

Chapter 3

HOUSING

CONSTRAINTS

The Kings County jurisdictions recognize that adequate and affordable housing for all income groups strengthens the community. Government policies and regulations can impact the price and availability of housing and, in particular, the provision of affordable housing. State and federal regulations also affect the availability of land and the cost of producing housing. Regulations related to environmental protection, prevailing wages for publicly assisted projects, construction defect liability, building codes, and other factors impact on housing cost and availability. Perhaps one of the greatest constraints to the production of affordable housing is the chronic shortage of state and federal financial assistance for such housing.

While Kings County jurisdictions recognize that constraints exist at other levels of government, they have limited control over these factors and no ability to directly mitigate them. Therefore, this chapter of the Housing Element discusses potential governmental constraints and focuses only on policies and regulations that can be mitigated.

A. Market Constraints

Construction costs, land costs, and the availability of financing contribute to the cost and ultimately the affordability of housing. Although these market factors are largely beyond the control of a single jurisdiction, local jurisdictions have some leverage in instituting responsive policies and programs to address market factors. The following discussion highlights market constraints to the production, maintenance, and improvement of housing.



1. Construction Costs

The price of single-family housing and rents for apartments largely reflect construction costs. Construction costs depend on the type of home built as well as amenities, materials used, and quality of construction. Surveys were taken of each jurisdiction in Kings County to determine the average cost of housing construction. Shown in **Chart 3-1**, residential construction costs varied significantly from \$40 to \$80 per square foot for single-family residences and from \$47 to \$72 per square foot for multi-family housing.

Jurisdictions have several means to reduce the cost of housing construction, improve housing affordability, and expand housing opportunities for more residents. Using prefabricated or manufactured housing is one way to reduce construction costs. Typically, manufactured housing costs less than two-thirds the cost to build than standard stick-built housing. In the prior housing element planning period, all Kings County jurisdictions made significant amendments to their zoning ordinances to permit the use of manufactured housing.

Local building code requirements also add to the cost of constructing new housing. All Kings County jurisdictions have adopted the Uniform Building Code and no local amendments have been adopted that would increase the cost of construction. Recent State legislation (AB970) has also increased the requirements for the installation of energy conservation technologies in residential buildings. These codes will increase initial housing construction costs, but are not a unique constraint since all residential construction is required to comply.

2. Labor Costs

The cost of labor also adds significantly to the overall cost of constructing new housing. Labor costs are influenced by the supply of appropriate labor relative to the demand for labor. Wages rates are generally the same for an entire metropolitan region and therefore considered a fixed cost in comparison to other factors, such as construction costs and the cost of land. The only exception is that publicly financed projects may require the payment of prevailing “union” wages which are substantially higher than non-union wages.

In recent years, State legislation has been passed which has affected labor costs for publicly-assisted projects. Specifically, Senate Bill 975 (2002) significantly expanded the definition of public works and public funds, thus expanding the application of the State’s prevailing wage requirements to such projects. This legislation therefore requires the application the State’s prevailing wage to more projects beyond traditional public works and requires payment of prevailing wages for most private projects that receive assistance by a public agency.

Senate Bill 972 provided some relief by exempting from prevailing wage requirements the following projects: a self-help housing project; the construction, rehabilitation, or expansion of a temporary or transitional homeless facility; assistance for the rehabilitation of a single-family home; and an affordable housing project funded by below-market rate loans that allocates at least 40 percent of its units for at least 20 years to low income households. While providing relief, SB972 falls short of what many jurisdictions desired.

In addition, several nonprofit organizations in Kings County also provide additional opportunities to provide lower cost housing in part through reduced labor costs. Self-Help Enterprises and Habitat for Housing implement “sweat equity” programs whereby the prospective homeowner provides the labor necessary to build a home. Self-Help Enterprises is one of the most active nonprofit organizations in Kings County and implements homeownership and rehabilitation assistance programs in Avenal, Hanford and Lemoore.

3. Land Costs

Another key component in construction costs is raw land and any necessary improvements. Cost considerations include the number of units or density of development permitted on a particular site and the location of the site in relation to other amenities. Thus, the final cost of land can vary significantly even assuming the same proposed project. As shown in **Chart 3-1**, land costs are low, ranging from \$0.10 to \$4.00 per square foot. Since land costs are low, the price of land does not account for a significant portion of the housing sales price.

Although raw land is readily available, site improvements will vary significantly depending on whether or not the proposed development is adjacent to existing development or whether services must be extended. On- and off-site improvements include roads, water and sewer, and drainage, among other things. Therefore, while finished lots within developed areas are typically more costly to purchase, the overall development costs may be equivalent to unfinished lots after taking into account the cost of additional site improvements.

**CHART 3-1
RESIDENTIAL LAND AND CONSTRUCTION COSTS**

Jurisdiction	Single Family Projects		Multi-Family Projects	
	Land Cost (per sf)	Construction Cost (per sf)	Land Cost (per sf)	Construction Cost (per sf)
Avenal	\$.90-\$3.00	\$58	\$1.90-\$2.10	\$47-\$55
Corcoran	\$0.84-\$3.98	\$55-\$80	\$0.50-\$1.00	\$47-\$55
Hanford	\$0.23-\$3.04	\$52	\$0.50-\$1.00	\$51
Lemoore	\$0.10-\$2.60	\$40-\$60	\$0.50-\$1.00	\$47-\$55
Kings County	\$0.30-\$3.50	\$70	\$1.90-\$2.10	\$72

Notation: Single Family Land Costs – were determined by the Assessor’s Office based upon the Median Land Sales Price for undeveloped residential lots and from for sale land listings of local realtors.
Multi-Family Land Costs –were determined by the Assessor’s Office and by the local jurisdictions
Land costs do not include on and off-site improvements.

Several Kings County jurisdictions have programs to help reduce land costs for certain residential projects in return for price or rent guarantees on the new housing. For instance, most of the jurisdictions have a density bonus program which allows for a 25% increase in the number of units, provided a certain level of housing affordability is maintained. These types of programs reduce the cost of land (per housing unit) by allowing more units. The additional stream of revenues thus helps to finance affordable housing units.

4. Development Fees

Housing construction imposes short- and long-term infrastructure costs on communities. Short-term costs include the cost of providing planning services and inspections. In addition, new residential developments can also result in significant long-term costs to maintain and improve the infrastructure, facilities, parks, and streets. In response to the taxing constraints imposed by Proposition 13, many California cities have relied increasingly on planning and development fees to fund the provision of services needed by new housing.

In Kings County, all jurisdictions collect planning and building fees for new development, as well as school impact fees to assist in the construction of new schools as necessary. In addition, the cities of Hanford, Corcoran and Lemoore collect impact fees to assist in extending infrastructure. The impact fees include public safety (police and fire), water system supply and distribution, wastewater collection/treatment, streets/thoroughfares, parks and recreation, and various others. Avenal and Kings County do not charge impact fees.

Chart 3-2 presents the fees charged in each jurisdiction. As a percentage of home prices, fees comprise from 8 to 10 percent in each jurisdiction in Kings County. According to a statewide fee study¹, Kings County’s jurisdictions’ fees are lower than half of all jurisdictions.

**CHART 3-2
RESIDENTIAL DEVELOPMENT FEES**

Jurisdiction	Single Family Projects - Fees			Multi-Family Projects - Fee		
	Planning/ Building	Impact/ Connection	School Fees	Planning/ Building	Impact /Connection	School Fees
Avenal	\$2,000	\$1,225	\$3,852	\$2,160	\$725	\$2,160
Corcoran	\$2,576	\$1,671	\$3,852	\$509	\$963	\$2,880
Hanford	\$1,070	\$4,476	\$3,852	\$702	\$3,799	\$1,529
Lemoore	\$1,431	\$6,352	\$3,852	\$344	\$4,324	\$1,797
Kings County	\$2,268	\$3,688*	\$3,852	\$2,268	\$3,688*	\$2,140

Source: Kings County jurisdictions, 2003.

