

**AGENDA**  
**PLANNING COMMISSION**  
**of the**  
**CITY OF HANFORD**

**COUNCIL CHAMBERS**  
**400 N. Douty St.**  
**7:00 PM, Tuesday, May 10, 2016**

**CALL TO ORDER**

**ROLL CALL**

**FLAG SALUTE**

**INVOCATION**

**PUBLIC COMMENT**

*This is the time for citizens to comment on subject matters not on the agenda and that are within the jurisdiction of the Commission. This is also the public's opportunity to request an item from the Consent Calendar be pulled for discussion purposes or to comment on any item on the agenda. Comments related to Public Hearing items will be heard at the time the item is discussed. A maximum of **five minutes** is allowed for each speaker. Please begin your comments by stating your name and providing your city of residence.*

**CONSENT CALENDAR**

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

**Approval of the Minutes of the April 26, 2016 Meeting**

## **PUBLIC HEARING**

**Planned Unit Development No. 2016-02, a request to deviate from the standards of the “R-1-6” Low-Density Residential Zone District to allow reduced side-yard setbacks for two-story homes from 10 feet to five feet. The project is located at the northwest corner of Grangeville Boulevard and 9 ¼ Avenue (APN 014-143-086)**

## **DIRECTOR'S COMMENTS**

## **COMMISSIONERS' ITEMS OF INTEREST**

## **ADJOURNMENT**

Materials related to an item on this Agenda submitted to the Planning Commission after distribution of the agenda packet are available to public inspection in the Planning Division Office located at 317 N. Douty Street, Hanford, California 93230, during normal business hours. Such documents are also available at the city's website, [www.cityofhanfordca.com](http://www.cityofhanfordca.com) subject to staff's ability to post documents before the meeting.

If you need a disability-related modification or accommodation, including auxiliary aids or services, to participate in this meeting, please contact the Planning Division's office, 559-585-2580, 317 N. Douty Street, Hanford, California 93230, at least 2 days prior to the meeting {28 CFR 35.102.35.104 ADA Title II}

### **APPEALS:**

Any action of the Planning Commission, which is a final project decision, may be appealed to the City Council by the applicant or any adversely affected person. To file an appeal, an appeal application and filing fee of \$1,000.00 must be submitted to the Community Development Department, 317 N. Douty Street, Hanford, California, within ten (10) days following the date of the final decision of the Planning Commission.



**AGENDA  
STAFF REPORT**

|                                |                        |
|--------------------------------|------------------------|
| <b>MEETING DATE:</b> 5/10/2016 | <b>AGENDA SECTION:</b> |
|--------------------------------|------------------------|

**SUBJECT:**

Approval of the Minutes of the April 26, 2016 Meeting

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**RECOMMENDATION:**

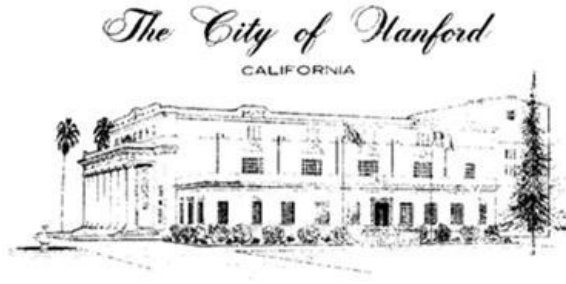
Approve Minutes of the April 26, 2016 Meeting.

**BACKGROUND:**

**FISCAL IMPACT:**

**ATTACHMENTS:**

04-26-16 PC Minutes



**MINUTES**  
**PLANNING COMMISSION**  
**of the**  
**CITY OF HANFORD**

**COUNCIL CHAMBERS**  
**400 N. Douty St.**  
**6:30 PM, Tuesday, April 26, 2016**

**6:30 PM CALL TO ORDER CLOSED SESSION**

Chairperson HAM called the meeting to order at 6:30 p.m.

**ROLL CALL**

PRESENT: JOHNSTON, DRAXLER, HAM  
 ABSENT: NAHAL, PADEN

**PUBLIC COMMENT - CLOSED SESSION**

*Comments from the public are limited to items on the agenda (GC54954.3a). A maximum of five minutes is allowed for each speaker.*

None.

**CLOSED SESSION FOR DISCUSSION OF THE FOLLOWING**

Chairperson HAM adjourned the meeting to Closed Session at 6:32 p.m.

**1. CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION -  
 Government Code Section 54956.9(d)(2)**

Number of Potential Cases - 1

Attachment: 04-26-16 PC Minutes (1465 : PC Minutes 04-26-16)

## **7:00 PM CALL TO ORDER REGULAR MEETING**

Chairperson HAM called the meeting to order at 7:00 p.m.

## **ROLL CALL**

| Attendee Name    | Title | Status  | Arrived |
|------------------|-------|---------|---------|
| Dennis Ham       |       | Present |         |
| Ajmer Nahal      |       | Present |         |
| Michael Johnston |       | Present |         |
| Travis Paden     |       | Absent  |         |
| John Draxler     |       | Present |         |

## **FLAG SALUTE**

Led by Chairperson HAM.

## **CLOSED SESSION ACTION REPORT**

City Attorney Mizote reported that no action was taken during Closed Session.

## **PUBLIC COMMENT**

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None.

## **CONSENT CALENDAR**

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

### **1. Approval of the Minutes of the April 12, 2016 Meeting**

Motion by Commissioner JOHNSTON, seconded by Commissioner DRAXLER, to approve the Consent Calendar. Motion carried by the following roll call vote:

AYES: Commissioners JOHNSTON, DRAXLER, NAHAL, HAM  
 NOES: Commissioners NONE  
 ABSTAIN: Commissioners NONE  
 ABSENT: Commissioners PADEN

## **PUBLIC HEARING**

- 1. Tentative Tract 914, a request to subdivide approximately 28.75 acres into 115 single-family residential lots in the “R-1-6” Low-Density Residential Zone District. Planned Unit Development No. 2016-01, a request to deviate from the standards of the “R-1-6” Low-Density Residential Zone District to allow reduced side-yard setbacks for two-story homes from 10 feet to five feet. The project is located at the northeast corner of 12th Avenue and Hume Avenue (APN 011-110-032, 011-110-034, and 011-110-035). The action requires certification of Mitigated Negative Declaration No. 2016-02 for the project.**

Chairperson HAM opened the Public Hearing at 7:04 p.m.

City Attorney Mizote reported that City Manager and City Staff received email from Mr. Willie Thomas, subsequent to the preparation of this agenda, regarding Native American tribal consultations. City Attorney Mizote presented his response letter to the commissioners prior to this meeting. The city received a letter from Michael Noland, attorney for this project's applicant, (also distributed to Commission prior to this meeting). City Attorney Mizote concurs with the Mr. Noland's conclusions and asked if the Commission would like to go forward with the project at this meeting. Commission consensus to proceed with the Public Hearing.

Assistant Planner de Silva presented the Staff Report and referred to a supplemental document that was distributed to the Commission just prior to this meeting, containing comments received on this date. She then recommended approval of the project.

Chairperson HAM opened Questions of Staff.

Following Questions of Staff, Chairperson HAM opened Public Comment.

### **FAVOR**

1. Applicant Jim Robinson, of San Joaquin Valley Homes, stated that they agree with the conditions of the Staff Report. He thanked staff for their time and work on this project, and answered questions from the commissioners.
2. Michael Noland, attorney for applicant, addressed the Native American tribal consultation issue and noted that this is a time-sensitive project.

### **OPPOSED**

1. Bob Ramos, not against the project, but asked the Commission to take more time to examine the tribal consultation issue.

Chairperson HAM closed Public Comment and opened Commission Discussion.

Following Commission Discussion, Chairperson HAM closed the Public Hearing at 7:40 p.m. and called for a motion.

Motion by Commissioner DRAXLER, seconded by Commissioner NAHAL, to adopt Mitigated Negative Declaration 2016-02 for the project. Motion carried by the following roll call vote:

AYES: Commissioners DRAXLER, NAHAL, JOHNSTON, HAM  
 NOES: Commissioners NONE  
 ABSTAIN: Commissioners NONE  
 ABSENT: Commissioners PADEN

Motion by Commissioner DRAXLER, seconded by Commissioner JOHNSTON, to adopt Resolution 2016-09 approving Tentative Tract Map 914. Motion carried by the following roll call vote:

AYES: Commissioners DRAXLER, JOHNSTON, NAHAL, HAM  
 NOES: Commissioners NONE  
 ABSTAIN: Commissioners NONE  
 ABSENT: Commissioners PADEN

Motion by Commissioner DRAXLER, seconded by Commissioner NAHAL, to adopt Resolution 2016-10 approving Planned Unit Development 2016-01. Motion carried by the following roll call vote:

AYES: Commissioners DRAXLER, NAHAL, JOHNSTON, HAM  
 NOES: Commissioners NONE  
 ABSTAIN: Commissioners NONE  
 ABSENT: Commissioners PADEN

**2. Appeal filed by Hanford Environmental Awareness Team (HEAT) of Site Plan Review 2015-05 and Negative Declaration No. 2015-03. Site Plan Review 2015-05 is a request to construct a 216-unit multi-family development in the RM-2 zone. (APN 011-020-045)**

Chairperson HAM opened the Public Hearing at 7:42 p.m. and called for the Staff Report.

Community Development Director Mata presented the Staff Report, recommended denial of the Appeal, and invited questions of staff. A letter from the Law Offices of Richard Harriman was submitted to the Commission just prior to this meeting. Because Director Mata had not received a copy of the letter, it was suggested that a recess be provided either before or after Public Comment, to give staff time to consult with the City Attorney and respond to the letter.

Chairperson HAM opened Questions of Staff. Following Questions of Staff, Chairperson HAM opened Public Comment.

FAVOR

1. Appellant Richard Harriman, attorney for Hanford Environmental Awareness Team (HEAT), stated that they are not against the project, but are opposed to the filling in of Mussel Slough. He requested a focused Environmental Impact Report (EIR), regarding drainage.
2. Robin Mattos, of HEAT, speaking as a citizen, likes the project, but disagrees with the proposed cinder block walls around the project and feels that Mussel Slough should be allowed to remain a natural resource.

OPPOSED

Jeff Reed, attorney for Bajun, stated that past issues should not be taken into account. He asked that the Commission uphold the Mitigated Negative Declaration, which is not deferred mitigation. He added that there is no evidence that this project is located on Mussel Slough.

REBUTTAL

Appellant Harriman stated that there has been public passage across this property since 2007 until recently, and there is no evidence that the project is in the Pioneer School District, raising a public safety issue. He asked for a requirement that the trail go by on the property of the applicant.

Chairperson HAM closed Public Comment and called a recess.

**(RECESS 8:15 p.m.-8:25 p.m.)**

Chairperson HAM asked for comments from Director Mata. Director Mata made clarifications to the Staff Report and responded to comments in Mr. Harriman's letter.

Attachment: 04-26-16 PC Minutes (1465 : PC Minutes 04-26-16)

John Zumwalt, of Zumwalt-Hansen, engineer for the project, responded to questions regarding the cinder block wall. He read from the original Conditions of Approval that the six-foot block wall is required to separate the RM-2 zoned apartments from the single-family area. The chain link fence around the drainage basin belongs to the city, and it will not be removed.

Mr. Harriman called a Point of Order, stating that in his conclusion, he referenced Cal. Pub. Res. Code §21158.5, which was not discussed by staff.

Chairperson HAM closed the Public Hearing at 8:30 p.m. and called for a motion.

Motion by Commissioner JOHNSTON, seconded by Commissioner NAHAL, to approve Resolution 2016-11 upholding approval of Site Plan Review 2015-05 and certification of Mitigated Negative Declaration 2015-03 based on the following findings: a. That the document reflects the City of Hanford's independent judgment; b. That the decision is based on the full record of the proceedings, including any public testimony, comments or evidence submitted to the City of Hanford. Motion carried by the following roll call vote:

AYES: Commissioners JOHNSTON, NAHAL, DRAXLER, HAM  
 NOES: Commissioners NONE  
 ABSTAIN: Commissioners NONE  
 ABSENT: Commissioners PADEN

### **DIRECTOR'S COMMENTS**

Director Mata announced that TPM 2015-04 was supposed to be on this agenda, but the applicant withdrew the application.

Joint meeting with the City Council will be Wednesday, May 18, 2016, in the Training Room at 5:30 p.m.

### **COMMISSIONERS' ITEMS OF INTEREST**

Commissioner NAHAL asked about the Costco project. Director Mata replied that they have paid all their permit fees, and they will be in to get the permits any day.

Chairperson HAM stated that the Commissioners have been receiving some documents right before the meetings and asked if they could receive those documents sooner. Director Mata stated that staff tries to get packets to the Commissioners on Thursday, whenever possible, but the public has the right to submit documents any time up until the Public Hearing is held.

### **ADJOURNMENT**

Chairperson HAM adjourned the meeting at 8:45 p.m.

Respectfully submitted,

Diana Black  
 Recording Secretary





## **AGENDA STAFF REPORT**

|                                |                        |
|--------------------------------|------------------------|
| <b>MEETING DATE:</b> 5/10/2016 | <b>AGENDA SECTION:</b> |
|--------------------------------|------------------------|

### **SUBJECT:**

Planned Unit Development No. 2016-02, a request to deviate from the standards of the “R-1-6” Low-Density Residential Zone District to allow reduced side-yard setbacks for two-story homes from 10 feet to five feet. The project is located at the northwest corner of Grangeville Boulevard and 9 ¼ Avenue (APN 014-143-086)

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### **STAFF RECOMMENDATION**

Staff recommends that the Planning Commission:

1. Adopt Negative Declaration 2005-01 for the project.
2. Adopt Resolution No. 2016-12 approving Planned Unit Development No. 2016-02.

### **RECOMMENDED MOTION**

1. I move that the Planning Commission find the project consistent with adopted Negative Declaration 2005-01 with the included addendum.
2. I move to adopt Resolution No. 2016-12 approving Planned Unit Development 2016-02.

### **PROJECT DESCRIPTION**

The applicant proposes to modify the approved Tract 823 to include a planned unit development overlay, to allow a deviation of the standards of the “R-1-6” Low-Density Residential Zone District to permit reduced side-yard setbacks for two-story homes from 10 feet to five feet.

See proposed lot layouts, attached as **Exhibit A**.

In order to deviate from the standards required in the “R-1-6” Low-Density Residential zone district, a developer may apply for a planned unit development (PUD). The PUD allows the deviation to development standards, as long as the development will be compatible and complementary with existing and proposed developments and does not increase the overall density and intensity of the project beyond what is allowed in the General Plan and Municipal Code. “It is not the intent of the city to allow the use of the PUD process as a means of reducing lot sizes, or changing development standards, without conditions of approval including without limitation conditions regarding amenities and design of the project” (Hanford Municipal Code, Section 17.62.010, 2002).

To off-set the proposed deviation of the development, the applicant provides enhanced elevations, including use of varying depths, building pop-outs, entry patios, and window shutters.

See elevations, attached as **Exhibit B**.

## **BACKGROUND**

### **General Plan Designation/Zoning**

The site is designated in the General Plan as Low-Density Residential and is zoned “R-1-6” Low-Density Residential. A General Plan designation of Low-Density Residential allows a density range of two to nine units per acre, with typically five units per acre, as shown in Table LU-3 of the General Plan Land Use Element.

