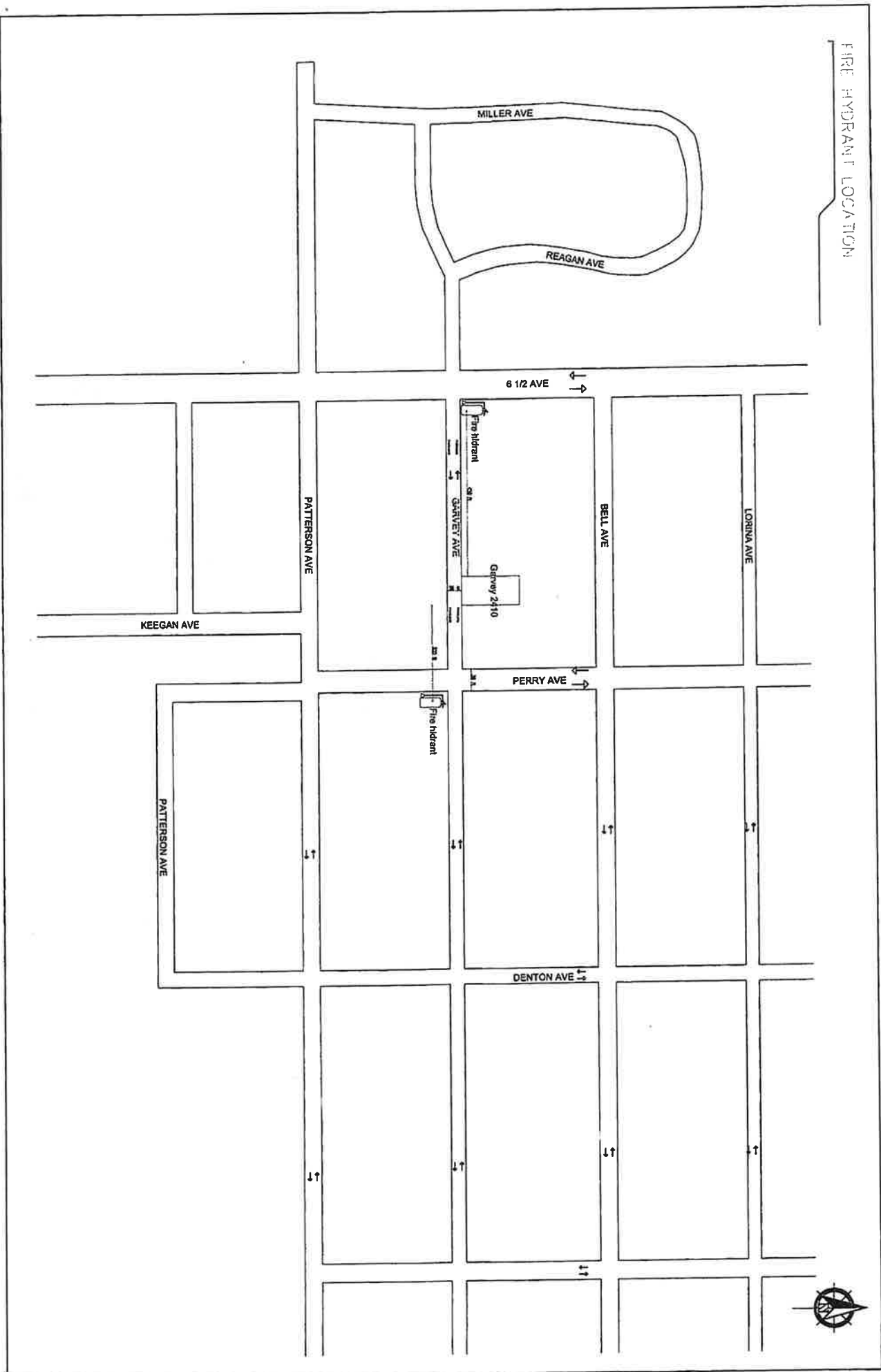


WOOD FENCE

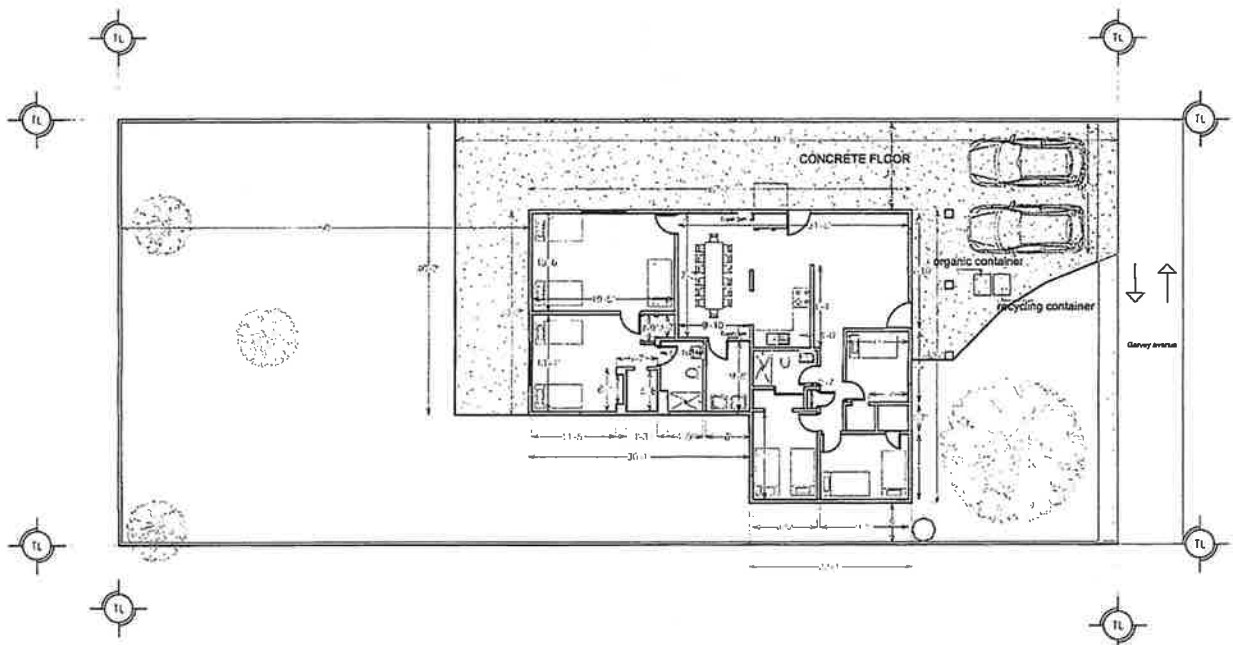
PROPERTY LINE



FIRE HYDRANT LOCATION



ARCHITECTURAL PLAN  
 SC: 1:75



**OWNER:**  
 R&R CHRISTO CONSTRUCTION

**APPLICANT:**  
 R&R CHRISTO CONSTRUCTION  
 2410 GARVEY AVENUE,  
 CORCORAN, CA 93212

**SCOTT RUMBECK**  
 2200 PROCTOR RD. FREMONT,  
 NE 68025  
 209-202-6080  
 Utilities: Gas-S&C&S  
 Electric-PC&E

THIS BLUEPRINT IS THE SOLE PROPERTY OF R&R CHRISTO CONSTRUCTION, LLC. AND SHALL NOT BE USED BY ANY PERSON IN ANY MANNER WITHOUT WRITTEN PERMISSION.

FLOOD ZONE:  
 TYPICAL FOR AREA

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225 PIERCE AVE  
 FREMONT, CALIFORNIA 94538  
 PHONE: (415) 353-4574

**R&R Christo**  
 CONSTRUCTION, LLC

2410 GARVEY AVENUE  
 DESCRIPTION:  
 RRC Design

DRAWN BY:  
 Designing department

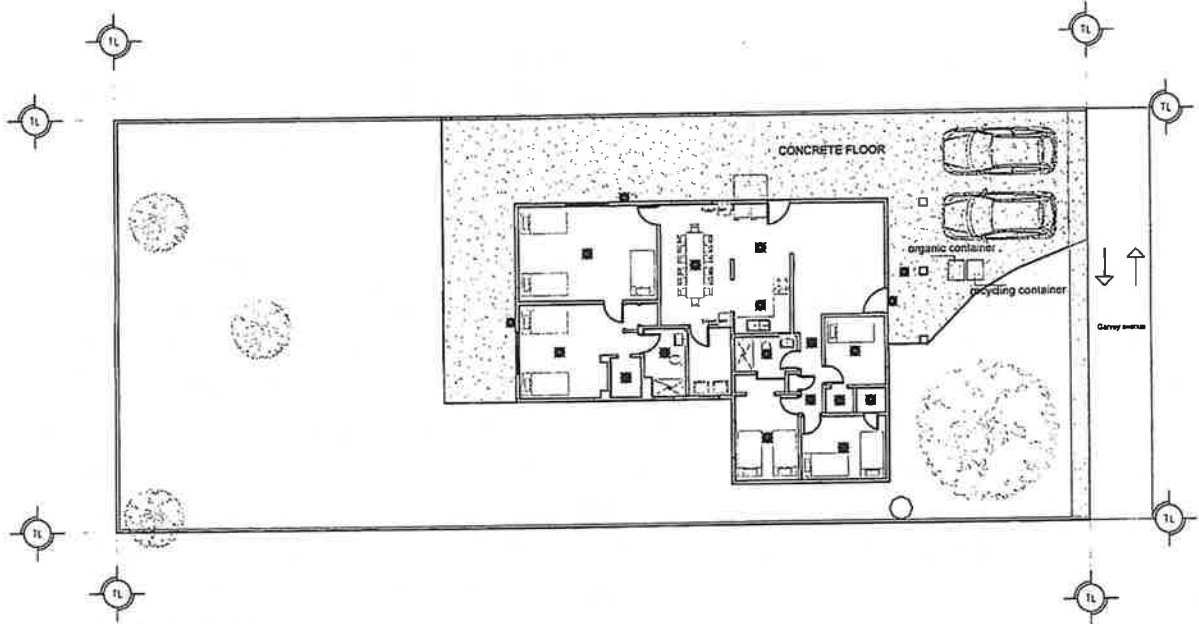
02 / SEP / 22

LOCATION INFORMATION	JURISDICTION	TAX TYPE
CENSUS TRACT 15.00	CORCORAN HDSP 80 A	ACTUAL
MILLING CARRIER ROUTE C003	COS SPD #3 A	ACTUAL
SUBDIVISION CORCORAN PERRY HEIGHTS ADD	CROSS CREEK DISTRICT	ACTUAL
SECTION 15	TOTAL ESTIMATED TAX RATE	
NEIGHBORHOOD CODE CORCORAN-COR		
TAX INFORMATION	CHARACTERISTICS	
APN 030-131-017-000	LOT ACRES 0.1873	
TAX AREA 001000	LOT SQ FT 8,160	
BLOCK ID 8	STYLE L-SHAPE	
LEGAL DESCRIPTION SCT 15/21/22 LOT 15 CORCORAN PERRY HEIGHTS ADDN NO 2 BLK 5	GROSS AREA 1,748	
	BUILDING SQ FT 1,748	



ARCHITECTURAL PLANT

SC: 1:75



LIGHTING SYMBOLOGY	
	INTERIOR LIGTH
	EXTERIOR LIGTH

March 9, 2023

Corcoran Planning Commission  
832 Whitley Avenue  
Corcoran, CA 93212

Attention: Planning Commission Chairman  
Cc: Community Development Director

From: Josefina Puga  
2415 Garvey Avenue  
Corcoran, CA 93212

Subject: Re-Submission of Conditional Use Permit 23-03 from R & R Christo-comments

As per the letter dated February 24, 2023 received from Kevin J. Tromborg regarding the above I would like to submit the following comments if I may since I am within the 300 ft. Residential Radius of the above 2410 Garvey Avenue resident of the proposed Migrant or Transitional Housing requested by R & R Christo.

The letter of 2/24 that Mr. Tromborg sent out did not indicate which it was to be, **either a Migrant Housing Unit OR a Transitional Housing Unit**. As there is quite a difference between the two. If its to be a Transitional Housing Unit, will it be Transitional Housing for Survivors of Violence? Or a Transitional Housing Placement Program for Non-Minor Dependents created by AB-12, or Housing for Independent Living for those who exited Foster Care? Or will it be Transitional Housing under the Transitional Housing Participant Misconduct program for those released from Prison or Jail? If this is the Transitional Housing program selected, will it be for those with specific needs, such as mental illness, addiction treatment & recovery, those with disabilities or domestic violence support? These are very important points to consider when being advised that it is being proposed within your front door, wouldn't you agree?

If it ends up being a Migrant Housing Unit, will it house one family? Or two families, as it is a 4-bedroom home. Will it house 4 individuals? Will it be property managed? Or will R & R Christo be the property manager? Will the family(ies) or individuals be seasonal occupants? Or long term? I'm sure you know that most of the residents around the proposed area are farm workers or employed with the agriculture farmers locally, so having farmworkers is not a big deal, but if it will be more than one family, or individuals occupying the residence, who will be managing the property? My concern, is just wanting an answer to which will it be? Migrant Housing or Transitional Housing? The proposed is located near a Head Start school around the corner, County managed housing to the west, and long time residential all around. Who and how much supervision will be around? Who will be the contact when a problem arises?

I was told by the Community Development Director that this is a nationwide company that owns properties all over the country, my question....why do they want this one residential property?

Respectively,

**Chairperson**

Karl Kassner

**Vice-Chairperson**

Kaityln Frazier

**Commissioners**

David Bega  
Dennis Tristao  
Janet Watkins  
Karen Frey

***Planning Commission***



**Community  
Development  
Department**

(559) 992-2151  
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**832 Whitley Avenue, Corcoran**  
**CALIFORNIA 93212**

**Public  
Hearing**

**STAFF REPORT**

**Item # 5-2**

**To:** Planning Commission

**From:** Kevin J. Tromborg, Community Development Director, Planner, Building Official.

**Date:** March 20, 2023

**Subject:** Conditional Use Permit 23-02 and Resolution 2023-02

**A. General Information:**

The applicant is proposing a mobile food vending business to be located in the parking lot at 1110 Dairy Avenue which is in a CN Neighborhood Commercial. APN # 034-150-048 (See pics attached) The applicant has been using the parking lot of the property to move his mobile food truck in and out when desired. The Kiosk was allowed under administrative approval 11-03 that was issued in 2011. It was used as a snow cone business and Health Department regulations forbid the cooking of food within the kiosk. The applicant is not using the existing kiosk for cooking or selling of prepared food. Currently, the applicant parks the Mobile food vending truck in front of the kiosk when selling his prepared food.

<b>1.</b>	<b>Owner:</b>	Jerry and Patty Robertson 2331 Whitley Avenue Corcoran Ca 93212
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2.	<b>Applicant:</b>	Miguel Gonzalez 2250 Whitley Avenue #21 Corcoran Ca 93212
3.	<b>Site Location:</b>	1110 Dairy Avenue
4.	<b>Property Description:</b>	APN: 034-150-048
5.	<b>Site Area:</b>	N/A
6.	<b>General Plan Designation:</b>	Neighborhood Commercial
7.	<b>Current Zone Classification:</b>	Neighborhood Commercial
8.	<b>Existing Use:</b>	Parking approach for self-Storage/Snow Code Kiosk
9.	<b>Proposed Use:</b>	Mobile Food Vending

B. **Project Location & Description:**

1110 Dairy Avenue

**SURROUNDING ZONING AND USES**

	<b><u>USE</u></b>	<b><u>ZONING</u></b>
NORTH:	Neighborhood Commercial	CN
SOUTH:	Neighborhood commercial	CN
EAST:	Resource Conservation /Open space	RCO
WEST:	Neighborhood commercial	CN

C. **Compliance with General Plan and Zoning:**

The proposed project, CUP 23-02, if approved will follow the regulations of the Zoning Code and is in compliance with the General Plan.

E. **Public Input:**

A notice of public hearing was published in the Corcoran Journal on February 06, 2023. Additionally, letters were sent to property owners within a 300 ft radius of the site to notify them of the proposed Conditional Use Permit. No comments have been received to date.

F. **Comments from Other Agencies/Departments:**

Referrals were made to City Departments and other agencies and comments have been

incorporated in this report.

### ***1. Community Development Department***

- 1a. The lot must be kept clean of all rubbish, junk, weeds, and vehicles at all times.
- 1b. No public nuisance regarding loud noise
- 1c. Trash receptacles must be provided when doing business.
- 1d. the parking lot must be kept in good repair.
- 1e. Exterior lighting shall not interfere with traffic.
- 1f. Signage shall not interfere with traffic.
- 1g. Customer traffic shall not back up or interfere with traffic at any time.
- 1h. All signage must be approved through Sign Review.
- 1i. The mobile food vending business must have, and display a current City Business license, a current Kings County Environmental Health license.
- 1j. The emergency fire apparatus shall be approved by the Kings County Fire Department and the Building Official.
- 1k. The time of operation shall be limited to 4:00 Pm to 11:00 Pm daily.

### **G. Environmental Impact Assessment and compliance with CEQA**

This project, Conditional Use Permit 23-02 is not subject to CEQA review under categorical Exemption 15300. Relation to ministerial projects.

### **H. Recommendation:**

Staff recommends that the staff report be given, public hearing be opened, testimony taken, and the Planning Commission act based on the following findings and on the attached Resolution 2023-02.

### **J. FINDINGS**

**The following findings are proposed:**

- (A) The project is exempt is exempt under CEQA Categorical exemption 15300
- (B) ~~That the site for the proposed project is adequate in size and shape.~~
- (C) That the site is Neighborhood Commercial. The intended use is permitted in the zoning Ordinance under a conditional use permit with conditions from reviewing departments and agencies to ensure compliance with regulations.
- (D) That the proposed project complies with the requirements of the Corcoran Municipal Code, Ordinances, Standards or State and Federal Codes of regulations.
- (E) That the site for the proposed use relates to streets and highways adequate in width and pavement type to carry the quantity and kind of traffic generated by the proposed use.

- (E) That the proposed use will have no adverse effects upon adjoining or other properties in the vicinity. In making this determination, the Commission or Council shall consider the proposed location of improvements on the site; vehicular ingress, egress and internal Circulation, external circulation, setbacks; heights of buildings or structures; wall or fences; landscaping; outdoor lighting; signs; and any other characteristics that will affect the property or properties in the vicinity.
- (F) That the proposed use is consistent with the objectives and policies of the Corcoran General Plan, or any specific plans, or planned development approved by the City.
- (G) That the proposed project site has adequate public services, or will be provided with adequate public services to accommodate proposed land use.
- (H) That the property(s) be kept clean and safe and free of weeds parked vehicles, rubbish And junk.
- (I) That the use will not involve any process, equipment or materials which will be Objectionable to persons living or working in the vicinity by reasons of odor, fumes, dust, smoke, cinders, dirt, refuse, water-carried wastes, noise, vibration, illumination, Glare or unsightliness or to involve any hazard of fire or explosion.
- (J) That no public nuisance is allowed.
- (K) That the proposed use (as an accessory use which is a permitted use in the Neighborhood Commercial Zone District), with the required conditions, will not Have an adverse effect upon adjoining or other properties or City streets, roads Or rights-of-way.
- (L) That the business owner delineates flow of traffic from entrance to the Mobil food Vending truck parking and to the exit approach.
- (M) That trash receptacles are provide during business hours
- (N) That all signage be approved through Sign review by the City.
- (O) That all proposals of the applicant be conditions of approval if not mentioned Herein.
- (P) That all repairs, alterations, and additions are performed by licensed contractors and with an approved City of Corcoran Building permit.
- (Q) That the applicant in consideration of the approval of said conditional use permit, Hereby agree to hold the City of Corcoran and all of its departments, officers, Agents, or employees free and harmless of, and from any claims or any kind or nature arising out of or by reason of said project, and the development of said land by any person, firm, or corporation, public or private, and from the cost and expense of defending the same including attorney fees.

**CONDITIONAL USE PERMITS ACTION BY THE PLANNING COMMISSION** (from Zoning code (11-23-4))

The Planning Commission, by written resolution, may approve, approve with conditions, disapprove, or disapprove without prejudice a Conditional Use Permit.

The decision of the Planning Commission shall be final unless appealed to the City Council in accordance with the procedure outlined below.

**APPEAL TO THE CITY COUNCIL**

In case the applicant or any other party is not satisfied with the action of the Planning Commission he may, within ten days after the date of the adoption of the Planning Commission resolution, file in writing with the City Clerk an appeal to the City Council. The appeal shall state specifically wherein it is claimed that there was an error or abuse of discretion by the Planning Commission, or whereby its decision is not supported by the evidence in the record.

The City Council shall set a date a date for the public hearing and shall post notices as set fourth in code. The date for the public hearing shall not be less than ten nor more than thirty days from the date on which the appeal was filed.

By resolution, the City Council may affirm, reverse or modify a decision of the Planning Commission, providing that the City Council make the findings prerequisite to the approval of the Conditional Use Permit.

The decision of the City Council shall be final and shall have immediate effect. 11-27 (G) 1

**CORCORAN CITY PLANNING COMMISSION  
RESOLUTION NO. 2022-02  
PERTAINING TO  
CONDITIONAL USE PERMIT 23-02**

At a meeting of the Planning Commission of the City of Corcoran duly called and held on March 20, 2023 the Commission approved the following:

**Whereas**, Miguel Gonzalez, submitted an application regarding Conditional Use Permit 23-02 approval for a Mobile Food Vending business to be located at 1110 Dairy Avenue. APN: 034-150-048 and;

**Whereas**, this Commission considered the staff report on February 21, 2023; and

**Whereas**, the Planning Commission has made the following findings pursuant to the City of Corcoran Zoning Ordinance and Municipal Code.

- (A) That the project is categorically exempt under CEQA 15300, Ministerial projects.
- (B) That the site for the proposed use is adequate in size and shape to accommodate the said use and all yards, spaces, walls and fences, parking, loading, landscaping and other features required by this Title to adjust said use with land and use in the Residential zone.
- (C) That the site for the proposed use relates to streets and highways adequate in width and pavement type to carry the quantity and kind of traffic generated by the proposed use.
- (D) That the proposed use will have no adverse effect upon adjoining or other properties. In making this determination, the Commission shall consider the proposed location of improvements on the site; vehicular ingress, egress and internal circulation; setbacks; heights of buildings; walls and fences; landscaping; outdoor lighting; signs; and such other characteristics as will affect surrounding property;
- (E) That the proposed use is consistent with the objectives and the policies of the Corcoran General Plan, or any specific plans, area plans, or planned development approved by the city.
- (F) That the use will not involve any process, equipment or materials which will be Objectionable to persons living or working in the vicinity by reasons of odor, fumes, dust, smoke, cinders, dirt, refuse, water-carried wastes, noise, vibration, illumination, glare or unsightliness or to involve any hazard of fire or explosion.
- (G) That the property is kept clean and safe free of weeds, junk, rubbish and parked or stored vehicles.
- (H) That the proposed project site has adequate public services, or will be provided with adequate public services to accommodate proposed land use.
- (I) That no public nuisance is allowed
- (J) That the proposed use (as an accessory use which is a permitted use in the



Neighborhood Commercial Zone District), with the required conditions, will not  
Have an adverse effect upon adjoining or other properties or City streets, roads  
Or rights-of-way.

- (K) That trash receptacles are provided during business hours
- (L) That the business owner delineates flow of traffic from entrance to the Mobil food Vending truck parking and to the exit approach.
- (M) That all repairs, alterations, and additions are performed by licensed contractors and with an approved City of Corcoran Building permit.
- (N) That no public Nuisances are allowed.
- (O) That all signage be approved through the Sign Review process of the City of Corcoran
- (P) That the proposed project complies with the requirements of the Corcoran Municipal Code, Ordinances, Standards or State and Federal Codes of regulations.
- (Q) That the applicant in consideration of the approval of said conditional use permit, Hereby agree to hold the City of Corcoran and all of its departments, officers, Agents, or employees free and harmless of, and from any claims or any kind or nature arising out of or by reason of said project, and the development of said land by any person, firm, or corporation, public or private, and from the cost and expense of defending the same including attorney fees.

**IT IS THEREFORE RESOLVED** that Conditional Use Permit 23-02 should be approved with the Conditions stated in the Staff Report and Resolution 2023-02.

AYES:

NOES:

ABSENT:

ABSTAIN:

Adopted this 20, day of March 2023

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Planning Commission Chairman

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Community Development Director

**CERTIFICATE**

City of Corcoran        }  
County of Kings        } ss.  
State of California     }

I, Marlene Spain, Planning Commission Secretary of the City of Corcoran, hereby certify that this is a full, true and correct copy of Resolution No 2023-02. duly passed by the Planning Commission of the City of Corcoran at a regular meeting thereof held on the 20<sup>th</sup> day of March 2023, by the vote as set forth therein.

DATED: March 20, 2023

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Marlene Spain  
Planning Commission Secretary

ATTEST:

---

Marlene Spain, City Clerk

Kiosk -



Edward D. Hill  
Director

Milton Teske, M.D.  
Health Officer

To promote and protect the health and well being of Kings County residents through education, prevention, and intervention.



Please complete this food vending permit application and return with your payment and the enclosed invoice.