** Water and sewer connection fees are required by each community service district.

Residential projects may sometimes require the extension of water, sewer, and roads. In these cases, the off-site improvements are more costly than traditional infill development. In Kings County, cities often require the developer to pay for extending water and sewer infrastructure, but then allow the developer to recapture up to 50 percent of the costs if infill projects developed within ten years are served by the original infrastructure extension.

¹ *Pay to Play: Residential Development Fees in California Cities and Counties*. HCD, August 2001.

5. Availability of Financing

While the aforementioned factors impact the cost of housing, the availability of financing affects a person’s ability to purchase a home. Under the Home Mortgage Disclosure Act (HMDA), lending institutions disclose information on loan applications by demographic characteristics. **Charts 3-3** and **3-4** summarize the disposition of loan applications submitted to financial institutions for home purchase and home improvement loans in the County. The charts show conventional loans, as well as loans financed with government assistance.

Market Rate Financed Loans

In 2001, lenders in Kings County received applications for 1,036 conventional purchase loans and 358 home improvement loans. Lower income households accounted for 16 percent of home purchase loan applications and 17 percent of improvement loan applications. Among the former, 73 percent were approved and 15 percent were denied. The approval rate was 64 percent among lower income applicants, 72 percent among moderate income applicants, and 77 among above moderate-income applicants. A lower approval rate for low income households is expected since income is a major factor in the ability to purchase a home.

Home improvement loans are more difficult to obtain than home purchase loans, as lenders require a certain amount of home equity in order to obtain a loan. New homeowners are typically highly leveraged and have limited equity to qualify for a loan. Therefore, approval rates for home improvement loans are generally lower than rates for home purchase loans. Among the 358 applications for home improvement loans in 2001, only 44 percent were approved. Lower income households had the lowest approval rate (37 percent), followed by moderate income (41 percent) and above-moderate income households (54 percent).

CHART 3-3
DISPOSITION OF CONVENTIONAL
HOME LOAN APPLICATIONS, 2001

Applicant Income	Home Purchase Loans			Home Improvement Loans		
	Total	% of Loans Approved	% of Loans Denied	Total	% of Loans Approved	% of Loans Denied
Lower	165	64%	21%	60	37%	47%
Moderate	218	72%	17%	64	41%	41%
Above Moderate	610	77%	13%	198	54%	31%
Other	43	51%	19%	36	8%	69%
Total	1,036	73%	15%	358	44%	39%

Source: Home Mortgage Disclosure Act (HMDA) data, 2001.

Other: Loan applicants who chose not to disclose their income.

Government-Assisted Loans

In 2001, 854 households applied for government-assisted home purchase loans. HMDA does not track home rehabilitation loans issued by local governments in Kings County. No household applied for a government-assisted home improvement loan. Among the applicants, 26 percent were lower income households. Overall, 88 percent of loans were approved -- higher than the 73 percent approval rate for conventional loans. Approval rates ranged from 87 to 89 percent, regardless of income.

However, local governments in Kings County do offer homeownership assistance to low and moderate income households. As discussed in Chapter Six, Self-Help Enterprises administers downpayment assistance programs in Avenal, Lemoore, and unincorporated Kings County, providing approximately 50 home purchase loans each year.

According to Self-Help, credit continues to be a critical issue for furthering housing opportunities. For instance, for a 12-unit low income housing project in Armona, Self-Help found that only 12 of 380 applicants could qualify for a home. One of the primary reasons for not qualifying was poor credit and in many cases the poor credit score was due to unresolved emergency medical bills which were sent to collection agencies from local hospitals, particularly ones located in Hanford.

All jurisdictions in Kings County operate housing rehabilitation loan programs, funded with HOME and CDBG funds. These programs are also administered by Self-Help Enterprises. The home improvement loan activity is not tracked by HMDA. These programs can be used for a variety of repairs, including health and safety issues, painting, and electrical wiring, among others. Funding through these programs is easier to obtain than funding from lending institutions, provided the household meets the income criteria.

In addition to the loan programs offered by the jurisdictions, USDA Rural Development also provides loans for home improvement activities. The Section 504 program offers low interest loans of up to \$20,000 and grants of \$7,500 for home repairs. Grants are available to low income householders age 62 and over, while the home improvement loans are available to other low income households.

**CHART 3-4
DISPOSITION OF GOVERNMENT ASSISTED
HOME LOAN APPLICATIONS, 2001**

Applicant Income	Home Purchase Loans		
	Total	% of Loans Approved	% of Loans Denied
Lower	224	87%	6%
Moderate	262	89%	5%
Above Mod	358	89%	3%
Other	10	50%	0%
Total	854	88%	4%

Source: Home Mortgage Disclosure Act data, 2001.
Other: Loan applicants who chose not to disclose income.

B. Governmental Constraints

Local policies and regulations can impact the price and availability of housing and in particular, the provision of affordable housing. Land use controls, residential development standards, and permit processing procedures may present constraints to the maintenance, development, and improvement of housing. This section discusses potential governmental constraints to housing development, maintenance, and improvement.

1. Land Use Policy

A jurisdiction’s General Plan Land Use Element contains the primary policies that guide residential development. These policies are implemented through several types of ordinances, including the Zoning and Subdivision ordinances. Zoning regulations establish the amount and distribution of different land uses within the jurisdictions, while subdivision regulations establish requirements for the division and improvement of land.

Chart 3-5 shows the general plan land use categories and corresponding zoning districts for the Kings County jurisdictions. The jurisdictions provide land use designations and zoning districts to support a variety of housing types, ranging from very low density development, which generally includes single family homes on large lots to high density development, which includes multi-family development ranging from 14 to 29 units per acre.

**CHART 3-5
GENERAL PLAN AND ZONING CATEGORIES
FOR KINGS COUNTY JURISDICTIONS**

Jurisdiction	General Plan Land Use Designation				
	Agricultural	Very Low Density	Low Density	Medium Density	High Density
Avenal	A-1, AE	R-E	R-1	R-2, R-3	R-2, R-3
Corcoran	A	R-A	R-1-10, R-1-6	R-M, PO	R-M, PO
Hanford	AG	R-1-20; R-1-12	R-1-8; R-1-6,	RM-3	RM-2
Lemoore		RA	R-1-10, R-1-7	RM-3, RM-2.5, PO	RM-2, PO
Kings County	AG-20, A-X, AL-10, AG-40	RR, RRE R-1-20, R-1-12	R-1-8, R-1-6	RM	RM

Source: General Plan, Zoning Ordinances, Kings County jurisdictions

2. Housing Opportunities

Housing Element law requires that jurisdictions facilitate and encourage a range in types and prices of housing for all economic and social groups in the community. This includes single-family and multi-family housing, manufactured housing, licensed care facilities, emergency shelters, transitional housing, and other housing. **Chart 3-6** displays where conventional housing is permitted in Kings County.