Figure 1: Zoning – “R-1-6”

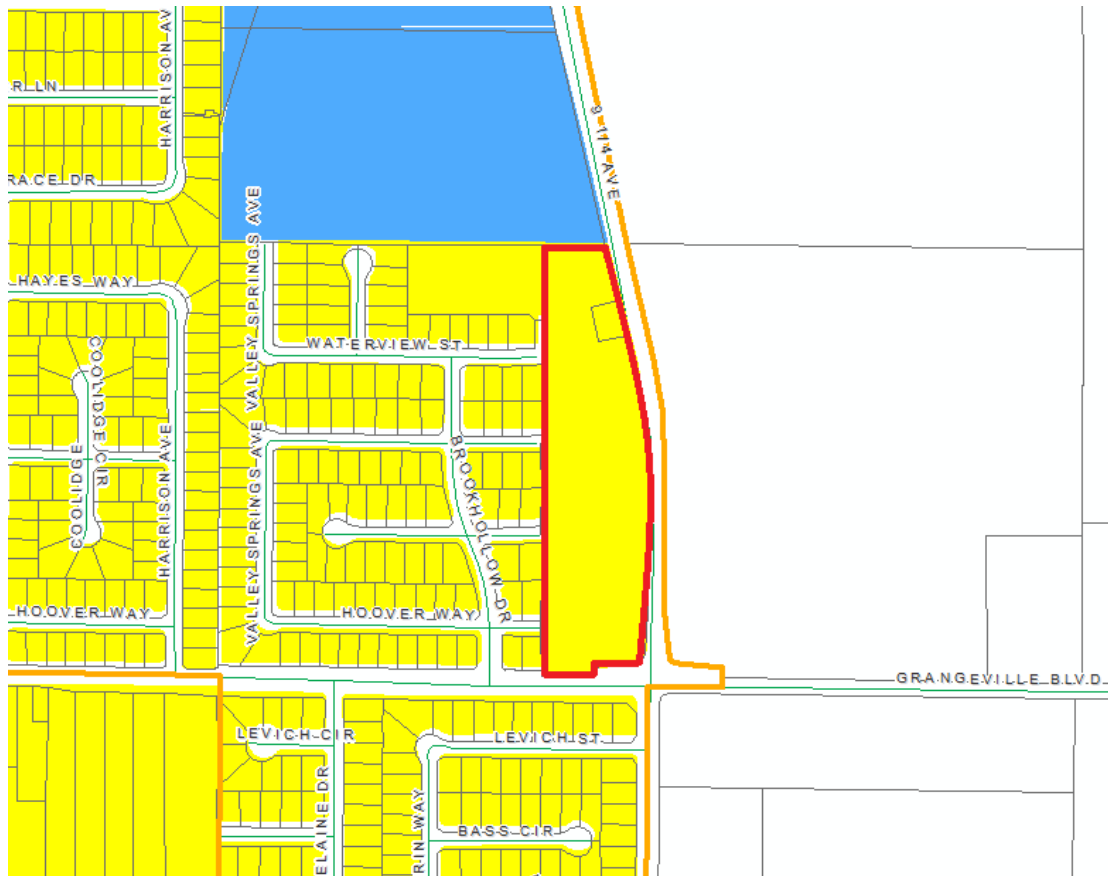


Figure 2: Land Use



### Adjacent Land Use and Zoning

|               | General Plan Designation | Zoning | Existing Land Use         |
|---------------|--------------------------|--------|---------------------------|
| <b>North:</b> | Public Facility          | PF     | Park                      |
| <b>South:</b> | Low-Density Residential  | R-1-6  | Single-Family Residential |
| <b>East:</b>  | County Property          | County | Agricultural Land         |
| <b>West:</b>  | Low-Density Residential  | R-1-6  | Single-Family Residential |

## BACKGROUND

Tentative Tract Map 823 was approved in 2005, which allowed the subdivision of 10.63 acres into 35 single-family lots.

The Planning Commission staff report for Tentative Tract 823 is attached for your review, as **Exhibit C**.

The Planning Commission Resolution No. 2005-01 is attached for your review, as **Exhibit D**. All conditions of Resolution No. 2005-01 shall also be conditions of approval for Planned Unit Development No. 2016-02.

## PROJECT EVALUATION

In order to deviate from the standards required in the “R-1-6” Low-Density Residential Zone District, a developer may apply for a Planned Unit Development (PUD). The PUD allows the deviation to development standards, as long as the development will be compatible and complementary with existing and proposed developments and does not increase the overall density and intensity of the project beyond what is allowed in the General Plan and Municipal Code. “It is not the intent of the city to allow the use of the PUD process as a means of reducing lot sizes, or changing development standards, without conditions of approval including without limitation conditions regarding amenities and design of the project” (Hanford Municipal Code, Section 17.62.010, 2002).

To off-set the proposed deviation of the development, the applicant provides enhanced elevations, including use of varying depths, building pop-outs, entry patios, and window shutters.

See elevations, attached as **Exhibit B**.

### Side-Yard Setbacks

The applicant has requested permission to reduce the side-yard setback for two-story homes from 10 feet to five feet.

According to the Municipal Code definitions, “Story means a horizontal division of a building exterior not necessarily corresponding to the floors within. The number of stories in a structure shall be determined by measurement from the lowest point of the structure at its natural adjacent grade to its roof plate line(s) as follows:

#### **Horizontal Roof-Plate Line Height**

Up to 10 ft.

Over 10 ft. to 20 ft.

Over 20 ft. to 30 ft.

One story

Two story

Three story

Every ten (10) feet or portion thereof, of additional horizontal roof-plate line shall be considered one additional story regardless of the roof pitch” (Hanford Municipal Code, 17.04.030, 2002).

Per the Hanford Municipal Code, “Side Yards. The minimum side yard measured from the side property line shall be five (5) feet, subject to the following conditions and exceptions:

1. On a corner lot the side yard adjoining the street shall be ten (10) feet. Where there is a walled/fenced landscape easement for street side-on development, the minimum side yard setback shall be ten (10) feet measured from the easement wall/fence.
4. Where construction involves more than one story, the side yard shall be increased by five (5) feet for each additional story. On the street side of a corner lot, the side yard can remain at ten (10) feet for construction in excess of one story” (Hanford Municipal Code, 17.18.100, 2002).

The applicant will provide the required 10-foot setback for street-side properties. No deviation to the street-side setback is proposed.

The City requires setbacks for several reasons:

*Safety:*

Maintaining setbacks between buildings is important for safety reasons. Having adequate setbacks between structures provides access for firefighters to reach fires in cases of emergency. The Fire Department has reviewed the application and determined that the setbacks provided by the applicant will not be detrimental to safety. (*Note: Single-family dwellings are required to have a fire sprinkler system*).

*Building Code Requirements:*

The Building Code requires differing setbacks from property lines and other structures, based on the type of construction. The Building Division has reviewed the application and determined that the setback deviation requested by the applicant will not conflict with the requirements of the California Building Code.

*Noise:*

Setbacks also are in place to reduce impacts from noise. The normal use of a residence does not generate excessive noise. All noise generated from the residences within the development would be required to meet the Noise Emission standards prescribed by the General Plan Hazards Element.

*Preventing Crowding:*

Another reason setbacks are required by the City is to reduce crowding and provide separation between neighbors. The deviation requested for the side-yard setback for two-story homes will

still result in a five-foot separation between the residence and the interior side property line. The distance from residence to residence, along the interior-side property line, will be a minimum of 10 feet. Setbacks will be maintained for the front yard, rear yard, and street-side property.

#### **FINDINGS FOR APPROVAL: PLANNED UNIT DEVELOPMENT NO. 2016-01**

The Planning Commission is required to make six findings in accordance with Section 17.62.070 (J)

**1. That the proposed location of the Planned Unit Development is in accordance with the objectives of the Zoning Ordinance. This finding can be made based on the following:**

**A. Overall density and intensity of the project:**

ANALYSIS: That the density is within the allowable range for the “R-1-6” Low-Density Residential Zone District. The General Plan and Municipal Code prescribe an allowable density between two and nine units per acre. Tract 823 has an approved density of 6.09 units per acre. The proposed reduction in the side-yard setback for two-story homes will provide the developer with the ability to maintain the density of Tract 823, while maintaining home sizes that are compatible with the surrounding properties.

**B. Design of the project components including bulk of buildings, varying setbacks, architectural features, parking and storage requirements, open space and recreation areas:**

ANALYSIS: That the applicant’s project features enhanced elevations, including use of varying depths, building pop-outs, entry patios, and window shutters. The provided amenity creates an offset of the proposed deviation from the standard side-yard setback for two-story homes in the “R-1-6” Low-Density Residential Zone District.

**C. Access requirements:**

ANALYSIS: That the deviation of the side-yard setback requirement for two-story homes within the development will not create any access-related issues. Conditions of development of Tract 823 required the payment of traffic impact mitigation fees.

**D. Impact on surrounding uses:**

ANALYSIS: That the project is consistent with the surrounding uses, which include park space to the north, agricultural land to the east, and residential to the south and west. No impact from the reduction of side-yard setbacks on surrounding uses is anticipated.

**E. Incorporation of amenities into the project to off-set any reduction in yard and site areas or increased densities or other deviations from the provisions of this title:**

ANALYSIS: That the applicant's project features enhanced elevations, including use of varying depths, building pop-outs, entry patios, and window shutters. The provided amenity creates an offset of the proposed deviation from the standard side-yard setback for two-story homes in the "R-1-6" Low-Density Residential Zone District.

F. Timing of development:

ANALYSIS: That there is no issue with the timing of development.

2. **That the proposed location of the P.U.D. and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety or welfare of the community to properties or improvements in the vicinity and will not generate more traffic than the streets in the vicinity can carry without congestion and will not overload utilities:**

ANALYSIS: That the City of Hanford Building Division is responsible for ensuring that future construction of the site follows adopted building codes, thus reducing exposures to accidents to the general public. Consultation was sent for Tract 823 and any improvements or mitigations required for public health and safety were applied as conditions of approval for Tract 823 (*Note: all conditions of Tract 823 shall be applied to Planned Unit Development No. 2016-02*).

3. **That the proposed Planned Unit Development will comply with Section 17.62.010 pertaining to Planned Unit Developments and each of the other applicable provisions of the Zoning Ordinance. The finding can be made based on the following:**

ANALYSIS: That all findings have been made, see Finding No. 1.

4. **That the requirements and standards of the Zoning Ordinance, including, but not limited to, population, density, site area, dimensions, site coverage, yard spaces, loading facilities, landscaped area, and street design will produce an environment of suitable and desirable character consistent with the objectives of the Zoning Ordinance. The finding can be made based on the following:**

ANALYSIS: That the density is within the allowable range for the "R-1-6" Low-Density Residential Zone District. The General Plan and Municipal Code prescribe an allowable density between two and nine units per acre. Tract 823 has approved density of 6.09 units per acre. The proposed reduction in the side-yard setback for two-story homes will provide the developer with the ability to maintain the density of Tract 823, while maintaining home sizes that are compatible with the surrounding properties.

5. **That the combination of different dwelling types, architectural appearance, and/or varieties of land uses in the development will complement each other and will harmonize with the existing and proposed land uses within the vicinity. This finding can be made based on the following:**



ANALYSIS: That the architectural appearance, as proposed in the attached elevations, will complement and harmonize with the existing surrounding land uses within the vicinity. The elevations add aesthetic appeal to the neighborhood.

- 6. That the proposed Planned Unit Development will satisfactorily mitigate the potential environment impacts, in accordance with the provisions of California Environmental Quality Act (CEQA). This finding can be made based on the following:**

ANALYSIS: That an initial study was prepared and Negative Declaration No. 2005-01 was certified for Tentative Tract 823 on January 11, 2005. Staff has evaluated the changes proposed by the addition of the planned unit development overlay, thus reducing setbacks from 10 feet to five feet, in an addendum and determined the changes proposed will not result in any new or increased environmental impacts that were not identified in Negative Declaration No. 2005-01. See the original initial study for the project, attached as **Exhibit E** and the addendum incorporating the changes to the project, attached as **Exhibit F**.

#### **REQUIRED CONDITIONS**

All conditions of Tentative Tract 823 (Resolution No. 2005-01) and Resolution No. 2016-12 shall apply, as conditions of development.

See Resolution No. 2005-01, attached as **Exhibit D**.

#### **PUBLIC COMMENTS**

Noticing of the project was published in the newspaper on April 29, 2016 and sent to property owners within 500 feet of the project site on April 28, 2016. No written comments have been received as of the date of preparation of this report.

#### **ENVIRONMENTAL ASSESSMENT**

An initial study was prepared and Negative Declaration No. 2005-01 was certified for the project on January 11, 2005. Staff has evaluated the changes proposed by the addition of the planned unit development overlay, thus reducing setbacks from 10 feet to five feet, in an addendum and determined the changes proposed will not result in any new or increased environmental impacts that were not identified in Negative Declaration No. 2005-01. See the original initial study for the project, attached as **Exhibit E** and the addendum incorporating the changes to the project, attached as **Exhibit F**.

#### **Applicant/Owner**

Wathen Castanos Hanford, LLC  
802 W. Pinedale #104

Fresno, CA 93711

**FISCAL IMPACT:**

**ATTACHMENTS:**

Resolution No. 2016-12

Exhibit A: Lot Layout

Exhibit B: Elevations - Two Story Homes

Exhibit C TT 823 Staff Report

Exhibit D Planning Commission Resolution 2005-01 (TT 823)

Exhibit E: NOD and Initial Study

Exhibit F :Initial study addendum

## RESOLUTION NO. 2016-12

### RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HANFORD APPROVING PLANNED UNIT DEVELOPMENT NO. 2016-02 TO ALLOW A DEVIATION TO THE STANDARDS OF THE “R-1-6” LOW-DENSITY RESIDENTIAL ZONE DISTRICT TO ALLOW REDUCED SIDE-YARD SETBACKS FOR TWO-STORY HOMES FROM 10 FEET TO FIVE FEET

At a regular meeting of the Planning Commission of the City of Hanford duly called and held on May 10, 2016, at 7:00 p.m., it was moved by Commissioner \_\_\_\_\_, and seconded by Commissioner \_\_\_\_\_, and duly carried, that the following resolutions be adopted:

**WHEREAS**, Planned Unit Development No. 2016-02, filed by Wathen Castanos, a proposal to allow a deviation to the standards of the “R-1-6” Low-Density Residential Zone District to allow reduced side-yard setbacks for two-story homes from 10 feet to five feet applicable to Tentative Tract 823; and

**WHEREAS**, the real property, which is the subject of the planned unit development, is located at the northwest corner of Grangeville Boulevard and 9 ¼ Avenue (APN 014-143-086); and

**WHEREAS**, an initial study was prepared and Negative Declaration No. 2005-01 was certified for Tentative Tract 823 on January 11, 2005. Staff has evaluated the changes proposed by the addition of the planned unit development overlay, thus reducing setbacks from 10 feet to five feet, in an addendum and determined the changes proposed will not result in any new or increased environmental impacts that were not identified in Negative Declaration No. 2005-01.

**WHEREAS**, the City of Hanford Planning Commission, at its regularly scheduled meeting May 10, 2016, held a public hearing and received testimony and evidence regarding the proposed Planned Unit Development No. 2016-02; and

**WHEREAS**, the Planning Commission has carefully considered recommendations and testimony presented at the public hearing; and

**WHEREAS**, all affected public utility companies, various governmental department agencies and the City staff have given careful consideration to this Planned Unit Development (PUD) and have made recommendations thereon; and

**WHEREAS**, the Planning Commission, on the basis of the facts and evidence provided in the staff report and the written and oral evidence presented during the public hearing, hereby make the following findings pursuant to Section 17.62.070 (J) of the Zoning Ordinance:

**1. That the proposed location of the Planned Unit Development is in accordance with the objectives of the Zoning Ordinance. This finding can be made based on the following:**

**A. Overall density and intensity of the project:**

ANALYSIS: That the density is within the allowable range for the “R-1-6” Low-Density Residential Zone District. The General Plan and Municipal Code prescribe an allowable density between two and nine units per acre. Tract 823 has an approved density of 6.09 units per acre. The proposed reduction in the side-yard setback for two-story homes will provide the developer with the ability to maintain the density of Tract 823, while maintaining home sizes that are compatible with the surrounding properties.