Por favor de completar su aplicacion y devuelvala con su pago y la copia de su factura

FOOD VENDING PERMIT WILL BE HELD UNTIL APPLICATION IS RETURNED TO OUR OFFICE

EL PERMISO NO SERA ENVIADO HASTA QUE LA APLICACION SEA DEVUELTA A NUESTRA OFICINA

Business Name/ Nombre de Negocio		Business Location/ *Domicilio de Negocio	
ANTOJITOS LIKE		1410 <sup>50+</sup> DAIRY AVE CORCORAN	
Business Phone Telefono de Negocio	Contact Phone Numero de Contacto	Billing/Mailing Address Direccion de Envio	
559-7628096	Same	[REDACTED]	
Owner's Name /Nombre de Propietario		Home Address/ Domicilio de Casa	
MARIA G RAMIREZ		[REDACTED]	
Permit Applicant/ Contact Person's Name Solicitante/ Persona de Contacto		E-mail Address / Correo Electronico	
Maria Ramirez			
*Certified Food Safety Person's Name/ *Gerente de Seguridad de Alimentos		*Name of Food Safety Exam and Pass Date/ *Nombre de Examen de Seguridad Alimentaria	
Miguel Gonzalez		Prometric 12/19/18	
*IF FOOD MANAGER IS DIFFERENT FROM PREVIOUS YEAR PLEASE SEND IN A COPY WITH APPLICATION *SI GERENTE DE ALIMENTOS ES DIFERENTE DEL AÑO ANTERIOR, POR FAVOR ENVÍE UNA COPIA CON APLICACIÓN			
Applicant's Signature /Firma de Solicitante		Date/Fecha	
Maria Ramirez		03-05-2020	

OFFICE USE ONLY/ USO DE OFICINA SOLAMENTE

REC'D BY #265 FACILITY #: FA005207 PERMIT EXP DATE: 3/1/21

CIRCLE ONE OF THE FOLLOWING: RENEWAL  NEW  CHANGE-OF-OWNERSHIP

PAYMENT TYPE: (1) CASH  (2) CHECK  (3) CASH & CHECK  (4) CREDIT CARD  AMT REC'D \$330.00

DATE OF CHECK: / / CHECK# RECEIPT #

APPROVED BY: \_\_\_\_\_ (ENVIRONMENTAL HEALTH OFFICER SIGNATURE) \_\_\_\_\_ (DATE APPROVED)

DATE UPDATED: 3, 9, 20 INITIALS: [Signature]

H /AWERS/FORMS/APPLICATIONS/Food/Broad Vending Permit Application Revised 10/25/2019

ATTN

ANTOJITOS LIKE  
MARIA G. RAMIREZ  
2250 WHITLEY AVENUE SPC 21  
CORCORAN, CA 93212



COUNTY OF KINGS  
ENVIRONMENTAL HEALTH SERVICES  
330 CAMPUS DRIVE  
HANFORD, CA 93230  
Phone - 559-584-1411  
Fax - 559-584-6040  
[www.countyofkings.com/health/ehs](http://www.countyofkings.com/health/ehs)

## FOOD VENDING PERMIT

ISSUED TO : ANTOJITOS LIKE  
1110 DAIRY AVE  
CORCORAN, CA 93212

Facility ID: FA0005207  
Program ID: PR0010769  
Account ID: AR0008301  
Date issued: 3/9/2020

OPERATOR NAME : MARIA G. RAMIREZ

ISSUED BY : JEFF TABER, MPH, REHS  
Director of Environmental Health

Permit Expires: 3/1/2021

This Food Vending Permit is nontransferable. It is valid only for the operator and the location printed above and until the expiration date shown. It is illegal to operate a retail food business without a valid Food Vending Permit.

THIS PERMIT MUST BE POSTED IN PUBLIC VIEW

DISPLAY CONSPICUOUSLY AT PLACE OF BUSINESS FOR WHICH ISSUED

CALIFORNIA DEPARTMENT OF TAX AND FEE ADMINISTRATION

SELLER'S PERMIT

February 1, 2019

ACCOUNT NUMBER

265294592 - 00001

TACOS LIKE  
MIGUEL SIERRA-GONZALEZ  
2250 WHITLEY AVE SPC 21  
CORCORAN CA 93212-2029



Office of Control:  
Fresno Office

**NOTICE TO PERMITTEE:**  
You are required to obey all  
Federal and State laws that  
regulate or control your  
business. This permit does  
not allow you to do  
otherwise.

IS HEREBY AUTHORIZED PURSUANT TO SALES AND USE TAX LAW TO ENGAGE IN THE BUSINESS OF SELLING TANGIBLE PERSONAL PROPERTY AT THE ABOVE LOCATION. THIS PERMIT IS VALID ONLY AT THE ABOVE ADDRESS.

THIS PERMIT IS VALID UNTIL REVOKED OR CANCELED AND IS NOT TRANSFERABLE. IF YOU SELL YOUR BUSINESS OR DROP OUT OF A PARTNERSHIP, NOTIFY US OR YOU COULD BE RESPONSIBLE FOR SALES AND USE TAXES OWED BY THE NEW OPERATOR OF THE BUSINESS.

*Not valid at any other address*

For general tax questions, please call our Customer Service Center at 1-800-400-7115 (TTY:711).  
For information on your rights, contact the Taxpayers' Rights Advocate Office at 1-888-324-2798 or 1-916-324-2798.

CDTFA-442-R REV. 18 (5-18)

**A MESSAGE TO OUR NEW PERMIT HOLDER**

**As a seller, you have rights and responsibilities under the Sales and Use Tax Law. In order to assist you in your endeavor and to better understand the law, we offer the following sources of help:**

- Visiting our website at [www.cdtfa.ca.gov](http://www.cdtfa.ca.gov)
- Visiting an office
- Attending a Basic Sales and Use Tax Law class offered at one of our offices
- Sending your questions in writing to any one of our offices
- Calling our toll-free Customer Service Center at 1-800-400-7115 (TTY:711)

**As a seller, you have the right to issue resale certificates for merchandise that you intend to resell. You also have the responsibility of not misusing resale certificates. While the sales tax is imposed upon the retailer,**

- You have the right to seek reimbursement of the tax from your customer
- You are responsible for filing and paying your sales and use tax returns timely
- You have the right to be treated in a fair and equitable manner by the employees of the California Department of Tax and Fee Administration (CDTFA)
- You are responsible for following the regulations set forth by the CDTFA

As a seller, you are expected to maintain the normal books and records of a prudent businessperson. You are required to maintain these books and records for no less than four years, and make them available for inspection by a CDTFA representative when requested. You are also required to know and charge the correct sales or use tax rate, including any local and district taxes. The tax rate applicable to your sales or use may not necessarily correspond to the tax rate of your business address displayed on this permit. You are also expected to notify us if you are buying, selling, adding a location, or discontinuing your business, adding or dropping a partner, officer, or member, or when you are moving any or all of your business locations. If it becomes necessary to surrender this permit, you should only do so by mailing it to a CDTFA office, or giving it to a CDTFA representative.

If you would like to know more about your rights as a taxpayer, or if you are unable to resolve an issue with CDTFA, please contact the Taxpayers' Rights Advocate Office for help by calling toll-free, 1-888-324-2798 or 1-916-324-2798. Their fax number is 1-916-323-3319.

**Please post this permit at the address for which it was issued and at a location visible to your customers.**

California Department of Tax and Fee Administration

Business Tax and Fee Division



# County Of Kings

Kings County Environmental Health Svcs - 411500  
330 Campus Drive  
Hanford, CA 93230  
559-584-1401

Mobile Food Vending 2+ 2019 Eff 2-2-19	Project 415400	343.08
Subtotal		343.08
Sales Tax	Taxable Items @ 7.25%	0.00
<b>Total Due</b>		<b>343.08</b>
Cash		400.00
<b>Total Tendered</b>		<b>400.00</b>
Change Due		<hr/> 56.92

Payee: SIERRA-GONZALEZ , MIGUEL

TACOS LIKE

Receipt Nbr: EH19000179

02/06/2019

EHS265

\* indicates a taxable item

### 11-15-7 Mobile Food Vendors

- A. Permitted Location.** Limited to construction sites and the Agricultural and Industrial zoning districts. Administrative Approval is required for any permanent or temporary mobile food vendors within commercial zoning districts.
- B. Standards.** Mobile food vendors shall comply with the following standards:
1. Less than twenty minutes per location.
  2. Shall not be located in congested areas where the operation impedes vehicular or pedestrian traffic or in a designated bike lane.
  3. Shall not be located within three blocks of public schools during school hours.
  4. Shall not be open between the hours of 7:00 p.m. and 7:00 a.m., except for special events.
- C. Mobile Food Vendor Requirements.** The following regulations apply to mobile food vendors within any zoning district.
1. Each vendor shall be equipped with a portable trash receptacle and shall be responsible for proper disposal of solid waste and waste water.
  2. All disturbed areas must be cleaned following each stop at a minimum of 20 feet of the sales location.
  3. Continuous music or repetitive sounds shall not project from the vendor.
  4. A 5-foot clear space shall be maintained around the vendor.
  5. No sales are allowed within public park facilities except for special events, such as the Corcoran Cotton Festival.
  6. A "no smoking" sign must be posted next to the order window or area.
  7. A tagged fire extinguisher shall be kept accessible.

  
\_\_\_\_\_



Business License # \_\_\_\_\_

Home Occupation Supplemental Form

Business Name: TACOS LIKE

Location Address: MOBILE

Please describe in detail the type of business you will be conducting at your residence

Fast food: Tacos DE Todo. Comida Mexicana CARNI:  
Manu de. Barbacoa

Agua de fruta - Sodas - Jucadillas - Tortas Tomy's Todo  
Comida  
Mexicana

Please describe the products or services you will provide. Include types of products and quantities stored

Don't no yet

Please describe the equipment you will be using. Include types of equipment that will be stored

Refrigerator - Stufa, Microondas - freidora  
Cuchillos - para cortar carne

Signature: Miguel Gonzalez Print Name: Miguel Gonzalez Date: 2-07-19

Planning Dept. Approved /Disapprove Date \_\_\_\_\_ Initials/Comments \_\_\_\_\_



Chapter 15  
Home Occupations

---

11-15-1 Home Occupations

(A) Purpose and Application:

1. Protect residential areas from adverse impact of activities associated with home occupations.
2. Permit residents of the community a broad choice in the use of their homes as a place of livelihood and the production or supplementing of personal and family income.
3. Establish criteria and development standards for home occupations conducted in dwelling units and accessory structures in residential zones.

(B) In all residential and agricultural zones, home occupations in compliance with the following regulations are permitted as accessory uses, and no special use permit shall be required in order to establish and maintain such uses:

1. A permitted home occupation shall be conducted within a dwelling and shall be clearly incidental to the use of the structure as a dwelling.
2. There shall be no storage of equipment, vehicles or supplies associated with the home occupation outside the dwelling.
3. There shall be no display of products visible in any manner from the outside of the dwelling.
4. There shall be no change in the outside appearance of the dwelling wherein there is the conduct of a home occupation.
5. No advertising display signs shall be permitted.
6. No one other than the residents of the dwelling shall be employed in the conduct of a home occupation.
7. The use shall not generate additional pedestrian or vehicular traffic. The number of customers of a home occupation who must travel to the site of the home occupation shall not exceed ( 4 ) persons per day.
8. The use shall not require additional off-street parking spaces for clients or customers of the home occupation.
9. No home occupation shall cause an increase in the use of any one ore more public utilities (water, sewer, electricity and a garbage collection) so that the combined total use for the dwelling and home occupation purpose exceeds the average for residences in the neighborhood.

10. The home occupation shall not involve the use of commercial vehicles for delivery of materials to or from the premises, other than one vehicle not to exceed one ton, owned or operated by the resident of the dwelling, which shall be parked in an adequate off-street parking area.
11. No motor power other than electrically operated motors shall be used in connection with a home occupation. Home occupations shall not involve the use of electric motors of more than one and five-tenths (.15) h.p.
12. No equipment or process shall be used in a home occupation which creates noise, vibration, glare, fumes or odor detectable to the normal senses off the property.
13. No equipment or process shall be used which creates visual or audible electrical interference in any radio or television receiver off the premises or causes fluctuations in line voltage of the premises.
14. A business licenses shall be obtained.
15. No commercial telephone directory listing, newspaper, radio or television service shall be used to advertise the location and/or address of a home occupation to the general public.

Certain uses have a demonstrated tendency to impair the uses and value of residential district, due to their tendency to expand beyond the limits permitted for home occupations. Therefore, the following uses, regardless of their meeting the standard in this Section, shall not be permitted: animal hospitals or kennels, equipment rental, funeral chapel or home, medical or dental clinics, massage parlors, fortunetellers, beauty shops and barber shops, repair or painting of autos, trailers, boats and other vehicles, restaurants, welding or machine shops.

Home occupation permits terminate at the time the applicant no longer occupies the premises.

I understand and agree to comply with the above stated provisions. I also understand that failure to comply with these provisions will mean revocation of my business license and home occupation permit.

Miguel S. Gonzalez  
Applicant's signature

2-07-19  
Date

**PROPERTY OWNER PERMISSION FOR HOME OCCUPATION**

I, \_\_\_\_\_, am the owner of the property located at \_\_\_\_\_, and I give permission to \_\_\_\_\_ to

use the property in the manner of a home occupation.

\_\_\_\_\_  
Property owner's signature

\_\_\_\_\_  
Date

# City of CORCORAN

## Business Tax Certificate Application

Application for:  New Business  Name Change  Change of Location  Change of Ownership  New Mailing Address

### BUSINESS:

Business Name: TACOS LIKE Business Phone Number: 559-469-7935  
Location Address: MOBILE City Corcoran State CA Zip 93212  
Type of Business: Food Contractor's State License #: —  
Federal ID or SSN #: 83-345642 State Sales Tax #: 265294592-00001  
Gross Receipts: haven't started 100.00 County Food Permit #: —  
Email address: — Barber/Cosmo Establishment License #: —  
Ca. Bureau of Automotive Repair #: —

### BILLING:

Mailing Address: [REDACTED] City Corcoran State CA Zip 93212  
Is this for a home based business (mark one): No  Yes   
mobile

### OWNER:

Owner's Name: Miguel Gonzalez Telephone Number: [REDACTED]  
Social Security #: [REDACTED] Drivers License # — DOB: —  
Home Address: [REDACTED] City Corcoran State CA Zip 93212  
Legal Status (check one): Sole Owner  Partnership  Corporation

Note: A Seller's Permit may be required. If you need information on where to file, please ask us.  
The Kings County Clerks Office may require a fictitious name statement.  
Environmental Health requires that you obtain a Food Vendor Permit if you will be selling any type of food or beverage.  
County of Kings offices are located at 1400 W. Lacey Blvd, Hanford, CA 93230 Phone: 1-800-289-9981

I hereby certify under penalty of perjury that the above information is true and correct to the best of my knowledge and belief.

SIGNATURE: Miguel Gonzalez Date: 2-07-19

To Be Completed by City and County Officials

<input type="checkbox"/> Building Inspector	Approve/Disapprove	Date	Initials/Comments
<input type="checkbox"/> Fire Department	Approve/Disapprove	Date	Initials/Comments
<input type="checkbox"/> Planning Department	Approve/Disapprove	Date	Initials/Comments
<input type="checkbox"/> Health Dept Department	Approve/Disapprove	Date	Initials/Comments
<input type="checkbox"/> Police Department	Approve/Disapprove	Date	Initials/Comments
<input type="checkbox"/> Finance/Utilities	Approve/Disapprove	Date	Initials/Comments

Bus Lic No. 12490 Customer No. 12000 Fee \$ — Date — Deputy City Clerk —

City Offices: 832 Whitley Avenue, Corcoran, CA 93212 Telephone (559) 992-2151 x 223 Fax (559) 992-2348  
Lot # 5664



02/09/2023 04:19 PM



02/09/2023 04:20 PM

Jerry Robertson

March 3, 2023

2331 Whitley

Corcoran, Ca. 93212

To Whom It May Concern,

I am the property owner of 1110 Dairy Ave and I am in favor of letting Miguel Gonzalez with Taco Like use it as permanent location for his business.

This property has been used by several individuals over the years for the identical purpose. In previous years, to name a few, Maggie Avalos, Ady Padilla, Fernando Acuna as well as others. It provides revenue to the city for licensing, reduces congestion because of available parking during his operational hours. It provides and improves services available to our citizens and income for the business owner.

Currently there is another "food truck" that operates not more than 300 feet North of this location at a local quick stop. It has been consistently in operation on weekends for a very long time and I believe without complaint. There are other food vendors that offer different styles of food for our citizens such as McDonalds and Taco Bell adjacent to the location.

I am somewhat confused why there is even a review of his application.

I support this use for the following reasons:

- It fulfills a need in the community.
- It provides income for individuals in our city.
- It provides revenue to the city in the form of at minimum Business License fees.
- It is a safer and more effective place for the service he provides.
- It has operational precedent from I believe at minimum 4 previous owners.
- There is sufficient room, parking, water, and bathroom availability at the location.

I would like to once again state my support for Miguel Gonzalez's application approval.

Thank you for your consideration,



Jerry Robertson

**Chairperson**  
Karl Kassner

# Planning Commission



Community  
Development  
Department

**Vice-Chairperson**  
Kaityln Frazier

(559) 992-2151  
FAX (559) 992-2348

**Commissioners**  
David Bega  
Dennis Tristao  
Janet Watkins  
Karen Frey

**832 Whitley Avenue, Corcoran**  
**CALIFORNIA 93212**

**Public  
Hearing**

## STAFF REPORT

**Item #** 5.3

**To:** Planning Commission

**From:** Kevin J. Tromborg, Community Development Director, Planner, Building Official.

**Date:** March 20, 2023

**Subject:** Tentative Parcel Map 23-01 and Resolution 2023-03

### **A. General Information:**

The applicant is proposing dividing one (1) parcel 19,443 sq ft lot into (2) two lots. Lot (1) will consist of 7,881 sq ft. and lot (2) two will consist of 7,882 Sq Ft.

1.	<b>Owner:</b>	Arsenio Ramirez 2023 Garvey Avenue Corcoran Ca 93212
2.	<b>Applicant:</b>	Peter Pao Moua 5699 N. 7 <sup>th</sup> Street Fresno Ca 93710
3.	<b>Site Location:</b>	2611 Gable Avenue
4.	<b>Property Description:</b>	APN: 034-110-018
5.	<b>Site Area:</b>	19443 Sq. Ft.
6.	<b>General Plan Designation:</b>	Low Density

7.	<b>Current Zone Classification:</b>	R1-6 Residential
8.	<b>Existing Use:</b>	Vacant lot
9.	<b>Proposed Use:</b>	N/A

B. **Project Location & Description:**

2611 Gable Avenue west of 6 1/2 Avenue

**SURROUNDING ZONING AND USES**

	<b><u>USE</u></b>	<b><u>ZONING</u></b>
NORTH:	Single Family Dwelling	R1-6: Residential
SOUTH:	Single Family Dwelling	R1-6: Residential
EAST:	Single Family Dwelling	R1-6: Residential
WEST:	Single Family Dwelling	R1-6: Residential

C. **Compliance with General Plan and Zoning:**

The proposed project, TPM 23-01 follows the regulations of the Zoning Code and is in compliance with the General Plan.

E. **City Engineer:**

The City Engineer has reviewed and approved the proposed map. In the absence of any detail regarding potential development, the City Engineer will defer any potential infrastructure that may be required to such time as the future developers submit for Site Plan Review.

F. **Public Input:**

A notice of public hearing was published in the Corcoran Journal on February 9, 2023. Additionally, letters were sent to property owners within a 300 ft radius of the site to notify them of the proposed Tentative Parcel Map. No comments have been received to date.

G. **Comments from Other Agencies/Departments:**

Referrals were made to City Departments and other agencies and comments have been incorporated in this report.



## ***1. Community Development Department***

**1a.** All infrastructure that may be required shall be installed by and at the developer's expense at the time of building permit issuance.

**1b.** Prior to development, the lots must be kept clean of all rubbish, junk, weeds and vehicles.

## **H. Environmental Impact Assessment and compliance with CEQA**

This project, Tentative Parcel Map 23-01 is not subject to CEQA review under categorical exemption 15315. Minor Land Divisions.

Class 15 consist of the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and the Zoning Code.

## **I. Recommendation:**

Staff recommends that the staff report be given, public hearing be opened, testimony taken, and the Planning Commission act based on the following findings and on the attached Resolution 2023-03.

## **J. FINDINGS**

**The following findings are proposed:**

- (A) The project is exempt is exempt under CEQA Categorical exemption 15315.
- (B) That the site for the proposed land division is adequate in size and shape to Accommodate said land division.
- (C) That all uses of the land division comply with the requirements of the Corcoran Municipal Code, Ordinances, Standards or State and Federal Codes of regulations.
- (D) That the site for the proposed use relates to streets and highways adequate in width and pavement type to carry the quantity and kind of traffic generated by the proposed use.
- (E) That the proposed use will have no adverse effects upon adjoining or other properties in the vicinity. In making this determination, the Commission or Council shall consider the proposed location of improvements on the site; vehicular ingress, egress and internal Circulation, external circulation, setbacks; heights of buildings or structures; wall or fences; landscaping; outdoor lighting; signs; and any other characteristics that will affect the property or properties in the vicinity.
- (F) That the proposed use is consistent with the objectives and policies of the Corcoran General Plan, or any specific plans, or planned development approved by the City.

- (G) That the proposed site for development has adequate public services, or will be provided with adequate public services to accommodate proposed land use.
- (H) That the property(s) be kept clean and safe and free of weeds parked vehicles, rubbish And junk.

**PARCEL MAPS-ACTION BY THE PLANNING COMMISSION** (from Municipal Code Chapter 12 section 1-7 J)

The Planning Commission, by written resolution, may approve, approve with conditions, disapprove, or disapprove without prejudice a Tentative Parcel Map.

The decision of the Planning Commission shall be final unless appealed to the City Council in accordance with the procedure outlined below.

**APPEAL TO THE CITY COUNCIL**

In case the applicant or any other party is not satisfied with the action of the Planning Commission he may, within ten days after the date of the adoption of the Planning Commission resolution, file in writing with the City Clerk an appeal to the City Council. The appeal shall state specifically wherein it is claimed that there was an error or abuse of discretion by the Planning Commission, or whereby its decision is not supported by the evidence in the record.

The City Council shall set a date a date for the public hearing and shall post notices as set fourth in code. The date for the public hearing shall not be less than ten nor more than thirty days from the date on which the appeal was filed.

By resolution, the City Council may affirm, reverse or modify a decision of the Planning Commission, providing that the City Council make the findings prerequisite to the approval of the Parcel Map.

The decision of the City Council shall be final and shall have immediate effect. 11-27 (G) 1

**EXPIRATION OF MAPS AND EXTENSIONS** (MC: Chapter 12 section 12-1-8)

The approval or conditional approval of a Tentative map shall expire no later than twenty-four (24) months from the date the map was approved or conditionally approved. However, the map may be extended if the subdivider has complied with The California Map Act section 66452.6 (a) and (e).

**CORCORAN CITY PLANNING COMMISSION  
RESOLUTION NO. 2023-03  
PERTAINING TO  
TENTATIVE PARCEL MAP 23-01**

At a meeting of the Planning Commission of the City of Corcoran duly called and held on March 20, 2023, the Commission approved the following:

**Whereas**, Peter Pao Moua, representing property owner Arsenio Ramirez, submitted an application regarding Tentative Parcel Map approval for lot(s) located at 2611 Gable Avenue. APN: 034-110-018 and;

**Whereas**, this Commission considered the staff report on March 20, 2023; and

**Whereas**, the Planning Commission has made the following findings pursuant to the City of Corcoran Zoning Ordinance and Municipal Code.

(A) The project is categorically exempt under CEQA 15315, Minor Land Divisions.

(B) That the site for the proposed use is adequate in size and shape to accommodate the said use and all yards, spaces, walls and fences, parking, loading, landscaping, and other features required by this Title to adjust said use with land and use in the Residential zone.

(C) That the site for the proposed use relates to streets and highways adequate in width and pavement type to carry the quantity and kind of traffic generated by the proposed use.

(D) That the proposed use will have no adverse effect upon adjoining or other properties. In making this determination, the Commission shall consider the proposed location of improvements on the site; vehicular ingress, egress and internal circulation; setbacks; heights of buildings; walls and fences; landscaping; outdoor lighting; signs; and such other characteristics as will affect surrounding property;

(E) That the proposed use is consistent with the objectives and the policies of the Corcoran General Plan, or any specific plans, area plans, or planned development approved by the city.

(F) That the approved Tentative Map will expire twenty-four (24) months from the approved Date. That the property owner must file for an extension of the Tentative map or file form a final map prior to the expiration date.

(G) That the property is kept clean and safe free of weeds, junk, rubbish and parked or stored Vehicles.

**IT IS THEREFORE RESOLVED** that Tentative Parcel Map 23-01 should be approved with the Conditions stated in the Staff Report and Resolution 2023-03.

AYES:

NOES:

ABSENT:

ABSTAIN:

Adopted this 20, day of March 2023

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Planning Commission Chairman

---

Community Development Director

**CERTIFICATE**

City of Corcoran        }  
County of Kings        } ss.  
State of California     }

I, Marlene Spain, Planning Commission Secretary of the City of Corcoran, hereby certify that this is a full, true and correct copy of Resolution No 2023-03. duly passed by the Planning Commission of the City of Corcoran at a regular meeting thereof held on the 20<sup>th</sup> day of March 2023, by the vote as set forth therein.