**CHART 3-6
CONVENTIONAL HOUSING OPPORTUNITIES**

Jurisdiction	Conventional Housing				
	Single-family	Multi-family	Mixed Use	Mobile Home	Second Units
Avenal	R-E; R-1 R-2; R-3	R-2 and R-3	Not Permitted	R-E and R-1 R-2 (CUP) R-3 (CUP)	R-E, R-1; R-2 and R-3 (All Req. CUP)
Corcoran	RA; R-1 RM	RM-2; RM-3	Not Permitted	RA; R-1 RM	R-1 RM
Hanford	R-1; RM-2 RM-3	RM-2; RM-3	<u>OR; DC</u>	R-1; RM-2 RM-3;	R-1
Lemoore	RA; R RM	RM	<u>C-C</u>	RA; R RM	RA R
Kings County	RR; RRE R; RM	RM (SPR)	Not Permitted	RR, RRE, RM (all SPR) R-1, AG-20; A-X; AL- 10; AG-40	RR ¹ ; RRE ¹ R ² ; RM ²

Source: Zoning Ordinances of Kings County jurisdictions

Notations:

¹Mobile home for occupancy by a person age 65 or over; ² Mobile Home

CUP=Conditional Use Permit; SPR=Site Plan Review

Kings County jurisdictions allow for a wide range of single-family and multi-family residences at a variety of densities that facilitate market rate and affordable housing projects. Mixed use is also allowed in Lemoore and Hanford, although it is not often used due to the availability and relatively low cost of vacant land still available in those communities. All jurisdictions allow for the development of manufactured housing and mobile homes, providing a valuable source of housing for seniors, families, as well as farmworkers. Recent State legislation (AB 1866) now requires jurisdictions to allow second units as a permitted use in all single-family zones, unless specific written findings are made by the locality. Lemoore, Corcoran, Hanford, and Kings County have revised their zoning ordinances accordingly and Avenal will revise its ordinance as part of its upcoming Zoning Ordinance update.

Special Needs Housing

To further fair housing opportunities, jurisdictions also provide for a range of housing opportunities for persons with special needs, including people with disabilities, people requiring transitional housing or emergency shelter, and farmworkers. **Chart 3-7** and the following text describe and analyze provisions for special needs housing. Chapter 6, the Housing Plan, also sets forth programs for each jurisdiction to revise their Zoning Ordinances to comply with State law with respect to special needs housing.

**CHART 3-7
SPECIAL NEED HOUSING OPPORTUNITIES**

Jurisdiction	Special Needs				
	Res. Care (<6 residents)	Transitional Housing	Emergency Shelters	Single-Room Occupancy	Farmworker Housing
Avenal	R-E; R-1; R-2; and R-3 (all req. CUP)	Not permitted	Not permitted	Not permitted	R-2; R-3 P-F; A-I; A-E (All req. CUP)
Corcoran	R-1; RM; PO (All req. CUP)	CC; CH; CD; CO; CS (All req. CUP)	Not permitted	CC; CH; CD; CO; CS (All req. CUP)	A
Hanford	R-1; RM-2 RM-3; OR	RM-2; RM-3 (All req. CUP)	O-R (CUP)	Not permitted	AG
Lemoore	R; RM; PO (All req. CUP)	Not permitted	Not permitted	Not permitted	Not permitted
Kings County	Not permitted	Not permitted	Not permitted	Not permitted	AG-20; A-X AL-10; AG-40

Source: Zoning Ordinances of Kings County jurisdictions

Avenal. Avenal currently conditionally permits small residential care facilities in residential zones but does not permit larger facilities, transitional housing, or emergency shelters. The Housing Plan proposes changes in the Zoning Ordinance to comply with State law. With respect to farmworkers, Avenal conditionally permits temporary and permanent farm labor camps, as a secondary function in conjunction with an agricultural operation, in the A-E zone. Farm employee housing incidental to farming operations is permitted in the P-F zone. Finally, farm labor housing is conditionally permitted in the R-2 and R-3 residential zones. Development standards of the underlying district apply to proposals for farm labor housing. Since Avenal has some of the lowest housing prices and apartment rents in California, Avenal does not have farm labor housing except for a converted 50-unit hotel. Still, Avenal assists farmworker housing needs: the majority of homeownership loans are made to farmworkers and a majority of units in assisted multi-family projects are occupied by farmworkers.

Corcoran. Corcoran conditionally permits small residential care facilities and transitional housing and will update its Zoning Codes to permit emergency shelters required by State law. Corcoran permits mobile homes as farm employee housing, and conditionally approves farm employee housing in excess of five units per parcel in the A-zone. Corcoran has some of the lowest housing prices and apartment rents in California and therefore does not have farm worker housing per se. However, Corcoran actively assists farmworker housing needs: farmworkers receive the majority of homeownership and home rehabilitation loans each year and occupy a larger share of units in assisted multi-family projects. The City supported a tax credit project on Whitely Avenue which received \$1.2 million in farmworker housing grants.

Hanford. Hanford currently provides residential care facilities, transitional housing, and emergency shelters in appropriate zones in a manner consistent with Housing Element law. As the most urbanized city in Kings County, Hanford has few resident farmworkers. To fulfill the needs for farmworker housing, the City permits farmworker housing, by right and conditionally, in the AG (Agriculture) zone. By right farmworker residential uses include one family dwelling related to agricultural use, a mobile home on permanent foundation used as employee housing, and farm employee housing up to 3 units per parcel. With a conditional use permit, however, farm employee housing exceeding 3 units per parcel is allowed.

Lemoore. Lemoore currently permits small licensed residential care facilities serving six or fewer persons through the conditional use permit process and will update its Zoning Ordinance to comply with applicable state laws. Lemoore currently does not permit transitional housing and emergency shelters in the community and the Housing Plan proposes a program. As a more urbanized community with no farmland, Lemoore has few farmworkers and currently does not allow farmworker housing, either for permanent or temporary farm workers. The City does allow for senior housing and has recently approved a senior housing study to define and plan for housing needs of its growing senior population.

Kings County. Kings County currently does not permit residential care facilities serving six or fewer persons, transitional housing, and emergency shelters. The Housing Plan proposes changes to the Zoning ordinance to comply with provisions of State law. With respect to farmworkers, Kings County administratively permits mobile homes as farm employee housing in the AG-20, AX, AL-10, and AG-40 zones provided the project meets site plan review. Farmworker housing not exceeding 5 units per parcel is permitted in the AG-20, AL-10, and AG-40 zones with larger facilities in the same zones requiring a conditional use permit. Although no farm labor camps currently are present in Kings County, the County routinely permits mobile homes used as employee housing and smaller farmworker housing units.

In Chapter 6, the Housing Plan sets forth programs to improve housing opportunities for residents in Kings County. Where applicable, all jurisdictions will be updating their Zoning Ordinances to comply with State preemptive requirements for employee housing (Health and Safety Code §17021), residential care facilities (Health and Safety Code, §1500), emergency shelters and transitional housing (Government Code §65583), and other state laws. Other proactive efforts to encourage and facilitate such housing are also provided in further detail.

3. Development Standards

The Kings County jurisdictions regulate the type, location, density, and scale of residential development primarily through their zoning ordinance. Zoning regulations are designed to protect and promote the health, safety, and general welfare of residents as well as preserve the character and integrity of neighborhoods. The Zoning Ordinances sets forth the specific residential development standards, described below and summarized in **Chart 3-8**.

Structural Standards

The permitted density of residential development varies between jurisdictions and zones. The minimum density in Kings County jurisdictions in nonagricultural zones is 1 house per 40,000 square foot lot, while the maximum density ranges from 14.5 units per acre in Avenal to 29 units per acre in Corcoran and Kings County. Low density residential zones allow up to 2 units per acre, single family densities range from 4.3 to 7.3 units per acre, and multi-family densities range from 14.5 to 29 units per acre. By allowing a range of densities, Kings County jurisdictions facilitate a wide variety of housing types ranging from single-family homes to apartment complexes.

Minimum lot sizes range from 6,000 square feet to 10,000 square feet for single-family residential zones and from 6,000 to 7,000 square feet for multi-family residential zones. The zoning ordinances also restrict the size of residential structures by regulating lot coverage and height. The Kings County jurisdictions have reasonable structural limits, with maximum heights ranging from 30 to 35 feet. Multi-family lot coverage requirements are generous, ranging from 55 percent to 70 percent. The single family zones all allow lot coverage of 40 percent. Agricultural zones have a lower lot coverage limit due to the use of the property.