**B. Design of the project components including bulk of buildings, varying setbacks, architectural features, parking and storage requirements, open space and recreation areas:**

ANALYSIS: That the applicant’s project features enhanced elevations, including use of varying depths, building pop-outs, entry patios, and window shutters. The provided amenity creates an offset of the proposed deviation from the standard side-yard setback for two-story homes in the “R-1-6” Low-Density Residential Zone District.

**C. Access requirements:**

ANALYSIS: That the deviation of the side-yard setback requirement for two-story homes within the development will not create any access-related issues. Conditions of development of Tract 823 required the payment of traffic impact mitigation fees.

**D. Impact on surrounding uses:**

ANALYSIS: That the project is consistent with the surrounding uses, which include park space to the north, agricultural land to the east, and residential to the south and west. No impact from the reduction of side-yard setbacks on surrounding uses is anticipated.

**E. Incorporation of amenities into the project to off-set any reduction in yard and site areas or increased densities or other deviations from the provisions of this title:**

ANALYSIS: That the applicant’s project features enhanced elevations, including use of varying depths, building pop-outs, entry patios, and window shutters. The provided amenity creates an offset of the proposed deviation from the standard side-yard setback for two-story homes in the “R-1-6” Low-Density Residential Zone District.

F. Timing of development:

ANALYSIS: That there is no issue with the timing of development.

2. **That the proposed location of the P.U.D. and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety or welfare of the community to properties or improvements in the vicinity and will not generate more traffic than the streets in the vicinity can carry without congestion and will not overload utilities:**

ANALYSIS: That the City of Hanford Building Division is responsible for ensuring that future construction of the site follows adopted building codes, thus reducing exposures to accidents to the general public. Consultation was sent for Tract 823 and any improvements or mitigations required for public health and safety were applied as conditions of approval for Tract 823 (*Note: all conditions of Tract 823 shall be applied to Planned Unit Development No. 2016-02*).

3. **That the proposed Planned Unit Development will comply with Section 17.62.010 pertaining to Planned Unit Developments and each of the other applicable provisions of the Zoning Ordinance. The finding can be made based on the following:**

ANALYSIS: That all findings have been made, see Finding No. 1.

4. **That the requirements and standards of the Zoning Ordinance, including, but not limited to, population, density, site area, dimensions, site coverage, yard spaces, loading facilities, landscaped area, and street design will produce an environment of suitable and desirable character consistent with the objectives of the Zoning Ordinance. The finding can be made based on the following:**

ANALYSIS: That the density is within the allowable range for the "R-1-6" Low-Density Residential Zone District. The General Plan and Municipal Code prescribe an allowable density between two and nine units per acre. Tract 823 has approved density of 6.09 units per acre. The proposed reduction in the side-yard setback for two-story homes will provide the developer with the ability to maintain the density of Tract 823, while maintaining home sizes that are compatible with the surrounding properties.

5. **That the combination of different dwelling types, architectural appearance, and/or varieties of land uses in the development will complement each other and will harmonize with the existing and proposed land uses within the vicinity. This finding can be made based on the following:**

ANALYSIS: That the architectural appearance, as proposed in the attached elevations, will complement and harmonize with the existing surrounding land uses within the vicinity. The elevations add aesthetic appeal to the neighborhood.

**6. That the proposed Planned Unit Development will satisfactorily mitigate the potential environment impacts, in accordance with the provisions of California Environmental Quality Act (CEQA). This finding can be made based on the following:**

ANALYSIS: That an initial study was prepared and Negative Declaration No. 2005-01 was certified for Tentative Tract 823 on January 11, 2005. Staff has evaluated the changes proposed by the addition of the planned unit development overlay, thus reducing setbacks from 10 feet to five feet, in an addendum and determined the changes proposed will not result in any new or increased environmental impacts that were not identified in Negative Declaration No. 2005-01.

**THEREFORE, BE IT RESOLVED** that Planned Unit Development No. 2016-02 is approved; and

**THREFORE, BE IT FURTHER RESOLVED** that the Planning Commission approve Planned Unit Development No. 2016-02 subject to the following conditions:

**ADMINISTRATION DEPARTMENT**

Contact the City Attorneys' Office: (559) 584-6656

Concerning questions that you may have on the conditions listed below:

**Defense and Indemnification Provisions:**

1. That the applicant shall defend, indemnify, and hold harmless the City of Hanford ("City"), its officials, officers, employees, representatives, agents and attorneys, from and against all claims, damages, losses, judgments, liabilities, expenses and other costs, including litigation costs and attorney's fees, arising out of, resulting from, or in connection with, the City's act or acts leading up to and including approval of any environmental document and/or granting of any approvals relating to the Project. Applicant's obligation to defend, indemnify and hold the City harmless specifically includes, but is not limited to, any suit or challenge by any third party against the City which challenges or seeks to set aside, void or annul the legality or adequacy of any environmental document approved by the City or any approval related to the Project.
2. That the applicant's obligations to defend, indemnify and hold the City, its officials, officers and employees, representatives, agents and attorneys harmless under the provisions of this paragraph shall include, but not be limited to, the cost of preparation of any administrative record by City, staff time, copying costs, court costs, the costs of any judgments or awards against the City for damages, losses, litigation costs, or attorney's fees arising out of a suit or challenge contesting the adequacy of any approval of the environmental document, or any approval related to

the Project, and the costs of any settlement representing damages, litigation costs and attorney's fees to be paid to other parties arising out of a suit or challenge contesting the adequacy of the approval of the environmental document or any other approval related to the Project, if the settlement so provides.

3. That the City may, at any time, require the applicant to reimburse City for costs that have been, or which the City reasonably anticipates will be, incurred by the City during the course of any action. Applicant shall reimburse City within thirty (30) days of receipt of an itemized written invoice from City. Failure of the Applicant to timely reimburse the City shall be considered a material violation of the conditions of approval of the Project.
4. That the applicant shall comply with and shall require all contractors to comply with all prevailing wage laws, rules and regulations applicable to the Project. Unless otherwise advised in writing by the City of Hanford, Applicant shall be solely responsible for making any and all decisions regarding whether any portion or aspect of the Project, including, without limitation, any form of reimbursement by the City of Hanford to the Applicant or any contractor, will require the payment of prevailing wages. Further, Applicant will be solely responsible for the payment of any claims, fines, penalties, reimbursements, payments or any other actions that may be initiated against Applicant or any contractor as a result of failure to pay prevailing wages.
5. That the applicant shall defend, indemnify, and hold harmless the City of Hanford, its officials, officers, employees, representatives, agents and attorneys, from and against any and all claims, damages, losses, judgments, liabilities, expenses and other costs, including, without limitation, litigation costs and attorney's fees, arising out of, resulting from, or in any way in connection with any violation or claim of violation of any prevailing wage law, rule or regulation applicable to any portion or aspect of the Project. Applicant's obligation to defend, indemnify and hold the City of Hanford harmless specifically includes, but is not limited to, any suit or administrative action against the City of Hanford which claims a violation of any prevailing wage law, rule or regulation applicable to any portion or aspect of the Project.
6. That the applicant obligations to defend, indemnify and hold the City of Hanford, its officials, officers, employees, representatives, agents and attorneys harmless as set forth herein, shall include, but shall not be limited to, staff time, copying costs, court costs, the costs of any judgments or awards against the City of Hanford for damages, losses, litigation costs, or attorney fees arising out of any violation or claim of violation of any prevailing wage law, rule or regulation applicable to any portion or aspect of the Project and costs of any settlement representing damages, litigation costs and attorney's fees to be paid to other parties arising out of any such proceeding or suit.
7. That the City of Hanford may, at any time, require the Applicant to reimburse the City of Hanford for costs that have been, or which the City of Hanford reasonably

anticipates will be, incurred by the City of Hanford during the course of any action. Applicant shall reimburse the City of Hanford within thirty (30) days of receipt of an itemized written invoice from the City of Hanford. Failure of the Applicant to timely reimburse the City of Hanford shall be considered a material violation of the conditions of approval of the Project.

**PLANNING DEPARTMENT**

Contact Assistant Planner Gabrielle de Silva at (559) 585-2578  
Concerning questions that you may have on the conditions listed below:

**General:**

1. That the applicant hereby agrees to hold the City of Hanford and all of its departments, officers, agents, and employees free and harmless of and from all claims of any kind or nature arising out of or by reason of the approval of this project.
2. That approval of this project does not exempt the project from compliance with all applicable sections of the Zoning Ordinance, Public Works Improvement Standards, other City Ordinances or the payment of any applicable fees.
3. That all approved proposals of the application be conditions of development if not mentioned herein.
4. That all development conform to the site plan titled Planned Unit Development Application No. 2016-02, as approved by the Planning Commission.
5. That all conditions of approval listed in this resolution by the City of Hanford be contained in the line drawing submitted for building permits.
6. That no occupancy of any building and/or structure shall be permitted which is not in substantial compliance with approved plans, except upon specific review and approval of any "as built" modifications by the authorizing City body (City Council, Planning Commission, Community Development Department, or other appropriate city departments).
7. That no expansion of use beyond the scope and nature described in this PUD, which would tend to increase the projected scale of operations, shall be permitted except upon application for, and approval of, modification of this Planned Unit Development permit in compliance with all procedures and requirements therefore.
8. That all conditions of approval of Tentative Tract 823, Resolution 2005-01, shall also apply to this planned unit development.

**Zoning**



1. That all requirements of the “R-1-6” Low-Density Residential Zone District shall apply, except as modified under Planned Unit Development No. 2016-02, including the following:

- a. The side-yard setback for two-story homes shall be five feet.

*Note: the setback on street-side properties shall still be 10 feet.*

**Architectural Conditions:**

1. That the structures in the PUD be developed in substantial compliance with the architectural renderings, colors, etc., approved by Planning Commission and attached as **Exhibit A**.
2. That any future changes to the architectural design features must maintain the overall integrity of the elevations originally approved and not detract from the consistent look and appearance of the planned unit development and must be approved by the Community Development Director.
3. That all pipes, gutters, and chases attached to the building wall shall be painted a similar or complementary color to the existing wall to which the item is attached.
4. That no surface shall be mirrored so as to cause glare and annoyance to other adjacent properties.
5. That all mechanical equipment, including electrical and gas meters are to be screened from view, and that all new electrical transformers are either installed underground or screened.
6. That all exterior architectural elements not detailed on the plans be finished in a style and in materials in harmony with the exterior of the building

**Environmental Requirements:**

1. That if cultural resources are discovered during construction or related activities, all work shall be halted and a qualified archaeologist and the City of Hanford shall be notified. The find shall be properly investigated and appropriate measures are to be taken before construction may continue.
2. That if fireplaces are proposed in the residential units, natural gas fireplaces or EPA certified wood-burning fireplaces/stoves are to be installed in every unit that has a fireplace. Conventional open-hearth fireplaces are not allowed.
3. That natural gas lines and electrical outlets be installed in backyards or patios to encourage use of gas and/or electric barbecues.

4. That electrical outlets be installed around the exterior of the residential units to encourage use of electric lawn mowers, edgers, etc.

**Noise:**

1. That construction equipment be muffled and construction activities be limited to the hours between 7:00 a.m. to 10:00 p.m., Monday through Friday, unless the construction is within the enclosed structure or approved by the Community Development Department.
2. That noise from fixed mechanical equipment when measured at the property line meets the standard of the Hanford Noise Element.

**Lighting:**

1. That all exterior lighting shall be focused downward to avoid point sources of light interfering with the vision of motorists. Lighting elements shall be recessed into their fixtures to prevent glare. Exterior lighting shall be installed so as not to illuminate adjacent properties.

**Screening:**

1. That all backflow device and electrical transformers be screened with landscaping.
2. That all backflow devices be painted hunter green.

**Fencing/Walls:**

1. That all proposed fencing on the site be maintained in good repair with any graffiti at the site removed within 72 hours of occurrence.

**Landscaping:**

1. That landscape and irrigation plans be submitted for approval by the Community Development Department prior to building permits being issued. Said plans shall conform to Ordinance No. 10-02 "Standards and Procedures for Landscaping Design and Installation."
2. That all open and unlandscaped portions of the site be maintained in good condition, free from weeds, dust, trash and debris.

**Dust Control:**

1. That the following dust-control practices shall be implemented:

**Pre-construction:**

1. That material excavated or graded be sufficiently watered to prevent excessive amounts of dust. Watering should occur at least twice a day with complete coverage, preferably in the late morning and after work is completed for the day.
2. That clearing, grading, earth-moving, or excavation activities cease during periods of high winds greater than 20 mph.
3. That areas disturbed by clearing, earth-moving, or excavation activities be minimized at all times.

**During Construction:**

1. After clearing, grading, earth-moving, or excavation operations, during the construction phase, fugitive emissions should be controlled by the following methods:
  - a. That non-active portions of the construction site be restricted from vehicular movement.
  - b. That active portions of the site should be sufficiently watered to prevent excessive amounts of dust.

**General Fugitive Dust:**

At all times, fugitive dust emissions should be controlled using the following procedures:

1. That on-site vehicle speed should be limited to 15 mph.
2. That areas with vehicle traffic be watered periodically or have petroleum-based palliatives applied for stabilization of dust emissions.
3. That during rough grading and construction, streets next to the project site be swept at least once per day, or as required to remove silt which may have accumulated from construction activities.
4. That during rough grading and construction, access to the site should require the building of an apron into the project site from adjoining paved roadways. The apron should be paved or have a petroleum-based palliative applied.

**Ozone Precursors:**

At all times, ozone precursor emissions should be controlled by the following methods:

1. That all internal combustion-engine drive equipment be properly maintained and well tuned according to the manufacturer's specifications.

### **BUILDING DIVISION**

Contact Building Official: Tom Webb (559) 585-2584

Concerning questions that you may have on the conditions listed below:

1. That building permits must be obtained from the City Building Division for any structural, plumbing, electrical or mechanical work being done.
2. That no building or structure shall be used or occupied until the building official has approved the construction and issued a Building Certificate of Occupancy.
3. That detailed dimensioned plans be provided to the Building Division prior to obtaining construction permits.
4. That the buildings will require plans and calculations signed by an architect or engineer licensed to practice in the State of California. Submittal shall consist of:
  - 4.1 1 copy of the City of Hanford Permit Application form
  - 4.2 6 complete sets of Drawings, unless noted, including:
    - 4.2.1 Grading Plan (Civil Drawings)
    - 4.2.2 Site Plan
    - 4.2.3 *Landscaping Plan, all lots to meet City of Hanford Landscape Ordinance and California State Law*
    - 4.2.4 Architectural Drawings
    - 4.2.5 Structural Drawings
    - 4.2.6 Electrical Drawings
    - 4.2.7 Mechanical Drawings
    - 4.2.8 Plumbing Drawings
    - 4.2.9 Planning Dept. "Conditions of Approval" or "Resolution" printed on the drawings and part of the drawing submittal
    - 4.2.10 A minimum of 2 sets shall be stamped and wet signed by an Architect or Engineer licensed in the State of California as per state law.
  - 4.3 2 complete sets of documentation, unless noted, including:
    - 4.3.1 Architectural Specifications
    - 4.3.2 Structural Calculations
    - 4.3.3 Electrical Calculations, if not included on the drawings
    - 4.3.4 Mechanical Calculations, if not included on the drawings
    - 4.3.5 Plumbing Calculations, if not included on the drawings
    - 4.3.6 Energy Calculations, if not included on the drawings
    - 4.3.7 **Compliance with the City of Hanford Landscape Ordinance and Tree Ordinance**
    - 4.3.8 A minimum of 2 sets shall be stamped and wet signed by an Architect or Engineer licensed in the State of California as per state law.
5. That separate sewer and water services be provided to each building.
6. That separate gas and electric services be provided to each building.