DATED: March 20, 2023

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Marlene Spain  
Planning Commission Secretary

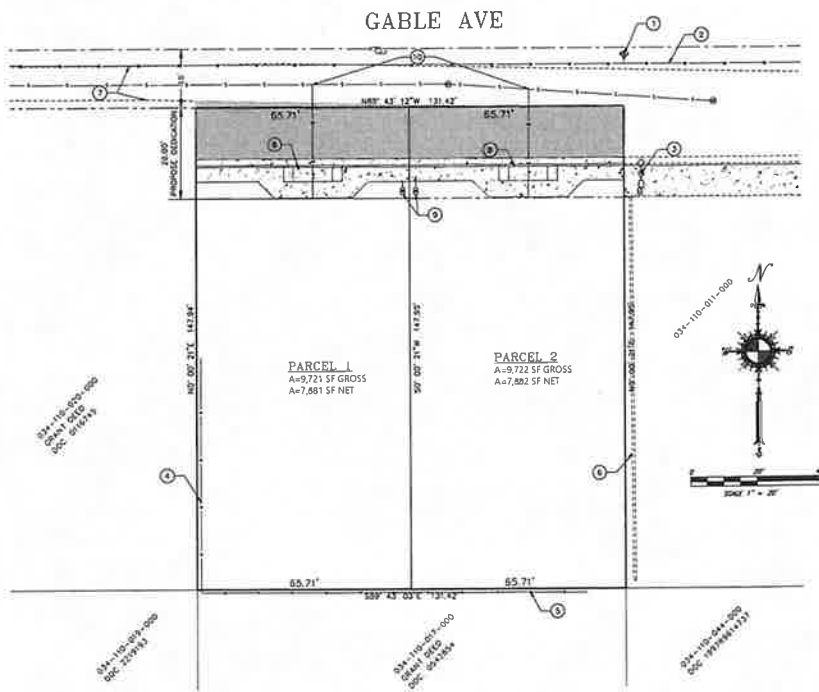
ATTEST:

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Marlene Spain, City Clerk

# TENTATIVE PARCEL MAP NO. 2022-XX

2611 GABLE AVE, CORCORAN, CA 93212  
(A.P.N. 034-110-018-000)



**LEGEND**

---	SECTION LINE
---	LEFT LINE
---	PROJECT BOUNDARY
---	PROPOSED LEFT LINE
---	PROPOSED AC PAVING
□	POWER POLE
⊗	SEWAGE SEWER MANHOLE

**LEGAL DESCRIPTION**

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

**PARCEL 1:**  
THE EAST 131.42 FEET OF THE WEST 656.42 FEET OF THE NORTH ONE-HALF OF THE SOUTH ONE-HALF OF THE NORTH ONE-HALF OF THE NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 15, TOWNSHIP 21 SOUTH, RANGE 22 EAST, MOUNT Diablo BASE AND MERIDIAN IN THE CITY OF CORCORAN, COUNTY OF KINGS, STATE OF CALIFORNIA, EXCEPTING THE SOUTH 18 FEET THEREOF.

**PARCEL 2:**  
A RIGHT OF WAY FOR A LANE OR DRIVEWAY OVER AND ACROSS THE SOUTHERLY 18 FEET OF THE NORTH ONE-HALF OF THE SOUTH ONE-HALF OF THE NORTH ONE-HALF OF THE NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 15 FOR THE PURPOSE OF INGRESS AND EGRESS IN BOTH AND EASTERLY AND WESTERLY DIRECTION.

**OWNER:**  
ARLENO KAMRIZ  
2023 GARVEY AVE  
CORCORAN, CA 93212

**PREPARED BY:**  
PETER MOUA, PEAS  
5699 N. 7TH STREET  
FRESNO, CA 93710  
(553) 688-3317

**SITE ADDRESS**

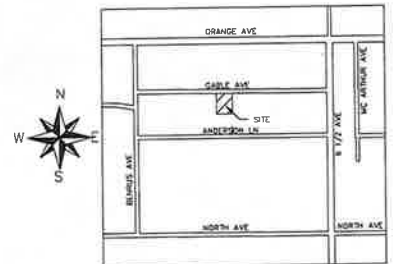
2611 GABLE AVE  
CORCORAN, CA 93212

**PROJECT INFO**

ZONE	R-1-G
APN/PARCEL ID(S)	034-110-018-000
FLOOD ZONE:	ZONE X - AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN
PLANNED LAND USE	RESIDENTIAL
EXISTING USE	RESIDENTIAL
SOURCE OF WATER SUPPLY	CITY OF CORCORAN
SOURCE OF SEWER DISPOSAL:	CITY OF CORCORAN

**KEYNOTES:**

- |                         |  |
|-------------------------|--|
| ① EXISTING FIRE HYDRANT | ⑥ EXISTING 6" CHU WALL                               |
| ② EXISTING WATER LINE   | ⑦ EDGE OF PAVEMENT                                   |
| ③ EXISTING LIGHT POLE   | ⑧ PROPOSED 12" DRIVEWAY PER CITY STD C-11A           |
| ④ EXISTING WOODEN FENCE | ⑨ PROPOSED 1" WATER SERVICE & METER PER CITY STD W-5 |
| ⑤ EXISTING WIRE FENCE   | ⑩ PROPOSED 4" SEWER LATERAL PER CITY STD SS-6        |



**VICINITY MAP**  
NTS

# Untitled Map

Write a description for your map.

## Legend

📍 2611 Gable Ave



Google Earth

400 ft





# KINGS COUNTY ASSESSOR

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Main



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Assessment Information

Assessment No.	034-110-018-000	No Images
Parcel Number	034-110-018-000	
Asmt Desc	2611 GABLE AVE COR	
Status	A	Date 12/8/1981
Taxability	000	TRA 001057
Supl Cnt.	1	Base Date 3/2/2022
Zoning	R16	Dwelling 0
Acres	0.50	N/C COR
Flags		
Ag Preserve	N	EtAl N
Notes	Y	Bonds N
Multiple Situses		Flag1 N
Flag2	N	Asmt PP Pen
Tax PP Pen		Appeal Pend N
Split Pend	N	

Taxroll Values

Land	49,510
Structure	
Fixtures R/P	
Growing	
Total L&I	49,510
Fix PP	
MM PP	
PP	
Hox Exmpt.	
Other Exmpt.	
Net	49,510
RC No.	
T/R Date	
R/C Status	

Address

2023 GARVEY AVE  
CORCORAN CA 93212

Situs

2611 GABLE AVE CORCORAN CA

Document	Number	Date
Creating	1982R1218073	
Current	2023R2204070	3/2/2022
Terminating		

Comments

CONVERTED FROM FIL095 - 12/19/84



# KINGS COUNTY ASSESSOR

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OwnerShip



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Assessment

Grantin Doc No.

**034-110-018-000**

2023R2204070

Name

RAMIREZ

Own %

100.000000%

Title Type/RT Code

Pr. Set Seq.

Y 6 1

**034-110-018-000**





# KINGS COUNTY ASSESSOR

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Phys Char



[New Search](#) | [Print](#)

Asmt Info

Fee Parcel 034-110-018-000

Asmt 034-110-018-000

Physical Characteristics Information

Fee Parcel 034-110-018-000

Year Built

Number of Buildings 1

Square Feet 0

Number of Bedrooms 0

Number of Bathrooms 0

Acres 0.50

Number of Dwelling Units

Land Use Code 0900

Land Use Description VACANT RESIDENTIAL LOT



**Chairperson**

Karl Kassner

**Vice-Chairperson**

Kaityln Frazier

**Commissioners**

David Bega  
Dennis Tristao  
Janet Watkins  
Karen Frey

***Planning Commission***



**Community  
Development  
Department**

(559) 992-2151  
FAX (559) 992-2348

**832 Whitley Avenue, Corcoran**  
**CALIFORNIA 93212**

**Public  
Hearing**

**STAFF REPORT**

**Item # 5.4**

**To:** Planning Commission

**From:** Kevin J. Tromborg, Community Development Director, Planner, Building Official.

**Date:** March 20, 2023

**Subject:** Tentative Parcel Map 22-03 and Resolution 2023-04

**A. General Information:**

The applicant is proposing dividing one (1) parcel of 1.78 acres into (4) four lots. Lot one (1) will consist of 29079 Sq Ft or 0.67 Acres and will front on Osage Avenue. Lot two (2) will consist of 14,540 Sq Ft. or 0.33 acres and will front on Van Dorsten Avenue. Lot three (3) will consist of 14,540 Sq Ft. or 0.33 Acres and will front on Van Dorsten Avenue. Lot four (4) will consist of 19,386 Sq Ft. or 0.45 Acres and will front on Van Dorsten Avenue. Lot four (4) has an existing home and all four (4) lots meet the minimum requirement of the R1-6 zone of 60ft in width and 100 ft in depth.

1.	<b>Owner:</b>	Luz Maria Mendoza P.O. Box 1558 Corcoran Ca 93212 mari@leftarrowjewels.com
2.	<b>Applicant:</b>	Lane Engineering (Ben Mullins) 979 N. Blackstone St Tulare Ca 93274 ben@laneengineers.com

3.	<b>Site Location:</b>	1303 Osage Avenue
4.	<b>Property Description:</b>	APN: 032-240-006
5.	<b>Site Area:</b>	1.78 Acres
6.	<b>General Plan Designation:</b>	Low Density
7.	<b>Current Zone Classification:</b>	R1-6 Residential
8.	<b>Existing Use:</b>	Single Family Dwelling
9.	<b>Proposed Use:</b>	N/A

B. **Project Location & Description:**

1303 Osage Avenue, Corcoran Ca 93212

**SURROUNDING ZONING AND USES**

	<b><u>USE</u></b>	<b><u>ZONING</u></b>
NORTH:	Single Family Dwelling	R1-6: Residential
SOUTH:	Single Family Dwelling	R1-6: Residential
EAST:	Single Family Dwelling	R1-6: Residential
WEST:	Single Family Dwelling	R1-6: Residential

C. **Compliance with General Plan and Zoning:**

The proposed project, TPM 22-03 follows the regulations of the Zoning Code and is in compliance with the General Plan.

E. **City Engineer:**

The City Engineer has reviewed and approved the proposed map. In the absence of any detail regarding potential development, the City Engineer will defer any potential infrastructure that may be required to such time as the future developers submit for Site Plan Review.

F. **Public Input:**

A notice of public hearing was published in the Hanford Sentinel on March 10, 2023. Additionally, letters were sent to property owners within a 300 ft radius of the site to notify them of the proposed Tentative Parcel Map. No comments have been received to date.

**G. Comments from Other Agencies/Departments:**

Referrals were made to City Departments and other agencies and comments have been incorporated in this report.

***1. Community Development Department***

**1a.** All infrastructure that may be required shall be installed by and at the developer's expense at the time of building permit issuance.

**1b.** Prior to development, the lots must be kept clean of all rubbish, junk, weeds and vehicles.

**H. Environmental Impact Assessment and compliance with CEQA**

This project, Tentative Parcel Map 22-03 is not subject to CEQA review under categorical exemption 15315. Minor Land Divisions.

Class 15 consist of the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and the Zoning Code.

**I. Recommendation:**

Staff recommends that the staff report be given, public hearing be opened, testimony taken, and the Planning Commission act based on the following findings and on the attached Resolution 2023-04.

**J. FINDINGS**

**The following findings are proposed:**

- (A) The project is exempt is exempt under CEQA Categorical exemption 15315.
- (B) That the site for the proposed land division is adequate in size and shape to Accommodate said land division.
- (C) That all uses of the land division comply with the requirements of the Corcoran Municipal Code, Ordinances, Standards or State and Federal Codes of regulations.
- (D) That the site for the proposed use relates to streets and highways adequate in width and pavement type to carry the quantity and kind of traffic generated by the proposed use.
- (E) That the proposed use will have no adverse effects upon adjoining or other properties in the vicinity. In making this determination, the Commission or Council shall consider the proposed location of improvements on the site; vehicular ingress, egress and internal Circulation, external circulation, setbacks; heights of buildings or structures;

wall or fences; landscaping; outdoor lighting; signs; and any other characteristics that will affect the property or properties in the vicinity.

- (F) That the proposed use is consistent with the objectives and policies of the Corcoran General Plan, or any specific plans, or planned development approved by the City.
- (G) That the proposed site for development has adequate public services, or will be provided with adequate public services to accommodate proposed land use.
- (H) That the property(s) be kept clean and safe and free of weeds parked vehicles, rubbish And junk.

### **PARCEL MAPS-ACTION BY THE PLANNING COMMISSION** (from Municipal Code Chapter 12 section 1-7 J)

The Planning Commission, by written resolution, may approve, approve with conditions, disapprove, or disapprove without prejudice a Tentative Parcel Map.

The decision of the Planning Commission shall be final unless appealed to the City Council in accordance with the procedure outlined below.

### **APPEAL TO THE CITY COUNCIL**

In case the applicant or any other party is not satisfied with the action of the Planning Commission he may, within ten days after the date of the adoption of the Planning Commission resolution, file in writing with the City Clerk an appeal to the City Council. The appeal shall state specifically wherein it is claimed that there was an error or abuse of discretion by the Planning Commission, or whereby its decision is not supported by the evidence in the record.

The City Council shall set a date a date for the public hearing and shall post notices as set forth in code. The date for the public hearing shall not be less than ten nor more than thirty days from the date on which the appeal was filed.

By resolution, the City Council may affirm, reverse or modify a decision of the Planning Commission, providing that the City Council make the findings prerequisite to the approval of the Parcel Map.

The decision of the City Council shall be final, and shall have immediate effect. 11-27 (G) 1

### **EXPIRATION OF MAPS AND EXTENSIONS** (MC: Chapter 12 section 12-1-8)

The approval or conditional approval of a Tentative map shall expire no later than twenty-four (24) months from the date the map was approved or conditionally approved. However, the map may be extended if the subdivider has complied with The California Map Act section 66452.6 (a) and (e).

**CORCORAN CITY PLANNING COMMISSION  
RESOLUTION NO. 2023-04  
PERTAINING TO  
TENTATIVE PARCEL MAP 22-03**

At a meeting of the Planning Commission of the City of Corcoran duly called and held on March 20, 2023, the Commission approved the following:

**Whereas**, Lane Engineering, representing property owner Luz Maria Mendoza, submitted an application regarding Tentative Parcel Map approval for lot(s) located at 1303 Osage Avenue. APN: 032-240-006 and;

**Whereas**, this Commission considered the staff report on March 20, 2023; and

**Whereas**, the Planning Commission has made the following findings pursuant to the City of Corcoran Zoning Ordinance and Municipal Code.

- (A) The project is categorically exempt under CEQA 15315, Minor Land Divisions.
- (B) That the site for the proposed use is adequate in size and shape to accommodate the said use and all yards, spaces, walls and fences, parking, loading, landscaping and other features required by this Title to adjust said use with land and use in the Residential zone.
- (C) That the site for the proposed use relates to streets and highways adequate in width and pavement type to carry the quantity and kind of traffic generated by the proposed use.
- (D) That the proposed use will have no adverse effect upon adjoining or other properties. In making this determination, the Commission shall consider the proposed location of improvements on the site; vehicular ingress, egress and internal circulation; setbacks; heights of buildings; walls and fences; landscaping; outdoor lighting; signs; and such other characteristics as will affect surrounding property;
- (E) That the proposed use is consistent with the objectives and the policies of the Corcoran General Plan, or any specific plans, area plans, or planned development approved by the city.
- (F) That the approved Tentative Map will expire twenty-four (24) months from the approved date. That the property owner must file for an extension of the Tentative map or file form a final map prior to the expiration date.
- (G) That the property is kept clean and safe free of weeds, junk, rubbish and parked or stored Vehicles.

**IT IS THEREFORE RESOLVED** that Tentative Parcel Map 22-03 should be approved with the Conditions stated in the Staff Report and Resolution 2023-04.

AYES:

NOES:

ABSENT:

ABSTAIN:

Adopted this 20, day of March 2023

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Planning Commission Chairman

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Community Development Director

**CERTIFICATE**

City of Corcoran        }  
County of Kings        } ss.  
State of California     }

I, Marlene Spain, Planning Commission Secretary of the City of Corcoran, hereby certify that this is a full, true and correct copy of Resolution No 2023-04. duly passed by the Planning Commission of the City of Corcoran at a regular meeting thereof held on the 20<sup>th</sup> day of March 2023, by the vote as set forth therein.

DATED: March 20, 2023

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Marlene Spain  
Planning Commission Secretary

ATTEST:

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Marlene Spain, City Clerk





## **ENVIRONMENTAL SETTINGS**

1303 OSAGE AVE. CORCORAN CA, 93212

A.P.N. 032-240-006

1. The topography of the property is generally flat. There are sparsely located trees and shrubs on the site. No cultural, historical or scenic aspects observed during field work.
2. The only structure on the site is a single-family home located near the south end of the property. The rest of the property is vacant.
3. Surrounding properties consist of agricultural, residential, and vacant land. Density is spread out. No cultural, historical or scenic aspects observed during field work.

# Untitled Map

Write a description for your map.

## Legend

📍 1303 Osage Ave





**Chairperson**

Karl Kassner

**Vice-Chairperson**

Kaityln Frazier

**Commissioners**

David Bega

Dennis Tristao

Janet Watkins

Karen Frey

***Planning Commission***



**Community  
Development  
Department**

(559) 992-2151  
FAX (559) 992-2348

**832 Whitley Avenue, Corcoran**  
**CALIFORNIA 93212**

**Public  
Hearing**

**STAFF REPORT**

**Item # 5.5**

**To:** Planning Commission

**From:** Kevin J. Tromborg, Community Development Director, Planner, Building Official.

**Date:** March 20, 2023

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**Subject:** Zone Change and General Plan Amendment.23-01 Resolution 2023-05

**A. General Information:**

The applicant, Elizabeth Saldana is proposing a Zone Change and General Plan Amendment regarding property located at 1021 Claire Avenue. APN No. 030-232-006. The current zone classification is Professional Office (PO) which is a commercial zone. The applicant proposes a zone change to Central Commercial (CC) to accommodate her plan to have a beauty salon. Professional Office zone classification does not allow beauty salons.

The Planning Commission must determine if Central Commercial zone is the most appropriate zone classification for this area conditions that may be appropriate to accommodate the zone change.

1.	<b>Owner:</b>	Elizabeth Saldana 409 Nimitz Avenue Corcoran Ca 93212
2.	<b>Applicant:</b>	Elizabeth Saldana 409 Nimitz Avenue Corcoran Ca 93212

3.	<b>Site Location:</b>	1021 Claire Avenue
4.	<b>Property Description:</b>	SFD
5.	<b>Site Area:</b>	N/A
6.	<b>General Plan Designation:</b>	Professional Office
7.	<b>Current Zone Classification:</b>	Professional Office
8.	<b>Existing Use:</b>	SFD/Office/Not in use
9.	<b>Proposed Use:</b>	Beauty Salon

**B. SURROUNDING ZONING AND USES OF 1115 NORBOE AVENUE**

	<u>USE</u>	<u>ZONING</u>
NORTH:	Residential	R1-6 Residential
SOUTH:	Multifamily	RM-2 Multifamily
EAST:	Residential	R1-6 Residential
WEST:	Residential	R1-6 Residential

**C. Compliance with General Plan and Zoning:**

The proposed project, ZC and GPA 23-01 is an allowed process by right. If approved, the zoning will reflect the change from one commercial zone to another commercial zone.

**E. Public Input:**

A notice of public hearing was published in the Hanford Sentinel on March 10, 2023.

**F. Comments from Other Agencies/Departments:**

Referrals were made to City Departments, other agencies, and to the residence of a 300 ft radius around the subject property. Written comments have been incorporated in this report.

***1. Community Development Department***

**1a.** All infrastructure that may be required shall be installed by and at the developer's

expense at the time of building permit issuance.

1b. The lot(s) must be kept clean of all rubbish, junk, weeds, and vehicles at all times.

2. *Environmental Health of Kings Count. (No comments)*

3. *Corcoran Police Department (No comments)*

4. *Corcoran Unified Public Schools (No Comments)*

5. *United Health Center (No Comments)*

6. *City Attorney (No Comments)*

7. *City Engineer (No Comments)*

8. *Kings County Fire Department (No Comments)*

**G. Environmental Impact Assessment and compliance with CEQA**

This project, ZC & GPA 23-01 is not subject to CEQA review under statutory exemption 152608 ministerial project.

**H. Recommendation:**

Staff recommends that the staff report be given, public hearing be opened, testimony taken. Staff is also recommending discussion on conditions if approved.

**APPEAL TO THE CITY COUNCIL**

In case the applicant or any other party is not satisfied with the action of the Planning Commission he may, within ten days after the date of the adoption of the Planning Commission resolution, file in writing with the City Clerk an appeal to the City Council. The appeal shall state specifically wherein it is claimed that there was an error or abuse of discretion by the Planning Commission, or whereby its decision is not supported by the evidence in the record.

The City Council shall set a date a date for the public hearing and shall post notices as set forth in code. The date for the public hearing shall not be less than ten nor more than thirty days from the date on which the appeal was filed.

By resolution, the City Council may affirm, reverse, or modify a decision of the Planning Commission, providing that the City Council make the findings prerequisite.

The decision of the City Council shall be final and shall have immediate effect. 11-27 (G) 1

**CORCORAN CITY PLANNING COMMISSION  
RESOLUTION NO. 2023-05  
PERTAINING TO  
ZONE CHANGE AND GENERAL PLAN AMENDMENT 23-01**

At a meeting of the Planning Commission of the City of Corcoran duly called and held on March 20, 2023, the Commission approved the following:

**Whereas**, The City of Corcoran, Community Development Department, submitted an application requesting approval for a zone change and General Plan Amendment from a commercial zone, Professional Office (PO) to commercial zone Central Commercial (CC) for property located at 1021 Claire Avenue APN No. 030-232-006; and

**Whereas**, this Commission considered the staff report on March 20, 2023; and

**Whereas**, the Planning Commission has made the following findings pursuant to the City of Corcoran Zoning Ordinance;

(A) The zone change from one commercial zone to another commercial zone is ministerial and exempt from CEQA (15268)

(B) That the proposed zone change will have no adverse effect upon adjoin properties or neighborhoods. In making this determination, the Commission shall consider characteristics that may affect surrounding properties.

(C) That the proposed use is consistent with the objectives and the policies of the Corcoran General Plan, or any specific plans, area plans, or planned development approved by the City;

**IT IS THEREFORE RESOLVED** that Zone Change and General Plan Amendment 23-01 and Resolution 2023-05 should be approved with the Conditions stated in section "F" of the Staff Report and the finding of the Resolution 2023-0, and that the Planning Commission recommends to the City Council approval of Zone Change and General Plan Amendment 23-01 and Resolution 2023-05.

AYES:

NOES:

ABSENT:

ABSTAIN:

Adopted this 20<sup>th</sup>, day of March 2023



\_\_\_\_\_  
Planning Commission Chairman

\_\_\_\_\_  
Community Development Director

**CERTIFICATE**

City of Corcoran        }  
County of Kings        } ss.  
State of California     }

I, Marlene Spain, Planning Commission Secretary of the City of Corcoran, hereby certify that this is a full, true and correct copy of Resolution No.2023-05 duly passed by the Planning Commission of the City of Corcoran at a regular meeting thereof held on the 20<sup>th</sup> day of March 2023, by the vote as set forth therein.

DATED: March 20, 2023

\_\_\_\_\_  
Marlene Spain  
Planning Commission Secretary

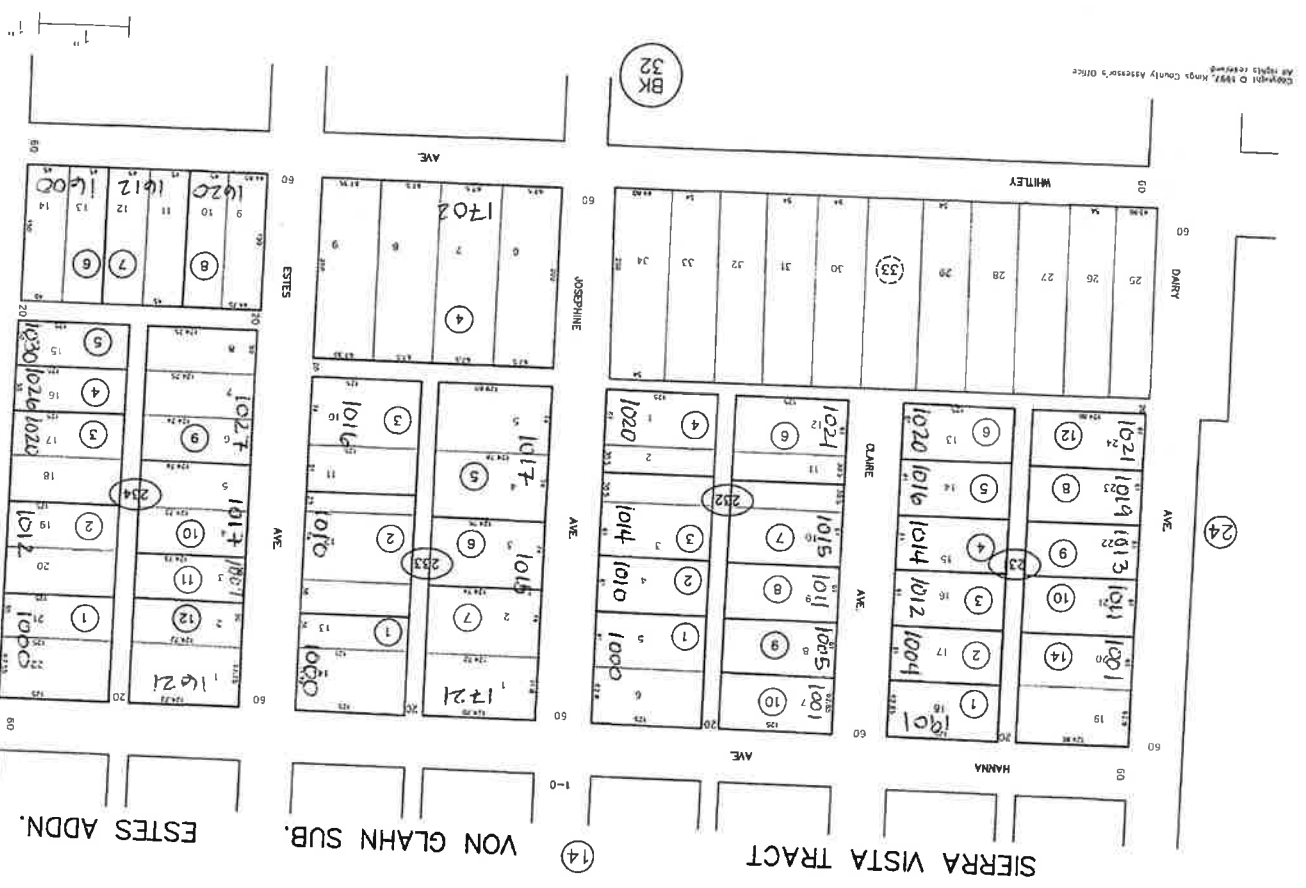
ATTEST:

\_\_\_\_\_  
Marlene Spain, City Clerk

THIS MAP IS FOR ASSESSMENT PURPOSES ONLY.  
 IT IS NOT TO BE CONSIDERED AS FURNISHING  
 LEGAL DETERMINATION OF BOUNDARIES OR LAND FOR  
 PURPOSES OF RECORDS OR SURVEYING LAW.  
 JULY, 1998

KINGS COUNTY ASSESSOR'S MAP

30-23



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# Untitled Map

Write a description for your map.