Parking Requirements

The parking requirements for Kings County jurisdictions are relatively consistent for all residential uses. For instance, most residential units require 2 parking spaces per unit, with the exception of Kings County, which requires one space per single family unit and 1.5 spaces per multi-family unit. In addition, all jurisdictions require only 1.5 spaces for multi-family units with fewer than 2 bedrooms. In all communities, multi-family residential projects with two or more bedrooms are required to provide two parking spaces.

Providing adequate parking is necessary in order to facilitate the sale or rental of a unit. Allowing too few spaces limits the potential occupants of a unit. These parking requirements are designed to accommodate multiple vehicles for households most likely to own more than one vehicle—households in single-family homes and in apartments with two or more bedrooms. According to the 2000 Census, 69 percent of owner-occupied units and 38 percent of renter units have two or more vehicles. Therefore, requiring two spaces per residence is a reasonable requirement and does not constrain development in the County.

CHART 3-8
RESIDENTIAL DEVELOPMENT STANDARDS

Jurisdiction	Development Standard	RR/RRE	R-1	R	RM-3, RM-2, RM-1.5
Kings County	Lot Size (sf)	20,000	6,000	6,000	6,000
	Max. Density (du/ac)	2	7.26	7.26	14.5-29.04
	Lot Coverage (%)	40%	40%	40%	70%
	Max. Height (ft.)	30	35	30	30
	Parking (spaces/unit)	1	1	1	1.5
	Development Standard	RE	R-1	R-2	R-3
Avenal	Lot Size (sf)	20,000	6,000	7,000	6,000
	Max. Density (du/ac)	2	7.26	12.4	14.5
	Lot Coverage (%)	40%	50%	60%	60%
	Max. Height (ft.)	30	30	30	30
	Parking (spaces/unit)	2	2	1.5-2	1.5-2
	Development Standard	RA-40 RA-20	R-1-10	R-1-7	RM-2, RM-2.5, RM-3
Lemoore	Lot Size (sf)	40,000 20,000	10,000	7,000	2,000-3,000
	Max. Density (du/ac)	1 2	4.36	6.22	14.5-21.78
	Lot Coverage (%)	25%	40%	40%	45-55%
	Max. Height (ft.)	30	30	30	35
	Parking (spaces/unit)	2	2	2	1.5-2
	Development Standard	R-1-20	R-1	RM-3	RM-2
Hanford	Lot Size (sf)	20,000	6,000	6,000	6,000
	Max. Density (du/ac)	3	7.26	14.5	21.78
	Lot Coverage (%)	40	40%	50%	50%
	Max. Height (ft.)	40	35	35	35
	Parking (spaces/unit)	2	2	1.5-2	1.5-2
	Development Standard	R-A	R-1	RM-2.5	RM-1.5
Corcoran	Lot Size (sf)	20,000	10,000	6,000	6,000
	Max. Density (du/ac)	2	4.35	17.42	29.04
	Lot Coverage (%)	40%	40%	60%	70%
	Max. Height (ft.)	35	35	35	35
	Parking (spaces/unit)	2	2	2	2

Source: Zoning Ordinances for Avenal, Corcoran, Hanford, Lemoore, and Kings County

4. Development Incentives

The Kings County jurisdictions offer a variety of mechanisms to facilitate and encourage a range in types of housing affordable to a variety of income groups. Tools include the state density bonus, planned unit developments, regulatory concessions and financial incentives. **Chart 3-9** summarizes the various regulatory incentives for encouraging affordable housing.

Density Bonus: State law requires a jurisdiction to grant a 25% density bonus and at least one regulatory concession if the project sets aside: (1) 10% of the units for very low-income households; (2) 20% of the units for low-income households; (3) 50% of units for qualifying residents, such as senior residents, or (4) 20% of condominium units for moderate income households (added by AB1866, 2002). Regulatory concessions include modifications in development standards or zoning requirements that result in identifiable cost reductions. Kings County jurisdictions will be updating their density bonus ordinances.

Planned Unit Developments (PUD): Planned Unit Developments are used to achieve more functional, aesthetically pleasing, and harmonious living and working environments that otherwise may not be possible by strict adherence to the zoning ordinance regulations. A PUD may include a combination of different dwelling types or a variety of land uses. County jurisdictions allow PUDs in any zone, with the density of the base zone applying. Kings County and Corcoran allow the State Density Bonus standards along with a PUD, while Avenal allows an increase in density based on the amount of open space provided.

Regulatory and Financial Concessions. In addition to the PUD and Density Bonus, jurisdictions can facilitate affordable housing development through fee waivers or reductions, and through streamlined permit processing. All jurisdictions allow for streamlined permit processing. Avenal provides fee waivers and reductions for affordable housing projects. Even without streamlined permit processing, the processing times are relatively short and do not present a constraint to the development and maintenance of housing.

CHART 3-9
DEVELOPMENT TOOLS

Jurisdiction	Planned Unit Development	Density Bonus	Fee Waivers/Reductions	Streamlined Processing
Avenal	✓	*	✓	✓
Corcoran	✓	✓*		✓
Hanford	✓			✓
Lemoore	✓	✓*		✓
Kings County	✓	✓**		✓

* Only In conjunction with a PUD
** Does not reflect condominiums

In addition to the regulatory incentives, Kings County jurisdictions continue to be active in the development and improvement of affordable housing for low and moderate income households through the provision of financial incentives described below.

Avenal. Avenal's affordable housing program consists of a combination of homebuyer and home rehabilitation loans for very low and low income households. Every year, the city receives approximately \$500,000 for home rehabilitation. An inventory of sites is provided to support the City's infill housing program. The City also assists developers in the development of affordable housing through supporting grant applications. The El Palmar project is just one recent example of the City's proactive efforts.

Corcoran. Corcoran's affordable housing program consists of a combination of homebuyer and home rehabilitation loans. The City applies for and receives up to \$1 million annually. The City also funds a closing cost program, infill program, and purchase rehabilitation program through the use of RDA set-aside funds. The City supports funding applications for affordable housing, including the recently developed tax credit project with farmworker housing grants located on Whitley Avenue.

Lemoore. The City has an aggressive program for supporting affordable housing. Since 1998 alone, the City has secured more than \$10 million in grants. Of this total, \$100,000 has been for jobs-housing balance, \$800,000 for homebuyer's assistance, \$600,000 for home rehabilitation, and over \$1 million for the conversion of the Antler Hotel to senior housing. In 1999/2001, the City worked with Self Help to setaside 36 units for low and moderate income households. The City also assists housing developers by providing an online database which can be queried for land use designations, zoning districts, and other pertinent data.

Kings County. Kings County's affordable housing efforts consist of homebuyer and rehabilitation programs funded with CDBG and HOME funds. Each year Kings County may apply for up to \$800,000 for the CDBG program. Finally, the County has received grants to address water system improvements in Kettleman City. Kings County is seeking to convert \$400,000 in state grants originally targeted for well improvements and leverage CSD funds to build a \$2.5 million surface water treatment plant to address long term water concerns.

Hanford. Hanford's affordable housing program consists of a homebuyer program administered by Self Help and a Home Rehabilitation Program. The City regularly applies for HOME and CDBG funds for these programs. In 2003, the City became an entitlement jurisdiction and will be meeting with HUD to explore other funding opportunities. The City also assists developers in identifying sites for development and supports applications for affordable projects. In the late 1990s, many tax credit projects were built in Hanford.