7. That a preliminary soils report, prepared by a qualified soils engineer, be provided to the Engineering and Building Divisions prior to approval of site improvement plans. The soils report shall comply with the 2013 California Building Code, Section 1803.
8. That a final soils report, prepared by a qualified soils engineer, be provided to the Engineering and Building Divisions before issuance of building permits.
9. That a school impact fee of \$3.36 (or revision thereof) for each square foot of new building area be paid when building permits are issued.
10. That all special inspection reports be submitted to the Building Division prior to final inspection.
11. That the addresses shall be assigned by the Building Division
12. That all construction shall conform to the 2013 Edition, California Building Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Fire Code, California Energy Code and the City of Hanford Municipal Code .
13. That 6 sets of grading plans, **including the block wall engineering** be submitted to the Building Dept. and proper permits obtained prior to the commencement of work.
14. That Landscape permits are required for each lot and landscape district and must be installed and a final inspection obtained before final occupancy of the dwelling.

#### **FIRE DEPARTMENT**

Contact Fire Inspector Susan Martinez @ 559-585-4793 or [smartinez@cityofhanfordca.com](mailto:smartinez@cityofhanfordca.com)  
Concerning questions that you may have on the conditions listed below:

#### **General:**

1. That water mains and fire hydrants be installed before housing construction (unless otherwise approved by the Fire Department) and be of sufficient capacity for fire protection as well as domestic supply. Fire hydrants are to be located as designated by the Fire Department. All fire hydrants and mains are to meet City standards.
2. That the blue dot fire hydrant location markers be installed six inches from the middle of the street.
3. That an all weather 20 ft. wide road be provided throughout the subdivision where houses are being constructed, as required by City Ordinance No. 929, prior to the issuance of building permits.

#### **EXPIRATION**

The Planned Unit Development shall expire with the expiration of Tentative Tract Map 823. The Commission may grant a one-year time extension, if an application and fee are received from the applicant before the expiration date.

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

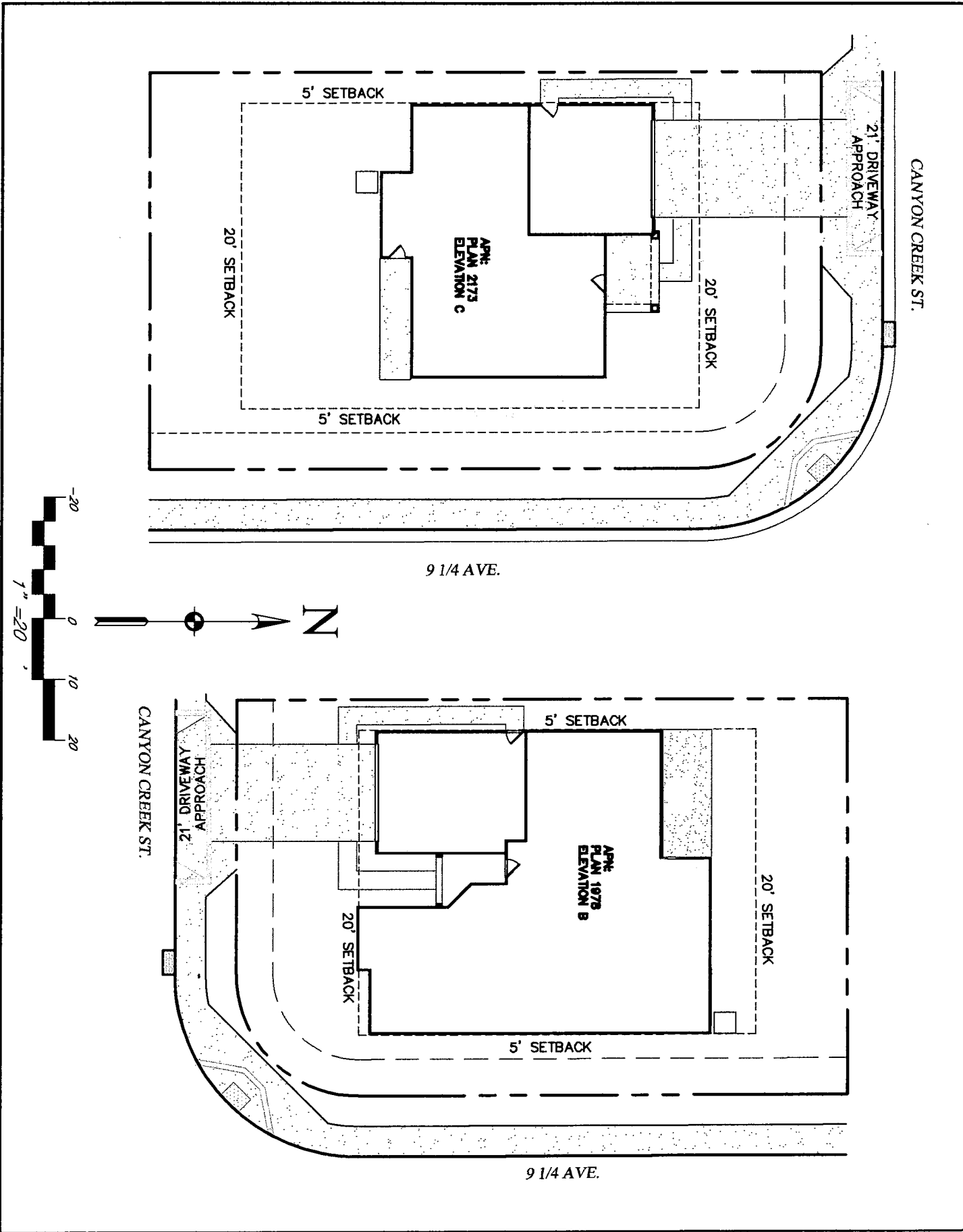
AYES: Commissioners  
NOES: Commissioners  
ABSTAIN: Commissioners  
ABSENT: Commissioners

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

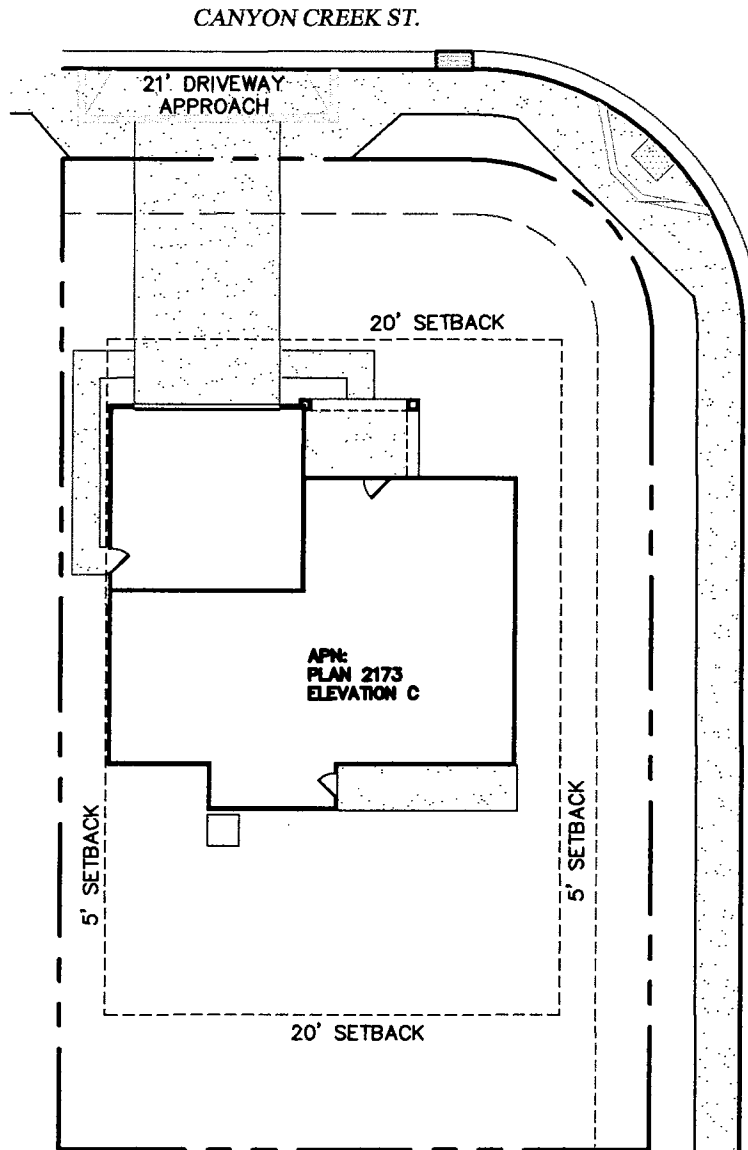
I, Darlene R. Mata, Secretary of the City of Hanford Planning Commission, do hereby certify the foregoing Resolution was duly approved by the Planning Commission of the City of Hanford at a regular meeting thereof held on the 10<sup>th</sup> day of May, 2016.

Darlene R. Mata, Secretary

q



b



NOTE: MAILBOX FOR THIS LOT IS PROVIDED BY A COMMUNITY MAILBOX UNIT LOCATION PENDING

NOTE: EXACT LOCATION OF STREET TREES MAY VARY BASED ON ACTUAL FIELD CONDITIONS

NOTE: AC CONDENSER & STREET TREE LOCATIONS HAVE YET TO BE DETERMINED

NOTE:  
FLAT WORK WILL VARY  
DEPENDING ON ACTUAL FIELD  
CONDITIONS

## SYMBOL KEY

- STREET LIGHT
- FIRE HYDRANT
- CABLE TV SPLICE BOX
- TELEPHONE SPLICE BOX
- SCE SPLICE BOX
- SCE 2' X 3' SECONDARY BOX
- SCE 3' X 5' PRIMARY BOX
- TRANSFORMER
- MAILBOX

## SITE PLAN

PLACEMENT OF HOUSE, STREETLIGHTS, FIRE HYDRANTS, SIDEWALK, TRANSFORMERS, ETC., ARE SUBJECT TO CHANGE DUE TO SITE CONDITIONS FINAL INFORMATION FOR CABLE, TELEPHONE, AND ELECTRIC UTILITIES, IS UNAVAILABLE AT THIS TIME STREETLIGHTS MAY BE RELOCATED BASED ON FINAL DRAWINGS

| LOT* | PLAN NO | ELEVATION | PERMIT DESCRIPTION | A                          | B                | C                                            | D                         | E                          | F                            | G                                    |
|------|---------|-----------|--------------------|----------------------------|------------------|----------------------------------------------|---------------------------|----------------------------|------------------------------|--------------------------------------|
|      |         |           |                    | 1ST FLOOR LIVING AREA (SF) | GARAGE AREA (SF) | COVERED PORCH/PATIO/ GARAGE SOFFIT AREA (SF) | A+B+C FOOTPRINT AREA (SF) | 2nd FLOOR LIVING AREA (SF) | A + E TOTAL LIVING AREA (SF) | D + E TOTAL Bldg Dept VALUATION (SF) |

WC HANFORD 823 LLC

WATHEN CASTANOS HOMES, INC.  
802 W. PINEDALE AVENUE, SUITE 104  
FRESNO CA, 93711  
(559) 432-8181

APPROVED BY: \_\_\_\_\_

TRACT 823 - HANFORD

LOT #14

1343 HOOVER WAY

PLAN

NUMBER 2173 ELEVATION C DATE 3/31/2016

BUYER'S

SIGNATURE \_\_\_\_\_













**HANFORD CITY PLANNING COMMISSION STAFF REPORT  
PERTAINING TO  
VESTING TENTATIVE SUBDIVISION MAP NO. 823  
January 11, 2005**

**Property Owner**

Dadigian Family Trust  
389 Terrace Court  
Buellton, CA 93427

**Applicant**

Cerutti Construction  
P.O. Box 553  
Kingsburg, CA 93631

**Engineer/Surveyor**

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

**PROPOSAL**

Vesting Tentative Subdivision Map No. 823 proposes to subdivide approximately 10.63 acres into 35 single-family lots.

**LOCATION**

The property is located on the north side of Grangeville Blvd., west of 9-¼ Avenue (APN: 014-143-021).

**PROPERTY CHARACTERISTICS****Existing Land Use:**

The property is vacant but has been farmed and is not located in a flood plain (Flood Insurance Rate Map Panel No. 060086 0075B, August 4, 1988).

**General Plan Designation and Zoning:**

The General Plan designates the property as Low Density Residential. The property is prezoned "R-1-6" Single-Family Residential, subject to annexation. The proposed land division is consistent with the General Plan and Zoning Ordinance.

**Adjacent Land Use And Zoning:**

|               | <b><u>USE</u></b>                                   | <b><u>ZONED</u></b>                               |
|---------------|-----------------------------------------------------|---------------------------------------------------|
| <b>NORTH:</b> | Vacant, future elementary school and community park | "PF" Public Facilities<br>(subject to annexation) |
| <b>SOUTH:</b> | Single-family homes                                 | "R-1-6"                                           |
| <b>EAST:</b>  | Agricultural land                                   | "AL-10" (County)                                  |
| <b>WEST:</b>  | Single-family homes                                 | "R-1-6"                                           |

**ANALYSIS****Background:**

In October 2004, the Hanford City Council approved Annexation/Reorganization No. 126, General Plan Amendment No. 2004-05, and Prezoning No. 2004-06, which started the

annexation of the project site, designated the property as Low Density Residential, and rezoned the property from “AL-10” Limited Agriculture to “R-1-6” Single-Family Residential.

### **Project Design:**

Total Area: **10.63 acres**      Number of Lots: **35 Single Family Lots**

Units per net acre: **6.09**      Maximum units per net acre: **7 units per net acre**

Total Land Area Proposed For Lots: **5.75 (54%)**

Total Land Area Proposed For Streets: **3.73 acres (35%)**

Total Land Area Proposed For Drainage Basin: **1.15 acres (11%)**

Number of Dwelling Units: **35 Single Family Residential**

Potential population increase: **105 (3.0 persons per household x 35 households = 105)**

**Phasing:** There is no proposed phasing for this subdivision. Modifications to allow phasing are to be approved by the City Public Works and Community Development Departments.

### **Lot Sizes:**

| Average       | Minimum       | Maximum       | Required      |
|---------------|---------------|---------------|---------------|
| 7,160 sq. ft. | 6,000 sq. ft. | 9,452 sq. ft. | 6,000 sq. ft. |

All proposed lots meet or exceed minimum depth, width and area requirements of the “R-1-6” zone district, and appear to have a buildable configuration.

### **General Design:**

The design of the subdivision is recommended for approval, but could be subject to minor alterations as required by the Community Development and Public Works Departments.

### **Streets/Circulation:**

| Name                      | Type                         | Length   | Right Of-Way | Curbed Width |
|---------------------------|------------------------------|----------|--------------|--------------|
| <b>Grangeville Blvd.</b>  | Major Collector Street       | 332 ft.  | 84 ft.       | 64 ft.       |
| <b>9-1/4 Avenue</b>       | Residential Collector Street | 1400 ft. | 68 ft.       | 48 ft.       |
| <b>Waterview Street</b>   | Residential                  | 285 ft.  | 60 ft.       | 40 ft.       |
| <b>Donnybrook Place</b>   | Cul de sac                   | 240 ft.  | 60 ft.       | 40 ft.       |
| <b>Canyoncreek Street</b> | Residential                  | 345 ft.  | 60 ft.       | 40 ft.       |
| <b>Hoover Way</b>         | Cul de sac                   | 240 ft.  | 56 ft.       | 36 ft.       |

All proposed streets meet minimum right-of-way and construction standards. Street names follow adopted street naming policies.



Improvements consisting of sanitary sewers, storm sewers, water mains, concrete curbs, gutters, sidewalks, street lights, street subgrading and surfacing and all other improvements will be installed in accordance with the Hanford Improvement Standards and the resolution pertaining to subdivision improvements in effect at the time of filing the vesting tentative map.