## Legend

- 📍 1021 Claire Ave
- 📍 Watch Me Grow Daycare



Google Earth

© 2025 Google

8.89 ft

# Untitled Map

Write a description for your map.

## Legend

- 📍 1021 Claire Ave
- 📍 Watch Me Grow Daycare



## **Kevin Tromborg**

---

**From:** Keith Lozano <keith\_lozano@sbcglobal.net>  
**Sent:** Saturday, March 11, 2023 9:14 AM  
**To:** Kevin Tromborg  
**Subject:** Zone Change and General Plan Amendment 23-01

To: Kevin J. Tromborg, Community Development Director

Dear Mr. Tromborg

Personally, I do not want the zone change. I think if the zone changes to "commercial", in time the consequences are going to be a lot of congestion along Preston Way because of the increase of foot traffic and vehicle traffic along that street.

Thank you.

Keith A. Lozano, owner of 1855 Preston Way, Corcoran, CA  
(559) 260-8905

March 14, 2023

To: Kevin J. Tromborg,

I have lived at the address of 1016 Claire Ave. for 56 years. My husband and I raised 3, now grown-up children in the house straight across from the 1021 Claire address. I am homebound and have caregivers that work for me, and need room to park in my driveway and back out to shops and do errands for me.

I do not want a lot of traffic and different people to clog up our street more than it is now. Please do not allow change in the zone we now have!!! Thank you and I am







---

Caren Rodriguez  
1015 Claire Ave  
Corcoran, CA 93212  
rcaren34@yahoo.com

March 13, 2023

Kevin J. Tromborg  
Community Development Director

Subject: 1021 Claire Ave APN:030-232-006- Zone Change and General  
Plan Amendment 23-01

Dear Mr. Tromborg,

I have received your letter and I have many concerns. I have lived in my house for almost 5 years now and the reason I choose this house was not to rent, just buy and resale, or do a business. I wanted me and my family to have a home—a home where we can create memories and watch my kids grow up. Since I moved here, this neighborhood has always been safe, calm, and private. I would like it to stay that way. Being that this property 1021 Claire Ave is right next to me, I feel that my house will be publicly exposed to anyone that looks over the fence and can look into my property and belongings in my backyard. Me and my family will no longer have our privacy. Changing the Zone from Professional to Commercial will have an effect on us because as I mentioned we live right next door to this property. As you may know, changing a Zone to Commercial will mean they can turn it into any type of business that will be open to the public, which means we can have more traffic, noise, safety issues, and even a reduction in property values, creating problems for not only me but my neighbors as well. I would not want to see this place turn into a safety hazard, be polluted and be unsafe for my family and others. I object and request to stay in a Professional Zone.

Sincerely,

Caren Rodriguez

To Kevin J Tromborg, Community Development Director

March 13, 2023

In regards to a Zone change and general plan amendment 23-01, submitted by Elizabeth Saldana regarding a zone change currently zoned Professional Office and requesting zone change to Commercial. APN:030-232-006.

I am writing this letter to express my strong opposition to the proposed rezoning at 1021 Claire Avenue in Corcoran. It is wanting to be changed from a Professional zone to a Commercial zone, We feel that it would be detrimental to the area because we are a calm and family oriented neighborhood. All the residents on Claire Avenue have been there for several years, all have children.

A primary concern is with the beauty salon and/or any future sale of the property as Commercial zone it could bring a grocery store, mini mart, smoke shop, tattoo shop or even a gas station, this would bring alot of ungrateful, gang related or homeless to our quiet neighborhood. Traffic is at a minium, all that drive thru here are either going or coming home or visiting. We have been home owners at this residence for over 30 years. It is a beautiful nieghborhood to raise children and we would like to keep it that way.

A major concern is also that we have a In Home Daycare for 10 years and it is very important to us to know who is around our neighborhood and why they are around the neighborhood. This is for the safety of our kiddos. If anyone comes to the daycare during business hours they are required to sign in and out when picking up their child. We are very aware who is around our daycare children all the time. We do not want anyone parking in front of our daycare or around the daycare that we are not aware of. If they are coming to 1021 Claire for services at a beauty salon, we do not know if they could be registered sex offenders, predators, on drugs, intoxicated or pedophiles just outside my daycare. This is very unsettling for me as a Daycare Provider.

Another issue is that our small neighborhood is not equipped for all the additional vehicles that this business would bring to the neighborhood. They have a small parking area which they share with the condominiums on Preston Avenue, which means the over flow of parked cars, this would affect all of our parking at our homes and I run a daycare and would need my area in front of my daycare available at all times for parents picking up their children all day. My hours of operation are from 4:30AM until 11:30PM, Monday through Friday.

Bobby Cole



Residents at 1014 Claire Avenue,

Isabel Pardo



## Kevin Tromborg

---

**From:** ruby martinez <rubbym37@gmail.com>  
**Sent:** Tuesday, March 14, 2023 7:44 PM  
**To:** Kevin Tromborg  
**Cc:** Tina Gomez  
**Subject:** Zone Change at 1021 Claire Ave APN: 030-232-006

Date: March 14, 2023

To who it may concern,

This letter is regarding the zone change requested for 1031 Claire Avenue APN: 030-232-006. The zone is currently classified as a Professional Office and it has been requested to change to Central Commercial. As a resident on Claire Avenue we oppose to this request as it can affect our quiet neighborhood with too much unknown traffic of cars and people at any time of day. It may also be sold in the future to a business who would have a negative impact to the area such as smoke shop, liquor store or any other type of business that could potentially disturb the area. I look forward to your reply regarding this matter.

Thank you,  
Stephany Martinez



**Chairperson**

Karl Kassner

**Vice-Chairperson**

Kaityln Frazier

**Commissioners**

David Bega  
Dennis Tristao  
Janet Watkins  
Karen Frey

***Planning Commission***



**Community  
Development  
Department**

(559) 992-2151  
FAX (559) 992-2348

**832 Whitley Avenue, Corcoran**  
**CALIFORNIA 93212**

**STAFF REPORT**

**Staff Report**

**Item # 6.1**

**To:** Planning Commission

**From:** Kevin J. Tromborg, Community Development Director, Planner, Building Official.

**Date:** March 20, 2023

**Subject:** 6<sup>th</sup> Cycle Regional Hosing Needs Assessment Plan update.

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**A. General Information and discussion:**

The Regional Housing Needs Assessment, or RHNA, is the State-mandated process requiring cities and counties to plan for adequate housing to accommodate the existing and future housing needs for all economic segments of their communities.

The entire RHNA process is comprised of three major phases: 1) the Regional Housing Needs Determination, which identifies the region's total housing need during the planning period; 2) preparation of the RHNA Plan, which allocates a share of the region's total housing need to each member jurisdiction; and 3) City and county Housing Element updates. These three steps are summarized below. This RHNA Plan document describes the process and methodology that was used in developing the 6<sup>th</sup> cycle RHNA allocations for the Kings County Association of Governments (KCAG) region, which includes the County of Kings and the cities of Avenal, Corcoran, Hanford and Lemoore.

**Step 1: Regional Housing Needs Determination**

The RHNA process and related Housing Element updates in Kings County occur on 8-year cycles.<sup>1</sup> Prior to the beginning of each cycle, the California Department of Housing and Community Development (HCD) determines the total housing need for the region in consultation with the California Department of Finance and the regional council of governments. The RHNA determination is based on regional growth projections and other factors such as vacancy rates and existing housing problems such as cost burden and overcrowding.



The total housing need is also distributed among four income categories that correspond with Housing Element requirements. In January 2022 HCD issued the 6th cycle RHNA determination (Appendix A) for the KCAG region as shown in Table 1.

<sup>1</sup> State housing law (Government Code Sec. 65588(f)) establishes a “planning period” and a “projection period.” The “planning period” is the time between Housing Element due dates while the “projection period” is the time period for which the regional housing need is calculated. At the time this document was prepared, HCD had established a 6th cycle planning period for Kings County of January 31, 2024 to January 31, 2032, and a projection period of June 30, 2023 to January 31, 2032. (<https://www.hcd.ca.gov/sites/default/files/docs/planning-and-community/housing-element/6th-web-heduedate.pdf>)

**6th Cycle RHNA Plan**  
January 25, 2023

**Table 1: Kings County 6th Cycle Regional Housing Needs Determination**

**Income Category Percent Housing Units**

Very-low\* 23.9% 2,257  
 Low 17.7% 1,672  
 Moderate 18.6% 1,753  
 Above-Moderate 39.7% 3,747  
**TOTAL 100.0% 9,429**

\*The extremely-low category is included in the very-low category  
 Source: HCD, January 11, 2022

**Step 2: RHNA Plan**

In the second step of the RHNA process, the Kings County Association of Governments (KCAG) is responsible for developing a methodology for allocating a share of the regional housing need to each of its five member jurisdictions. This methodology is the core of the RHNA Plan and is the primary focus of this document. As described below, KCAG must demonstrate how the methodology complies with State law, including statutory RHNA objectives, planning factors, and procedural requirements including public participation.

**Step 3: Housing Element Updates**

After final adoption of the RHNA Plan, each city and the County must prepare and adopt an updated Housing Element that demonstrates, among other things, how the jurisdiction can accommodate its assigned RHNA allocation at each income level through its land use plans, development regulations and implementation actions.

**Table 2: RHNA Allocations by Jurisdiction**

**Jurisdiction**  
**RHNA**  
**Allocation**  
**Percent of**





**Total**

Avenal 277 3%  
Corcoran 715 8%  
Hanford 5,547 59%  
Lemoore 2,329 25%  
Unincorporated 561 6%  
TOTAL 9,429 100%

**Table 3: RHNA Allocation by Income Category**

**Jurisdiction**

**Very Low, Low, Moderate, Above Moderate**

**Total Units % Units % Units % Units % Units**

Avenal	48	17.3%	37	13.3%	55	20.0%	137	49.4%	277
Corcoran	122	17.1%	116	16.3%	118	16.5%	359	50.2%	715
Hanford	1,370	24.7%	993	17.9%	1,066	19.2%	2,119	38.2%	5,547
Lemoore	586	25.1%	437	18.8%	408	17.5%	899	38.6%	2,329
Unincorporated	132	23.5%	89	15.9%	106	18.9%	234	41.8%	561
County totals	2,257	23.9%	1,672	17.7%	1,753	18.6%	3,747	39.7%	9,429



# 6<sup>th</sup> CYCLE REGIONAL HOUSING NEEDS PLAN



**Kings County Association of Governments**  
339 W. D Street, Suite B  
Lemoore, CA 93245  
[www.kingscog.org](http://www.kingscog.org)

**Resolution No. 23-02**

**January 25, 2023**

## **ACKNOWLEDGEMENTS**

### **KINGS COUNTY ASSOCIATION OF GOVERNMENTS COMMISSION**

Joe Neves, Chair, Supervisor, County of Kings

Sid Palmerin, Vice Chair, Councilmember, City of Corcoran

Kalish Morrow, Councilmember, City of Hanford

David Orth, Councilmember, City of Lemoore

Alvaro Preciado, Councilmember, City of Avenal

Doug Verboon, Supervisor, County of Kings

### **KCAG RHNA ADVISORY COMMITTEE**

Chuck Kinney, County of Kings

Kao Nou Yang, City of Avenal

Kevin Tromborg, City of Corcoran

Jason Waters, City of Hanford

Kristie Baley, City of Lemoore

### **KCAG STAFF**

Terri King, Executive Director

### **CONSULTANT ASSISTANCE**

Civic Solutions, Inc.

JHD Planning LLC

**BEFORE THE KINGS COUNTY ASSOCIATION OF GOVERNMENTS  
COMMISSION**

\* \* \* \* \*

**IN THE MATTER OF APPROVING )  
THE FINAL 6TH CYCLE REGIONAL )  
HOUSING NEEDS ALLOCATION PLAN )**

**RESOLUTION NO. 23-02**

**RE: 6TH CYCLE RHNA**

**WHEREAS**, the Kings County Association of Governments (KCAG) is a Council of Governments (COG) formed by a joint powers agreement pursuant to the provisions of Government Code Section 6500 et seq.; and

**WHEREAS**, Government Code Section 65584 et seq. requires KCAG to prepare a regional housing needs allocation (RHNA) plan, including consideration of housing needs of persons and households of all income levels; and

**WHEREAS**, on January 11, 2022 the California Department of Housing and Community Development (HCD) determined that the existing and projected regional share of housing need for Kings County jurisdictions is 9,429 units for the period of June 30, 2023 through January 31, 2032; and

**WHEREAS**, pursuant to Government Code Section 65584.04 KCAG is responsible for preparing and adopting a RHNA Plan for distributing the regional housing need to local jurisdictions in Kings County; and

**WHEREAS**, pursuant to Government Code Section 65584(d), the RHNA Plan methodology must further the following objectives:

- (1) Increasing the housing supply and mix of housing types, tenure, and affordability;
- (2) Promoting infill development and socioeconomic equity, protecting environmental and agricultural resources, and encouraging efficient development patterns;
- (3) Promoting an improved intraregional relationship between jobs and housing;
- (4) Balancing disproportionate household income distributions; and
- (5) Affirmatively furthering fair housing; and

**WHEREAS**, KCAG established a RHNA Technical Advisory Committee comprised of representatives from each jurisdiction in Kings County for the purpose of providing technical guidance in preparing the RHNA Plan; and

**WHEREAS**, pursuant to Government Code Section 65584.04(b), in March 2022 KCAG distributed surveys regarding planning factors and fair housing issues to each member agency; and

**WHEREAS**, based upon the requirements of State law and input from HCD, local agencies and other interested stakeholders, KCAG prepared a preliminary draft RHNA methodology in compliance with Government Code Section 65584(d), which was posted and sent to HCD, KCAG member agencies and other stakeholders on May 31, 2022 for public review; and

**WHEREAS**, based upon input from HCD, local agencies and other interested stakeholders, KCAG prepared a revised preliminary draft RHNA methodology in compliance with Government Code Section 65584(d), which was posted and sent to HCD, KCAG member agencies and other stakeholders on July 21, 2022 for public review; and

**WHEREAS**, on July 27, 2022 the KCAG Commission conducted a duly noticed public hearing and invited public testimony from all interested parties. No opposition to the draft methodology was submitted at the hearing, and at the conclusion of the hearing the Commission directed staff to submit the draft methodology to HCD for review pursuant to Government Code Section 65584.04(h); and

**WHEREAS**, on July 27, 2022 after review by the KCAG Commission the draft KCAG RHNA Methodology was posted on the KCAG website and delivered to HCD; and

**WHEREAS**, on September 21, 2022 HCD issued a letter finding that the draft KCAG RHNA Methodology furthers the statutory objectives described in Government Code Section 65584(d); and

**WHEREAS**, on October 12, 2022 the KCAG RHNA Technical Advisory Committee recommended approval of the RHNA Methodology by the KCAG Commission; and

**WHEREAS**, on October 26, 2022 the KCAG Commission conducted a duly noticed public hearing and invited public testimony from all interested parties. No opposition to the draft methodology was submitted at the hearing, and at the conclusion of the hearing the Commission adopted Resolution No. 22-03 approving the 6th cycle Kings County RHNA Methodology; and

**WHEREAS**, on October 26, 2022 KCAG posted the approved RHNA Methodology and draft allocation of additional housing units needed during the 2023-2032 period in the cities of Avenal, Corcoran, Hanford and Lemoore and the unincorporated portions of Kings County consistent with the RHNA Methodology and California Government Code Section 65584.05, which initiated a 45-day appeal period during which any local government within the KCAG region or HCD had the opportunity to appeal to KCAG for a revision of the share of the regional housing need proposed to be allocated to one or more local governments; and

**WHEREAS**, no appeals were received by KCAG during the 45-day appeal period, which ended on December 12, 2022; and

**WHEREAS**, on January 4, 2023 KCAG posted the proposed Final 6th Cycle RHNA Plan for review by all interested parties; and

**WHEREAS**, on January 11, 2023 the KCAG RHNA Technical Advisory Committee reviewed the proposed Final 6th Cycle RHNA Plan and recommended its approval by the KCAG Commission; and

**WHEREAS**, on January 25, 2023 the KCAG Commission conducted a duly noticed public hearing regarding the proposed Final 6th Cycle RHNA Plan and invited public testimony from all interested parties; and

**WHEREAS**, the KCAG Commission has reviewed and considered all comments received from the public in regard to the proposed Final RHNA Plan; and

**WHEREAS**, RHNA determinations are exempt from the California Environmental Quality Act pursuant to Division 13 (commencing with Section 21000) of the Public Resources Code.

**NOW, THEREFORE, BE IT RESOLVED**, that the KCAG Commission finds and declares as follows:

1. The foregoing recitals are true and correct.

2. Based upon the facts and analysis set forth in staff report and the proposed Final RHNA Plan (Exhibit "A" attached hereto), the KCAG Commission finds that the Kings County 6th cycle RHNA Plan has been prepared in compliance with State law. The Commission further finds that pursuant to Government Code Section 65584.04(m):

a) The Final RHNA Plan allocates housing units within the region consistent with the development pattern included in the sustainable communities strategy.

b) The Final RHNA Plan ensures that the total regional housing need, by income category, as determined pursuant to Government Code Section 65584 is maintained, and that each jurisdiction in the region receives an allocation of units for low- and very-low-income households.

c) The Final RHNA Plan demonstrates consistency with the sustainable communities strategy in the regional transportation plan and furthers the objectives listed in Government Code Section 65584(d).

3. KCAG hereby adopts the Final RHNA Plan as set forth in Exhibit "A".

4. KCAG staff is directed to transmit a copy the Final RHNA Plan to each jurisdiction in Kings County and to HCD pursuant to Government Code Section 65584.05(g).

5. The Executive Director or her designee(s) is directed to take such further actions as may be necessary and appropriate to carry out the intent of this Resolution.

6. This Resolution shall take effect immediately upon its adoption.

The foregoing Resolution was adopted on a motion by Commissioner Palmerin, seconded by Commissioner Paden, at a meeting held on the 25th day of January, 2023 by the following vote:

AYES: Palmerin, Paden, Neves, Chaney, Fagundes

NOES:

ABSTAIN:

ABSENT: Preciado

KINGS COUNTY ASSOCIATION OF GOVERNMENTS  
COMMISSION

Chair

Joe Mores

WITNESS, my hand this 25<sup>th</sup> day of January, 2023.

Terri King  
Terri King, Executive Director



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### APPENDICES

- APPENDIX A: KINGS COUNTY 6TH CYCLE REGIONAL HOUSING NEED DETERMINATION
- APPENDIX B: HCD METHODOLOGY CONSISTENCY DETERMINATION
- APPENDIX C: HCD FINAL RHNA PLAN DETERMINATION
- APPENDIX D: DEMOGRAPHIC DATA
- APPENDIX E: PLANNING FACTORS SURVEY FORM
- APPENDIX F: AFFIRMATIVELY FURTHERING FAIR HOUSING SURVEY FORM
- APPENDIX G: JURISDICTIONAL PLANNING FACTORS SURVEY RESPONSES
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## INTRODUCTION

The Regional Housing Needs Assessment, or RHNA, is the State-mandated process requiring cities and counties to plan for adequate housing to accommodate the existing and future housing needs for all economic segments of their communities.

The entire RHNA process is comprised of three major phases: 1) the Regional Housing Needs Determination, which identifies the region's total housing need during the planning period; 2) preparation of the RHNA Plan, which allocates a share of the region's total housing need to each member jurisdiction; and 3) City and county Housing Element updates. These three steps are summarized below. This RHNA Plan document describes the process and methodology that was used in developing the 6<sup>th</sup> cycle RHNA allocations for the Kings County Association of Governments (KCAG) region, which includes the County of Kings and the cities of Avenal, Corcoran, Hanford and Lemoore.

### Step 1: Regional Housing Needs Determination

The RHNA process and related Housing Element updates in Kings County occur on 8-year cycles.<sup>1</sup> Prior to the beginning of each cycle, the California Department of Housing and Community Development (HCD) determines the total housing need for the region in consultation with the California Department of Finance and the regional council of governments. The RHNA determination is based on regional growth projections and other factors such as vacancy rates and existing housing problems such as cost burden and overcrowding.

The total housing need is also distributed among four income categories that correspond with Housing Element requirements. In January 2022 HCD issued the 6<sup>th</sup> cycle RHNA determination (Appendix A) for the KCAG region as shown in Table 1.

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<sup>1</sup> State housing law (Government Code Sec. 65588(f)) establishes a "planning period" and a "projection period." The "planning period" is the time period between Housing Element due dates while the "projection period" is the time period for which the regional housing need is calculated. At the time this document was prepared, HCD had established a 6<sup>th</sup> cycle planning period for Kings County of January 31, 2024 to January 31, 2032 and a projection period of June 30, 2023 to January 31, 2032. (<https://www.hcd.ca.gov/sites/default/files/docs/planning-and-community/housing-element/6th-web-he-duedate.pdf>)



Table 1: Kings County 6<sup>th</sup> Cycle Regional Housing Needs Determination

Income Category	Percent	Housing Units
Very-low*	23.9%	2,257
Low	17.7%	1,672
Moderate	18.6%	1,753
Above-Moderate	39.7%	3,747
<b>TOTAL</b>	<b>100.0%</b>	<b>9,429</b>

\*The extremely-low category is included in the very-low category

Source: HCD, January 11, 2022

### Step 2: RHNA Plan

In the second step of the RHNA process, the Kings County Association of Governments (KCAG) is responsible for developing a methodology for allocating a share of the regional housing need to each of its five member jurisdictions. This methodology is the core of the RHNA Plan and is the primary focus of this document. As described below, KCAG must demonstrate how the methodology complies with State law, including statutory RHNA objectives, planning factors, and procedural requirements including public participation.

### Step 3: Housing Element Updates

After final adoption of the RHNA Plan, each city and the County must prepare and adopt an updated Housing Element that demonstrates, among other things, how the jurisdiction can accommodate its assigned RHNA allocation at each income level through its land use plans, development regulations and implementation actions.

## STATUTORY REQUIREMENTS

State law<sup>2</sup> establishes detailed requirements for the RHNA process, including statutory objectives, planning factors to be considered, and procedural requirements, including opportunities for public participation as discussed below.

<sup>2</sup> Government Code Sec. 65584 et seq.



### RHNA Objectives

Key objectives for the RHNA process are set forth in State law<sup>3</sup> and KCAG is required to demonstrate how its methodology furthers each of the following objectives:

- 1) Increasing the housing supply and the mix of housing types, tenure, and affordability in all cities and counties within the region in an equitable manner, which shall result in each jurisdiction receiving an allocation of units for low- and very low-income households.*
- 2) Promoting infill development and socioeconomic equity, the protection of environmental and agricultural resources, the encouragement of efficient development patterns, and the achievement of the region's greenhouse gas reductions targets provided by the State Air Resources Board pursuant to Section 65080.*
- 3) Promoting an improved intraregional relationship between jobs and housing, including an improved balance between the number of low-wage jobs and the number of housing units affordable to low-wage workers in each jurisdiction.*
- 4) Allocating a lower proportion of housing need to an income category when a jurisdiction already has a disproportionately high share of households in that income category, as compared to the countywide distribution of households in that category from the most recent American Community Survey.*
- 5) Affirmatively furthering fair housing.*

The RHNA Methodology section below describes how these objectives have been addressed.

### Planning Factors

In addition to the RHNA objectives listed above, there are several planning factors<sup>4</sup> that KCAG must consider in developing the methodology for allocating each jurisdiction's share of the total regional housing need. Each of the factors should be included to the extent that it is relevant and sufficient data is available, and KCAG is required<sup>5</sup> to survey

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<sup>3</sup> Government Code Sec. 65584[d]

<sup>4</sup> Government Code Section 65584.04(e)

<sup>5</sup> Government Code Section 65584.04(b)



its member jurisdictions regarding how each factor relates to housing need in the jurisdiction.

While the RHNA objectives are goals for the methodology to achieve, the planning factors are specific issues that must be considered when developing the allocation methodology. KCAG has discretion on how each factor should be applied, and the methodology may include numerical weighting of various factors. Not every factor may be relevant to the region or a particular jurisdiction, and KCAG has discretion to determine which factors are appropriate to incorporate in the methodology. The planning factors are summarized as follows.