5. Development Review Procedures

Development review procedures exist to ensure that proposals for new residential development comply with local regulations and are compatible with adjacent land uses. As shown in **Chart 3-10**, processing times for Kings County jurisdictions are relatively fast: single-family projects require one to eight weeks, multi-family projects require one to six months.

**CHART 3-10
DEVELOPMENT REVIEW PROCESSING**

Permitting Requirements and Timeframes	Kings County Jurisdictions				
	Avenal	Corcoran	Hanford	Lemoore	Kings County
Tentative Tract Map	3 Mo.	3 Mo.	45-60 days	45-60 days	2 Mo.
Parcel Map	3 Mo.	2 Mo.	30-45 days	45 days	5 Weeks
Required Permits					
Conditional Use Permit for Housing in Residential Zones	MF projects exceeding 19 du 45-60 days	Req. for projects > 5 du 60 days	Not Required for Housing; 30-45 days	Required for PUDs only; 60 days	Not Required for Housing; 120 days
Architectural Review for Housing in Residential Zones	Administrative as part of SPR	Only PUDs 30-45 days	Only PUDs 30-45 days	Downtown Projects Only 30-45 days	Not Required
Administrative Site Plan Review for Apartments	Required 30 days	Required 30-45 days	Required 30 days	Required 45 days	Required 5 Weeks
Time Frame from plan submittal to approval					
- Single-family project	1 Week	14 days	45-60 days	14 days	30 days
- Multi-Family project	45-60 days	1 to 3 Mo.	30-45 days	30 days	2 Mo.

Source: Cities of Avenal, Corcoran, Hanford, and Lemoore; Kings County.

* Exception is for Planned Unit Developments

Avenal. Generally, residential projects can be built by right in all residential zones provided that the project’s site plan conforms with the Zoning Ordinance. Multi-family projects larger than 19 units require a CUP due to traffic concerns. The CUP has standard findings applicable to all uses, is processed expeditiously, and facilitates affordable housing (e.g., El Palmar tax credit project built in 2003). The Planning Commission approves projects where: 1) the site is adequate in size, shape, and location for the use; 2) the use is consistent with the General Plan; 3) adequate CEQA documentation has been considered; and 4) the use will not be detrimental to the public health, safety, or welfare of persons residing or working in that neighborhood and the use will not be injurious or detrimental to property or improvements.

Corcoran. Single-family homes can be built by right in residential zones. Multifamily projects of 5 or more units proposed in residential zones are required to secure a conditional use

permit. The conditional use permit is required because the size of projects submitted (e.g., 40 to 50 units) usually has a significant traffic impact upon a community the size of Corcoran. Staff indicate that the CUP does not constrain the siting of multi-family housing since the findings are the same as all conditionally permitted uses, all CUPs for multi-family housing have been approved, and the CUPS are typically approved within just 60 days. With respect to site plan review, the City's process is similar to all other cities in Kings County and thus is not a unique constraint to the development of multi-family housing.

Hanford. Residential projects can be built by right in their respective zones via an approved site plan review and applicable CEQA requirements without a conditional use permit or design review. For multi-family projects, a site plan review is required to enable the City to determine whether a proposed project conforms with the intent and provisions of the Zoning Ordinance, to guide the building official in the issuance of building permits, and to provide for the expeditious review of environmental impact assessments. The Community Development Department makes approval findings provided the project complies with the following City policies: 1) traffic safety, street dedications, street improvements, and environmental quality, 2) zoning, fire, police, building and health codes, and public works construction standards; and 3) any other applicable federal, state or local requirements. Architectural review is required only for PUD overlays and only one parcel is designated such. Developers follow objective guidelines and the Planning Commission approves the project.

Lemoore. Residential projects can be built by right in their respective zones via an approved site plan review and applicable CEQA requirements. Architectural review is only required in the downtown district. City staff provide a standard checklist of items to developers at the outset of the project. The project is reviewed by a 5-person committee consisting of 2 city staff members, and one person each from the Historical museum and downtown associations. The project is approved administratively with no requirement for a public hearing. Site plan review is required for multi-family and PUD projects to enable the City to determine whether a project conforms with the intent and provisions of the Zoning Ordinance, to guide the building official in permit issuance, and provide for expeditious review of environmental assessments. The Planning Commission reviews and approves planned developments (minimum 5 acres for multi-family sites; 10 acres for single-family sites) and modifications to development standards. The PUD process has not resulted in the denial of projects.

Kings County. Kings County allows single-family and multi-family residential projects by right in residential zones. No conditional use permits are required for residential uses. Moreover, Kings County does not require architectural review or design review. However, the County does require a standard site plan review for multi-family housing to enable the City to determine whether a proposed project conforms with the intent and provisions of the Zoning Ordinance, to guide the building official in the issuance of building permits, and to provide for the expeditious review of environmental impact assessments. Processing times are largely a function of compliance with CEQA requirements.

6. Building Codes and Site Improvements

Beyond development regulations in the respective Zoning Ordinances, new residential development must comply with state building codes and local site improvement standards. The Kings County jurisdictions implement the 1997 edition of the Uniform Building Code and other model construction codes, with amendments adopted by the California Building Standards Commission (which comprise the 2001 California Building Code). These model codes establish standards of construction to adequately protect the safety of occupants. No Kings County jurisdiction has adopted additional local amendments to the model codes which would unduly raise the cost of constructing single- and multi-family residential projects.

Site improvements are also an important component of residential development and include roads, water, sewer, and other infrastructure necessary to serve the new development. Improvement requirements are regulated by each jurisdiction's subdivision ordinance. For new housing developments, all jurisdictions require installation of curbs, gutters, sidewalks, and lighting. Developments must also provide connections to water and wastewater systems, or provide wells and septic tanks for water and sewer service. Where roadways are not present, developers are required to construct all internal roadways for a subdivision, and provide connections to existing roadways. **Chart 3-11** summarizes typical improvements.

Developer impact fees are charged in some cases for certain improvements. In addition to paying impact fees, a developer may provide needed public facilities and services through the creation of a special assessment or infrastructure financing district, annexation to existing public utilities or community services district, or raising of private capital to complete the needed improvements. These costs are passed on to the consumer through prices or rents charged for new housing. In rural communities, new development is required to be annexed into a community or community services district in order to provide water and sewer services.

While site improvements increase housing costs, they are standard for most jurisdictions. Moreover, site improvements are necessary to maintain the quality of life desired by residents, and ensure that public services and facilities are in place at the time of need. Jurisdictions can mitigate the cost of these improvement requirements by assisting affordable housing developers in obtaining state and federal financing for their projects, or providing regulatory and financial incentives. In several jurisdictions, the Redevelopment Agency also plays an active role in financing the construction and improvement of infrastructure.

Kings County jurisdictions implement code enforcement programs through their Building Department, Planning Department, or Public Works Department. Code enforcement staff investigates violations of building code and property maintenance standards as well as other complaints. When violations are identified, property owners are referred to City rehabilitation programs providing low interest loans for various property and building improvements. Kings County jurisdictions tend to have different program foci, depending on the number of staff, age of housing, condition of housing, and funding resources.