### **Easements & Right-of-Way Dedication:**

All proposed streets and street extensions shown on the Vesting Tentative Subdivision map will be dedicated to the city. In addition, utility easements will be provided as required by the city and utility companies.

The developer will dedicate to the city additional street right of way along Grangeville Blvd. property frontage to facilitate an overall street right-of-way width of 84 feet in conformance with City Std. St-23 "Major Collector Street."

### **Drainage Basin:**

The developer's engineer will provide a storm drainage master plan complete with calculations for the entire subdivision for City review and approval prior to recording the subdivision final map. The subdivision will drain into a basin located at the north end of the site. The developer is required to comply with the State of California Water Resources Control Board requirements specifically related to the National Pollution Elimination System Permit process.

### **Sewer and Water:**

The developer's engineer will provide a Sewer and Water System Master Plan complete with calculations for the entire subdivision for City review and approval prior to recording a subdivision final map. The developer is responsible for all alterations, construction and/or relocation of utilities necessary for the development of this subdivision.

The developer will install a minimum 10-inch diameter sanitary sewer main within 9-<sup>1</sup>/<sub>4</sub> Avenue, along the development frontage. Applicant shall be entitled to a reimbursement agreement.

### **Private Utilities:**

The utility companies have been contacted and have stated that the utilities can be extended into the subdivision. All new utilities within the subdivision will be underground and the developer is responsible for all alterations, construction and/or relocation of utilities necessary for the development of this subdivision.

### **Public Services:**

City services that include fire, police and general services (planning, building, and recreation) can adequately be provided for the increase in population from this subdivision.

### **Fencing and Landscaping:**

The developer will design and construct landscape improvements along Grangeville Blvd., which will include a six ft. high ornamental masonry block fence with continuous footings, a 4½ feet meandering sidewalk, soil preparation, automatic irrigation, and the installation of

landscaping with trees, bushes, and ground cover. The developer will construct wood fencing with steel posts along lots backing onto 9-1/4 Avenue.

Four trees per lot will be planted in the front yard at the time each lot is landscaped in accordance with City Ordinance 17.18.100(F). For corner lots, two of the four trees are to be planted between the sidewalk and the side yard fence along the street side of the corner lot.

#### **Other Requirements and Improvements:**

Other standard requirements by various departments are conditions of approval and will include fire hydrants, soils report, dust control during construction, abandonment of agricultural wells to state standards, the elimination of easements and irrigation ditch pipes, etc., prior to the recording of the final map. All access for lots backing onto Grangeville Blvd. will be restricted. Access for lots siding onto 9-1/4 Avenue will also be restricted, except for the open-ended cul de sacs, which will allow pedestrian access.

#### **Assessment District:**

The developer will enter into an agreement for the formation of a Tax Assessment District for the maintenance of landscaping and decorative fencing along Grangeville Blvd. and 9-1/4 Avenue. Prior to funds of the Tax Assessment District being obtained, the developer is responsible for the maintenance of all landscaping and decorative fencing.

#### **PUBLIC COMMENTS:**

Noticing of the project was published in the newspaper on December 21, 2004, and mailed to property owners within 500 ft. of the project site on December 15, 2004. The Community Development Department has received no comments on the proposed project as of the preparation of this report.

#### **REQUIRED FINDINGS FOR VESTING TENTATIVE SUBDIVISION MAP NO. 823:**

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

##### **A. Consistency Finding:**

**That the proposed subdivision is consistent with the State Subdivision Map Act, General Plan and Zoning Ordinance.** This finding can be made based on the following:

1. The subdivision map is being processed in accordance with the Subdivision Map Act.
2. The subdivision map is in compliance with the goals and objectives of the General Plan.
3. The proposed lots meet all minimum requirements of the Zoning Ordinance for the "R-1-6," Single Family Residential zone district.

**Evidence:**

Subdivision Map Act; General Plan; Zoning Ordinance; Proposed Vesting Tentative Subdivision Map No. 823.

**B. Design Finding:**

**That the design or improvement of the subdivision is consistent with general and specific plans.** This finding can be made based on the following:

1. The proposed lots are designed for the future homes to meet front, side and rear yard setbacks of the "R-1-6," Single Family Residential zone district.
2. When developed, the lots will all have frontage and access to a public street, public utilities and services.
3. That the streets and city utility improvements will be constructed to City Public Works Improvement Standards.

**Evidence:**

Zoning Ordinance; Planning Commission Resolution Conditions of Approval; Public Works Construction Standards; General Plan; Subdivision Design.

**C. Type of Development Finding:**

**That the site is physically suitable for the proposed type of development.** This finding can be made based on the following:

1. That the subdivision is within the urbanized area of the city and will be developed to city improvement standards.
2. The future development will utilize city sewer and water.
3. Private utility companies have been contacted and have stated that the utilities can be extended into the proposed subdivision.
4. The site is flat and not located in a flood zone.

**Evidence:**

Flood Insurance Rate Map 060086 0075B; Correspondence with private utility companies; City sewer and water maps, Subdivision Design.

**D. Density Finding:**

**That the site is physically suitable for the proposed density of development.** This finding can be made based on the following:



1. The General Plan designates the property for Low Density Residential uses with the zoning of Single Family Residential. The proposed development of single-family homes and zoning of "R-1-6" is within the density allowed by the General Plan.

**Evidence:**

General Plan and Zoning Ordinance.

**E. Environmental Finding:**

**That the design of the subdivision and/or the proposed improvements are not likely to cause substantial environmental damage, or substantial and unavoidable injury to fish or wildlife or their habitat.** This finding can be made based on the following:

1. Neither this division of land, nor the proposed improvements will cause serious, substantial environmental damage since this property is not the habitat of any endangered species, nor is it the primary home to a substantial number of any form of wildlife.
2. The program EIR for the Hanford General Plan has addressed environmental concerns for residential developments. All feasible mitigation measures and alternatives developed or identified in the General Plan EIR will be incorporated into the proposed project as conditions of approval.

**Evidence:**

Environmental Initial Study for Vesting Tentative Subdivision Map No. 823; Planning Commission Resolution Conditions of Approval; Program EIR for the Hanford General Plan.

**F. Public Health Finding:**

**That the design of the subdivision map and/or type of improvements are not likely to cause serious public health problems.** This finding can be made based on the following:

1. This proposal has been reviewed by the County Health Department, Public Works Engineering Department, Fire Department, Building Department, and other involved departments. Any improvements or mitigations required for public health and safety have been applied to this project as conditions of approval.

**Evidence:**

Vesting Tentative Subdivision Map No. 823; Planning Commission Resolution Conditions of Approval.

**G. Improvements & Access Findings:**

**That the design of the subdivision and/or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed parcels.** This finding can be made based on the following:

1. Any off-site improvements such as curbs, gutters, sidewalks, drive approaches, and transitional paving, when installed by the developer, will be inspected and/or verified to ensure the design, material, and installation of said improvements meet or exceed standards adopted by the City of Hanford.
2. The proposed lots will be adjacent to a public street, which will be provided by the developer.
3. The developer will supply the City with a title report, legal descriptions, and deed drawings for all existing and required right-of-way and utility easements on the property.

**Evidence:**

Vesting Tentative Subdivision Map No. 823; Planning Commission Resolution Conditions of Approval.

**ENVIRONMENTAL ASSESSMENT**

The proposed project was reviewed in the context of the General Plan Program EIR to determine if additional environmental documentation is required. This review was accomplished through the use of the attached Environmental Initial Study. Based on the results of the initial study, the following findings have been made: (1) all environmental effects of this proposed project are within the scope of the Initial Study and have been addressed in the General Plan Program EIR; (2) additional environmental review will not be required and (3) overriding considerations for agriculture, air quality, and schools have been taken into account in the General Plan Program EIR. Therefore, Negative Declaration No. 2005-01 is recommended for approval for Vesting Tentative Subdivision No. 823.

**RECOMMENDATIONS**

1. That Negative Declaration No. 2005-01 be approved for Vesting Tentative Subdivision Map No. 823.
2. That Vesting Tentative Subdivision Map No. 823 be approved subject to the findings and conditions of the attached resolution.

Respectfully submitted,

**HANFORD COMMUNITY DEVELOPMENT DEPARTMENT**

Chuen Ng  
 Assistant Planner

John Stowe  
 Associate Planner

Thomas J. Haglund  
 Acting Community Development Director  
 Deputy City Manager

**HANFORD CITY PLANNING COMMISSION RESOLUTION NO. 2005-01  
FOR  
VESTING TENTATIVE SUBDIVISION MAP NO. 823**

At a regular meeting of the Planning Commission of the City of Hanford duly called and held on January 11, 2005 by motion of Commissioner **PANNETT**, seconded by Commissioner **DAVIS**, and duly carried, the following resolution was adopted:

**WHEREAS**, Vesting Tentative Subdivision Map No. 823, filed by Cerutti Construction has been reviewed by the Planning Commission of the City of Hanford as an advisory agency in accordance with Title 16 of the Hanford Municipal Code; and

**WHEREAS**, the Planning Commission has carefully considered recommendations and testimony presented at the public hearing of January 11, 2005; and

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

**WHEREAS**, the proposed project was reviewed in the context of the General Plan Program EIR to determine if additional environmental documentation is required. This review was accomplished through the use of an Environmental Initial Study. Based on the results of the initial study, the following findings have been made: (1) all environmental effects of this proposed project are within the scope of the Initial Study and have been addressed in the General Plan Program EIR; (2) additional environmental review will not be required and (3) overriding considerations for agriculture, air quality, and schools have been taken into account in the General Plan Program EIR; and

**WHEREAS**, Environmental Assessment (Negative Declaration No. 2005-01) was filed and approved in accordance with the California Environmental Quality Act for this project; and

**WHEREAS**, the Planning Commission has made the following findings pursuant to Section 66474 of the Subdivision Map Act:

- a.) That the proposed subdivision map is consistent with the State Subdivision Map Act, General Plan, and Zoning Ordinance;
- b.) That the design or improvement of the subdivision is consistent with general or specific plans;
- c.) That the site is physically suitable for the type of development;
- d.) That the site is physically suitable for the proposed density of development;
- e.) That the design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage, or substantially and unavoidably injure fish or wildlife or their habitat;
- f.) That the design of the subdivision and type of improvements are not likely to cause serious public health problems; and

Vesting Tentative Tract Map No. 823  
 Planning Commission Resolution  
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g.) That the design of the subdivision and the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of the property within the proposed subdivision.

**THEREFORE, BE IT RESOLVED** that Vesting Tentative Subdivision No. 823 be approved subject to the following conditions:

**ADMINISTRATION DEPARTMENT**

Contact City Attorney: Mike Noland (559) 584-3337

Concerning questions that you may have on the conditions listed below:

**Defense and Indemnification Provisions:**

1. That the applicant shall defend, indemnify, and hold harmless the City of Hanford ("City"), its officials, officers, employees, representatives, agents and attorneys, from and against all claims, damages, losses, judgments, liabilities, expenses and other costs, including litigation costs and attorney's fees, arising out of, resulting from, or in connection with, the City's act or acts leading up to and including approval of any environmental document and/or granting of any approvals relating to the Project. Applicant's obligation to defend, indemnify and hold the City harmless specifically includes, but is not limited to, any suit or challenge by any third party against the City which challenges or seeks to set aside, void or annul the legality or adequacy of any environmental document approved by the City or any approval related to the Project.
2. That the applicant's obligations to defend, indemnify and hold the City, its officials, officers and employees, representatives, agents and attorneys harmless under the provisions of this paragraph shall include, but not be limited to, the cost of preparation of any administrative record by City, staff time, copying costs, court costs, the costs of any judgments or awards against the City for damages, losses, litigation costs, or attorney's fees arising out of a suit or challenge contesting the adequacy of any approval of the environmental document, or any approval related to the Project, and the costs of any settlement representing damages, litigation costs and attorney's fees to be paid to other parties arising out of a suit or challenge contesting the adequacy of the approval of the environmental document or any other approval related to the Project, if the settlement so provides.
3. That the City may, at any time, require the applicant to reimburse City for costs that have been, or which the City reasonably anticipates will be, incurred by the City during the course of any action. Applicant shall reimburse City within thirty (30) days of receipt of an itemized written invoice from City. Failure of the Applicant to timely reimburse the City shall be considered a material violation of the conditions of approval of the Project.
4. That the applicant shall defend, indemnify, and hold harmless the City of Hanford, its officials, officers, employees, representatives, agents and attorneys, from and against any and all claims, damages, losses, judgments, liabilities, expenses and other costs, including, without limitation, litigation costs and attorney's fees, arising out of, resulting from, or in any way in connection with any violation or claim of violation of any prevailing wage law, rule or regulation applicable to any portion or aspect of the Project. Applicant's obligation to defend, indemnify and hold the City of Hanford harmless specifically includes, but is not limited to, any suit or administrative action against the City of Hanford which claims a violation of any prevailing wage law, rule or regulation applicable to any portion or aspect of the Project.

Vesting Tentative Tract Map No. 823  
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5. That the applicant obligations to defend, indemnify and hold the City of Hanford, its officials, officers, employees, representatives, agents and attorneys harmless as set forth herein, shall include, but shall not be limited to, staff time, copying costs, court costs, the costs of any judgments or awards against the City of Hanford for damages, losses, litigation costs, or attorney fees arising out of any violation or claim of violation of any prevailing wage law, rule or regulation applicable to any portion or aspect of the Project and costs of any settlement representing damages, litigation costs and attorney's fees to be paid to other parties arising out of any such proceeding or suit.
6. That the City of Hanford may, at any time, require the Applicant to reimburse the City of Hanford for costs that have been, or which the City of Hanford reasonably anticipates will be, incurred by the City of Hanford during the course of any action. Applicant shall reimburse the City of Hanford within thirty (30) days of receipt of an itemized written invoice from the City of Hanford. Failure of the Applicant to timely reimburse the City of Hanford shall be considered a material violation of the conditions of approval of the Project.

#### **PLANNING DEPARTMENT**

Contact Associate Planner: John Stowe (559) 585-2579  
Concerning questions that you may have on the conditions listed below:

#### **General Design:**

1. That the general design of the subdivision be approved as submitted, and subject to minor alterations as approved by the Community Development and Public Works Departments.
2. That approval of this project does not exempt compliance with all applicable sections of the Uniform Fire and Building Codes, Zoning Ordinance, Public Works Improvement Standards, and other City Ordinances; except as may be determined by development rights of a Vesting Tentative Map of the Subdivision Map Act.
3. That the final map be submitted to the City Engineer and Community Development Department for compliance with the Vesting Tentative Subdivision Map approval prior to recording the final map.
4. That in accordance with Title 16 of the Hanford Municipal Code, all conditions of this subdivision listed herein, and contained in subsequent improvement agreements, excluding the landscape district, must be completed and accepted for maintenance by the City Council prior to the final building inspection and occupancy permits being issued for the first house in the subdivision.

#### **Zoning:**

1. That the proposed subdivision is subject to the "R-1-6" Single-Family Residential zone district standards. Setback requirements for all lots are as follows:

##### **One Story Residence**

Front: 20 feet  
Rear: 15 feet \*  
Side: 5 feet \*  
Street Side: 10 feet \*

##### **Two Story Residence**

Front: 20 feet  
Rear: 25 feet \*  
Side: 10 feet \*  
Street Side: 10 feet \*

Vesting Tentative Tract Map No. 823  
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\*When there is a ten-foot landscape easement along the side or rear property line, the minimum setback distance shall be ten feet from the landscape easements block wall; except, that two-story rear yards shall be increased an additional ten feet.

2. That lots 1-35 be limited to one single family home.

**Special Requirements:**

1. That Vesting Tentative Subdivision Map No. 823 be recorded only after the annexation process is completed.
2. That a right-to-farm provision be recorded with the recording of the final subdivision map to insure that future residents of the homes in the subdivision are aware of the adjacent agricultural uses and their right to continue to operate.