1. Lack of capacity for sewer or water service due to decisions outside jurisdiction's control
2. Availability of land suitable for urban development
3. Lands protected from urban development under existing federal or state programs
4. County policies to preserve prime agricultural land
5. Distribution of household growth in the Regional Transportation Plan (RTP) and opportunities to maximize use of transit and existing transportation infrastructure
6. Jurisdictional agreements to direct growth toward incorporated areas
7. Loss of deed-restricted affordable units
8. Housing needs of farmworkers
9. Housing needs generated by a university within the jurisdiction
10. Existing and projected jobs and housing relationship, particularly low-wage jobs and affordable housing
11. Households paying more than 30 percent and more than 50 percent of their income in rent
12. The rate of overcrowding
13. Housing needs of individuals and families experiencing homelessness
14. Units lost during a state of emergency that have yet to be replaced
15. The region's greenhouse gas targets

### **Local Jurisdiction Surveys**

Government Code Section 65584.04(b) requires that the council of governments survey its member jurisdictions regarding the planning factors and fair housing issues relevant to each jurisdiction. KCAG distributed two separate surveys, one focusing on planning



factors and the other on fair housing issues, to member jurisdictions in March 2022. The survey forms are provided in Appendices E and F and responses from the jurisdictions are provided in Appendices G and H.

## **RHNA METHODOLOGY**

This section describes KCAG's methodology for allocating a share of the total regional housing need by income level to each member jurisdiction, as well as an explanation of how the methodology furthers the five RHNA objectives identified in Government Code Section 65584(d). The methodology consists of two components: 1) the total housing need allocation to each jurisdiction, and 2) the distribution of units by income category.

### **Total Housing Need Allocations**

Pursuant to State law, KCAG reviewed and considered available data and jurisdictional survey responses related to the statutory objectives and planning factors described above. After discussions spanning multiple meetings of the RHNA Technical Advisory Committee, detailed discussions with jurisdiction representatives, and consultation with HCD, KCAG selected the following four factors as the basis for allocating RHNA shares to each jurisdiction.

1. Projected housing growth
2. Projected employment growth
3. Access to opportunity
4. Housing vacancy rates

KCAG's rationale for selecting these factors for use in the RHNA allocation methodology is described below. The demographic data sources used in the analysis are provided in Appendix D.

#### Factor 1: Projected Housing Growth

State law<sup>6</sup> requires that planning for housing be coordinated and integrated with the Regional Transportation Plan (RTP). To achieve this requirement, the RHNA plan must allocate housing units within the region consistent with the development pattern included in the Sustainable Communities Strategy (SCS). A typical way this requirement is met is by using the same socio-economic data and assumptions in both the RTP/SCS

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<sup>6</sup> Government Code Section 65584.04(m)



and the RHNA. It should be noted that State law does not provide a specific definition for the term “development pattern” and KCAG has discretion over what would constitute consistency between the RHNA and the development pattern described in the RTP/SCS.

On September 14, 2022 KCAG adopted the 2022 RTP/SCS update, which incorporates assumptions for housing and employment growth that affect future transportation needs. To achieve the RHNA consistency requirement, this RHNA factor uses the same RTP assumptions for future housing development from the present (2022) to the RTP/SCS 2050 horizon year.

#### Factor 2: Projected Employment Growth

Employment growth creates the need for additional housing for local workers. As with projected housing growth, the employment growth forecast is a major consideration in planning for future transportation needs and the RHNA must be consistent with the development pattern used in the RTP/SCS. This factor utilizes the RTP/SCS forecast of employment growth from the present (2022) to the 2050 horizon year.

#### Factor 3: Access to Opportunity

Access to opportunity is essential in providing lower-income households and disadvantaged communities greater possibilities for upward economic and social mobility. Allocating more housing in areas with greater opportunity is a key strategy for addressing the RHNA statutory objective of affirmatively furthering fair housing.

HCD and the California Tax Credit Allocation Committee (TCAC) have created a statistical tool for evaluating access to opportunity at the census tract level (for urban areas) and block group levels (for rural areas) by using 21 indicators: Income, Adult Educational Attainment, Labor Force Participation, Job Proximity, Median Home Value, 12 environmental health/pollution indicators, 4<sup>th</sup> Grade Math Proficiency, 4<sup>th</sup> Grade Reading Proficiency, High School Graduation Rate, and Students Living Above the Federal Poverty Level. For the RHNA methodology, this factor is based on HCD/TCAC opportunity ratings of *highest resource*, *high resource* and *moderate resource* aggregated to the jurisdiction level as calculated by HCD.

#### Factor 4: Housing Vacancy Rates

Some housing vacancy is necessary to provide opportunities for residential mobility and to maintain a healthy balance between housing supply and demand. When vacancy rates are very low, mobility is restricted and prices and rents are driven up by competition for insufficient housing units. HCD's total countywide RHNA determination





included a housing need adjustment based on housing vacancy rates, and recent vacancy rates published by the Department of Finance as of January 1, 2022<sup>7</sup> were used as a factor in the RHNA allocation methodology by assigning more units in jurisdictions where vacancy rates are lower than the countywide average.

**Factor Weighting**

State law<sup>8</sup> provides that the RHNA methodology may include numerical weighting of the selected factors to establish the percentage of the total housing allocation that will be distributed based on each factor. KCAG used its discretion in assigning factor weights based upon an assessment of the relationship between each factor and the statutory RHNA objectives. The methodology assigns Factors 1 and 2 (housing and employment growth) equal weights of 40% each, while Factor 3 (access to opportunity) is assigned a weight of 20%. Factor 4 (vacancy) is then used to shift housing units among jurisdictions to facilitate a more comparable vacancy rate across jurisdictions. This factor results in a proportionate increase in the housing allocations to the cities, all of which have lower than average vacancy rates, and a corresponding reduction in the allocation to the unincorporated county area, which has a higher than average vacancy rate.

**Total Housing Need Allocations**

Based upon the weights and vacancy adjustments described above, the total housing need for each jurisdiction is as follows.

Table 2: RHNA Allocations by Jurisdiction

Jurisdiction	RHNA Allocation	Percent of Total
Avenal	277	3%
Corcoran	715	8%
Hanford	5,547	59%
Lemoore	2,329	25%
Unincorporated	561	6%
TOTAL	9,429	100%

<sup>7</sup> California Department of Finance, E-5 City/County Population and Housing Estimates, 1/1/2022

<sup>8</sup> Government Code Section 65584.04(f)



### Distribution of Housing Need by Income Category

The regional housing determination assigned to KCAG by HCD includes both total housing units and a distribution of those housing units to four affordability categories: very-low-income, low-income, moderate-income, and above moderate-income. Income categories are prescribed by State law<sup>9</sup> and the distribution is derived based on household income characteristics in each jurisdiction and the countywide median income as reported in recent U.S. Census American Community Survey data.

After the total housing allocations are determined for each jurisdiction through the methodology described above, the allocations in each jurisdiction must be distributed among the four income categories. The total of the allocations in each income category for the five jurisdictions must equal the regional total for each income category.

One of the statutory RHNA objectives is "allocating a lower proportion of housing need to an income category when a jurisdiction already has a disproportionately high share of households in that income category, as compared to the countywide distribution of households in that category from the most recent American Community Survey." The purpose of this objective is to address disparities in housing needs and access to opportunity in order to help overcome past patterns of segregation.

A common method for addressing this objective is through the use of an "income-shift" methodology to adjust the assigned number of units by income category in each jurisdiction. The income-shift approach adjusts each jurisdiction's housing allocation in each the four income categories based on the relationship between the percentage of households in an income category for the entire county and the jurisdiction's existing proportion of households in that income category. The goal of the income-shift process is to facilitate a more comparable distribution of housing units by income category among jurisdictions over time.

The percentage of each jurisdiction's distribution among the four Income categories is first determined using the countywide median income as a benchmark. Each jurisdiction's income distribution is then compared to the county's overall household income distribution. For example, if a jurisdiction currently has 30% of its households in the very-low-income category while the county as a whole has only 20%, the jurisdiction is considered as having an overconcentration of very-low-income households. With an income-shift equity adjustment that jurisdiction is assigned a smaller percentage of very-

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<sup>9</sup> California Health and Safety Code Section 50093 et seq.



low-income households for its RHNA allocation than the countywide average in order to reduce its current overconcentration of lower-income households.

Income-shift equity adjustments are expressed in percentages, such that a "100% equity adjustment" means that a jurisdiction's allocation in an income category would be shifted by 100% of the difference between the jurisdiction's current percentage of households in that category and the countywide average. In the hypothetical jurisdiction with 30% very-low-income households and a countywide ratio of 20% very-low-income households, a 100% equity adjustment would assign this city 20% of its total RHNA allocation in the very-low-income category. HCD recommends an equity adjustment factor of 150%. In this example, a 150% adjustment would result in this city receiving an allocation of 15% of its total units in the very-low-income category.

Based on HCD guidance KCAG has selected an income-shift equity adjustment factor of 150%. Applying this equity adjustment to the five jurisdictions results in the following RHNA allocations:

**Table 3: RHNA Allocation by Income Category**

Jurisdiction	Very Low		Low		Moderate		Above Moderate		Total
	Units	%	Units	%	Units	%	Units	%	Units
Avenal	48	17.3%	37	13.3%	55	20.0%	137	49.4%	277
Corcoran	122	17.1%	116	16.3%	118	16.5%	359	50.2%	715
Hanford	1,370	24.7%	993	17.9%	1,066	19.2%	2,119	38.2%	5,547
Lemoore	586	25.1%	437	18.8%	408	17.5%	899	38.6%	2,329
Unincorporated	132	23.5%	89	15.9%	106	18.9%	234	41.8%	561
County totals	2,257	23.9%	1,672	17.7%	1,753	18.6%	3,747	39.7%	9,429

## CONSISTENCY WITH STATUTORY RHNA OBJECTIVES

Pursuant to statutory requirements, KCAG prepared the RHNA methodology in order to further each of the five statutory objectives (Gov. Code Sec. 65584[d]) as follows:

*Objective 1. Increasing the housing supply and the mix of housing types, tenure, and affordability in all cities and counties within the region in an equitable manner, which shall result in each jurisdiction receiving an allocation of units for low- and very low-income households.*

The methodology for allocating housing to each income tier supports an equitable distribution of housing by assigning more housing need to jurisdictions with higher projected housing and employment growth and higher opportunity. The methodology



also assigns a higher proportion of housing units in an income category when a jurisdiction currently has a lower share of households in that income category. The methodology also allocates a share of low- and very-low-income housing need to each of the five member jurisdictions.

***Objective 2. Promoting infill development and socioeconomic equity, the protection of environmental and agricultural resources, the encouragement of efficient development patterns, and the achievement of the region's greenhouse gas reductions targets provided by the State Air Resources Board pursuant to Section 65080.***

The methodology promotes infill development and efficient development patterns, supports greenhouse gas reduction targets and protects environmental and agricultural resources by allocating more housing in the most urbanized areas with the greatest proximity to employment opportunities, transportation connectivity, public utilities, schools, medical facilities, and commercial services. The highest concentrations of environmental and agricultural resources are located in the unincorporated county area, which is allocated lower housing need relative to the most urbanized communities, thereby helping to preserve those resources.

***Objective 3. Promoting an improved intraregional relationship between jobs and housing, including an improved balance between the number of low-wage jobs and the number of housing units affordable to low-wage workers in each jurisdiction.***

The methodology promotes an improved relationship between jobs and housing by allocating more housing need to jurisdictions where the highest job growth is expected. According to the 2022 RTP/SCS growth forecast, approximately 83% of all employment growth in Kings County through 2050 is expected to occur in Hanford and Lemoore and the total housing need allocated to these two jurisdictions comprises approximately 84% of the countywide total. The methodology also promotes an improved balance between low-wage jobs and affordable housing units by allocating a higher percentage of lower-income units to the most urbanized areas of Hanford and Lemoore where the highest concentrations of service sector jobs exist, such as retail trade and social services.

***Objective 4. Allocating a lower proportion of housing need to an income category when a jurisdiction already has a disproportionately high share of households in that income category, as compared to the countywide distribution of households in that category from the most recent American Community Survey.***

The methodology supports this objective by using a 150% equity income-shift to allocate a lower proportion of housing units in an income category when a jurisdiction's current proportion of households in that income category is higher than the regional average. As a result, each jurisdiction is assigned housing units by income level that



would shift its share of housing in each income category closer to the regional average over time.

**Objective 5. Affirmatively furthering fair housing.**

The methodology supports the objective of affirmatively furthering fair housing by incorporating HCD/TCAC opportunity ratings in the methodology to allocate more housing need in areas with greater opportunity. The methodology results in a higher share of housing units allocated to the cities of Hanford and Lemoore, which also offer the greatest opportunity as defined by the HCD/TCAC opportunity indicators.

## **PUBLIC PARTICIPATION**

State law includes specific requirements for public involvement in the RHNA process, including public hearings at key stages of the RHNA Plan preparation. The following is a summary of the public participation process during preparation of the RHNA Plan.

### **KCAG RHNA Technical Advisory Committee**

At the outset of the RHNA process a RHNA Technical Advisory Committee (TAC) was established, including senior staff representatives from the five member jurisdictions and KCAG staff.

The RHNA TAC met on a monthly basis throughout the course of the process beginning in February 2022. Notices of TAC meetings were distributed to the list of stakeholders prior to each meeting, and agendas were posted on the KCAG website at <https://www.kingscoq.org/housing>. The Committee guided the preparation of the RHNA methodology and provided recommendations to KCAG staff and the KCAG Commission at key stages of the process.

### **Stakeholder List**

Upon initiation of the project KCAG staff compiled a list of stakeholders who were invited to participate in the RHNA process. The stakeholder list included local organizations with expertise in housing issues, particularly affordable housing development and special housing needs such as homelessness, farmworkers, and persons with disabilities. On April 18 and December 19, 2022 KCAG RHNA team members attended meetings of the Kings County Homelessness Collaborative and gave presentations on the RHNA process. The Collaborative includes representatives of public agencies and homeless service providers with extensive knowledge of local homelessness issues.



### California Department of Housing and Community Development (HCD)

Pursuant to California Government Code Section 65584.04(i), HCD is required to review the draft RHNA methodology to determine whether it furthers the statutory objectives described in Government Code Section 65584(d). KCAG consulted with HCD staff throughout the course of the RHNA process, and on July 27, 2022 KCAG submitted the draft methodology to HCD for review. On September 21, 2022 HCD issued a letter finding that the draft methodology furthers the statutory objectives described in Government Code 65584(d) (Appendix B).

Subsequent to adoption by the KCAG Commission, the final RHNA Plan was submitted to HCD for review on January 26, 2023 as required by Government Code 65584.05(g). On \_\_\_\_\_ HCD issued a letter finding that \_\_\_\_\_.

### KCAG Commission

The KCAG Commission is the decision-making body for the Kings County Association of Governments. The Commission is comprised of six local elected officials – one City Council member from each of the four member cities and two members of the County Board of Supervisors. The Commission conducted public hearings and was the decision-making authority regarding the RHNA methodology and the final RHNA Plan.

### Opportunities for Public Review

Public meetings were held by the RHNA TAC on a monthly basis from February 2022 through January 2023. Meeting notices were posted on the KCAG website and distributed to the stakeholder list prior to each meeting.

During its meetings of February 28, March 9, April 13, May 11, June 8, July 13, and October 12, 2022 the TAC reviewed RHNA requirements, including statutory objectives and planning factors, and discussed potential data sources and alternatives for the RHNA methodology. At its May 11, 2022 meeting the TAC reviewed a preliminary draft methodology and authorized KCAG staff to distribute the preliminary methodology for public review. Subsequent to the May 11 Committee meeting HCD provided additional data to KCAG staff, which was incorporated into the preliminary draft methodology and posted for public review on May 31.

In June 2022 revised RTP growth forecast data became available, which was incorporated into a revised preliminary draft RHNA methodology and posted for public review on July 13, 2022 along with a notice of a public hearing to be conducted by the KCAG Commission on July 27, 2022 to receive public comments pursuant to Government Code Sec. 65584.04(d). At its meeting of July 27, 2022 the KCAG



Commission conducted a public hearing on the preliminary methodology. No public comments were received at the public hearing, and the KCAG Commission accepted the draft methodology by unanimous vote and directed KCAG staff to submit the draft methodology to HCD for review.

The draft methodology was submitted to HCD on July 27, 2022, and on September 21, 2022 HCD issued a letter (Appendix B) finding that the draft methodology furthers the statutory objectives described in Government Code 65584(d).

On October 26, 2022 the KCAG Commission conducted a public hearing and adopted a resolution approving the RHNA methodology. No public comments were received regarding the methodology.

Pursuant to Government Code 65584.05(b), on October 26, 2022 KCAG posted the Draft RHNA Allocations and distributed public notice of the opportunity for any local government within the KCAG region or HCD to file an appeal to KCAG for a revision of the share of the regional housing need proposed to be allocated to one or more local governments. The 45-day appeal period closed on December 12, 2022 with no appeals filed.

On January 4, 2023 KCAG issued the proposed final RHNA Plan pursuant to Government Code 65584.05(c). Notice of the posting of the proposed Plan was distributed to KCAG member jurisdictions and the RHNA stakeholders list.

At its meeting of January 11, 2023 the RHNA TAC reviewed the proposed final RHNA Plan and unanimously recommended its adoption by the KCAG Commission.

On January 25, 2023 the KCAG Commission conducted a public hearing to consider approval of the final RHNA Plan pursuant to Government Code 65584.05(g). At the conclusion of the hearing the Commission adopted Resolution No. 23-02 approving the final RHNA Plan.

On January 26, 2023 the approved final RHNA Plan was submitted to HCD pursuant to Government Code 65584.05(g) and on \_\_\_\_\_ HCD issued a letter finding that \_\_\_\_\_ (Appendix C).



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## APPENDICES



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## APPENDIX A

### KINGS COUNTY 6<sup>TH</sup> CYCLE REGIONAL HOUSING NEED DETERMINATION

STATE OF CALIFORNIA - BUSINESS, CONSUMER SERVICES AND HOUSING AGENCY  
 DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT  
 DIVISION OF HOUSING POLICY DEVELOPMENT  
 2020 W. El Camino Avenue, Suite 500  
 Sacramento, CA 95833  
 (916) 263-7911 / FAX (916) 263-7453  
[www.hcd.ca.gov](http://www.hcd.ca.gov)

GAVIN NEWSOM, Governor



January 11, 2021

Terri King, Executive Director  
 Kings County Association of Governments  
 339 West D Street, Suite B  
 Lemoore, CA 93245

Dear Executive Director Terri King:

RE: Final Regional Housing Need Determination

This letter provides the Kings County Association of Governments (KCAG) with its Final Regional Housing Need Determination. Pursuant to state housing element law (Government Code section 65584, et seq.), the Department of Housing and Community Development (HCD) is required to provide the determination of KCAG's existing and projected housing need. In assessing KCAG's regional housing need, HCD and KCAG staff completed a consultation process from August 2021 through December 2021 that included the methodology, data sources, and timeline for HCD's determination of the Regional Housing Need. To inform this process, HCD also consulted with Walter Schwarm and Doug Kuczynski of the California Department of Finance (DOF) Demographic Research Unit.

Attachment 1 displays the minimum regional housing need determination of **9,429** total units across four income categories. KCAG is to distribute the units amongst the region's local governments. Attachment 2 explains the methodology applied pursuant to Government Code section 65584.01. In determining KCAG's housing need, HCD considered all the information specified in state housing law (Government Code section 65584.01(c))

KCAG is responsible for adopting a methodology distributing the regional housing need determination, and for adopting a final RHNA plan for the projection period beginning on June 30, 2023 and ending on January 31, 2032. Pursuant to Government Code section 65584(d), the methodology to prepare KCAG's RHNA plan must further the following objectives:

- (1) Increasing the housing supply and mix of housing types, tenure, and affordability.
- (2) Promoting infill development and socioeconomic equity, protecting environmental and agricultural resources, and encouraging efficient development patterns.
- (3) Promoting an improved intraregional relationship between jobs and housing.



Terri King, Executive Director  
Page 2

- (4) Balancing disproportionate household income distributions
- (5) Affirmatively furthering fair housing

Pursuant to Government Code section 65584.04(d), to the extent data is available, KCAG shall include the factors listed in Government Code section 65584.04(d)(1-13) to develop its RHNA plan. Also, pursuant to Government Code section 65584.04(f), KCAG must explain in writing how each of these factors was incorporated into the RHNA plan methodology and how the methodology furthers the statutory objectives described above.

HCD encourages all KCAG's local governments to consider the many affordable housing and community development resources available to local governments. HCD's programs can be found at <https://www.hcd.ca.gov/grants-funding/notes.shtml>.

HCD commends KCAG's leadership in fulfilling their important role in advancing the state's housing, transportation, and environmental goals. HCD looks forward to continued partnership with KCAG and member jurisdictions and assisting KCAG in planning efforts to accommodate the region's share of housing need.

If HCD can provide any additional assistance, or if you, or your staff, have any questions, please contact Tom Brinkhuis, Senior Housing Policy Specialist at (916) 776-7707 or [tom.brinkhuis@hcd.ca.gov](mailto:tom.brinkhuis@hcd.ca.gov).

Sincerely,

Tyrone Buckley  
Assistant Deputy Director of Fair Housing

Enclosures



ATTACHMENT 1

HCD REGIONAL HOUSING NEED DETERMINATION  
KCAG: June 30, 2023 through January 31, 2032

<u>Income Category</u>	<u>Percent</u>	<u>Housing Unit Need</u>
Very-Low*	23.9%	2,257
Low	17.7%	1,672
Moderate	18.6%	1,753
Above-Moderate	39.7%	3,747
<b>Total</b>	<b>100.0%</b>	<b>9,429</b>
* Extremely-Low	11.9%	Included in Very-Low Category

Income Distribution:

*Income categories are prescribed by California Health and Safety Code (Section 50093, et. seq.). Percents are derived based on Census/ACS reported household income brackets and county median income.*



ATTACHMENT 2

HCD REGIONAL HOUSING NEED DETERMINATION:  
June 30, 2023 through January 31, 2032

Methodology

KCAG: PROJECTION PERIOD (8.5 years) HCD Determined Population, Households, & Housing Unit Need		
Reference No.	Step Taken to Calculate Regional Housing Need	Amount
1	Population: January 31, 2031 (DOF June 30, 2031 projection adjusted + 7 months to January 31, 2032)	173,575
2	- Group Quarters Population: January 31, 2032 (DOF June 30, 2031 projection adjusted + 7 months to January 31, 2032)	-13,915
3	Household (HH) Population	154,660
4	Projected Households	51,610
5	+ Vacancy Adjustment (3.12%)	+1,612
6	+ Overcrowding Adjustment (4.84%)	+2,496
7	+ Replacement Adjustment (.5%)	+258
8	- Occupied Units (HHs) estimated June 30, 2023	-46,826
9	+ Cost Burden Adjustment	+281
<b>Total</b>	<b>6<sup>th</sup> Cycle Regional Housing Need Assessment (RHNA)</b>	<b>9,429</b>

Detailed background data for this chart available upon request

Explanation and Data Sources

- 1-4. Population, Group Quarters, Household Population, & Projected Households: Pursuant to Gov. Code Section 65584.01, projections were extrapolated from KCAG and DOF projections. Population reflects total persons. Group Quarter Population reflects persons in a dormitory, group home, institute, military, etc. that do not require residential housing. Household Population reflects persons requiring residential housing. Projected Households reflect the propensity of persons within the Household Population to form households at different rates based on American Community Survey (ACS) trends.
5. Vacancy Adjustment: HCD applies a vacancy adjustment based on the difference between a standard 5% vacancy rate and the region's current "for rent and sale" vacancy percentage to determine healthy market vacancies to facilitate housing availability and resident mobility. The adjustment is the difference between standard 5% vacancy rate and the region's current vacancy rate (1.88%) is based on the 2015-2019 ACS data. For KCAG, that difference is 3.12%.
6. Overcrowding Adjustment: In counties where the overcrowding rate is greater than the comparable region's overcrowding rate, HCD applies an adjustment based on the amount the region's overcrowding rate exceeds the comparable region's overcrowding rate. For KCAG, the region's overcrowding rate (8.19%) is higher than the national overcrowding rate (3.35%), resulting in a 4.84% adjustment.
7. Replacement Adjustment: HCD applies a replacement adjustment from between .5% and 5% to the total housing stock based on the current 10-year average of demolitions in the region's local government annual reports to Department of Finance



(DOF). For KCAG, the 10-year average is .43%, therefore a .5% adjustment was applied.

8. Occupied Units: This figure reflects DOF's estimate of occupied units at the start of the projection period (June 30, 2023).
9. Cost Burden Adjustment: HCD applies an adjustment to the projected need by comparing the difference in cost burden by income group for the region to the cost burden by income group for the nation. The very low- and low-income RHNA is increased by the percent difference ( $67.21\% - 60.25\% = 6.96\%$ ) between the region and the nation's cost burden rate for households earning 80% of area median income and below, then this difference is applied to very low- and low-income RHNA proportionate to the share of the population these groups currently represent. The moderate- and above moderate-income RHNA is increased by the percent difference ( $10.35\% - 9.89\% = 0.46\%$ ) between the region and the nation's cost burden rate for households earning above 80% area median income, then this difference is applied to moderate- and above moderate-income RHNA proportionate to the share of the population these groups currently represent. Data is from 2014-2018 CHAS.