**CHART 3-11
ON-SITE AND OFF-SITE IMPROVEMENTS**

Permit Type	Standard Improvements		
	Internal Streets	On-site Landscaping and Open Space	Curb, Gutters, Sidewalk, Utilities
Avenal	ROW includes local street width of 36' for streets, plus 4' for sidewalk, and none for landscaping. For collectors, ROW 60' with 5' sidewalks on both sides	Front yard setback and lot coverage (See Chart 3-8). Park dedications are not required. City requires two trees per residential lot.	Requires curb, gutters, sidewalks, and roads where they do not exist. Also must connect to utilities and provide street lights.
Corcoran	ROW includes local street width of 60', plus 4' sidewalk on either side. Requires 6' landscaping. Collector ROW is 68 feet with same requirements	Front yard setback and lot coverage (See Chart 3-8). Park dedications are not required. City requires two trees per residential lot.	Requires curb, gutters, sidewalks, and roads where they do not exist. Also must connect to utilities and provide street lights.
Hanford	ROW includes street width of 40' plus 5' for sidewalk, and 5' for utility easement. Collector has 80' ROW, with same easements.	Front yard setback and lot coverage (See Chart 3-8). Yard must be landscaped with 4 trees per lot. Apartments must have 160 sqft of open space per unit	Must provide curb, gutters, sidewalks, street lights, as well as sewer and water hookups, and fire hydrants
Lemoore	ROW includes local street width of 60', 5' sidewalks, 5' landscaping on each site. Street trees are placed every 40 feet. Arterials and collectors have 84' ROW and 6' sidewalks	Front yard setback and lot coverage (See Chart 3-8). 10,000 sqft. of open space required (can include recreation bldg) if apartment project exceeds 80 units	Must provide curb, gutters, sidewalks, street lights, as well as sewer and water hookups, and fire hydrants
Kings County	For minor street, ROW is 36' for streets plus 5' sidewalk and 5' landscape. For collector, ROW is 40' plus 6' each for sidewalk and landscaping	Standard lot coverage requirements of 40% for single-family residences and 70% for multi-family residences. No standards for open space required, just landscaping.	Curbs and gutters are required for lot sizes less than 20,000 square feet. Street lights are not required. Sewer and water hookups required for lot sizes less than one acre.

Source: Cities of Avenal, Corcoran, Hanford, and Lemoore; Kings County.

7. Potential Housing Constraints for People with Disabilities

Section 65008 of the Government Code requires localities to analyze potential and actual constraints upon housing for persons with disabilities, demonstrate efforts to remove government constraints, and include programs to accommodate housing for disabled persons. As part of the 2003-2008 Housing Element update, each jurisdiction reviewed its zoning laws, policies, and practices including permitting practices for compliance with state and federal fair housing law. Where impediments were found, Chapter 6 proposes specific actions and schedules to remove such impediments. The following summarizes the results of the analysis.

Zoning and Land Use

Fair housing laws encourage an inclusive living environment, where persons of all walks of life have the opportunity to find housing suited to their needs. Summarized in Chart 3-7, a thorough review of Zoning Ordinances indicated that many jurisdictions need to permit licensed community care facilities serving six or fewer persons, employee housing for farmworkers, second units, and manufactured housing by right in residential zones. Several jurisdictions also need to amend their codes to conditionally permit emergency shelters and transitional housing. Recommendations are summarized in **Chart 3-12**.

**CHART 3-12
LAND USE AND ZONING RECOMMENDATIONS
TO IMPROVE FAIR HOUSING CHOICE**

Proposed Revisions (See Chapter 6 of Housing Element) to Kings County jurisdictions' Zoning Ordinances to Improve Fair Housing	Kings County Jurisdictions				
	Avenal	Corcoran	Hanford	Lemoore	Unincorporated
Allowance of second units by right in zones allowing for single-family residences	✓				
Conditionally permit emergency shelters within an appropriate zone	✓	✓		✓	✓
Conditionally permit transitional housing within an appropriate zone	✓			✓	✓
Permit residential care facilities serving six or fewer persons in all residential zones	✓	✓		✓	✓
Allowance of farmworker housing serving six or fewer persons in all residential zones	✓	✓	✓	✓	✓
Allowance of manufactured housing in residential zones allowing for single-family residences					✓

Building and Construction Codes

Local governments that use federal housing funds must meet federal accessibility guidelines. For new construction and substantial rehabilitation, at least 5% of the units must be accessible to persons with mobility impairments and an additional 2% of the units must be accessible to persons with sensory impairments. New multi-family housing must also provide readily accessible common and public use portions for each unit, doorway widths that can accommodate wheelchairs, and adaptive design features. HUD also recommends that all design, construction and alterations incorporate, wherever practical, visitability concepts.

The Kings County jurisdictions implement the 1997 edition of the Uniform Building Code and other model construction codes, with amendments adopted by the California Building Standards Commission (which comprise the 2001 California Building Code). No locality has made amendments that might diminish the ability to accommodate persons with disabilities. All Kings County jurisdictions require compliance with accessibility standards required by state and federal law. None of the jurisdictions require additional visitability or universal design standards in new construction, although such standards are allowed.

Because many homes were built before modern accessibility standards, an important housing issue facing people with disabilities is retrofitting existing homes to improve access. For retrofitting homes, all jurisdictions administratively permit unenclosed ramps to protrude into required setbacks without a variance. Each jurisdiction allows a property owner to build a ramp to allow people with disabilities access into a single-family home upon securing a building permit and payment of local building permit and inspection fees. Each jurisdiction also administers a Housing Rehabilitation Program which provides federally funded loans to eligible homeowners or rental property owners to make accessibility improvements.

Kings County jurisdictions have adopted the latest state and federal accessibility standards. Local building codes thus need not be modified for a developer to voluntarily make wider doorways, install grab bars, make wider sidewalks or ramps, or do other improvements that improve the accessibility of housing for persons with disabilities. Kings County jurisdictions do not have reasonable accommodation ordinances, but rather deal with issues administratively on a case-by-case basis. However, Hanford utilizes a Building Appeals Board if technical interpretations of the building codes are beyond staff expertise.

Kings County jurisdictions have adopted Transition Plans which govern the accessibility of public facilities for people with disabilities. As part of capital improvement plans, jurisdictions are continuing to install ramps, make curb cuts, retrofit park equipment, and make other improvements to improve the accessibility of public areas to persons with disabilities.

Permits and Processing

Single-family homes built for group home purposes are not required to comply with additional local standards that are not otherwise required for a standard single-family home. For instance, jurisdictions do not require special fees or variances. The conditional use permit process, which typically allows for public hearings, will be eliminated in all jurisdictions. Kings County jurisdictions do not require minimum spacing between group homes, more parking, or other performance standards not required of a standard single-family home.

Group homes are treated the same as single-family homes and thus parking reductions are generally not allowed except through a variance process. Although residents of group homes are often not able to drive, group homes still must provide parking for resident employees, visiting care workers, and guests. The standard requirement of two parking spaces onsite per single-family unit is typical for all jurisdictions in Kings County and is not burdensome. In certain cases, however, Hanford and Lemoore offer reduced parking for senior housing.

Generally, whenever there are changes in uses or increase in building floor area, Kings County jurisdictions may require additional parking requirements in certain cases. In Lemoore, Corcoran, Kings County, and Hanford, expansions requiring more than a 10% increase in floor area should provide commensurate parking. However, if the change in use or expansion creates a need for two or less additional parking spaces, additional parking is not required. Therefore, a conversion of a single-family home to small group home would be unaffected.

Housing occupancy standards are generally prohibited in California except in certain cases. For instance, California court cases have ruled that an ordinance that defines a “family” as (a) an individual, (b) two or more persons related by blood, marriage or adoption, or (c) a group of not more than a certain number of unrelated persons as a single housekeeping unit, is invalid. Corcoran and Lemoore have such definitions and will amend their ordinances accordingly. Hanford, Kings County and Avenal define a family as one or more persons occupying a unit, which is in compliance with California fair housing laws.

8. Opportunities for Energy Conservation

Recent events of 2000 have underscored the importance of energy conservation to reduce the overall life cycle costs of housing construction as improve housing affordability. In January 2001, power plant outages led to inadequate electricity supplies in California, causing multiple Stage 3 alerts and rolling blackouts in Northern California. Subsequent high energy prices coupled with existing price restrictions caused California's largest utility to file Chapter 11 bankruptcy and depleted the State's surplus. The state's electrical system continues to be vulnerable to increasing electricity demand, generation supply shortages, transmission constraints, and high wholesale electricity costs caused by an unstable market.