**Impact Fees:**

1. That development is subject to a Police Development Impact Fee as required by City Ordinance No. 98-14, except as may apply to the extension of the vesting tentative subdivision map. Fee payable with each building permit.
2. That development is subject to a Fire Development Impact Fee as required by City Ordinance No. 98-14, except as may apply to the extension of the vesting tentative subdivision map. Fee payable with each building permit.
3. That development is subject to a Park Development Impact Fee as required by City Ordinance No. 90-10, except as may apply to the extension of the vesting tentative subdivision map. Fee payable with each building permit.
4. That development is subject to a Transportation mitigation impact fee as required by City Ordinance No. 90-09, except as may apply to the extension of the vesting tentative subdivision map. Fee payable with each building permit.
5. That development is subject to a Wastewater System Development Impact fee as required by City Ordinance No. 98-14, except as may apply to the extension of the vesting tentative subdivision map. Fee payable with each building permit.
6. That development is subject to a Water System Development Impact Fee as required by City Ordinance No. 98-14, except as may apply to the extension of the vesting tentative subdivision map. Fee payable with each building permit.

**Environmental Requirements:**

1. That if fireplaces are proposed in the residential units, natural gas fireplaces or EPA certified wood-burning fireplaces/stoves should be installed in every unit that has a fireplace. Conventional open-hearth fireplaces are not allowed.
2. That electric or low nitrogen oxide (NO) emitting gas-fired water heaters be installed in each house.



3. That natural gas lines and electrical outlets be installed in backyards or patios to encourage use of gas and/or electric barbecues for each house.
4. That electrical outlets be installed around the exterior of the residential units to encourage use of electric lawn mower, edgers, etc.
5. That four trees per lot be planted in the front yard at the time each lot is landscaped in accordance with City Ordinance 17.18.100(F). For corner lots, two of the four trees are to be planted between the sidewalk and the side yard fence along the street side of the corner lot.

#### **Archeological:**

1. That if any archeological resources or endanger species are discovered during the construction, the contractor shall stop excavation and notify the Community Development Department for appropriate mitigation measures.

#### **Dust Control:**

1. That the following dust control practices be implemented:

##### **Pre-construction**

That material excavated or graded be sufficiently watered to prevent excessive amounts of dust. Watering should occur at least twice a day with complete coverage, preferably in the late morning and after work is completed for the day.

That clearing, grading, earth moving, or excavation activities cease during periods of high winds greater than 20 mph.

That earth material transported off-site be either sufficiently watered or securely covered to prevent excessive amounts of dust.

That areas disturbed by clearing, earth moving, or excavation activities be minimized at all times.

That where acceptable to the Fire Department, weed control should be accomplished by mowing instead of disking, thereby leaving the ground undisturbed and with a mulch covering.

##### **During Construction**

After clearing, grading, earth moving, or excavation operations, during the construction phase, fugitive emissions should be controlled by the following methods:

That nonactive portions of the construction site be restricted from vehicular movement.

That active portions of the site should be sufficiently watered to prevent excessive amounts of dust.

##### **General Fugitive Dust**

At all times, fugitive dust emissions should be controlled using the following procedures:

That on site vehicle speed should be limited to 15 mph.

That areas with vehicle traffic be watered periodically or have petroleum-based palliatives applied for stabilization of dust emissions.

That during rough grading and construction, streets next to the project site be swept at least once per day, or as required to remove silt, which may have accumulated from construction activities.

That during rough grading and construction, access to the site should require the building of an apron into the project site from adjoining paved roadways. The apron should be paved or have a petroleum-based palliative applied.

### **Ozone Precursors**

At all times, ozone precursor emissions should be controlled by the following methods:

That all internal combustion engine drive equipment be properly maintained and well tuned according to the manufacturer's specifications.

#### **PRIVATE UTILITY COMPANIES**

Contact the following persons concerning questions that you may have on the conditions listed below:  
Southern California Edison Co., Charles Vierra: (559) 685-3738  
SBC, Barney Schwedler: (559) 739-6430  
Southern California Gas Co., Curtis Skinner: (559) 739-2331  
ComCast, Neil Smith: (559) 455-4364  
USA: 1 (800) 642-2444

### **Public Utilities:**

1. That all utilities including cable TV be installed underground within the subdivision. The developer shall be required to notify the utility companies in writing of this requirement.
2. That all utility transformers within the development are recommended to be subsurface type installations. The developer has the option of placing the transformers above or below ground. If above ground transformers are to be installed, the developer is to meet with City Engineering and Edison Company to determine an appropriate location of the transformer away from street view. The developer is responsible for notifying Southern California Edison Company in writing of the type of installation.
3. That existing utility poles and appurtenances located along Grangeville Blvd. property frontage are recommended to be installed underground to facilitate widening of the street at developer's own expense.

#### **PUBLIC WORKS DEPARTMENT**

Contact Deputy Public Works Director: Lou Camara (559) 585-2555  
Concerning questions that you may have on the conditions listed below:

### **Maps and Plans:**

1. That the developer submit to the City Engineer a set of construction plans on 24" x 36" sheets for all required improvements. Plans shall be prepared by a registered civil engineer, and shall include a drainage and utility plan identifying sizes and location of sanitary sewer,

Vesting Tentative Tract Map No. 823  
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storm drainage and water mains, curbs, gutters, sidewalks, masonry wall, street improvements and other infrastructure required for development. All plans shall be approved by the City Engineer and all other involved agencies before the release of the building permits.

2. That prior to beginning any construction, or within ten (10) calendar days after the approved plans are released by the City, the developer shall submit to the City of Hanford Engineering Division one (1) reproducible and four (4) blue line copies of the approved set of construction plans, and four (4) bound sets of the approved construction specifications, if any.
3. That within twenty (20) calendar days after all improvements have been constructed and accepted by the City, the developer shall submit to the City of Hanford Engineering Division one (1) reproducible and one (1) blue line copy of the approved set of construction plans revised to reflect all field revisions and marked "RECORD DRAWING."

#### **Easements:**

1. That easements be designated on the recorded final map as required by the utility companies and where needed for providing service to streetlights and landscape material as designated by the Public Works Department.
2. That an easement for storm drainage purposes be dedicated to the City where necessary to facilitate installation of storm drainage facilities to a basin located at the north end of the subdivision site.
3. That all easements for irrigation ditches and/or irrigation pipelines be legally abandoned or relocated to the satisfaction of the City Engineer prior to acceptance of the subdivision improvements.
4. That all proposed landscape/public utility easements as shown on the vesting tentative map be dedicated to the City and be included on the subdivision final map.

#### **Dedications:**

1. That all proposed streets and street extensions as shown on the vesting tentative map be dedicated to the City, as public right-of-way, and any alterations of existing utilities be the responsibility of the developer.
2. That the proposed drainage basin (Lot "A") be dedicated to the City for storm drainage purposes.

#### **Street Improvements:**

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

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2. That all streets within the subdivision shall be developed to residential street standards (City standard ST-33 cul-de-sacs and ST-32 residential through streets), except the following:
  - a) 9-¼ Avenue shall be developed as a collector street in conformance with City Std. ST-17 and ST-26 "Collector Street." Developer shall be required to construct minimum two-thirds width street improvements along the east boundary of property being developed, consisting of curb, gutter, sidewalk, pavement section, traffic striping and signing.
  - b) Grangeville Blvd. shall be developed as a major collector street in conformance with City Std. ST-17 and ST-23 "Major Collector Street." Developer shall be required to construct street improvements along the south boundary of property being developed, consisting of curb, gutter, sidewalk, pavement section, traffic striping and signing.
3. That streetlights be installed throughout subdivision in conformance with City standard GE-56. Streetlights shall be located as designated by City Engineer.
4. That the developer shall be entitled to a transportation mitigation impact fee credit for improvements constructed along Grangeville Blvd. property frontage consisting of curb, gutter, street structural section and striping/signing. The developer shall submit competitive bid cost estimates for subject improvements for City Public Works Department review and approval prior to beginning construction.

#### **Fencing Improvements:**

1. That the developer construct wood fencing with steel posts along lots siding onto 9-¼ Avenue.
2. That a minimum 6-feet high chain link fence with decorative slats be installed along 9-¼ Avenue located adjacent to proposed storm drainage basin in conformance with City Standards GE-23 and GE-26. Basin fencing shall be setback five feet from the property line to match the proposed subdivision fence alignment along 9-¼ Avenue.

#### **Backup Parkway Improvements:**

1. That the developer design and construct the following improvements along Grangeville Blvd. frontage of proposed subdivision.
  - a. A six (6) ft. minimum high ornamental, masonry block fence with continuous footing. Wall shall be treated with anti-graffiti repellent (Grangeville Blvd. only).
  - b. A 4 ½ ft. wide meandering sidewalk along Grangeville Blvd. and a 4½ ft.-wide sidewalk along 9-¼ located adjacent to curb.
  - c. Soil preparation, automatic irrigation and landscaping.
2. That landscape plans be submitted for right-of-ways and 10-feet wide landscape easement area along Grangeville Blvd. property frontage (20' width overall) and right-of-way and 5-feet wide landscape area along 9-¼ Avenue property frontage (10' width overall).

3. That the species of tree and plants be selected from a list approved by the City Street Tree Commission.
4. That the design of the masonry wall and landscape plans shall be approved by the Community Development Department and Public Works Department prior to recording a subdivision final map.
5. That all new and existing electrical boxes, control boxes, and other equipment boxes (excluding traffic control) cabinet along the street frontage shall be painted hunter green or be of a color compatible with the landscaping. Prior to painting all metal surfaces shall be treated with an etching primer (zinc chromate) or equivalent. All above ground pedestals and other utility boxes shall be located between back of sidewalk and masonry wall/fence.

**Restricted Access:**

1. That all access be restricted from Grangeville Blvd. right-of-way for lots backing onto said right-of-way. A restricted access designation shall be depicted on all recorded final maps.
2. That all access be restricted from 9-¼ Avenue right-of-way for lots siding onto said right-of-way, except for the open-ended cul de sacs, which will allow pedestrian access. A restricted access designation shall be depicted on all recorded final maps.
3. That all access be restricted for lots backing up to proposed drainage basin. A restricted access designation shall be depicted on all recorded final maps.

**Sewer Improvements:**

1. That the developer's engineer provide a sanitary sewer master plan complete with calculations for the entire subdivision for City review and approval prior to recording a subdivision final map for the first phase of development. Consideration shall be given for future areas of development located adjacent to proposed subdivision.
2. That a minimum 12-inch diameter sanitary sewer main be installed within Grangeville Blvd. along development frontage. The developer shall be entitled to a refund for sewer main oversizing in accordance with City Municipal Code Section 13.08.

**Storm Drainage Improvements:**

1. That the developer's engineer provide a storm drainage master plan complete with calculations for the entire subdivision for City review and approval prior to recording a subdivision final map for the first phase of development. Consideration shall be given for future areas of development located adjacent to proposed subdivision.
2. That developer is required to comply with the State of California Water Resources Control Board requirements specifically related to the National Pollution Elimination System Permit process.

Vesting Tentative Tract Map No. 823  
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### **Water System:**

1. That the developer's engineer provide a Water System Master Plan complete with calculations for the entire subdivision for City review and approval prior to recording a subdivision final map for the first phase of development. Consideration shall be given for future areas of development located adjacent to proposed subdivision.

### **Assessment District:**

1. That the developer enter into an agreement for the formation of a Tax Assessment District for the maintenance of landscaping and decorative fencing along Grangeville Blvd. and along 9-1/4 Avenue located adjacent to proposed drainage basin.
2. That prior to funds of the tax assessment district being obtained, the developer will be responsible for the maintenance of all landscaping and decorative fencing.

### **Existing Wells:**

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

### **FIRE DEPARTMENT**

Contact Fire Chief: Tim Ieronimo (559) 585-2545

Concerning questions that you may have on the conditions listed below:

### **General:**

1. That water mains and fire hydrants be installed before housing construction (unless otherwise approved by the Fire Department) and be of sufficient capacity for fire protection as well as domestic supply. Fire hydrant(s) are to be located as designated by the Fire Department. All fire hydrants and mains are to meet City standards.
2. That the blue dot fire hydrant location marker(s) be installed six inches from the middle of the street.
3. That an all weather 20 ft. wide road be provided throughout the subdivision where houses are being constructed, as required by City Ordinance No. 929, prior to the issuance of building permits.

### **BUILDING DIVISION**

Contact Building Official: Jim Kuchar (559) 585-2584

Concerning questions that you may have on the conditions listed below:

### **Soils:**

1. That a preliminary soils report, prepared by a qualified soil's engineer, be provided to the Engineering and Building Departments prior to approval of Subdivision Improvement Plans.
2. That a final soils report, prepared by a qualified soils engineer, be provided to the Engineering and Building Departments prior to acceptance of the subdivision improvements by the City or issuance of building permits or whichever comes first.



3. That the developer retain the design engineer to inspect and verify that grading within the subdivision was constructed as per the approved design, and a copy of the report be provided to the Building Department prior to building permit issuance.

**Street Names and Addresses:**

1. That street addresses for each lot, as provided by the Building Division, be included on the subdivision final map.
2. That street names, as shown on the vesting tentative subdivision map, be included on the subdivision final maps.
3. That all single family dwellings within the subdivision have illuminated address numbers 2-¼ inches high or be within an illuminated area with 3-½ inch high address numbers installed on the front most part of the building leading to the entrance. In either case the address numbers shall be of contrasting colors with the background.

**EXPIRATION:**

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

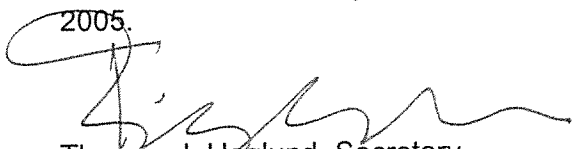
**PASSED AND ADOPTED** at a regular meeting of the Planning Commission of the City of Hanford by the following vote:

**VOTING:**

AYES: Commissioners **PANNETT, DAVIS, TERSTEGEN, TEALER, SCHWARTZ, NABORS**  
NOES: Commissioners **NONE**  
ABSTAIN: Commissioners **NONE**  
ABSENT: Commissioners **ESCOBAR**

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

I, **THOMAS J. HAGLUND**, Secretary of the Planning Commission of the City of Hanford, do hereby certify the foregoing Resolution was duly passed and adopted by the Planning Commission of the City of Hanford at a regular meeting thereof held on the 11<sup>th</sup> day of January, 2005.

  
Thomas J. Haglund, Secretary



**NOTICE OF DETERMINATION**

FEB 22 2005

**FROM:** \_\_\_\_\_ City of Hanford  
317 N. Douty Street  
Hanford, CA 93230

**TO:** \_\_\_\_\_ Office of Planning Research  
1400 Tenth Street, Room 121  
Sacramento, CA 95814

XX \_\_\_\_\_ County Clerk  
County of Kings  
Kings County Government Center  
Hanford, CA 93230

**ORIGINAL  
FILED**

JAN 14 2005

**GEORGE J. MISNER  
KINGS COUNTY CLERK**

05-007

**Subject:**

Filing Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

**Vesting Tentative Subdivision Map No. 823**

Project Title

**N/A****Chuen Ng****(559) 585-2580**State Clearinghouse Number  
(If submitted to Clearinghouse)Lead Agency  
Contact Person

(Area Code/Telephone Extension)

**The property is located north of Grangeville Blvd. and west of 9-1/4 Avenue.**  
Property Location (Include County)**Vesting Tentative Subdivision Map No. 823, filed by Cerutti Construction, proposing to subdivide approximately 10.63 acres into 35 single family lots and drainage basin.**  
Project Description

This is to advise that the Hanford Planning Commission has approved that above described project on January 11, 2005, and has made the following determinations regarding the above-described project:

1. The project [( ) will ( **X** ) will not] have a significant effect on the environment.
2. ( ) An Environmental Impact Report was prepared for this project pursuant to the provision of CEQA.  
( **X** ) A Negative Declaration was prepared for this project pursuant to the provision of CEQA.
3. Mitigation Measures [( ) were ( **X** ) were not] made a condition of approval of this project.
4. A statement of Overriding Considerations [( ) was ( **X** ) was not] adopted for this project.
5. Findings [( **X** ) were ( ) were not] made pursuant to the provision of CEQA.