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## APPENDIX B

### HCD METHODOLOGY CONSISTENCY DETERMINATION

STATE OF CALIFORNIA - BUSINESS, CONSUMER SERVICES AND HOUSING AGENCY  
 DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT  
 DIVISION OF HOUSING POLICY DEVELOPMENT  
 2020 W. El Camino Avenue, Suite 500  
 Sacramento, CA 95833  
 (916) 293-2911 / FAX (916) 263-7453  
[www.hcd.ca.gov](http://www.hcd.ca.gov)

GAVIN NEWSOM, Governor



September 21, 2022

Terri King, Executive Director  
 Kings County Association of Governments  
 339 West D Street, Suite B  
 Lemoore, CA 93245

Dear Terri King:

**RE: Review of Draft Regional Housing Need Allocation (RHNA) Methodology**

Thank you for submitting the draft Kings County Association of Government's (KCAG) Sixth Cycle Regional Housing Need Allocation (RHNA) Methodology. Pursuant to Government Code Section 65584.04(j), the California Department of Housing and Community Development (HCD) is required to review draft RHNA methodologies to determine whether a methodology furthers the statutory objectives described in Government Code Section 65584(d).

The draft KCAG RHNA methodology begins with the total regional determination provided by HCD of 9,429 units. Next, the methodology uses three weighted factors to adjust the total RHNA for each jurisdiction:

- **Projected Housing Growth (40 percent)** – This factor allocates more RHNA to jurisdictions with higher projected household growth based on the Regional Growth Forecast that is currently in development for KCAG's 2022 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS).
- **Projected Employment Growth (40 percent)** – This factor allocates more RHNA to jurisdictions with higher projected job growth between 2022 and 2050 based on forecasted employment growth from the Regional Growth Forecast of the RTP/SCS.
- **Access to Opportunity (20 percent)** – This factor allocates more RHNA to jurisdictions with larger shares of highest, high, and moderate resourced areas based on a modified version of the TCAC/HCD Opportunity Map.

Next, a fourth factor – housing vacancy rates – is used to assign more units to cities with lower vacancy rates than the county average. This factor is intended to increase housing allocations to the cities with a proportionate decrease to the unincorporated county area.

To establish allocations across RHNA's four income categories, the methodology uses an income-shift based on median income. Each jurisdiction's income distribution in RHNA's four income categories is compared to the county's distribution then that difference is multiplied by 150 percent.

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HCD has completed its review of the methodology and finds that the draft KCAG RHNA Methodology furthers the statutory objectives described in Government Code 65584(d).<sup>1</sup> KCAG's draft methodology directs more RHNA units – particularly lower income units – into high resource areas, areas with higher housing costs, and jobs-rich areas with access to more jobs via transit and lower average vehicle miles traveled (VMT). The draft methodology's income-shift adjustment also increases the number of lower income units going to higher income areas as a percentage of their total allocation. HCD commends KCAG for including factors in the draft methodology linked to the statutory objectives such as access to opportunity.

Below is a brief summary of findings related to each statutory objective described within Government Code Section 65584(d):

*1. Increasing the housing supply and the mix of housing types, tenure, and affordability in all cities and counties within the region in an equitable manner, which shall result in each jurisdiction receiving an allocation of units for low- and very low-income households*

On a per household basis, the methodology allocates more total RHNA and lower income RHNA to jurisdictions with more higher income households. Jurisdictions with higher housing costs – both in terms of home values and rent – also receive more RHNA on a per household basis. Lastly, jurisdictions with higher percentages of homeowners receive a higher percentage of lower income RHNA relative to their total allocation.

*2. Promoting infill development and socioeconomic equity, the protection of environmental and agricultural resources, the encouragement of efficient development patterns, and the achievement of the region's greenhouse gas reductions targets provided by the State Air Resources Board pursuant to Section 65080.*

The draft methodology encourages more efficient development by including factors associated with the RTP/SCS growth forecasts to determine each jurisdiction's total allocation. Jurisdictions with access to more jobs via a 30-minute commute receive more RHNA per household and more total RHNA. Jurisdictions with access to more jobs via a 45-minute transit commute also receive more RHNA per household and more total RHNA. Further, cities with lower annual VMT per household receive more RHNA per household and more total RHNA.

*3. Promoting an improved intraregional relationship between jobs and housing, including an improved balance between the number of low-wage jobs and the number of housing units affordable to low-wage workers in each jurisdiction.*

The draft methodology allocates more lower income RHNA relative to household share to

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<sup>1</sup> While HCD finds this methodology furthers statutory objectives, applying this methodology to another region or cycle may not necessarily further the statutory objectives as housing conditions and circumstances may differ.



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the jurisdictions with the highest lower income jobs-housing fit ratios. The jurisdictions with lower jobs-housing fit ratios receive less lower income RHNA allocations per household.

*4. Allocating a lower proportion of housing need to an income category when a jurisdiction already has a disproportionately high share of households in that income category, as compared to the countywide distribution of households in that category from the most recent American Community Survey.*

On average, jurisdictions with a larger existing share of lower income households receive smaller allocations of low- and very low-income units as a percentage of the total RHNA. For jurisdictions with higher shares of lower income households, the average lower income allocation is 34 percent of total RHNA. The average lower income allocation for cities with smaller percentages of lower income households is 43 percent.

*5. Affirmatively furthering fair housing, which means taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. Specifically, affirmatively furthering fair housing means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws.*

Jurisdictions with more access to opportunity receive larger total and lower income allocations on a per household basis. More specifically, jurisdictions with at least 55 percent high/highest resource areas receive a share of lower income RHNA that is, on average, 158 percent of their share of households, compared to 32 percent for other jurisdictions. Further, jurisdictions with more low-resource and high-segregation/poverty areas receive smaller total RHNA and lower income allocations on a per household basis.

HCD appreciates the active role of KCAG staff in providing data and input throughout the draft KCAG RHNA methodology development and review period. HCD especially thanks John Douglas for their significant efforts and assistance.

HCD looks forward to continuing our partnership with KCAG to help its member jurisdictions meet and exceed the planning and production of the region's housing need. Support opportunities available for the KCAG region this cycle include, but are not limited to:

- Regional Early Action Planning (REAP) 2.0 – \$600 million state and federal investment to advance implementation of adopted regional plans. REAP 2.0 funding may be used for planning and implementation that accelerate infill housing development and reduce per capita vehicle miles

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- traveled. <https://hcd.ca.gov/grants-funding/active-funding/real2.shtml>
- Prohousing Designation Program – Ongoing awards distributed over-the-counter to local jurisdictions with compliant Housing Elements and prohousing policies. Those awarded receive additional points or preference when applying to housing and non-housing funding programs including the Affordable Housing & Sustainable Communities (AHSC), Infill Infrastructure Grant (IG), and Transformative Climate Communities (TCC).
  - HCD also encourages all Kings County local governments to consider the many other affordable housing and community development resources available to local governments, including the Permanent Local Housing Allocation program. HCD's programs can be found at <https://www.hcd.ca.gov/grants-funding/nofas.shtml>.

If HCD can provide any additional assistance, or if you, or your staff, have any questions, please contact Annelise Osterberg, Housing Policy Specialist at (916) 776-7540 or [annelise.osterberg@hcd.ca.gov](mailto:annelise.osterberg@hcd.ca.gov).

Sincerely,

Tyrone Buckley  
Assistant Deputy Director of Fair Housing



**APPENDIX C**

**HCD FINAL RHNA PLAN DETERMINATION**



(To be added)



## APPENDIX D

### DEMOGRAPHIC DATA

#### KCAG RTP/SCS REGIONAL GROWTH FORECAST

2022 Study Year Jurisdiction	Housing Units			Employment
	Single Family	Multi Family	Total	Total
Armona CSD	904	176	1,080	424
Avenal	1,510	835	2,346	2,530
Corcoran	3,035	885	3,921	4,264
Hanford	15,406	4,510	19,917	19,688
Home Garden CSD	257	36	294	38
Kettleman City CSD	268	94	362	231
Kings County	5,799	1,462	7,261	16,067
Lemoore	6,399	2,706	9,105	5,080
Stratford PUD	250	64	314	178
<b>TOTAL</b>	<b>33,830</b>	<b>10,770</b>	<b>44,600</b>	<b>48,500</b>
Total Unincorporated	7,479	1,833	9,312	16,938

2050 Study Year Jurisdiction	Housing Units			Employment
	Single Family	Multi Family	Total	Total
Armona CSD	910	179	1,090	430
Avenal	1,738	930	2,667	2,826
Corcoran	3,507	937	4,444	5,081
Hanford	19,602	5,584	25,186	25,921
Home Garden CSD	259	36	295	40
Kettleman City CSD	269	111	380	243
Kings County	5,940	1,490	7,430	16,538
Lemoore	8,370	2,816	11,186	6,440
Stratford PUD	253	68	322	181
<b>TOTAL</b>	<b>40,848</b>	<b>12,152</b>	<b>53,000</b>	<b>57,700</b>
Total Unincorporated	7,632	1,885	9,517	17,433

Source: KCAG, June 2022



**HCD/TCAC OPPORTUNITY SCORES**

Jurisdiction	Highest Resource	High Resource	Moderate Resource	Low Resource	High Segregation & Poverty	NA	Total	Percent Highest/High/Moderate Resource
Avenal	0	0	0	0	2,515	0	2,515	0%
Corcoran	0	0	821	1,534	2,017	0	4,372	19%
Hanford	7,466	3,730	1,743	6,090	1,323	0	20,352	64%
Lemoore	5,403	4,074	0	0	0	0	9,477	100%
Unincorporated	949	1,566	1,815	803	0	1,603	6,736	64%

Source: HCD, May 2022

**HOUSING VACANCY RATES 2022**

Jurisdiction	Vacancy Rate
Avenal	4.2%
Corcoran	5.1%
Hanford	3.8%
Lemoore	3.6%
Unincorporated	9.7%
TOTAL	5.2%

Source: DOF, 2022

**INCOME DISTRIBUTION BY JURISDICTION**

Jurisdiction	VL	Low	Mod	Above
Avenal	0.352	0.250	0.065	0.335
Corcoran	0.357	0.187	0.151	0.305
Hanford	0.195	0.153	0.084	0.568
Lemoore	0.186	0.134	0.126	0.554
Unincorporated	0.221	0.195	0.093	0.490
Total	0.222	0.167	0.100	0.511

Source: HUD CHAS based on 2018 ACS





**APPENDIX E**

**PLANNING FACTORS SURVEY FORM**



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Kings County  
Association of Governments

339 W D Street, Suite B  
Lemoore, CA 93245  
Tel (559) 852-2654  
Fax (559) 924-5632  
[www.kingscoag.org](http://www.kingscoag.org)

Member Agencies: Cities of Avenal, Corcoran, Hanford and Lemoore, County of Kings

### Kings County 6<sup>th</sup> RHNA Planning Factors Jurisdiction Survey

The Regional Housing Needs Allocation (RHNA) process is governed by California Government Code. Section 65584.04(b)(1) states that "each council of governments shall survey each of its member jurisdictions to request, at a minimum, information regarding the factors listed in subdivision (e) ...." The purpose of the survey is to assist KCAG in developing an appropriate methodology for allocating a portion of the total Kings County Regional Housing Need Allocation of 9,429 housing units to each of the five member jurisdictions, and for distributing RHNA allocations among income categories.

In compliance with this requirement, the attached survey form includes each of the statutory factors to be considered in developing the RHNA methodology. Please provide any data or other information you believe is relevant in your jurisdiction for the Regional Housing Needs Allocation Plan consistent with the statutory objectives of Government Code Sec. 65584(d), which are listed in Attachment 1.

Survey responses will be used in developing an equitable methodology for allocating a portion of the total countywide housing need to each jurisdiction consistent with the requirements of State law.

*Please note, pursuant to State law the following criteria shall not be a justification for a determination or a reduction in a jurisdiction's share of the regional housing need:*

- (1) Any ordinance, policy, voter-approved measure, or standard of a city or county that directly or indirectly limits the number of residential building permits issued by a city or county.
- (2) Prior underproduction of housing in a city or county from the previous regional housing need allocation, as determined by each jurisdiction's annual production report submitted pursuant to subparagraph (H) of paragraph (2) of subdivision (a) of Section 65400.
- (3) Stable population numbers in a city or county from the previous regional housing needs cycle.

Results of survey will be reported on the KCAG website, as required by State law.

Responses to this survey and supplemental documents should be submitted by **March 24, 2022** to [Terri.King@co.kings.ca.us](mailto:Terri.King@co.kings.ca.us)

Questions regarding this survey may be directed to John Douglas at [John@JHDPlanning.net](mailto:John@JHDPlanning.net)

*Thank you!*



**JURISDICTION INFORMATION**

<b>Jurisdiction:</b>	
<b>Preparer Name and Title:</b>	
<b>Email:</b>	
<b>Phone:</b>	

**PLANNING FACTORS SURVEY**

Statutory Planning Factor	Relevant data and information that should be considered in the RHNA methodology consistent with statutory objectives (Government Code Sec. 65584(d))
1. Existing and projected jobs and housing relationship, particularly low-wage jobs and affordable housing	
2. Lack of capacity for sewer or water service due to decisions made outside of the jurisdiction's control	
3. Availability of land suitable for urban development	
4. Lands protected from development under Federal or State programs	
5. County policies to preserve agricultural land	
6. Distribution of household growth assumed for regional transportation planning and opportunities to maximize use of public transportation	
7. Agreements between a county and cities to direct growth to incorporated areas of the county	
8. Loss of low-income units through contract expirations	
9. Percentage of households that pay more than 30% and more than 50% of their income on rent	
10. Rate of overcrowding	
11. Farmworker housing needs	
12. Housing needs generated by the presence of a university campus within the jurisdiction	
13. Housing needs of individuals and families experiencing homelessness	
14. Loss of units during a declared state of emergency that have yet to be rebuilt at the time of this survey	
15. The region's greenhouse gas emission targets provided by the California Air Resources Board	
16. Other factors	



ATTACHMENT 1

RHNA OBJECTIVES (Government Code 65584(d))

(d) The regional housing needs allocation plan shall further all of the following objectives:

(1) Increasing the housing supply and the mix of housing types, tenure, and affordability in all cities and counties within the region in an equitable manner, which shall result in each jurisdiction receiving an allocation of units for low- and very low income households.

(2) Promoting infill development and socioeconomic equity, the protection of environmental and agricultural resources, the encouragement of efficient development patterns, and the achievement of the region's greenhouse gas reductions targets provided by the State Air Resources Board pursuant to Section 65080.

(3) Promoting an improved intraregional relationship between jobs and housing, including an improved balance between the number of low-wage jobs and the number of housing units affordable to low-wage workers in each jurisdiction.

(4) Allocating a lower proportion of housing need to an income category when a jurisdiction already has a disproportionately high share of households in that income category, as compared to the countywide distribution of households in that category from the most recent American Community Survey.

(5) Affirmatively furthering fair housing. (e) For purposes of this section, "affirmatively furthering fair housing" means taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. Specifically, affirmatively furthering fair housing means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws.



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**APPENDIX F**

**AFFIRMATIVELY FURTHERING FAIR HOUSING SURVEY FORM**



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Kings County  
Association of Governments

339 W D Street, Suite B  
Lemoore, CA 93245  
Tel (559) 852-2654  
Fax (559) 924-5632  
[www.kingscoag.org](http://www.kingscoag.org)

Member Agencies: Cities of Avenal, Corcoran, Hanford and Lemoore, County of Kings

**Affirmatively Furthering Fair Housing (AFFH) Survey**

KCAG is required to consider information related to affirmatively further fair housing (AFFH) as part of the development of the Regional Housing Needs Assessment (RHNA) Plan. Information related to AFFH may be obtained from local analysis for housing choice, housing elements, and other sources.

**INSTRUCTIONS:** This survey has four sections: 1) Jurisdiction information; 2) Data Sources; 3) Fair Housing Issues; and, 4) Fair Housing Strategies and Actions. Using your jurisdiction's Analysis of Impediments to Fair Housing Choice, Assessment of Fair Housing, and/or local housing element, please answer the questions below about local issues, strategies and actions regarding AFFH.

In addition, for any questions or sections needing additional space or if you are providing supplemental document, please make sure to check the box that you have attached any supplemental documents.

Responses to this survey and supplemental documents should be submitted by **March 30, 2022** to [Terri.King@co.kings.ca.us](mailto:Terri.King@co.kings.ca.us). Questions regarding this survey may be directed to John Douglas at [John@JHDPlanning.net](mailto:John@JHDPlanning.net). *Thank you!*

Jurisdiction Information

Jurisdiction:	
Preparer Name and	
Email:	
Phone:	

Data Sources

- Does your jurisdiction have an Analysis of Impediments to Fair Housing Choice or an Assessment of Fair Housing due to U.S. Department of Housing and Urban Development (HUD) requirements?  
YES  NO

If yes, please provide website link here: \_\_\_\_\_

<sup>1</sup> Per Government Code 65584(e), affirmatively furthering fair housing is defined as taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. Specifically, affirmatively furthering fair housing means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws.



2. When did your jurisdiction last update the General Plan?

Date:	
Website link:	

3. Does your General Plan have an environmental justice/social equity chapter or integrate environmental justice/social equity, per SB 1000?

YES  NO  IN PROCESS

If you answered yes or in process above, how does your General Plan integrate or plan to integrate environmental justice? Select one below.

- An environmental justice chapter or element
- Throughout the General Plan
- Both

Fair Housing Issues

4. Describe demographic trends and segregated housing patterns in your jurisdiction over the past 10 years. Do any groups experience disproportionate housing needs? If additional space is needed, please attach a supplemental document.

If supplemental document provided, is it attached? YES  NO

5. In the last 10 years, to what extent have the following factors impacted your jurisdiction in contributing to segregated housing patterns or racially- or ethnically-concentrated areas of poverty?

	Factor	Description of Impact
a	Land use and zoning laws, such as minimum lot sizes, limits on multi-unit properties, height limits, or minimum occupancy restrictions	



b. Patterns of community opposition	
c. Economic pressures, such as increased rents or land and development costs	
d. Major private investments	
e. Municipal or State services and amenities	
f. Foreclosure patterns	
g. Other	

6. In the last 10 years, to what extent have the following acted as determinants for fair housing and compliance issues in your jurisdiction?

Determinant	Description of Extent of Determinant
a. Unresolved violations of fair housing or civil rights laws	
b. Patterns of community opposition	
c. Support or opposition from public officials	
d. Discrimination in the housing market	
e. Lack of fair housing education	
f. Lack of resources for fair housing agencies and organizations	



**Fair Housing Strategies and Actions**

7. What are your public outreach strategies to reach disadvantaged communities?  
*Select all that apply.*

- Partnership with advocacy/non-profit organizations
- Partnership with schools
- Partnership with health institutions
- Variety of venues to hold community meetings
- Door-to-door interaction
- Increased mobile phone app engagement
- Other: \_\_\_\_\_

8. What steps has your jurisdiction undertaken to overcome historical patterns of segregation or remove barriers to equal housing opportunity?

If supplemental document provided, is it attached? YES  NO

9. What steps has your jurisdiction undertaken to avoid, minimize, or mitigate the displacement of lower-income households?

If supplemental document provided, is it attached? YES  NO



## APPENDIX G

### JURISDICTIONAL PLANNING FACTORS SURVEY RESPONSES



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**JURISDICTION INFORMATION**

Jurisdiction:	City of Avenal
Preparer Name and Title:	Kao Nou Yang, Director of Community and Economic Development
Email:	kyang@cityofavenal.us
Phone:	(559) 386-5776

**PLANNING FACTORS SURVEY**

Statutory Planning Factor	Relevant data and information that should be considered in the RHNA methodology consistent with statutory objectives [Government Code Sec. 65584(d)]
1. Existing and projected jobs and housing relationship, particularly low-wage jobs and affordable housing	The City is currently in construction of 120 to the south and a tentative tract map for 113 home to the north of the city. Housing development is coming, it just a matter of process.
2. Lack of capacity for sewer or water service due to decisions made outside of the jurisdiction's control	The City of Avenal ONLY utilizes Surface water allocated by USBR. The City does not utilize Groundwater as potable water. We are bound by what is allocated to us each year and each year those allocations gets cut more and more. The city is already on a water restriction and still continues to restrict water usage.
3. Availability of land suitable for urban development	The City is approximately 85% to 98% residentially zoned. The main issue we have here is economic development not so much community housing.
4. Lands protected from development under Federal or State programs	Majority of the AG land associated with the city is Farm land and Oil land by Chevron and the Kettleman Hills. Which is not idea for development.
5. County policies to preserve agricultural land	N/A. Williamson Act not Farmland Security Zone is a major issue for the city.
6. Distribution of household growth assumed for regional transportation planning and opportunities to maximize use of public transportation	The City is so far in regards of location that the Local Regional Transportation only services the city once or twice a day. The city is tucked into a corner of the county and it take about 40 to the City of Hanford and 30 Min to the City of Lemoore.
7. Agreements between a county and cities to direct growth to incorporated areas of the county	N/A I don't know if we have an official agreement between the City and the County for Economic growth.
8. Loss of low-income units through contract expirations	N/A
9. Percentage of households that pay more than 30% and more than 50% of their income on rent	Majority of the Homes I believe in the City are rented and not owner occupied. Whether the rent percentages are high or low I do not know.
10. Rate of overcrowding	There are some residences that have multiple generations living with each other but we do have new homes coming into development and those multiple generation are in the process of purchasing new homes or working on purchasing their own homes.
11. Farmworker housing needs.	City does need more housing for farmworkers because they city does see an influx of farm labors coming in seasonally. We do not have enough designed farm labor housing for the needs of the City.
12. Housing needs generated by the presence of a university campus within the jurisdiction	N/A
13. Housing needs of individuals and families experiencing homelessness	N/A
14. Loss of units during a declared state of emergency that have yet to rebuilt at the time of this survey.	During the Covid 19 pandemic housing development and construction did halt due to influx of housing prices and the real estate.



Statutory Planning Factor	Relevant data and information that should be considered in the RHNA methodology consistent with statutory objectives [Government Code Sec. 65584(d)]
	market. We did lose some developers due to not being able to afford to develop the property.
15. The region's greenhouse gas emission targets provided by the California Air Resources Board	The City does have an adopted Climate Action plan with some of the local jurisdictions.
16. Other factors	Economic needs for stability to keep income stable is what the city main needs to work and expand. With the water being limited and jobs being limited in town it hard for the city to grow if we can not offer economic development to the community.





**JURISDICTION INFORMATION**

Jurisdiction:	City of Corcoran
Preparer Name and Title:	Kevin J. Tromborg, Com/Dev Director
Email:	Kevin.tromborg@cityofcorcoran.com
Phone:	559-992-2151 ext. 2110

**PLANNING FACTORS SURVEY**

Statutory Planning Factor	Relevant data and information that should be considered in the RHNA methodology consistent with statutory objectives (Government Code Sec. 65584(d))
1. Existing and projected jobs and housing relationship, particularly low-wage jobs and affordable housing.	See General Plan
2. Lack of capacity for sewer or water service due to decisions made outside of the jurisdiction's control	Working with Grant funding and engineers
3. Availability of land suitable for urban development	See General Plan
4. Lands protected from development under Federal or State programs	N/A
5. County policies to preserve agricultural land	N/A
6. Distribution of household growth assumed for regional transportation planning and opportunities to maximize use of public transportation	Working on a local public transportation plan to service the whole community
7. Agreements between a county and cities to direct growth to incorporated areas of the county	N/A
8. Loss of low-income units through contract expirations	None
9. Percentage of households that pay more than 30% and more than 50% of their income on rent	N/A
10. Rate of overcrowding	No direct information, however overcrowding exist
11. Farmworker housing needs	
12. Housing needs generated by the presence of a university campus within the jurisdiction	N/A
13. Housing needs of individuals and families experiencing homelessness	No direct information
14. Loss of units during a declared state of emergency that have yet to rebuilt at the time of this survey	N/A
15. The region's greenhouse gas emission targets provided by the California Air Resources Board	Targeted at 13%
16. Other factors	



**JURISDICTION INFORMATION**

Jurisdiction:	City of Lemoore
Preparer Name and Title:	Kristie Baley
Email:	kbaley@lemoore.com
Phone:	(559) 924-6744

**PLANNING FACTORS SURVEY**

Statutory Planning Factor	Relevant data and Information that should be considered in the RHNA methodology consistent with statutory objectives (Government Code Sec. 65584(d))
1 Existing and projected jobs and housing relationship, particularly low-wage jobs and affordable housing	See 2030 General Plan adopted May 8, 2008 <a href="https://lemoore.com/communitydevelopment/general-plan/">https://lemoore.com/communitydevelopment/general-plan/</a> MSR and SOI Update in process, expected to be available April 2022
2 Lack of capacity for sewer or water service due to decisions made outside of the jurisdiction's control	State of CA requirements
3 Availability of land suitable for urban development	See General Plan adopted May 8, 2008 <a href="https://lemoore.com/communitydevelopment/general-plan/">https://lemoore.com/communitydevelopment/general-plan/</a> Draft MSR and SOI Update in process, expected to be available April 2022
4 Lands protected from development under Federal or State programs	53 acres of undeveloped land located on the west side of Marsh Drive on both sides of Bush Street. The land had originally been designated for Low Density Residential use. It was changed to Community Facilities after an agreement was reach between Pharris, LLC and Naval Air Station Lemoore to keep the site permanently undeveloped.
5 County policies to preserve agricultural land	See Figure 5-3 of the SOI Update (Williamson Act Lands)
6 Distribution of household growth assumed for regional transportation planning and opportunities to maximize use of public transportation	See Figure 4.1.9 of the SOI (Public Transportation)
7 Agreements between a county and cities to direct growth to incorporated areas of the county	Mutual Aid Agreement with Kings County for additional fire protection services, Kings Area Rural Public Transit Authority to provide public transportation to its residents, Kings Waste and Recycling Authority to provide refuse disposal to residents
8 Loss of low-income units through contract expirations	No Specific Data.
9 Percentage of households that pay more than 30% and more than 50% of their income on rent	According to the 2020 American Community Survey's 5 Year Estimate, 360 families below 50% poverty level
10 Rate of overcrowding	According to 2020 American Community Survey's 5 Year Estimate 292 households with 1 to 1.5 occupants per room and 148 with more than 1.5 occupants per room.
11 Farmworker housing needs	City of Lemoore zoning allows farmworker housing, but have not had any recent requests
12 Housing needs generated by the presence of a university campus within the jurisdiction	No specific data
13 Housing needs of individuals and families experiencing homelessness	No specific data
14 Loss of units during a declared state of emergency that have yet to rebuilt at the time of this survey	None



Statutory Planning Factor	Relevant data and information that should be considered in the RHNA methodology consistent with statutory objectives [Government Code Sec. 65584(d)]
15. The region's greenhouse gas emission targets provided by the California Air Resources Board	Countywide target: 13% reduction by 2035 (base year 2005) according to the Air Quality Resources Board
16. Other factors	



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## APPENDIX H

### JURISDICTIONAL AFFH SURVEY RESPONSES



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Kings County  
Association of Governments

339 W. O Street, Suite B  
Lemoore, CA 93245  
Tel. (559) 852-2654  
Fax (559) 924-5632  
[www.kingscog.org](http://www.kingscog.org)

Member Agencies: Cities of Avenal, Corcoran, Hanford and Lemoore, County of Kings

**Affirmatively Furthering Fair Housing (AFFH) Survey**

KCAG is required to consider information related to affirmatively further fair housing (AFFH) as part of the development of the Regional Housing Needs Assessment (RHNA) Plan. Information related to AFFH may be obtained from local analysis for housing choice, housing elements, and other sources.