Energy conservation opportunities can be realized in the construction of new residential structures or the retrofit of existing structures. The following highlights the major energy conservation programs affecting residential buildings in Kings County.

The Warren-Alquist Act requires that all new buildings in California must meet the energy efficiency standards contained in Title 24, Part 6 of the California Code of Regulations. All new residential construction must comply with the Standards in effect on the date a building permit application is made (not when the building permit is issue). The California Energy Commission adopted new standards as mandated by the California Energy and Reliability Act of 2000, which were incorporated into model building codes adopted by each local agency.

Kings County jurisdictions rely and enforce Title 24 as the primary means for ensuring that new residential construction incorporates the latest in energy efficient technologies. Under Title 24, developers are afforded two means to comply with energy conservation regulations.

- **Prescriptive Packages.** The prescriptive approach is the simplest approach in which each individual component of the proposed building must meet a prescribed minimum energy requirement.
- **Performance Methods.** The performance approach also requires mandatory conservation measures, but allows the building as a whole, rather than individual components, to determine whether energy conservation targets are achievable.

With either of these compliance paths, mandatory measures must be installed in residential construction. The mandatory measures require minimum ceiling, wall, and raised floor insulation; minimum HVAC (heating, ventilating and air conditioning) and water heating equipment efficiencies, and other requirements. Moreover, each jurisdiction does offer a home rehabilitation loan program which funds energy conservation improvements to older homes, such as solar panels and other energy saving devices. Local public utilities also offer various rebate and retrofit programs for installing energy efficient technologies.

C. Environmental and Infrastructure Constraints

Environmental and infrastructure issues impact the amount, location, and timing of new residential development. Providing new housing opportunities will be faced with challenges regarding supportive public infrastructure extensions and expansions, and encroachment into agricultural land. In addition, the availability of adequate water, public infrastructure such as wells and wastewater treatment facilities, and other public services and facilities can impact the feasibility of new residential development. This section summarizes and analyzes the potential environmental and infrastructure constraints to housing in Kings County.

1. Agricultural Lands

The State Legislature formulated the California Land Conservation Act of 1965, (commonly referred to as the “Williamson” Act) to protect agricultural, wetland, and scenic areas of the state from unnecessary or premature conversion to urban uses. The California Land Conservation Act of 1965 explicitly pronounces the State's responsibility for protecting its agricultural industry from stagnation and recession. Agricultural industry is critical to jurisdictions in Kings County.



To that end, Kings County has several mechanisms which serve to protect farmland from premature urbanization. Conservation or Farmland Security Zone Contracts provide that property may not be used by the owner, or their successors, for any purpose other than the production of agricultural products for commercial purposes. The minimum timeframe of a Land Conservation Contract cannot be less than 10 years. Farmland Security Zone contracts cannot be limited to less than 20 years. Both contracts automatically renew one additional year and the automatic renewal continues indefinitely unless a notice of non-renewal is filed.

The agricultural preserve program was first implemented in Kings County in 1969. At present, the County has 1575 Williamson Act contracts and 228 Farmland Security Zone contracts. These contracts have placed approximately 700,000 acres in some sort of agricultural preserve status. Some Williamson Act contracts are “under protest,” meaning that the contract holder/landowner has agreed to give up Williamson Act contract status if the property is annexed to the adjacent city. “Under protest” properties must be located within one mile of an existing city boundary. Therefore, these sites could be converted from agricultural uses to non-agricultural uses as a result of the Housing Element.

As stated later in Chapter 4, the sites identified for housing development do not have Williamson Act contracts, nor are any sites located within farmland security zones. Thus, all sites proposed for development are not constrained by agricultural land use designations.

2. Sewer Infrastructure

Sewer service for residential development in King County is provided by public sewers in the incorporated cities and community service districts. In rural areas of the County, sewer services are not provided and residential developments rely on individual septic systems. To obtain system capacity and usage, each jurisdiction and community service district examined existing records. **Chart 3-13** details an analysis of sewer capacity in Kings County and the capacity to accommodate goals commensurate with the RHNA for 2003-2008.

Avenal. The City of Avenal provides sewer service to its urbanized areas and the Avenal State Prison. The City’s sewage collection system includes two major trunk lines in Laneva Boulevard that extend from the urban area to the sewage treatment plant located in southeast Avenal. Avenal’s wastewater system has a 3.2 mgd capacity, current usage of 1.7 mgd, and a remaining capacity of 1.5 mgd. Based on a projected annual population growth rate of 2.8%, the City’s portion of the treatment plant’s reserve capacity will not be fully utilized until the year 2024 under average flow conditions. Even under peak flow conditions, however, the plant’s reserve capacity will not be fully utilized until the year 2014.

Corcoran. Corcoran’s wastewater is collected and conveyed to the City’s wastewater treatment plant, located at the intersection of King Avenue and Pueblo Avenue, in the southeastern portion of the City. This facility provides secondary level treatment. California State Prison-Corcoran has its own wastewater treatment facility. The City’s wastewater treatment plant has been expanded in recent years to accommodate population growth as outlined in the General Plan. The City continues to plan for expansion of the wastewater treatment facility as part of its Capital Improvement Program and Wastewater Collection Master Plan as necessary to include alternative analysis of water reclamation facilities. New development is responsible for construction of all sewer lines serving the development.

Hanford. Hanford’s wastewater treatment plant can currently accommodate 5.5 mgd, of which the current usage is 5.0 mgd. However, the wastewater treatment plant is currently undergoing expansion to a design capacity of 8 mgd to provide capacity for city growth to 2016. To allow for growth east of the City’s boundaries, either a major new interceptor line will be installed to connect this area with the wastewater treatment plant or a satellite tertiary wastewater treatment plant must be built. These improvements will be funded through the development improvement fees or developer construction of parts of the system to provide necessary additional capacity over time. Thus, adequate capacity will be available to serve new residential development commensurate with the regional housing production goals.

Lemoore. Lemoore requires all new developments to connect to the City’s sewer system with the exception of single-family homes on one-acre lots in areas where extension of the City’s sewer system is not feasible. Lemoore’s residential wastewater system has a 2.3 mgd capacity, current usage of 1.6 mgd, and 0.7 mgd remaining capacity. Based a factor of 138 gallons per day of wastewater per household, the 2,487 housing units identified in the Housing Element will generate 0.34 mgd day of wastewater, which is within Lemoore’s remaining wastewater treatment capacity of 0.7 million gallons per day. Wastewater

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treatment capacity is available to accommodate 2,487 housing units by 2008, but the capacity of the existing pump station may have to be increased before allowing new development to proceed. Improvements funded through wastewater service fees will be constructed as increased as needed.

Unincorporated County. Wastewater treatment capacity is more limited in unincorporated communities than in the incorporated areas of the county. In rural areas, sewer services are not provided, and residential development relies on individual septic systems. Armona is served by a wastewater treatment system that has the capacity for an additional 1,000 to 1,200 new residents, or approximately 300 residences. Development in excess of 300 residences will necessitate expansion of the wastewater treatment facilities. The Kettleman City treatment facility has a 0.25 mgd capacity and current 0.15 mgd demand. However, there is a development moratorium in Kettleman City due to limited water availability. Stratford Public Utilities District wastewater treatment system is operating at 50% capacity.

Currently, all incorporated communities have or will have adequate capacity remaining in their public sewer systems to accommodate residential development commensurate with the RHNA housing production goals. Thus the provision of sewer and wastewater treatment service will not constrain cities from accommodating their housing production goals.