This is to certify that the Negative Declaration with comments and responses and record of project approval are available to the General Public at: Community **Development Department, 317 N. Douty Street; Hanford, CA 93230.***Chuen Ng*  
Signature (Public Agency)January 11, 2004  
DatePlanner  
Title

Date received for filing at OPR: N/A

I declare, under penalty of perjury, that on the date below I posted a copy of this notice in the office of the County Clerk that said notice remained posted for 30 days.

Date 1/14/05

GEORGE J MISNER, County Clerk Recorder

By George Misner Deputy

Vesting Tentative Subdivision Map No. 823  
**Project Title**

504.494  
**File No.**

N/A  
**State Clearinghouse Number**  
 (If Applicable)

## **ENVIRONMENTAL IMPACT STATEMENT – NEGATIVE DECLARATION NO. 2005-01**

### **APPLICANT**

Cerutti Construction  
 P.O. Box 553  
 Kingsburg, CA 93631

### **DESCRIPTION OF PROJECT**

Vesting Tentative Subdivision Map No. 823 filed by Cerutti Construction proposing to subdivide approximately 10.63 acres into 35 single-family lots and drainage basin located north of Grangeville Blvd. and west of 9-¼ Avenue.

### **NEGATIVE DECLARATION**

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

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

Review has been completed before the Hanford Planning Commission on December 15, 2004.

**Prepared by:** Chuen Ng, Assistant Planner, Community Development Department

**Additional copies are available at:** Community Development Department, 317 N. Douty Street; Hanford, CA 93230

## California Department of Fish and Game

## CERTIFICATE OF FEE EXEMPTION

County of Kings  
De Minimis Impact Finding**Project Title/Location:**

Vesting Tentative Subdivision Map No. 823

**Project Description:**

Vesting Tentative Subdivision Map No. 823, filed by Cerutti Construction, proposing to subdivide approximately 10.63 acres into 35 single family lots and drainage basin located north of Grangeville Blvd. and west of 9-1/4 Avenue.

**Findings of Exemption (attach as necessary):**

An initial study was completed for this project in accordance with the California Environmental Quality Act Guidelines. As a result of the initial study, it is determined that the project will not have the potential either individually or cumulatively to degrade the quality of the environment, for the City in general or substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal. Therefore, Negative Declaration No. 2005-01 was approved for Tentative Subdivision Map No. 823.

**Certification:**

I hereby certify that the public agency has made the above finding and that the project will not individually or cumulatively have an adverse effect on wildlife resources, as defined in Section 711.2 of the Fish and Game Code.

*for Cathy Cain*  
Chuen Ng

Environmental Coordinator  
Title

City of Hanford  
Lead Agency

January 11, 2004  
Date

# Kings County Planning and Inspections

## Receipt of Fees

Receipt Number: 2005926      Receipt Date: 1/14/2005      Building Permit:  
Check Or Cash: CH      Check Number: 2324      Planning Permit: NOD

Received From: ZUMWALT HANSEN INC.

Received By:

*Chuck King*

| <u>DESCRIPTION</u>      | <u>Fund</u> | <u>Dept</u> | <u>Acct Number</u> | <u>AMOUNT</u> |
|-------------------------|-------------|-------------|--------------------|---------------|
| DFG CLERK FEE (\$25.00) |             | 2720        | 816100             | 25.00         |
| ZONING FEES             |             | 2700        | 812500             | 25.00         |
|                         |             |             | Amount Paid        | <u>50.00</u>  |



Vesting Tentative Subdivision Map No. 823

**Project Title**

504.494

**File No.**

N/A

**State Clearinghouse Number**

(If Applicable)

**ENVIRONMENTAL IMPACT STATEMENT – NEGATIVE DECLARATION NO. 2005-01**

**APPLICANT**

Cerutti Construction  
P.O. Box 553  
Kingsburg, CA 93631

**DESCRIPTION OF PROJECT**

Vesting Tentative Subdivision Map No. 823 filed by Cerutti Construction proposing to subdivide approximately 10.63 acres into 35 single-family lots and drainage basin located north of Grangeville Blvd. and west of 9-¼ Avenue.

**NEGATIVE DECLARATION**

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

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

Review has been completed before the Hanford Planning Commission on December 15, 2004.

**Prepared by:** Chuen Ng, Assistant Planner, Community Development Department

**Additional copies are available at:** Community Development Department, 317 N. Douty Street; Hanford, CA 93230

# ENVIRONMENTAL CHECKLIST FORM

1. **Project title:** Vesting Tentative Tract Map No. 823

2. **Lead agency name and address:**

City of Hanford  
317 N. Douty St.  
Hanford, CA 93230

3. **Contact person and phone number:**

Chuen Ng  
City of Hanford, Planning Department  
(559) 585-2580

4. **Project location:** The project site is located north of Grangeville Blvd., at 9-1/4 Avenue.

5. **Project sponsor's name and address:**

Cerutti Construction  
P.O. Box 553  
Kingsburg, CA 93631

6. **General Plan designation and Zoning:** The General Plan designates the property as Low Density Residential. The property is rezoned "R-1-6" Low Density Single-family Residential, subject to annexation. The rezoning of "R-1-6" Low Density Single-family Residential is in conformance with the Hanford General Plan.

7. **Description of project.** (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary.)

Vesting Tentative Tract Map No. 823 proposes to subdivide approximately 10.63 acres into thirty-five (35) single-family lots.

8. **Surrounding land uses and setting:**

|        | <u>USE</u>                                             | <u>ZONED</u>                                      |
|--------|--------------------------------------------------------|---------------------------------------------------|
| NORTH: | Vacant, future elementary school<br>And community park | "PF" Public Facilities<br>(subject to annexation) |
| SOUTH: | Single-family homes                                    | "R-1-6"                                           |
| EAST:  | Agricultural land                                      | "AL-10" (County)                                  |
| WEST:  | Single-family homes                                    | "R-1-6"                                           |

9. **Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement):** The construction of single-family homes requires recording of a tract map and building permits after annexation is completed.

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

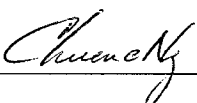
The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- |                                 |                                      |
|---------------------------------|--------------------------------------|
| ▪ Aesthetics                    | ▪ Mineral Resources                  |
| ✓ Agriculture Resources         | ▪ Noise                              |
| ▪ Air Quality                   | ▪ Population/Housing                 |
| ▪ Biological Resources          | ▪ Public Services                    |
| ▪ Cultural Resources            | ▪ Recreation                         |
| ▪ Geology/Soils                 | ▪ Transportation/Traffic             |
| ▪ Hazards & Hazardous Materials | ▪ Utilities/Service Systems          |
| ▪ Hydrology/Water Quality       | ▪ Mandatory Findings of Significance |
| ▪ Land Use/Planning             |                                      |

**DETERMINATION:** (To be completed by the Lead Agency)

*On the basis of this initial evaluation:*

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

  
Signature

12-15-04  
Date

## Aesthetics

| <b>AESTHETICS</b> -- Would the project:                                                                                                                   | Potentially Significant Impact | Less Than Significant VA/with Mitigation Incorporation | Less Than Significant Impact | No Impact |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|--------------------------------------------------------|------------------------------|-----------|
| a.) Have a substantial adverse effect on a scenic vista?                                                                                                  |                                |                                                        | <b>X</b>                     |           |
| b.) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? |                                |                                                        |                              | <b>X</b>  |
| c.) Substantially degrade the existing visual character or quality of the site and its surroundings?                                                      |                                |                                                        | <b>X</b>                     |           |
| d.) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?                                    |                                |                                                        | <b>X</b>                     |           |

The Hanford General Plan designates the project site for future residential development. The project will not obstruct a scenic vista or otherwise adversely impact the area aesthetically.

The City will review the proposal in regard to City codes, regulations and/or policies concerning setbacks, height limitations, and building coverage to ensure aesthetic compatibility to the area. No significant impact is anticipated.

## Agricultural Resources

| <b>AGRICULTURE RESOURCES:</b> In determining whether impacts to agriculture resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project: | Potentially Significant Impact | Less Than Significant VA/with Mitigation Incorporation | Less Than Significant Impact | No Impact |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|--------------------------------------------------------|------------------------------|-----------|
| a.) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?                                                                                                                                             | <b>X</b>                       |                                                        |                              |           |
| b.) Conflict with existing zoning for agricultural use, or a Williamson Act contract?                                                                                                                                                                                                                                                                                                       |                                |                                                        | <b>X</b>                     |           |
| c.) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?                                                                                                                                                                                                                              |                                |                                                        | <b>X</b>                     |           |

The General Plan designates the project area for urban development. This property will be appropriately rezoned in accordance with the General Plan. Future development will result in the loss of acreage historically in agricultural production. The General Plan EIR has addressed the loss of agricultural land due to planned urban growth. The project area was included in that

review. No new environmental impacts or increases in the planned rate of loss of agricultural land are anticipated.

## Air Quality

| <b>AIR QUALITY</b> – Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:                                                           | Potentially Significant Impact | Less Than Significant VA/with Mitigation Incorporation | Less Than Significant Impact | No Impact |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|--------------------------------------------------------|------------------------------|-----------|
| a.) Conflict with or obstruct implementation of the applicable air quality plan?                                                                                                                                                                                                             |                                |                                                        | <b>X</b>                     |           |
| b.) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?                                                                                                                                                                          |                                |                                                        | <b>X</b>                     |           |
| c.) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? |                                |                                                        | <b>X</b>                     |           |
| d.) Expose sensitive receptors to substantial pollutant concentrations?                                                                                                                                                                                                                      |                                |                                                        | <b>X</b>                     |           |
| e.) Create objectionable odors affecting a substantial number of people?                                                                                                                                                                                                                     |                                |                                                        |                              | <b>X</b>  |

The City of Hanford is in the San Joaquin Valley Air Basin, which has been designated as non-attainment for ozone and respirable particulate matter. Regional emission levels would change in the future as a result of urban expansion. Over the long-term, emissions from planned growth has the potential to degrade local carbon monoxide concentrations along roads that would serve the City and could result in air emissions or deterioration of ambient air quality. However, the project will follow mitigation measures found in the Hanford General Plan EIR.

Earth moving, hauling and other construction activities would result in localized and temporary increases in the levels of Ten Micron Particulates (PM10). When simple mitigation measures are used such as wetting down the area, particulates may be reduced by 80%. No significant impacts are anticipated to occur due to construction related dust emissions. After occupancy of the homes, the major source of PM10 is vehicle traffic on the streets in the subdivision. This is not considered significant since the roadways are paved, and street sweepers will sweep the streets on a routine basis.

## Biological Resources

| <b>BIOLOGICAL RESOURCES</b> – Would the project:                                                                                                                                                                                                                                                                  | Potentially Significant Impact | Less Than Significant VA/with Mitigation Incorporation | Less Than Significant Impact | No Impact |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|--------------------------------------------------------|------------------------------|-----------|
| a.) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? |                                |                                                        |                              | <b>X</b>  |
| b.) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?                                                               |                                |                                                        |                              | <b>X</b>  |
| c.) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means.                                             |                                |                                                        |                              | <b>X</b>  |
| d.) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?                                                                               |                                |                                                        |                              | <b>X</b>  |
| e.) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?                                                                                                                                                                              |                                |                                                        |                              | <b>X</b>  |
| f.) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?                                                                                                                             |                                |                                                        |                              | <b>X</b>  |

Data available from the Department of Fish and Game indicates the potential for sensitive plant or wildlife communities, jurisdictional wetlands, wildlife and plant species to exist within the Hanford Planning Area. However, due to past agricultural and development activities, which have already disrupted the natural habitat at the project site, no significant impacts are anticipated. The project site has not been identified as a wetlands area nor does it have any natural waterways.

No rare or endangered plants are located at the site. Changes in the number and species of plants can be expected through ornamental landscaping of the residential lots. No significant effect is anticipated.



## Cultural Resources

| <b>CULTURAL RESOURCES -- Would the project:</b>                                                               | <b>Potentially Significant Impact</b> | <b>Less Than Significant VA/with Mitigation Incorporation</b> | <b>Less Than Significant Impact</b> | <b>No Impact</b> |
|---------------------------------------------------------------------------------------------------------------|---------------------------------------|---------------------------------------------------------------|-------------------------------------|------------------|
| a.) Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?  |                                       |                                                               |                                     | <b>X</b>         |
| b.) Cause a substantial adverse change in the significance of an archeological resource pursuant to §15064.5? |                                       |                                                               |                                     | <b>X</b>         |
| c.) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?      |                                       |                                                               |                                     | <b>X</b>         |
| d.) Disturb any human remains, including those interred outside of formal cemeteries?                         |                                       |                                                               |                                     | <b>X</b>         |

There is no record evidence of any historic or archaeological site significance. Its long-term usage for agriculture decreases the likelihood of the presence of archaeological or historic artifacts to less than significant.

## Geology and Soils

| <b>GEOLOGY AND SOILS – Would the project:</b>                                                                                                                                                                                                                                          | <b>Potentially Significant Impact</b> | <b>Less Than Significant VA/with Mitigation Incorporation</b> | <b>Less Than Significant Impact</b> | <b>No Impact</b> |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|---------------------------------------------------------------|-------------------------------------|------------------|
| a.) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:                                                                                                                                                      |                                       |                                                               |                                     | <b>X</b>         |
| i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. |                                       |                                                               |                                     | <b>X</b>         |
| ii. Strong seismic ground shaking?                                                                                                                                                                                                                                                     |                                       |                                                               |                                     | <b>X</b>         |
| iii. Seismic-related ground failure, including liquefaction?                                                                                                                                                                                                                           |                                       |                                                               |                                     | <b>X</b>         |
| iv. Landslides?                                                                                                                                                                                                                                                                        |                                       |                                                               |                                     | <b>X</b>         |
| b.) Result in substantial soil erosion or the loss of topsoil?                                                                                                                                                                                                                         |                                       |                                                               |                                     | <b>X</b>         |

|    |                                                                                                                                                                                                                                 |  |  |  |   |
|----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|---|
| c) | Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? |  |  |  | X |
| d) | Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?                                                                                   |  |  |  | X |
| e) | Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?                                               |  |  |  | X |

Future development will require some earth movement resulting in disruption and compaction of soils. Existing topography will also be altered to accommodate development. This is not significant because the area is designated for urban uses. There are no known earthquake faults and/or geologic hazards existing and/or caused as a result of the project that would expose people or structures to potential substantial adverse effects.

There are no known unstable earth conditions or geologic structures within the Hanford Planning Area. No change in geologic substructures is contemplated within the scope of the project. Development of the project area will disrupt, displace, compact and/or cover the existing surface soils in the areas designated for urban development by the General Plan.

The U.S. Soil Conservation Service (SCS) has classified and rated the soils of Kings County with regard to their general capability to support farm and non-farm uses. Soil types that are present on the project site include Kimberlina Fine Sandy Loam, Nord Fine Sandy Loam, and Nord Complex.