**INSTRUCTIONS:** This survey has four sections: 1) Jurisdiction information; 2) Data Sources; 3) Fair Housing Issues; and, 4) Fair Housing Strategies and Actions. Using your jurisdiction's Analysis of Impediments to Fair Housing Choice, Assessment of Fair Housing, and/or local housing element, please answer the questions below about local issues, strategies and actions regarding AFFH.

In addition, for any questions or sections needing additional space or if you are providing supplemental document, please make sure to check the box that you have attached any supplemental documents.

Responses to this survey and supplemental documents should be submitted by **March 30, 2022** to [Terri.King@co.kings.ca.us](mailto:Terri.King@co.kings.ca.us). Questions regarding this survey may be directed to John Douglas at [John@JHDPanning.net](mailto:John@JHDPanning.net). *Thank you!*

**Jurisdiction Information**

<b>Jurisdiction:</b>	City of Avenal
<b>Preparer Name and</b>	Kao Nou Yang, Director of Community & Economic
<b>Email:</b>	<a href="mailto:kyang@cityofavenal.us">kyang@cityofavenal.us</a>
<b>Phone:</b>	(559) 388-5776

**Data Sources**

- 1 Does your jurisdiction have an Analysis of Impediments to Fair Housing Choice or an Assessment of Fair Housing due to U.S. Department of Housing and Urban Development (HUD) requirements?  
YES  NO

If yes, please provide website link here: \_\_\_\_\_

<sup>1</sup> Per Government Code 65584(e), affirmatively furthering fair housing is defined as "taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. Specifically, affirmatively furthering fair housing means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws."



2. When did your jurisdiction last update the General Plan?

Date:	Adopted 03-22-2018
Website link:	<a href="https://www.cityofavenal.com/370/General-Plan">https://www.cityofavenal.com/370/General-Plan</a>

3. Does your General Plan have an environmental justice/social equity chapter or integrate environmental justice/social equity, per SB 1000?

YES  NO  IN PROCESS

If you answered yes or in process above, how does your General Plan integrate or plan to integrate environmental justice? Select one below.

- An environmental justice chapter or element
- Throughout the General Plan
- Both

**Fair Housing Issues**

4. Describe demographic trends and segregated housing patterns in your jurisdiction over the past 10 years. Do any groups experience disproportionate housing needs? If additional space is needed, please attach a supplemental document.

Within the City, the majority demographic is approximately 87% Hispanic or Latino. There is no demographic trends or segregation housing patterns presented.

If supplemental document provided, is it attached? YES  NO

5. In the last 10 years, to what extent have the following factors impacted your jurisdiction in contributing to segregated housing patterns or racially- or ethnically-concentrated areas of poverty?

Factor	Description of Impact
a. Land use and zoning laws, such as minimum lot sizes, limits on multi-unit properties, height limits, or minimum occupancy restrictions	N/A
b. Patterns of community opposition	N/A
c. Economic pressures, such as increased rents or land and development costs	Most homes are rentals or rehabbed homes from renters
d. Major private investments	N/A





e. Municipal or State services and amenities	N/A
f. Foreclosure patterns	N/A
g. Other	

6. In the last 10 years, to what extent have the following acted as determinants for fair housing and compliance issues in your jurisdiction?

Determinant	Description of Extent of Determinant
a. Unresolved violations of fair housing or civil rights laws	
b. Patterns of community opposition	
c. Support or opposition from public officials	
d. Discrimination in the housing market	N/A
e. Lack of fair housing education	The City of Avenal is a low income and disadvantaged community. Most residents are not homeowners due to some housing and income discrepancies. Some make just about enough to miss the threshold of First-Time home buyers or does not make enough to even apply for the Program
f. Lack of resources for fair housing agencies and organizations	Most residents are not understanding all the information needed or given for housing. So they need help understanding what applies.

**Fair Housing Strategies and Actions**

7. What are your public outreach strategies to reach disadvantaged communities?  
*Select all that apply*

- Partnership with advocacy/non-profit organizations



- Partnership with schools
- Partnership with health institutions
- Variety of venues to hold community meetings
- Door-to-door interaction
- Increased mobile phone app engagement
- Other: \_\_\_\_\_

8. What steps has your jurisdiction undertaken to overcome historical patterns of segregation or remove barriers to equal housing opportunity?

The city has a very low-income population and that put them more at a disadvantage on the residents than housing needs. There is little economic growth here for job opportunities and sustainability, so it is hard to save and purchase a home. Even though there is assistance programs and homes available

If supplemental document provided, is it attached? YES  NO

9. What steps has your jurisdiction undertaken to avoid, minimize, or mitigate the displacement of lower-income households?

The City has partnered with Self-Help enterprises for many years to provide First time home buyers loans and grants as well as rehabilitation loans for housing rehab. The community needs to be able to understand the community program and process more and what is required and why things are required. As much information as the city has provided the residences. One of the main things comes to cost, loans and eligibility

If supplemental document provided, is it attached? YES  NO



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Association of Governments

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Member Agencies: Cities of Avenal, Corcoran, Hanford and Lemoore, County of Kings

### Affirmatively Furthering Fair Housing (AFFH) Survey

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In addition, for any questions or sections needing additional space or if you are providing supplemental document, please make sure to check the box that you have attached any supplemental documents.

Responses to this survey and supplemental documents should be submitted by **March 30, 2022** to [Terri.King@co.kings.ca.us](mailto:Terri.King@co.kings.ca.us). Questions regarding this survey may be directed to John Douglas at [John@JHDPlanning.net](mailto:John@JHDPlanning.net). *Thank you!*

#### Jurisdiction Information

Jurisdiction:	City of Avenal
Preparer Name and	Kao Nou Yang, Director of Community & Economic
Email:	<a href="mailto:kyang@cityofavenal.us">kyang@cityofavenal.us</a>
Phone:	(559) 386-5776

#### Data Sources

- Does your jurisdiction have an Analysis of Impediments to Fair Housing Choice or an Assessment of Fair Housing due to U.S. Department of Housing and Urban Development (HUD) requirements?  
YES  NO

If yes, please provide website link here: \_\_\_\_\_

<sup>1</sup> Per Government Code 85534(e), affirmatively furthering fair housing is defined as "taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. Specifically, affirmatively furthering fair housing means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns; transforming racially and ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws."



2. When did your jurisdiction last update the General Plan?

Date:	Adopted 03-22-2018
Website link:	<a href="https://www.cityofavenal.com/370/General-Plan">https://www.cityofavenal.com/370/General-Plan</a>

3. Does your General Plan have an environmental justice/social equity chapter or integrate environmental justice/social equity, per SB 1000?

YES  NO  IN PROCESS

If you answered yes or in process above, how does your General Plan integrate or plan to integrate environmental justice? *Select one below.*

- An environmental justice chapter or element.
- Throughout the General Plan
- Both

**Fair Housing Issues**

4. Describe demographic trends and segregated housing patterns in your jurisdiction over the past 10 years. Do any groups experience disproportionate housing needs? *If additional space is needed, please attach a supplemental document.*

Within the City, the majority demographic is approximately 87% Hispanic or Latino. There is no demographic trends or segregation housing patterns presented.

If supplemental document provided, is it attached? YES  NO

5. In the last 10 years, to what extent have the following factors impacted your jurisdiction in contributing to segregated housing patterns or racially- or ethnically-concentrated areas of poverty?

Factor	Description of Impact
a. Land use and zoning laws, such as minimum lot sizes, limits on multi-unit properties, height limits, or minimum occupancy restrictions	N/A
b. Patterns of community opposition	N/A
c. Economic pressures, such as increased rents or land and development costs	Most homes are rentals or rehabbed homes from renters.
d. Major private investments	N/A



e. Municipal or State services and amenities	N/A
f. Foreclosure patterns	N/A
g. Other	

6. In the last 10 years, to what extent have the following acted as determinants for fair housing and compliance issues in your jurisdiction?

Determinant	Description of Extent of Determinant
a. Unresolved violations of fair housing or civil rights laws	
b. Patterns of community opposition	
c. Support or opposition from public officials	
d. Discrimination in the housing market	N/A
e. Lack of fair housing education	The City of Avenal is a low income and disadvantaged community. Most residents are not homeowners due to some housing and income discrepancies. Some make just about enough to miss the threshold of First-Time home buyers or does not make enough to even apply for the Program
f. Lack of resources for fair housing agencies and organizations	Most residents are not understanding all the information needed or given for housing. So they need help understanding what applies.

**Fair Housing Strategies and Actions**

7. What are your public outreach strategies to reach disadvantaged communities?  
Select all that apply.

- Partnership with advocacy/non-profit organizations



- Partnership with schools
- Partnership with health institutions
- Variety of venues to hold community meetings
- Door-to-door interaction
- Increased mobile phone app engagement
- Other: \_\_\_\_\_

8. What steps has your jurisdiction undertaken to overcome historical patterns of segregation or remove barriers to equal housing opportunity?

The city has a very low-income population and that put them more at a disadvantage on the residents than housing needs. There is little economic growth here for job opportunities and sustainability, so it is hard to save and purchase a home. Even though there is assistance programs and homes available.

If supplemental document provided, is it attached? YES  NO

9. What steps has your jurisdiction undertaken to avoid, minimize, or mitigate the displacement of lower-income households?

The City has partnered with Self-Help enterprises for many years to provide first-time home buyers loans and grants as well as rehabilitation loans for housing rehab. The community needs to be able to understand the community program and process more and what is required and why things are required. As much information as the city has provided the residences. One of the main things comes to cost, loans and eligibility.

If supplemental document provided, is it attached? YES  NO



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Member Agencies, Cities of Avenal, Corcoran, Hanford and Lemoore, County of Kings

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Responses to this survey and supplemental documents should be submitted by **March 30, 2022**, to [Teri.King@co.kings.ca.us](mailto:Teri.King@co.kings.ca.us). Questions regarding this survey may be directed to John Douglas at [John@JHDPlanning.net](mailto:John@JHDPlanning.net). *Thank you!*

#### Jurisdiction Information

Jurisdiction:	City of Corcoran
Preparer Name and	Kevin J. Tromborg, Com/Dev Director
Email:	Kevin.tromborg@cityofcorcoran.com
Phone:	(559) 992-2151 ext. 2110

#### Data Sources

- 1 Does your jurisdiction have an Analysis of Impediments to Fair Housing Choice or an Assessment of Fair Housing due to U.S. Department of Housing and Urban Development (HUD) requirements?  
 YES  NO

If yes, please provide website link here \_\_\_\_\_

<sup>1</sup> Per Government Code 65584(e), affirmatively furthering fair housing is defined as "taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. Specifically, affirmatively furthering fair housing means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws."



2. When did your jurisdiction last update the General Plan?

Date:	March 19, 2007
Website link:	Cityofcorcoran.com

3. Does your General Plan have an environmental justice/social equity chapter or integrate environmental justice/social equity, per SB 1000?

YES  NO  IN PROCESS

If you answered yes or in process above, how does your General Plan integrate or plan to integrate environmental justice? *Select one below.*

- An environmental justice chapter or element.
- Throughout the General Plan
- Both

**Fair Housing Issues**

4. Describe demographic trends and segregated housing patterns in your jurisdiction over the past 10 years. Do any groups experience disproportionate housing needs? *If additional space is needed, please attach a supplemental document.*

Corcoran is a disadvantaged community. The bulk of our housing sub-division and Multifamily projects in the past 20 years have been low income. The new housing and Multi family housing have not been segregated by income or cultural demographics.

If supplemental document provided, is it attached? YES  NO

5. In the last 10 years, to what extent have the following factors impacted your jurisdiction in contributing to segregated housing patterns or racially- or ethnically concentrated areas of poverty?

Factor	Description of Impact
a. Land use and zoning laws, such as minimum lot sizes, limits on multi-unit properties, height limits, or minimum occupancy restrictions	Our Land Use and zoning regulations to not impact these issues.





b. Patterns of community opposition	N/A
c. Economic pressures, such as increased rents or land and development costs	This is a concern considering our disadvantaged community
d. Major private investments	N/A
e. Municipal or State services and amenities	Because Corcoran is 16 miles from another City, this has been an issue
f. Foreclosure patterns	No apparent impact
g. Other	

6. In the last 10 years, to what extent have the following acted as determinants for fair housing and compliance issues in your jurisdiction?

Determinant	Description of Extent of Determinant
a. Unresolved violations of fair housing or civil rights laws	No apparent impact
b. Patterns of community opposition	N/A
c. Support or opposition from public officials	This has not been an issue.
d. Discrimination in the housing market	N/A
e. Lack of fair housing education	This could have an impact
f. Lack of resources for fair housing agencies and organizations	



**Fair Housing Strategies and Actions**

7. What are your public outreach strategies to reach disadvantaged communities?  
*Select all that apply.*

- Partnership with advocacy/non-profit organizations
- Partnership with schools
- Partnership with health institutions
- Variety of venues to hold community meetings
- Door-to-door interaction
- Increased mobile phone app-engagement
- Other: \_\_\_\_\_

8. What steps has your jurisdiction undertaken to overcome historical patterns of segregation or remove barriers to equal housing opportunity?

We are not aware of any issues regarding segregation and Fair Housing however, the steps the City of Corcoran takes are our General Plan, our zoning code, the California Health and Safety Code, Title 24 Building Codes of regulation and the City of Corcoran's Mission Statement

If supplemental document provided, is it attached? YES  NO

9. What steps has your jurisdiction undertaken to avoid, minimize, or mitigate the displacement of lower-income households?

We have not taken specific steps, however we follow state and federal regulations regarding these issues.

If supplemental document provided, is it attached? YES  NO



Kings County  
Association of Governments

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www.kingscog.org

Member Agencies: Cities of Avenal, Corcoran, Hanford and Lemoore, County of Kings

**Affirmatively Furthering Fair Housing (AFFH) Survey**

KCAG is required to consider information related to affirmatively further fair housing<sup>1</sup> (AFFH) as part of the development of the Regional Housing Needs Assessment (RHNA) Plan. Information related to AFFH may be obtained from local analysis for housing choice, housing elements, and other sources.

**INSTRUCTIONS:** This survey has four sections: 1) Jurisdiction information; 2) Data Sources; 3) Fair Housing Issues; and, 4) Fair Housing Strategies and Actions. Using your jurisdiction's Analysis of Impediments to Fair Housing Choice, Assessment of Fair Housing, and/or local housing element, please answer the questions below about local issues, strategies and actions regarding AFFH.

In addition, for any questions or sections needing additional space or if you are providing supplemental document, please make sure to check the box that you have attached any supplemental documents.

Responses to this survey and supplemental documents should be submitted by **March 30, 2022** to [Terri.King@co.kings.ca.us](mailto:Terri.King@co.kings.ca.us). Questions regarding this survey may be directed to John Douglas at [John@JHDPlanning.net](mailto:John@JHDPlanning.net). Thank you!

Jurisdiction Information

Jurisdiction:	City of Hanford
Preparer Name and	Brandon Urrea
Email:	stermu@cityofhanford.ca.gov
Phone:	559-585-4764

Data Sources

- Does your jurisdiction have an Analysis of Impediments to Fair Housing Choice or an Assessment of Fair Housing due to U.S. Department of Housing and Urban Development (HUD) requirements?  
YES  NO

If yes, please provide website link here: attached.

<sup>1</sup> Per Government Code 65584(a), affirmatively furthering fair housing is defined as "taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. Specifically, affirmatively furthering fair housing means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws."

2. When did your jurisdiction last update the General Plan?

Date:	April 24, 2017
Website link:	Cityofhanford.ca.com/departments/community-development/planning

3. Does your General Plan have an environmental justice/social equity chapter or integrate environmental justice/social equity, per SB 1000?

- division / general plan

YES  NO  IN PROCESS

If you answered yes or in process above, how does your General Plan integrate or plan to integrate environmental justice? Select one below.

- An environmental justice chapter or element (in the health safety & risk element)
- Throughout the General Plan
- Both

**Fair Housing Issues**

4. Describe demographic trends and segregated housing patterns in your jurisdiction over the past 10 years. Do any groups experience disproportionate housing needs? If additional space is needed, please attach a supplemental document.

The city recently contracted with CSET to offer fair housing education to; a) the community b) landlord training  
 • provide training to City staff/elected regarding fair housing issues  
 • reasonable accommodation resources AFFH & current events  
 • provide inc-to-inc education seminars for Hanford residents monthly

If supplemental document provided, is it attached? YES  NO

5. In the last 10 years, to what extent have the following factors impacted your jurisdiction in contributing to segregated housing patterns or racially- or ethnically-concentrated areas of poverty?

Factor	Description of Impact
a. Land use and zoning laws, such as minimum lot sizes, limits on multi-unit properties, height limits, or minimum occupancy restrictions	



Fair Housing Strategies and Actions

7. What are your public outreach strategies to reach disadvantaged communities?  
Select all that apply.

- Partnership with advocacy/non-profit organizations
- Partnership with schools
- Partnership with health institutions
- Variety of venues to hold community meetings
- Door-to-door interaction
- Increased mobile phone app engagement
- Other: \_\_\_\_\_

8. What steps has your jurisdiction undertaken to overcome historical patterns of segregation or remove barriers to equal housing opportunity?

If supplemental document provided, is it attached? YES  NO

9. What steps has your jurisdiction undertaken to avoid, minimize, or mitigate the displacement of lower-income households?

The city offers a down payment assistance program and housing rehab program.  
• offered rental assistance during COVID.

If supplemental document provided, is it attached? YES  NO



b. Patterns of community opposition	
c. Economic pressures, such as increased rents or land and development costs	
d. Major private investments	
e. Municipal or State services and amenities	
f. Foreclosure patterns	N/A
g. Other	

6. In the last 10 years, to what extent have the following acted as determinants for fair housing and compliance issues in your jurisdiction?

Determinant	Description of Extent of Determinant
a. Unresolved violations of fair housing or civil rights laws	
b. Patterns of community opposition	
c. Support or opposition from public officials	
d. Discrimination in the housing market	
e. Lack of fair housing education	lack of agencies to offer services
f. Lack of resources for fair housing agencies and organizations	lack of housing resources to offer fair housing education



## Section 6

# CONCLUSIONS, IMPEDIMENTS AND ACTIONS

---

The earlier sections of this AI identify common problems and potential barriers to fair housing in the City of Hanford. This section builds on the previous analysis, summarizes conclusions and outlines the City's commitment to actions for addressing the impediments to fair housing. Certain households and individuals may be more susceptible to discrimination due to special circumstances, needs or personal attributes.

### Conclusions and Impediments

The following is a list of key conclusions and potential impediments that may exist in the City of Hanford.

#### Housing Affordability

##### Cost Burden

HUD defines a housing cost burden as greater than 30% of a household's income being spent on housing. The cost of housing and overall affordability is by far the most common housing problem, with greater than 12,190 of all households in Hanford experiencing a cost burden greater than 30% , and 12,620 with a cost burden greater than 50%. High housing costs can cause households to spend a disproportionate percentage of their income on housing. This may result in repayment problems, deferred maintenance or overcrowding.



- Lived here my whole life, I know many locals, Housing Discrimination has never been an issue in Hanford.
  - Property pros had a two-bedroom apartment for rent and they said it was still available and when they learned I had a 2 month old baby they said they couldn't rent it to me
7. What can be done to prevent housing discrimination in Hanford?
- I don't know
  - Not funding this city project, it's near guaranteed to be mismanaged by local government and not used for its intended purpose. Hanford is actively decentralizing and promoting a (sub)urban sprawl while ranking #1 on Bloomberg's "Brain Drain" list in the entire United States, meaning that there's less work/opportunity for education/educated residents. A very bad ranking for a small town. Being a part of Hanford's teenage/youth population, the city needs to focus instead on developing the city center by taking away restrictive zoning laws, promoting small businesses (economic opportunity for all residents) and a mixed-use residential/commercial downtown. Sadly, I see no future growth/opportunity here in my hometown and will move away as soon as I graduate to a university. After following the politics for years, the city government favors large box-stores and food chains, causing many small-businesses to shut down. The growing lack of business, tech, or other unique local opportunities affects all residents of all races/gender/sexuality and will only further economically divide these groups. I love my hometown. Focusing on issues like "Housing Discrimination" distracts from the real underlying issues (that also contribute to any displacement) caused by local government.





Cost burden by Race / Ethnicity

When comparing cost burden by race/ethnicity, 21% of all Hispanic households experienced severe housing cost burden (more than 50% paid for housing), which is the highest amongst other racial/ethnic groups in the City. Hispanics also have the highest rate of cost burden (21%) in the Region (Hanford-Corcoran, CA).

A disproportionately greater need exists when the members of racial or ethnic group at a given income level experience a housing cost burden at a greater rate (10 percentage points or more) than the income level as a whole.

When comparing the jurisdiction as a whole, 17% of Hanford's population paid 30-50% of their income on housing, and 15% of the population paid more than 50%. However, there were no racial or ethnic group that experienced a disproportionately greater housing cost burden. Hispanics had the highest percentage of its population paying more than 30% (8 percent) and more than 50% (7 percent) of their income on housing costs. Whites had the second highest percentage of households with a cost burden, at 7% paying more than 30 percent and 8% paying more than 6 percentage of their income on housing.

Fair Housing Survey

- 58 percent of respondents believed they or someone they knew encountered discrimination through "refusing, discouraging, or charging more to rent an apartment or buy a home." This was followed by 18.8 percent of respondents who believed that they or someone they knew encountered housing discrimination through "steering a person to another apartment, complex or neighborhood."
- 33.3 percent of respondents believe they are not well informed on housing discrimination issues.
- 56.4 percent of Hanford respondents would report it if they encountered housing discrimination. Only 7.7 percent of respondents said they would ignore it if they encountered housing discrimination.
- 35.6 percent, do not know who to report housing discrimination to. This was followed by 34.2 percent of respondents who would report it to the City of Hanford, while 30.1 percent would report it to the Housing Authority.



### Actions

The proposed actions to address the impediments to fair housing choice are organized by type.

#### Reduce Housing Cost Burden

**Action 1.1** The City will continue to explore the development and rehabilitation of affordable housing opportunities with its local non-profit and for-profit developers, as well as employers. Local partners include, but are not limited to the following:

- Housing Authority of Kings County
- California Department of Housing and Community Development

**Action 1.2** The City of Hanford will continue to research and apply for private and public funding to support affordable homeownership programs.

**Action 1.3:** The City of Hanford will continue to adapt the homebuyer program to match current market conditions thus assuring the most efficient use of available funding.

**Action 1.4** The City of Hanford will continue to fund its Emergency Repair Program which is designed to provide financial assistance for those emergency repairs that pose an immediate threat to ones health and safety.

*Time Frame: Ongoing*

#### Promoting fair housing education and enforcement

**Action 2.1 :** The City of Hanford will continue to support efforts to educate tenants, and owners and agents of rental properties regarding their fair housing rights and responsibilities.

**Action 2.2:** The City of Hanford will continue to support local advocate agencies and community stakeholders in efforts to disseminate fair housing information to people within the community.



City of Hanford

Analysis of Impediments to Fair Housing Choice

Time Frame: *Ongoing*

\_\_\_\_\_, hereby certify that this Analysis of Impediments to Fair Housing Choice for the City of Hanford represents the City's conclusions about impediments to fair housing choice, as well as actions necessary to address any identified impediments.