**CHART 3-13
SEWER INFRASTRUCTURE
CAPACITY ANALYSIS IN KINGS COUNTY**

Jurisdiction	Infrastructure Components		
	Current Capacity	Current Usage	Assessment
Incorporated			
Avenal	3.2 mgd	1.7 mgd	Present System has Adequate Capacity
Corcoran	2.0 mgd	1.3 mgd	Present System has Adequate Capacity
Hanford	5.5 mgd	5.0 mgd	Adequate Capacity with Planned Expansion
Lemoore	4.5 mgd	3.8 mgd	Present System has Adequate Capacity
Unincorporated			
Armona CSD	.40 mgd	.28 mgd	Adequate Capacity with Planned Expansion
Kettleman City CSD	.25 mgd	.15 mgd	Inadequate Capacity – Moratorium in Place
Stratford PUD	Unknown	unknown	Present System has Adequate Capacity
Other Areas	Septic	N/A	

Source: Interviews with City and Community Service District staff.

3. Water Availability and Infrastructure

The availability and adequacy of water for residential development is an important prerequisite for determining the ability of sites to accommodate housing commensurate with the regional housing needs production goals during the 2003-2008 timeframe. To obtain the capacity and usage of water, each jurisdiction and community service district examined their water supply and storage capacity from existing records. **Chart 3-14** summarizes and the following text from the Negative Declaration below explains the availability and adequacy of the water supply in Kings County jurisdiction for the Housing Element goals.

Avenal. The City of Avenal uses imported water supplied from the San Luis Canal as part of the State Water Project. Avenal's maximum annual allocation is 3,500 af/year. According to the Avenal Water Master Plan, the City projects a population of 8,127 persons in 2010. Based on an average water demand of 225 gallons per day (gpd), the annual water usage for the City in 2010 will be 2,048 acre-feet. With an average prison population of 4,500 and average water demand of 150 gpd, the prison is projected to use 756 af/year in 2010. Thus, the projected total water demand of Avenal in 2010 is 2,804 acre-feet – well within the 3,500 af/year maximum from the State Water Project. According to the Avenal Water Master Plan, the City will have sufficient supply of imported water to meet projected demand for 2010.

Corcoran. Corcoran operates 5 groundwater wells located in a well field northeast of the City to meet all domestic, commercial, and industrial water demands. The City recently purchased 146 acres of land north of the city for a future well field. The City's intention is to drill and operate four municipal water wells to meet the anticipated water service demands for buildout of the Corcoran General Plan. To prevent aquifer overdrafting, Corcoran participates in groundwater recharge activities to replenish the aquifer, has adopted water conservation ordinances, and treats/reuses wastewater effluent for irrigation at CSP-Corcoran. According to the Corcoran Director of Public Works, the City has sufficient existing and planned groundwater supply to serve the City's maximum population projected at buildout of the General Plan without depletion of the aquifer. The Housing Element does not project residential growth beyond the General Plan buildout.

Hanford. Hanford and surrounding urban areas rely upon local groundwater to meet all domestic, commercial, and industrial water demand. Hanford draws 10,200 af per year from the San Joaquin Valley Groundwater Basin. Based on a service population of 44,000 persons, the average per capita water use in Hanford is 207 gallons per day. Assuming the General Plan buildout of 85,000 persons in 2025, the forecasted water demand is 19,820 acre-feet per year. According to the 1996 Hanford Water System Plan, at least 3 new wells and two 2-mg storage tanks are planned within 5 years to accommodate General Plan growth and enhance water quality. In addition, the City of Hanford has 568 af of drainage basins which percolate storm drainage water and excess domestic water year-round to recharge the unconfined aquifer. Approximately half of the water consumed by urban uses is used to recharge the aquifer and half is used as irrigation.

Hanford estimates 80% of the land to be converted to urban development, or approximately

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4,475 acres, is currently irrigated. Agricultural land uses use approximately 2.4 af/year. The conversion of 4,475 acres of agricultural land for residential development will increase the City's water recharge amount by 5,370 af/year. Adding to the water balance calculation is the credit for recharge stormwater runoff. Urban development collects and channels stormwater to collection facilities where it is recharged into the groundwater system to the extent feasible. According to Hanford's General Plan, the City recharge into the groundwater basin will offset all but 232 af/year of groundwater pumped. The City is also planning additional basins to assist future recharge purposes to make up the projected deficit of 232 af/year.

Lemoore. The City of Lemoore provides water service within its corporate limits from 7 wells. Lemoore is not located in an adjudicated water basin and the number of wells the City may drill is not restricted. The 1990 Water Master Plan identifies a list of improvement projects to increase the efficiency of the system and the amount of water available for consumption. To supply water to the 2,487 housing sites identified in Lemoore, the City will require an additional 2,018 acre-feet per year. Therefore, to increase capacity to support the additional demand pursuant to the Housing Element, Lemoore anticipates that it will drill an additional well and increase water storage capacity. The City also encourages conservation measures to decrease demand. To prevent depletion of the groundwater aquifer, Lemoore channels stormwater runoff into percolation and recharge basins to replenish its aquifer. The City also injects treated wastewater back into the aquifer to balance the amount of water it withdraws.

Unincorporated County. The Kettleman City Community Services District (CSD) provides water to the unincorporated community of Kettleman City from two groundwater wells. The CSD has established a moratorium on new commercial and residential development until water system improvements or an imported water source is identified. To address the issue, Kings County is seeking to convert \$400,000 in state grants originally targeted for well improvements and leverage CSD funds to build a \$2.5 million surface water treatment plant. The plant will supply 0.66 mgd initially, with expansion capacity to 1.2 mgd as need arises.

ACSD provides water services in the unincorporated Armona from two groundwater wells. ACSD is not restricted in the amount of groundwater wells they can drill. According to Provost & Pritchard, current wells are capable of supplying water to an additional 150 housing units. However, Armona's Capital Facilities Plan includes the provision of new wells and additional water storage capacity to accommodate buildout of the General Plan land use policies, including the 339 potential housing sites identified in the Housing Element. As demand for water supply increases with population growth, the Armona CSD will drill new wells and construct additional water storage facilities in accordance with the Capital Facilities Plan.

All of the incorporated cities and unincorporated communities in Kings County have indicated sufficient water supply to support projected populations at buildout of the General Plans without depleting groundwater aquifers.

Water quality is also an important issue for jurisdictions in the San Joaquin Valley, including Kings County. Current State water standards require that domestic water supplies contain no more than 0.05 parts per million of arsenic. The Federal Government, Environmental

Protection Agency, is evaluating the enactment of more stringent water quality standards, and in particular standards for arsenic. While the proposed standards are achievable, compliance with these measures would substantially raise the cost to produce potable water.

**CHART 3-14
WATER INFRASTRUCTURE
CAPACITY ANALYSIS IN KINGS COUNTY**

Jurisdiction	Infrastructure Components		
	Current Capacity	Current Usage	Assessment
Incorporated			
Avenal	5.4 mgd	3.4 mgd	Present System has Adequate Capacity
Corcoran	10.0 mgd	6.6 mgd	Present System has Adequate Capacity
Hanford	22.5 mgd	9.1 mgd	Present System has Adequate Capacity
Lemoore	16.0 mgd	12.0 mgd	Present System has Adequate Capacity
Unincorporated			
Armona CSD	1.0 mgd	0.95 mgd	Adequate Capacity with Planned Expansion
Kettleman City CSD	0.66 mgd	0.60 mgd	Inadequate Capacity - Moratorium
Stratford PUD	___ mgd	unknown	Unknown
Home Garden CSD	14 mgd	0.6 mgd	Present System has Adequate Capacity
Other Areas	Unknown	unknown	Unknown

Source: Interviews with City and Community Service District staff.