Three principal characteristics of soil properties can affect man's related activity on the Earth. They are: (1) fertility, this is the suitability of the soil for agricultural production; (2) permeability, the ability of the soil to absorb water; and (3) shrink-swell potential, the ability of soil to withstand shifting and swelling under structure related pressures. The U.S. Soil Conservation Service rating of these soil characteristics at the project site are as follows:

---

**U.S. Soil Conservation Service  
Soil Ratings For Farm and Non-Farm Uses**

| Soil Type                     | Soil<br>Capability<br>Category | Shrink Swell<br>Potential | Permeability<br>Rating<br>(in./hour) |
|-------------------------------|--------------------------------|---------------------------|--------------------------------------|
| Kimberlina Fine<br>Sandy Loam | I                              | Low                       | 2.0-6.0                              |
| Nord Fine Sandy Loam          | I                              | Low                       | .6-2.0                               |
| Nord Complex                  | I                              | Low                       | .6-2.0                               |

**Source:** U.S. Department of Agriculture, Soil Survey, Kings County, California. Photo series 1972 and 1976.

## Hazards and Hazardous Materials

| HAZARDS AND HAZARDOUS MATERIALS – Would the project:                                                                                                                                                                                                              | Potentially Significant Impact | Less Than Significant VA/with Mitigation Incorporation | Less Than Significant Impact | No Impact |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|--------------------------------------------------------|------------------------------|-----------|
| a.) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?                                                                                                                          |                                |                                                        |                              | X         |
| b.) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?                                                                  |                                |                                                        |                              | X         |
| c.) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?                                                                                                  |                                |                                                        |                              | X         |
| d.) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?                                   |                                |                                                        |                              | X         |
| e.) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? |                                |                                                        |                              | X         |
| f.) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?                                                                                                      |                                |                                                        |                              | X         |
| g.) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?                                                                                                                                        |                                |                                                        |                              | X         |
| h.) Expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?                                            |                                |                                                        |                              | X         |

The Hanford Building Division is responsible to ensure that future construction at the site follows adopted building codes thus reducing the exposure of accidents to the general public. The proposed school, park and residential units are not inherently prone to accidents or upset. No significant adverse impacts would result from the approval of the tract map or construction and use of future development. The project area is not within two miles of a public or private airport.

## Hydrology and Water Quality

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

The project site has been identified by the United States Federal Emergency Management Agency (FEMA), Flood Insurance Rate Map for Hanford (Community Panel Number 060086 0075, August 4, 1988) as within Zone X; an area determined to be outside the 500-year flood. No impact is anticipated.

Future development of the residential subdivision is expected to change the existing site drainage conditions by introducing additional parking. Storm water runoff as a result of the new impervious surface will be drained into a basin located at the north end of the subdivision site. The runoff from the site is not expected to have an impact significant effect on the quality of any surface water bodies.

Implementation of the General Plan policies and programs will adequately mitigate impacts to a less than significant level.

## Land Use and Planning

| <b>LAND USE AND PLANNING – Would the project:</b>                                                                                                                                                                                                                                                           | <b>Potentially Significant Impact</b> | <b>Less Than Significant VA/with Mitigation Incorporation</b> | <b>Less Than Significant Impact</b> | <b>No Impact</b> |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|---------------------------------------------------------------|-------------------------------------|------------------|
| a.) Physically divide an established community?                                                                                                                                                                                                                                                             |                                       |                                                               |                                     | <b>X</b>         |
| b.) Conflict with any applicable land use plan, policy or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? |                                       |                                                               |                                     | <b>X</b>         |
| c.) Conflict with any applicable habitat conservation plan or natural community conservation plan?                                                                                                                                                                                                          |                                       |                                                               |                                     | <b>X</b>         |

The General Plan designates the site as Low Density Residential. The current County zoning is "AL-10," Limited Agriculture. The approved rezoning to "R-1-6" Low Density Single Family Residential is in conformance with the Hanford General Plan. The proposed project is consistent with the density allowed in the General Plan and Zoning Ordinance and will not have a significant effect on the environment beyond what has been identified in this Initial Study and the Program E.I.R. for the 2002 General Plan.

## Mineral Resources

| <b>MINERAL RESOURCES – Would the project:</b>                                                                                                                          | <b>Potentially Significant Impact</b> | <b>Less Than Significant VA/with Mitigation Incorporation</b> | <b>Less Than Significant Impact</b> | <b>No Impact</b> |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|---------------------------------------------------------------|-------------------------------------|------------------|
| a.) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?                                |                                       |                                                               |                                     | <b>X</b>         |
| b.) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? |                                       |                                                               |                                     | <b>X</b>         |

There are no known mineral resources in the project area based on the EIR for Hanford's General Plan. No significant impacts are anticipated.

## Noise

| <b>NOISE – Would the project result in:</b>                                                                                                                                                                                                                          | <b>Potentially Significant Impact</b> | <b>Less Than Significant VA/with Mitigation Incorporation</b> | <b>Less Than Significant Impact</b> | <b>No Impact</b> |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|---------------------------------------------------------------|-------------------------------------|------------------|
| a.) Expose of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?                                                                                   |                                       |                                                               |                                     | <b>X</b>         |
| b.) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?                                                                                                                                                             |                                       |                                                               |                                     | <b>X</b>         |
| c.) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?                                                                                                                                      |                                       |                                                               |                                     | <b>X</b>         |
| d.) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?                                                                                                                          |                                       |                                                               |                                     | <b>X</b>         |
| e.) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? |                                       |                                                               |                                     | <b>X</b>         |
| f.) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?                                                                                                      |                                       |                                                               |                                     | <b>X</b>         |

In the short-term, the ambient noise level will be raised during the construction phase of the project by the operation of heavy equipment and associated activities. Because the construction noise will be intermittent and typically occur on weekdays between 7:00 a.m. and 7:00 p.m., the impact of the noise on the surrounding land uses is not expected to be adverse or significant.

In the long-term, the proposed use will add traffic and other noises that are generally associated with residential uses. The drainage basin area located at the north end of the subdivision site will act as a noise buffer for the subdivision.



## Population and Housing

| <b>POPULATION AND HOUSING</b> – Would the project:                                                                                                                                                         | Potentially Significant Impact | Less Than Significant VA/with Mitigation Incorporation | Less Than Significant Impact | No Impact |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|--------------------------------------------------------|------------------------------|-----------|
| a.) Induce substantial population growth in the area either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? |                                |                                                        | <b>X</b>                     |           |
| b.) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?                                                                                     |                                |                                                        |                              | <b>X</b>  |
| c.) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?                                                                                               |                                |                                                        |                              | <b>X</b>  |

The availability of the development and the type of residential development proposed could accelerate population growth, but such increased growth is not expected to be substantial and will occur over an estimated 3-5 year period. No significant effect is anticipated.

## Public Services

| <b>PUBLIC SERVICES</b>                                                                                                                                                                                                                                                                                                                                                                                                       | Potentially Significant Impact | Less Than Significant VA/with Mitigation Incorporation | Less Than Significant Impact | No Impact |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|--------------------------------------------------------|------------------------------|-----------|
| a.) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: |                                |                                                        |                              |           |
| Fire protection?                                                                                                                                                                                                                                                                                                                                                                                                             |                                |                                                        | <b>X</b>                     |           |
| Police protection?                                                                                                                                                                                                                                                                                                                                                                                                           |                                |                                                        | <b>X</b>                     |           |
| Schools?                                                                                                                                                                                                                                                                                                                                                                                                                     |                                |                                                        | <b>X</b>                     |           |
| Parks?                                                                                                                                                                                                                                                                                                                                                                                                                       |                                |                                                        | <b>X</b>                     |           |
| Other public facilities?                                                                                                                                                                                                                                                                                                                                                                                                     |                                |                                                        | <b>X</b>                     |           |

**Fire Protection:** The project site will receive fire protection service from the City of Hanford Fire Department. The development will be served by the Grangeville fire station.

**Police:** The project site will receive police protection service from the City of Hanford Police Department. The department has indicated that they will be able to service the development. No significant impact is anticipated.

**Schools:** The pending annexation of the "Public Facilities" property will allow the development of the new elementary school, which will contribute to the City's supply of educational facilities.

**Parks:** The pending annexation will allow the development of a new community park, which will contribute to the City's supply of recreational facilities, parks and open space.

**Other Governmental Services:** Other various public service departments and agencies have reviewed this proposal and stated that the development will not significantly affect their services.

### Recreation

| RECREATION                                                                                                                                                                                                      | Potentially Significant Impact | Less Than Significant VA/with Mitigation Incorporation | Less Than Significant Impact | No Impact |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|--------------------------------------------------------|------------------------------|-----------|
| a.) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? |                                |                                                        |                              | X         |
| b.) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment.                        |                                |                                                        |                              | X         |

No impact is anticipated.

## Transportation/Traffic

| <b>TRANSPORTATION/TRAFFIC</b> – Would the project:                                                                                                                                                                                                                                      | <b>Potentially Significant Impact</b> | <b>Less Than Significant VA/with Mitigation Incorporation</b> | <b>Less Than Significant Impact</b> | <b>No Impact</b> |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|---------------------------------------------------------------|-------------------------------------|------------------|
| a.) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)? |                                       |                                                               | <b>X</b>                            |                  |
| b.) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?                                                                                                                   |                                       |                                                               |                                     | <b>X</b>         |
| c.) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?                                                                                                                        |                                       |                                                               |                                     | <b>X</b>         |
| d.) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?                                                                                                                                 |                                       |                                                               |                                     | <b>X</b>         |
| e.) Result in inadequate emergency access?                                                                                                                                                                                                                                              |                                       |                                                               |                                     | <b>X</b>         |
| f.) Result in inadequate parking capacity?                                                                                                                                                                                                                                              |                                       |                                                               |                                     | <b>X</b>         |
| g.) Conflict with adopted policies, plans or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?                                                                                                                                                        |                                       |                                                               |                                     | <b>X</b>         |

Future development will not generate adverse or significant additional vehicular trips onto streets in the general area.

The project will generate additional temporary traffic during the construction period; however, this will not alter the level of service of the roads in the surrounding area. These improvements will follow the Hanford Circulation Element. The improvements are necessary to assure that the traffic generated by the future development does not have an impact on the existing roadways.

The Hanford Circulation Element has already addressed the issue of traffic concerns for the area in general. Major street improvements resulting from future development include the extension of E. Leland Way and 9-1/4 Ave. being developed north and east of the project site.

## Utilities and Service Systems

| <b>UTILITIES AND SERVICE SYSTEMS – Would the project:</b>                                                                                                                                                                          | <b>Potentially Significant Impact</b> | <b>Less Than Significant VA/with Mitigation Incorporation</b> | <b>Less Than Significant Impact</b> | <b>No Impact</b> |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|---------------------------------------------------------------|-------------------------------------|------------------|
| a.) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?                                                                                                                               |                                       |                                                               |                                     | <b>X</b>         |
| b.) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?                            |                                       |                                                               | <b>X</b>                            |                  |
| c.) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?                                     |                                       |                                                               | <b>X</b>                            |                  |
| d.) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?                                                                            |                                       |                                                               | <b>X</b>                            |                  |
| e.) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? |                                       |                                                               |                                     | <b>X</b>         |
| f.) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?                                                                                                            |                                       |                                                               | <b>X</b>                            |                  |
| g.) Comply with federal, state, and local statutes and regulations related to solid waste?                                                                                                                                         |                                       |                                                               |                                     | <b>X</b>         |

Water mains and sewer lines will be extended into the site. Once the developer installs the water and sewer system the monthly user fee charges will be used to maintain the city system. Previous computer modeling indicates that the existing downstream sewer line and sewer treatment plant can handle the development. No significant impact is anticipated.

Future development of the project site will generate additional solid waste. Waste collection for the City is provided by the City of Hanford. The Kings County Waste Management Authority was formed in September 1989, by agreement between the cities of Hanford, Lemoore, Corcoran and the County of Kings in order to provide a reasonable approach to all waste management activities in Kings County. A materials recovery facility (MRF) was constructed at the southeast corner of Hanford-Armona Road and 8th Avenue, which serves the Hanford area. Hanford's General Plan EIR states that the Kings County Waste Management Authority is anticipating future growth and is responding for disposal at landfills during the planning period of the General Plan.

## Mandatory Findings of Significance

| MANDATORY FINDINGS OF SIGNIFICANCE |                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Potentially Significant Impact | Less Than Significant VA/with Mitigation Incorporation | Less Than Significant Impact | No Impact |
|------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|--------------------------------------------------------|------------------------------|-----------|
| a.)                                | Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? |                                |                                                        |                              | X         |
| b.)                                | Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?                                                                                                           |                                |                                                        |                              | X         |
| c.)                                | Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?                                                                                                                                                                                                                                                                                                              |                                |                                                        |                              | X         |

The proposed project will not degrade the quality of the environment, nor will it significantly impact any specific element of the environment except otherwise discussed within this document. No environmental element is known to exist on the site that could be adversely impacted by the project. The proposal will not create cumulative impacts that are disadvantageous to long-term environmental goals, nor cause any substantial impact to human beings, directly or indirectly. The project site and the surrounding area have been designated, and planned for residential uses by the Hanford General Plan.

## **ADDENDUM TO INITIAL STUDY AND NEGATIVE DECLARATION 2005-01**

### **INTRODUCTION**

On January 11, 2005, the City of Hanford Planning Commission adopted Negative Declaration No. 2005-01 for Tentative Tract Map 823. The Initial Study evaluated whether the impacts from the Project may have a significant effect on the environment.

This amendment to Tract 823 includes a planned unit development overlay. The planned unit development overlay, Planned Unit Development No. 2016-02, is a request to allow a deviation from the standards of the "R-1-6" Low-Density Residential Zone District to allow reduced side-yard setbacks for two-story homes from ten feet to five feet for homes within Tentative Tract 823. The street alignments, residential lot configuration, number of lots and neighborhood design remain unchanged.

### **STATUTORY ANALYSIS**

Under the California Environmental Quality Act (**CEQA**), an addendum to an adopted Negative Declaration may be prepared if only minor technical changes or additions are necessary or none of the conditions described in Section 15163 of the CEQA Guidelines calling for preparation of a subsequent negative declaration have occurred. The provisions of Section 15162 of the CEQA Guidelines do not require the preparation of a subsequent negative declaration, because the addition of Planned Unit Development 2016-02, will not result in:

- (1) a substantial change in the Project which will require major revisions of the Negative Declaration due to the involvement of new significant environment effects or a substantial increase in the severity of previously identified significant effects;
- (2) a substantial change with respect to the circumstances under which the Project is undertaken which will require major revisions of the Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
- (3) new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the Negative Declaration was adopted which shows any of the following: (A) the Project will have one or more significant effects not discussed in the Negative Declaration; (B) significant effects previously examined will be substantially more severe than shown in the Negative Declaration; (C) mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the Project, but the



City of Hanford declined to adopt the mitigation measure or alternative; or (D) mitigation measures or alternatives which are considerably different from those analyzed in the Negative Declaration will substantially reduce one or more significant effects on the environment, but the City of Hanford declined to adopt the mitigation measure or alternative. Therefore, this addendum satisfies the requirements of Section 15164 of the CEQA Guidelines.

## **SUMMARY AND FINDINGS**

All potential impacts identified on the Initial Study Environmental Checklist were reconsidered in the preparation of this addendum. For all impact areas identified on the Environmental Checklist, the addition of Planned Unit Development 2016-02 will not result in any: (i) new or substantially increased impacts; (ii) changes to the circumstances under which the Project will be undertaken; (iii) new impact(s) not already identified in Negative Declaration 2005-01; or (iv) substantial increase in the severity of previously identified impacts. This Addendum supports the finding that the Project does not result in any new impacts and does not exceed the level of impacts identified in the Negative Declaration due to Project modification, physical changes to the territory, or new information regarding the Project.

This addendum is written as an addition to and will be attached to the Initial Study/Mitigated Negative Declaration, adopted January 11, 2005. A copy of this addendum is available for review at the City of Hanford 317 N. Douty Street, Hanford CA 93230.