City Administrator \_\_\_\_\_  
City of Hanford

Date \_\_\_\_\_



**Jurisdiction Information**

Jurisdiction:	Kings County
Preparer Name and	Chuck Kinney
Email:	Chuck.kinney@co.kings.ca.us
Phone:	559-852-2674

**Data Sources**

1. Does your jurisdiction have an Analysis of Impediments to Fair Housing Choice or an Assessment of Fair Housing due to U.S. Department of Housing and Urban Development (HUD) requirements?  
YES  NO

If yes, please provide website link here: \_\_\_\_\_

2. When did your jurisdiction last update the General Plan?

Date:	December 8, 2020
Website link:	<a href="https://www.countyofkings.com/departments/community-">https://www.countyofkings.com/departments/community-</a>

3. Does your General Plan have an environmental justice/social equity chapter or integrate environmental justice/social equity, per SB 1000?  
YES  NO  IN PROCESS

If you answered yes or in process above, how does your General Plan integrate or plan to integrate environmental justice? *Select one below.*

- An environmental justice chapter or element
- Throughout the General Plan
- Both

**Fair Housing Issues**

4. Describe demographic trends and segregated housing patterns in your jurisdiction over the past 10 years. Do any groups experience disproportionate housing needs? *If additional space is needed, please attach a supplemental document.*

In the past 10 years housing has continued to develop mostly within the unincorporated community of Armona. Armona is the only area of Kings County that has had a residential subdivision building homes. Kings County has not received any complaints or reports showing any discrimination due to race, color, national origin, religion, sex, familial status nor disability.



If supplemental document provided, is it attached? YES  NO

5. In the last 10 years, to what extent have the following factors impacted your jurisdiction in contributing to segregated housing patterns or racially- or ethnically- concentrated areas of poverty?

Factor	Description of Impact
a. Land use and zoning laws, such as minimum lot sizes, limits on multi-unit properties, height limits, or minimum occupancy restrictions	No issues of segregated housing patterns or racially or ethnically concentrated areas of poverty have been reported within the last 10 years.
b. Patterns of community opposition	No issues of segregated housing patterns or racially or ethnically concentrated areas of poverty have been reported within the last 10 years.
c. Economic pressures, such as increased rents or land and development costs	No issues of segregated housing patterns or racially or ethnically concentrated areas of poverty have been reported within the last 10 years.
d. Major private investments	No issues of segregated housing patterns or racially or ethnically concentrated areas of poverty have been reported within the last 10 years.
e. Municipal or State services and amenities	No issues of segregated housing patterns or racially or ethnically concentrated areas of poverty have been reported within the last 10 years.
f. Foreclosure patterns	No issues of segregated housing patterns or racially or ethnically concentrated areas of poverty have been reported within the last 10 years.
g. Other	No issues of segregated housing patterns or racially or ethnically concentrated areas of poverty have been reported within the last 10 years.

6. In the last 10 years, to what extent have the following acted as determinants for fair housing and compliance issues in your jurisdiction?

Determinant	Description of Extent of Determinant
-------------	--------------------------------------



a. Unresolved violations of fair housing or civil rights laws	No issues of been reported within the last 10 years.
b. Patterns of community opposition	No issues of been reported within the last 10 years.
c. Support or opposition from public officials	No issues of been reported within the last 10 years.
d. Discrimination in the housing market	No issues of been reported within the last 10 years.
e. Lack of fair housing education	No issues of been reported within the last 10 years.
f. Lack of resources for fair housing agencies and organizations	No issues of been reported within the last 10 years.



**Fair Housing Strategies and Actions**

7. What are your public outreach strategies to reach disadvantaged communities?  
Select all that apply.

- Partnership with advocacy/non-profit organizations
- Partnership with schools
- Partnership with health institutions
- Variety of venues to hold community meetings
- Door-to-door interaction
- Increased mobile phone app engagement
- Other: \_\_\_\_\_

8. What steps has your jurisdiction undertaken to overcome historical patterns of segregation or remove barriers to equal housing opportunity?

Broad community outreach to obtain input from all when creating new land use laws has worked well to ensure that everyone is included in planning for equal housing opportunity in Kings County.

If supplemental document provided, is it attached? YES  NO

9. What steps has your jurisdiction undertaken to avoid, minimize, or mitigate the displacement of lower-income households?

Broad community outreach to obtain input from all when creating new land use laws has worked well to ensure that everyone is included in planning for equal housing opportunity in Kings County which does not displace individuals

If supplemental document provided, is it attached? YES  NO



Kings County  
Association of Governments

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Member Agencies: Cities of Avana, Corcoran, Hanford and Lemoore, County of Kings

### Affirmatively Furthering Fair Housing (AFFH) Survey

KCAG is required to consider information related to affirmatively further fair housing (AFFH) as part of the development of the Regional Housing Needs Assessment (RHNA) Plan. Information related to AFFH may be obtained from local analysis for housing choice, housing elements, and other sources.

**INSTRUCTIONS:** This survey has four sections: 1) Jurisdiction information; 2) Data Sources; 3) Fair Housing Issues; and, 4) Fair Housing Strategies and Actions. Using your jurisdiction's Analysis of Impediments to Fair Housing Choice, Assessment of Fair Housing, and/or local housing element, please answer the questions below about local issues, strategies and actions regarding AFFH.

In addition, for any questions or sections needing additional space or if you are providing supplemental document, please make sure to check the box that you have attached any supplemental documents

Responses to this survey and supplemental documents should be submitted by **March 30, 2022** to [Terri.King@co.kings.ca.us](mailto:Terri.King@co.kings.ca.us). Questions regarding this survey may be directed to John Douglas at [John@JHDPPlanning.net](mailto:John@JHDPPlanning.net). *Thank you!*

#### Jurisdiction Information

Jurisdiction:	City of Lemoore
Preparer Name and	Kristie Baley
Email:	kbaley@lemoore.com
Phone:	(559) 924-6744, ext. 740

#### Data Sources

- Does your jurisdiction have an Analysis of Impediments to Fair Housing Choice or an Assessment of Fair Housing due to U.S. Department of Housing and Urban Development (HUD) requirements?  
YES  NO

If yes, please provide website link here: \_\_\_\_\_

\* Per Government Code 65584(a), affirmatively furthering fair housing is defined as "taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. Specifically, affirmatively furthering fair housing means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws."





2. When did your jurisdiction last update the General Plan?

Date:	May 8, 2008
Website link:	<a href="https://lemoore.com/communitydevelopment/general-plan/">https://lemoore.com/communitydevelopment/general-plan/</a>

3. Does your General Plan have an environmental justice/social equity chapter or integrate environmental justice/social equity, per SB 1000?

YES  NO  IN PROCESS

If you answered yes or in process above, how does your General Plan integrate or plan to integrate environmental justice? *Select one below.*

- An environmental justice chapter or element
- Throughout the General Plan
- Both

**Fair Housing Issues**

4. Describe demographic trends and segregated housing patterns in your jurisdiction over the past 10 years. Do any groups experience disproportionate housing needs? *If additional space is needed, please attach a supplemental document.*

No specific data

If supplemental document provided, is it attached? YES  NO

5. In the last 10 years, to what extent have the following factors impacted your jurisdiction in contributing to segregated housing patterns or racially- or ethnically-concentrated areas of poverty?

Factor	Description of Impact
a. Land use and zoning laws, such as minimum lot sizes, limits on multi-unit properties, height limits, or minimum occupancy restrictions	No housing projects denied or reduced in size due to zoning laws.



b. Patterns of community opposition	No
c. Economic pressures, such as increased rents or land and development costs	No specific data
d. Major private investments	Most housing is privately funded.
e. Municipal or State services and amenities	No
f. Foreclosure patterns	Not that we are aware of.
g. Other	

6. In the last 10 years, to what extent have the following acted as determinants for fair housing and compliance issues in your jurisdiction?

Determinant	Description of Extent of Determinant
a. Unresolved violations of fair housing or civil rights laws	None that we are aware of.
b. Patterns of community opposition	None
c. Support or opposition from public officials	None
d. Discrimination in the housing market	None that we are aware of.
e. Lack of fair housing education	No
f. Lack of resources for fair housing agencies and organizations	No



**Fair Housing Strategies and Actions**

7. What are your public outreach strategies to reach disadvantaged communities?  
*Select all that apply.*

- Partnership with advocacy/non-profit organizations
- Partnership with schools
- Partnership with health institutions
- Variety of venues to hold community meetings
- Door-to-door interaction
- Increased mobile phone app engagement
- Other: Self Help Enterprises and Kings County Housing Authority

8. What steps has your jurisdiction undertaken to overcome historical patterns of segregation or remove barriers to equal housing opportunity?

A mixture of housing with different income levels in neighborhoods

If supplemental document provided, is it attached? YES  NO

9. What steps has your jurisdiction undertaken to avoid, minimize, or mitigate the displacement of lower-income households?

No lower-income housing projects denied due to zoning laws  
 28 unit senior affordable apartment complex approved in 2018 and certificate of occupancy issued in 2021  
 Notice of Availability/Offer to Sell Surplus Property for affordable housing project (Gov Code Section 54222) published with HCD in January of 2022

If supplemental document provided, is it attached? YES  NO



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**APPENDIX I**  
**PUBLIC NOTICES**



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**Kings County  
Association of Governments**

Member Agencies: Cities of Avenal, Corcoran, Hanford and Lemoore, County of Kings

339 W. D Street, Suite B  
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[www.kingscog.org](http://www.kingscog.org)

**NOTICE OF PUBLIC HEARING**

**KINGS COUNTY ASSOCIATION OF GOVERNMENTS  
COMMISSION**

**REGIONAL HOUSING NEEDS ALLOCATION METHODOLOGY**

**NOTICE IS HEREBY GIVEN** that the Kings County Association of Governments (KCAG) Commission will hold a public hearing to receive comments regarding the preliminary methodology for the Regional Housing Needs Allocation (RHNA) within Kings County for the 2023-2032 period.

Pursuant to California Government Code Sec. 65584 et seq. the RHNA Plan must identify the number of additional housing units needed in the cities of Avenal, Corcoran, Hanford and Lemoore and the unincorporated portions of Kings County to accommodate projected population growth while also eliminating problems such as overcrowding and overpayment for existing and projected households. After completion of the RHNA Plan, the County of Kings and the four cities must prepare updated Housing Elements demonstrating how the jurisdiction's land use plans, development regulations and programs will accommodate its RHNA allocation for additional housing during the planning period.

On January 11, 2022 the California Department of Housing and Community Development issued its determination that a minimum of 9,429 additional housing units are needed in the Kings County region during the period June 30, 2023 through January 31, 2032. KCAG is required to prepare a methodology for allocating this regional housing need among the region's five jurisdictions consistent with objectives and procedures set forth in State law.

KCAG has prepared a Preliminary Draft RHNA Methodology, which is available for review at the KCAG office located at 339 W. D Street, Suite B, Lemoore, CA and on KCAG's website at: <https://www.kingscog.org/housing>

The public hearing will be held on Wednesday, July 27, 2022 at 3:00 p.m. at the City of Hanford, City Council Chambers located in the Civic Auditorium located at 400 N. Douty Street, Hanford. Members of the public who wish to participate in this meeting can do so in one of the following three ways: (1) by attending the meeting in person, (2) by submitting written comments on any matter within the KCAG Commission's subject matter jurisdiction, regardless of whether it is on the agenda for KCAG Commission consideration or action and those written comments will be entered into the administrative record of the meeting, or (3) remotely via Zoom

Members of the public who wish to participate in the meeting electronically can do so via Zoom Call in number 1-669-900-6833, Meeting ID 599-973-9795 and Participant Code 93245, noted on the meeting agenda. To submit written comments by U.S. Mail or email for inclusion in the meeting record, they must be received by the KCAG Office no later than 1:00 p.m. on the afternoon of the noticed meeting. To submit written comments by email, please forward them to [Terri.King@co.kings.ca.us](mailto:Terri.King@co.kings.ca.us). To submit such comments by U.S. Mail, please forward them to Terri King, Executive Director KCAG, 339 W. D Street, Suite B, Lemoore, CA 93245.

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KINGS COUNTY ASSOC OF GOVERNMENTS-LEGALS  
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USA

ORDER NUMBER 90111

Publication- The Hanford Sentinel

State of California

County of Kings

I am a citizen of the United States and a resident of the county foresaid. I am over the age of eighteen years, and not a part to or interested in the above entitled matter, I am the principal clerk of The Hanford Sentinel, a newspaper of general circulation, printed and published daily in the city of Hanford, County of Kings, and which newspaper has been adjudged a newspaper of general circulation by the superior court of the County of Kings, State of California, under the date of October 23, 1951, case number 11623.

That I know from my own personal knowledge the notice, of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspapers and not in any supplement thereof on the following dates, to wit:

Section: Legals  
Category: 201 Public Notices  
PUBLISHED ON: 07/16/2022

TOTAL AD COST                      221.82  
FILED ON                                07/16/2022

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Dated at Kings County, California

This Day 16<sup>th</sup> of July 2022

Signature [Signature]





Ad text : AD# 90111

NOTICE OF PUBLIC HEARING  
KINGS COUNTY ASSOCIATION OF GOVERNMENTS  
COMMISSION  
REGIONAL HOUSING NEEDS ALLOCATION METHODOLOGY

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Pursuant to California Government Code Sec. 65584 et seq. the RHNA Plan must identify the number of additional housing units needed in the cities of Avenal, Corcoran, Hanford and Lemoore and the unincorporated portions of Kings County to accommodate projected population growth while also eliminating problems such as overcrowding and overpayment for existing and projected households. After completion of the RHNA Plan, the County of Kings and the four cities must prepare updated Housing Elements demonstrating how the jurisdictions land use plans, development regulations and programs will accommodate its RHNA allocation for additional housing during the planning period.

On January 11, 2022 the California Department of Housing and Community Development issued its determination that a minimum of 9,429 additional housing units are needed in the Kings County region during the period June 30, 2023 through January 31, 2032. KCAG is required to prepare a methodology for allocating this regional housing need among the region's five jurisdictions consistent with objectives and procedures set forth in State law. KCAG has prepared a Preliminary Draft RHNA Methodology, which is available for review at the KCAG office located at 339 W. D Street, Suite B, Lemoore, CA and on KCAG's website at: <https://www.kingscog.org/housing>. The public hearing will be held on Wednesday, July 27, 2022 at 3:00 p.m. at the City of Hanford, City Council Chambers located in the Civic Auditorium located at 400 N. Douty Street, Hanford.

Members of the public who wish to participate in this meeting can do so in one of the following three ways: (1) by attending the meeting in person, (2) by submitting written comments on any matter within the KCAG Commission's subject matter jurisdiction, regardless of whether it is on the agenda for KCAG Commission consideration or action and those written comments will be entered into the administrative record of the meeting, or (3) remotely via Zoom. Members of the public who wish to participate in the meeting electronically can do so via Zoom Call in number 1-669-900-6833, Meeting ID 599-973-9795 and Participant Code 93245, noted on the meeting agenda. To submit written comments by U.S. Mail or email for inclusion in the meeting record, they must be received by the KCAG Office no later than 1:00 p.m. on the afternoon of the noticed meeting. To submit written comments by email, please forward them to [Terri.King@co.kings.ca.us](mailto:Terri.King@co.kings.ca.us). To submit such comments by U.S. Mail, please forward them to Terri King, Executive Director, KCAG, 339 W. D Street, Suite B, Lemoore, CA 93245.

POST July 14, 2022 PUBLISH: July 16, 2022.



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Member Agencies: Cities of Avenal, Corcoran, Hanford and Lemoore, County of Kings

NOTICE OF PUBLIC HEARING

KINGS COUNTY ASSOCIATION OF GOVERNMENTS COMMISSION  
REGIONAL HOUSING NEEDS ALLOCATION METHODOLOGY

NOTICE IS HEREBY GIVEN that the Kings County Association of Governments (KCAG) Commission will hold a public hearing to receive public comments and consider final approval of methodology to be used in the Kings County Regional Housing Needs Allocation (RHNA) Plan for the 2023-2032 period.

Pursuant to California Government Code Sec. 65584 et seq, KCAG must prepare a RHNA Plan identifying the number of additional housing units needed during the 2023-2032 period in the cities of Avenal, Corcoran, Hanford and Lemoore and the unincorporated portions of Kings County.

On January 11, 2022 the California Department of Housing and Community Development (HCD) issued its determination that a minimum of 9,429 additional housing units are needed in the Kings County region during the period June 30, 2023 through January 31, 2032. KCAG is required to prepare a methodology and adopt a plan for allocating this regional housing need among the region's jurisdictions consistent with objectives and procedures set forth in State law.

KCAG prepared a Draft RHNA Methodology, which was reviewed by the KCAG Commission at a public hearing on July 27, 2022 and submitted to HCD for review. On September 21, 2022 HCD issued a letter finding that the Draft KCAG RHNA Methodology furthers the statutory objectives described in Government Code 65584(d).

Pursuant to Government Code 65584.04(k) the KCAG Commission hereby provides notice of its intent to adopt the Final RHNA Methodology consistent with the Draft Methodology as reviewed by HCD. The proposed Final RHNA Methodology and related materials are available for review at the KCAG office located at 339 W. D Street, Suite B, Lemoore, CA and on KCAG's website at: <https://www.kingscoag.org/housing>

The KCAG Commission will conduct a public hearing to receive comments from any interested parties prior to taking action on this item. The public hearing will be held on Wednesday, October 26, 2022 at 3:00 p.m. at the Hanford City Council Chambers located in the Civic Auditorium at 400 N. Douty Street, Hanford, CA. Interested parties who wish to participate in this meeting can do so in one of the following three ways: (1) by attending the meeting in person, (2) by submitting written comments prior to the meeting, or (3) remotely via Zoom.

Parties who wish to participate in the meeting electronically can do so via Zoom Call in Number 1-669-900-6833, Meeting ID 599-973-9795 and Participant Code 93245, as noted on the meeting agenda. To submit written comments by U.S. Mail or email for inclusion in the meeting record, they must be received at the KCAG office no later than 1:00 p.m. on the afternoon of the noticed meeting. Written comments by email should be sent to [Terri.King@co.kings.ca.us](mailto:Terri.King@co.kings.ca.us). Comments by U.S. Mail should be sent to KCAG, 339 W. D Street, Suite B, Lemoore, CA 93245

KINGS COUNTY ASSOCIATION OF GOVERNMENTS

Terri King, Executive Director

POSTED: October 5, 2022 PUBLISHED ON: October 7, 2022

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\*\*\* Proof of Publication \*\*\*

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OCT 11 2022

KCAG

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KINGS COUNTY ASSOC. OF GOVERNMENTS-LEGALS  
339 W D ST STE B  
LEMOORE CA 93245  
USA

ORDER NUMBER 106742

Publication- The Hanford Sentinel

State of California

County of Kings

I am a citizen of the United States and a resident of the county foresaid; I am over the age of eighteen years, and not a part to or interested in the above entitled matter, I am the principal clerk of The Hanford Sentinel, a newspaper of general circulation, printed and published daily in the city of Hanford, County of Kings, and which newspaper has been adjudged a newspaper of general circulation by the superior court of the County of Kings, State of California, under the date of October 23, 1951, case number 11623.

That I know from my own personal knowledge the notice, of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspapers and not in any supplement thereof on the following dates, to wit:

Section: Legals  
Category: 201 Public Notices  
PUBLISHED ON: 10/07/2022

TOTAL AD COST: 200.65  
FILED ON: 10/07/2022

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Dated at Kings County, California

This Day 7th of OCTOBER 2022

Signature [Handwritten Signature]



Ad text : AD# 106742

NOTICE OF PUBLIC HEARING  
KINGS COUNTY ASSOCIATION OF GOVERNMENTS  
COMMISSION  
REGIONAL HOUSING NEEDS ALLOCATION METHODOLOGY

NOTICE IS HEREBY GIVEN that the Kings County Association of Governments (KCAG) Commission will hold a public hearing to receive public comments and consider final approval of methodology to be used in the Kings County Regional Housing Needs Allocation (RHNA) Plan for the 2023-2032 period. Pursuant to California Government Code Sec. 65584 et seq. KCAG must prepare a RHNA Plan identifying the number of additional housing units needed during the 2023-2032 period in the cities of Avenal, Corcoran, Hanford and Lemoore and the unincorporated portions of Kings County. On January 11, 2022 the California Department of Housing and Community Development (HCD) issued its determination that a minimum of 9,429 additional housing units are needed in the Kings County region during the period June 30, 2023 through January 31, 2032. KCAG is required to prepare a methodology and adopt a plan for allocating this regional housing need among the regions jurisdictions consistent with objectives and procedures set forth in State law. KCAG prepared a Draft RHNA Methodology, which was reviewed by the KCAG Commission at a public hearing on July 27, 2022 and submitted to HCD for review. On September 21, 2022 HCD issued a letter finding that the Draft KCAG RHNA Methodology furthers the statutory objectives described in Government Code 65584(d). Pursuant to Government Code 65584.04(k) the KCAG Commission hereby provides notice of its intent to adopt the Final RHNA Methodology consistent with the Draft Methodology as reviewed by HCD. The proposed Final RHNA Methodology and related materials are available for review on KCAG's website at: <https://www.kingscog.org/housing> The KCAG Commission will conduct a public hearing to receive comments from any interested parties prior to taking action on this item. The public hearing will be held on Wednesday, October 26, 2022 at 3:00 p.m. at the Hanford City Council Chambers located in the Civic Auditorium at 400 N. Douty Street, Hanford, CA. Interested parties who wish to participate in this meeting can do so in one of the following three ways: (1) by attending the meeting in person, (2) by submitting written comments prior to the meeting, or (3) remotely via Zoom. Parties who wish to participate in the meeting electronically can do so via Zoom Call in Number 1-669-900-5833, Meeting ID 599-973-9795 and Participant Code 93245, as noted on the meeting agenda. To submit written comments by U.S. Mail or email for inclusion in the meeting record, they must be received at the KCAG office no later than 1:00 p.m. on the afternoon of the noticed meeting. Written comments by email should be sent to [Terri.King@co.kings.ca.us](mailto:Terri.King@co.kings.ca.us). To submit such comments by U.S. Mail, please forward them to Terri King, Executive Director, KCAG, 339 W. D Street, Suite B, Lemoore, CA 93245.

POSTED: October 5, 2022 PUBLISHED ON: October 7, 2022



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Member Agencies: Cities of Avenal, Corcoran, Hanford and Lemoore, County of Kings

NOTICE OF PUBLIC HEARING

KINGS COUNTY ASSOCIATION OF GOVERNMENTS COMMISSION  
REGIONAL HOUSING NEEDS ALLOCATION PLAN

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Pursuant to Government Code 65584.05(g) the KCAG Commission hereby provides notice of intent to consider adoption of the Final RHNA Plan, which is available for review at the KCAG office located at 339 W. D Street, Suite B, Lemoore, CA and on KCAG's website at <https://www.kingscoag.org/housing>

The KCAG Commission will conduct a public hearing to receive comments from any interested parties prior to taking action on this item. The public hearing will be held on **Wednesday, January 25, 2023 at 3:00 p.m.** at the Hanford City Council Chambers located in the Civic Auditorium at 400 N. Douty Street, Hanford, CA. Interested parties who wish to participate in this meeting can do so in one of the following three ways: (1) by attending the meeting in person, (2) by submitting written comments prior to the meeting, or (3) remotely via Zoom. Parties who wish to participate in the meeting electronically can do so via Zoom Call in Number 1-669-900-6833, Meeting ID 599-973-9795 and Participant Code 93245, as noted on the meeting agenda. To submit written comments by U.S. Mail or email for inclusion in the meeting record, they must be received at the KCAG office no later than 1:00 p.m. on the afternoon of the noticed meeting. Written comments by email should be sent to [Terri.King@co.kings.ca.us](mailto:Terri.King@co.kings.ca.us). Comments by U.S. Mail should be sent to KCAG, 339 W. D Street, Suite B, Lemoore, CA 93245.

KINGS COUNTY ASSOCIATION OF GOVERNMENTS

Terri King, Executive Director

POSTED January 10, 2023 PUBLISHED ON January 12, 2023

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KINGS COUNTY ASSOC. OF GOVERNMENTS-LEGALS  
339 W D ST STE B  
LEMOORE CA 93245  
USA

ORDER NUMBER 145978

Publication- The Hanford Sentinel

State of California

County of Kings

I am a citizen of the United States and a resident of the county foresaid; I am over the age of eighteen years, and not a part to or interested in the above entitled matter, I am the principal clerk of The Hanford Sentinel, a newspaper of general circulation, printed and published daily in the city of Hanford, County of Kings, and which newspaper has been adjudged a newspaper of general circulation by the superior court of the County of Kings, State of California, under the date of October 23, 1951, case number 11623.

That I know from my own personal knowledge the notice, of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspapers and not in any supplement thereof on the following dates, to wit:

Section: Legals  
Category: 201 Public Notices  
PUBLISHED ON: 01/12/2023

TOTAL AD COST: 239.34  
FILED ON: 01/12/2023

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Dated at Kings County, California

This Day 12 of January, 2023

Signature 



Ad text : AD# 145978

NOTICE OF PUBLIC HEARING  
KINGS COUNTY ASSOCIATION OF GOVERNMENTS COMMISSION  
REGIONAL HOUSING NEEDS ALLOCATION PLAN

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POSTED: January 10, 2023 PUBLISHED ON: January 12, 2023



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**Kevin Tromborg**

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**From:** John Douglas <john@jhdplanning.net>  
**Sent:** Thursday, January 12, 2023 10:03 AM  
**To:** King, Terri  
**Subject:** Public Hearing Notice: KCAG Final Regional Housing Needs Allocation Plan, January 25, 2023



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Member Agencies: Cities of Avenal, Corcoran, Hanford and Lemoore. County of Kings

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## NOTICE OF PUBLIC HEARING

### KINGS COUNTY ASSOCIATION OF GOVERNMENTS COMMISSION REGIONAL HOUSING NEEDS ALLOCATION PLAN

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